



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, December 20, 2022

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Jennifer Williams

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held on December 6, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#22-100122**

Applicant: David Plummer

Agent: N/A

Owner: David Plummer

Property Address: 120 5th Street North

Parcel ID: 173787-0000

Legal Description: Lot 11, Block 16, *Atlantic Park*

Current Zoning: C-2

Motion to 34-339(e)(3)d,2, for a minimum unit size of 700 square feet in lieu of 900 square feet required for a two bedroom multi-family unit; 34-343(e)(3)a, for a front yard setback of 1 foot in lieu of 10 feet minimum; 34-373(c), for no turning and maneuvering space and back out parking into alley in lieu of providing turning and maneuvering space without backing into alley; 34-373(d), for no parking setback in lieu of 5 feet minimum; 34-373(f), for gravel parking in lieu of paved parking; 34-377, for 5 parking spaces in lieu of 10 spaces required; and 34-425(b), for no vehicular landscaping in lieu of all required landscaping to rectify existing non-conformities and allow for the addition of two new multi-family units to an existing non-conforming commercial building

Consider:

B. Case Number(s): BOA#22-100131

Applicant: Robert Sherman

Agent: Kevin Fitzgerald, KMS Systems

Owner: Robert Sherman

Property Address: 1103 15th Avenue North

Parcel ID: 175361-0000

Legal Description: Lot 7, Block 13, *Beach Homesites, Unit 3 Replat*

Current Zoning: RS-1

Motion to 34-336(e)(1)e, for lot coverage of 44.3% in lieu of 35% maximum to allow

Consider: for the addition of a new rear patio to an existing single-family dwelling

C. Case Number(s): BOA#22-100132

Applicant: Meghan Leslie

Agent: N/A

Owner: Meghan Leslie

Property Address: 804 16th Avenue South

Parcel ID: 179784-0200

Legal Description: Lot 6, Block 2, *Seaside Park*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 44% in lieu of 35% maximum to allow for

Consider: the addition of a new rear pool patio addition at an existing single-family dwelling

D. Case Number(s): BOA#22-100134

Applicant: Ralph Bennett

Agent: N/A

Owner: Ralph Bennett

Property Address: 111 8th Avenue South

Parcel ID: 176061-0020

Legal Description: The Southwest ¼ of Lot 8, Block 72, and the East 28 feet of Lot 10, Block 72, *Pablo Beach South*

Current Zoning: RM-2

Motion to 34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet

Consider: minimum; 34-340(e)(3)c.2, for side yard setbacks of 5 feet for the easterly side yard and 5'6" for the westerly side yard in lieu of 10 feet minimum; and 34-340(e)(3)c.3 for a rear yard setback of 5 feet in lieu of 30 feet minimum, 34-373(a)(1), for residential parking spaces 15 feet deep and 8 feet wide in lieu of 17 feet deep and 9 feet wide minimum; and 34-373(d), for a parking setback of zero (0) feet from the west side yard in lieu of 5 feet minimum; to allow for the addition of a second two story multi-family structure

E. Case Number(s): BOA#22-100135

Applicant: Eric Knorr

Agent: Michael Hoherchak, Anthony & Sylvan Pools

Owner: Eric Knorr

Property Address: 534 14th Avenue South

Parcel ID: 176872-0010

Legal Description: Lot 3, Block 146, *Oceanside Park*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 51% in lieu of 35% maximum to allow for
Consider: construction of a new swimming pool and pool deck at an existing single-family dwelling

F. **Case Number(s): BOA#22-100137**

Applicant: Scott & Dina Vickers

Agent: Jim Batts, The Batts Company

Owner: Scott & Dina Vickers

Property Address: 3266 Antigua Drive

Parcel ID: 180949-1075

Legal Description: Lot 8, Block 16, *Ocean Cay Unit One*

Current Zoning: PUD

Motion to Ordinance No. 2002-7843, for lot coverage of 47% in lieu of 45% maximum

Consider: (per PUD Standards), 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, January 3, 2023. There are two 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
held Tuesday, December 6, 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: Jeff Truhlar John Moreland Todd Smith
Alternates: Jennifer Williams

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

APPROVAL OF MINUTES:

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

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

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#22-100126**
Applicant/Owner: Janice Bounds
Agent: Julianne Overby, JNOverby, LLC.
Property Address: 1007 17th Street North
Parcel ID: 179194-0600

City of Jacksonville Beach Land Development 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 nonconformities and allow for construction of a rear addition to an existing single-family dwelling.

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

Agent: Julianne Overby, 2452 Pullian Street, Jacksonville Beach, stated the hardship was a substandard lot.

A discussion ensued about the age of the house and pool.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#22-100126 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size and coverage.

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

B. Case Number: **BOA#22-100127**
Applicant/Owner: Anthony M. Recco, Jr
Property Address: 508 9th Avenue North
Parcel ID: 174464-0020

City of Jacksonville Beach Land Development 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.

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

Applicant: Tony Recco, 508 9th Avenue North, Jacksonville Beach, stated the hardship was a substandard lot.

A discussion ensued about the pool, pavers, discrepancy in the staff report, and construction survey.

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100127 for lot coverage of 48% based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

C. Case Number: **BOA#22-100128**
Applicant/Owner: Jared Brent Fickling
Agent: Stephen A. Reinel, AIA
Property Address: 1306 2nd Avenue North
Parcel ID: 177709-0000

City of Jacksonville Beach Land Development 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.

Ex-Parte Communication: No Board members had ex-parte communication on this item. Ms. Gonzalez noted her home was in the noticed area.

Applicant: Jared Fickling, 1306 2nd Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot width.

A brief discussion ensued about the shed, driveway, and garage.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100128 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the side yard setback.

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

D. **Case Number:** BOA#22-100129
Applicant: Anthony & Sylvan Pools
Agent: Jeremiah Siebert
Owner: Brandon Huffman
Property Address: 624 3rd Avenue North
Parcel ID: 173840-0000

City of Jacksonville Beach Land Development 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.

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

Agent: Jeremiah Siebert, 609 Box Branch Circle, Saint Johns, stated the hardship was a substandard lot.

A brief discussion ensued about the pool deck, patio, and setbacks.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100129 for lot coverage of 49% only based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage.

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

E. Case Number: **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

City of Jacksonville Beach Land Development 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.

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

Agent: Jeremiah Siebert, 609 Box Branch Circle, Saint Johns, stated the hardship was a non-usable space due to an easement.

A brief discussion ensued about the roof, setback, shed, and pool.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100130 for lot coverage of 43% only based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot shape and easement.

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

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, December 20, 2022, at 6:00 P.M. There are six scheduled cases.

ADJOURNMENT:

There being no further business, Ms. Gonzalez adjourned the meeting at 6:47 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



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BOA#22-100122

Zoning: C-2 (RM-1 Zoning Standards & C-2 Commercial Standards)
RE: 173787-0000
Legal: Lot 11, Block 16, Atlantic Park Replat
Address: 120 5th Street North

Request

Section(s): 34-339(e)(3)d,2, for a minimum unit size of 700 square feet in lieu of 900 square feet required for a two bedroom multi-family unit; 34-343(e)(3)a, for a front yard setback of 1 foot in lieu of 10 feet minimum; 34-373(c), for no turning and maneuvering space and back out parking into alley in lieu of providing turning and maneuvering space without backing into alley; 34-373(d), for no parking setback in lieu of 5 feet minimum; 34-373(f), for gravel parking in lieu of paved parking; 34-377, for 5 parking spaces in lieu of 10 spaces required; and 34-425(b), for no vehicular landscaping in lieu of all required landscaping to rectify existing non-conformities and allow for the addition of two new multi-family units to an existing non-conforming commercial building

Existing Conditions

The subject property is an existing nonconforming lot of record (Circa 1924) located in the Commercial future land use category. The property is located in the Commercial General: C-2 zoning district. The subject lot is 62.5 feet in width and 100 feet in depth with an overall area of 6,250 square feet. The subject property is currently occupied by a two story commercial structure built in 1974 and has been in continuous use as an audio recording studio. As the property was developed prior to the adoption of the Land Development Code, it has many existing nonconformities with regards to setbacks, landscaping and parking. The applicant has proposed to turn an upstairs area into two residential dwelling units. The additional use would increase the demand for parking and will cause the structure to be brought into compliance with the LDC, which will require relief from the dimensional standards for commercial structures in the C-2 zoning district, as well as relief from the number of parking spaces, as well as a number of design elements for parking construction including back out spaces into the adjacent alley, as well as all gravel parking and parking setbacks, and parking landscaping. The use for multifamily requires Conditional Use approval, which the Planning Commission granted on Monday, 12/12/22

No previous Variances, no active code enforcement cases.



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Staff Analysis

The subject property, as an existing nonconforming structure is allowed to remain in its present form, with minimal gravel parking, lack of landscaping and setbacks, due to the nature of a continuously occupied nonconforming structure. However, once a use is added or an increase in intensity, as well as amount of cost to renovate the structure all trigger the need to bring the structure into compliance with all aspects of the LDC. The argument could be made that the increase in uses is a self-imposed hardship, even though the commercial use is allowed to legally exist. However, the existing nonconformities are not increased except for the overall parking demand, as the existing parking is not conforming, nor are the setbacks and landscaping. The inclusion of the two new dwelling units would impact the parking demand. Additionally the design of the residential units, two bedroom units that equal 700 square feet in area does not meet the minimum square footage required for two-bedroom, multifamily units, which per the LDC is 900 square feet minimum. This is primarily due that the new residential units will be on the existing second floor, which is only half of the size of the first floor, thus limiting how large the units can be. If the application is approved, the project would then go through fire and building code review.

Minimum Dimensional Standards

RM-1 Standards for Multifamily:

Multiple family dwellings.

- Minimum lot area: Five thousand (5,000) square feet, plus one thousand (1,000) square feet for each unit in excess of two (2), except that the gross density shall not exceed forty (40) units an acre.
 - One bedroom unit: Seven hundred (700) square feet.
 - Two bedroom unit: Nine hundred (900) square feet.
 - Three bedroom unit: One thousand one hundred (1,100) square feet.
 - This square footage requirement shall also apply to units sold as condominiums.

C-2 Standards for Commercial Uses:

- Minimum lot area: None
- Minimum lot width: None.
- Minimum yards:
 - Front yard: Ten (10) feet.



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- Side yard: None, except where adjacent to streets. If adjacent to a street, ten (10) feet. For a corner lot, the side yard on the corner shall be ten (10) feet.
 - Rear yard: None.
- Floor area: None.
- Maximum lot coverage: Eighty-five (85) percent.
- Height: Thirty-five (35) feet.

Parking Standards:

Design standards.

- Off-street parking: Nine (9) feet by seventeen (17) feet
- Turning and maneuvering space. Off-street turning and maneuvering space shall be provided for each lot so that no vehicle shall be required to back onto a public street or alley, with the exception of one- and two-family structures, townhouses, or individual multiple-family structures containing up to four (4) units with attached garages or carports.
- Parking area setbacks. Off-street parking areas shall be located at least ten (10) feet from any corner and five (5) feet from any established right-of-way or property line unless otherwise stated in the LDC. However, no setbacks are required for driveways relative to interior property lines between townhouse lots or individual two-family dwelling lots, or between a driveway and its connection to a right-of-way for vehicular access. Below ground parking garages on oceanfront lots are exempt from setback requirements, provided that they shall be constructed no closer than three (3) feet from any property line, shall be completely roofed and covered, and such roof or cover shall not be elevated more than six (6) inches above the crown of the abutting street.
- Construction standards. Off-street parking and loading areas and the vehicular access way thereto shall be paved, striped and landscaped.

Number of Spaces:

- Radio or television broadcasting offices or studios
 - One (1) space per five hundred (500) sq. ft. of floor area, plus one (1) space per each two (2) employees.
- Single-family, mobile home, two-family, townhouse, and multiple-family dwellings
 - Two (2) spaces per dwelling unit.



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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 current lot, platted in 1924, is an existing commercial recording studio. The structure, built in 1974, does not conform to the current LDC, and any intensification of the existing use, or addition of a new use, requires the structure to be brought into compliance. As the structure cannot be moved, this makes renovations or redevelopment difficult.

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. As noted, this is a platted lot of record from 1924, Additionally the intensification of the uses triggers the need for compliance with the LDC, which cannot be achieved on site as the structure is located inside the required setbacks and all of the existing parking is along the alley. The rear yard is currently taken up by a newly permitted and constructed wooden deck.

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

Staff finds that the proposed variance **will not** confer special privileges. The use of multifamily in the C-2 district is allowed by Conditional Use approval, which they have received, to build a multifamily structure, to use the additional use and convert the upstairs they will need relief from all the codes referenced in the request. Without this relief the applicant could not expand the uses upstairs.

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 right to take advantage of an allowed use approved by the Planning Commission but without variances in this case would deprive the owner with the right to construct the two approved new dwelling units.



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

Staff finds that the requested variances **are** the minimum variance needed to accommodate the proposed renovation of the existing commercial structure and addition of two new dwelling units. The noted codes in the request encompass the minimum relief needed to allow the construction of these two units.

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#22-100122**

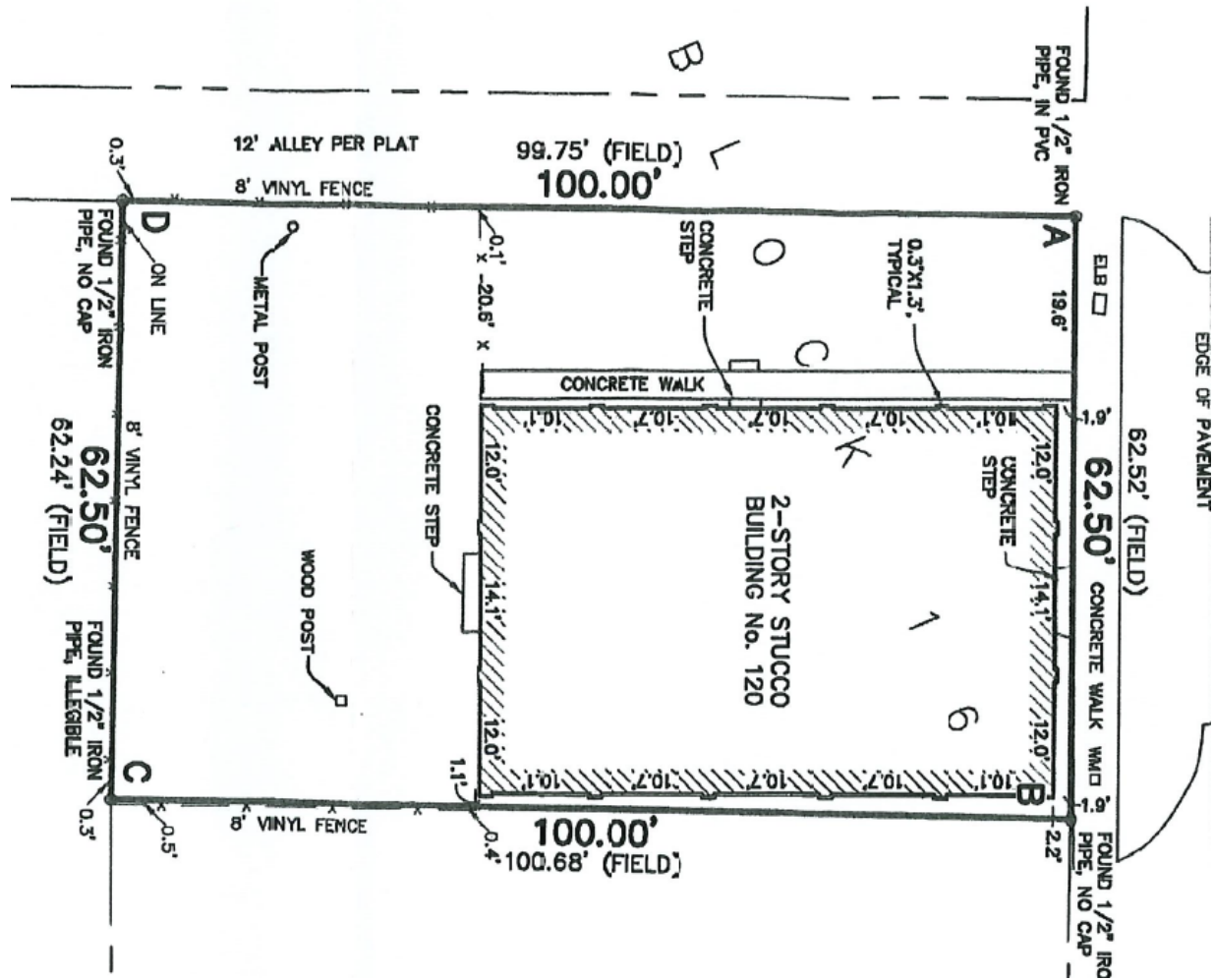
Location Map (property boundaries are representative only)





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Existing Survey



[illegible]



APPLICATION FOR VARIANCE

BOA No. 22-100122
HEARING DATE 4/15/22

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision. 12/20/22

REQUIRED DOCUMENTATION

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

SEP 15 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: David Plummer Telephone: 904 860 4257
Mailing Address: 120 N. 5th St Jax Bch FL 32250 E-Mail: David.Cypress
David.Plummer.Cypress@gmail.com
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Same 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: 173787-0000
Legal description of property (Attach copy of deed): 9-15 33-28-29 E Atlantic Park R/P Lot 11 BLK 16
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).
Requesting a variance to Reduce the square footage of the two residential units upstairs to 600sqft versus the stipulated 700sqft per unit. also requesting permission to back out of the 5 parking spaces to 5th street as there is no room to turn around

AFFIDAVIT

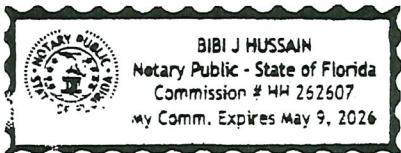
I, David T Plummer, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

David T Plummer
APPLICANT SIGNATURE
David T Plummer
PRINT APPLICANT NAME
9/15/22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 15th day of September, 2022, by David T. Plummer, who is personally known to me or produced Florida 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: C-2 FLOOD ZONE: X-shaded
CODE SECTION (S):
34-339(e)(3)d,2, for a minimum unit size of 700 square feet in lieu of 900 square feet required for a two bedroom multi-family unit; 34-343(e)(3)a, for a front yard setback of 1 foot in lieu of 10 feet minimum; 34-373(c), for no turning and maneuvering space and back out parking into alley in lieu of providing turning and maneuvering space without backing into alley; 34-373(d), for no parking setback in lieu of 5 feet minimum; 34-373(f), for gravel parking in lieu of paved parking; 34-377, for 5 parking spaces in lieu of 10 spaces required; and 34-425(b), for no vehicular landscaping in lieu of all required landscaping to rectify existing non-conformities and allow for the addition of two new multi-family units to an existing non-conforming commercial building

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100122

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.

