



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, February 7, 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: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting held on January 3, 2023
- B. Regular Board of Adjustment Meeting held on January 18, 2023

CORRESPONDENCE

OLD BUSINESS

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

Applicant: David T. Plummer

Agent: Hunter Faulkner, Jimerson Birr, P.A.

Owner: David T. 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 Consider: 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

NEW BUSINESS**A. Case Number(s): BOA#22-100150**

Applicant: Ronald Stephens

Agent: N/A

Owner: Ronald Stephens

Property Address: 716 11th Street North

Parcel ID: 177779-0000

Legal Description: Lot 1, Block 5, *Pine Grove Unit Two*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)c.2, for a corner side-yard setback of 19.7 feet in lieu of 20 feet minimum; and 34-336(e)(1)c.3, for a rear-yard setback of 20 feet in lieu of 30 feet minimum to allow for the construction of a new single-family dwelling

B. Case Number(s): BOA#22-100151

Applicant: Jered & Carly DaCosta

Agent: N/A

Owner: Jered DaCosta

Property Address: 109 12th Avenue North

Parcel ID: 174644-0000

Legal Description: The East 93 feet of Lot 1, Block 132, *Pablo Beach Improvements Company*

Current Zoning: RM-2

Motion to Consider: 34-340(e)(3)c.3, for a rear yard setback of 2.3 feet in lieu of 30 feet minimum; 34-340(e)(3)c.2, for a side-yard setback of zero feet in lieu of 10 feet minimum; and 34-340(e)(3)c.1, for a front yard setback of 12.3 feet in lieu of 20 feet minimum all to allow for the re-orientation of the front and side yards, making the 12th Avenue North property line the front yard and the 1st Street North property line the corner side yard, to add additional paving for parking, install a new swimming pool and pool deck, and rectify existing non-conformities at an existing multi-family dwelling

C. Case Number(s): BOA#22-100153

Applicant: William Fullerton

Agent: Andrea Lambert

Owner: William Fullerton

Property Address: 614 15th Avenue South

Parcel ID: 176935-0000

Legal Description: Lot 3, Block 157, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider: 34-337(e)(1)c.3, for a rear yard setback of 25 feet in lieu of 30 feet minimum; 34-337(e)(1)e, for lot coverage of 46% in lieu of 35% maximum; 34-337(e)(1)g, for an accessory structure setback of 0.6 feet along the east property line and 1.8 feet along the south property line; and 34-373(d), for a parking area setback of zero feet in lieu of 5 feet minimum to rectify existing non-conformities and allow for the construction of a new addition to an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next Board of Adjustment meeting will be on **Wednesday**, February 22.

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, January 3, 2023, 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. Moreland, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on December 20, 2022

CORRESPONDENCE: None

OLD BUSINESS:

A. 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 & Agent: Kevin Fitzgerald, 13602 Mt. Pleasant Road, Jacksonville, and Robert Sherman, 1103 15th Avenue North, Jacksonville Beach. Mr. Sherman stated the hardship was a nonconforming lot.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100131 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

NEW BUSINESS:

- A. Case Number:** **BOA#22-100094**
Applicant/Owner: John Smith, Big Beach Properties, LLC
Agent: Seth Heitzman
Property Address: '0' (240) 10th Street South
Parcel ID: 177328-0000

City of Jacksonville Beach Land Development 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.

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

Agent: Seth Heitzman, 6917 SW Highway 47, Lake City, stated the hardship was a small, nonconforming lot.

A discussion ensued about pavers.

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#22-100094 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.

- B. Case Number:** **BOA#22-100139**
Applicant/Owner: Khalil & Lisa Farah
Property Address: '0' (26) 34th Avenue South
Parcel ID: 181484-0000

City of Jacksonville Beach Land Development 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.

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

Applicant: Khalil & Lisa Farah, 604 9th Avenue South, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about a previous variance.

Public Hearing:

The following spoke in opposition to the variance:

- Anne Kern, 3409 1st Street South, Jacksonville Beach
- Don Stokes, 50 34th Avenue South, Jacksonville Beach

Mr. & Ms. Farah acknowledged the neighbors' concerns.

A discussion ensued about lot size, setbacks, parcel line, and a previous variance.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#22-100139 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about flooding and drainage.

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

PLANNING DEPARTMENT REPORT:

Senior Planner Christian Popoli stated a Board election would occur at the January 18, 2023, Board of Adjustment meeting, but the City Attorney may have proposed changes to the rules and regulations. He noted he would not be in attendance.

Mr. Popoli provided an update on the Comprehensive Plan and Land Development Code review process.

The next scheduled meeting is Wednesday, January 18, 2023, at 6:00 P.M. There are four scheduled cases.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:33 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Wednesday, January 18, 2023, 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.

ELECTION OF OFFICERS:

A. Election of Chair and Vice Chair

Senior Permit Specialist Chandra Medford opened the floor for nominations for the Chair position.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to nominate Alexi Gonzalez for the Chair position.

Ms. Medford closed the floor for nominations.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, Jennifer Williams

The motion passed unanimously.

Ms. Medford opened the floor for nominations for the Vice Chair position.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to nominate Owen Curley for the Vice Chair position.

Ms. Medford closed the floor for nominations.

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

The motion passed unanimously.

ROLL CALL:

Alternate Member Matt Metz took the Oath of Office.

Chairperson: Alexi Gonzalez

Vice-Chairperson: Owen Curley

Board Members: Jeff Truhlar John Moreland Todd Smith

Alternates: Jennifer Williams Matt Metz

Senior Permit Specialist Chandra Medford, City Attorney Sandra Robinson, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

- A. Case Number:** **BOA#22-100142**
Applicant/Owner: Desiree D. Morsching
Property Address: 1223 1st Avenue North
Parcel ID: 177721-0080

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c,3, for a rear yard setback of 18 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 44.3% in lieu of 35% maximum, to allow for construction of a new screened enclosure addition at the rear of an existing single-family dwelling.

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

Applicant: Desiree Morsching, 1223 1st Avenue North, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the pool, patio, lot coverage, and a prior variance.

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#22-100142 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the prior variance and lot coverage.

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

- B. Case Number:** **BOA#22-100143**
Applicant/Agent: Jeremiah Siebert, Anthony & Sylvan Pools
Owner: Michael & Sandra Donovan
Property Address: 1301 Ponce De Leon Street
Parcel ID: 181076-1110

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; and 34- 337(e)(1)g, for an accessory structure setback of 2 feet in lieu of 5 feet minimum along the western side-yard and rear yard to rectify nonconformities to an existing shed at an existing single-family dwelling.

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

Agent: Jeremiah Siebert, 609 Fox Branch Circle, Saint Johns, stated the hardship was a substandard 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#22-100143 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about decking and the backyard.

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

C. Case Number: **BOA#22-100144**
Applicant/Agent: Starr Sanford Design, Christi Elflein
Owner: Frederick & Janet Saltmarsh
Property Address: 3848 Duval Drive
Parcel ID: 181707-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for renovations at an existing non-conforming single-family dwelling.

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

Agent: Christi Elflein, 3512 Bay Island Circle, Jacksonville Beach, stated the hardship was a non-conforming lot. Ms. Elflein distributed additional handouts [on file].

A brief discussion ensued about turf, lot coverage, and pavers. It was addressed the lot coverage was incorrectly calculated at 56.3% on the proposed plan submitted.

Public Hearing:

The following spoke in support of the variance:

- Quin Nagerty, 12850 Winthrop Cove Drive, Jacksonville

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

- Scott Saltmarsh, 3848 Duval Drive, Jacksonville Beach
- Janet Saltmarsh, 3848 Duval Drive, Jacksonville Beach
- Michael Sherrod, 370 4th Street South, Jacksonville Beach

The following spoke in opposition to the variance:

- Gretchen and Tom Alter, 3915 Ponte Vedra Boulevard, Jacksonville Beach

Ms. Alter submitted photographs for viewing and requested the photographs back.

Ms. Gonzalez closed the public hearing.

Ms. Elflein acknowledged the concerns expressed by Mr. and Mrs. Alter.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100144 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, materials, drainage, and lot coverage.

Roll Call Vote: Ayes – Todd Smith, Owen Curley, Jeff Truhlar, Alexi Gonzalez
Nays – John Moreland
The motion passed 4-1.

D. Case Number: **BOA#22-100145**
Applicant/Owner: Adam & Kelly Weinberg
Property Address: 1817 Horn Street
Parcel ID: 179892-0160

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for the construction of a 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: Adam and Kelly Weinberg, 1817 Horn Street, Jacksonville Beach, stated the hardship was a non-conforming lot.

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100145 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:

The next scheduled meeting is Tuesday, February 7, 2023, at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned 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 600 square feet including all stairways and common areas in lieu of 700 square feet required for a one bedroom multi-family unit; 34-343(e)(3)a, for a front yard setback of one 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 to 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. No approved liquor license.



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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 there is an increase in intensity, as well as the 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 addition of 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, as are the setbacks and landscaping. In the C-2 zoning district, a single auxiliary dwelling unit is not an allowable use, so the lowest residential use available is two units minimum. 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 600 square feet in area each, does not meet the minimum square footage required for one-bedroom, multifamily units, which per the LDC is 700 square feet minimum. This is primarily due to the fact 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. Although work has stopped, the conversion to multifamily units did begin without approved permits.

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

Staff finds that the proposed variance **will not** confer special privileges. 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



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deprive the owner with the right to construct the two approved new dwelling units.

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. There will be no expansion of the existing nonconforming footprint.

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)



[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

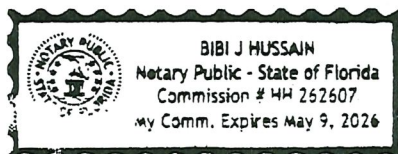
David T Plummer
PRINT APPLICANT NAME

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

City of Jacksonville Beach Planning & Development
Attn: Christian Popoli
11 N. 3rd Street
Jacksonville Beach, FL 32250

RECEIVED

DEC 16 2022

22-100122

PLANNING & DEVELOPMENT

RE: Variance Application; 120 5th St. N.

Ms. Ireland,

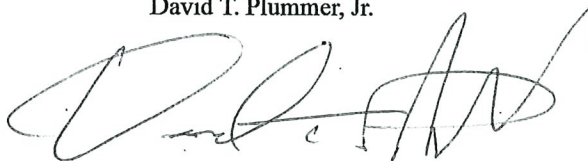
This letter confirms that Hunter Faulkner of Jimerson Birr, P.A. shall serve as my authorized agent for the above-referenced Rezoning Application.

Please let me know if there are any questions.

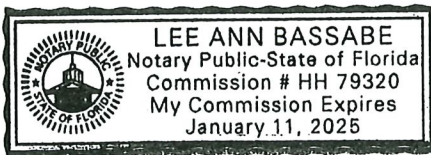
Sincerely,

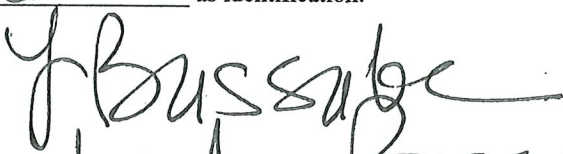
David T. Plummer, Jr.

STATE OF FLORIDA
COUNTY OF Duval



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of December 2022, by David T. Plummer, Jr. who is personally known to me or ☒ who has produced H. Drivers License as identification.




Lee Ann Bassabe
NOTARY PUBLIC

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.

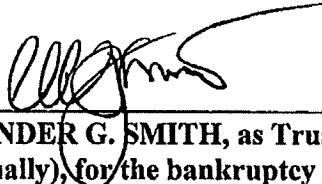
IN WITNESS WHEREOF, this Trustee's Deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:


DANESE F. MEHAFFEY

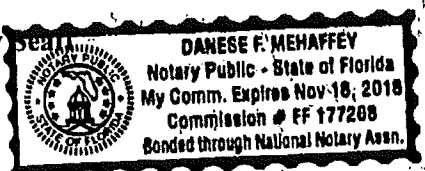

JUANITA CRITZER

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)



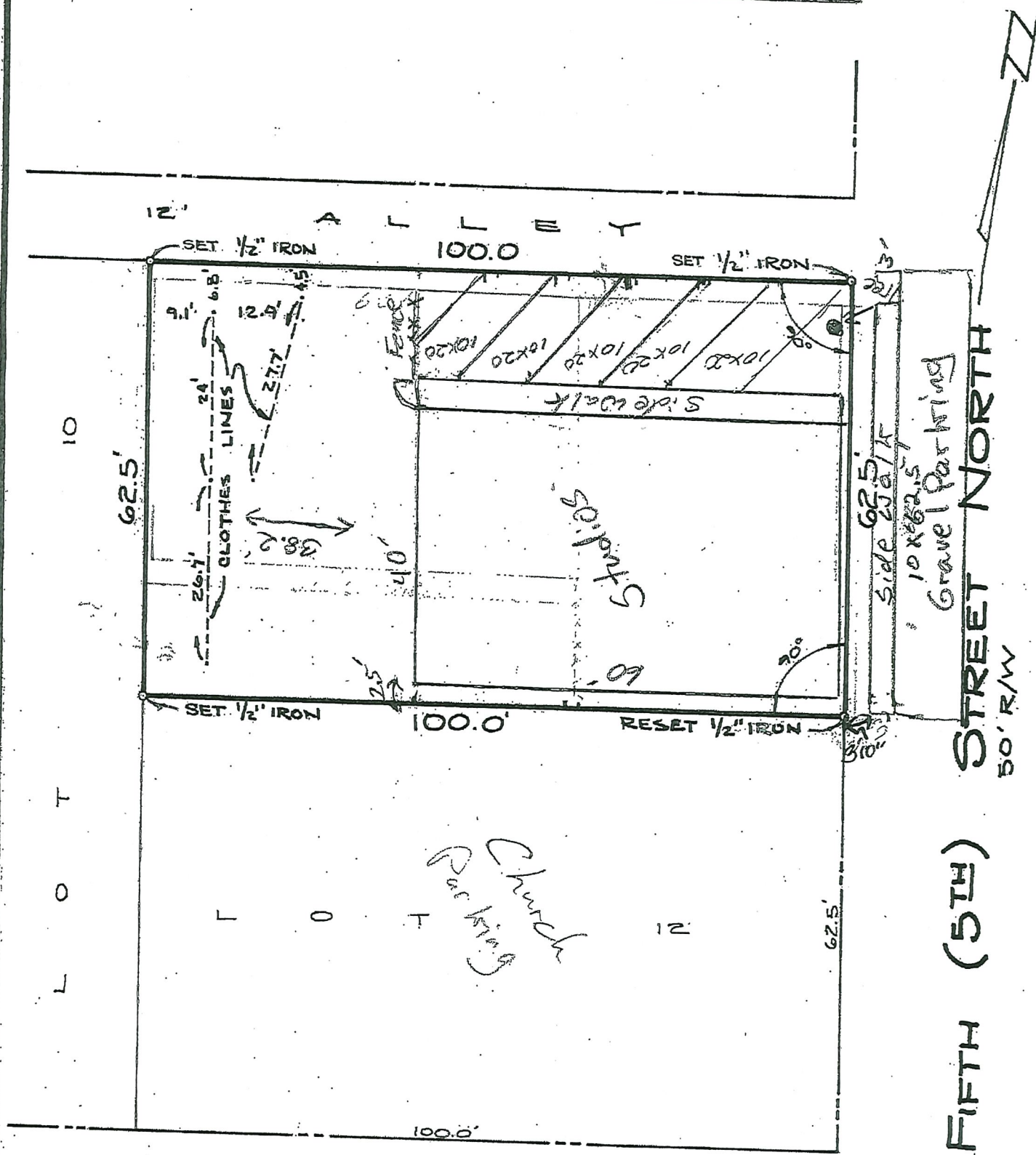

DANESE F. MEHAFFEY,
Notary Public
My commission expires:

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

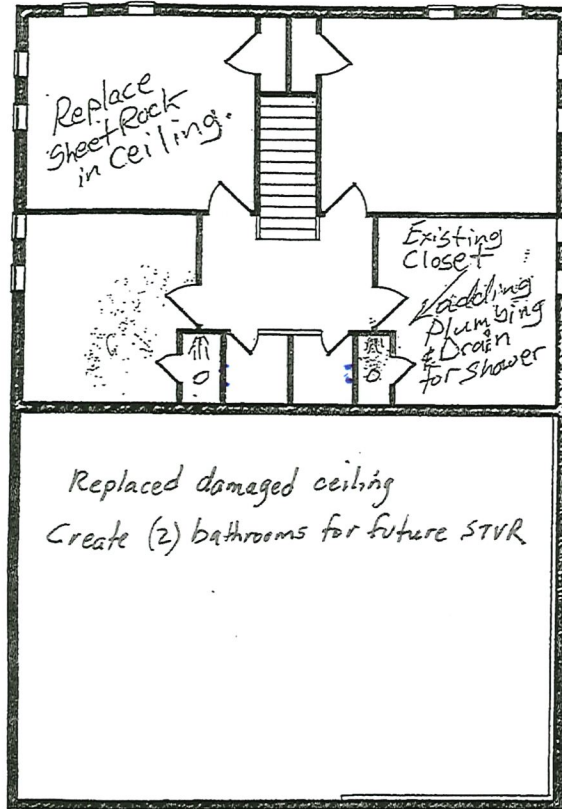
H. A. Durden

REGISTERED SURVEYOR NO. 1674 FLA.

