



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, January 3, 2023

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 20, 2022

CORRESPONDENCE

OLD BUSINESS

A. **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

NEW BUSINESS

A. **Case Number(s): BOA#22-100094**

Applicant: John Smith, Big Beach Properties, LLC

Agent: Seth Heitzman

Owner: Big Beach Properties, LLC

Property Address: '0' 10th Street South

Parcel ID: 177328-0000

Legal Description: Lot 3, Block 8, *Beach Heights*

Current Zoning: RM-1

Motion to 34-338(e)(1)c,2, for a combined side yard setback of 10'8" in lieu of 15 feet
Consider: minimum; and 34-338(e)(1)e, for lot coverage of 40% in lieu of 35% maximum, to allow for the construction of a new single-family dwelling with rear patio

B. Case Number(s): BOA#22-100139

Applicant: Khalil & Lisa Farah

Agent: N/A

Owner: Khalil & Lisa Farah

Property Address: '0' 34th Avenue South

Parcel ID: 181484-0000

Legal Description: Lot 6, Block 6, *Atlantic Shores Ocean Front Section Division "A"*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.1, for a front yard setback of 19 feet in lieu of 25 feet

Consider: minimum; 34-336(e)(1)c.2, for east and west side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling and covered rear porch

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Wednesday, January 18, 2023. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

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: Mike Staffopoulos, City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, December 20, 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

Senior Planner Christian Popoli and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on December 6, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#22-100122**
Applicant/Owner: David Plummer
Property Address: 120 5th Street North
Parcel ID: 173787-0000

City of Jacksonville Beach Land Development 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 nonconforming commercial building.

Senior Planner Christian Popoli asked for a deferral of the item until February 7, 2023.

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

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 defer BOA#22-100122 until February 7, 2023.

Discussion: None

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, Alexi Gonzalez

The motion passed unanimously.

- B. Case Number:** **BOA#22-100131**
Applicant/Owner: Robert Sherman
Agent: Kevin Fitzgerald, KMS Systems
Property Address: 1103 15th Avenue North
Parcel ID: 175361-0000

City of Jacksonville Beach Land Development 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 to an existing single-family dwelling.

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

Applicant: No applicant or agent came forth to speak on the item.

Public Hearing:

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

Motion: It was moved by Mr. Moreland, seconded by Mr. Curley, to defer BOA#22-100131 until January 3, 2023.

Discussion: None

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

- C. Case Number:** **BOA#22-100132**
Applicant/Owner: Meghan Leslie
Property Address: 804 16th Avenue South
Parcel ID: 179784-0200

City of Jacksonville Beach Land Development 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 pool patio addition at an existing single-family dwelling.

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

Applicant: Meghan Leslie, 804 16th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#22-100132 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

D. Case Number: **BOA#22-100134**
Applicant/Owner: Ralph Bennett
Property Address: 111 8th Avenue South
Parcel ID: 176061-0020

City of Jacksonville Beach Land Development 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.

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

Applicant: Ralph Bennett, 111 8th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot and shape.

A brief discussion about the driveway, lot shape, and house height ensued.

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#22-10034 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, shape, building height, and parking.

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

E. Case Number: **BOA#22-100135**
Applicant/Owner: Eric Knorr
Agent: Michael Hoherchak, Anthony & Sylvan Pools
Property Address: 534 14th Avenue South
Parcel ID: 176872-0010

City of Jacksonville Beach Land Development 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.

Ex-Parte Communication: No Board members had ex-parte communication on this item.
Agent: Michael Hoherchak, 1956 Silver Hawk Drive, Jacksonville, stated the hardship was a nonconforming lot.

A brief discussion ensued about the measurement point and moving the 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#22-100135 for lot coverage of 51%, and require that the design be amended to move the pool 1 foot in the rear 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 – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, Alexi Gonzalez
The motion passed unanimously

F. Case Number: **BOA#22-100137**
Applicant/Owner: Scott & Dina Vickers
Agent: Jim Batts, The Batts Company
Property Address: 3266 Antigua Drive
Parcel ID: 180949-1075

City of Jacksonville Beach Land Development 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.

Ex-Parte Communication: No Board members had ex-parte communication on this item, but Mr. Curley noted the house was located in his neighborhood.

Agent: Jim Batts, 225 Tallwood Road, Jacksonville Beach, stated the hardship was the PUD standards.

A brief discussion ensued about the conservation area and HOA approval.

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#22-100137 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 coverage.

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

PLANNING DEPARTMENT REPORT:

Mr. Popoli stated they would conduct the elections at the second meeting in January. He added Matt Metz was selected as the second alternate.

The next scheduled meeting is Tuesday, January 3, 2022, at 6:00 P.M. There are three scheduled cases.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:35 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



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



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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



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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



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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)



[illegible]

[illegible]

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

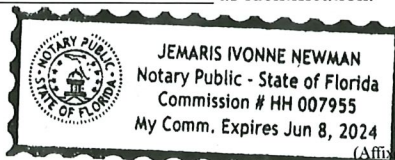
Robert E Sherman
PRINT APPLICANT NAME

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.

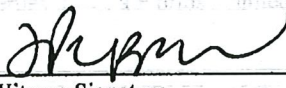
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

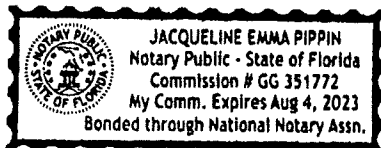

Witness Signature
Printed Name: Samuel Mannion

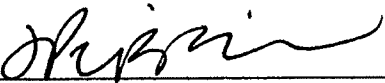
Pendulum Properties, LLC, a Florida Limited Liability Company


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

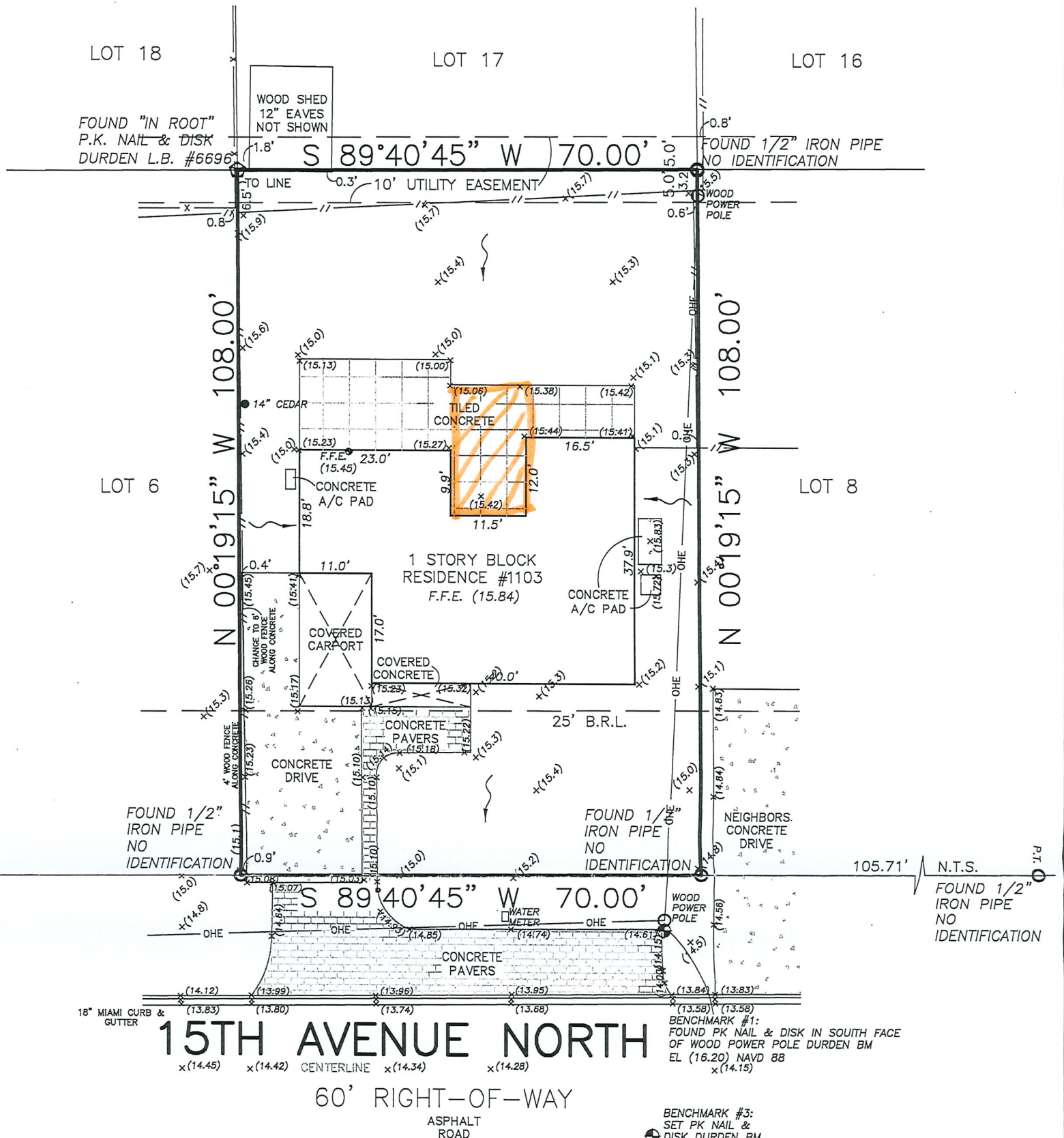
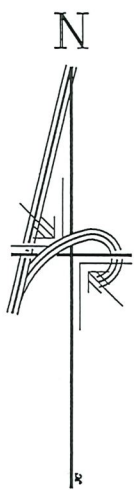
www.jacksonvillebeach.org