RECEIVED

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.

SEP 15 2022
PLANNING & DEVELOPMENT

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 recognized city Allie way has been built on and backed as prohibiting our established parking since 197 to be able to drive through.
Special circumstances and conditions do not result from the actions of the applicant.	Yes N/A	They did not result from my 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	If im understanding correctly this will not be a request for special privilege.
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 N/A	It is 1200sqft total upstairs and is ample space for occupancy lower the current C2 zoning requires 2) units @ 200sqft each. Respectfully requesting 600sqft per unit.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Reduce Living/rental quarters upstairs by 100sqft
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.	Parking. Requesting Backing out versus turning around. St. Pauls Storage building is @ the

Property Inc

RECEIVED
22-100122
SEP 15 2022

PLANNING & DEVELOPMENT

THIS INSTRUMENT WAS PREPARED BY
Alexander G. Smith, Attorney
2601 UNIVERSITY BOULEYARD, WEST
JACKSONVILLE, FLORIDA 32217

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made as of **April 12, 2016** between Alexander G. Smith, in his capacity as Trustee (and not individually), for the bankruptcy estate of David T. Plummer, Debtor(s), Case No. 14-03852 BKC 3G7, pending in the United States Bankruptcy Court for the Middle District of Florida, Jacksonville Division, herein the "grantor," whose post office address is 2601 University Boulevard West, Jacksonville, Florida 32217, and David T. Plummer, whose address is 363 North Roscoe Boulevard, Ponte Vedra Beach, Florida 32082-2145, herein the "grantee". (As used herein, the terms grantor and grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH:

WHEREAS, the Trustee was duly appointed as the Trustee in bankruptcy of the Debtor(s) estate and qualified and is serving as such: and

WHEREAS, the grantor was duly authorized and empowered to sell the portion of the Debtor(s) estate described below at private sale pursuant to Order Granting Motion to Sell at Private Sale entered on February 5, 2016 by Honorable Paul M. Glenn, U.S. Bankruptcy Judge, Middle District of Florida, Jacksonville Division.

NOW, THEREFORE, That the grantor in consideration of \$25,000.00 and other valuable considerations paid by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold, and by these presents does hereby grant, bargain, and sell unto the grantee forever any and all of the right, title, and interest which the above-named Debtor, David T. Plummer, had on the date of Order for Relief in the said bankruptcy proceedings, in that certain property in Duval County, Florida, described as:

property located at 120 5th Street North, Jacksonville Beach, FL 32250 is more particularly described as follows:

LOT 11, BLOCK 16, 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 CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA. ✓

RE# 173787-0000

TO HAVE AND TO HOLD the same, together with the hereditaments and
appurtenances, unto the grantee in fee simple.

This conveyance is expressly subject to all matters of record (although reference to such
matters shall not serve to extend the same), governmental restrictions, and ad valorem taxes.
This deed is given after compliance by grantor with the notice and hearing provisions of
Section 363(b) of Title 11, U. S. C., and further is given without objection by any interested
party after such notice in the above styled case.

BY ACCEPTANCE OF THIS DEED, GRANTEE AGREES THAT GRANTOR IS NOT MAKING, AND
SPECIFICALLY DISCLAIMS, ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR
CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT
LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE, ZONING, TAX
CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS,
INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL
APPROVALS, GOVERNMENTAL REGULATIONS, OR ANY OTHER MATTER OR THING RELATING
TO OR AFFECTING THE PROPERTY INCLUDING, WITHOUT LIMITATION: (i) THE VALUE,
CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY, OR FITNESS
FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; (ii) THE MANNER OR QUALITY OF THE
CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY; AND (iii) THE
MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY.

BY ACCEPTANCE OF THIS DEED, GRANTEE AGREES THAT WITH RESPECT TO THE
PROPERTY, GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR
INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF
GRANTOR. GRANTEE REPRESENTS THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND
THAT OF THE GRANTEE'S CONSULTANTS, AND THAT GRANTEE HAS CONDUCTED SUCH
INSPECTIONS AND INVESTIGATION OF THE PROPERTY AS HE DEEMED NECESSARY, INCLUDING,
BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, RELIES
UPON SAME, AND ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED
TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED
BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACCEPTS THE PROPERTY "AS IS, WHERE IS," WITH ALL FAULTS, AND GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR, OR ANY THIRD PARTY.

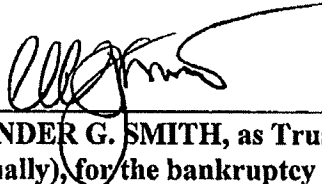
IN WITNESS WHEREOF, this Trustee's Deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:


DANESE F. MEHAFFEY

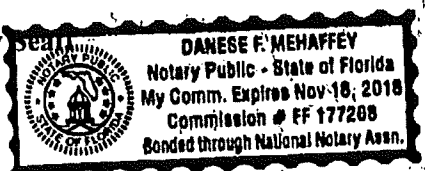

JUANITA CRITZER

State of Florida
County of Duval


ALEXANDER G. SMITH, as Trustee (and not individually), for the bankruptcy estate of David T. Plummer, Debtor, Case No. 14-03852 BKC 3G7, United States Bankruptcy Court for the Middle District of Florida, Jacksonville Division

The foregoing instrument was acknowledged before me this 12th day of April, 2016, by Alexander G. Smith, as Trustee (and not individually), for the bankruptcy estate of David T. Plummer, Debtor(s), Case No. 14-03852 BKC 3G7, United States Bankruptcy Court for the Middle District of Florida, Jacksonville Division, on behalf of the bankruptcy estate. Alexander G. Smith is personally known to me.

(Notary Seal)



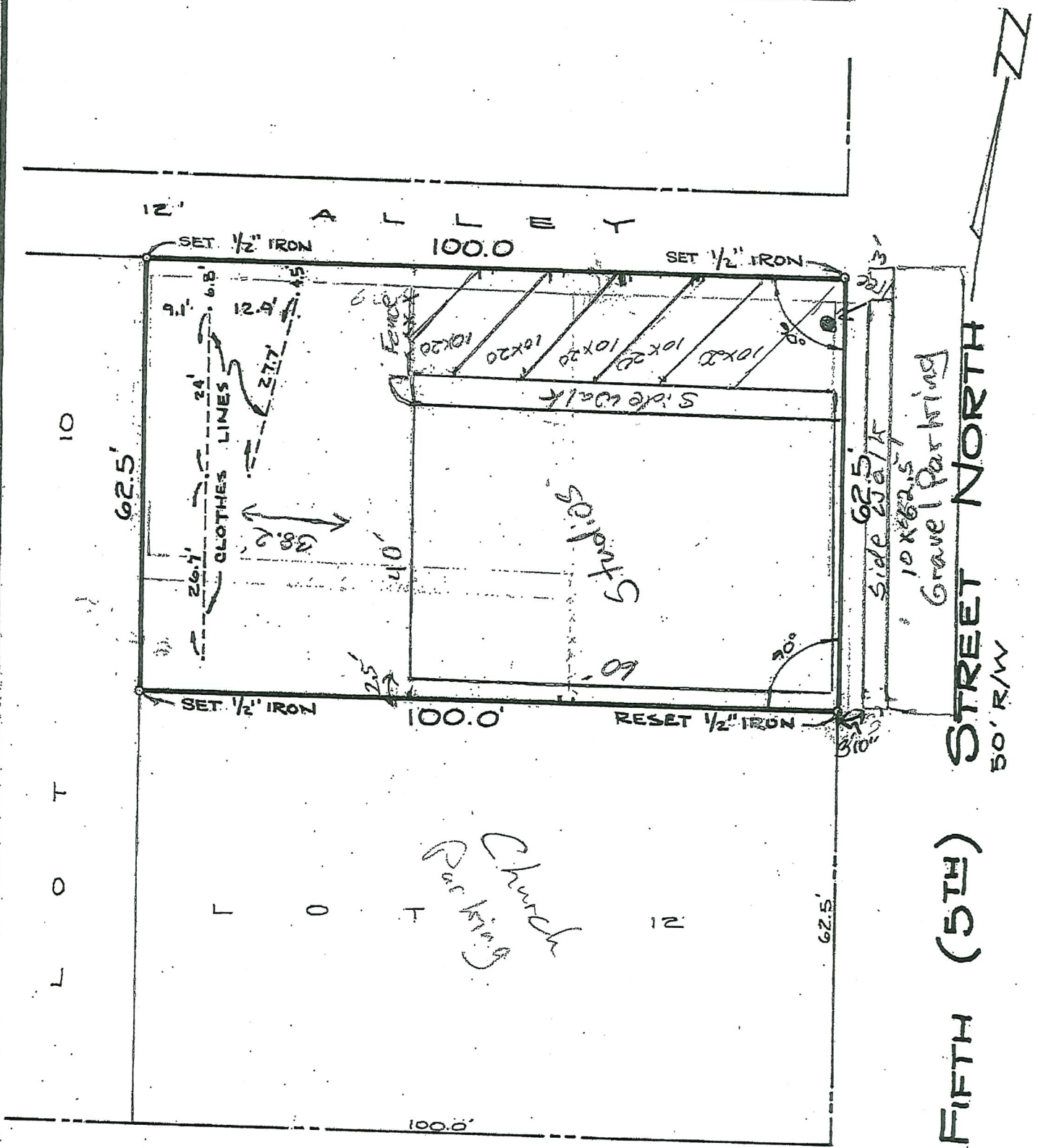

DANESE F. MEHAFFEY,
Notary Public
My commission expires:

PROPOSED

MAP SHOWING SURVEY OF

LOT 11, BLOCK 16, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR: DAVE PLUMMER



PABLO AVENUE

80' R/W

RECEIVED

22-100128

NOV - 9 2022

PLANNING & DEVELOPMENT

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS SHOWN IN THE ABOVE CAPTION AND THERE ARE NO ENCROACHMENTS.

H. A. DURDEN & ASSOCIATES, INC.

928 - 7TH AVE. SOUTH
JACKSONVILLE BEACH, FLA.

SIGNED APRIL 19 1974

SCALE: 1"=20

H. A. Durden

REGISTERED SURVEYOR NO. 1674 FLA.

EXISTING

CONSENT

11/9/22

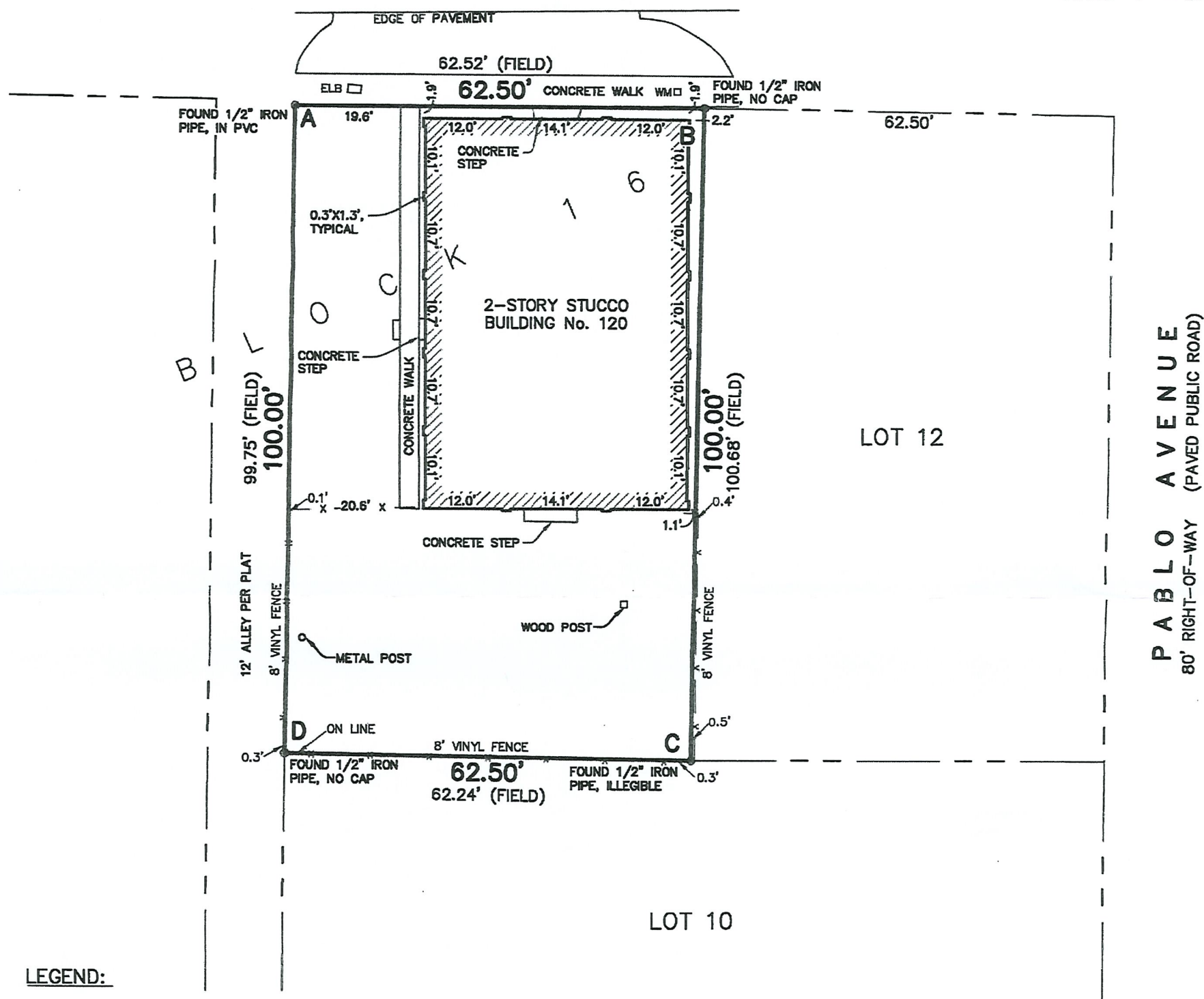
Boat 22-100122

MAP SHOWING SURVEY OF

LOT 11, BLOCK 16, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

5TH STREET NORTH
50' RIGHT-OF-WAY (PAVED PUBLIC ROAD)

0 10 20 40
SCALE: 1" = 20'



LEGEND:

WMD DENOTES WATER METER

ELB DENOTES ELECTRIC BOX

SURVEY NOTES

- THIS IS A BOUNDARY SURVEY.
- INTERIOR ANGLES AS PER FIELD DATA, AND AS LISTED BELOW:
A=90°50'48"
B=88°59'50"
C=90°08'51"
D=90°00'31"
- NO BUILDING RESTRICTION LINES PER PLAT.
- NORTH PROTRACTED FROM PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

LOT COVERAGE CALCULATION

LOT AREA = 6,250 S.F.

BUILDING AREA = 2,416 S.F.

CONCRETE = 217 S.F.

TOTAL IMPERVIOUS AREA = 2,633 S.F.

EXISTING LOT COVERAGE = 42.1% PLANNING & DEVELOPMENT

THIS SURVEY IS CERTIFIED TO:
CYPRESS RECORDS; DAVID PLUMMER JR.

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

CHECKED BY: _____
DRAWN BY: KJC-P
FILE: 2022-1292

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

DATE: SEPTEMBER 20, 2022
SHEET 1 OF 1



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

BOA#22-100131

Zoning: RS-1
RE: 175361-0000
Legal: Lot 7, Block 13, Beaches Homesites Unit 3 Replat
Address: 1103 15th Avenue North

Request

Section(s): 34-336(e)(1)e, for lot coverage of 44.3% in lieu of 35% maximum to allow for the addition of a new rear patio at an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1956) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject property is 70 feet in width and 108 feet in depth, with a total area of 7,560 square feet. The subject property has an existing home constructed in 1959. The home has an existing carport and two small rear patios. The subject home was granted a variance in 2019 for an expanded driveway with a setback of .5 feet and lot coverage of 43%. The current homeowner purchased the house in 2021. The current owner had the rear patios refinished and in the process, filled in the gap between the two patios, thus increasing the lot coverage to 44.3%. 1.3% over the previously approved variance.

BOA#19-100176: for lot coverage of 43% in lieu of 35% maximum and a parking setback of .5 feet (point five) in lieu of 5 feet minimum for an existing driveway extension.

No active code enforcement.

Staff Analysis

The nonconforming lot of record is 20 feet narrow in width and has a lot area that is 2,440 square feet smaller than the required minimum for the RS-1 zoning district. Thus the lot has a real hardship with regards to lot coverage and side yard setbacks. The applicant did expand the lot coverage with the infill of the two patios, connecting them behind the house. However, based on the application he states the contractor hired to do the work calculated that they were within the 43% allowed by the previous variance, and only upon completion was it determined that the lot coverage was 44.3%. The overall increase in lot coverage is roughly 100 square



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

feet. As noted above, the lot is substandard in both area and width, and the previous variance did find there was a hardship to allow the approval of 43%.