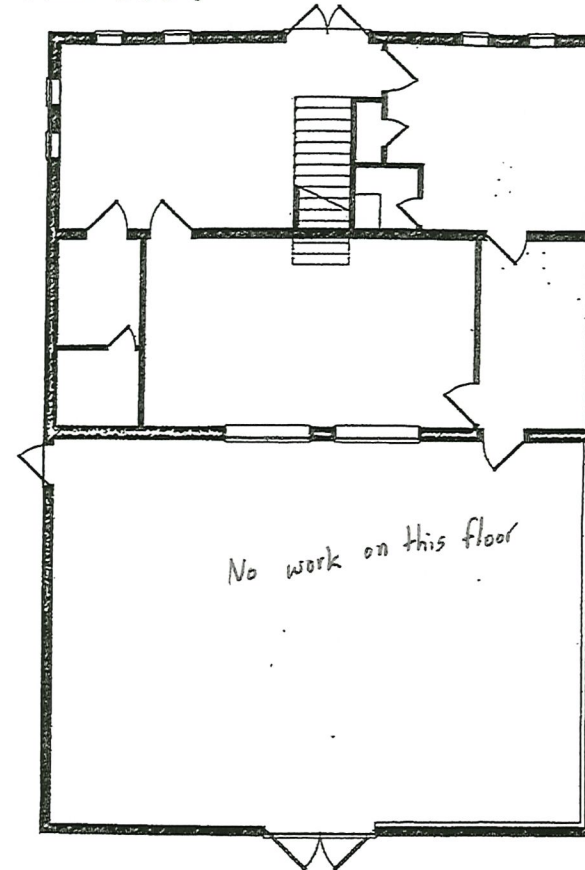
22-100122



FILE COPY



2ND FLOOR PLAN

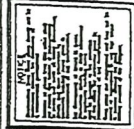


1ST FLOOR PLAN

AS BUILT FLOOR PLAN

AUG 19 2022

~~22-1085~~



CYPRESS STUDIO
120 NORTH 5TH STREET

DRAWN BY:	STAFF
CHECKED BY:	
DATE:	2/2/2022
SCALE:	1/4" = 1'-0"
JOB NUMBER:	
REVISED:	PRELIM #1
DWG NO:	

EXISTING

CONSENT

11/9/22

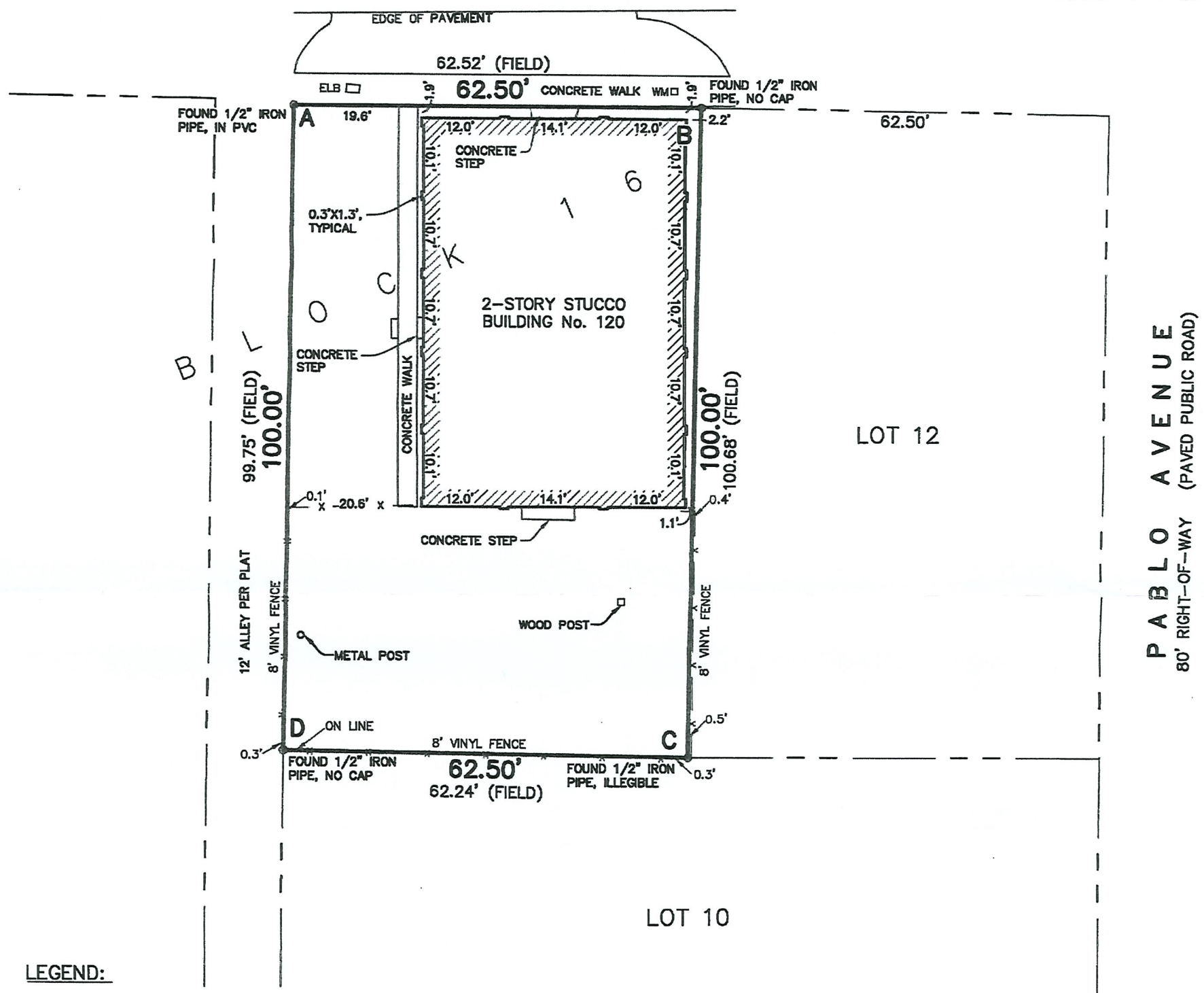
Boat 22-100122

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

Ref 22-100122

LeeAnn Bassabe

From: Tony & Cheryl Komarek <tkomarek@att.net>
Sent: Monday, December 19, 2022 7:20 PM
To: Planning Division
Subject: Tonight's 12/20 BOA22#100122 parking variance

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognise the sender and know the content is safe

BOA22#100122
Tony Komarek
533 11th Ave South
Jacksonville Beach FL

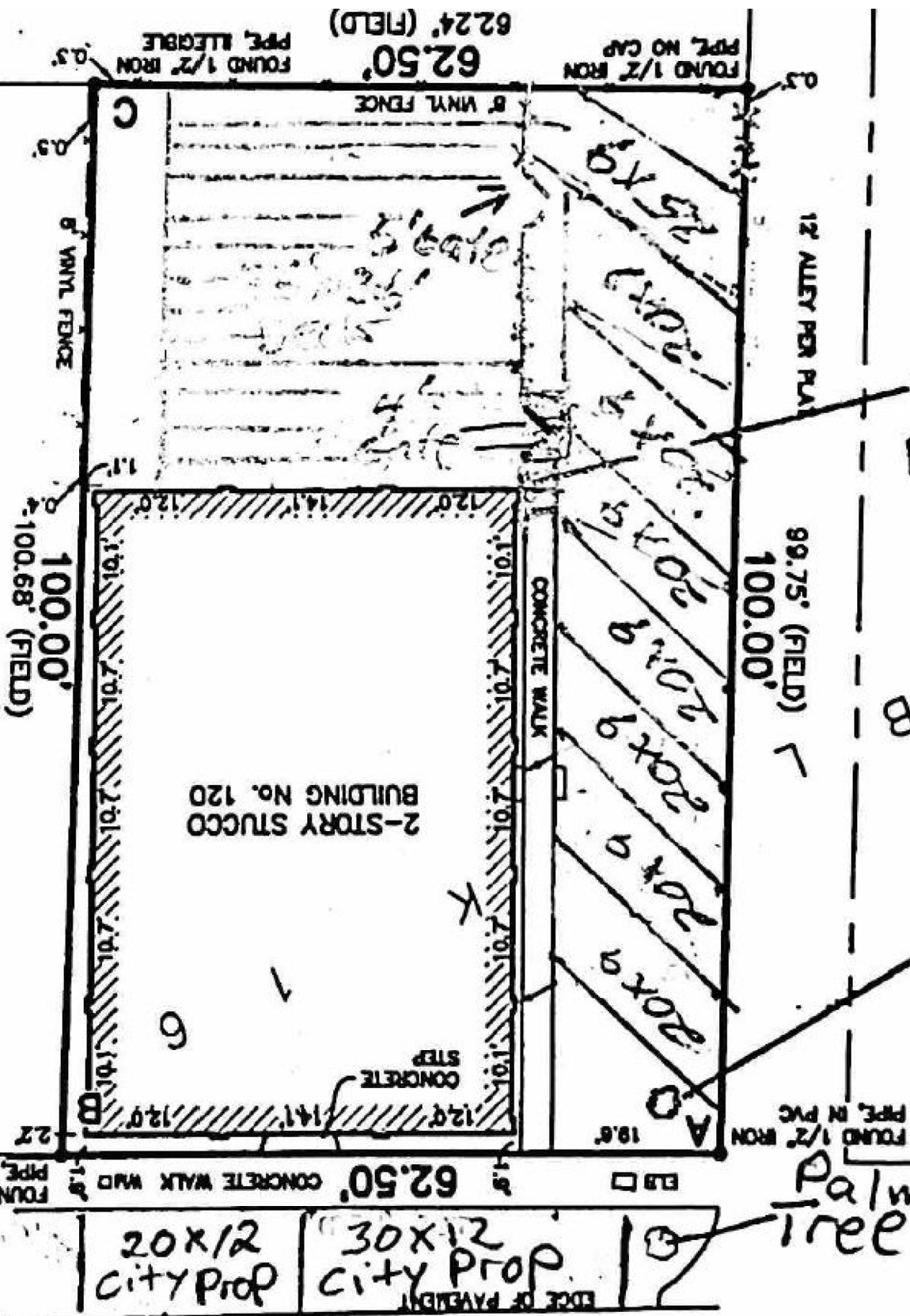
Please vote against approving the variance for this property.

We have a parking problem in Jacksonville Beach. Allowing this business converting empty spaces into hotel / short term rentals without adequate parking will encourage other developers and business owners to do the same thing.

10 spaces are required going to 5 is a drastic reduction. Just for the additional units 4 is required. So if the business is open only leaves one while in operation.
In addition the parking will not be paved.

Please enforce the current LDC. Look at the google map picture in your package. You will understand the request is unreasonable and will impact surrounding property.

Please read this during the meeting.



SXS Land:
with
Ramp to
Side walk

Palm
Tree

Palm
tree



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

BOA#22-100150

Zoning: RS-1
RE: 177779-0000
Legal: Lot 1, Block 5, Pine Grove Unit 2
Address: 716 11th Street North

Request

Section(s): 34-336(e)(1)c.2, for a corner side-yard setback of 19.7 feet in lieu of 20 feet minimum; and 34-336(e)(1)c.3, for a rear-yard setback of 20 feet in lieu of 30 feet minimum to allow for the construction of a new single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1941) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject lot is a corner lot located on the southwest corner of the intersection of 11th Street North and 7th Avenue North, with a unique curved shape along two property lines. The lot is long and narrow as with a southern property line wider than its northern line. The lot is roughly 110 feet in depth along the western property line and 81 feet wide along the southern property line, with an overall area of 8,028 square feet. The property is currently vacant, with the previous single family home demolished in 2020. The subject lot is substandard in lot area and width based on the RS-1 standards, and based on the shape and location at the intersection, has very complicated setbacks for the front yard and corner side yard.

Previous BOA#20-100145: DENIED, for lot coverage of 44.3% in lieu of 35% maximum, for a swimming pool, paver patio and outdoor kitchen.

No active code enforcement.

Staff Analysis

The subject lot is zoned for single family residential, and is currently vacant. The lot itself is uniquely shaped due to its location on a corner of an intersection, and the fact that 11th Street north does not run true north / south, but rather meets at an obtuse angle along this property line, creating a lot that is substantially wider along the southern property line and narrower at the north. Additionally the lot is substandard in both width and area. The lots required front, rear and corner side yard setbacks make for a very narrow buildable area that would make for a



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

complicated and difficult home design to fit such an area. Being only 20 feet wide on the north end and 25 feet wide on the south, a reduction in lot setbacks would be required to build a home with a typical design and layout, as found throughout the adjoining neighborhood. The proposed reduction in setbacks allow the applicant to design a home that is more in line with the size and layout of the surrounding homes, and would relieve the applicant of an undue burden to build a complicated custom home that would not be fitting for the surrounding neighborhood. Additionally, the previous home to occupy this structure was built encroaching into the required yard setbacks, likely because the same conditions existed at the time of its construction.

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. Additionally the lot's unique shape and location on the corner, creates a unique challenge



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

to build a typical single family home, as the buildable area is only 20 feet in width if all setbacks are met.

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 1941, and was platted prior to the creation of the current Land Development Code. The applicant purchased the property in 2021. The existing conditions and limitations existed prior to the purchase of the current owner.

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, additionally, the applicant would not receive special privileges, as the reduction in setbacks would allow for the construction of a typically sized and shaped home, to fit with the surrounding properties.

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 would require the home to be exceptionally narrow and out of character with the surrounding homes, and typical homes within 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 new single family home on the exiting property. The requested variances are minimum needed to construct the home as proposed. The applicant has requested relief from setbacks only, and has



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

used pervious materials for paving of the driveway to offset additional lot coverage, thus staying below the 35% maximum.