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±

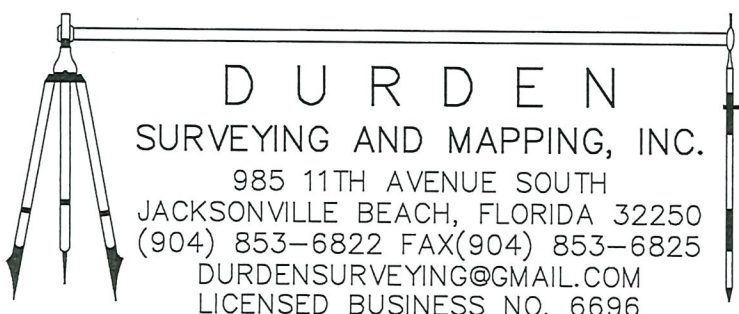
TOTAL DENSITY = 44.3%

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

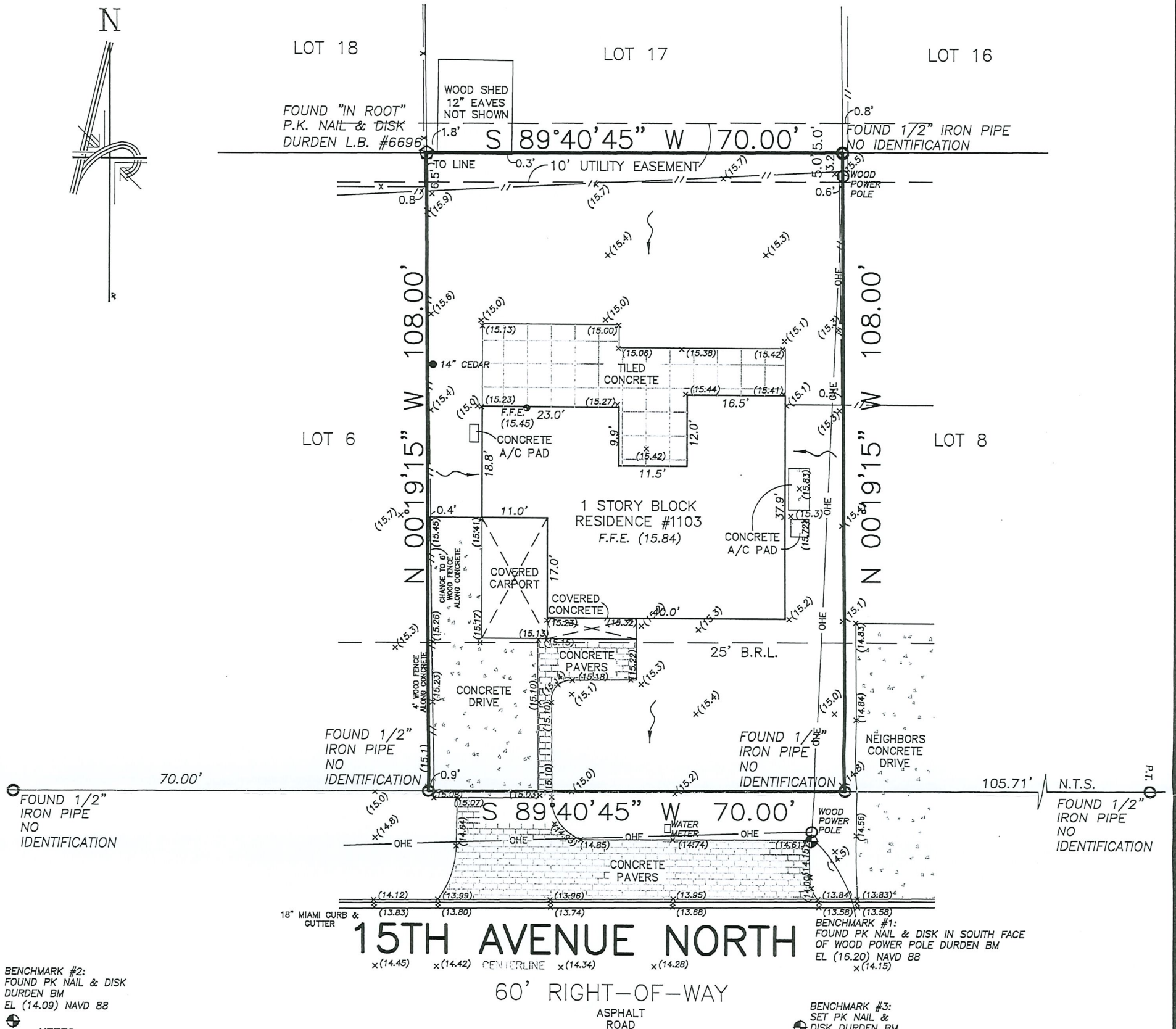
FIELD: SEPTEMBER 2, 2022
CAD FILE NO. C-7-B-13(1103-15TH AVE N).DWG
SCALE: 1" = 20'
WORK ORDER NUMBER: 22284

B-10223

EXISTING

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



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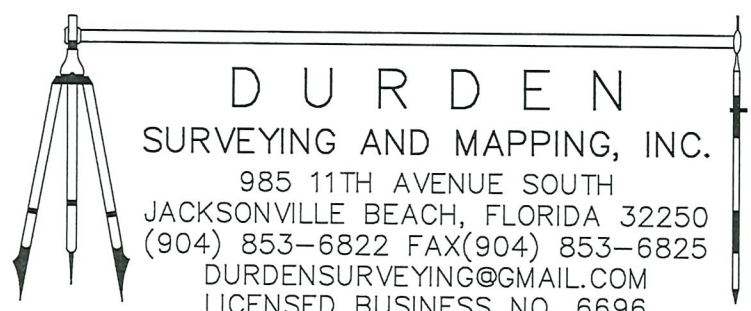
DESCRIPTION	SQUARE FEET
BUILDING AREA	1,560±
COVERED PORCH	52±
COVERED CARPORT	225±
FLATWORK	1474±
A/C PAD(S)	38±

TOTAL IMPERVIOUS AREA = 3,349±
TOTAL DENSITY = 44.3%

CERTIFIED TO:
ROBERT E. SHERMAN

RECEIVED
22-100131
OCT 20 2022

PLANNING & DEVELOPMENT



SURVEYOR'S NOTE:
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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 Durden 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



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

BOA#22-100094

Zoning: RM-1 (RS-3 Standards)
RE: 177328-0000
Legal: Lot 3, Block 8, Beach Heights
Address: 0 10th Street South

Request

Section(s): 34-338(e)(1)c,2, for a combined side yard setback of 10'8" in lieu of 15 feet minimum; and 34-338(e)(1)e, for lot coverage of 40% in lieu of 35% maximum, to allow for the construction of a new single-family dwelling with rear patio for property addressed '0' 10th Street South, RE# 177328-0000, legally described as Lot 3, Block 8, Beach Heights

Existing Conditions

The subject property is comprised of a nonconforming lot of record (circa 1944) located in the Medium Density Residential future land use category. The property is currently zoned Residential Multi-Family: RM-1. Single-family homes in RM-1 are constructed according to the RS-3 zoning district dimensional standards. The subject property is 42 feet in width and 100 feet in depth, with an overall area of 4,200 square feet. The property is currently vacant, and was previously part of the adjunct lot to the south. The lot is substandard in width and area.

No previous variances, No active code cases.

Staff Analysis

The subject property is a nonconforming lot of record that is substandard in both width and area. The required lot width for single family homes under the RS-3 standards is a minimum of 60 with an overall lot area 6,000 square feet required. The subject lot is 18 feet too narrow, and 1,800 square feet too small in area for the minimum standards. The applicant is proposing to construct a new single family home, with a two car garage and footprint of 1,367 square feet with the attached garage. The applicant has proposed the use of pervious pavers for the driveway and rear 100 square foot patio, thus reducing their lot coverage by 50%. The proposed home also is requested to have combined side yard setbacks of 10 feet 8 inches. As the lot is very narrow, and has a significantly reduced overall area, the request for a modest house meets the six standards required for a variance based on the deficiencies of the lot.



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Minimum Dimensional Standards

Single Family Dwelling

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

Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot was platted in 1944, and is substandard in both area and lot width. The applicant did not create the substandard nature of the 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 lot in its current shape and dimensions, as the lot was



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platted in 1944, which predates the current LDC dimensional standards for a single family home.

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. Single family homes are a permitted use in RM-1, and granting the variance will allow for the construction of the home, a common use in the RM-1 zoning district, and on adjacent lots in the immediate area.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief from the code, the applicant may have issues meeting other dimensional standards of the LDC, as the lot is very small and narrow.

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

Staff **does** find that the requested variances are the minimum variance needed to allow for the new single-family home. The applicant has proposed a modestly sized home and has chosen to employ pervious pavers for the driveway and the rear patio, thus reducing the requested lot coverage variance, making this the minimum variance needed to construct the proposed house.