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 has a previously approved variance allowing for a reduction in driveway setbacks and lot coverage for an existing driveway.

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. Based on the testimony of the applicant, the resulting increase in lot coverage was a



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

result of bad calculations by the contractor, and it was believed they were within the previously approved 43%, and the additional lot coverage was only discovered at completion when an “as-built” survey was completed.

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 condition of the property was a result of a previously granted variance, and the most recent lot increase is minimal, and appears to be the result of an oversight by the contractor. Expansion of rear patios is a common renovation and is not a special privilege in the RS-1 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 literal interpretation of the code would result in the applicant having to remove recently installed patio expansion which was completed with a contractor, but was expanded beyond the approved variance for lot coverage. Additions of rear accessory uses for back yard enjoyment is a right commonly enjoyed in the RS-1 zoning district.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed addition to the existing property. The proposed variance would account for the recently expanded patio and would not allow for any further expansion but simply remedy the current issue, therefore would be the minimum variance required to bring the lot coverage into compliance.

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#22-100131**

Location Map (property boundaries are representative only)



WOOD SHED
12" EAVES
NOT SHOWN

D "IN ROOT"
NAIL & DISK
EN L.B. #6696

S 89°40'45" W 70.00'

TO LINE 0.3' 10' UTILITY EASEMENT

FOUND 1/2" IRON PIPE NO IDENTIFICATION

N 00°19'15" W 108.00'

14" CEDAR

F.F.E. 23.0' (15.45)

CONCRETE A/C PAD

TILED CONCRETE

1 STORY BLOCK RESIDENCE #1103
F.F.E. (15.84)

COVERED CARPORT

COVERED CONCRETE

CONCRETE PAVERS

CONCRETE DRIVE

25' B.R.L.

FOUND 1/2" IRON PIPE NO IDENTIFICATION

WOOD POWER POLE

CONCRETE PAVERS

WATER METER

N 00°19'15" W 108.00'

NEIGHB CONCR DRIVE

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: Robert Sherman **Telephone:** (904) 705-6733
Mailing Address: 1103 15th Ave N **E-Mail:** rshermafl@gmail.com
Jacksonville Beach, FL 32250
Agent Name: Kevin Fitzgerald, KMS Systems **Telephone:** (904) 568-4211
Mailing Address: 1301 Penman Road Ste C **E-Mail:** kevin@kmsystemsinc.com
Jacksonville Beach, FL 32250
Landowner Name: Robert Sherman **Telephone:** (904) 705-6733
Mailing Address: 1103 15th Ave N **E-Mail:** rshermafl@gmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 1103 15th Ave North 175361-0000
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).
Lot coverage: I purchased the house after some renovations. I had an additional patio area poured. The contractor noted an existing variance of 43%; they calculated the remaining and poured new patio but mistakenly reached 44.3% (maybe through miscalculation).

AFFIDAVIT

I, Robert E Sherman, 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.

Robert E Sherman
APPLICANT SIGNATURE

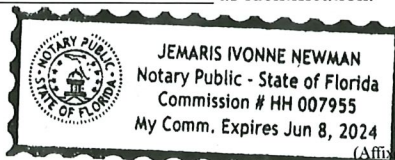
Robert E Sherman
PRINT APPLICANT NAME

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 20th day of October, 2022, by Robert E Sherman, who is personally known to me or produced _____ as identification.

Jemaris Ivonne Newman
NOTARY PUBLIC SIGNATURE
Jemaris Ivonne Newman
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

CODE SECTION (s):
34-336(e)(1)e, for lot coverage of 44.3% in lieu of 35% maximum to allow for the addition of a new rear patio at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100131

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 lot is considered undersized for the area. The remodel removed a shed slab, prior to my purchase. I had a patio extended, but the contractor miscalculated and went over the existing variance.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	I think the contractor believed he was within variance in good faith, but went a small amount over.
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	The end goal is to add a cover to a portion of the patio, similar to ones many neighbors enjoy. It would not in anyway effect them negatively.
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 lot itself is small, and for 1.3%, coming into compliance would require both demolition and removal of existing slab and purchasing another survey.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Allowing a further 1.3% variance will allow us to then further permit the patio covering and complete that project to enhance the property.
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	All consideration to correctly permit both the existing patio and the proposed patio cover are being taken. It will not adversely effect neighbors or their property.

PREPARED BY & RETURN TO:

Name: Candyce M. King, P.A.
Address: 2219 Park Street
Jacksonville, FL 32204
File No. PENDULUM/SHERMAN

Parcel No.: 175361-0000

2 1141226
\$524500^w

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

RECEIVED
22-100131
OCT 20 2022

PLANNING & DEVELOPMENT

This **WARRANTY DEED**, made the 16th day of September, 2021, by **Pendulum Properties, LLC**, a **Florida Limited Liability Company**, hereinafter called the Grantor, **Robert E Sherman**, a **Single Person**, whose post office address is 1103 N 15th Avenue, Jacksonville Beach, FL 32250, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of **Duval**, State of Florida, viz:

Lot 7, Block 13, Beach Homesites Unit Three Replat, a subdivision according to the plat thereof recorded in Plat Book 27, Page 23, of the Public Records of Duval County, Florida.

a/k/a 1103 N 15th Avenue, Jacksonville Beach, FL 32250

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

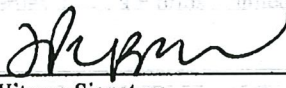
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Jacqueline Pippin

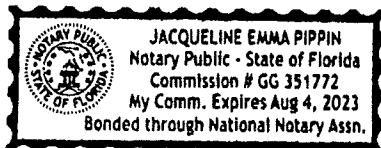

Witness Signature
Printed Name: Samuel Mannion

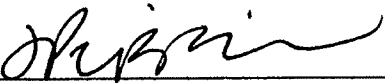
Pendulum Properties, LLC, a Florida Limited Liability Company


L.S.
By: Wayne Martin McCoy, Managing Member
Address: P.O. Box 600910, Jacksonville, FL 32260

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of September, 2021, by Wayne Martin McCoy, Managing Member of Pendulum Properties, LLC, who is personally known to me or who has produced _____ as identification.




Signature of Notary
Printed Name: *Jacqueline Pippin*
My commission expires: *Aug 4, 2023*

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 3040 0000 2086 0934

November 8, 2019

Wayne McCoy
2 20th Avenue South
Jacksonville Beach, FL 32250

RE: BOA#19-100176
1103 15th Avenue North
(Lot 7, Block 13, *Beach Homesites Unit 3*)

Dear Mr. McCoy,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, November 6, 2019, to consider the above application for a variance from the requirements of the Land Development Code.

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

- 34-336(e)(1)e, for 43% lot coverage in lieu of 35% maximum and
- 34-373(d), for a parking area setback of 0.5 feet in lieu of 5 feet minimum

To allow an existing driveway expansion to remain at an existing single-family dwelling

The Board **Approved** the request as presented in the application and discussed.

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

Sincerely,



William C. Mann, AICP
Planning and Development Director

Reference

RECEIVED

22-160131

OCT 20 2022

PLANNING & 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

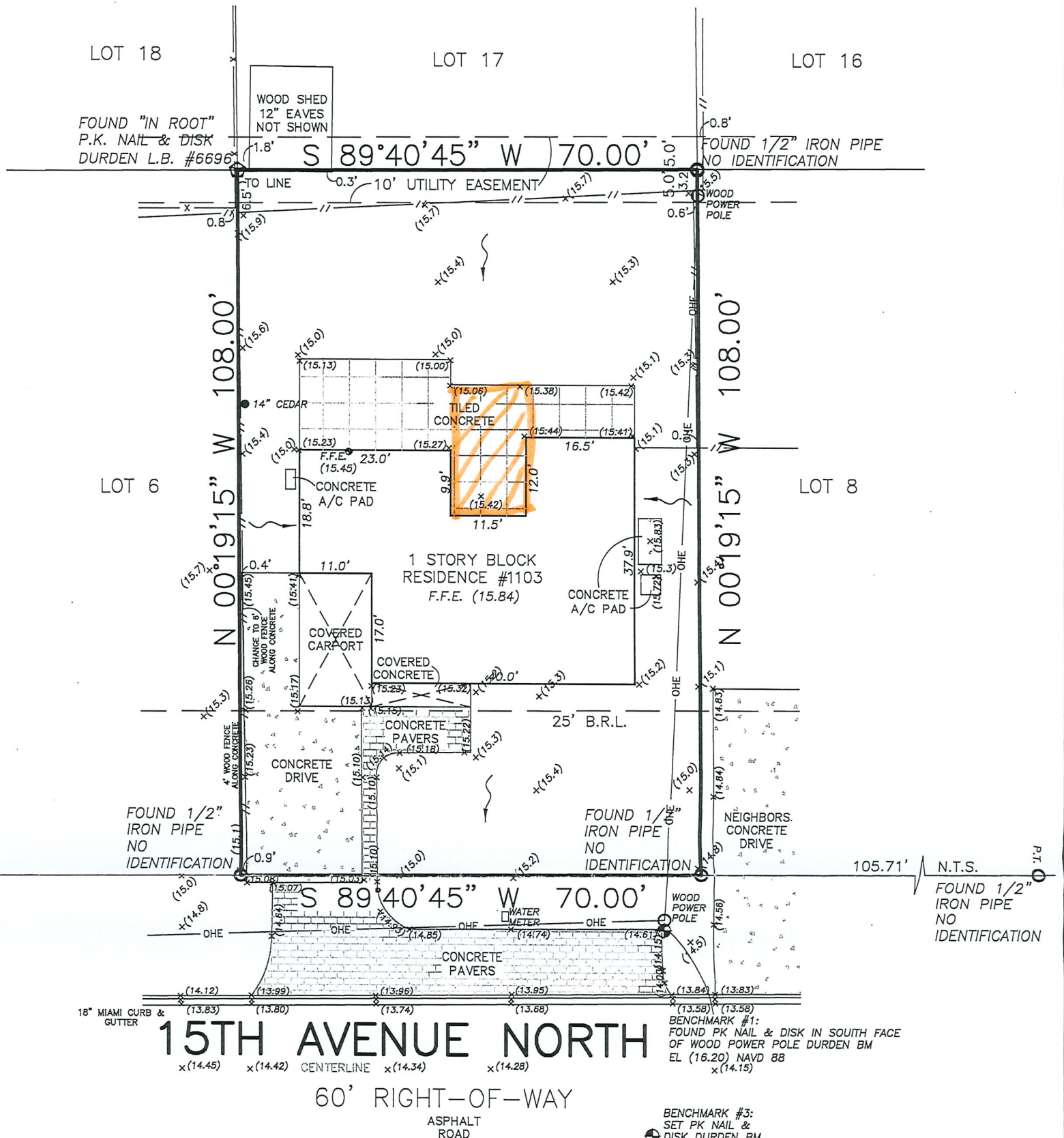
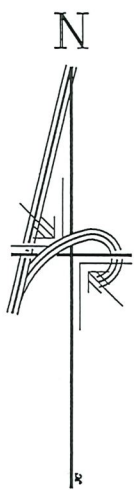
www.jacksonvillebeach.org



PROPOSED

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

LOT 7, BLOCK 13, BEACH HOMESITES, UNIT 3, AS RECORDED IN PLAT BOOK 27,
PAGE 23, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



BENCHMARK #2:
FOUND PK NAIL & DISK
DURDEN BM
EL (14.09) NAVD 88

NOTES:

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

BEARINGS BASED ON THE - RIGHT-OF-WAY LINE OF 15TH AVENUE NORTH - AS BEING S 89°40'45" W

ELEVATIONS SHOWN AS THUS (13.74) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

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

25' BUILDING RESTRICTION LINE PER PLAT

10' UTILITY EASEMENT PER PLAT

N.T.S. DENOTES NOT TO SCALE

F.F.E. DENOTES FINISH FLOOR ELEVATION

--- DENOTES EXISTING DRAINAGE FLOW

OHE DENOTES OVERHEAD ELECTRIC

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 13 - EXCEPT AS NOTED

-X- DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED

-// DENOTES 6' WOOD FENCE EXCEPT AS NOTED

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

IMPERVIOUS CALCULATIONS

LOT AREA = 7,560± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,560±
COVERED PORCH	52±
COVERED CARPORT	225±
FLATWORK	1474±
A/C PAD(S)	38±

TOTAL IMPERVIOUS AREA = 3,349±

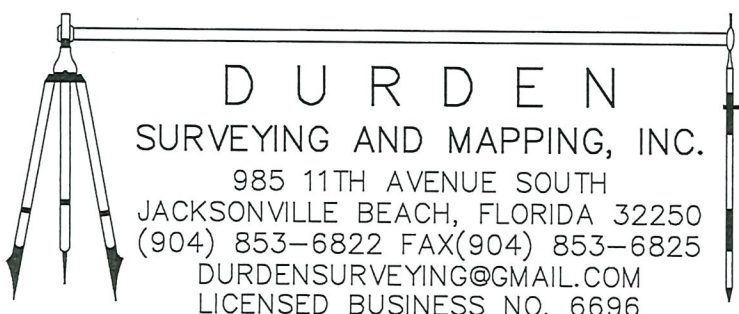
TOTAL DENSITY = 44.3%

CERTIFIED TO:

ROBERT E. SHERMAN

RECEIVED
22-100131
OCT 20 2022

PLANNING & DEVELOPMENT



DURDEN
SURVEYING AND MAPPING, INC.

985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX(904) 853-6825
DURDENSURVEYING@GMAIL.COM
LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:

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

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

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

FIELD: SEPTEMBER 2, 2022
CAD FILE NO. C-7-B-13(1103-15TH AVE N).DWG
SCALE: 1" = 20'
WORK ORDER NUMBER: 22284

B-10223

B-10223



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

BOA#22-100132

Zoning: RS-2
RE: 179784-0200
Legal: Lot 6, Block 2, Sea Side Park
Address: 804 16th Avenue South

Request

Section(s): 34-337(e)(1)e, for lot coverage of 44% in lieu of 35% maximum to allow for the addition of a new rear pool patio addition at an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1927) 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 138 feet in depth, with an overall area of 6,195 square feet. The home was constructed in 2020, and upon completion, was granted an administrative variance to address the post construction as built survey, which showed 36.4% lot coverage. The lot is substandard in both width and area, with the lot area 1,305 square feet less than the minimum 7,500 square feet as required for the RS-2 zoning district. Additionally the lot is 15 feet too narrow to meet the minimum lot width of 75 feet. The proposed new pool and pool deck would meet all required setbacks from the primary structure and the rear and side yard setbacks. The new pool deck is designed to abut the rear of the home and the existing rear covered patio.

Previously approved Administrative Variance of 36.4% lot coverage to reflect as built conditions after construction of a new single family home. No active code enforcement cases.

Staff Analysis

The subject lot was platted in 1927, and is both too narrow and under the minimum lot size by 1,305 square feet. The applicant is proposing a new rear pool and pool deck which would attached to the existing home and rear patio, while adhering to all required rear yard, side yard, and primary structure setbacks. The proposed additional lot coverage would amount to 520 square feet. The proposed lot coverage, extrapolated to a full sized lot in RS-2 would be 40%. The home, though at 36% lot coverage was properly permitted and was granted 36% lot coverage to address inconsistencies between the proposed design and the final outcome of



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construction. The request for the pool and decking would have been 43% were it not for the overage in lot coverage at the time of construction.

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 and area. The lot is 1,305 square feet less than the required lot size required for RS-2 and is 15 feet too narrow for the minimum width.

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



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Staff **does not** find that circumstances are a result of the applicant. The intent of the original home plans were to build the home at 35% lot coverage. It was discovered at the time of completion that then home was slightly over and was granted an administrative variance. The lot, platted in 1927, was not the result of the applicant.

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. Pools are a common addition to homes in the RS-2 zoning district and does not constitute 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. Even without the pool, an administrative variance was required to meet the lot coverage at completion of the home. Without the approval of this variance the applicant could not build any further lot coverage and would only be able to build a coping-only pool.