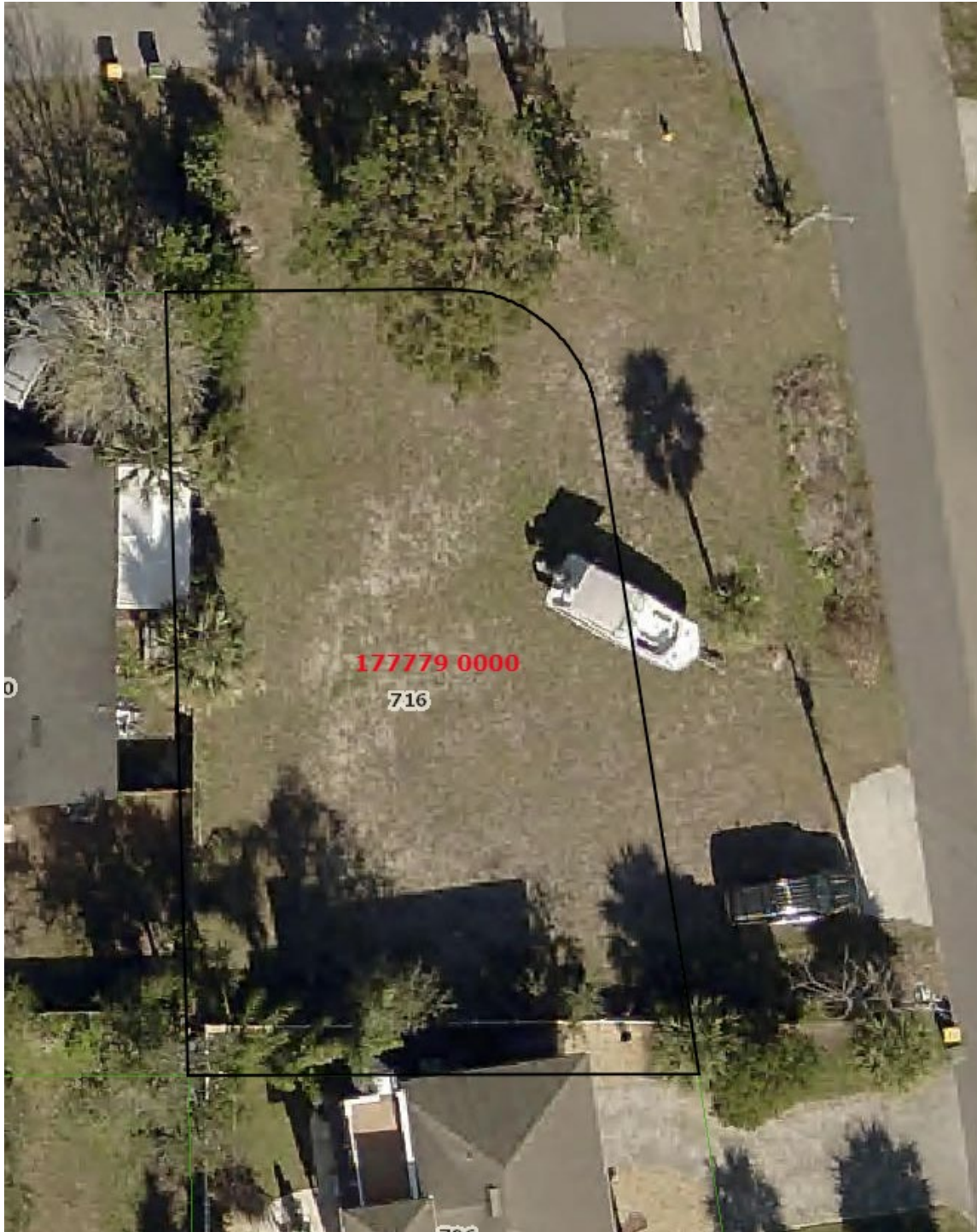
- 6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

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#22-100150**

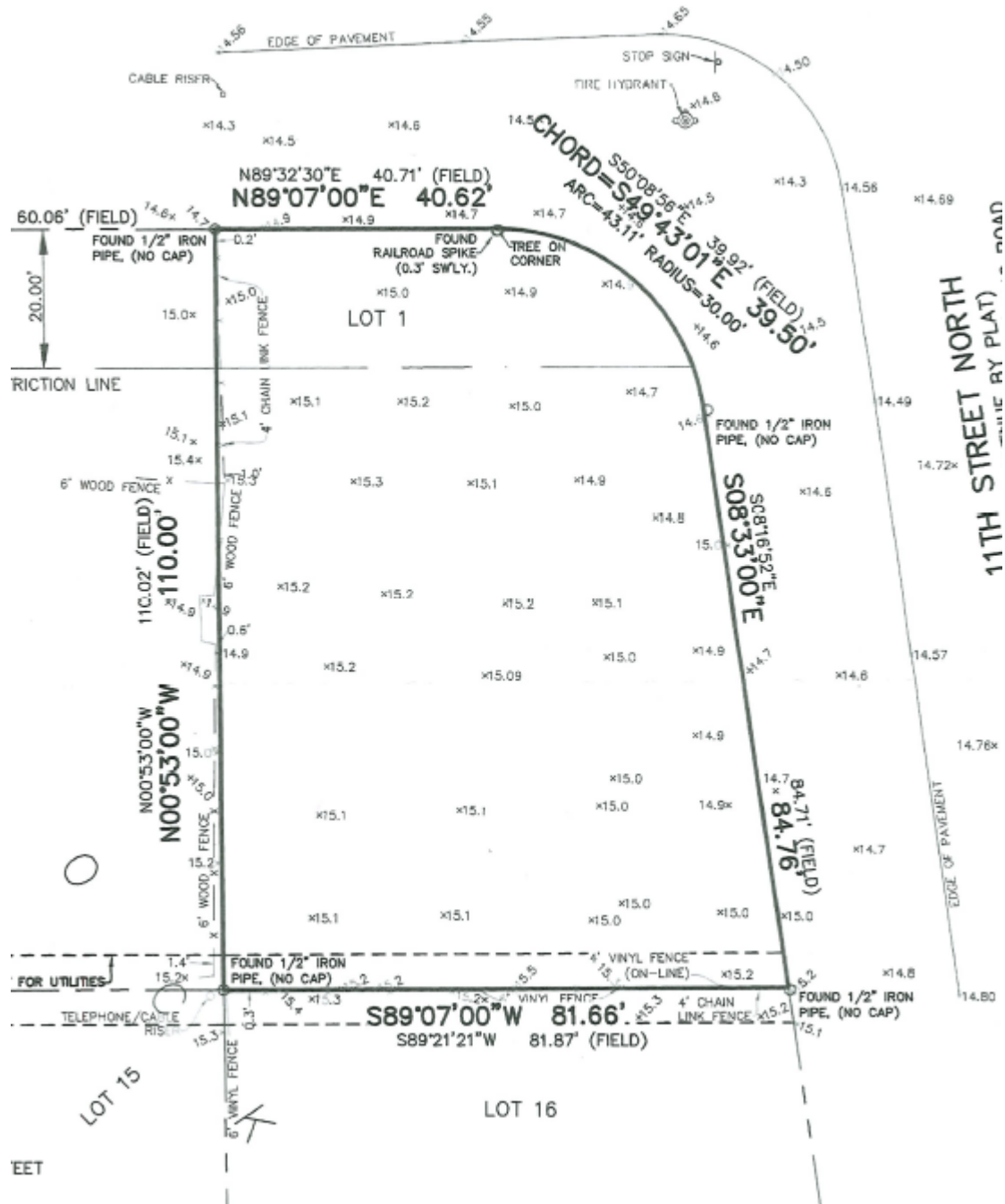
Location Map (property boundaries are representative only)





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

Existing Survey



7TH AVENUE NORTH
(10' RIGHT OF WAY)





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



APPLICATION FOR VARIANCE

BOA No. 22-100150
HEARING DATE 2/7/23

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.

DEC 27 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Ronald Stephens Telephone: 904 237-0921
Mailing Address: 715 11th Street North E-Mail: Ronstephens1969@yahoo.com
JAX Bch FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Ronald Stephens Telephone: _____
Mailing Address: 715 11th Street North E-Mail: _____
JAX Bch FL 32250

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

177779-0000

VARIANCE DATA

Street address of property and Real Estate Number: 716 11th Street N JAX Bch 32250
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).
20ft Backyard Instead 30ft Backyard Asking for
10 ft VARIANCE Single Family Home

AFFIDAVIT

I, Ronald C Stephens, 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

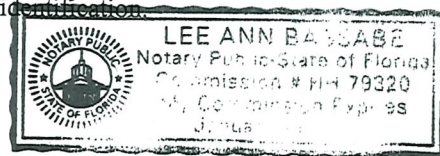
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of December, 2022, by Ronald C. Stephens, who is personally known to me or produced FL Drivers License 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-1

FLOOD ZONE: X

CODE SECTION (S):

34-336(e)(1)c.2, for a corner side-yard setback of 19.7 feet in lieu of 20 feet minimum; and 34-336(e)(1)c.3, for a rear-yard setback of 20 feet in lieu of 30 feet minimum to allow for the construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

22-100156

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 a small corner lot that is non conforming to the current zoning RS-1. RS-1 requires 10,000sf lot, this lot is 8,028sf.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The lot is currently vacant, no actions have been taken to create any special circumstances or conditions.
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	This variance will not confer the applicant any special privileges denied by the comprehensive plan and this code that I am aware of. Based on existing satellite imagery the proposed structure has less encroachment into the rear setback than the previous house that occupied this lot.
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	Enforcement of the code as written would only allow for a 14' deep house which would be more or less unusable, especially at the price point the land was purchased, and valued, at.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The variance requested is the minimum required to make the current design usable. The house was designed around requiring the smallest variance possible.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	The variance for this proposed house would greatly increase the value and aesthetic of this area of Jacksonville Beach.

Prepared by/Return to:
Erin Sullivan
US PATRIOT TITLE, LLC
2950 Halcyon Lane
Unit 703
Jacksonville, FL 32223

After Recording Return to: Grantee

File Number: 2021-1113ES

RECEIVED

22-100150

DEC 27 2022

PLANNING & DEVELOPMENT

General Warranty Deed
(Non Homestead)

Made this 16th day of August 2021 A.D., by **Dilworth Development, LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantor") whose address is: **102 Palm Place, Neptune Beach, FL 32266**, to **Ronald C. Stephens, a single man**, (henceforth referred to as "Grantee") whose address is: **716 N 11th Street, Jacksonville Beach, FL 32250**:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and their 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, Florida, viz:

Lot 1, Block 5, PINE GROVE UNIT 2, according to Plat thereof, as recorded in Plat Book 17, Page 18, of the current Public Records of Duval County, Florida.

Parcel ID Number: 177779-0000

Grantor warrants 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. Grantor's residence and homestead address is: 102 Palm Place, Neptune Beach, FL 32266

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments of the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

WARRANTY DEED

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

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

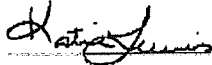


Erin Sullivan
WITNESS
PRINT

NAME: _____

Dilworth Development, LLC, a Florida Limited Liability Company

By: 
Marvin Nicholson, Authorized Signer



WITNESS
PRINT
NAME: Katerine Lewis

STATE OF FLORIDA
COUNTY OF DUVAL

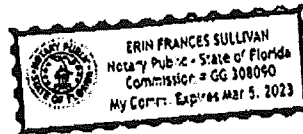
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of August, 2021 by Marvin Nicholson Authorized Signer of Dilworth Development, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.



Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____



REFERENCE

DEPARTMENT OF PLANNING & DEVELOPMENT

JACKSONVILLE
BEACH

CERTIFIED MAIL RETURN - RECEIPT REQUESTED

CM# 7017 3040 0000 2086 1795

October 8, 2020

Ronald C. Stephens
715 11th Street North
Jacksonville Beach, FL 32250

RE: BOA#20-100145
715 11th Street North
Lot 9, Block 1, *Pine Grove Unit 2*



FILE COPY

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22-100150

DEC 28 2022

PLANNING & DEVELOPMENT

Dear Mr. Stephens,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 6, 2020, in the City Council Chambers located 11 3rd Street North, Jacksonville Beach, Florida, to consider the above application for a variance from the requirements of the Land Development Code.

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

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

To allow for a swimming pool, paver patio, detached accessory structure, and grill area additions to an existing single-family dwelling.

Based on the Board's review and discussion of said application, applicant testimony, and/or public testimony provided during the public hearing, it was determined that this request was not consistent with the code and did not meet the standards applicable for authorizing a variance pursuant to Land Development Code Section 34-286.

The Board **Denied** the request.

Please remove the public hearing notice posted on your property. Attached is a copy of the submitted site plan for your records. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6231.

Sincerely,

George D. Knight, CBO
Building Official

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



CONTINUED ON PAGE 2

PROPOSED

DRAINAGE NOTES:

1. THE COVERED LANAI SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE LANAI, THE TYPICAL ELEVATION DROP SHALL BE 4"
2. GROUND ELEV. AT FOUNDATION SHALL BE MIN. 6" BELOW F.F. ELEV.
3. CONTRACTOR SHALL BE REQUIRED TO BE WITHIN $\pm 0.1'$ OF DESIGN ELEVATIONS
4. DOWNSPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE 6" SOCK DRAIN PIPE WITH POP-UP EMITTERS PLACED AT PROPERTY LINE.
5. WHEN SWALES ARE SHOWN ON PROPERTY LINES THE ADJACENT LOTS HAVE COMMON OWNERSHIP AT TIME OF DESIGN.

SITE NOTES & LOT COVERAGE CALCULATIONS:

PERMEABLE PAVERS (50% CREDIT) = 657 SF (329 SF IMPERVIOUS)

A/C & POOL EQUIPMENT PAD = 43 SF

LOT COVERAGE BY BUILDINGS: 2,205/8,028 = 27.5%

IMPERVIOUS SURFACE RATIO = 2,577/8,028 = 32.1% (35% MAX)

LOT SQUARE FOOTAGE: 8,028 SQ. FT. (± 0.18 ACRES)

PROPERTY IS LOCATED IN FLOOD ZONE "X" PER MAP 12031C0417J (11/2/2018)

ZONING: JRS-1

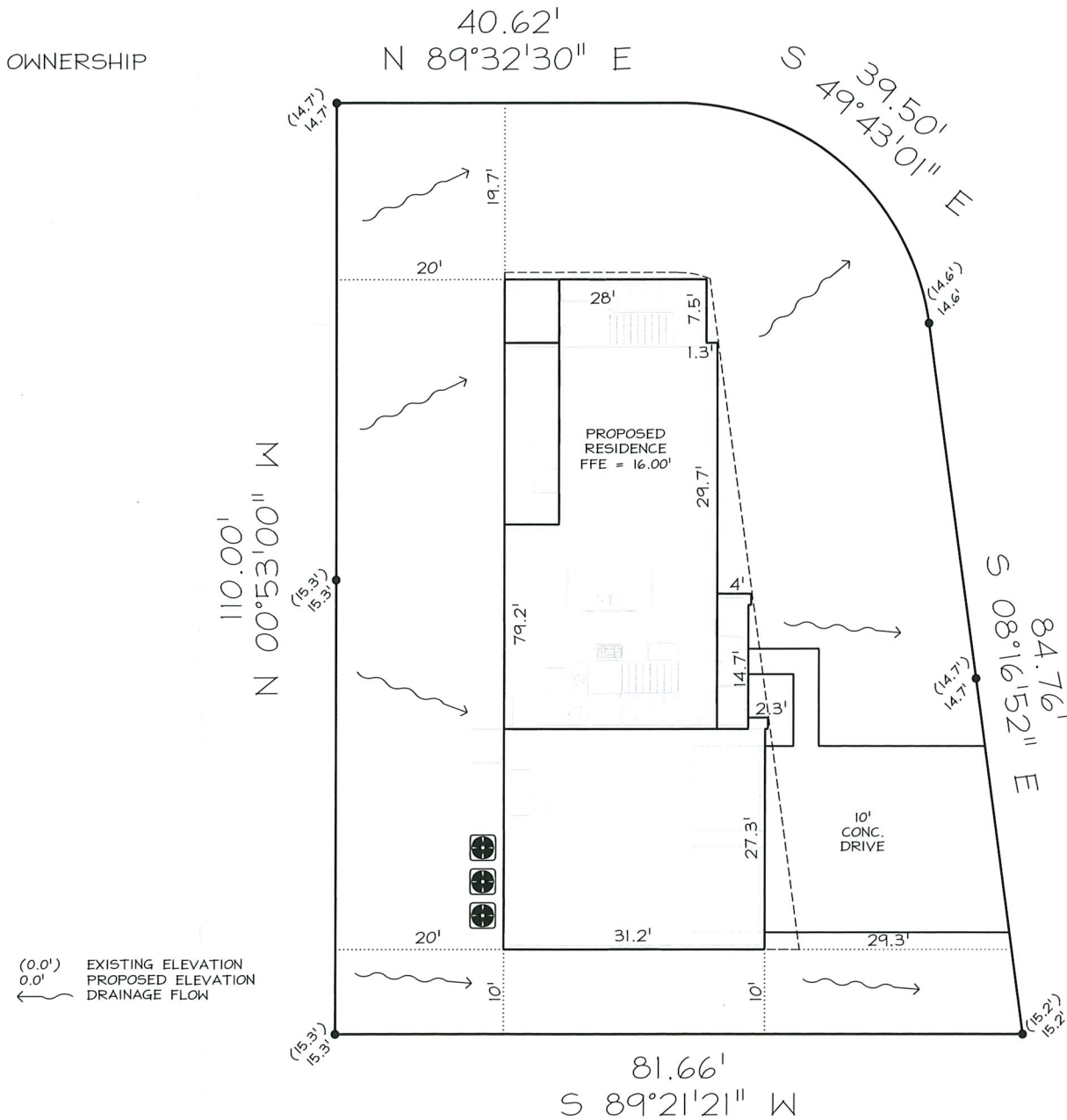
OVERALL BUILDING HEIGHT = 34'-9"

VARIANCE REQUEST:

1. 20' REAR SETBACK IN LIEU OF 30' REAR SETBACK.