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

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



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Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#22-100094**

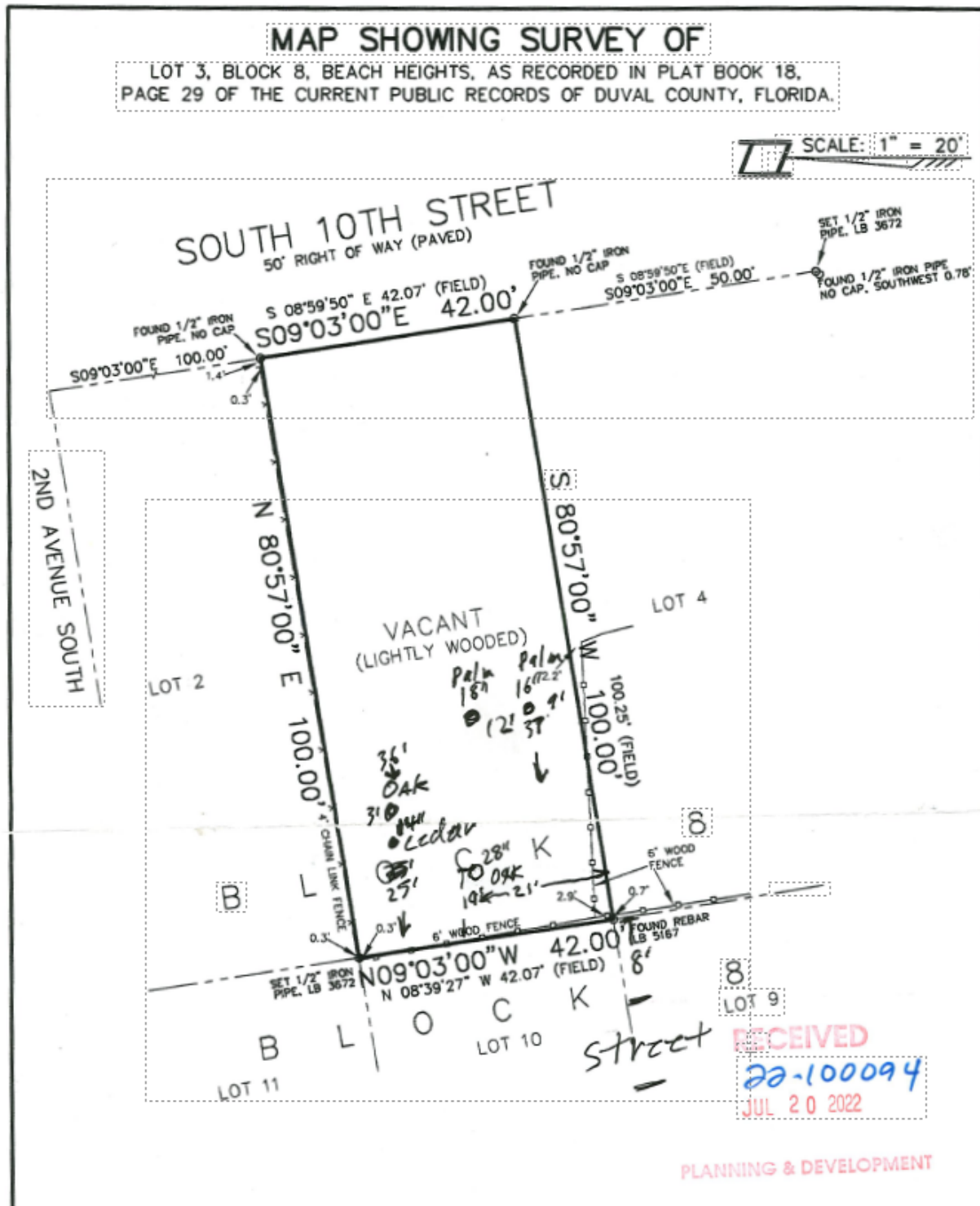
Location Map (property boundaries are representative only)



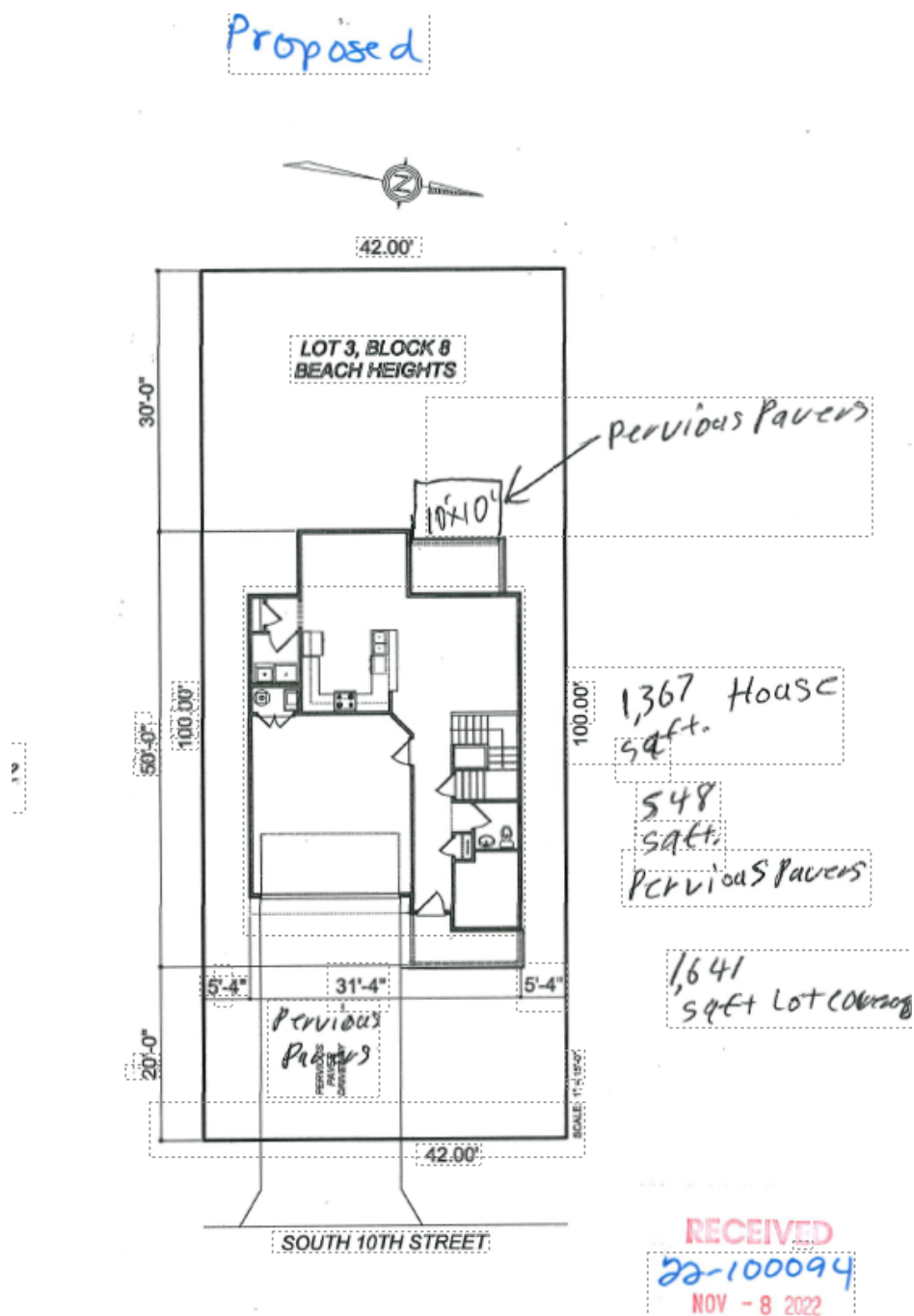


City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

Existing Survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA NO. 22-100094

HEARING DATE 9-7-22

1/3/23

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.

RECEIVED

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 16 2022
13:35
JUL 20 2022
PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Big Beach Properties LLC Telephone: 904-534-9959
Mailing Address: 13225 Morning Sun Dr. E-Mail: Bigbeachjs@hotmail.com
Jacksonville, FL 32225
Agent Name: Seth Hertzman Telephone: 386-867-1295
Mailing Address: P.O. Box 3642 E-Mail: SethConstruction2@gmail.com
Lake City, FL 32056
Landowner Name: Big Beach Properties, LLC Telephone: _____
Mailing Address: 13225 Morning Sun Dr. E-Mail: _____
Jacksonville, FL 32225

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: 177328-0000 OS 10th St Tax Beach
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).
40% Lot coverage for a new House and 5' side
Yard Set Backs.

AFFIDAVIT

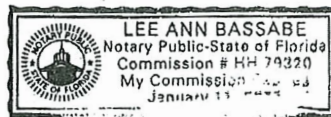
I, JOHN S. SMITH, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

[Signature] JOHN S. SMITH 7-19-2022
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of July, 2022, by John S. Smith, who is personally known to me or produced J.R. Drivers License as identification.

[Signature]
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-1 FLOOD ZONE: X
CODE SECTION (S):
34-338(e)(1)c,2, for a combined side yard setback of 10'8" in lieu of 15 feet minimum; and 34-338(e)(1)e, for lot coverage of 40% in lieu of 35% maximum, to allow for the construction of a new single-family dwelling with rear patio

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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	Lot is a smaller size Lot.
Special circumstances and conditions do not result from the actions of the applicant.	No	Small Lot size
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	Variance have been granted for other Houses in the area.
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	Need variance on side set back.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Allow house with 5'4" side back.
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	It will the same as houses in the same zoning district.