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

Staff **does** find that the requested variances are the minimum variance needed to accomplish the addition to the home. There might be an opportunity to reduce the distance of the pool to the primary structure, as the minimum setback is only 5 feet and the current design has the pool at 10 feet from the primary 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#22-100132**

Location Map (property boundaries are representative only)



**LOT 5
BLOCK 2**

SOUTH BEACH PARKWAY
(FORMERLY KNOWN AS 9TH STREET PER PLAT)
(50' RIGHT OF WAY)

**LOT 6
BLOCK 2**

8TH STREET SOUTH
(50' RIGHT OF WAY)

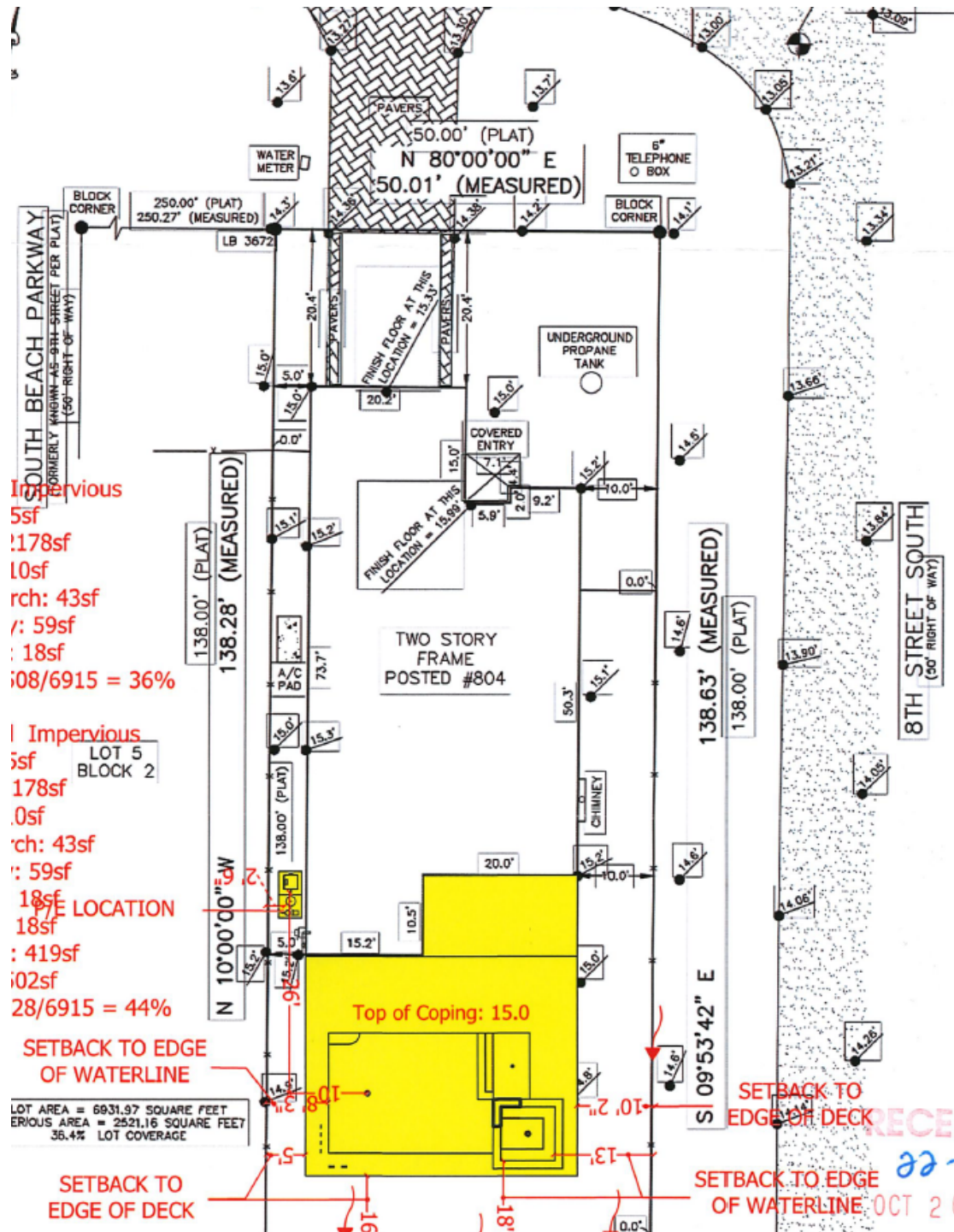
PROPERTY DIMENSIONS:
 North: 50.00' (PLAT) / 50.01' (MEASURED)
 East: 138.63' (MEASURED) / 138.00' (PLAT)
 South: 138.00' (PLAT) / 138.28' (MEASURED)
 West: 10'00'00" W

FEATURES AND DIMENSIONS:
 - **PAVERS:** Two areas, each 20.4' wide.
 - **UNDERGROUND PROPANE TANK:** Located in the northeast corner.
 - **COVERED ENTRY:** 15.0' x 7.1' x 4.4' x 2.0'.
 - **CHIMNEY:** Located on the east side.
 - **COVERED PATIO:** 20.0' x 10.5' x 15.2' x 5.0'.
 - **A/C PAD:** Located on the west side.
 - **F.F.E. = 16.87'**

NOTES:
 PROPOSED FFE DETERMINED AS 30" ABOVE CROWN OF ROAD, BASED ON TOPOGRAPHIC SURVEY PERFORMED BY DURDEN & BOATWRIGHT LAND SURVEYORS. THIS INFORMATION WAS NOT VERIFIED BY THIS FIRM.

ADJACENT LOT DIMENSIONS:
 North: 250.00' (PLAT) / 250.27' (MEASURED)
 East: 50.01' (MEASURED)
 South: 0.4' / 0.5'

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100132
HEARING DATE 12-20-22

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 26 2022

APPLICANT INFORMATION

Applicant Name: Meghan Leslie **Telephone:** (386) 235-4791
Mailing Address: 804 16th Ave S **E-Mail:** meg.leslie@outlook.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: _____ **Telephone:** _____
Mailing Address: _____ **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: 804 16th Ave S, Jacksonville Beach, FL 32250 179784-0200
Legal description of property (Attach copy of deed): Attached
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
lot coverage of 44% in lieu of 35% maximum to allow for the addition of a new rear patio addition at an existing single-family dwelling
lot coverage of 44% in lieu of 35% maximum to allow for the addition of a new rear patio addition at an existing single-family dwelling
lot coverage of 44% in lieu of 35% maximum to allow for the addition of a new rear patio addition at an existing single-family dwelling

AFFIDAVIT

I, Meghan Leslie, 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.

Meghan Leslie
APPLICANT SIGNATURE

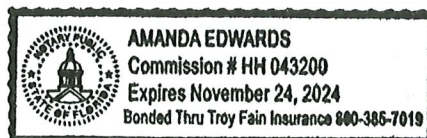
Meghan Leslie
PRINT APPLICANT NAME

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 18 day of October, 2022, by Meghan Leslie, who is personally known to me or produced _____ as identification.

Amanda Edwards
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (s):
34-337(e)(1)e, for lot coverage of 44% in lieu of 35% maximum to allow for the addition of a new rear patio addition at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100132

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 26 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	Use of pavers around inground pool not to exceed maximum allowable lot coverage
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Use of pavers around inground pool; will not otherwise impact the parcel or neighboring parcels
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	Use of pavers around inground pool
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	Use of pavers around inground pool not to exceed maximum allowable lot coverage
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Use of pavers around inground pool not to exceed maximum allowable lot coverage
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	Use of pavers around inground pool not to exceed maximum allowable lot coverage, that will not impact neighboring parcels; Land is on corner lot

Prepared by and return to:

Edwards & Edwards, P.A.
6620 Southpoint Drive South
Suite 200
Jacksonville, FL 32216
(904) 222-0829
File No 20-1154

RECEIVED
22-100132
OCT 26 2022

Parcel Identification No 179784-0000

[Space Above This Line For Recording Data]

PLANNING & DEVELOPMENT

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 22 day of September, 2020 between Cox Development Group LLC, a Florida Limited Liability Company, whose post office address is 1617 Tayo Lane, Jacksonville, FL 32223, of the County of Duval, State of Florida, Grantor, to Jonathan Leslie and Meghan Leslie, husband and wife, whose post office address is 804 16th Avenue South, Jacksonville Beach, FL 32250, of the County of Duval, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Duval, Florida, to-wit:

Lot 6, Block 2, SEA SIDE PARK, according to plat thereof as recorded in Plat Book 12, Page 98, of the current public records of Duval County.

Property Address: 804 16th Avenue South, Jacksonville Beach, FL 32250

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Melissa Fisher
Print Name: Melissa Fisher

Cox Development Group LLC, a Florida Limited Liability Company

By: Russell T. Cox, Jr.
Russell T. Cox, Jr. Manager

Chanda Moore Danis
Print Name: Chanda Moore Danis

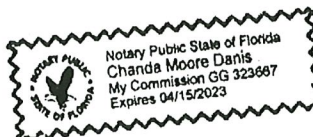
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (☒ physical presence or (☐ online notarization this 22nd day of September, 2020 by Russell T. Cox, Jr Manager of Cox Development Group LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Chanda Moore Danis
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ☒
OR Produced Identification: ☒

Type of Identification Produced: FLDL



Supplement to Application for Variance

Address: 804 16th Avenue South, Jacksonville, FL 32216

RE #: 179784-0200

Landowners: Jonathan and Meghan Leslie

Phone: (386) 235-4791

Hearing Date: December 20, 2022

BOA No.: _____

The Property above was platted in April 1926 and is a sub-standard lot. The Property was purchased directly from the builder in September 2020, and thus none of the conditions of the Property were created by the Landowners. Had the Property not been considered a sub-standard lot, the lot coverage would be within the requirements set by local ordinance. See Sec. 34-338. - Residential, single-family: RS-3. However, due to the sub-standard nature of the lot, the proposed improvement would increase lot coverage to forty-four percent (44%). However, granting the requested variance to permit the installation of pavers around an in-ground swimming pool will make possible the reasonable use of the parcel of land as intended by the Landowners upon purchase. The Property is on the corner lot of 16th Avenue South and 8th Street, a dead end. None of the adjacent parcels will be affected by the proposed improvement require the variance as the same will be contained within the fenced backyard. The proposed improvement is one similarly enjoyed by neighboring lots and others similarly situated.

RECEIVED
22-100132
NOV - 9 2022

PLANNING & DEVELOPMENT

PROPOSED

MAP SHOWING BOUNDARY SURVEY OF

LOTS 6, BLOCK 2, SEA SIDE PARK, AS RECORDED IN PLAT BOOK 12,
PAGE 98, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
MEGHAN LESLIE AND JOHN LESLIE
EDWARDS & EDWARDS, P.A.

16TH AVENUE SOUTH

(FORMERLY KNOWN AS HILLSBORO AVENUE PER PLAT)

(80' RIGHT-OF-WAY)

BENCHMARK

SET NAIL & DISK
ELEVATION = 13.10'
NAVD-1988

WATER METER

6" TELEPHONE
O BOX

BLOCK CORNER

BLOCK CORNER

SOUTH BEACH PARKWAY

(FORMERLY KNOWN AS 9TH STREET PER PLAT)

(50' RIGHT-OF-WAY)

250.00' (PLAT)

250.27' (MEASURED)

LB 3672

150.00' (PLAT)

N 80°00'00" E

50.01' (MEASURED)

PAVERS

FINISH FLOOR AT THIS
LOCATION = 15.33'

20.4'

20.2'

15.0'

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15.0'

Existing Impervious
Lot: 6195sf
House: 2178sf
Lanai: 210sf
Front Porch: 43sf
Driveway: 59sf
AC Pads: 18sf
Total: 2508/6915 = 36%

Proposed Impervious
Lot: 6195sf
House: 2178sf
Lanai: 210sf
Front Porch: 43sf
Driveway: 59sf
AC Pads: 18sf
P/E Pad: 18sf
Pool/Spa: 419sf
Pavers: 502sf
Total: 3028/6915 = 44%

SETBACK TO EDGE
OF WATERLINE

LOT AREA = 6931.97 SQUARE FEET
IMPERVIOUS AREA = 2521.16 SQUARE FEET
36.4% LOT COVERAGE

SETBACK TO
EDGE OF DECK

SETBACK TO
EDGE OF DECK

SETBACK TO EDGE
OF WATERLINE

LEGEND:

- X = FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4" x 4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

- NOTES:
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 80°00'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED DECEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 0419 J.
 - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 - THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION
9-15-20	SPLIT LOT 6
9-22-20	TYPOGRAPHIC ERROR ON BOUNDARY LINE
5-25-22	ADD TOPOGRAPHIC

JOB # 40341-2B | DATE OF FIELD SURVEY: 8-31-20

SCALE: 1" = 20'

Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

O

CONSTRUCTION SURVEYS

LAND SURVEYS SUBDIVISIONS

MAP SHOWING BOUNDARY SURVEY OF
LOTS 6, BLOCK 2, SEA SIDE PARK, AS RECORDED IN PLAT BOOK 12,
PAGE 98, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
MEGHAN LESLIE AND JOHN LESLIE
EDWARDS & EDWARDS, P.A.

16TH AVENUE SOUTH
(FORMERLY KNOWN AS HILLSBORO AVENUE PER PLAT)
(80' RIGHT OF WAY)

50.00' (PLAT)
N 80°00'00" E
50.01' (MEASURED)

SOUTH BEACH PARKWAY
(FORMERLY KNOWN AS 9TH STREET PER PLAT)
(50' RIGHT OF WAY)

BLOCK CORNER 250.00' (PLAT)
250.27' (MEASURED)

BLOCK CORNER

UNDERGROUND
PROPANE
TANK

COVERED
ENTRY
7.1'
4.4'

TWO STORY
FRAME
POSTED #804

$$\text{F.F.E.} = 16.87'$$

138.00' (PLAT)	
138.28' (MEASURED)	

LOT 5
BLOCK 2

N 10°00'00" W

138.63' (MEASURED)

138.00' (PLAT)

8TH STREET SOUTH
(50' RIGHT OF WAY)

S 09°53'42" E

NOTE: PROPOSED FFE DETERMINED AS 30" ABOVE CROWN OF ROAD, BASED ON TOPOGRAPHIC SURVEY PERFORMED BY DURDEN & BOATWRIGHT LAND SURVEYORS. THIS INFORMATION WAS NOT VERIFIED BY THIS FIRM.

LOT 6
BLOCK 2

LOT AREA = 6931.97 SQUARE FEET
IMPERIOUS AREA = 2521.16 SQUARE FEET
36.4% LOT COVERAGE

LEGEND:

- X— = FENCE
 = CONCRETE
 ○ = SET 1/2" REBAR STAMPED PSM#6146
 ● = FOUND 1/2" IRON PIPE NO IDENTIFICATION
 (UNLESS OTHERWISE NOTED)
 ■ = 4"x4" CONCRETE MONUMENT
 A/C = AIR CONDITIONER

12' ALLEY

S 80°16'34" W
50.09' (MEASURED)
50.00' (PLAT)

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY

PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

NOTES:

- NOTES:
1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 80°00'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
 2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED DECEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 0419 J.
 3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION
9-15-20	SPLIT LOT 6
9-22-20	TYPOGRAPHIC ERROR ON BOUNDARY LINE

JOB # 40341-2A

DATE OF FIELD SURVEY: 8-31-20

SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.02, FLORIDA STATUTES.

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS



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

BOA#22-100134

Zoning: RM-2
RE: 176061-0020
Legal: Southwest ¼ of Lot 8, east 28 Ft. of Lot 10, Block 72, Pablo Beach South
Address: 111 8th Avenue South

Request

Section(s): 34-340 (e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for side yard setbacks of 5 feet for the easterly side yard and 5'6" for the westerly side yard in lieu of 10 feet minimum; and 34-340(e)(3)c.3 for a rear yard setback of 5 feet in lieu of 30 feet minimum, 34-373(a)(1), for residential parking spaces 15 feet deep and 8 feet wide in lieu of 17 feet deep and 9 feet wide minimum; and 34-373(d), for a parking setback of zero (0) feet from the west side yard in lieu of 5 feet minimum; to allow for the addition of a second two story multi-family structure

Existing Conditions

The subject property is comprised of portions of two nonconforming lots of record (circa 1909) located in the Residential Medium future land use category. The property is currently zoned Residential Multifamily: RM-2. The property is currently completely occupied by a zero lot line single family home constructed in 2014. The subject property is oddly shaped, with a width of 65 feet at the street, and a depth of 62 feet along the east property line, then turns to the west for a distance of 47 feet, then runs north again 62 feet. The west side of the property is 124 feet deep, with a rear width along an existing alley of 28 feet, creating a lot roughly shaped like a lower case letter "b". The overall lot area is 5,831 square feet, which would meet the minimum standards to allow for two multifamily units. There were several previous variances in the past, but all were superseded by the 2012 variance.

BOA#12-100074: for a front yard setback of 15 feet in lieu of 20 for a two home zero lot line development.

Staff Analysis

The subject property is a unique shape, with a narrow strip of land to the rear and a larger section along 8th Avenue South. The property was previously approved for two units, in a zero lot line configuration. The applicant is now requesting to build a rear dwelling, creating a second multifamily unit. To accommodate the new unit, various setbacks must be addressed, including rear, and side yard setbacks, as well



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

as setbacks for a new driveway to accommodate the additional two parking spaces needed for the additional dwelling unit. Additionally, based on the location of the existing single family home, and the narrow nature of the rear portion of the property, parking must be provided in the front of the structure and would need relief for both the length of the parking spaces, reduced to match the existing front setback of 15 feet in lieu of the standard 17 feet, and the applicant is proposing to place the new driveway along the western side property line with no setback. The lot coverage allowed per the multifamily standards is 65% and the proposed project would require 50.50% lot coverage.

Minimum Dimensional Standards

Multiple family dwellings.

- Minimum lot area: Five thousand (5,000) square feet, plus one thousand (1,000) square feet for each unit in excess of two (2), except that the gross density shall not exceed forty (40) units an acre.
- 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: Ten (10) feet for each side yard, 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. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.
- Floor area: Multiple family dwelling unit shall contain the following minimum square feet of conditioned living area excluding garages, carports and breezeways.
 - One bedroom unit—Seven hundred (700) square feet.
 - Two bedroom unit—Nine hundred (900) square feet.
 - Three bedroom unit—One thousand one hundred (1,100) square feet.
 - This square footage requirement shall also apply to units sold as condominiums.
- Maximum lot coverage: Sixty-five (65) percent.
- Height: Thirty-five (35) feet.
- Accessory structures. All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.



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

Review of Criteria

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

Staff **does** find that there are circumstances unique to the structure. The subject property is unique in shape, which creates significant design constraints for any rear addition or separate structure. The lot size and with vary front to back, with the rear portion being currently vacant. The size and shape of the existing lot creates a unique situation to this lot.

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 created prior to the construction of the exiting home, creating a hardship prior to the applicant owning the lot.

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

Staff **does not** find that the proposed variance will confer special privileges. The applicant has the minimum lot size to allow for two residential multifamily units, but the limitation on the property would otherwise prevent the ability to construct the additional dwelling as allowed by the LDC. Granting this variance would not grant the applicant any special privilege, but would allow them to take advantage of a use allowed in the RM-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. The existing single family home's location, coupled with the irregular shape of the lot would prevent the applicant from constructing the second dwelling unit allowed by the LDC, therefore this would be a common right allowed in this zoning district and would constitute an undue hardship.



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

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 new two family dwelling. The limitations of the property based on size and the location of the existing structure require relief from setbacks and the minimum parking space size. This is the minimum variance needed to accomplish the goals of the proposed design.

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.

