



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, March 22, 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 February 22, 2023

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100012**

Applicant: Michael Stetson

Agent: N/A

Owner: Michael Stetson

Property Address: 1174 24th St. N.

Parcel ID: 179096-0010

Legal Description: The South 1/2 of Lot 1, and all of Lot 2, Block 29, *Section "A", Jacksonville Beach*

Current Zoning: RS-2

Motion to Consider: 34-337(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-337(e)(1)e, for lot coverage of 52% in lieu of 35% maximum, to allow for construction of a new rear addition and covered porch attached to an existing single-family dwelling

B.

Case Number(s): BOA#23-100013

Applicant: Coastal Curations, LLC.

Agent: William H. Sharp, Jr.

Owner: Coastal Curations, LLC.

Property Address: 604 3rd Street North
Parcel ID: 174191-0000
Legal Description: Lot 8 together with the South 62.50 feet of Lot 9, Block 64, *Replat of Pablo Beach North*
Current Zoning: C-1
Motion to Consider: 34-340(e)(3)c.1, for a front yard setback of 8 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for a corner side yard of zero feet in lieu of 12 feet required; and 34-377 for 7 parking spaces in lieu of 14 spaces required for 4 dwelling units and 1,500 square feet of retail, to allow for a substantial renovation to an existing multi-family structure

C. **Case Number(s): BOA#23-100014**

Applicant: Jerry Bokota
Agent: N/A
Owner: Jerry Bokota
Property Address: 412 13th Avenue South
Parcel ID: 176807-0000
Legal Description: Lot 6, Block 135, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: 34-377(e)(1)c.2, for a combined side yard setback of 6 feet in lieu of 15 feet minimum, with a one foot setback along the western property line; 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for the conversion of an existing car port into a garage and the expansion of the existing driveway to the new garage, attached to an existing single family dwelling

D. **Case Number(s): BOA#23-100015**

Applicant: Raphael Ambar
Agent: N/A
Owner: Raphael Ambar
Property Address: 2003 Eastern Drive
Parcel ID: 178146 0000
Legal Description: Lot 7, Block 4, *San Pablo Terrace*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)c.1, for a front yard setback of 21 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 7.3 feet along the northern property line and 7.2 feet along the southern property line in lieu of 10 feet minimum; 34-336(e)(1)e, for lot coverage of 41% in lieu of 35% maximum, 34-336(e)(1)g, for an accessory structure setback of 1.9 feet along the northern property line in lieu of 5 feet required; and 34-373d, for a parking area setback of zero feet in lieu of 5 feet minimum along the southern property line, to rectify existing non-conformities and allow for a front porch addition to an existing single family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is April 4, 2023. There are five scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting or by sending an e-mail to CityClerk@jaxbchfl.net.

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: Mike Staffopoulos, City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Wednesday, February 22, 2023, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on February 7, 2023

CORRESPONDENCE:

Senior Planner Christian Popoli stated correspondence was located on the dais.

OLD BUSINESS:

A. Case Number: **BOA#20-100037**
Applicant: Timothy L. Malden
Owner: Source Property's LLC., Timothy Malden
Property Address: 121 7th Court South
Parcel ID: 176052-0000 & 176050-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard setback of 6.5 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for side yard setbacks of 3 feet each in lieu of 10 feet minimum; 34-340(e)(3)c.3, for a rear yard setback of 6 feet in lieu of 30 feet minimum; 34-340(e)(3)e, for 75% lot coverage in lieu of 65% maximum; 34-340(e)(3)g, for an accessory structure setback of zero feet in lieu of 5 feet minimum for paved swales; 34-373(c), for turning and maneuvering space of 18.5 feet in lieu of 23 feet required; 34-373(d), for a parking loading area setback of 3 feet in lieu of 5 feet minimum; and 34- 373(f), for one gravel parking space in lieu of required paving, all to allow for construction of a new two unit multiple-family dwelling.

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

Applicant: Timothy Malden, 12839 La Costa Court, Jacksonville, stated the hardship was a substandard lot.

A discussion ensued about the property entrance, parking, and pavers.

Public Hearing:

The following spoke in opposition to the variance:

- Ann Heusinger, 112 7th Avenue South, Apt B, Jacksonville Beach

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

- Steve Reedberry, 1301 1st Street South, #1207, Jacksonville Beach

The following spoke in support of the variance:

- Steven Diebenow, 1 Independent Drive, Suite 1200, Jacksonville

Mr. Malden addressed the concern expressed by Mr. Reedberry.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#20-100037 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the footprint, zoning, and lot size.

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

NEW BUSINESS:

A.	Case Number:	BOA#23-100001
	Applicant/Owner:	Josue Garcia
	Agent:	Daniel Lerin
	Property Address:	1485 Eastwind Drive North
	Parcel ID:	179459-3005

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.3, for a rear yard setback of 13 feet in lieu of 20 feet minimum; and 34-338(e)(1)e, for lot coverage of 49.3% in lieu of 35% maximum to allow for a second story addition and an extended second-floor balcony to an existing single-family dwelling.

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

Agent: Daniel Lerin, 1886 Seminole Road, Atlantic Beach, stated the hardship was a nonconforming lot.

A brief discussion ensued about the second story.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-100001 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot coverage.

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

B. Case Number: BOA#23-100002

Applicant/Owner: 0 2nd Street Acquisition, LLC - Steven Wacaster
Property Address: 0 2nd Street South
Parcel ID: 176317-0000

City of Jacksonville Beach Land Development Code Section(s): 34-342(e)(3)a, for a front yard setback of 6 feet 9 inches (6'9") in lieu of 10 feet minimum; and 34-342(e)(3)b, for a corner side-yard setback of 3 feet 3 inches (3'3") in lieu of 10 feet minimum to allow for the addition of second and third floor cantilevered balconies on a proposed new commercial office structure.

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

Applicant: Steven Wacaster, 229 San Juan Drive, Ponte Vedra Beach, stated the hardship was a balcony on the third floor that would extend into the setback. Mr. Wacaster noted an error on the agenda; the balconies would only be on the third floor of the building.

A discussion ensued about the site triangle and the impact on neighboring properties.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-100002 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

C. Case Number: BOA#23-100003

Applicant/Owner: Mitchell Tidwell
Property Address: 1225 15th Avenue North
Parcel ID: 175356-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for an eastern side yard setback of 9.5 feet and a western side yard setback of 8.1 feet, both in lieu of 10 feet minimum; 34- 336(e)(1)d, for a floor area of 1,136 square feet in lieu of 1,600 square feet minimum and no garage in lieu of a one car garage minimum; and 34- 336(e)(1)e, for lot coverage of 46.3% in lieu of 35% maximum to rectify existing non-conformities and allow for construction of a new swimming pool and pool deck attached to an existing single-family dwelling.

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

Applicant: Mitchell Tidwell, 1664 Roberts Drive, Jacksonville, stated the hardship was a substandard lot.

A discussion ensued about the year the house was built and communication with the property neighbors.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-100003 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot size.

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

PLANNING DEPARTMENT REPORT:

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

Mr. Popoli announced a City Council Workshop on Land Development Code Parking Update would be held on February 23, 2023.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:43 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



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

BOA#23-100012

Zoning: RS-2
RE: 179096-0010
Legal: South ½ of Lot 1 & Lot 2, Block 29, Jacksonville Beach, Section A.
Address: 1174 24th Street North.

Request

Section(s): 34-337(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-337(e)(1)e, for lot coverage of 52% in lieu of 35% maximum, to allow for construction of a new rear addition and covered porch attached to an existing single-family dwelling

Existing Conditions

The subject property is a legal *conforming* lot of record (circa 1944) located in the Low Density Residential future land use category. The property is zoned Residential Single Family: RS-2. The lot is 75 feet in width, and 101.96 feet in depth, with an overall lot area of 7,641.5 square feet. The current home was constructed in 1989, prior to the current LDC. The lot coverage is currently nonconforming at 39.86%. The lot currently has the existing house and driveway only, with no accessory uses. The existing lot is comprised of one full lot of record and half of a second lot. The combination makes the existing lot conforming in both width and area. The existing home is conforming in all setbacks, but with the existing driveway and the home, is nonconforming in lot coverage.

No previous BOA, no active code case.

Staff Analysis

The subject lot is a conforming lot of record, comprised of one historic full lot, and half of a second. The lot meets all the minimum width and area requirements for the RS-2 zoning district. The subject home with existing driveway is currently just below 40% lot coverage. A variance to allow the existing lot coverage to be addressed as a nonconformity is a reasonable request, as the house and driveway are existing conditions that cannot be reasonable rectified without major changes to the house or driveway and may trigger other nonconformities. However, as the lot is conforming in width and area, there is no real hardship related to the lot coverage



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above the existing nonconformity. Additional lot coverage would be an additional privilege beyond what other conforming properties are granted.

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 was constructed with a house and driveway over the maximum lot coverage at the time of construction, as it was built prior to the adoption of the current LDC. The lot is self is conforming in both lot area and width.



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

Staff **does not** find that circumstances are a result of the applicant. The existing lot coverage is a historic condition of the property that predates the current LDC. Any expansion of the lot coverage however would be a self-imposed hardship, as the lot is conforming in area.