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22.100094
JUL 20 2022

PLANNING & DEVELOPMENT

Prepared By:
Sharon B. Milne, Esquire
Sharon B. Milne, P.A.
1000 Riverside Avenue
Suite 230
Jacksonville, FL 32204

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is executed and delivered this 29
day of JAN, 2019, by in his capacity as the Trustee
of the JOHN SCOTT SMITH REVOCABLE LIVING TRUST, as Grantor, unto
BIG BEACH PROPERTIES, LLC, a Florida limited liability company,
whose mailing address is 13225 Morning Sun Drive, Jacksonville,
Florida 32225, the Grantee.

W I T N E S S E T H:

WHEREAS, JOHN SCOTT SMITH created the JOHN SCOTT SMITH
REVOCABLE LIVING TRUST (the "Trust") under a written trust
agreement dated November 10, 2003; and

WHEREAS, JOHN SCOTT SMITH has served as Trustee of the Trust
from November 10, 2003, and continues to serve as Trustee of the
Trust; and

WHEREAS, JOHN SCOTT SMITH, as Trustee, acquired certain real
property located in Duval County, Florida, and more particularly
described below, pursuant to Warranty Deed recorded in Official
Records Book 10731 Page 451 of the current public records of
Duval County, Florida;

NOW, THEREFORE, the Grantor has remised, released and
conveyed, and by these presents does remise, release and convey
unto the said Grantee, with the power to sell and convey, the
following land situate, lying and being in the County of Duval,
State of Florida, to-wit:

Lots 3 and 4, Block 8, BEACH HEIGHTS, according to
plat thereof as recorded in Plat Book 18, Page 29,
of the current public records of Duval County, Florida.

The real property described in this instrument is not
the constitutional homestead nor the primary
physical residence of the Grantor.

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

PARCEL IDENTIFICATION NUMBERS: 177329-0000 and
177328-0000

TO HAVE AND TO HOLD the same together with all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behoof of the said Grantee, and his successors and assigns forever.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION OR SURVEY AND THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO TITLE, LAND DESCRIPTION OR QUANTITY OF LAND.

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

Signed, Sealed and Delivered
in our Presence:

Sharon B. Milne
Witness
Print Name: Sharon B. Milne

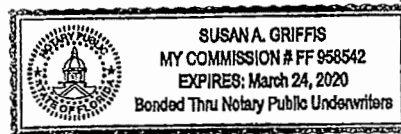
Susan A. Griffis
Witness
Print Name: Susan A. Griffis

John Scott Smith (SEAL)
JOHN SCOTT SMITH, as
Trustee of the
JOHN SCOTT SMITH
Revocable Living Trust

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29 day of January, 2019, by JOHN SCOTT SMITH, in his capacity as aforesaid, who (is) (is not) personally known to me or who has produced _____ as identification and who did not take an oath.

Susan A. Griffis
Notary Public, State of
Florida At Large





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JUL 20 2022

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

Detail by Entity Name

Florida Limited Liability Company
BIG BEACH PROPERTIES, LLC

Filing Information

Document Number L18000218335
FEI/EIN Number 83-3237065
Date Filed 09/14/2018
State FL
Status ACTIVE

Principal Address

13225 MORNING SUN DRIVE
JACKSONVILLE, FL 32225

Mailing Address

13225 MORNING SUN DRIVE
JACKSONVILLE, FL 32225

Registered Agent Name & Address

SMITH, JOHN S
13225 MORNING SUN DRIVE
JACKSONVILLE, FL 32225

Authorized Person(s) Detail

Name & Address

Title MBMR

SMITH, JOHN S
13225 MORNING SUN DRIVE
JACKSONVILLE, FL 32225

Annual Reports

Report Year	Filed Date
2020	02/01/2020
2021	02/16/2021
2022	02/25/2022

Document Images

[02/25/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Proposed



42.00'

LOT 3, BLOCK 8
BEACH HEIGHTS

30'-0"

50'-0"

20'-0"

100.00'

100.00'

10'x10'

previous Pavers

40%
Lot
Coverage

1,367 House
sqft.

548
sqft.
Previous Pavers

1,641
sqft Lot Coverage

5'-4" 31'-4" 5'-4"

Previous
Pavers
PERVIOUS
PAVERS
DRIVEWAY

SCALE: 1" = 15'-0"

42.00'

SOUTH 10TH STREET

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22-100094

NOV - 8 2022

PLANNING & DEVELOPMENT

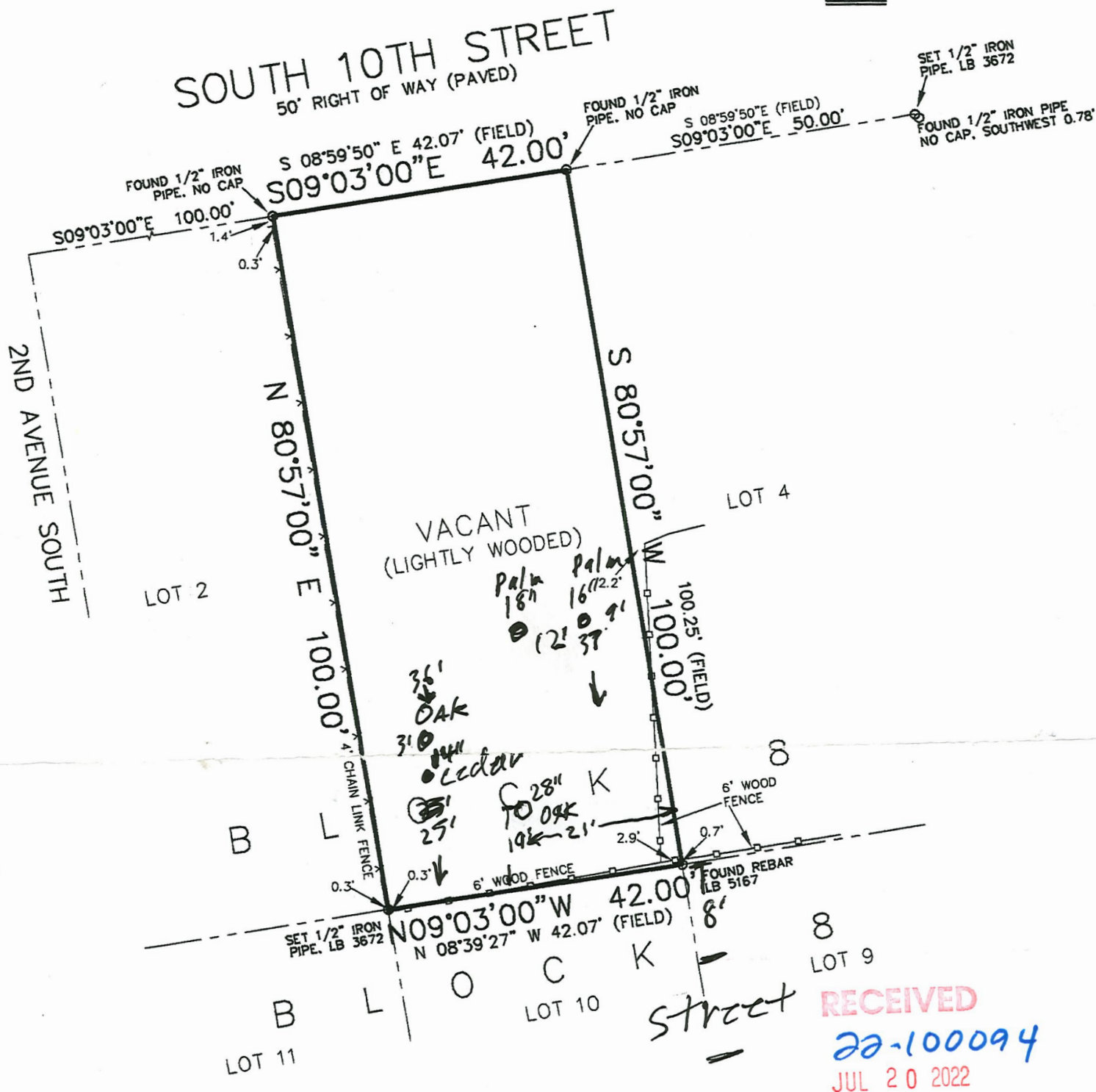
EXISTING

177329-0000

MAP SHOWING SURVEY OF

LOT 3, BLOCK 8, BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 18,
PAGE 29 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SCALE: 1" = 20'



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22-100094
JUL 20 2022

PLANNING & DEVELOPMENT

NOTES:

THIS IS A BOUNDARY SURVEY.
NO BUILDING RESTRICTION LINE AS PER PLAT.
BEARINGS BASED ON THE SOUTHERLY LINE OF
LOT 3, AS BEING S 80°57'00\" W, AS PER PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD
ZONE "X" (AREA OUTSIDE 500-YEAR FLOOD PLAIN) AS WELL
AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE
MAP" COMMUNITY-PANEL NUMBER 120078 0001 D, REVISED
APRIL 17, 1989 FOR JACKSONVILLE BEACH, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF
GARY L. LINDROS; CHICAGO TITLE INSURANCE
COMPANY AND BUSCHMAN, AHERN, PERSONS
& BANKSTON AND WAS MADE IN COMPLIANCE
WITH THE MINIMUM TECHNICAL STANDARDS SET
FORTH IN CHAPTER 61G17-6 OF THE FLORIDA
ADMINISTRATIVE CODE.