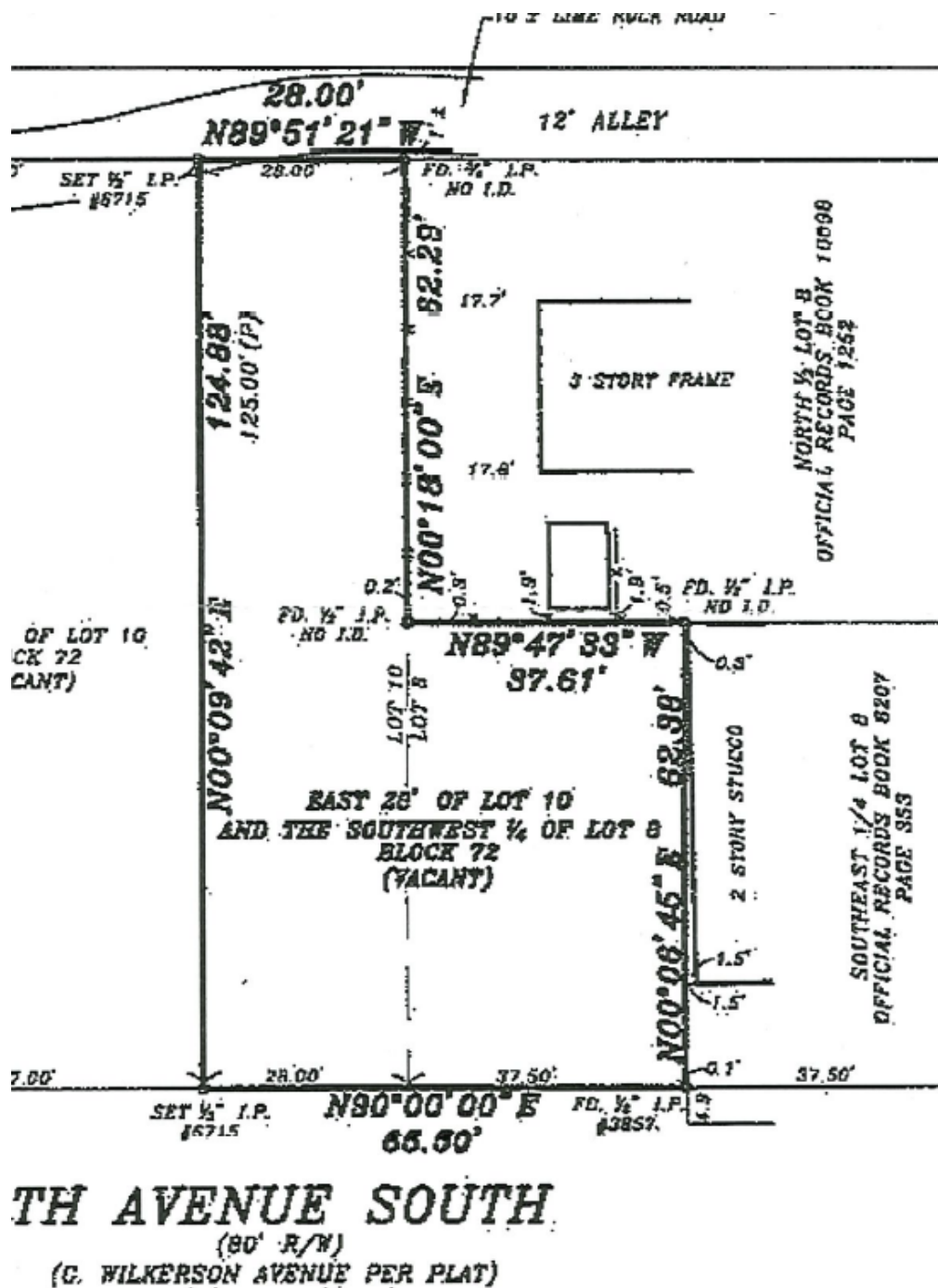
Staff Recommendation

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#22-100134**

Location Map (property boundaries are representative only)



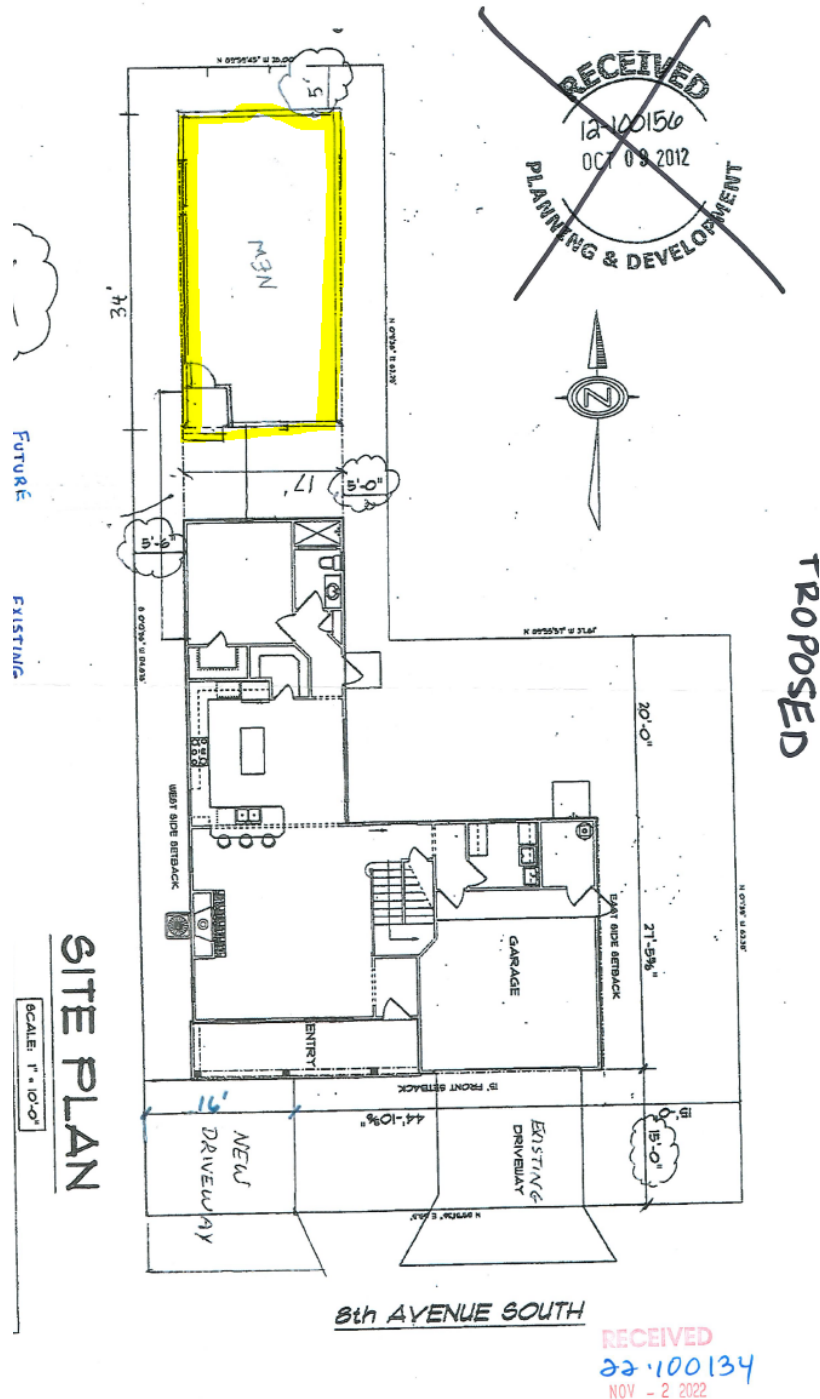
Existing Survey





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

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100134

HEARING DATE 12.20.22

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.

NOV - 2 2022

09:50

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: RALPH BENNETT Telephone: 904-759-1487
Mailing Address: 111 8th AVE S E-Mail: RALPH@PRISTINEPROPERTIESLAND.COM
JAX BCH, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: SAME 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: 111 8th AVE S, JAX BCH - 176061 0020
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).
PARKING SPACE SIZE FROM 17' TO 15' FOR ADDITIONAL LIVING DWELLING
SIDE YARD SETBACK FROM 10' TO 5'
BACK YARD SETBACK FROM 20' TO 5'

AFFIDAVIT

I, RALPH W. BENNETT, 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.

Ralph W. Bennett
APPLICANT SIGNATURE

RALPH W. BENNETT
PRINT APPLICANT NAME

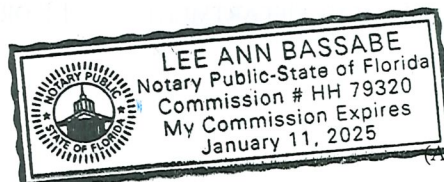
10/31/22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of November, 2022, by Ralph W. Bennett, who is personally known to me or produced FL Drivers License as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE

Lee Ann Bassabe
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2

FLOOD ZONE: AE/X-shaded

CODE SECTION (s):

34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for side yard setbacks of 5 feet for the easterly side yard and 5'6" for the westerly side yard in lieu of 10 feet minimum; and 34-340(e)(3)c.3 for a rear yard setback of 5 feet in lieu of 30 feet minimum, 34-373(a) (1), for residential parking spaces 15 feet deep and 8 feet wide in lieu of 17 feet deep and 9 feet wide minimum; and 34-373(d), for a parking setback of zero (0) feet from the west side yard in lieu of 5 feet minimum; to allow for the addition of a second two story multi-family structure

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	NON CONFORMING LOT
Special circumstances and conditions do not result from the actions of the applicant.	YES NO	WE BOUGHT THE LOT AS IT IS SHAPED. JUST TRYING TO UTILIZE THE LOT FOR TAKING CARE OF PARENTS
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 NO	SHOULD NOT GO AGAINST THE COMPREHENSIVE PLAN. ZONING ALLOWS A 2ND BLDG. THE SIZE OF LOT IS A PROBLEM
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	LOT DIMENSIONS WITH SET BACKS AT NORMAL DIMENSIONS WOULD MAKE THIS UNBUILDABLE
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	CORRECT. IF WE CAN GET THESE VARIANCES, WE WILL BE ABLE TO BUILD THE BLDG ALLOWED BY ZONING
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	WILL MATCH SETBACKS OF EXISTING BUILDING FOR THE MOST PART

**RECORD AND RETURN TO
PREPARER OF THIS INSTRUMENT:**
TIMOTHY P. KELLY, ESQ.
1016 La Salle Street
Jacksonville, Florida 32207

Real Estate Tax I.D. No.

RECEIVED
22-100134
NOV - 2 2022

PLANNING & DEVELOPMENT

Above Space for Clerk's Recording

WARRANTY DEED

THIS WARRANTY DEED made this 14 day of August, 2012, by **CORNER LOT CUSTOM HOMES LLC, a Florida limited liability company**, whose address is 6058 San Jose Boulevard, Jacksonville, FL 32217, hereinafter called Grantor, to **RALPH W. BENNETT and CRYSTAL BENNETT, his wife**, hereinafter called Grantee and whose address is PO Box 8918, Jacksonville, FL 32277.

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

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

The West 1/2 of the South 1/2 of Lot 8 and the East 28 feet of Lot 10, Block 72, PABLO BEACH SOUTH, according to the map or plat thereof as recorded in Plat Book 3, Page 28, Public Records of Duval County, Florida

SUBJECT TO taxes accruing subsequent to December 31, 2011.

SUBJECT TO a building restriction that all structures constructed on the above described Property be no closer than 5.5 feet to the Westerly Property line. This restrictive covenant is permanent and shall run with the land.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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

Initials: A R

22-100134

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.

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

Signed, sealed and delivered in our presence:

Witness *Timothy P. Kelly*
Timothy P. Kelly
Witness *Donna F. Gaither*
Donna F. Gaither

CORNER LOT CUSTOM HOMES LLC,
a Florida limited liability company

BY: *Christian A. Allen*
CHRISTIAN A. ALLEN
Its: Managing Member
BY: *Kyle A. Passkiewicz*
KYLE A. PASSKIEWICZ
Its: Managing Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14 day of August, 2012, by Christian A. Allen and Kyle A. Passkiewicz, as Managing Members of CORNER LOT CUSTOM HOMES LLC, a Florida limited liability company. They produced Driver License(s) as identification.

Donna F. Gaither
Notary Public
My Commission Expires:
My Commission Number:





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



DEPARTMENT OF PLANNING & DEVELOPMENT

Reference

December 7, 2012

Ralph Bennett
P O Box 8918
Jacksonville FL 32239

RECEIVED
22-100134
NOV - 2 2022

PLANNING & DEVELOPMENT

RE: BOA# 12-100156
111 8th Avenue South

Dear Mr. Bennett,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, December 4, 2012 to consider your variance application.

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

- 34-340(e)(2)c.2, for a side yard total of 10.5 feet in lieu of 15 feet minimum required; and
- 34-340(e)(2)f, for 44% lot coverage in lieu of 35% maximum

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

- 34-340(e)(2)c.2, for a side yard total of 10.5 feet in lieu of 15 feet minimum required; and
- 34-340(e)(2)f, for 44% lot coverage in lieu of 35% maximum
- Limited to as shown and submitted

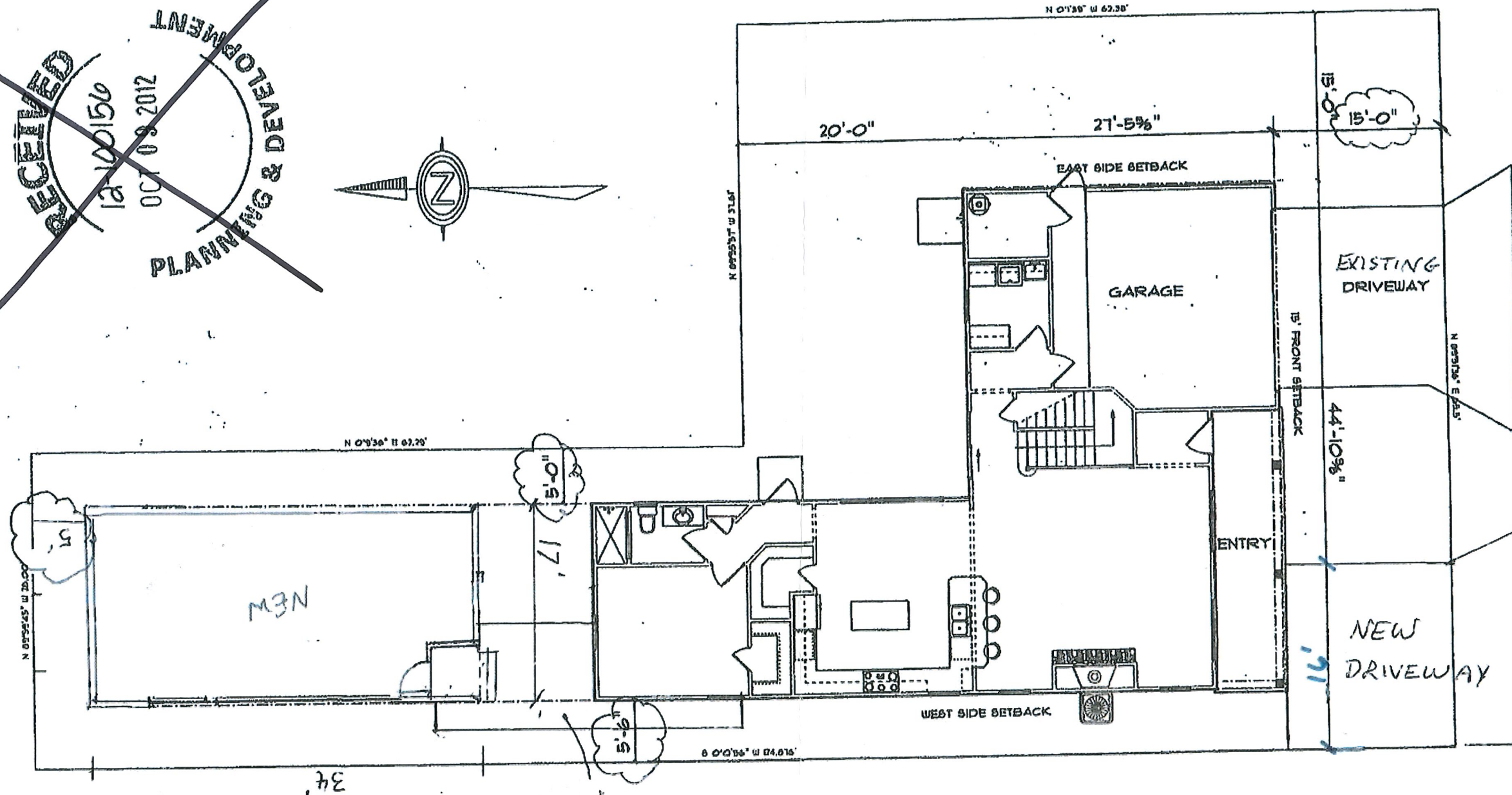
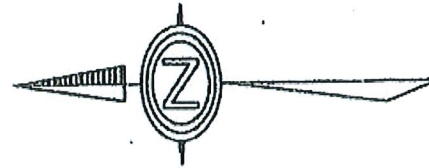
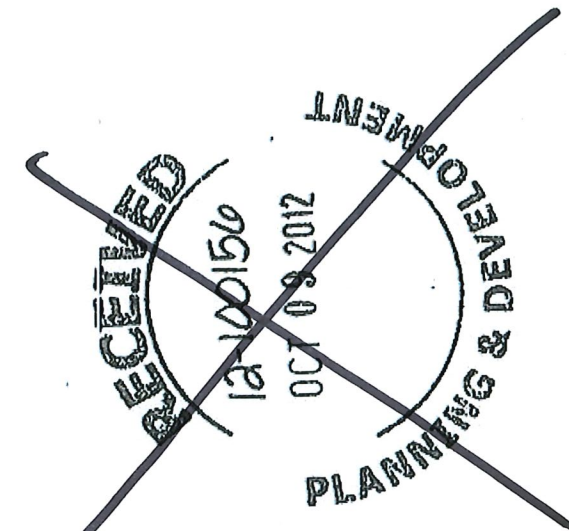
To allow for a new zero lot line detached single family dwelling and accessory building.