11TH AVENUE NORTH

(10' RIGHT OF WAY)



11TH STREET NORTH
(GROVE AVE BY PLANT)
(10' RIGHT OF WAY)

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22-100150
DEC 27 2022

PLANNING & DEVELOPMENT



9471 BAYMEADOWS RD, SUITE 107
JACKSONVILLE, FL 32258
KJACKSON@JACKSONDESIGNCOMPANY.NET
WWW.JACKSONDESIGNCOMPANY.NET
TEL 904.238.8573

STEPHENS RESIDENCE

716 11TH STREET NORTH
JACKSONVILLE BEACH, FL 32250

SITE PLAN

LOT 1, BLOCK 5, PINE GROVE UNIT 2, AS RECORDED IN PLAT BOOK 17, PAGE 18
OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

DESIGN: KAJ

DATE: 12/8/22

SCALE: 1" = 20'-0"

JOB NO: 21-069

COPYRIGHT © 2022

ALL RIGHTS RESERVED. THESE PLANS ARE
PROTECTED BY COPYRIGHT LAWS.
UNAUTHORIZED USE MAY RESULT IN LEGAL
ACTION

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PROPERTY IS LOCATED IN FLOOD ZONE "X" PER MAP 12031C0417J (11/2/2018)

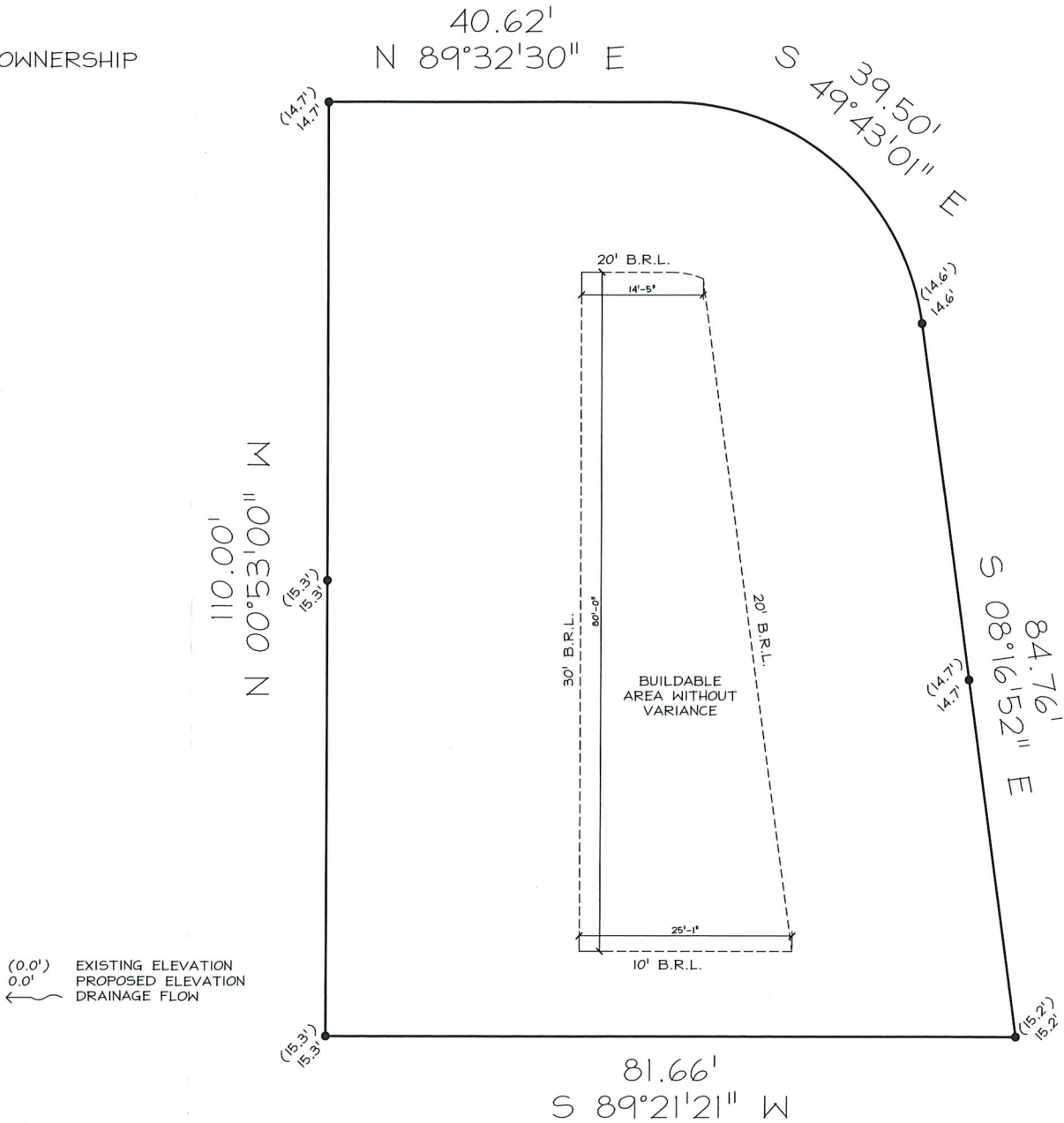
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(10' RIGHT OF WAY)



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(GROVE AVE BY PLANT)
(10' RIGHT OF WAY)

RECEIVED
22-100150
DEC 27 2022

PLANNING & DEVELOPMENT



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JACKSONVILLE, FL 32258
KJACKSON@JACKSONDESIGNCOMPANY.NET
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TEL 904.238.8573

STEPHENS RESIDENCE
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JACKSONVILLE BEACH, FL 32250

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DESIGN:	KAJ
DATE:	12/8/22
SCALE:	1"=20'-0"
JOB NO:	21-069
COPYRIGHT © 2022	
ALL RIGHTS RESERVED. THESE PLANS ARE PROTECTED BY COPYRIGHT LAWS. UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION.	

EXISTING

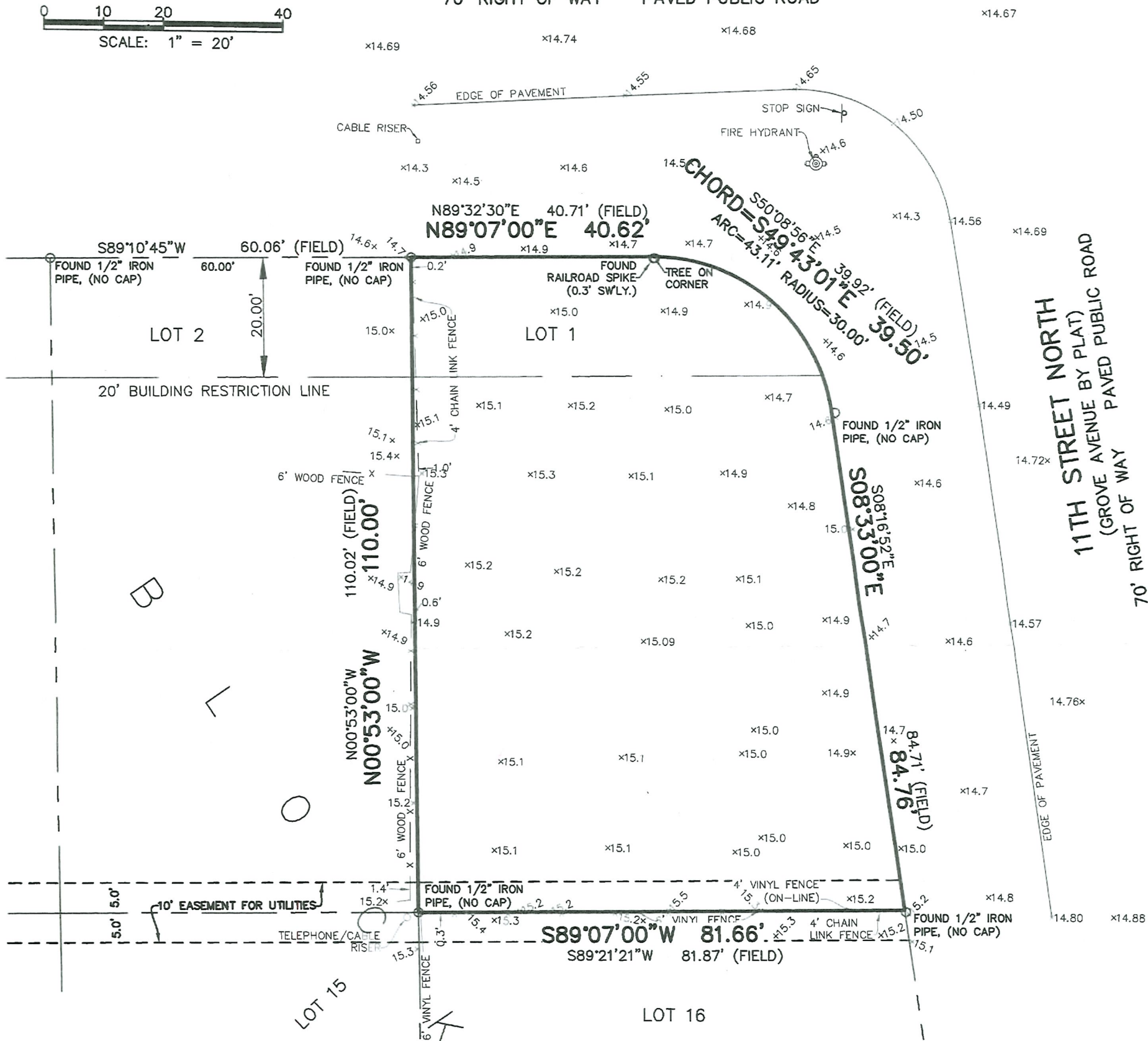
MAP SHOWING SURVEY OF

LOT 1, BLOCK 5, PINE GROVE UNIT 2, AS RECORDED IN
PLAT BOOK 17, PAGE 18 OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA.

SEVENTH (7TH) AVENUE NORTH
70' RIGHT OF WAY PAVED PUBLIC ROAD

BENCHMARK:
SET MAG NAIL & DISK (LB 3672), NEAR
EDGE OF PAVEMENT AT N.W. CORNER
OF INTERSECTION.
GPS ELEVATION= 14.63 (N.A.V.D. 1988)

0 10 20 40
SCALE: 1" = 20'



LOT AREA = 8,028 SQUARE FEET

NOTES:

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY.
2. BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF 11TH STREET NORTH, BEING NORTH 08°33'00" WEST, AS PER PLAT.
3. 20' BUILDING RESTRICTION LINE SHOWN AS PER PLAT.
4. BENCHMARK USED IS A MAG NAIL & DISK (LB 3572), SET IN EDGE OF PAVEMENT AT THE NORTHWEST CORNER OF INTERSECTION OF 7TH AVENUE AND 11TH STREET NORTH.
ELEVATION=14.63 (N.A.V.D. 1988).
5. BENCHMARK WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP80 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

THIS SURVEY IS CERTIFIED TO:
RONALD C. STEPHENS.

PLANNING & DEVELOPMENT

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: ADT
FILE: 2021-1776

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

DATE:
DECEMBER 27, 2021
SHEET 1 OF 1



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

BOA#22-100151

Zoning: RM-2
RE: 174644-0000
Legal: East 93 Feet of Lot 1, Block 132, Pablo Beach North Replat
Address: 109 12th Avenue North

Request

Section(s): 34-340(e)(3)c.3, for a rear yard setback of 2.3 feet in lieu of 30 feet minimum; 34-340(e)(3)c.2, for a side-yard setback of zero feet in lieu of 10 feet minimum; and 34-340(e)(3)c.1, for a front yard setback of 12.3 feet in lieu of 20 feet minimum all to allow for the re-orientation of the front and side yards, making the 12th Avenue North property line the front yard and the 1st Street North property line the corner side yard, to add additional paving for parking, install a new swimming pool and pool deck, and rectify existing non-conformities at an existing multi-family dwelling

Existing Conditions

The subject property is comprised of a portion of a nonconforming lot of record (circa 1913) located in the Residential Medium future land use category. The property is currently zoned Residential Multifamily: RM-2. The subject lot is 93 feet deep and 53 feet in width. The property has an overall area of 4,929 square feet. The subject lot is located on the northwest corner of the intersection of 12th Avenue North and 1st Street North. The subject property is occupied by a multifamily structure, originally constructed in 1932, it has since been renovated and added on to several times in its life span. The lot currently has no off street parking and all parking is in the right-of-way. The multifamily structure is set to the rear of the lot, with the majority of the open yard space located along the corner of the intersection. The home was granted a variance for various setbacks to allow for the renovation and substantial improvements in 2014. This past variance was to address existing nonconformities of the existing structure and its location.

BOA#14-100174: For a northerly side yard of 2.3 feet, for a rear yard of 6.8 feet.

Staff Analysis

The subject lot has existing nonconformities based on its age and past renovations that led to the 2014 variance. At the time, the front yard was determined to be that yard that has frontage on 1st Street North. The structure itself is addressed off 12th Avenue North, and at least one of the entrances faces this direction, as does the



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

proposed parking. The request is to install a pool and pool deck, but due to restrictions in the Supplemental Standards, (34-392(4)3) a pool may not be located in a front or corner side yard. Therefore to be able to utilize the only open space on the property to construct a pool, the applicant has requested to change the “front” of the house, and thereby the designation of the “front yard” to face 12th Avenue South, as opposed to 1st Street North as it does not. The consequence of this action, is all other yards will also change their designations and minimum measurements, and even with the past approved variance, the setbacks are now measured differently and no longer apply. The new setbacks now require relief through a variance to accommodate the existing home, with no structural changes to the building or the property but simply rectifying the nonconformities, as now defined by the proposed new front and corner side yards. The subject property is zoned RM-2 and as the use is Multifamily, the lot coverage is a maximum of 65%. Even with the proposed pool and new improved paved parking, they will still be below this threshold.