[Signature]

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. 3295
FLA. LIC. SURVEYING AND MAPPING BUSINESS No. 3672

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

CHECKED BY: SWC
DRAWN BY: DAF
FILE #: 02-1127A

BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: OCTOBER 4, 2002
SHEET 1 OF 1



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

BOA#22-100139

Zoning: RS-1
RE: 181484-0000
Legal: Lot 6, Block 6, Atlantic Shores Ocean Front Section Division "A"
Address: 0 34th Avenue South

Request

Section(s): 34-336(e)(1)c.1, for a front yard setback of 19 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for east and west side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling and covered rear porch.

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1929) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject property is 65.4 feet in width and 123.4 feet deep with an overall area 8,071 square feet. The subject lot is currently vacant and substandard in both width and area. The applicant is requesting to construct a new house with attached garage and covered car port.

Previous BOA#15-100217, approved for a front yard of 17.08 feet in lieu of 25 feet, a rear yard of 10.25 feet in lieu of 30 feet, lot coverage of 47% in lieu of 35% and a vehicle use area setback of 2.75 feet in lieu of 5 feet minimum.

No active code enforcement.

Staff Analysis

The nonconforming lot of record is close to 2,000 square feet less than the required 10,000 square feet minimum, and roughly 25 feet narrower than the required 90 feet minimum. The overall footprint of the main structure with attached garage and covered car port is 3,618 square feet, with a driveway comprised of three sets of wheel strips to reduce overall lot coverage. The driveways account for only 304 square feet of lot coverage. As noted above the lot is 25 feet narrow of the minimum for RS-1 dimensional standards. The requested 8 foot setbacks account for only a 4 foot reduction in side yard setbacks overall. The front yard setback of 19 feet is 6 feet less than the required 25 foot front yard setback, but is substantially similar to the setback of the two adjacent homes to the east and west. The lot is



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substandard in two major ways and some degree of relief is warranted to construct a new single family dwelling.

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 lot was platted in 1929 and was recently acquired by the applicant in 2022. There is a previously approved variance of a similar impact for this property circa 2015.

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 was platted in 1929, and was platted prior to the creation of the



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

current Land Development Code. The applicant purchased the property in 2022, and with the knowledge that previous variance had been approved for similar single family home uses.

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

Staff finds that the proposed variance **will not** confer special privileges. Relief from the dimensional standards is a common request in the RS-1 zoning district for construction of new homes, as many lots in the RS-1 district are undersized.

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 make the construction of the proposed home harder, and the lot, as it was platted denies the applicant roughly 25 extra feet in width that would otherwise be available and nearly 2,000 square feet of lot area that would be available for construction if the lot were a conforming 10,000 square foot lot.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed addition to the exiting property. The requested variances are minimum needed to construct the home as proposed. Previous approvals reduced setbacks further than the applicant has requested.

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#22-100139**

Location Map (property boundaries are representative only)



BENCHMARK:
ORTH RIM OF MANHOLE
C.L. OF 34TH AVE SOUTH
FRONT OF OUT LOT 6 BLK 6
ELEVATION: (8.31)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

CROWN OF ROAD (8.09)
EDGE OF ASPHALT (8.15)
CROWN OF ROAD (8.28)
CROWN OF ROAD (8.66)

SS2°48'34"E 40.68'
N88°36'00"E 65.40'

LOT 5 BLOCK 6
LOT 4 BLOCK 6
LOT 6 BLOCK 6 (VACANT)
LOT 3 BLOCK 6
LOT 10 BLOCK 6
LOT 7 BLOCK 6
LOT 9 BLOCK 6

FND 3/4" I.P.
NO I.D.

WESTERN LINE OF BLOCK 6
FORMER R/W LINE OF
COASTAL HIGHWAY

CONCRETE DRIVEWAY

0.5' WOOD FENCE

FND 1/2" I.P.
LB 4921
S81°47'19"W
1.18'

S02°00'30"E
S68°36'00"W

0.15'W WOOD BH LEANING

RECEIVED NOV - 9 22-10 PLANNING & D

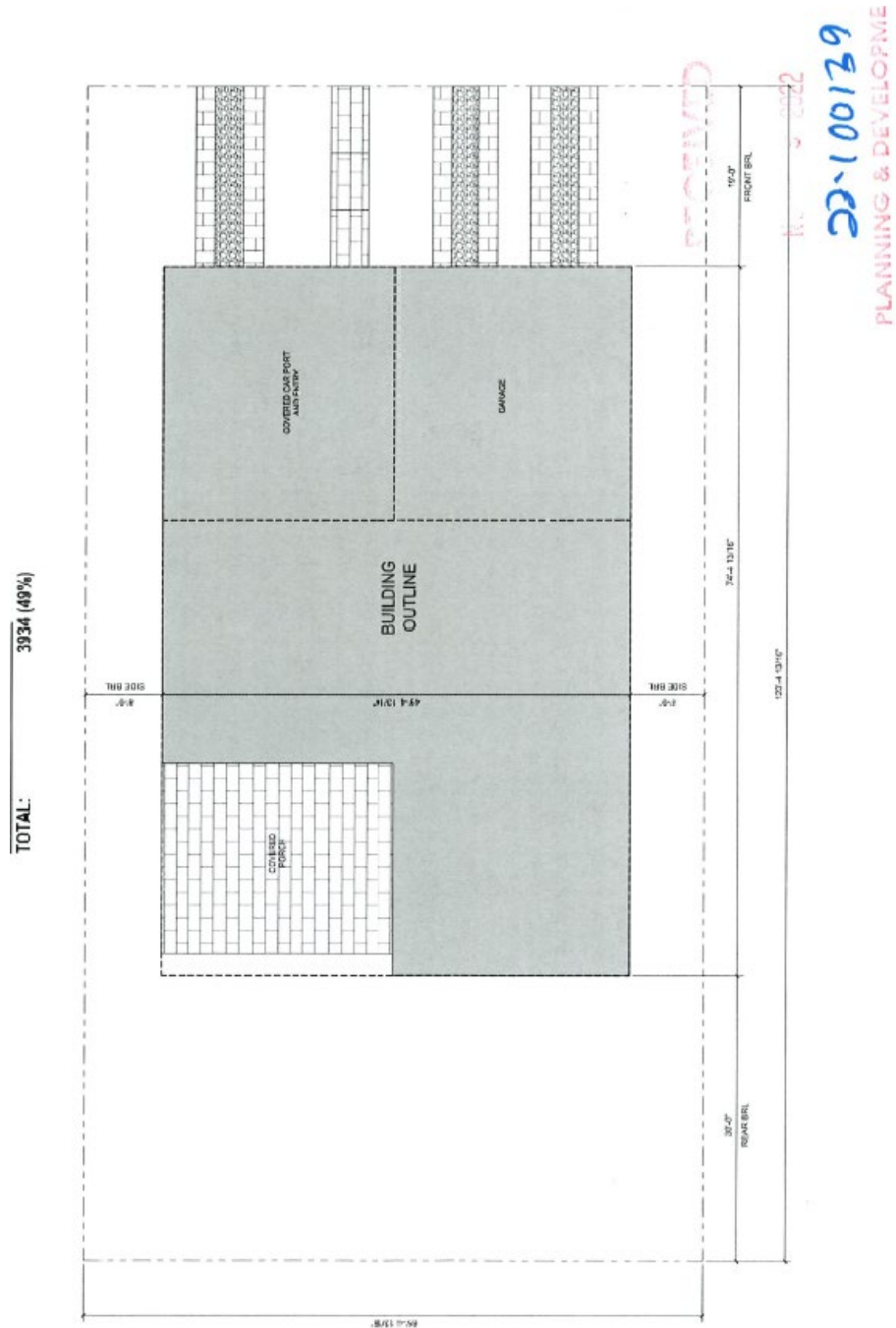
DENOTES FOUND 1/2"
IRON PIPE LB 4921
UNLESS OTHERWISE NOTED

ATTH - DENOTES AT&T TELECOM HAND HOLE
CRB - DENOTES CABLE RISER BOX



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

Proposed Site Plan





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



APPLICATION FOR VARIANCE

BOA No. 22-100139

HEARING DATE 1-3-23

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.

1-9-2022

10:20

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Khalil + Lisa Farah Telephone: 904-463-0388
 Mailing Address: 604 9th Ave S E-Mail: KhalileFarah@gmail.com
Jacksonville Beach FL
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Same Telephone: _____
 Mailing Address: Same 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: 181484-0000 26 34th Ave S
 Legal description of property (Attach copy of deed): 14-11 10-35-29E Atlantic Shores Div A R/P
 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).
front yard of 19 ft setback in lieu of 25' required
for 49% coverage in lieu of 35% required
for 8' on each side yard in lieu of 10' required
for construction of a single family home

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

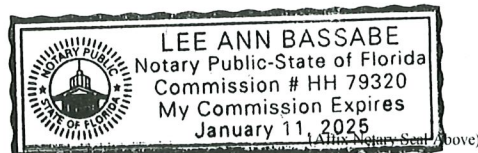
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X-shaded

CODE SECTION (s):
 34-336(e)(1)c.1, for a front yard setback of 19 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for east and west side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling and covered rear porch

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100139

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.	y	The lot is below the zoning minimum for its type
Special circumstances and conditions do not result from the actions of the applicant.	y	there have been no improvements on the lot
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.	y	The home will be of similar type of the homes in the neighborhood
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.	y	The lot is below the zoning minimum for its type
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	y	Applicant has used all available methods to minimize variance
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.	y	The proposed home will also further the goals of the comprehensive plan

Prepared by:

Crabtree Law Group, P.A.