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

Staff finds that the proposed variance **will** confer special privileges. The variance as proposed would allow the applicant to exceed the minimum lot coverage beyond the established nonconforming amount created at the time of construction. A variance for lot coverage expansion is typically only granted in situations where the total square footage of the lot at 35% coverage is reduced based on a substandard lot.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. With regards to the existing lot coverage at or near 40% is a nonconforming condition of the property that dates to its construction. Without relief from the standards, the applicant would not be able to renovate their home in the future beyond 50% of the value of the structure.

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

Staff **does not** find that the requested variances are the minimum variance needed. As previously noted, the minimum variance needed to make the property reasonably useful would be to approve the lot coverage increase up to the amount that is currently nonconforming at 40%. Anything beyond would be an expansion beyond any noted hardship.

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



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

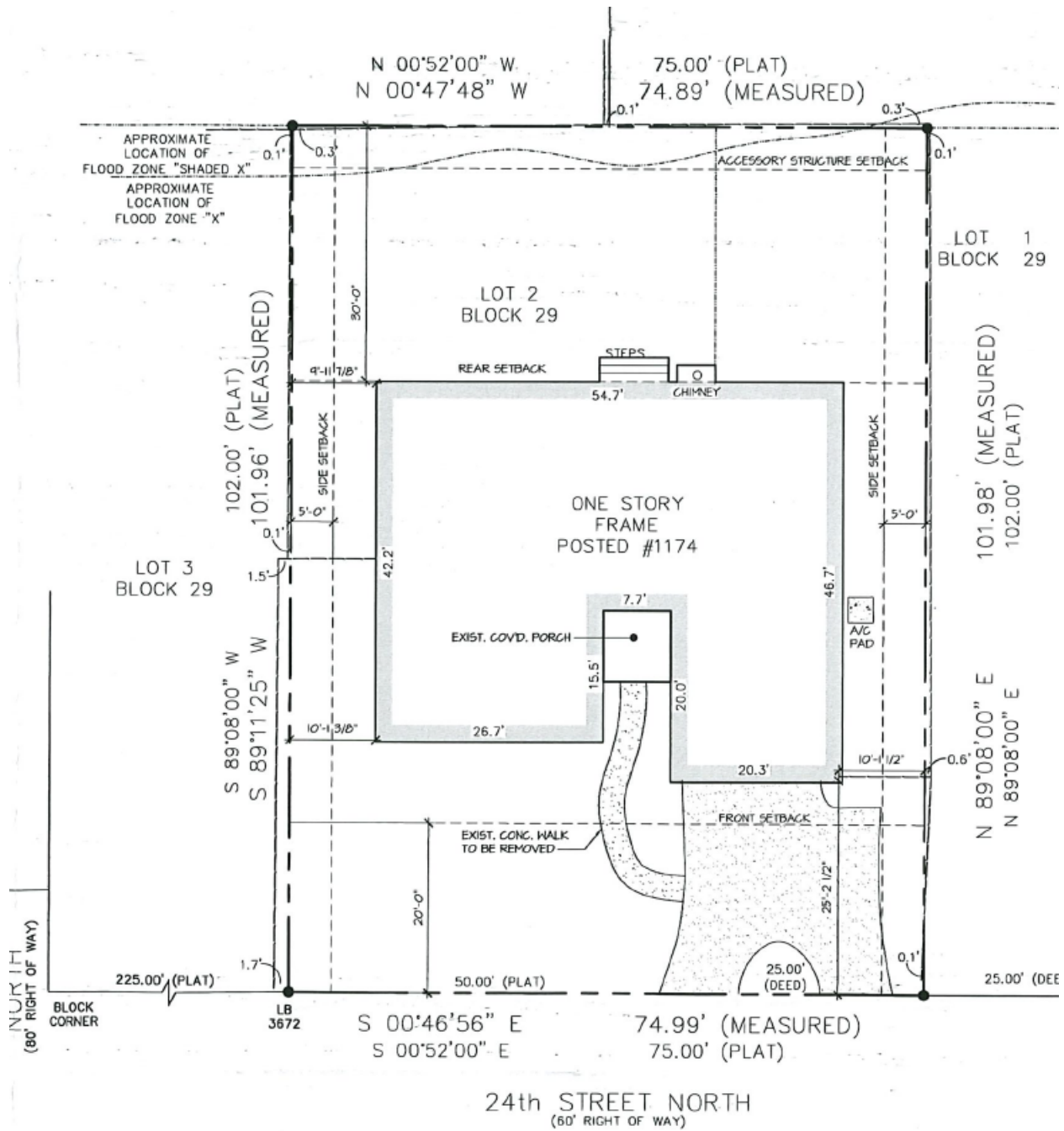
Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#23-100012 with the condition that lot coverage be limited to 40% maximum.**

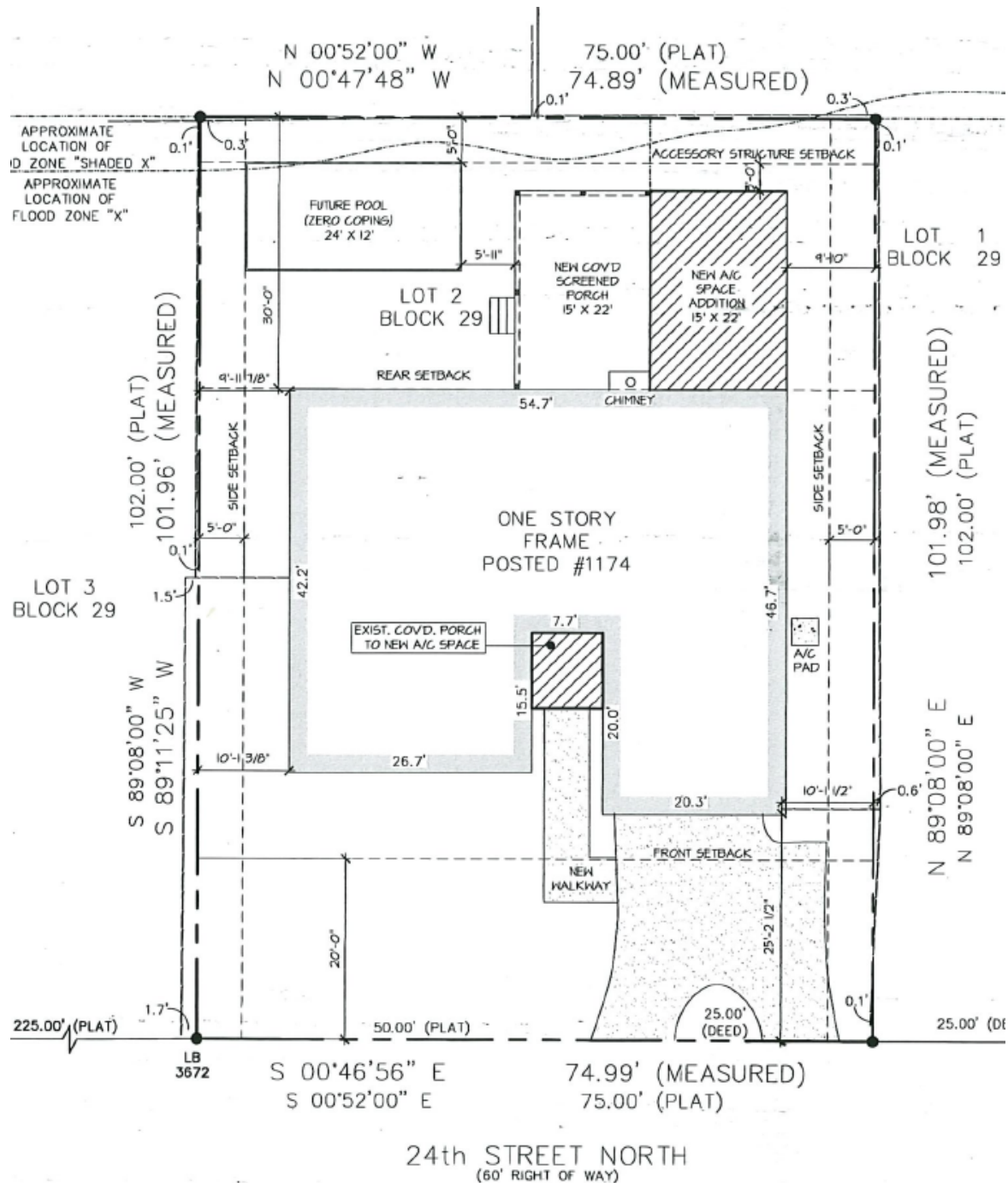
Location Map (property boundaries are representative only)



Existing Survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 23-100012
HEARING DATE 3-22-23

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

JAN 30 2023

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Michael Stetson **Telephone:** (352) 256-3512
Mailing Address: 1174 24th St N **E-Mail:** stetsonmj@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Michael Stetson **Telephone:** (352) 256-3512
Mailing Address: 1174 24th St N **E-Mail:** stetsonmj@gmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 1174 24th St N. Jacksonville Beach, FL 32250; RE# 179096-0010
Legal description of property (Attach copy of deed): 18-33 38-2S-29E SEC A JACKSONVILLE BEACH S1/2 LOT 1, LOT 2 BLK 29
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).
Increase lot coverage and rear yard setback in accordance with attached design

to 52%

AFFIDAVIT

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

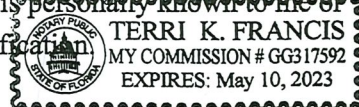
[Signature]
APPLICANT SIGNATURE

Michael Stetson
PRINT APPLICANT NAME

1/30/23
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of January, 2023, by Michael Stetson, who is personally known to me or produced a driver's license as identification.