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.



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

- 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.

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's main structure is located in such a way that it has several nonconformities, and the only vacant yard space that could be used for accessory uses is designated as the front yard. With the reorientation of the yards, the nonconformities will change and must be addressed in a new variance.

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

Staff **does not** find that circumstances are a result of the applicant. The multifamily structure was originally built in 1932, and it's location on the lot predates the current LDC. This created existing nonconformities that predate the code.

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 request will not change anything on the lot with regards to the primary structure or its location. The proposed reorientation is simply a designation change to allow for the use of the free yard space for a swimming pool accessory use. The use of side and rear yards for pools is a common use 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**



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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without approval of the change from front yard to side yard, the vacant yard space cannot be utilized for any accessory use. Additionally based on the structure's location and design on the lot, there are no other viable places for any accessory uses.

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 pool. Yes, the proposed reorientation of the front yard will create the need to grant relief for the existing structure and setbacks as they stand today, no physical change will happen with regards to the primary structure, and therefore the relief requested is the minimum needed to address the existing setbacks as they are today.

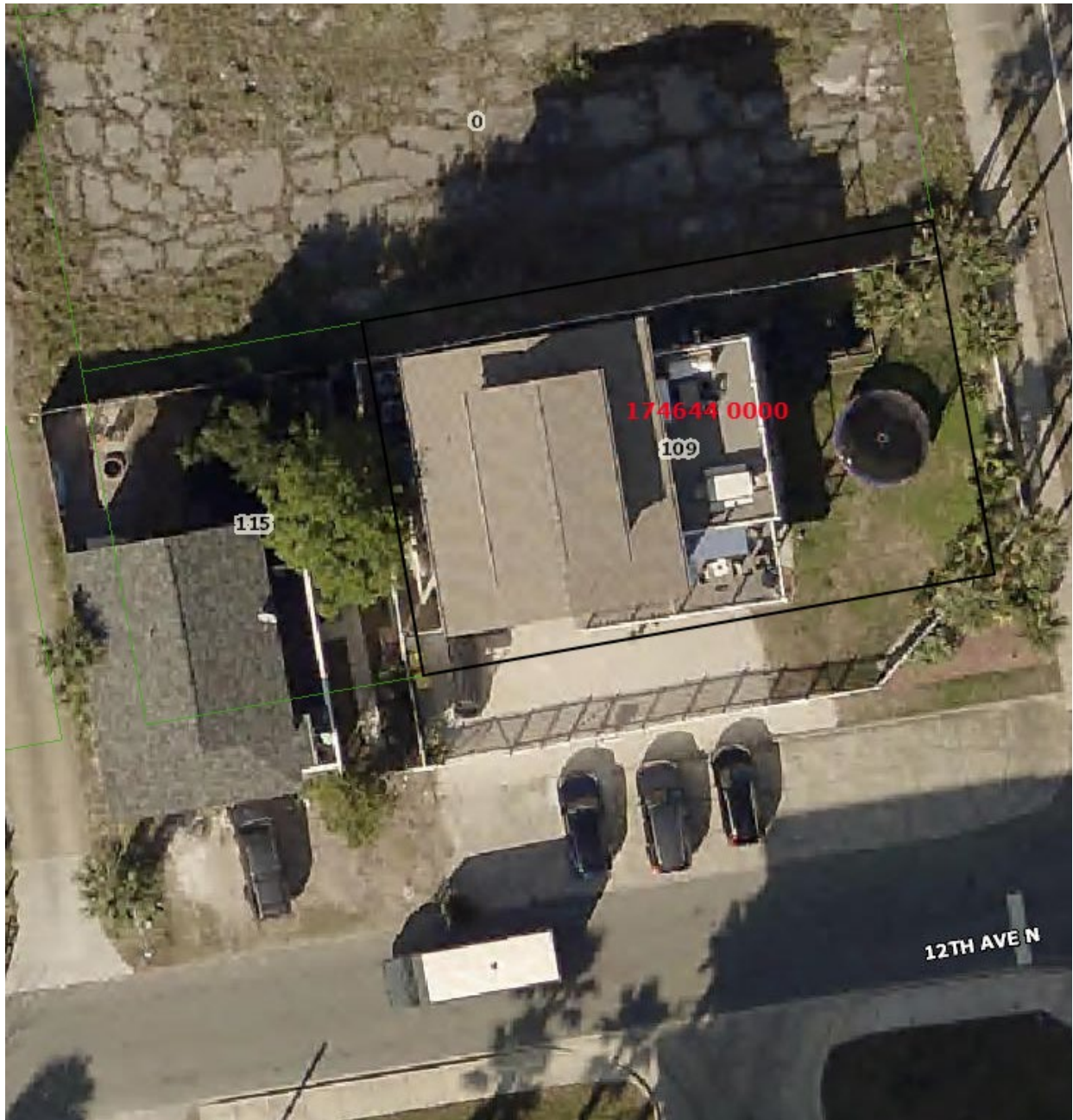
6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.

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.

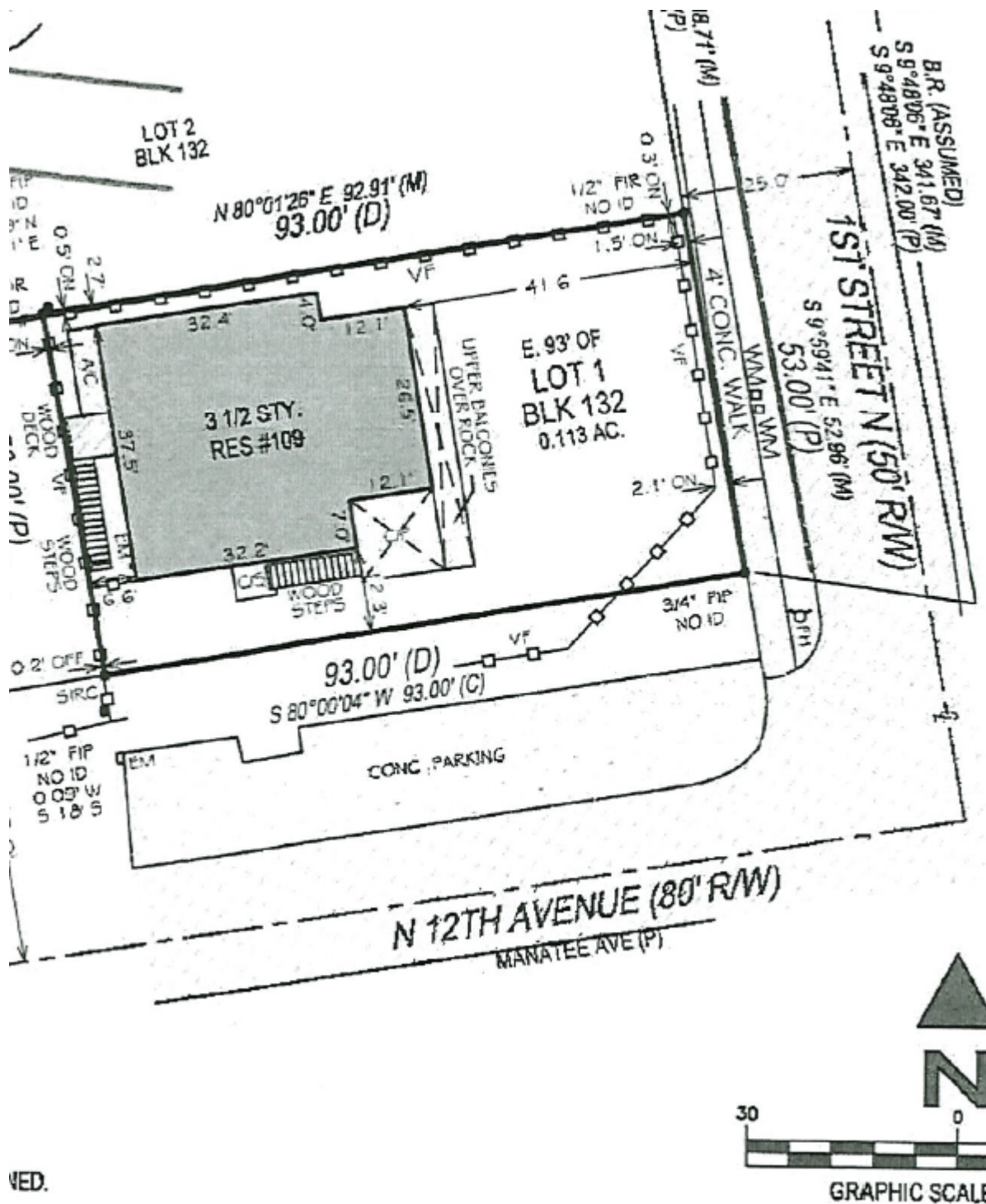
Staff Recommendation

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#22-100151**

Location Map (property boundaries are representative only)



Existing Survey



LOT 2
BLK 132

N 80°01'26" E 92.91' (M)
93.00' (D)

3 1/2 STY.
RES #109

55°59'41" E 52.96' (M)
53.00' (P)

1ST STREET N (50' RW)

50°00'04" W 93.00' (C)
93.00' (D)

CONC PARKING

N 12TH AVENUE (80' RW)

MANATEE AVE (P)

DEC 28 2022

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.

DEC 28 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Jered + Carly DaCosta Telephone: 954-295-6029
Mailing Address: 109 12th Ave N E-Mail: jered@dacostarere.com
Jacksonville Beach, FL 32250 Carly@dacostarere.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: 109 12th Ave N Jacksonville Beach, FL 32208
Legal description of property (Attach copy of deed): 174644-0000
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
see attached.

AFFIDAVIT

I, Jered DaCosta Carly DaCosta, 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

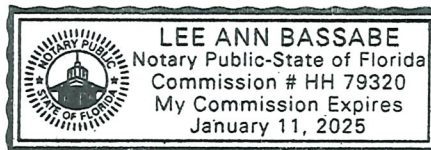
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of December, 2022, by Carly A. DaCosta, who is personally known to me or produced Fla. Drivers License 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: RM-2FLOOD ZONE: X

CODE SECTION (S):

34-340(e)(3)c.3, for a rear yard setback of 2.3 feet in lieu of 30 feet minimum; 34-340(e)(3)c.2, for a side-yard setback of zero feet in lieu of 10 feet minimum; and 34-340(e)(3)c.1, for a front yard setback of 12.3 feet in lieu of 20 feet minimum all to allow for the re-orientation of the front and side yards, making the 12th Avenue North property line the front yard and the 1st Street North property line the corner side yard, to add additional paving for parking, install a new swimming pool and pool deck, and rectify existing non-conformities at an existing multi-family dwelling

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BOA No. 22-100151

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.

DEC 28 2022

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The property does not allow a pool due to previous variance & the fact that my property is a non-conforming property. Lot is smaller than typical zoning
Special circumstances and conditions do not result from the actions of the applicant.	Yes	There was a previous variance on the property
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Granting will not confer 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	Existing lot is non-conforming lot is smaller than standard lot.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We are trying to add a pool to 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	Yes and will not adversely affect adjacent land

Variance Requests

RECEIVED

22-100151

DEC 28 2022

PLANNING & DEVELOPMENT

1. MAKE SOUTH SIDE of Property Legal Front
2. WEST SIDE YARD setback of ~~0.8'~~ 0'
3. North REAR yard setback of 2.3' in lieu of 30' required
4. East corner side yard of (?) 19.5' ^{ft}
5. Request for NO onsite parking
6. FRONT yard setback of 6.5'

Property as it sits is non conforming due to lot size AND AS the code is written it would not allow for A swimming pool which is a hardship. IF variance were granted it would only have a positive impact on the property. AND community

EXISTING Structure is ^{existing} NON conforming AND was this way when property was purchased.

7. Allow pavers in front yard for driveway

Prepared by and Return To:

Erica Lawrence
Fidelity National Title of Florida, Inc.
601 Riverside Avenue, Bldg V – 5th Floor
Jacksonville, FL 32204

Order No.: 52-21-0356

For Documentary Stamp Tax purposes the
consideration is \$1,525,000.00

Doc Stamp: \$10,675.00

APN/Parcel ID(s): 174644-0000

RECEIVED

22-100151

DEC 28 2022

PLANNING & DEVELOPMENT

WARRANTY DEED

THIS WARRANTY DEED dated August 2, 2021, by Brianance, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Jered D DaCosta and Carly A. DaCosta, husband and wife, whose post office address is 109 12th Avenue North, Jacksonville Beach, FL 32250, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Duval, State of Florida, to wit:

The East 93 feet of Lot 1, Block 132, Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach, Fla., a subdivision according to the plat thereof recorded in Plat Book 5, Page 66, of the Public Records of Duval County, Florida.

also known as:

Lot 1, except the West 45 feet, Block 132, Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach, Fla., as recorded in Plat Book 5, Page 66, of the current public records of Duval County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The Grantor herein covenants that it has authority to execute and deliver this Warranty Deed, and that this instrument is for the purpose of winding up the affairs of the Limited Liability Company; and additionally, that all prerequisite matters required for the execution of this instrument have been properly completed prior to the execution hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

WARRANTY DEED

(continued)

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, 2020.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Erica Lawrence-Stample
Witness Signature

Erica Lawrence-Stample
Print Name

Brian Will
Witness Signature

Brittany Will
Print Name

Brianance, LLC, a Florida Limited Liability Company

BY: Nancy Kelly
Nancy Kelly
Manager

Address: 318 Maxim Dr
Hopatcong, NJ 07843

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 30 day of July, 2021 by Nancy Kelly, MGR, Brianance, LLC to me known to be the person(s) described in or who has/have produced FDI as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Erica Lawrence-Stample
NOTARY PUBLIC
My Commission Expires:



Reference 22-100151



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4634 9492

December 5, 2014

RECEIVED

16-1981

DEC 28 2022

PLANNING & DEVELOPMENT

Brian Kelly
109 12th Avenue North
Jacksonville Beach FL 32250

RE: BOA# 14-100174
109 12th Avenue North
(Lot 1 Except the West 45 feet, Block 132 Pablo Beach Improvement Company's Plat
of Part of Northern Portion of Pablo Beach.)

Dear Mr. Kelly,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, December 2, 2014, 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:

- 34-340(e)(3)c.2, for a northerly side yard of 2.3 feet and a corner side yard of 9 feet in lieu of 10 feet required
- 34-340(e)(3)c.3, for a 6.8 foot rear yard in lieu of 30 feet required;
- 34-373(1), for one (1) 9x17 onsite parking space in lieu of 4 9x17 parking spaces required

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

- 34-340(e)(3)c.2, for a northerly side yard of 2.3 feet and a corner side yard of 9 feet in lieu of 10 feet required
- 34-340(e)(3)c.3, for a 6.8 foot rear yard in lieu of 30 feet required;
- Conditional as discussed

To allow for a substantial improvement to an existing multi 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

FILE COPY



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

Phone: 904.247.6231

Fax: 904.247.6107

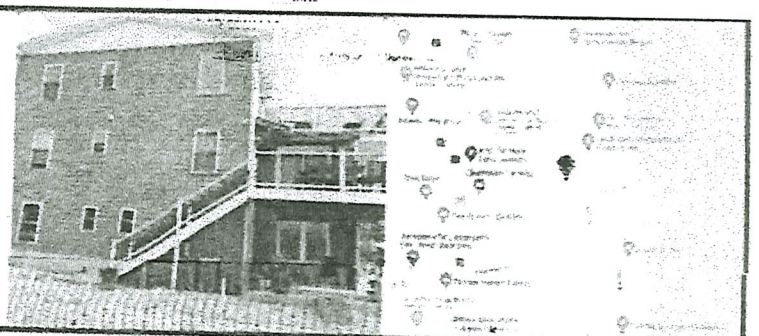
Planning@jaxbchfl.net

www.jacksonvillebeach.org

PROPOSED



Fidelity National Title
of Florida Inc.