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

PROPOSED



8th AVENUE SOUTH

RECEIVED
22-100134
NOV - 2 2022

PLANNING & DEVELOPMENT

SITE PLAN

SCALE: 1" = 10'-0"

Proposed Plan
BENNETT RESIDENCE
Lot 8 and East 28' of Lot 10, Block 72
Pablo Beach Southk
Jacksonville Beach, Florida

VARIANCE
NEEDED

FUTURE

5831

1824

480

64

578

0

2946

50.50%

EXISTING

LOT COVERAGE:

SITE SQUARE FOOTAGE:	5831 SF
HOUSE FOOTPRINT:	1824 SF
DRIVEWAY:	240 SF
PATIO PADS:	32 SF
FUTURE OUTBUILDING:	352 SF
ALLEY DRIVEWAY:	100 SF
TOTAL COVERAGE:	2976 SF
COVERAGE RATIO:	36 %

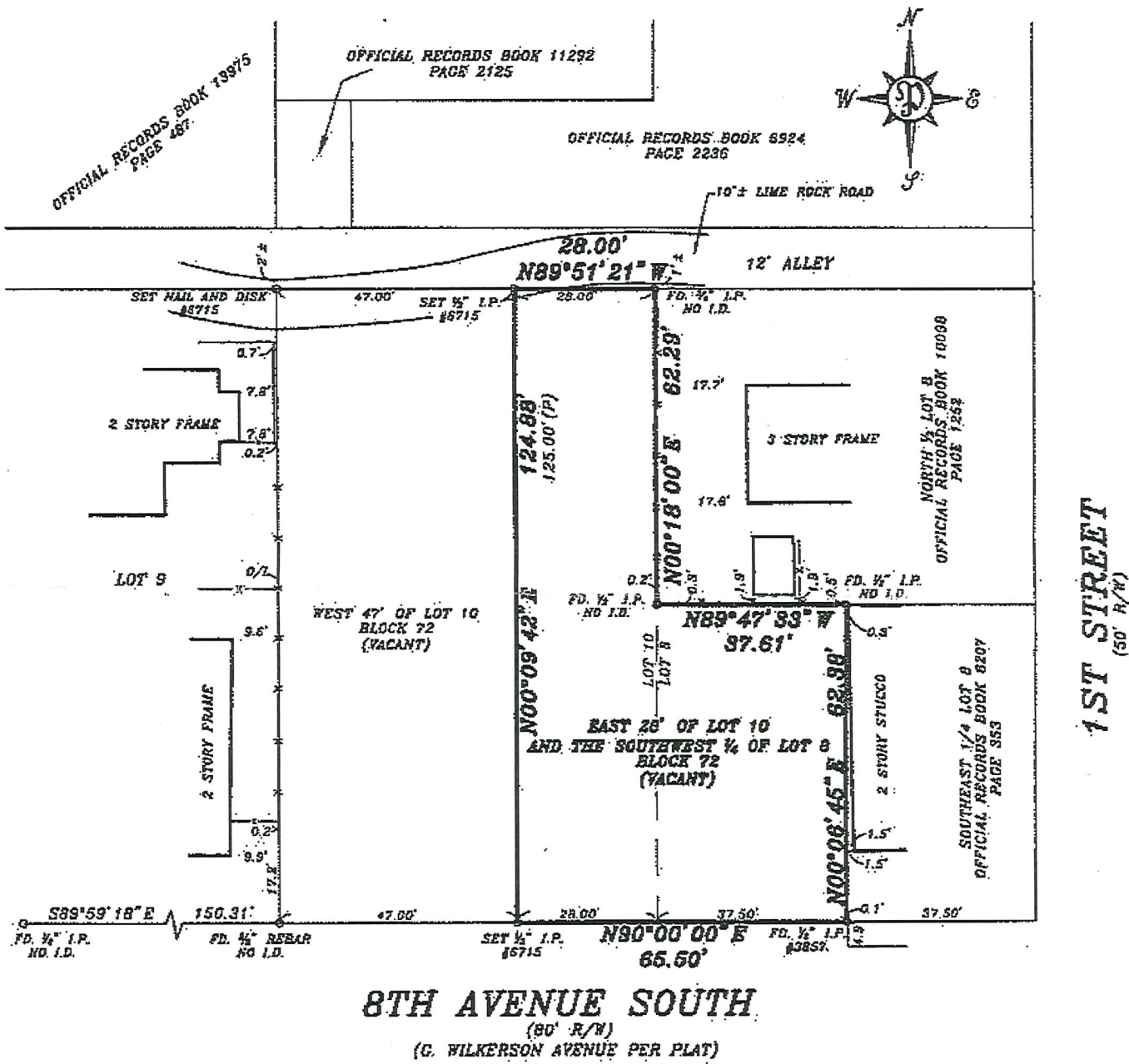
EXISTING

12-100150

MAP SHOWING BOUNDARY SURVEY OF

THE SOUTHWEST 1/4 OF LOT 8, BLOCK 72 AND THE EAST 28 FEET OF LOT 10, BLOCK 72, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: RALPH BENNETT, CRYSTAL BENNETT
TIMOTHY P. KELLY, ESQ.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



NOTE: ADJOINING BUILDINGS SHOWN PER CLIENT'S REQUEST
ALL FENCES ARE 6" WOOD UNLESS NOTED

REVISED CERTIFICATIONS: 8-13-12

PERRET AND ASSOCIATES, INC.

5627 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF 8TH AVENUE SOUTH AS N90°00'00"E, ASSUMED.
- (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.
P.T.
P.R.C.
P.C.C.
P.O.C.
P.C.P.
B.R.L.
C.F.
R/W
O.R.V.
O/L

POINT OF CURVATURE
POINT OF TANGENCY
POINT OF REVERSE CURVE
POINT OF COMPOUND CURVE
POINT ON CURVE
PERMANENT CONTROL POINT
BUILDING RESTRICTION LINE
CHAIN LINK FENCE
RIGHT-OF-WAY
OFFICIAL RECORDS VOLUME
ON LINE
BREAK LINE

SCALE 1"=30'

5-9-12

DATE OF FIELD SURVEY

LEGEND
No. 5814
STATE OF FLORIDA
NATHAN P. PERRET, F.L.A. CERT. NO. 6900

RADIUS
DELTA (CENTRAL ANGLE)
ARC LENGTH
CHORD
CHORD BEARING
LINE RADIAL TO CURVE
AIR CONDITIONER
CONCRETE
FOUND
IRON PIPE
MEASURED
PLAT
FENCE

GENNILE, BROAD STREET, FLA. CERT. NO. 5814
NATHAN P. PERRET, F.L.A. CERT. NO. 6900

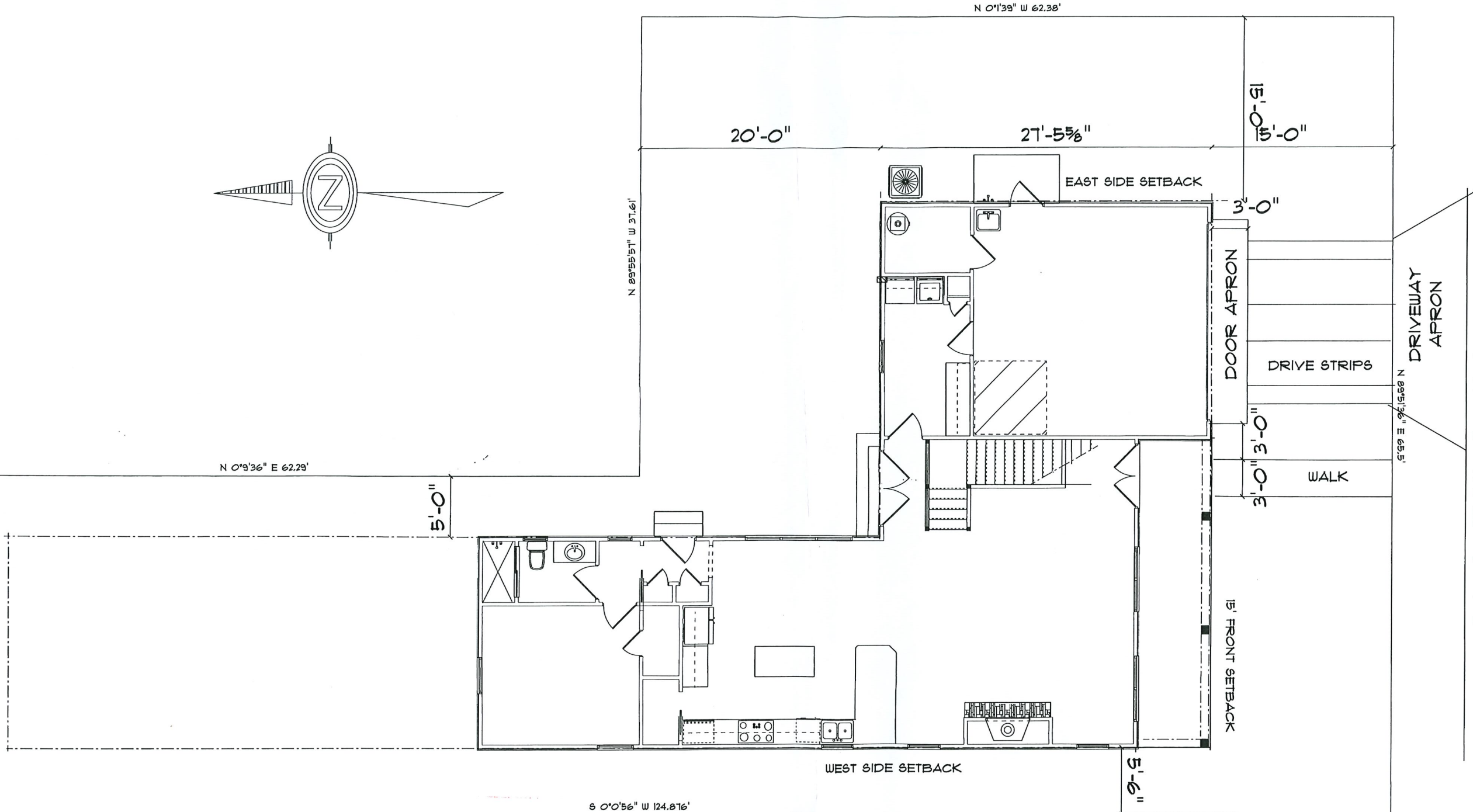
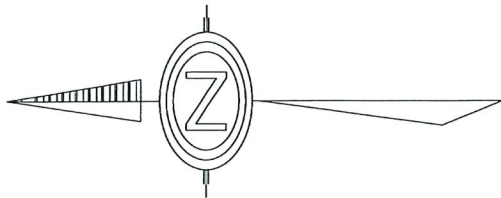


RECEIVED

22-100134
NOV - 2 2022

PLANNING & DEVELOPMENT

EXISTING



RECEIVED
22-100134
NOV - 2 2022

PLANNING & DEVELOPMENT

LOT COVERAGE:	
SITE SQUARE FOOTAGE:	5,031 SF
HOUSE FOOTPRINT:	1,032 SF
DRIVEWAY/WALK:	106 SF
PATIO PADS:	40 SF
TOTAL COVERAGE:	2,066 SF
COVERAGE RATIO:	35.43 %

SITE PLAN

SCALE: $1/4" = 1'-0"$

Revisions	
9/30	BATH EXPANSION

CONSTRUCTION NOTE:
EVERY EFFORT IS MADE FOR ACCURACY AND PRECISION,
CONTRACTOR RESPONSIBLE FOR ALL DIMENSIONS,
STRUCTURES, AND SPECIFICATIONS. VERIFY EACH PRIOR TO
CONSTRUCTION. ANY DISCREPANCIES SHOULD BE ADDRESSED
PRIOR TO CONSTRUCTION.

BENNETT RESIDENCE

Lot 8 and East 28' of Lot 10, Block 12
Pablo Beach South
Jacksonville Beach, Florida

DAVE MOSBY

Residential Designs

[illegible]

Scale: 1/4" = 1'-0"
Date: SEPT. 21, 2013

SHEET

A - 1

Ex 5.4



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

BOA#22-100135

Zoning: RS-2
RE: 176872-0010
Legal: Lot 3, Block 146, Oceanside Park
Address: 534 14th Avenue South

Request

Section(s): 34-337(e)(1)e, for lot coverage of 51% 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 1922) 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 deep, with an overall area of 6,250 based on the plat, the applicant noted the surveyed square footage is 6,379 square feet. The subject property has an existing single family home constructed in 2016 and built to the maximum lot coverage of 35%. A variance was approved to 43% but was specific to a rear shed. The current owner purchased the home in 2022, and at the time of the survey, has a lot coverage of 41%. The proposed new pool and pool deck will be to the rear of the property and conforms to the side and rear yard setbacks.

BOA#17-100216 for lot coverage of 43% in lieu of 35% maximum for a detached shed in RY. No active code enforcement cases.

Staff Analysis

The subject lot was platted in 1922, and is substandard in area and width for the RS-2 zoning district. The current home was permitted and constructed in 2016 at 35% lot coverage. Sometime after the house was finalized, the previous owners applied for a variance to allow for 43% lot coverage to accommodate a rear yard shed which was approved. The subject lot is substandard in area by 1,250 square feet. The proposed new lot coverage amounts to 543 square feet. As is typical of many lots in the RS-2 district, the substandard nature of the lot can be traced back to the original plat, in this case from 1922, and is not the fault of the applicant. It should be noted that the site plan shows 5 feet separation between the primary structure and the pool, but appears to be measured to the water's edge not the coping as is required by the LDC. Therefore staff would recommend the applicant



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

push the pool back by 1 foot, while not increasing the decking, so as to not encroach into the rear setback and conform to the setback from the primary structure.

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 previously approved variance was conditioned to allow for a rear detached shed only. The lot is substandard in area by 1,250 square feet.



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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 subject lot is substandard and was platted in 1922. Additionally the applicant purchased the home with the previously approved variance but were unable to take advantage of it for the pool construction based on the conditions for approval from the Board.

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. The use of a pool as an accessory use to a single family home is a common addition to single family homes.

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 of 51% is the minimum lot coverage needed to accomplish the proposed pool and pool deck. As noted above, the design should be changed to account for the setback to the primary structure measured from the coping and not water's edge.

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



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

Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#22-100129 for lot coverage of 51% and require the design be amended to move the pool rearward 1 foot.**

Location Map (property boundaries are representative only)



OF WAY

(50.08' FIELD)
50.00'

FOUND 1/2" IRON PIPE, CAP LB3672

FOUND 1/2" IRON PIPE, NO CAP, 1.9' WEST, 0.4' SOUTH

90°00'31"

24.9'

CONCRETE

24.9'

7.4'

20.2'

17.1'

15.0'

7.5'

18.4'

1.2'

5.2'

1.2'

7.0'

7.5'

0.2'

5' WOOD FENCE

6' VINYL FENCE

5' CHAIN LINK FENCE

90°02'29"

0.5'

0.2'

FOUND 1/2" IRON PIPE, CAP LB10

2 STORY STUCCO RESIDENCE No. 534

CONCRETE

16.0'

8.3'

5.3'

5.9'

13.8'

7.5'

62.9'

125.00'

(125.05' FIELD)

1" BACKFLOW PREVENTER IRRIGATION CONTROL

GAS METER

CONCRETE

6' VINYL FENCE

37.2'

89°55'56"

6' VINYL FENCE

FOUND 1/2" IRON PIPE, CAP LB3672

50.00'

(50.14' FIELD)

12' ALLEY

LOT 3

LOT 4

146

LOT 2

PAVED PUBLIC ROAD

FOUND 1/2" IRON PIPE, CAP LB3672

(50.08' FIELD)
50.00'

FOUND REBAR, CAP LB6085

FOUND 1/2" IRON PIPE, NO CAP, 1.9' WEST, 0.4' SOUTH

90°00'31"

24.9'

CONCRETE

24.9'

7.4'

20.2'

17.1'

15.0'

7.5'

19.4'

1.2'

5.2'

1.2'

7.0'

7.5'

0.2'

5' WOOD FENCE

5' CHAIN LINK FENCE

0.5'

0.2'

FOUND 1/2" IRON PIPE, CAP LB10

90°01'04"

(125.00' FIELD)
125.00'

2 STORY STUCCO RESIDENCE No. 534

CONCRETE

18.0'

5.3'

5.9'

13.8'

7.5'

18.8'

17.2'

89°55'56"

6' VINYL FENCE

0.6'

0.6'

12' ALLEY

50.00'

FOUND 1/2" IRON PIPE, CAP LB3672 (50.14' FIELD)

LOT 4

LOT 10

Proposed pool/spa

Proposed pool

Proposed hardscaping

146

LOT 2



APPLICATION FOR VARIANCE

BOA No. 22-100135

HEARING DATE 12/20/22

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
10:20A
NOV - 2 2022

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Eric Knorr **Telephone:** (240) 223-7959
Mailing Address: 534 14TH AVE S **E-Mail:** eknorr20@gmail.com
Jacksonville Beach, FL 32250
Agent Name: Michael Hoherchak / Anthony & Sylvan Pools **Telephone:** (904) 339-5096
Mailing Address: 6254 Powers Ave Unit 715 **E-Mail:** Michael.Hoherchak@anthonyandsylvan.com
Jacksonville, FL 32217
Landowner Name: Eric Knorr **Telephone:** (240) 223-7959
Mailing Address: 534 14TH AVE S **E-Mail:** eknorr20@gmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 534 14TH AVE S Jacksonville Beach, FL 32250 176872-0010
Legal description of property (Attach copy of deed): 8-13-04-3S-29E 143 OCEANSIDE PARK LOT 3 BLK 146
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Lot coverage limits allowed are 35%. Current coverage is already above at 41%, requesting variance for installation of inground concrete swimming pool and hardscape to total 56% coverage. 49%
Total coverage: 6379 sqft / Current coverage: 2609 sqft / Proposed additional coverage: 968 sqft (hardscape 543sqft, pool/deck 425sqft)

AFFIDAVIT

I, Eric Knorr, 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.