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 10 feet in lieu of 30 feet minimum; and 34-337(e)(1)e, for lot coverage of 52% in lieu of 35% maximum, to allow for construction of a new rear addition and covered porch attached to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 23-100012

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Y	See attached explanation JAN 30 2023 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	Y	I purchased the home 6 years ago unaware that it was already over lot coverage and would be limited on future expansion
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Y	Many of my neighbors have pools and additions on their properties. Many of which have been recently approved.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Y	Across the street from my property are non-conforming lots. This causes my property to have higher restrictions than my neighbors because my lot is conforming, but my building is not
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	I am only requesting a small addition, patio, and pool in my backyard. My request is reasonable and in line with the zoning district
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Y	None of my requests are atypical or will adversely affect my adjacent neighbors.

When I received the Existing Site plan for my home, I found out that the property I purchased in 2016 already exceeded the approved lot coverage amount of the LDC. While I may not have a special condition to the parcel of land because my lot is a conforming lot, I do have a special circumstance which is peculiar to the structure I purchased.

My home is a 1-story home built in the 80's in an area that was platted in the 1920's. The way the home was originally designed does not provide any area for rear amenities and expansion. I would like to build a small addition in my backyard for my mother (who has lived with me for over 1 year) to live in. My mother is deaf and blind making a 2nd story addition unfeasible for her. There are also the additional cost considerations for a 2nd story addition to a structure the age of my home. Another factor unique to my structure is that the driveway has an unusual shape because an existing Water Oak Tree was taken down by a previous owner. My home also has a 2-car garage with 2-car parking spaces which is unusual for my zoning district, since most homes have 1-car garages and driveways.

This means I unknowingly purchased a home 5 years ago that, according to the existing LDC, did not allow me any opportunity to modify or expand to meet my needs in the future. Not being able to build this 1st story addition would place an unnecessary hardship on me and my family.

RECEIVED
23-100012
JAN 30 2023

PLANNING & DEVELOPMENT

RECEIVED

23-100018

JAN 30 2023

PLANNING & DEVELOPMENT

Prepared by and return to:
Ian R. McKillop, Esq.
Attorney at Law
McKillop Law Firm, P.L.
7563 Philips Hwy, Suite 101
Jacksonville, FL 32256
904-503-3893
File Number: 16-511

Consideration: \$275,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of August, 2016 between Glenn J Snyder, a married man, conveying his non homestead property, whose post office address is 49 Quail Ln, Jacksonville Beach, FL 32250, grantor, and Michael James Stetson and Jaclyn Stetson, husband and wife, whose post office address is 1203 13th Ave N., Jacksonville Beach, FL 32250, grantee:

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

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

The South 1/2 of Lot 1, and all of Lot 2, Block 29, SECTION "A" JACKSONVILLE BEACH, according to the plat thereof as recorded in Plat Book 18, Page 33, Public Records of Duval County, Florida.

Parcel Identification Number: 179096-0010

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

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

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, 2015.

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

Signed, sealed and delivered in our presence:

Witness Name:

Victoria L Pasanen

Glenn J Snyder

8/12/2016
(Seal)

Witness Name:

Darlene Moore

State of Florida
County of Duval

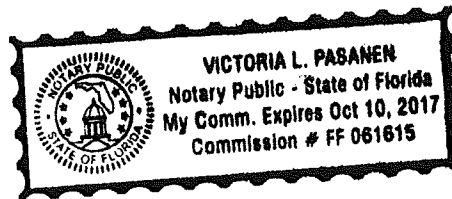
The foregoing instrument was acknowledged before me this 12th day of August, 2016 by Glenn J Snyder, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

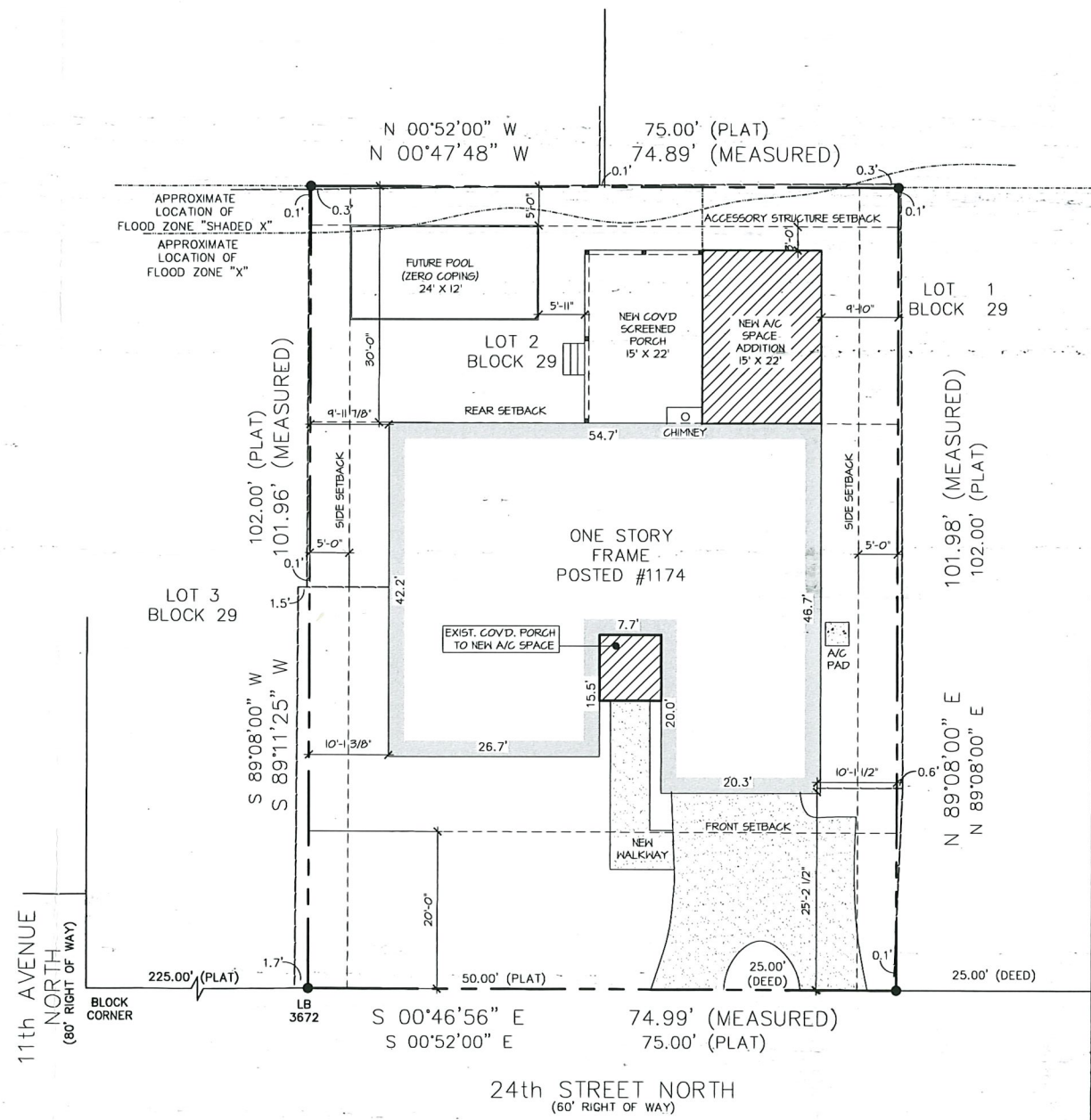


PROPOSED

RECEIVED
23-100012
JAN 30 2023

PLANNING & DEVELOPMENT

SITE CALCULATIONS: NEW	
TOTAL LAND AREA: 0.18 ACRES	7641.5 SQ. FT.
EXIST. HOUSE W/ NEW ADDITION:	2824.5 SQ. FT.
EXIST. DRIVEWAY 4	
A/C PAD/ NEW WALKWAY:	1513 SQ. FT.
FUTURE DECK/STEPS:	330 SQ. FT.
TOTAL:	3411.5 SQ. FT.
NEW LOT COVERAGE:	51.19 %
MAX COVERAGE OF LOT:	35%



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

ARCHITECTURE INC.
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR52748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE OF THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORKS OR PROJECTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 629, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

MASTER PLAN
STETSON RESIDENCE
1174 24TH STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ALL APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE 'APPROVED' SEAL FROM THE AIA.