PROPERTY ADDRESS: 109 N 12TH AVENUE, JACKSONVILLE, FLORIDA 32250

SURVEY NUMBER: FL2105.8335

FL2105.8335
BOUNDARY SURVEY
DUVAL COUNTY

Known and Accepted By:

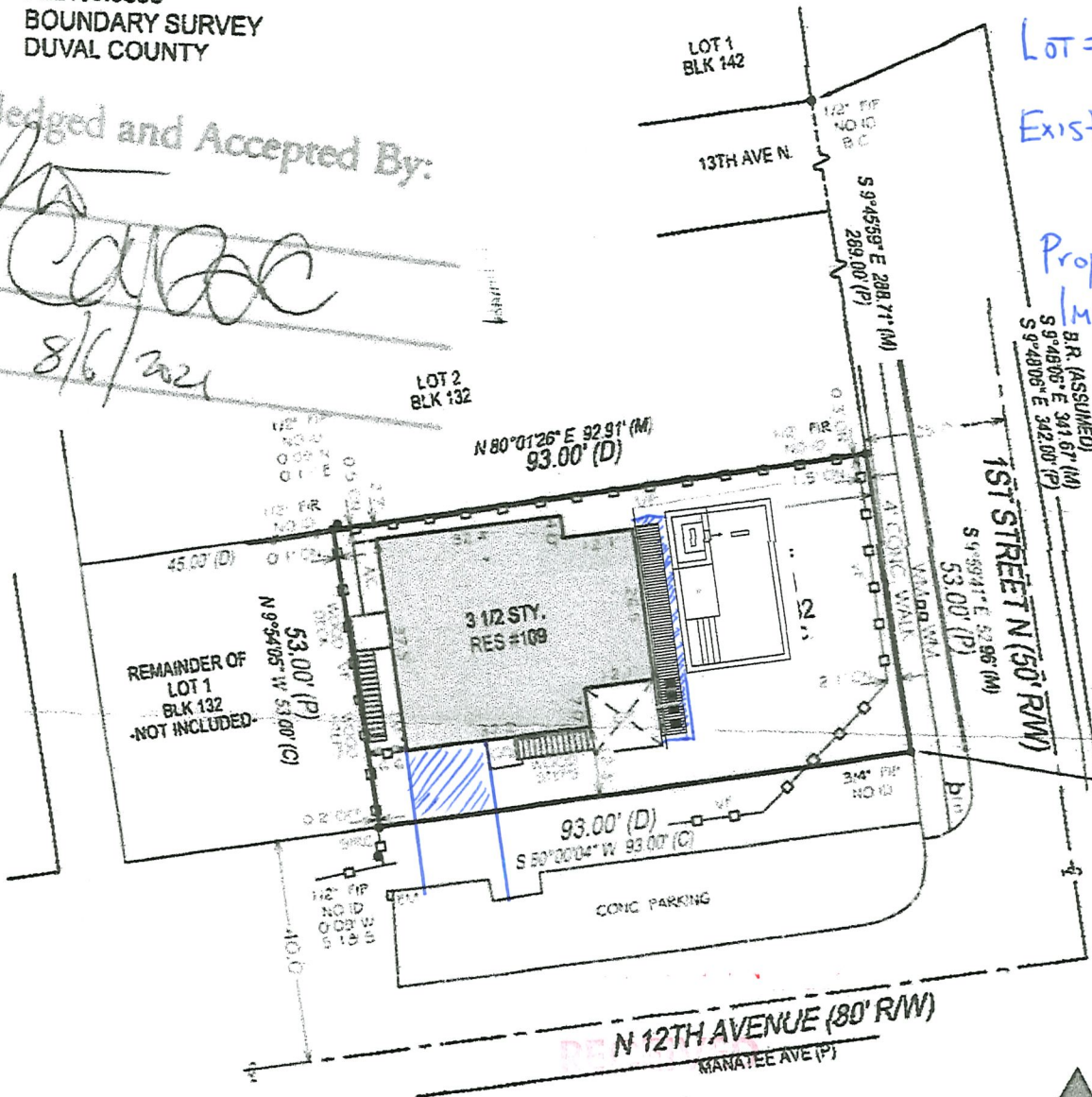
[Signature]
8/6/2021

Lot = 4,929 ft²

Existing Impervious
2033 ft²

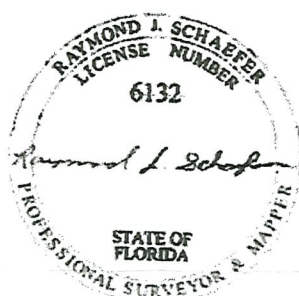
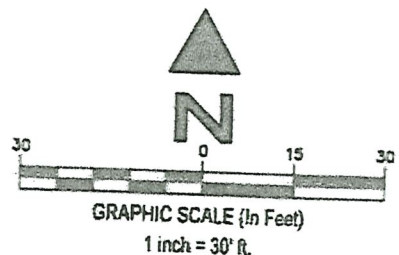
Proposed Additional
Impervious = 430 ft²

Total = 50%



DEC 28 2022

SURVEYOR'S NOTES
FENCE OWNERSHIP NOT DETERMINED.



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC (LBS# 6291)

SURVEYORS CERTIFICATION:

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

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
LBS# 6291
c: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE
MEMBERS

DATE OF SURVEY: 06/08/21
FIELD WORK DATE: 6/7/2021
REVISION DATE(S): (REV 0 6/8/2021)

RECEIVED

DEC 28 2022

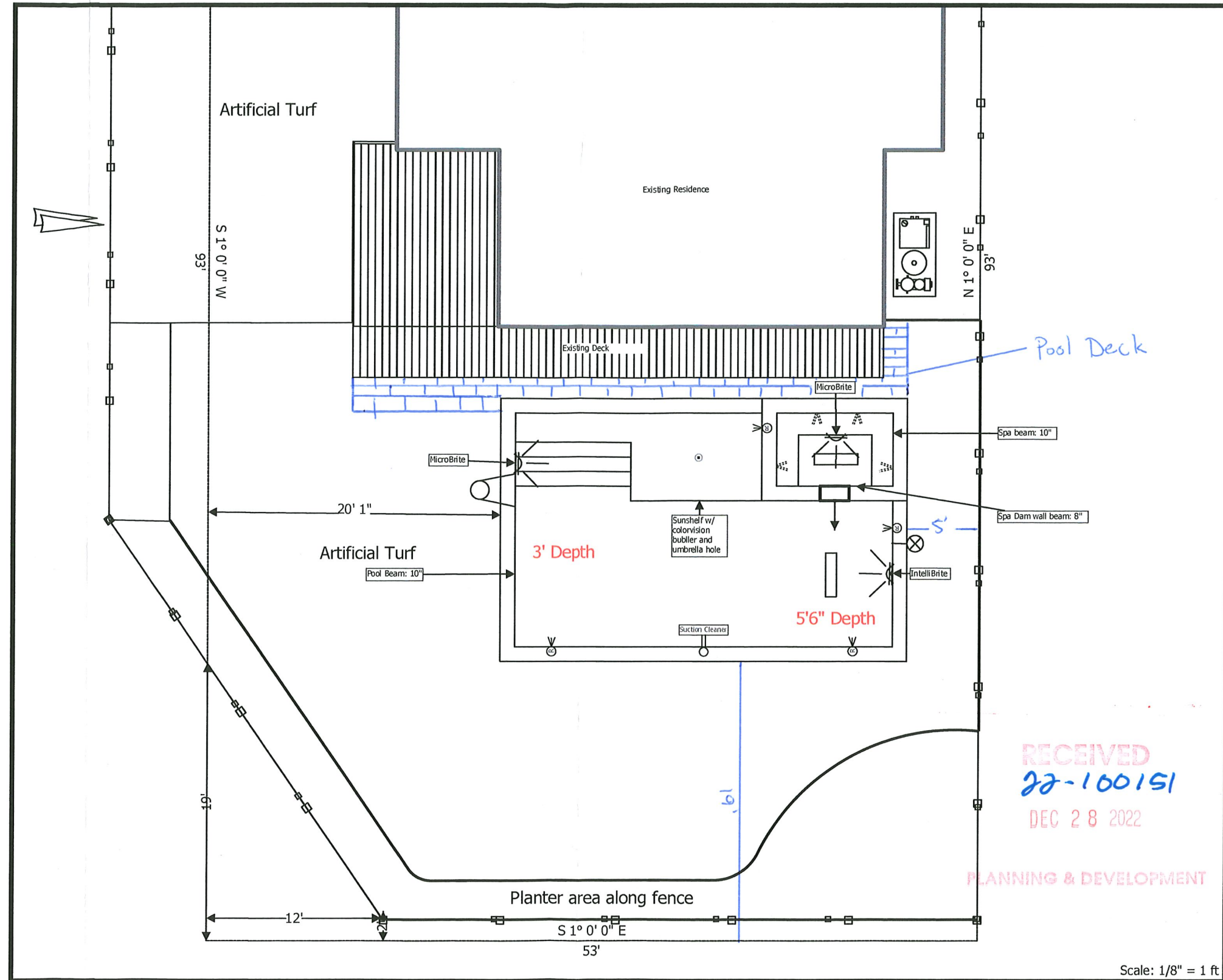
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PLANNING & DEVELOPMENT

PROPOSED

CHILD SAFETY METHOD:

- ☒ Pool Area to be Fenced
☐ Pool Area to be Screened
☐ Child Safety Fence
☒ Pool Guard Alarm



Pool Specs

Perimeter: 84' Area: 362.3 ft²
Envelope: 28' x 16'
Depth: 3' to 5' 6" RTNS: 5
Drains: 1 Lights: 2
Skim: venturi P.C.:
Dig Type track hoe Volume: 8,357 gallons
Spillover Length(s):
Coping Material:
Interior Finish: Midnight Blue Natural
Notes: Color Vision Bubbler on sunshelf

Spa Specs

Perimeter: 26' Area: 39.99 ft²
Jets: 4 Height: 0"
Lights: 1 RTNS:
Drains: 1 Spillover Length(s): 2'
Coping Material:
Interior Finish: Midnight Blue Natural
Notes:

Tile Specs

Raised Beams:
Pool Tile Material: Paint Gray 6x6 TX-PGY6
Spa Tile Material: Same as pool
Notes: Grout: 315 Dove Gray

Deck Specs

Perimeter: Area: 1750 sq. ft.
Coping Area:
Coping Material: White Leathered Marble 12"x24"
Surface Material: Turf
Turn Down: Riser:

NOTES:

Equipment

Circ Pump: Intelliflo VSF Control Panel: Easytouch P/S4
Pump #2: Remote:
Pump #3: Sanitizer: Clear Comfort
Filter: 200 RP Blower: 1.5 HP
Heater: Mastertemp Fill Line:
Cleaner: 400LP Other:
Pool Light: 12v Intellibrite Other:
Spa Light: 12 v microbrite Other:
Other: Other:
NOTES: 12v microbrite in Pool at steps
AquaCal SQ150VS Heatpump

Approval

I/we (the undersigned) have reviewed this plan and approve it as correct within reasonable tolerance. I/we understand that any changes made to a shape or to a location may delay the project and/or result in additional cost.

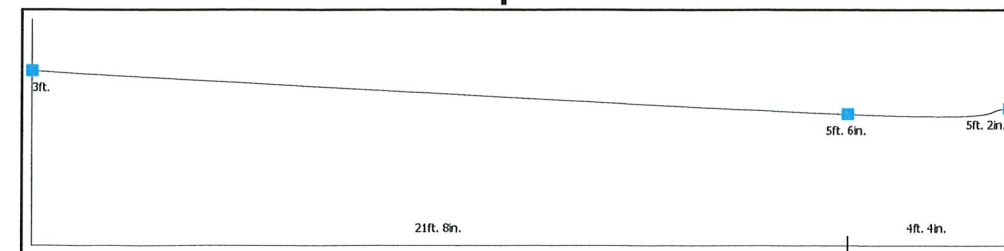
X



Project Name: DaCosta Residence
Client Name: Jered DaCosta
Client Email:
Client Phone: 954-295-6029
Address: 109 N 12th Avenue
City: Jacksonville Beach
State/Province: FL
Zip/Postal Code: 32250
Designer Name: Eric Marus

Block:
Subdivision:
Lot #: Gate Code:
PG: PB:
Notes:

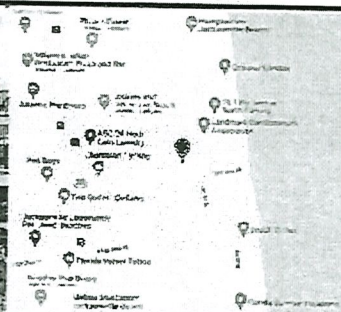
Pool Depth Profile



EXISTING



Fidelity National Title
of Florida Inc.



PROPERTY ADDRESS: 109 N 12TH AVENUE, JACKSONVILLE, FLORIDA 32250

SURVEY NUMBER: FL2105.8335

FL2105.8335
BOUNDARY SURVEY
DUVAL COUNTY

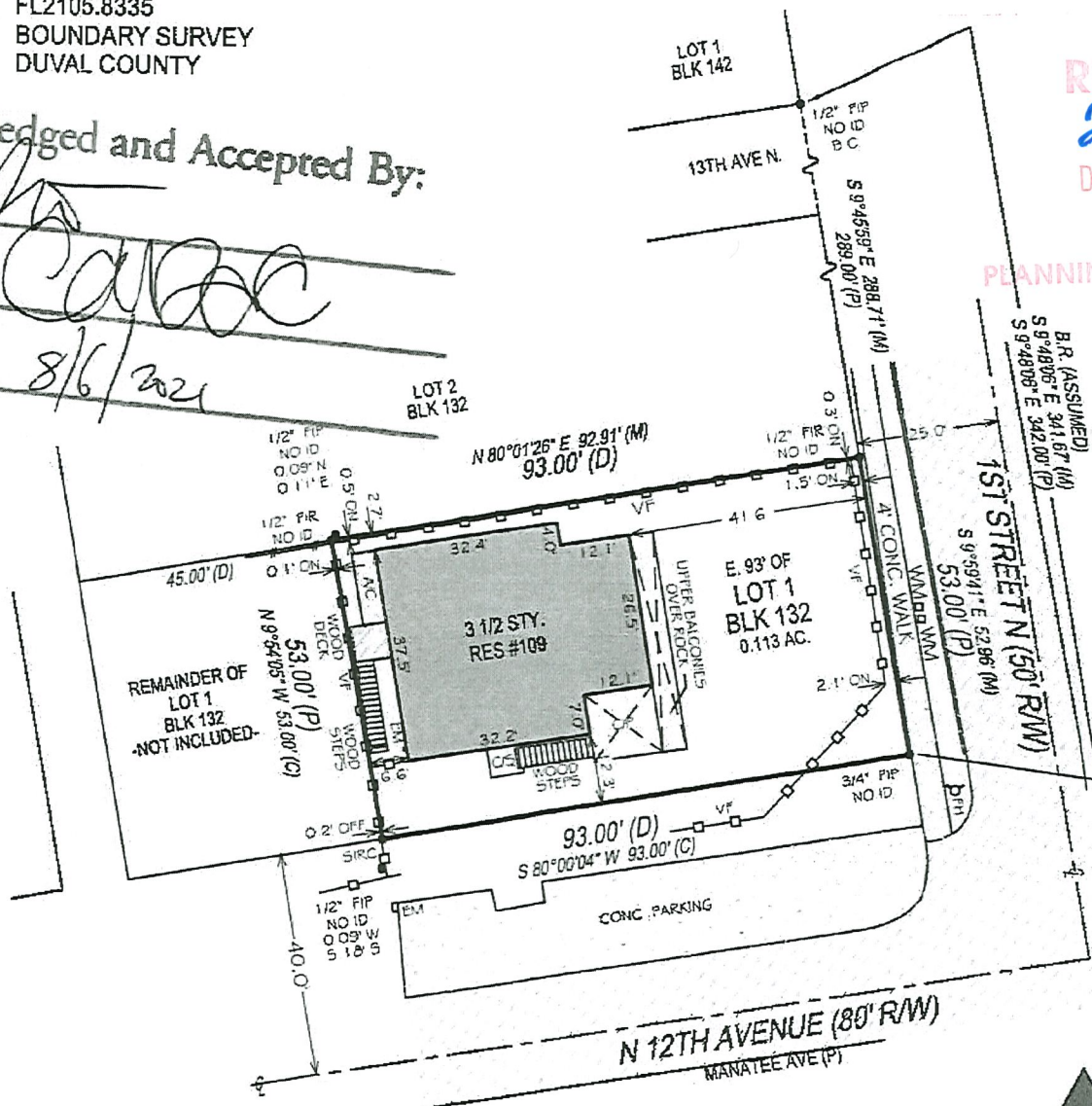
RECEIVED
22-100151
DEC 28 2022

PLANNING & DEVELOPMENT

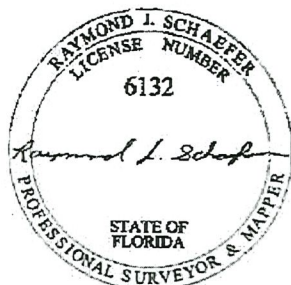
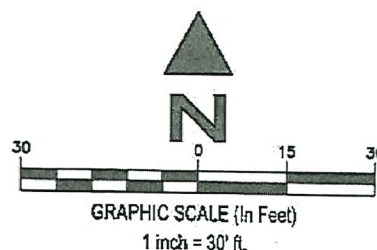
Acknowledged and Accepted By:

X

Dated: 8/6/2021



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



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

SURVEYORS CERTIFICATION:

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

POINTS OF INTEREST:
NONE VISIBLE



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



**AFFILIATE
MEMBERS**

DATE OF SURVEY: 06/08/21
FIELD WORK DATE: 6/7/2021
REVISION DATE(S): (REV.0 6/8/2021)

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

PROPERTY ADDRESS: 109 N 12TH AVENUE, JACKSONVILLE, FLORIDA 32250

SURVEY NUMBER: FL2105.8335

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

THE EAST 93 FEET OF LOT 1, BLOCK 132, PABLO BEACH IMPROVEMENTS COMPANY'S PLAT OF PART OF THE NORTHERN PORTION OF PABLO BEACH, FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGE 66, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO KNOWN AS: LOT 1, EXCEPT THE WEST 45 FEET, BLOCK 132, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF THE NORTHERN PORTION OF PABLO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5417.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES	SYMBOLS	ABBREVIATIONS	C/S - Concrete Slab	FIR - Found Iron Rod	ORB - Official Records Book	S/W - Sidewalk
Boundary Line		(C) - Calculated	CATV - Cable TV Riser	FIRC - Found Iron Rod & Cap	ORV - Official Record Volume	SBL - Setback Line
Center Line		(D) - Deed	CB - Concrete Block	FN - Found Nail	O/A - Overall	SCL - Survey Closure Line
Chain Link or Wire Fence		(F) - Field	CH - Chord Bearing	FN&D - Found Nail & Disc	O/S - Offset	SCR - Screen
Easement		(M) - Measured	CHIM - Chimney	FRRSPPK - Found Rail Road Spike	OFF - Outside Subject Property	SEC - Section
Edge of Water		(P) - Plot	CLF - Chain Link Fence	GAR - Garage	OH - Overhang	SEP - Septic Tank
Iron Fence		(S) - Survey	CME - Canal Maintenance Easement	GM - Gas Meter	OHL - Overhead Utility Lines	SEW - Sewer
Overhead Lines		A/C - Air Conditioning	CO - Clean Out	ID - Identification	ON - Inside Subject Property	SIRC - Set Iron Rod & Cap
Structure		AE - Access Easement	CONC - Concrete	IE/E - Ingress/Egress Easement	P/E - Pool Equipment	SMWE - Storm Water Management Easement
Survey Tie Line		ANE - Anchor Easement	COR - Corner	ILL - Illegible	PC - Point of Curvature	SN&D - Set Nail and Disc
Vinyl Fence		B/W - Bay/Box Window	CS/W - Concrete Sidewalk	INST - Instrument	PCC - Point of Compound Curvature	SQFT - Square Feet
Wall or Party Wall		BC - Block Corner	CUE - Control Utility Easement	INT - Intersection	PCP - Permanent Control Point	STL - Survey Tie Line
Wood Fence		BFP - Backflow Preventer	CVG - Concrete Valley Gutter	IRRE - Irrigation Easement	PI - Point of Intersection	STY - Story
SURFACE TYPES	SYMBOLS	BLDG - Building	DE - Drainage Easement	L - Length	PL - Professional Land Surveyor	SV - Sewer Valve
Asphalt		BLK - Block	DF - Drain Field	LAE - Limited Access Easement	PLS - Professional Land Surveyor	SWE - Sidewalk Easement
Brick or Tile		BM - Benchmark	DH - Drill Hole	LB# - License No. (Business)	PLT - Planter	TBM - Temporary Bench Mark
Concrete		BR - Bearing Reference	DUE - Drainage & Utility Easement	LBE - Limited Buffer Easement	POB - Point of Beginning	TEL - Telephone Facilities
Covered Area		BRL - Building Restriction Line	ELEV - Elevation	LME - Lake/Landscape Maintenance Easement	POC - Point of Commencement	TOB - Top of Bank
Water		BSMT - Basement	EM - Electric Meter	LS# - License No. (Surveyor)	PRC - Point of Reverse Curvature	TUE - Technological Utility Easement
Wood		C - Curve	ENCL - Enclosure	MB - Map Book	PRM - Permanent Reference Monument	TWP - Township
SYMBOLS	SYMBOLS	CL - Center Line	ENT - Entrance	ME - Maintenance Easement	PSM - Professional Surveyor & Mapper	TX - Transformer
Benchmark		CIP - Covered Porch	EOP - Edge of Pavement	MES - Mitered End Section	PT - Point of Tangency	TYP - Typical
Center Line			EDW - Edge of Water	MF - Metal Fence	PUE - Public Utility Easement	UE - Utility Easement
Central Angle or Delta			ESMT - Easement	MH - Manhole	R - Radius or Radial	UG - Underground
Common Ownership			EUB - Electric Utility Box	NR - Non-Radial	R/W - Right of Way	UP - Utility Pole
Control Point			F/DH - Found Drill Hole	NTS - Not to Scale	RES - Residential	UR - Utility Riser
Catch Basin			FCM - Found Concrete Monument	NAVDB8 - North American Vertical Datum 1988	RGE - Range	VF - Vinyl Fence
			FF - Finished Floor	NGVD29 - National Geodetic Vertical Datum 1929	ROE - Roof Overhang Easement	W/C - Witness Corner
			FIP - Found Iron Pipe	OG - On Ground	WM - Water Meter/Valve Box	W/F - Water Filter
			FIPC - Found Iron Pipe & Cap		WV - Water Valve	

CERTIFIED TO:

JERED DE COSTA; FIDELITY NATIONAL TITLE OF FLORIDA, FIDELITY NATIONAL INSURANCE COMPANY, NFM, INC

DATE OF SURVEY: 06/08/21

BUYER: JERED DE COSTA

LENDER: NFM, INC

TITLE COMPANY: FIDELITY NATIONAL TITLE OF FLORIDA

TITLE COMMITMENT:

CLIENT FILE NO: 52-21-0356

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

FLOOD ZONE INFORMATION:

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

RECEIVED

DEC 28 2022



PLANNING & DEVELOPMENT

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2862
3846 Blanding Boulevard, Jacksonville, FL 32210



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

BOA#22-100153

Zoning: RS-2
RE: 176935-0000
Legal: Lot 3, Block 157, Oceanside Park
Address: 614 15th Avenue South

Request

Section(s): 34-337(e)(1)c.3, for a rear yard setback of 25 feet in lieu of 30 feet minimum; 34-337(e)(1)e, for lot coverage of 46% in lieu of 35% maximum; 34-337(e)(1)g, for an accessory structure setback of 0.6 feet along the east property line and 1.8 feet along the south property line; and 34-373(d), for a parking area setback of zero feet in lieu of 5 feet minimum to rectify existing non-conformities and allow for the construction of a new addition to an existing single-family dwelling

Existing Conditions

The subject property is a nonconforming lot of record (circa 1913) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-2. The subject property is 50 feet in width and 125 feet in depth, with an overall area of 6,250 square feet. The subject property was purchased in 2021 by the current owners. At the time of purchase the property had an overall lot coverage of 62% and the accessory shed noted in the request was already built. The property has a large amount of pavers that were unpermitted, placed along the entirety of the front yard, along with a walking path to the rear, and then a large and sprawling patio that takes up roughly half of the rear yard. The home was originally constructed in 1946, and was added on to in the front. There is an existing variance from 1989, for the front porch extension.

BZA50-89, for a front yard setback of 17 feet in lieu of 20 feet required.

Staff Analysis

The subject lot is nonconforming in both area and width. Additionally, at the time of purchase there was a large amount of paver work that had never been permitted, and the overall lot coverage was increased to 62%. The rear shed was also constructed well inside the required accessory use setback of 5 feet. The applicants are now requesting to add an addition on to the house, and in the process, would like to rectify some existing nonconformities with the shed and driveway. In the process, they have proposed to remove at least a third of the pavers in the front yard, and all the pavers along the side of the home and in the rear yard. With the



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

new addition, and the removal of the pavers, the overall lot coverage would be reduced to 46%. They would also keep the existing shed, in its current location. The shed appears on aerial images as far back as 2004. Staff recommends the board approve the request, as it allows for the applicant to reinvest in the existing structure, and will reduce the overall lot coverage by 16%.

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 property is substandard in both width and area, and the property has several nonconformities such as the shed location, driveway location and the overall lot coverage.



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

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

Staff **does not** find that circumstances are a result of the applicant. The lot was platted in 1913, and the home was constructed in 1946. Sometime in the past, a large amount of pavers and the rear metal shed were added without review by the City. The applicant purchased the house in 2021, and has proposed to rectify and reduce the existing nonconformities.

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. As the lot is undersized, it's a common request to allow for reduced setbacks and additional lot coverage for rear additions, approval of this variance will not grant any special privilege and will reduce existing nonconforming lot coverage.

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. Strict use of the standards would deny the applicant the ability to expand their home, a common right enjoyed by owners of single family homes in the RS-2 zoning district.

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

Staff **does** find that the requested variances are the minimum variance needed to accomplish the construction of the proposed addition. The proposed setback reductions, along with the removal of the large amount of pavers, to reduce the lot coverage to 46% would be the minimum needed to allow for the addition.

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

Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use



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

Staff Recommendation

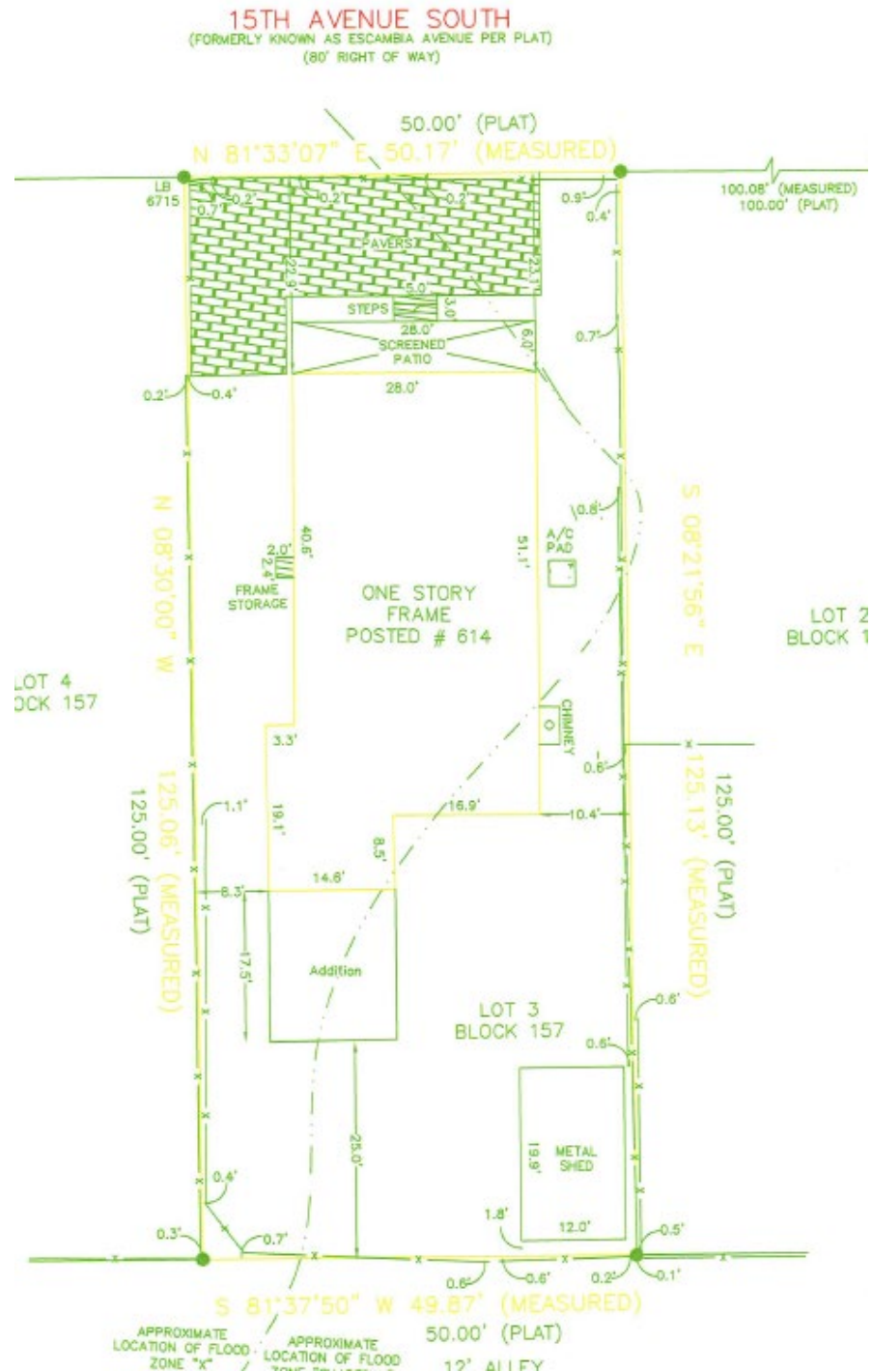
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#22-100153**

Location Map (property boundaries are representative only)



[illegible]

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 20-100153
HEARING DATE 2-7-23

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.