8777 San Jose Boulevard, Building A, Suite 200

Jacksonville, Florida 32217

File Number: 22-0389DH

Contract Sales Price: \$1,375,000.00

RECEIVED
22-100139
NOV - 9 2022

PLANNING & DEVELOPMENT

General Warranty Deed

Made this July 22, 2022 A.D. By **Scott Hayes Coffing and Jayne Neil- Coffing, husband and wife**, whose post office address is: 352 Ponte Vedra Blvd, Ponte Vedra Beach, FL 32082, hereinafter called the grantor, to **Khalil Farah**, whose post office address is: 604 9th Avenue S, Jacksonville Beach, Florida 32250, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot 6, Block 6, ATLANTIC SHORES OCEAN FOREST SECTION DIVISION "A", a subdivision according to the plat thereof recorded at Plat Book 14, Page 11, in the Public Records of Duval County, Florida.

Parcel ID Number: 181484-0000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

Documentary Stamps in the amount of \$9,625.00 have been paid.

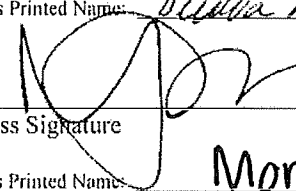
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



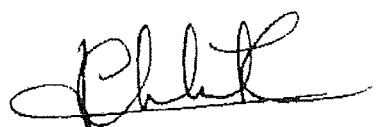
Witness Signature

Witness Printed Name: Deidra M. Hall



Witness Signature

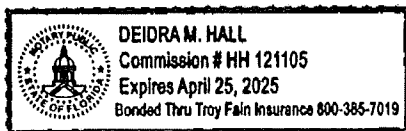
Witness Printed Name: Morgan Bass

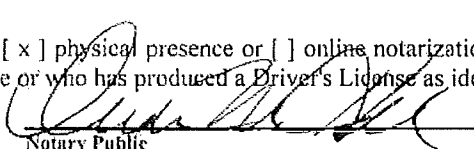


(Seal)
Jayne Neil- Coffing
Address: _____

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of July, 2022, by Jayne Neil- Coffing, who is/are personally known to me or who has produced a Driver's License as identification.





Notary Public
My Commission Expires: _____

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:

Lori S. Aikin
Witness Signature

Witness Printed Name: Lori S. Aikin

Reed G. Scharman
Witness Signature

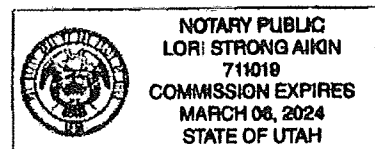
Witness Printed Name: Reed G. Scharman

State of Utah
County of Summit

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 20th day of July, 2022, by Scott Hayes Coffing who is/are personally known to me or who has produced a Driver's License as identification.

Scott Hayes Coffing (Seal)
Address:

Lori Strong Aikin
Notary Public
My Commission Expires: 3/6/24





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

Reference

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4634 6859

January 8, 2016

James and Andrea Cooper
2260 Beach Boulevard
Jacksonville Beach FL 32250

RECEIVED
22-166139
NOV - 9 2022

RE: BOA# 15-100217
26 South 34th Avenue
(Lot 6, Block 6, *Atlantic Shores ocean Front Section Division "A"*)

PLANNING & DEVELOPMENT

Dear Mr. and Mrs. Cooper,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, January 5, 2016, 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:

- 34-336(e)(1)c.1, for a front yard of 17.08 feet in lieu of 25 feet required;
- 34-336(e)(1)c.3, for a rear yard of 10.25 feet in lieu of 30 feet required;
- 34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum; and
- 34-393(d) for parking vehicle use area 2.75 feet to a property line in lieu of 5 feet required

The Board **Amended** and **Approved** the request as follows:

- 34-336(e)(1)c.1, for a front yard of 17.08 feet in lieu of 25 feet required;
- 34-336(e)(1)c.3, for a rear yard of 10.25 feet in lieu of 30 feet required;
- 34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum;
- 34-393(d) for parking vehicle use area 2.75 feet to a property line in lieu of 5 feet required; and
- Limited to as shown, submitted and discussed

To allow for a new 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 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) 247-6235.

Sincerely,


Jon Hays, CBO

Building Department



PROPOSED

FARAH RESIDENCE
24 34TH AVE. S. (TBD)
JAX BCH, FL 32250

LOT AREA: 8071
 BUILDING OUTLINE: 3128
 COVERED PORCH: 490
 DRIVEWAY AND WALK: 304
 AC PADS: 12
TOTAL: 3934 (49%)

ISSUED FOR REVIEW
 10-19-2022

COLLIN SPELTS
 ARCHITECTURE

1412 RFTM ST. S.
 JACKSONVILLE BEACH, FL 32250
 E: collinspelts@architect.com
 PH: 904-923-9150
 www.speltsarchitect.com

COLLIN SPELTS
 REGISTERED ARCHITECT
 FLORIDA REGISTRATION: # AR999626

No.	Description	Date

**NOT FOR
 PERMIT OR
 CONSTRUCTION**

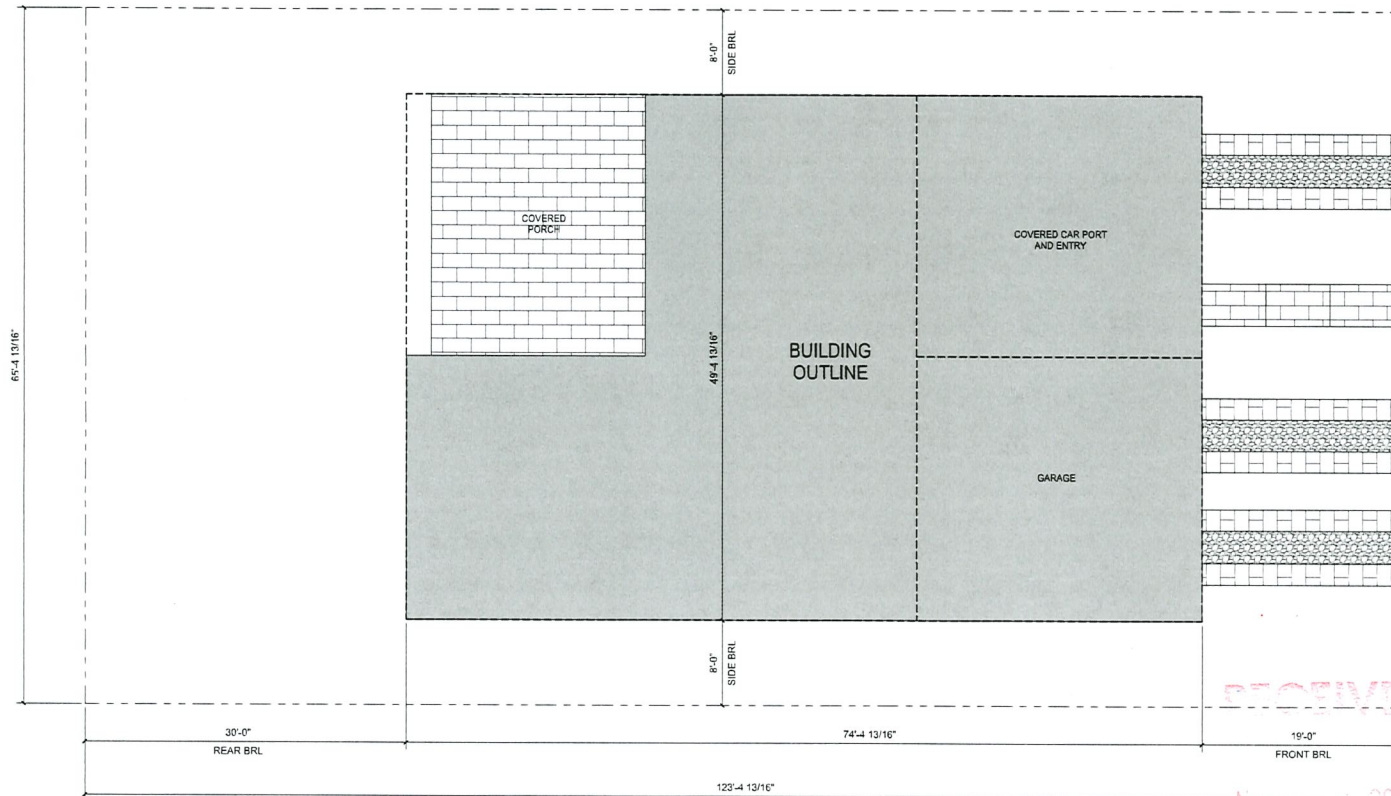
**FARAH
 RESIDENCE**

TITLE SHEET

Project Number: #####
 Date: OCT. 19, 2022
 Drawn By: Author
 Checked By: Checker