REVISIONS		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



DATE: 1.11.2023
PROJECT #: 21-238
SHEET
A0.2
SCHEMATIC SET

EXISTING

LEGAL DESCRIPTION:

JACKSONVILLE BEACH
LOT: 18-33 38-25-24E SEC A JACKSONVILLE BEACH
5/2 LOT 1, LOT 2 BLK 29

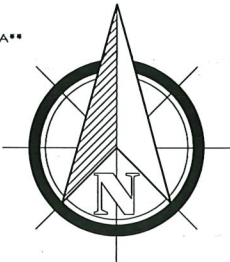
R/E STRAP #: 179096-0010

ADDRESS: 1174 24TH STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250

PLAT BOOK "18"/PAGE "33"- DUVAL COUNTY, FLORIDA

SITE INFO:

ZONING: R5-2
FLOOD ZONE: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
FRONT SETBACK: 20'-0"
SIDE SETBACKS: 5'-0"
REAR SETBACK: 30'-0"



RECEIVED
23-100012
JAN 30 2023

PLANNING & DEVELOPMENT

SITE CALCULATIONS: EXISTING

TOTAL LAND AREA: 0.18 ACRES 16415 SQ. FT.
EXIST. HOUSE FOOTPRINT: 2411.4 SQ. FT.
EXIST. DRIVEWAY/ EXIST. CONC. WALK /AC PAD: 635 SQ. FT.
TOTAL: 3,046.4 SQ. FT.
EXIST. LOT COVERAGE: 39.86%
MAX COVERAGE OF LOT: 35%



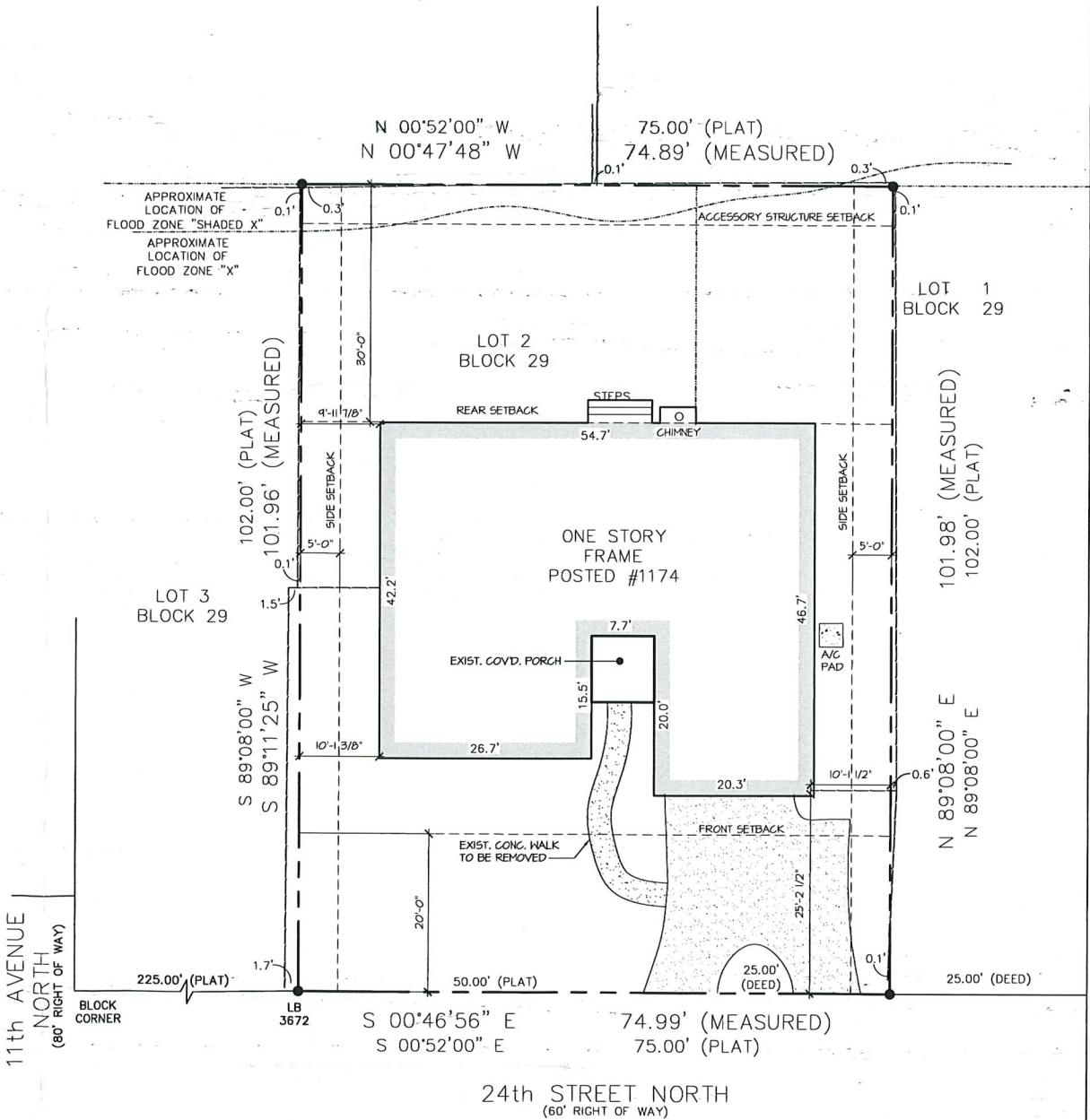
ARCHITECTURE - INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORKS OR PROJECTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 223, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

MASTER PLAN
STETSON RESIDENCE
1174 24TH STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250

OAK FOREST ESTATES ~ PLAT BOOK 43, PAGES 88 & 88-A



EXISTING SITE PLAN
SCALE: 1" = 10'-0"

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMANN, ARCHITECT, ON USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ALL APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AIA.

REVISIONS

#	DATE	DESCRIPTION
1		
2		
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7		



DATE: 1.11.2023

PROJECT #: 21-238

SHEET

A0.1

SCHEMATIC SET



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

BOA#23-100013

Zoning: C-1
RE: 174191-0000
Legal: Lot 8, Block 64, Pablo Beach North Replat
Address: 604 3rd Street North

Request

Section(s): 34-340(e)(3)c.1, for a front yard setback of 8 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for a corner side yard of zero feet in lieu of 12 feet required; and 34-377 for 9 parking spaces in lieu of 14 spaces required for 4 dwelling units and 1,500 square feet of retail, to allow for a substantial renovation to an existing multi-family structure

Existing Conditions

The subject property is comprised of the south half of two lots of record, (circa 1915) located in the Limited Commercial future land use category. The property is currently zoned Commercial Limited: C-1. The subject site is 62.5 feet wide by 150 feet in depth, with an overall area of 9,375 square feet. The subject lot is currently occupied by a mixed use, multifamily and retail structure. The structure itself was built in 1939, with a rear addition added some time thereafter. The applicant purchased the property in 2019. The structure has been used as multifamily and retail space historically. Recently in 2022 the applicant was granted a Conditional Use approval for multifamily, as the use was nonconforming based on its age and having never been approved as a conditional use. The retail use is a permitted use in C-1. The applicant began to renovate the structure and realized that the proposed renovations would exceed 50% of the structure's value. Though the uses are now permitted, the structure itself was also nonconforming based on its location and its parking. The renovation triggered the need to seek a variance for the current nonconformities.

PC#06-22 a Conditional Use for Multifamily in a C-1 zoning district. No active Code enforcement, No previous Variance.

Staff Analysis

The subject property is currently occupied by a structure built in 1939 based on the property appraiser's information. The structure was clearly built as a residential structure originally, and has been added on to over its life span, most noticeably the rear addition where some of the units are located. The front two commercial bays



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

on the first floor have been historically occupied up until the renovations began. The proposed renovations triggered the need for the Conditional Use approval and the proposed variance. The property is lacking in total parking for both the multifamily and the retail / commercial spaces. Additionally the historic structure is located very close to the southern and eastern property lines. The proposed variance would allow the existing structure to continue to operate as it has historically, and allow the applicant to complete the needed renovations.

Minimum development and parking standards

Multiple family dwellings.

- Minimum lot area: Five thousand (5,000) square feet plus two thousand (2,000) square feet for each unit in excess of two (2), except that the gross density shall not exceed twenty (20) dwelling units an acre.
- Minimum lot width: Seventy-five (75) feet at the building line. 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.
- Floor area: Multiple family dwelling units shall contain the following minimum square feet of conditioned living area excluding garages, carports and breezeways.
 - One bedroom unit: Seven hundred (700) square feet.
 - Two bedroom unit: Nine hundred (900) square feet.
 - Three bedroom unit: One thousand one hundred (1,100) square feet.
 - This square footage requirement shall also apply to units sold as condominiums.
- Maximum lot coverage: Sixty-five (65) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.



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

Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The site is zoned C-1 and is a historically mixed use structure with residential and commercial uses. The structure was built well before the adoption of the existing LDC and has been occupied up until the current owner began renovations. The property has functioned with the existing parking in the rear without any complaints or code enforcement related to parking.

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 property has been existing with the current nonconformities in setbacks and parking prior to the current LDC. The applicant only requests to continue to use the existing structure and site as it has been used and only through renovation and maintenance has triggered the need for the variance.

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. Throughout the C-1 zoning district, there are many nonconforming structures that are used for commercial or residential purposes. Approval of this variance will not confer any special privilege but will simply allow the continued use of the existing structure and allow for the completion of the renovations.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief from the parking requirements and setbacks, the structure could not be renovated and placed back into functional use. Without approval the applicant would have an undue hardship with an unoccupied half renovated structure that could not be completed or placed back into use.



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

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed commercial office building. The proposed variance will simply rectify existing nonconformities and will not intensify any of the nonconformities further.