RECEIVED

DEC 28

APPLICANT INFORMATION

Applicant Name:	<u>William Fullerton</u>	Telephone:	<u>(904) 309-3906</u>
Mailing Address:	<u>614 15th ave south</u> <u>jacksonville beach, fl 32250</u>	E-Mail:	<u>wbewick@gmail.com</u>
Agent Name:	<u>Andrea Lambert</u>	Telephone:	<u>(904) 553-8926</u>
Mailing Address:	<u>450 Pablo Point Drive</u> <u>Jacksonville, FL 32225</u>	E-Mail:	<u>info@lavenderhouseexteriors.com</u>
Landowner Name:	<u>William Fullerton</u>	Telephone:	<u>(904) 309-3906</u>
Mailing Address:	<u>614 15th ave south</u> <u>Jacksonville beach, fl 32250</u>	E-Mail:	<u>wbewick@gmail.com</u>

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: 614 15th ave south RE#176935-0000
Legal description of property (Attach copy of deed): lot 3 block 157 oceanside park
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
rear setback of 25' ilo of 30' to allow 17.5' additon to the rear
shed setback under 5', diveway/parking setback less than 5' (existing conditions of property when purchahsed)

AFFIDAVIT

I, Andrea Lambert, 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.

Andrea Lambert
APPLICANT SIGNATURE

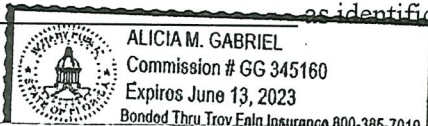
Andrea Lambert
PRINT APPLICANT NAME

12.28.22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of December, 20 22, by Andrea Lambert, who is personally known to me or produced FL DL L516008789716 as identification.

Alicia M. Gabriel



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/X-shaded

CODE SECTION (s):

34-337(e)(1)c.3, for a rear yard setback of 25 feet in lieu of 30 feet minimum; 34-337(e)(1)e, for lot coverage of 46% in lieu of 35% maximum; 34-337(e)(1)g, for an accessory structure setback of 0.6 feet along the east property line and 1.8 feet along the south property line; and 34-373(d), for a parking area setback of zero feet in lieu of 5 feet minimum to rectify existing non-conformities and allow for the construction of a new addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

22.100153

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 existing home has parking but does not allow enough room for a 5' setback. There is currently room to park 2 cars on the property.
Special circumstances and conditions do not result from the actions of the applicant.	YES	Property had existing shed, and pavers when home was purchased
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	We would like to significantly reduce the area of pavers to allow for the addition of a 254sf addition. This would reduce the impervious lot coverage by 16% from approx 62% to approx 46% lot coverage
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	We would like the shed to be able to remain in its current location as it has been there for 10+ years
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Grant of variance will allow for property to more closely meet current impervious coverage requirements
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	The suggested alterations would reduce the impervious area improving lot drainage.

Prepared by & Return to:

Christine Micieli

America's Choice Title Company

170 A1A North

Ponte Vedra Beach, Florida 32082

File Number: 21-274

Property Appraiser's Parcel I.D. (folio) Number(s)

176935-0000

*Documentary Stamp have been paid in
amount of \$3,668.00*

Consideration \$524,000.00

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22-100153
DEC 28 2022

PLANNING & DEVELOPMENT

General Warranty Deed

Made this 26th day of March, 2021, by **Anne Marie Young and Charles Young, a married couple**, whose mailing address is 129 Azalea Point Drive, Ponte Vedra Beach, Florida 32082; hereinafter referred to as the "Grantor(s)", to **William Bewick Fullerton and Elizabeth Kirby Fullerton, a married couple**, whose mailing address is 1015 Atlantic Blvd, Unit 124, Atlantic Beach, Florida 32233; hereinafter referred to as the "Grantee(s)";

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 Grantees, all that certain land situate in Duval County, Florida, viz:

Lot 3, Block 157, Oceanside Park, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 13 through 25, inclusive, of the Public Records of Duval County, Florida.

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 Grantees 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, 2020.

Prepared by & Return to:

Christine Micieli

America's Choice Title Company

170 A1A North

Ponte Vedra Beach, Florida 32082

File Number: 21-274

Property Appraiser's Parcel I.D. (folio) Number(s)

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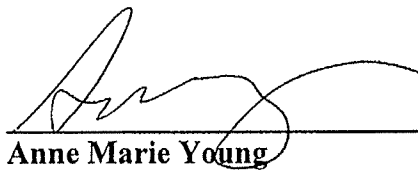
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amount of \$3,668.00*

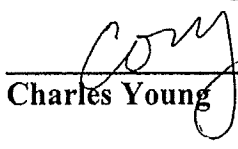
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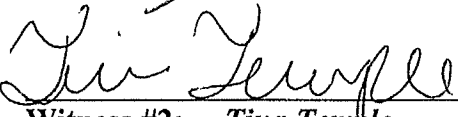
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence


Witness #1: **Jaime Stokes**


Anne Marie Young

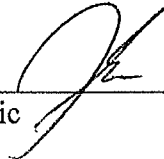

Charles Young


Witness #2: **Tina Temple**

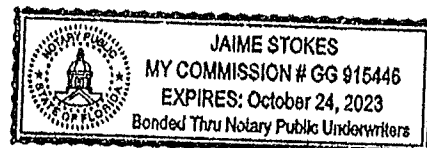
State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me this 26th day of March, 2021, by **Anne Marie Young and Charles Young**, who appeared before me in their physical presence, and, who produced a Driver's License as identification


Notary Public

(Notary Seal)



William B. Fullerton
614 15th Ave S.
Jacksonville Beach, FL 32250

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22-100153
DEC 28 2022

PLANNING & DEVELOPMENT

27 December 2022

To whom it may concern,

With this letter, I authorize Nathan and Andrea Lambert to submit on our behalf our Application for Variance for 614 15th Avenue South, Jacksonville Beach, Florida.

Sincerely,

A handwritten signature in black ink that reads "William B. Fullerton". The signature is written in a cursive style with a large, stylized 'W' and 'F'.

William Fullerton

Reference

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BOARD OF ZONING AND ADJUSTMENT
CITY OF JACKSONVILLE BEACH

PLANNING & DEVELOPMENT

MEMORANDUM OF ACTION, CASE NO. BZA 50-89

The Board of Zoning at their meeting of 8-1-89,

19__, considered the (application) (appeal) of _____

Felicia Stanton (name) of 614 15th Ave So
(address)

and decided as follows:

The (application) (appeal) was

☒ Granted SO.

☐ Granted with stipulations attached thereto as follows:

☐ Denied for following reasons: _____

☐ The application was carried over to the meeting of _____

_____, 19__ and must be (reposted) (readvertised), prior
to the next meeting.

The action of the Board was (unanimous (aye), (nay)
vote.

DATE

8-1-89

CHAIRMAN

David E. Polan

Reference

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DEC 28 2022

PUBLIC NOTICE

PLANNING & DEVELOPMENT

The Board of Adjustment of the City of Jacksonville Beach will meet on Tuesday, August 1, 1989 at 7:30 P.M. in the Council Chambers of the Community Center Building, 14 North 2nd Street to hear the following variances from the Code of Ordinances:

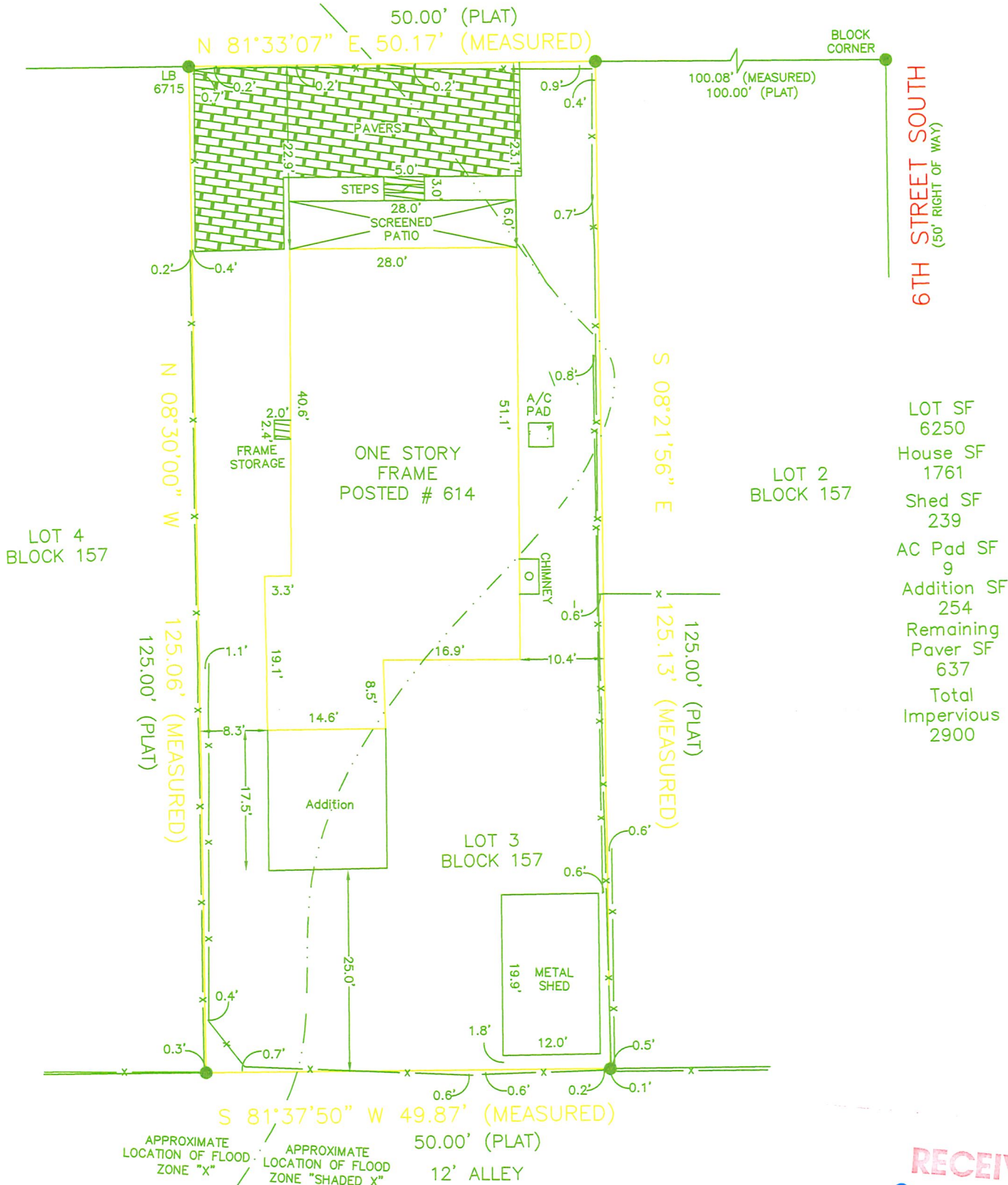
1. front setback at 614 15th Avenue South
2. carport enclosure at 727 8th Avenue North
3. setbacks at 2703 Ocean Drive South
4. rear setback at north 1/2 of lots 5,6, block 5, Seaside Park
5. rear setback at 1711 Seabreeze Avenue
6. setbacks at 3502 South Ocean Drive

PROPOSED

MAP SHOWING BOUNDARY SURVEY OF
LOT 3, BLOCK 157, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8,
PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
WILLIAM FULLERTON AND ELIZABETH FULLERTON
SWBC MORTGAGE
AMERICA'S CHOICE TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

15TH AVENUE SOUTH
(FORMERLY KNOWN AS ESCAMBIA AVENUE PER PLAT)
(80' RIGHT OF WAY)



LEGEND:

- = 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
- X- = FENCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- = CONCRETE

Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

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

P:\LOGOS\Americas Choice Title logo.jpg

REVISIONS

DATE DESCRIPTION

JOB # 41591

DATE OF FIELD SURVEY: 3-19-21

SCALE: 1" = 20'

NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF --- N 08°30'00" W --- ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X SHADED X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: NOVEMBER 02, 2018, COMMUNITY NUMBER: 120078 PANEL Q419 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.

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 472.027, FLORIDA STATUTES.

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

LAND SURVEYS

CONSTRUCTION SURVEYS

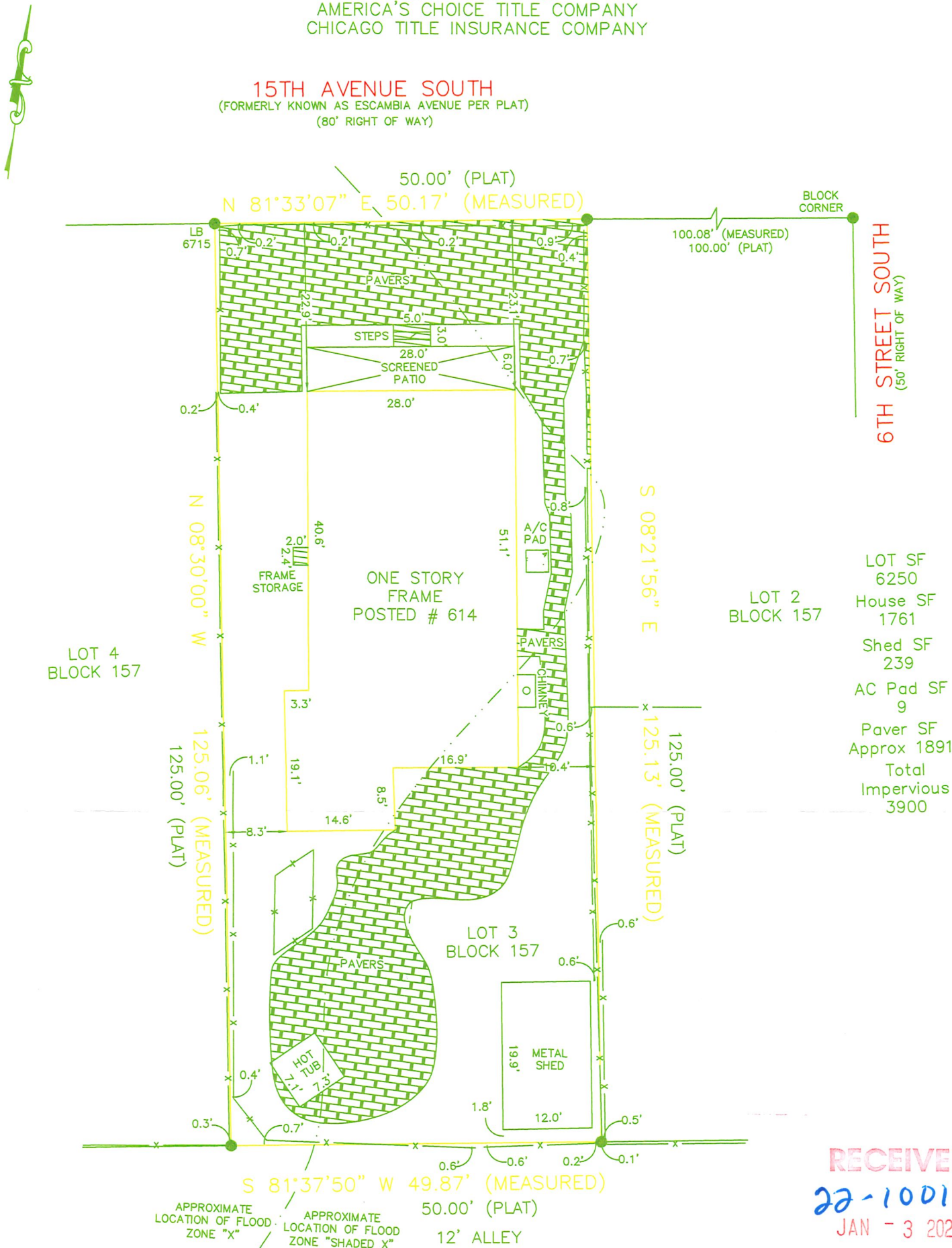
SUBDIVISIONS

EXISTING

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CHICAGO TITLE INSURANCE COMPANY

15TH AVENUE SOUTH
(FORMERLY KNOWN AS ESCAMBA AVENUE PER PLAT)
(80' RIGHT OF WAY)



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22-100153
JAN - 3 2023

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PLANNING & DEVELOPMENT



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REVISIONS

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