A 100

Scale: As indicated



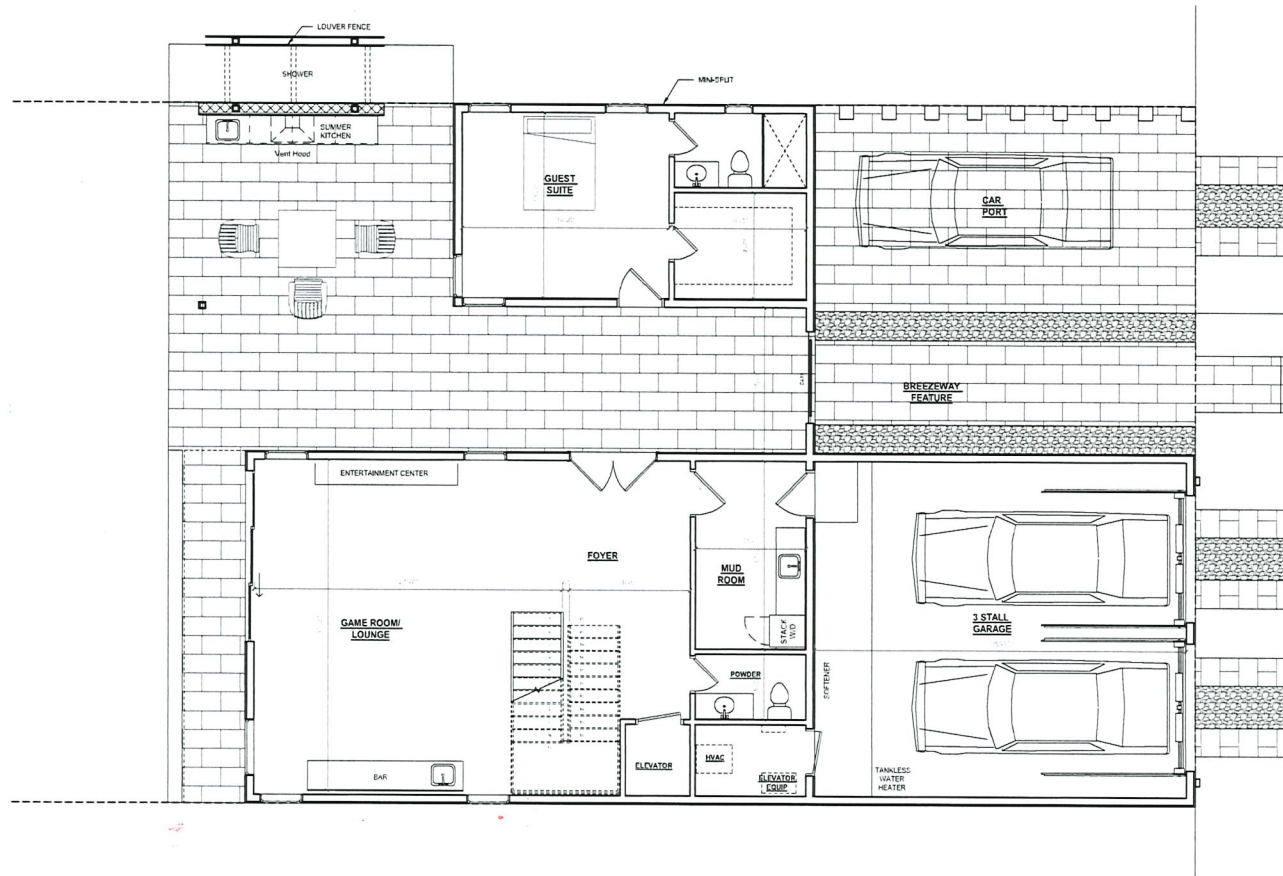
1 SITE PLAN
 A 100 3/16" = 1'-0"
 NORTH SCALE: 1/4" = 1'-0"

RECEIVED
 OCT 20 2022
 22-100139
 PLANNING & DEVELOPMENT

10/19/2022 11:31:36 PM

PROPOSED

NOTE: DOOR AND WINDOW DIMENSIONS
DENOTE UNIT SIZES NOT ROUGH OPENINGS.



RECEIVED
22-100139
NOV = 9 2022

PLANNING & DEVELOPMENT

AREA CALCS (HVAC):

1ST FLOOR: 1346
2ND FLOOR: 2167
3RD FLOOR: 1273
TOTAL: 4786

AREA CALCS (HVAC):

GARAGE: 660
1ST FL COVERED SPACE: 1253
2ND FL COVERED SPACE: 270
3RD FL COVERED SPACE: 145
TOTAL: 2328

COLLIN SPELTS ARCHITECTURE

1612 RFTH ST S
JACKSONVILLE BEACH, FL 32250

E: collin@speltsarchitect.com
PH: 904-923-9150
www.speltsarchitect.com

COLLIN SPELTS
REGISTERED ARCHITECT
FLORIDA REGISTRATION: # AP00226

No.	Description	Date

NOT FOR
PERMIT OR
CONSTRUCTION

FARAH
RESIDENCE

1ST FLOOR
OPTION 1

Project Number: #####
Date: OCT. 19, 2022
Drawn By: Author
Checked By: Checker

A 200

Scale: 1/4" = 1'-0"

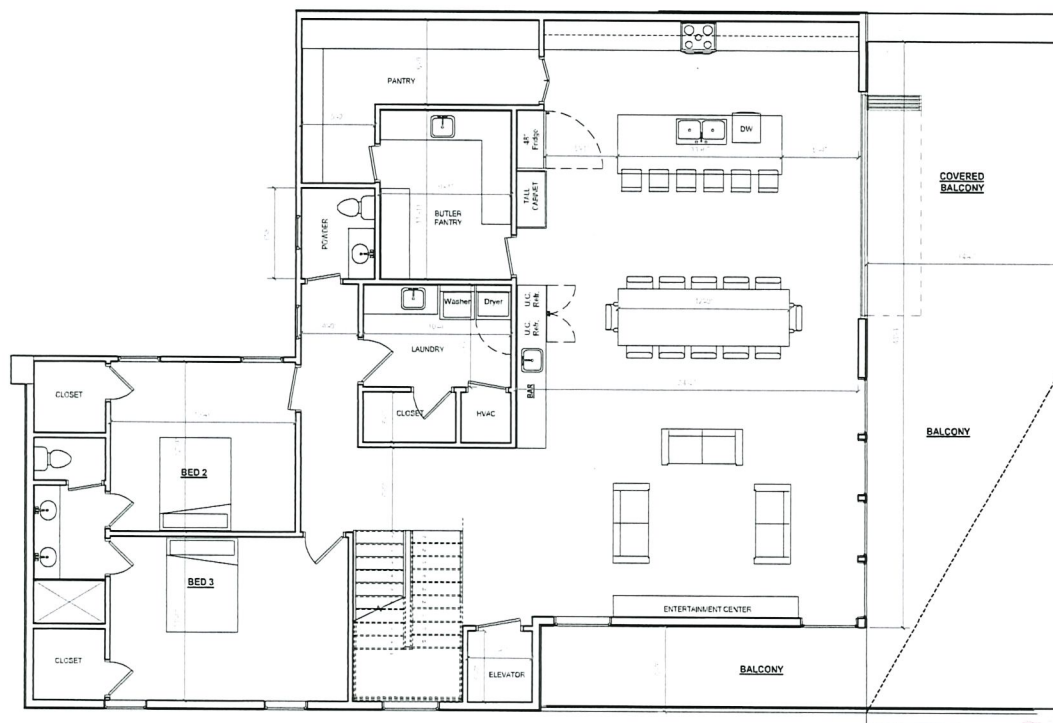


1
A 200
FIRST FLOOR
SCALE: 1/4" = 1'-0"

11/11/2022 1:09:45 PM

PROPOSED

NOTE: DOOR AND WINDOW DIMENSIONS
DENOTE UNIT SIZES NOT ROUGH OPENINGS.