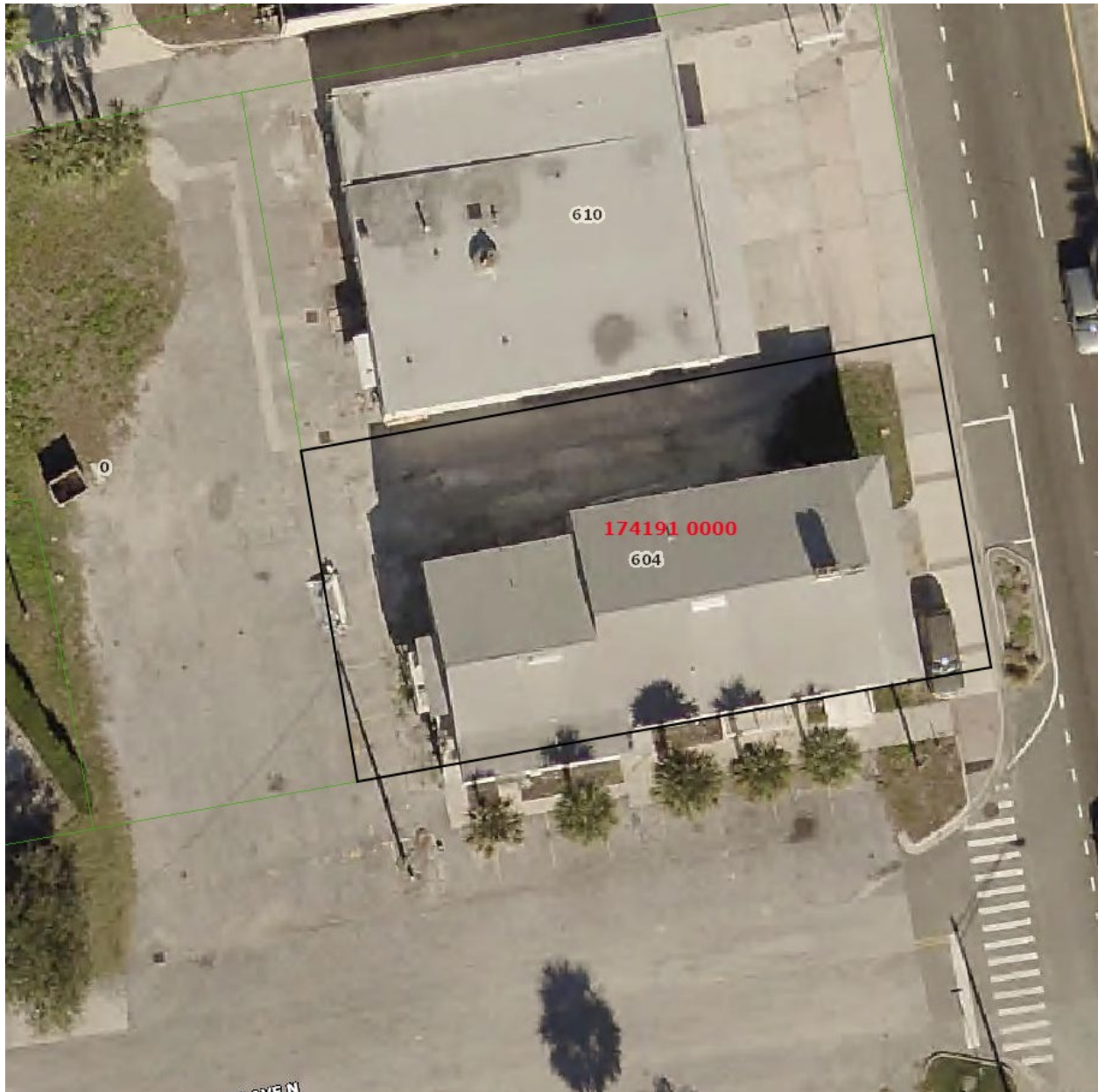
6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.

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.

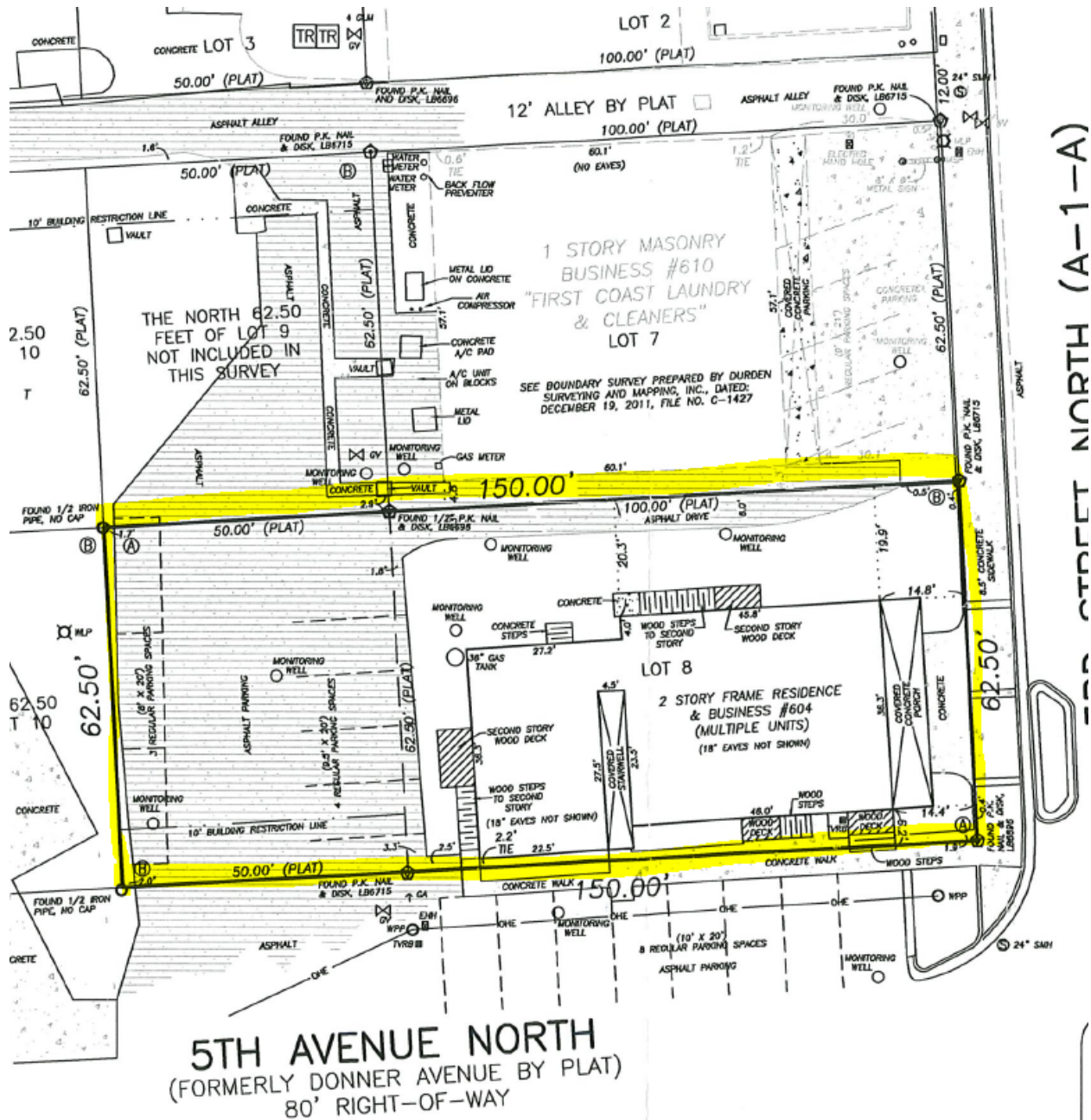
Staff Recommendation

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#23-100013**

Location Map (property boundaries are representative only)



Existing Survey





APPLICATION FOR VARIANCE

BOA No. 23-100013

HEARING DATE 3/22/23

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.

JAN 30 2023

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: COASTAL CURATIONS, LLC **Telephone:** (904) 962-1409
Mailing Address: 8785 PERIMETER PARK BLVD **E-Mail:** BILL@HOUSEANDHAVENREALTY.COM
JACKSONVILLE, FL. 32216
Agent Name: WILLIAM H. SHARP, JR **Telephone:** (904) 962-1409
Mailing Address: 8785 PERIMETER PARK BLVD **E-Mail:** BILL@HOUSEANDHAVENREALTY.COM
JACKSONVILLE, FL. 32216
Landowner Name: COASTAL CURATIONS, LLC **Telephone:** (904) 962-1409
Mailing Address: 8785 PERIMETER PARK BLVD **E-Mail:** BILL@HOUSEANDHAVENREALTY.COM
JACKSONVILLE, FL. 32216

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: 604 3RD ST N, JACKSONVILLE BEACH 174191-0000
 Legal description of property (Attach copy of deed): LOT 8 TOGETHER WITH THE S 62.50 FT OF LOT 9 BLOCK 64 REPLAT OF PABLO BEACH NORTH
 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, WILLIAM H. SHARP, JR, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]
APPLICANT SIGNATURE

WILLIAM H. SHARP, JR

PRINT APPLICANT NAME

1/30/2023
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30TH day of JANUARY, 20 23, by William H Sharp Jr, who is personally known to me or produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Buse B Bulut
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1

FLOOD ZONE: AE

CODE SECTION (s):

34-340(e)(3)c.1, for a front yard setback of 8 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for a corner side yard of zero feet in lieu of 12 feet required; and 34-377 for 7 parking spaces in lieu of 14 spaces required for 4 dwelling units and 1,500 square feet of retail, to allow for a substantial renovation to an existing multi-family structure

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100013

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	Structure was built in 1939 when different rules applied and is existing from that time.
Special circumstances and conditions do not result from the actions of the applicant.	YES	The property was bought as is and built in 1939 and was existing from the time it was built.
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	Being built in 1939, we want and need to renovate the building to bring it to current standards which any owner would want and need to do.
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	If not granted a variance, the property would not be able to be improved as outlined in the write up attached to the application.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	All of the improvements are necessary to renovate the building and the structure is existing as it has been all these years since 1939.
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 property would be brought up to current building standards, made safe, and preserving a structure and that would be beautified and made attractive for all residents of Jacksonville Beach.