Eric Knorr
APPLICANT SIGNATURE

Eric Knorr
PRINT APPLICANT NAME

10-25-22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of October, 2022, by Eric Knorr, who is personally known to me or produced Florida DL as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: AE

CODE SECTION (s):

34-337(e)(1)e, for lot coverage of 51% 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. 22-100135

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.

NOV - 2 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	Lot coverage already exceeds total allowable coverage
Special circumstances and conditions do not result from the actions of the applicant.	yes	Homeowner moved into home already built that was above allowable lot coverage limits
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	Understands doesn't not grant any special privileges
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	Other lots were granted variances for installation of inground swimming pools
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Small pool and hardscape does not encroach on any setbacks
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	will not adversely affect adjacent land

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20-100135
NOV - 2 2022

PLANNING & DEVELOPMENT

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

File Number: 22-1323

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 26th day of May, 2022, between Harold S. Cooper, an unmarried man and Terry C. Phillips, an unmarried man, whose post office address is 85629 Banbury Court, Fernandina Beach, FL 32034, grantor, and Eric Michael Knorr and Callie Alyssa McGee Knorr, husband and wife, whose post office address is 534 14th Avenue South, 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 3, Block 146, Oceanside Park, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 13, of the Public Records of Duval County, Florida.

Parcel Identification Number: 176872-0010

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

NOV - 2 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:

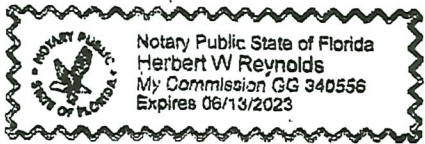
Herbert W. Reynolds
Witness 1 Signature
Herbert W. Reynolds
Witness 1 Printed Name
Nolan Winarchick
Witness 2 Signature
Nolan Winarchick
Witness 2 Printed Name

Harold S. Cooper
Harold S. Cooper
Terry C. Phillips
Terry C. Phillips

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or () Online Notarization, this 24th day of May, 2022, by Harold S. Cooper, an unmarried man and Terry C. Phillips, an unmarried man, who () are personally known to me or () have produced *FL ID* as identification.

Herbert W. Reynolds
NOTARY PUBLIC
Printed Name: Herbert W. Reynolds
My Commission Expires: _____





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

PREVIOUS VARIANCE
DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 0660 0000 0995 3180

January 25, 2018

Harold Cooper
Terry Phillips
534 South 14th Avenue
Jacksonville Beach, FL 32250

RECEIVED
22-100135
NOV - 2 2022

PLANNING & DEVELOPMENT

RE: BOA# 17-100216
534 South 14th Avenue
(Lot 3, Block 146, Oceanside Park)

Dear Mr. Cooper and Mr. Phillips,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, January 17, 2018, to consider your application for a variance from the requirements of the Land Development Code.

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

- Sec 34-337(e)(1)e., for 43% lot coverage; in lieu of 35% maximum; to allow a detached shed in the rear yard of an existing single-family dwelling;

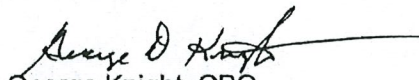
The Board **approved** the request.

To allow a detached shed in the rear yard of an existing single-family dwelling.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at

<http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,


George Knight, CBO
Building Department

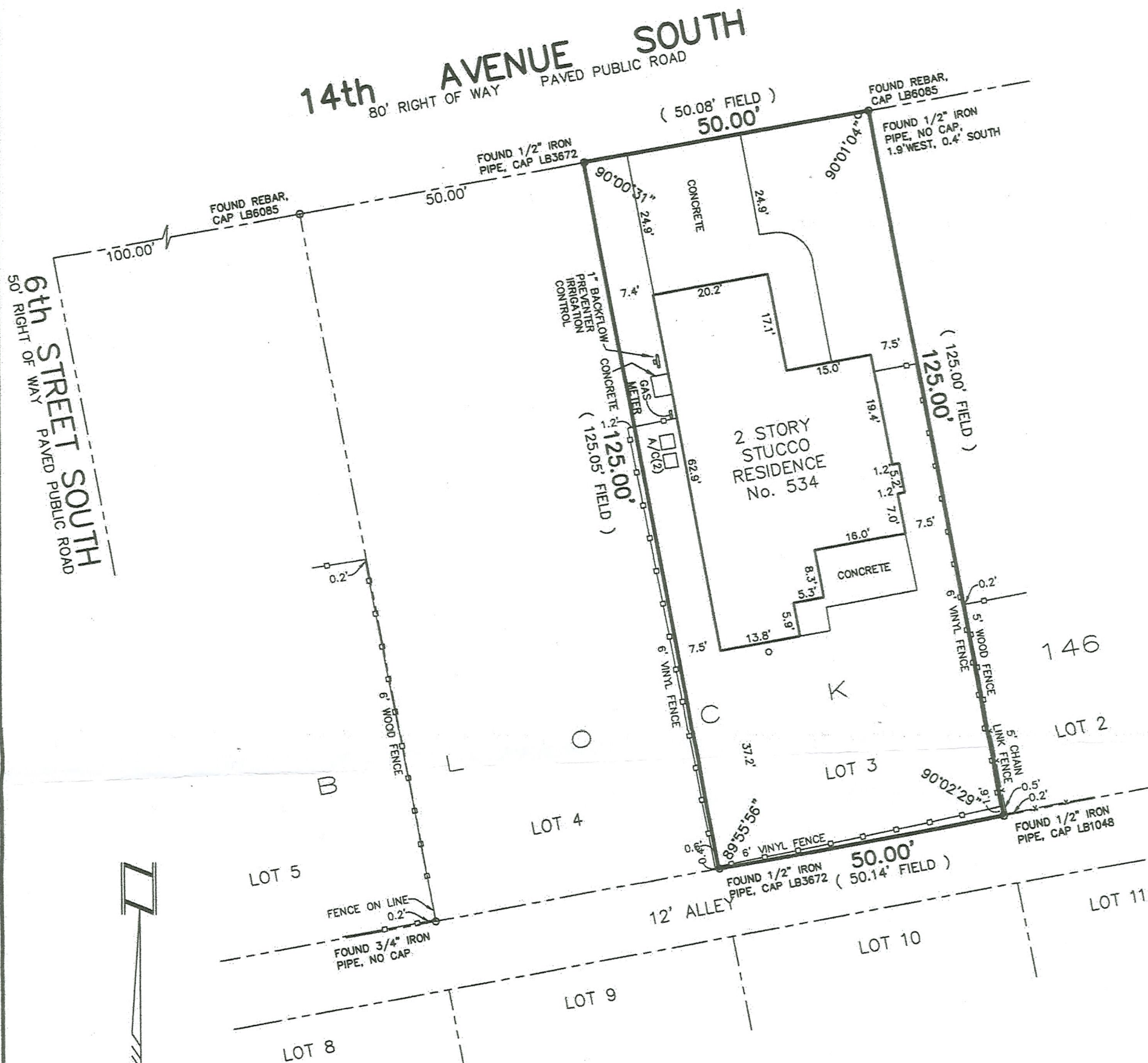


REF FILE: #2011-0355 2015-312

EXISTING

MAP SHOWING SURVEY OF

LOTS 3, BLOCK 146, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES
1. THIS IS A BOUNDARY SURVEY.
 2. INTERIOR ANGLES AS PER FIELD SURVEY.
 3. NO BUILDING RESTRICTION LINES PER PLAT.
 4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419H REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF TERRY C. PHILLIPS AND HAROLD S. COOPER, ST. JOHNS LAW GROUP, FIDELITY NATIONAL TITLE INSURANCE COMPANY.

RECEIVED
22-100135
NOV - 2 2022

PLANNING & DEVELOPMENT

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

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: K LW
FILE: 2016-1290

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

DATE: OCTOBER 26, 2016
SHEET 1 OF 1



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

BOA#22-100137

Zoning: PUD (Ocean Cay)
RE: 180949-1075
Legal: Lot 8, Ocean Cay Unit 1
Address: 3266 Antigua Drive

Request

Section(s): Ordinance No. 2002-7843, for lot coverage of 47% in lieu of 45% maximum (per PUD Standards), 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 2004). The subject property is located in the South Beach District: Mixed Use future land use category, and in a PUD zoning district (Ocean Cay). The subject lot is 65 feet in width and 140 feet in depth, with an overall lot area of 9,106 square feet. The Ocean Cay PUD has a maximum lot coverage of 45%, but allows an owner to seek a variance for lot coverage and setbacks for rear swimming pools and pool decks only. Though the minimum lot size for Ocean Cay is 5,500 square feet, lots are generally 65 feet in width by 110 feet in depth, or 65 feet in width by 110 feet in depth. As noted above there is a required buffer of 30 feet along South Beach Parkway, and also noted above the subject lot is 30 feet deeper than the minimum lot size to accommodate this buffer. This in essence means the subject property has 1,950 square feet that is not developable and cannot be used for the pool or pool deck, thus making the lot of a similar size to the minimum lot sizes noted in the PUD.

No previous variances. No active code enforcement cases.

Staff Analysis

The subject lot was platted in 2004, and is part of the Ocean Cay PUD. The PUD was amended to allow for owners to seek variances for swimming pools and decking only. The PUD does not give any criteria to judge the variance against, as typically there would be some hardship noted to denote the need for relief from the code. It's unclear how a hardship would be determined based on the PUD, as there are no definitions that establish under what conditions the variance should be approved, and specifically forgoes section 34-283, under which the typical variance criteria are established. Therefore staff would recommend approval based on Ordinance 2002-7843, which allows the variance to be sought.



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Minimum Dimensional Standards

- Minimum Dwelling size of 1,700 square feet.
- Maximum lot coverage of 45%
 - Variances can be sought for lot coverage and setbacks for rear yard swimming pools only
- Front yard setback of 20 feet or 15 for side entry garages
- Side yard, total of 10 feet, 5 each side
- Corner side yard 10 feet
- Rear 15 feet
- 30 foot rear yard conservation area noted on plat for lots that are adjacent to South Beach Parkway.

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 parcel is subject to a 30 conservation easement and buffer adjacent to South Beach Parkway, which is the rear yard of this lot.

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

Staff **does not** find that circumstances are a result of the applicant. The applicant purchased the home under the existing PUD and is allowed to ask for a variance under Ord. 2002-7843.

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

Staff finds that the proposed variance **will not** confer special privileges. The applicant is allowed to request the variance by right in the PUD, so no special privilege would be conferred, per the PUD ordinance.



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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 apply to the PUD as it established different dimensional standards from that of the regular code, therefore it would constitute an undue hardship to apply the standard code in this case.

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 of a new pool and pool deck. As noted previously, there are no minimum standards for variances in the Ocean Cay PUD, therefore the minimum variance needed would be the request, as noted on the revised site plan. The original application noted 49.9% lot coverage, but upon revisions to remove the pool from the 30 foot conservation easement, the total requested lot coverage was reduced to 47%.

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#22-100137 at 47% as noted on the revised site plan dated November 14, 2022**

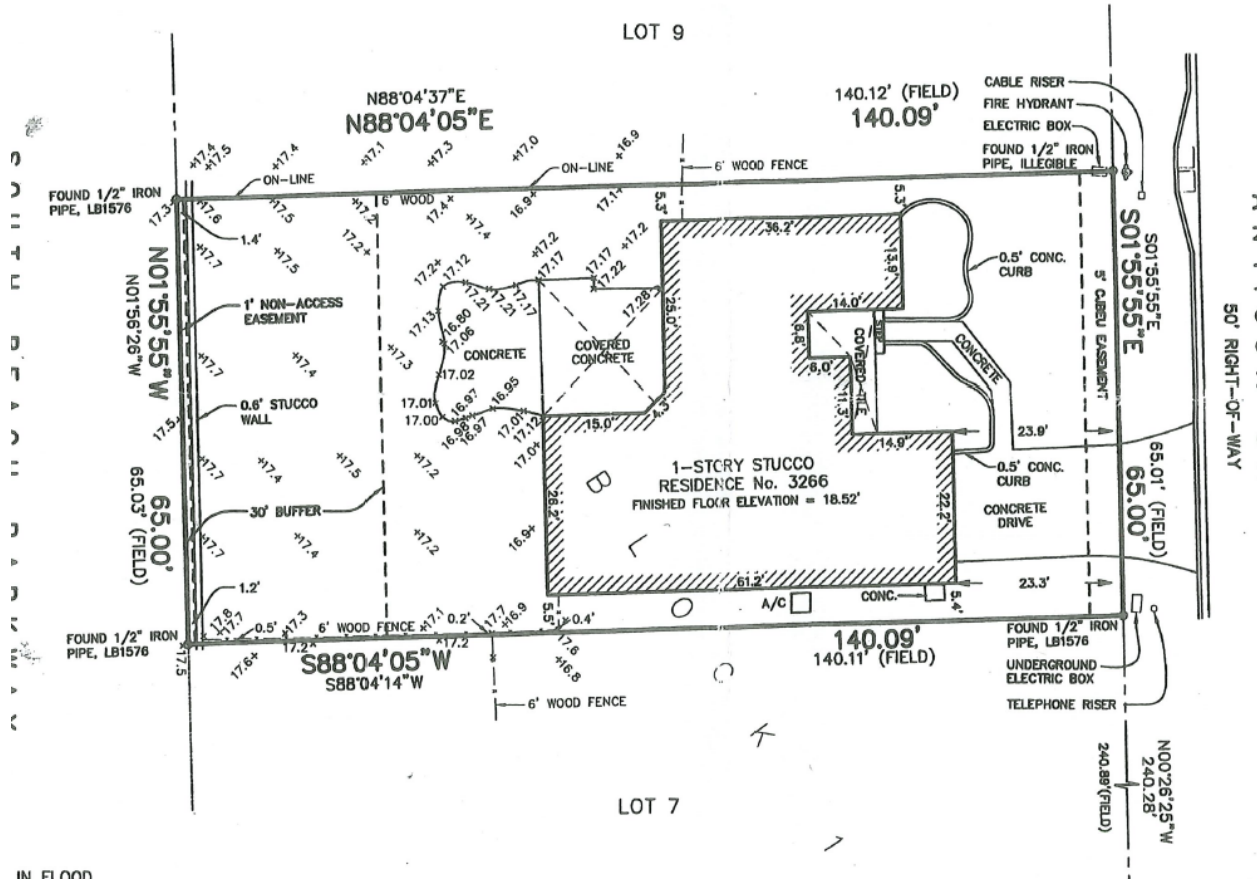
Location Map (property boundaries are representative only)





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

Existing Survey (At time of construction)





APPLICATION FOR VARIANCE

BOA No. 22-100137
HEARING DATE 12-20-22

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.

NOV - 2 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Scott and Dina Vickers **Telephone:** (904) 622-6077
Mailing Address: 3266 Antigua Drive **E-Mail:** djvickers@comcast.net
Jacksonville Beach, FL 32250
Agent Name: The Batts Company **Telephone:** (904) 246-2455
Mailing Address: Attn: Jim Batts **E-Mail:** BATTSCOMPANY@GMAIL.COM
1602 3rd St North Jax Beach FL 32250
Landowner Name: Scott and Dina Vickers **Telephone:** (904) 622-6077
Mailing Address: 3266 Antigua Drive **E-Mail:** djvickers@comcast.net
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: 3266 Antigua Drive: RE 1809491075R
Legal description of property (Attach copy of deed): 51-65 09-3S-29E 21; Ocean Cay Unit 1 Lot 8
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Back yard buffer reduction to accomodate installation of inground pool. Increase lot coverage from existing 41.9% to 49.9%.

AFFIDAVIT

I, Scott Vickers, 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.

Scott Vickers
APPLICANT SIGNATURE

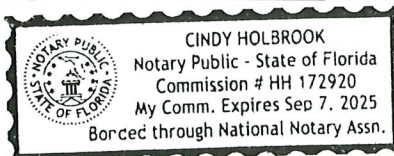
Scott Vickers
PRINT APPLICANT NAME

9-9-22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of September, 2022, by Scott A. Vickers, who is personally known to me or produced FL Drivers License as identification.

Cindy Holbrook
NOTARY PUBLIC SIGNATURE
Cindy Holbrook
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: PUD

FLOOD ZONE: X

CODE SECTION (S):
Ordinance No. 2002-7843, for lot coverage of 47% in lieu of 45% maximum (per PUD Standards), 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. 22-100137

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 owner has already removed a 355 SF rear concrete pad. We are requesting the Variance to increase the lot coverage to 47% for the pool deck and coping.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The Applicant would like to increase the lot coverage from 41.9% to 47% to allow room for the pool and deck. This request is similar to another project at 3548 Bay Island Circle.
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	This request is similar to another project located at 3548 Bay Island Circle
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	We built another similar project in the same area with a greater lot coverage.
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 will allow the Applicant a very small deck area on 3 sides of the pool.
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 area has has already granted a similar variance for the same putpose.

Doc# 2004021456
 Book: 11592
 Pages: 1345 - 1346
 Filed & Recorded
 01/21/2004 03:52:04 PM
 JIM FULLER
 CLERK CIRCUIT COURT
 DUVAL COUNTY
 RECORDING \$ 9.00
 TRUST FUND \$ 1.50
 DEED DOC STAMP \$ 618.10

Return to and
 Prepared By: Ray Hundley
 Transcontinental Title Co
 4033 Tampa Rd, Suite 101
 Oldsmar, FL 34677
 800-225-7897

After Recording Return to:
 Transcontinental Title Company
 2605 Enterprise Road East, Suite 300
 Clearwater, FL 33759
 Deal No.: 40-4537-2

Mail Tax Statements To:
 Dina Jo & Scott Alan Vickers
 3266 Antigua
 Jacksonville, FL 32250

Property Tax ID#: 18949-1075

RECEIVED
 22-100137
 NOV 14 2022

PLANNING & DEVELOPMENT

QUITCLAIM DEED

MADE this 12th day of November, 2003, by and between DINA J. CURREY n/k/a DINA JO VICKERS, a now married woman, whose post office address is 3266 Antigua, Jacksonville, FL 32250, Grantor, and DINA JO VICKERS and SCOTT ALAN VICKERS, wife and husband, whose post office address is 3266 Antigua, Jacksonville, FL 32250, Grantees.