COLLIN SPELTS
ARCHITECTURE

1612 RPTH ST. 5
JACKSONVILLE BEACH, FL 32250
E: collin@speltsarchitect.com
PH: 904-923-9150
www.speltsarchitect.com

COLLIN SPELTS
REGISTERED ARCHITECT
FLORIDA REGISTRATION: # AR09826

No.	Description	Date

**NOT FOR
PERMIT OR
CONSTRUCTION**

**FARAH
RESIDENCE**

**2ND FLOOR
OPTION 1**

Project Number: #####
Date: OCT. 19, 2022
Drawn By: Author
Checked By: Checker

A 201

Scale: 1/4" = 1'-0"



NORTH

1 SECOND FLOOR
A 201
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0 2' 4' 8'

RECEIVED

NOV - 9 2022
22-100139

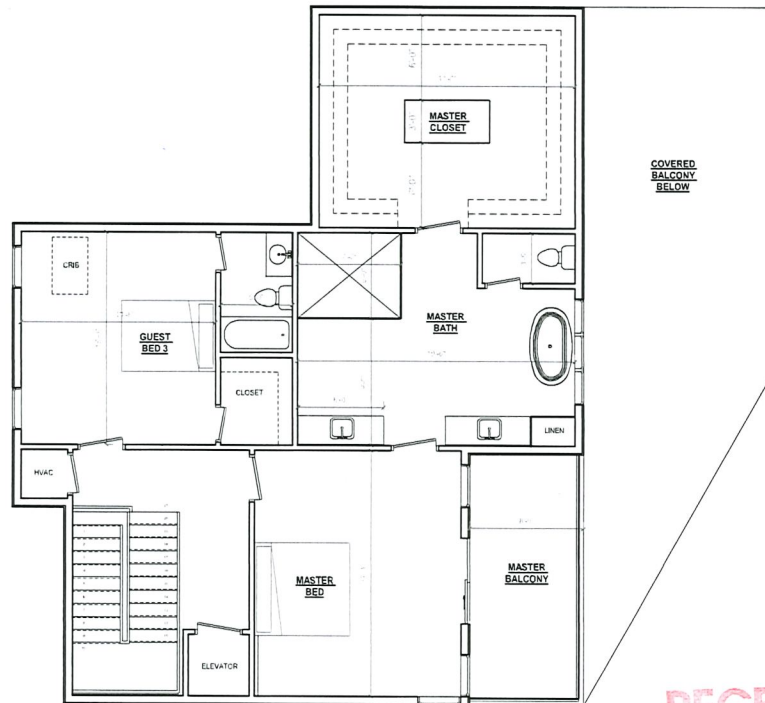
PLANNING & DEVELOPMENT

11/10/2022 1:09:45 PM

PROPOSED

NOTE: REFER TO SHINGLE AND METAL ROOF MANUFACTURER FOR ALL INSTALLATION DETAILS INCLUDING FLASHING AND UNDERLAYMENT.

NOTE:
-GUTTERS AT ALL SLOPED ROOFS.



RECEIVED
22.100139
NOV - 9 2022

PLANNING & DEVELOPMENT

COLLIN SPELTS
ARCHITECTURE

1412 RFTM ST S
JACKSONVILLE BEACH, FL 32250
E: collinspeltsarchitect.com
PH: 904-923-9150
www.speltsarchitect.com

COLLIN SPELTS
REGISTERED ARCHITECT
FLORIDA REGISTRATION: # AR95626

No.	Description	Date

**NOT FOR
PERMIT OR
CONSTRUCTION**

**FARAH
RESIDENCE**

**3RD FLOOR
OPTION 1**

Project Number: #####
Date: OCT. 19, 2022
Drawn By: Author
Checked By: Checker

A 202

Scale: 1/4" = 1'-0"



1 THIRD FLOOR
A 202
1/4" = 1'-0"
0 2' 4' 6'

11/12/2022 1:09:15 PM

PROPOSED



RECEIVED
22-106139
NOV - 9 2022

PLANNING & DEVELOPMENT

PROPOSED



RECEIVED

82.100139

NOV - 9 2022

PLANNING & DEVELOPMENT

EXISTING

MAP SHOWING BOUNDARY, TOPOGRAPHIC &
TREE SURVEY OF
LOT 6 BLOCK 6 AS SHOWN ON MAP OF
ATLANTIC SHORES OCEAN FRONT SECTION
DIVISION "A"

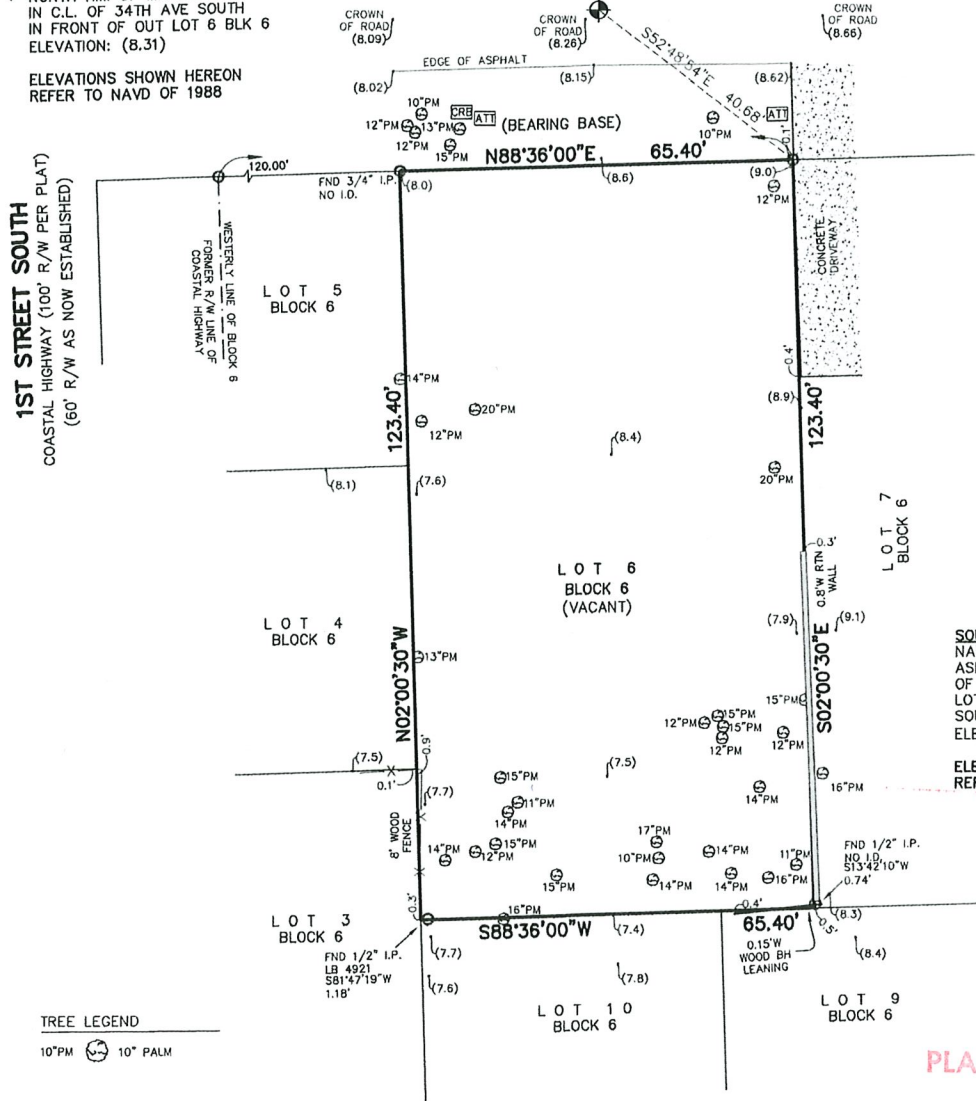
AS RECORDED IN PLAT BOOK 14 PAGE 11 OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FL.
CERTIFIED TO: BROWDY & BROWDY, INC.

34TH AVENUE S.
ALHAMBRA STREET (PER PLAT)
(50' RIGHT OF WAY)

SET BENCHMARK:
NORTH RIM OF MANHOLE
IN C.L. OF 34TH AVE SOUTH
IN FRONT OF OUT LOT 6 BLK 6
ELEVATION: (8.31)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

1ST STREET SOUTH
COASTAL HIGHWAY (100' R/W PER PLAT)
(60' R/W AS NOW ESTABLISHED)



SOURCE BENCHMARK:
NAIL & DISK FND LB 3857 IN
ASPHALT AT WESTERLY EDGE
OF ASPHALT IN FRONT OF
LOT 4 BLK 5 ON 1ST ST
SOUTH
ELEVATION: (7.77)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

RECEIVED

NOV - 9 2022
22-100139

PLANNING & DEVELOPMENT

TREE LEGEND

10"PM 10" PALM

○ DENOTES FOUND 1/2"
IRON PIPE LB 4921
UNLESS OTHERWISE NOTED
ATTHH - DENOTES AT&T TELECOM HAND HOLE
CRB - DENOTES CABLE RISER BOX

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
ON FLOOD INSURANCE RATE MAP D419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M. INDEX DATE 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend

COV. = COVERED
FND. = FOUND
ESHT. = EASEMENT
CONC. = CONCRETE
MON. = MONUMENT
I.P. = IRON PIPE
I.R. = IRON ROD
Δ = DELTA ANGLE
CH = CHORD
A = ARC LENGTH
R = RADIUS
C = CALCULATED
D = DEED
P.L. = PLAT
N. = NORTH AMERICAN VERTICAL DATUM
N.A.D. = NORTH AMERICAN DATUM
N.T.S. = NOT TO SCALE
P.L. = LICENSED BUSINESS
A = ACTUAL
W = WITNESS

F.F.E. = FINISH FLOOR ELEVATION
A/C = AIR CONDITIONER
I.D. = IDENTIFICATION
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
P.C.P. = PERMANENT CONTROL POINT
P.C. = POINT OF CURVE
P.R.C. = POINT OF REVERSE CURVE
P.C.C. = POINT OF COMPOUND CURVE
B.R.L. = BUILDING RESTRICTION
F.P.A.L. = FLOOD POWER & LIGHT
(TYP.) = TYPICAL
N.A.D. = NORTH AMERICAN VERTICAL DATUM
N.A.D. = NORTH AMERICAN DATUM
N.T.S. = NOT TO SCALE
P.L. = LICENSED BUSINESS
A = ACTUAL
W = WITNESS

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE
SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN
AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6843

SCALE 1"=20'

DATE 12-20-2021

FLORIDA REGISTERED SURVEYOR AND MAPPER