The Applicant, Coastal Curations, has submitted a building permit to the City of Jacksonville Beach for building improvements in the amount of \$431,500.

The value of our improvements being applied for, exceeds the 50% rule of the "building value" the city uses in issuing permits as the City of Jacksonville property appraiser indicates the value is \$277,036 on the City of Jacksonville Property Appraiser website.

1. **A variance is being requested to allow the Applicant to improve the building for the amount that exceeds 50% of the "building value" the city is restricting on the property. This request would be to rectify non-conformities of the structure based upon the 50% rule.** The property would not be able to be improved fully at this time and a tremendous hardship would be placed on the applicant as Applicant would be hindered from fully restoring the building and offering it to the citizens or use the building.
- **In applying for this variance, we would request any parking restrictions that would be placed on the building be limited to the parking we have on site and the adjacent public parking.**
- **The setback be eliminated as it is unfeasible for us to move our building to meet any setbacks.**

The property was built in 1939, and as such is discussed by many as being "historic" as not that many structures on 3rd Street are remaining of this age.

The improvements will modernize the building making it safer with new electricity, new heating and air condition, new windows, door, and exterior siding which will dramatically change the curb appeal to a building that has been neglected for years.

We respectfully request this variance so that we may move forward with the plans submitted to the city for approval.

RECEIVED
23-100613
JAN 30 2023

PLANNING & DEVELOPMENT

RECORD AND RETURN TO: GRANTEE

Prepared by:
Gena M. Dodson
Jacksonville Title and Trust, LLC
8785 Perimeter Park Boulevard, Suite 200
Jacksonville, Florida 32216

File Number: 19-151
Consideration: 360,000.00

RECEIVED
23-100013

JAN 30 2023

PLANNING & DEVELOPMENT

General Warranty Deed

Made this December 18, 2019 A.D. By Loma ALTA Company, Inc. a Florida corporation, whose address is: 610 N 3rd Street, Jacksonville Beach, Florida 32250, hereinafter called the grantor, to Coastal Curations, LLC a Florida limited liability company, whose post office address is: 8785 Perimeter Park Boulevard, Jacksonville, Florida 32216, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Three Hundred and Sixty Thousand Dollars, (\$360,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lots 7, 8, 9 and 10, Block 64, Pablo Beach Improvement Company's Plat of part of Northern Portion of Pablo Beach, as recorded in Plat Book 5, Page 66, of the public records of Duval County, Florida.

Excepting that portion more particularly described and recorded in Official Records Book 6045, Page 1083, said public records of Duval County, Florida.

Parcel ID Number: 174191-0000, 174190-0000, 174192-0000

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

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

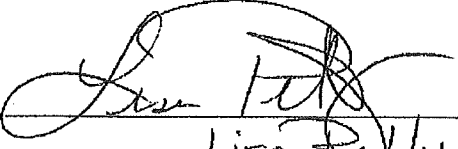
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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

Signed, sealed and delivered in our presence:


Witness Printed Name GENA M. DODSON

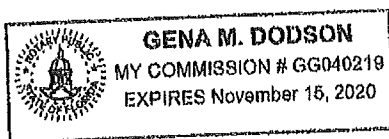

Witness Printed Name Lisa Petty

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 18th day of December, 2019, by Christopher Haigst, President of Loma ALTA Company, Inc. a Florida corporation, who is/are personally known to me or who has produced FLDL as identification.


Loma ALTA Company, Inc. (Seal)
By: Christopher Haigst
Its: President
Address: 610 N 3rd Street, Jacksonville Beach, Florida 32250


Notary Public
Print Name: GENA M. DODSON
My Commission Expires: 11/15/20





DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

7020 2450 0000 7999 5595

REFERENCE

RECEIVED

23-100013

JAN 30 2023

PLANNING & DEVELOPMENT

May 12, 2022

Coastal Curations
8785 Perimeter Park Blvd.
Jacksonville, FL 32216

CC: Julie Childers; julie@thechildersteam.com

DEVELOPMENT ORDER FOR CONDITIONAL USE

PC#06-22 (22-100042)

604 3rd Street North

Lot 8, together with the south 62.50 feet of Lot 9, Block 64, *Replat of Pablo Beach North*

The Planning Commission for the City of Jacksonville Beach met and held a public hearing at **7:00 p.m. on Monday, May 9, 2022** in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider your development permit application for **Conditional Use Approval Application** for a multi-family dwelling for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15, subject to Section 34-399 standards of the Jacksonville Beach Land Development Code.

Based on the review and discussion of said application and the consideration of competent substantial evidence in the form of the staff report, testimony or other material provided during the duly advertised public hearing, the Planning Commission determined this application for development **met** the standards applicable for authorizing a conditional use pursuant to **LDC Section 34-231**.

The Board **Approved** the request

Pursuant to LDC **Section 34-233**, conditional use approval is only granted to the applicant and is not assignable or transferable. This section shall not apply to the assignment or transfer of ownership of a dwelling unit.

Please remove the public hearing notice(s) posted on your property.

Information about permitting, including official address assignments, application forms, and checklists, is available in our office or online.

Copies of this development order shall be submitted when applying for any future development or building permit applications. If you have any questions please feel free to call me at (904) 247-6231.

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



Sincerely,

A handwritten signature in black ink, appearing to read "Christian Popoli", written over a horizontal line.

Christian Popoli
Senior Planner

DISCLAIMER

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

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

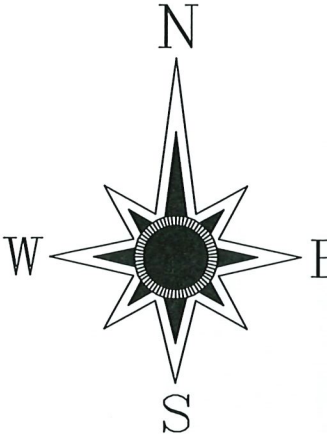
Planning@jaxbchfl.net

www.jacksonvillebeach.org



PC#06-22

EXISTING/PROPOSED



RECEIVED

JAN 30 2023
23-100013

PLANNING & DEVELOPMENT

ANGLE TABLE

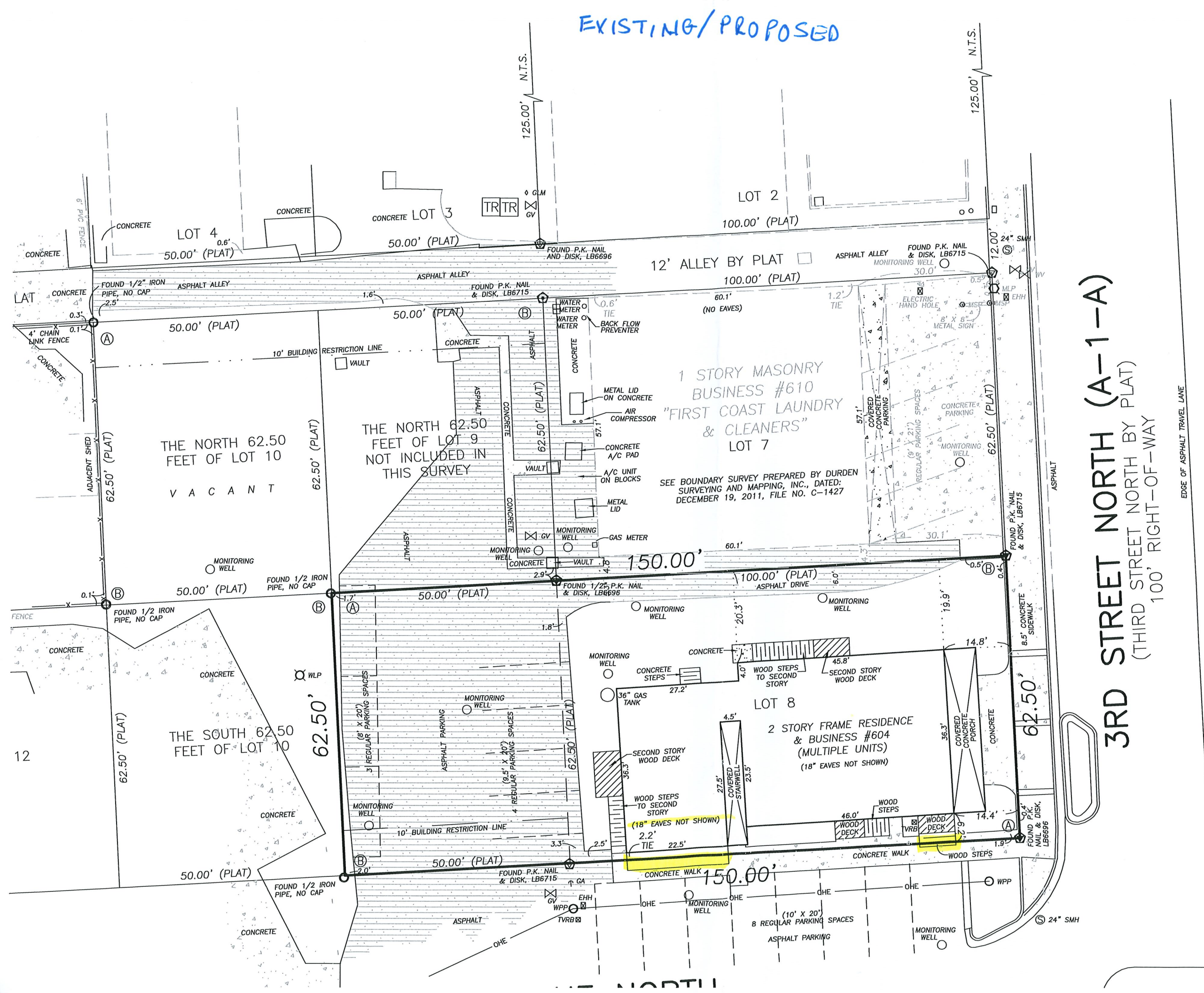
A = 90°14'00"
B = 89°46'00"