WITNESSETH, that said Grantor, for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Duval County, State of Florida, to-wit:

LOT 8, OCEAN CAY UNIT ONE BEING A REPLAT OF A PORTION OF JACKSONVILLE BEACH HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGES 65, 65A, 65B, 65C, 65D AND 65E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PROPERTY ADDRESS: 3266 Antigua, Jacksonville, FL 32250

TAX OR PARCEL # 180949-1075

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

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

Signed, sealed and delivered in our presence:

Robert Darryl Wishnek
Witness

Dina Jo Vickers 11-12-03
DINA JO VICKERS f/k/a
DINA J. CURREY

ROBERT DARRYL WISHNEK
Printed Name

Carol Wishnek 11-12-03
Witness

Carol Wishnek
Printed Name

STATE OF FLORIDA)

COUNTY OF Duval)

The foregoing instrument was hereby acknowledged before me this 12 day of November, 2003, by DINA JO VICKERS, who is personally known to me or who has produced Florida as identification, and who signed this instrument



willing Robert Darryl Wishnek
MY COMMISSION # DD142103 EXPIRES
August 13, 2006
BONDED THROUGH FARM INSURANCE, INC.

Robert Darryl Wishnek
Notary Public ROBERT DARRYL WISHNEK
My commission expires: 8/13/06

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared By:
William E. Curphey & Associates
2605 Enterprise Road, Suite 155
Clearwater, Florida 33759

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22-100137

NOV 14 2002

PLANNING & DEVELOPMENT

PROPOSED

MAP SHOWING SURVEY OF

LOT 8, BLOCK 16, OCEAN CAY UNIT ONE, AS RECORDED
IN PLAT BOOK 51, PAGES 65 A-E, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

NOTES:

1. THIS IS A BOUNDARY SURVEY & LIMITED TOPOGRAPHIC SURVEY.
2. BEARINGS BASED ON THE EAST LINE OF LOT 8, BEING SOUTH 01°55'55" EAST, PER PLAT.
3. BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION, USING SPECTRA PRECISION PS80, RUNNING TRIMBLE VRS SOFTWARE.
4. NO BUILDING RESTRICTION LINES PER PLAT.
5. EASEMENT AND BUFFER SHOWN PER PLAT.

BENCH MARK: SET MAG
NAIL & DISK, LB3672
IN EDGE OF PAVEMENT
ELEVATION = 13.66'
(NAVD 1988 DATUM)

NOV 14 2022

PLANNING & DEVELOPMENT

LOT COVERAGE CALCULATION

LOT AREA = 9,106 S.F.

BUILDING AREA = 2,408 S.F.

CONCRETE DRIVE = 485 S.F.

PORCH (FRONT) = 118 S.F.

CONCRETE (FRONT) = 35 S.F.

PORCH (REAR) = 340 S.F.

CONCRETE (REAR) = 355 S.F.

WALL = 56 S.F.

CONCRETE (SIDE) = 15 S.F.

TOTAL IMPERVIOUS AREA = ~~3,812 S.F.~~

EXISTING LOT COVERAGE = ~~41.9%~~ 37.9%

Equip Pad 16.0 SF

Pool Deck 618.0 SF

Pool Coping 77.0 SF

THIS SURVEY IS CERTIFIED TO:
DINA & SCOTT A. VICKERS

4168.05 SF

New Proposed

Lot Coverage

47.0%

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

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD
ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS
DETERMINED FROM THE FLOOD INSURANCE RATE MAP
No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR
DUVAL COUNTY, FLORIDA.

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

CHECKED BY: _____

DRAWN BY: KJC-P

FILE: 2021-1162

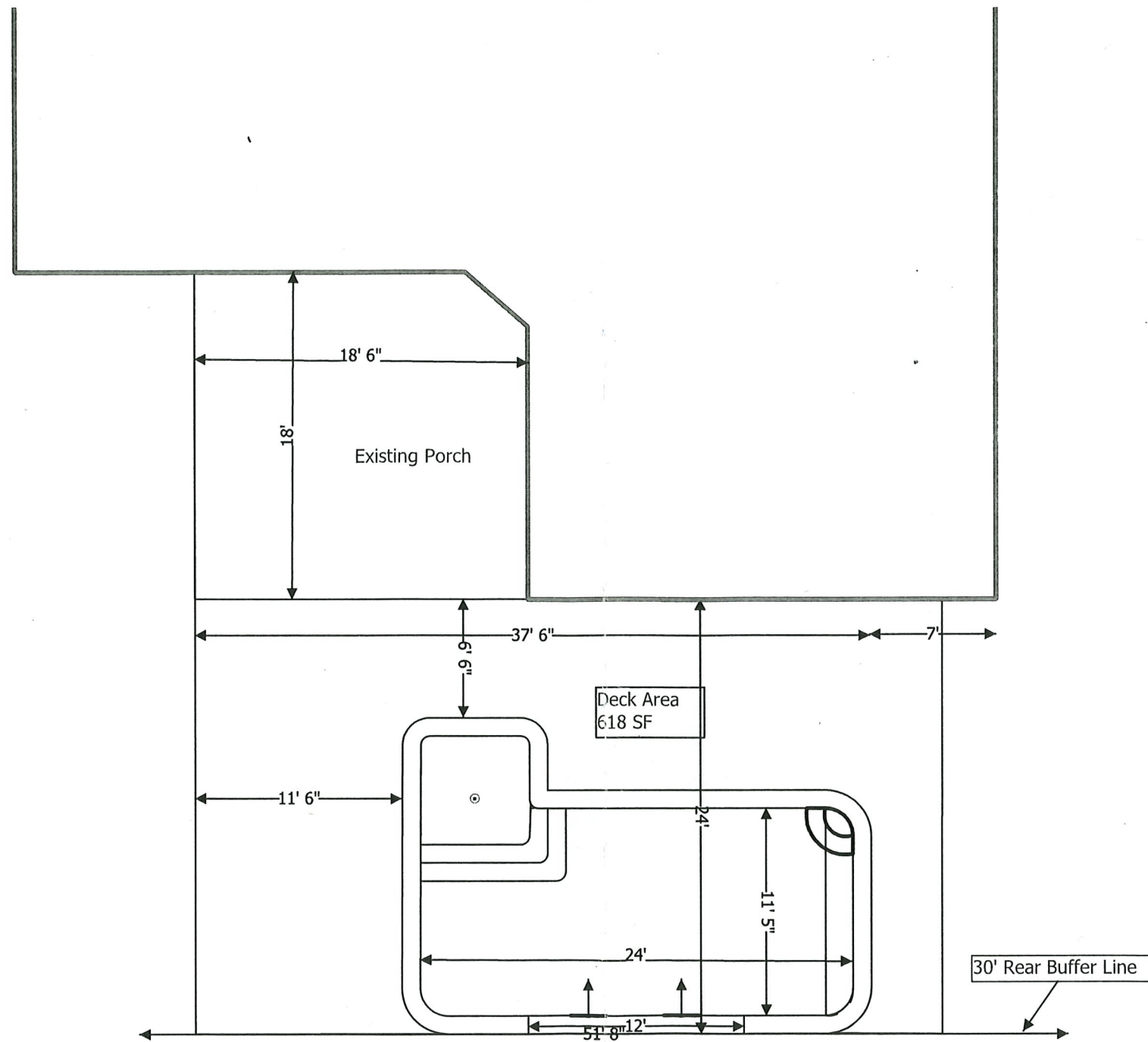
BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550

DATE: AUGUST 19, 2021

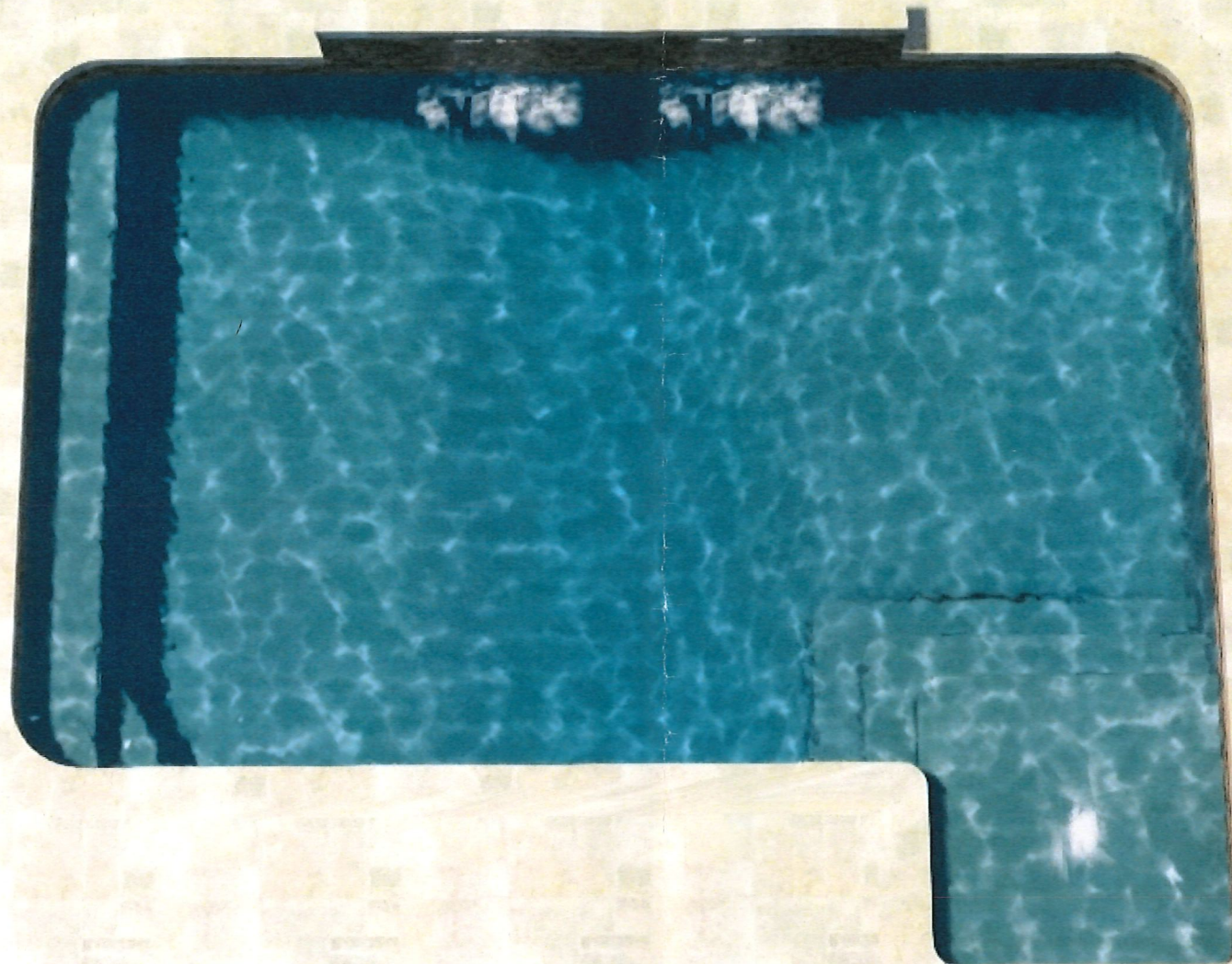
SHEET 1 OF 1

PROPOSED



Mr. & Mrs. Scott Vickers
3266 Antigua Drive
Jacksonville Beach, FL 32250

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PLANNING & DEVELOPMENT



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NOV - 2 2022

PLANNING & DEVELOPMENT

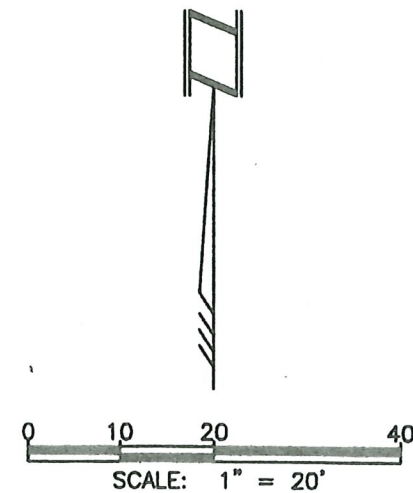
EXISTING

MAP SHOWING SURVEY OF

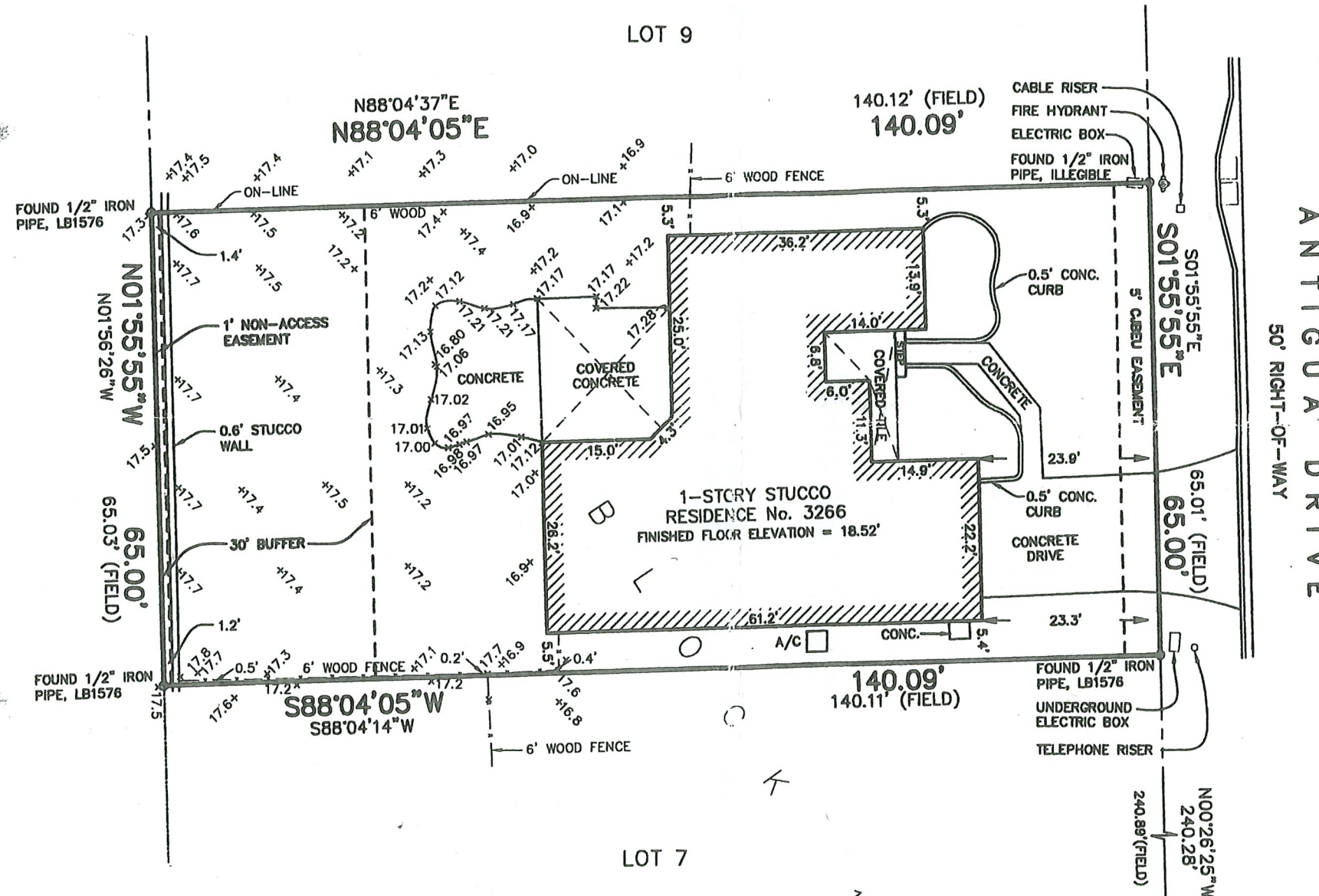
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5. EASEMENT AND BUFFER SHOWN PER PLAT.



SOUTH BEACH PARKWAY
(FORMERLY COASTAL HIGHWAY BOULEVARD)
(100' RIGHT-OF-WAY)



LOT COVERAGE CALCULATION

LOT AREA	=	9,106	S.F.
BUILDING AREA	=	2,408	S.F.
CONCRETE DRIVE	=	485	S.F.
PORCH (FRONT)	=	118	S.F.
CONCRETE (FRONT)	=	35	S.F.
PORCH (REAR)	=	340	S.F.
CONCRETE (REAR)	=	355	S.F.
WALL	=	56	S.F.
CONCRETE (SIDE)	=	15	S.F.

TOTAL IMPERVIOUS AREA = 3,812 S.F.

EXISTING LOT COVERAGE = 41.9%

THIS SURVEY IS CERTIFIED TO:
DINA & SCOTT A. VICKERS

RECEIVED
22-100137
NOV 14 2022

PLANNING & DEVELOPMENT

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD
ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS
DETERMINED FROM THE FLOOD INSURANCE RATE MAP
No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR
DUVAL COUNTY, FLORIDA.

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SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FOUND MAG NAIL
& DISK, LB3857

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

CHECKED BY: _____

DRAWN BY: KJC-P

FILE: 2021-1162

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

DATE: AUGUST 19, 2021

SHEET 1 OF 1