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE
ELEVATION 9 FEET) PER FLOOD INS
DUVAL COUNTY, COMMUNITY No. 12
12031C-0417-J, REVISED NOVEMBER
ALL INTERIOR ANGLES SHOWN HERE
MEASURED AND POSSESSED
ALL LOTS SHOWN HEREON LIE WITH
NO BUILDING RESTRICTION LINE BY
N.T.S. DENOTES NOT TO SCALE
WPP DENOTES WOOD POWER POLE
EHH DENOTES ELECTRIC HAND HOLE
TVRB DENOTES CABLE TELEVISION R
GA DENOTES GUY ANCHOR
GV DENOTES GAS VALVE
OHE DENOTES OVERHEAD ELECTRIC
—X— DENOTES 4' CHAIN LINK FENCE
THERE MAY BE ADDITIONAL RESTRICTIONS
THIS SURVEY THAT MAY BE FOUND
DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

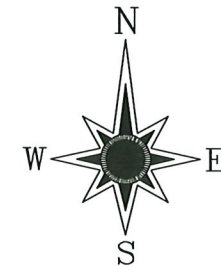
COASTAL CURATIONS, LLC A FLORIDA
TODD J. COLLINS AND GLYNNIS B. COLLINS
SUCCESSORS AND/OR ASSIGNS AS TO
FIDELITY NATIONAL TITLE INSURANCE
JACKSONVILLE TITLE AND TRUST, LLC



3RD STREET NORTH (A-1-A)
(THIRD STREET NORTH BY PLAT)
100' RIGHT-OF-WAY

EDGE OF ASPHALT TRAVEL LANE

MAP SHOWING BOUNDARY SURVEY OF:
 LOT 8 TOGETHER WITH THE SOUTH 62.50 FEET OF LOT 9,
 BLOCK 64, REPLAT OF PABLO BEACH NORTH, AS RECORDED
 IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC
 RECORDS OF DUVAL COUNTY, FLORIDA



PLANNING & DEVELOPMENT

NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "A" (BASE FLOOD ELEVATION 9 FEET) PER FLOOD INSURANCE RATE MAP (FIRM), DUAL COUNTY, COMMUNITY NO. 12007B, MAP/PANEL NO. 12031C-0417-J, REVISED NOVEMBER 2, 2018
ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 64
NO BUILDING RESTRICTION LIE BY PLAT
N.T.S. DENOTES NOT TO SCALE
WPP DENOTES WOOD POWER POLE
E4H DENOTES ELECTRIC HAND HOLE
TVRB DENOTES CABLE TELEVISION RISER BOX
GA DENOTES GUY ANCHOR
GV DENOTES GAS VALVE
EH DENOTES OVERHEAD ELECTRIC
-X- DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.



DURDEN
SURVEYING AND MAPPING, INC.
 1825-B 3RD STREET NORTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE
MINIMUM TECHNICAL AND STANDARDS SET FORTH BY
THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT
SECTION 472.027 FLORIDA STATUTES AND CHAPTER
5J17 FLORIDA ADMINISTRATIVE CODE.

Bruce Durden Jr.

FLORIDA REGISTERED SURVEYOR NO. 4707
H. BRUCE DURDEN JR.

SIGNED NOVEMBER 21, 2019.

SCALE: 1" = 20'

CAD FILE NO. I-89.B-64.DWG 2000 FILE NUMBER C-178

WORK ORDER NUMBER 19684

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.



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

BOA#23-100014

Zoning: RS-2
RE: 176807-0000
Legal: Lot 6, Block 135, Oceanside Park
Address: 412 13th Ave South

Request

Section(s): 34-377(e)(1)c.2, for a combined side yard setback of 6 feet in lieu of 15 feet minimum, with a one-foot setback along the western property line; 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for the conversion of an existing car port into a garage and the expansion of the existing driveway to the new garage, attached to an existing single-family dwelling

Existing Conditions

The subject property is a legal *conforming* lot of record (circa 1944) located in the Low Density Residential future land use category. The property is zoned Residential Single Family: RS-2. The subject lot is 50 feet in width and 125 feet deep, with an overall area of 6,245 square feet. The subject lot is substandard in both lot width and total area for the RS-2 zoning district. The subject lot has an existing single family home constructed in 1977. The home currently has an existing car port, as required by the RS-2 zoning district. The property has a longer driveway, with the house being set back from the front property line over 30 feet. The exiting home is substandard in side yard setbacks due to the age of construction, which predates the current LDC.

No previous BOA, no active code case.

Staff Analysis

The subject lot is currently substandard in both lot area and lot width for the RS-2 zoning district. The lot is 15 feet too narrow, and 1,255 square feet too small in area. Additionally the home is nonconforming in side yard setbacks, as it currently has a combined side yard setback of 13.7 feet as opposed to the require 15 feet combined. The applicant is proposing to enclose the existing car port as well as expand the footprint to the west, so they can turn the existing car port into an enclosed garage. The RS-2 zoning district allows for either a car port or an enclosed garage. The applicant is reducing the impact of the expansion of the car port in regards to lot coverage with the conversion of the existing car port footprint



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

as well as part of the driveway, thus minimizing the additional lot coverage to only 41%. If the proposed lot coverage were extrapolated to a full sized lot for RS-2, the lot coverage would amount to 34%. The expansion over the existing footprint does create an additional need for relief for side yard setbacks. The proposed new garage will be 1 foot from the eastern property as opposed to the car port which is currently 6.7 feet. As noted above, the structure is already nonconforming in side yard setbacks as it stands today, so regardless of the expansion, relief would be needed.

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.



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

Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is substandard in width and area for the RS-2 zoning district. Additionally, the current home is nonconforming in side yard setbacks.

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

Staff **does not** find that circumstances are a result of the applicant. The applicant purchased the home in 2021, with the existing nonconformities for both the lot and the setbacks. The applicant is attempting to mitigate the impact of the proposed garage by using existing structure footprint area and existing driveway.

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 property is nonconforming in area and lot width. Additionally the exiting original home is nonconforming in side yard setbacks. The proposed enclosure of the car port to a garage will keep the structure consistent with the garage requirement for the RS-2 zoning district. Additionally, renovations and additions are common requests in this zoning district.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without the proposed addition, the home is already nonconforming in side yard setbacks. The proposed addition is a common right



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

afforded to single family home owners to reinvest in their property and allow it to better accommodate their needs.

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

Staff **does not** find that the requested variances are the minimum variance needed. The applicant is adding the proposed garage over existing lot coverage currently occupied by the car port and part of the existing driveway, thus reducing the requested increase.

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#23-100014**

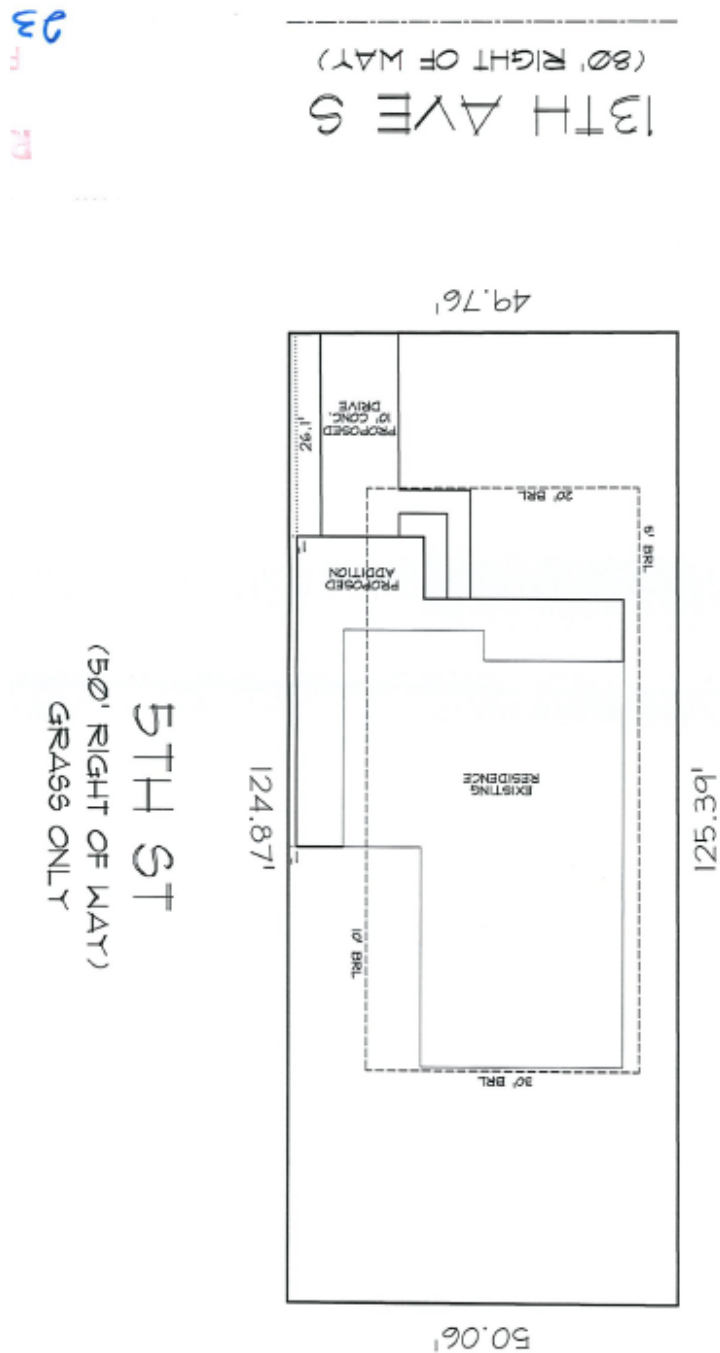
Location Map (property boundaries are representative only)





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

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 23-100014
HEARING DATE 3-22-23

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.

FEB = 8 2023

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Jerry Bokota Telephone: 407-307-4157
Mailing Address: 412 13th Ave S E-Mail: JerryBokota@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Jerry Bokota Telephone: _____
Mailing Address: 412 13th Ave S E-Mail: _____
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 412 13th Ave S
Legal description of property (Attach copy of deed): Lot 6, Block 135, 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).
Side Setback of 1' in lieu of 10': to convert existing carport into a garage.

176807-0000

AFFIDAVIT

I, Jerry Bokota, 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

Jerry Bokota

PRINT APPLICANT NAME

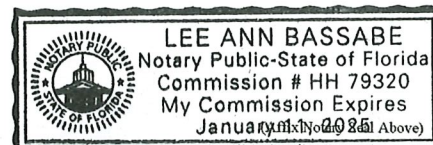
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2023, by Jerry Bokota, who is personally known to me or produced FL Drivers License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION:

RS-2

FLOOD ZONE:

X

CODE SECTION (S):

34-377(e)(1)c.2, for a combined side yard setback of 6 feet in lieu of 15 feet minimum, with a one foot setback along the western property line; 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for the conversion of an existing car port into a garage and the expansion of the existing driveway to the new garage, attached to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100014

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is non-conforming to RS-2. A lot area of 7,500sf is required and this lot is only 6,245sf. In addition, a lot width of 75' is required and this lot is only 50'.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The owner has not made any action resulting in the need for this variance
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	No similar privileges have been denied to my knowledge.
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	Due to the narrow lot, I am deprived the standard rights by owners in zone RS-2.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	To obtain a usable garage & bedroom, the variance requested is the minimum required.
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	Given that 5th Street is not in use, there is still a substantial buffer to the adjacent property and it exceeds the typical side yard setback requirements.

Prepared by and return to:

Eric Lee Hearn

Moseley, Prichard, Parrish, Knight & Jones

501 W. Bay Street

Jacksonville, FL 32202

904-356-1306

File Number: 00393.000148

Parcel Identification No. 176807-0000

RECEIVED
23-100014
FEB - 8 2023

PLANNING & DEVELOPMENT

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this day of **August, 2021** between **Robert P. Lareau, an unmarried man** whose post office address is **5 Towpath Lane, Granby, CT 06035** of the County of **Hartford**, State of **Connecticut**, grantor*, and **Jerry Bokota and Chelsea Richmond, husband and wife**, whose post office address is **412 13th Ave. South, Jacksonville Beach, FL 32250** of the County of **Duval**, State of **Florida**, grantee*,

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

Lot 6, Block 135, Oceanside Park, according to the plat thereof as recorded in Plat Book 8, Page 13, Public Records of Duval County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Grantor hereby represents and warrants that the property which is the subject of this conveyance is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor nor any members of the household of the Grantor reside thereon.

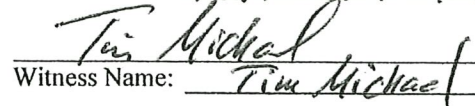
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:



Witness Name: Kathleen M. Kelly

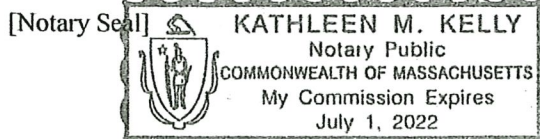


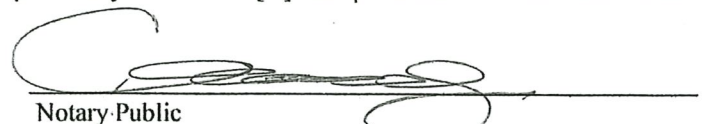
Witness Name: Tim Michael

 (Seal)
Robert P. Lareau

State of ~~Connecticut~~ Massachusetts
County of ~~Hartford~~ Hampden

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of August, 2021 by Robert Lareau, who ☒ is personally known or ☐ has produced a driver's license as identification.

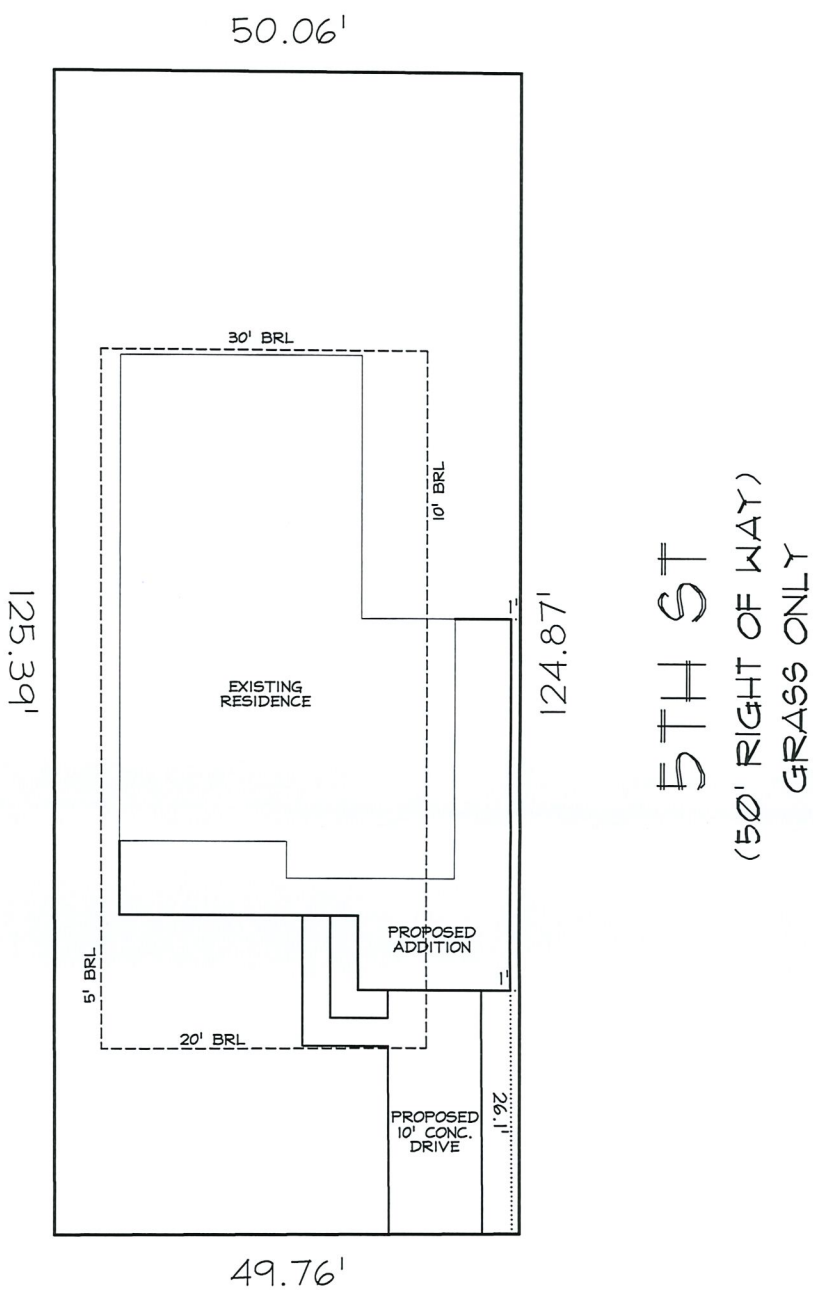



Notary Public

Printed Name: _____

My Commission Expires: _____

PROPOSED



RECEIVED

FEB 27 2023
23-100014

PLANNING & DEVELOPMENT

LOT COVERAGE CALCULATIONS:
CONCRETE DRIVE & WALK = ±322 SF
LOT COVERAGE BY BUILDINGS: 2,202/6,245 SF= 35.3%
IMPERVIOUS SURFACE RATIO = 2,524/6,245 SF= 40.4%
LOT SQUARE FOOTAGE: 6,245 SF (±0.14 ACRES)

FLOOD ZONE 'AE'

LOT 6, BLOCK 135, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



JACKSON DESIGN
COMPANY, INC.

6100 GREENLAND RD, SUITE 1003
JACKSONVILLE, FL 32258
KJACKSON@JACKSONDESIGNCOMPANY.NET
WWW.JACKSONDESIGNCOMPANY.NET
TEL 904.238.8573

BOKOTA RESIDENCE
412 13TH AVE S
JACKSONVILLE BEACH, FL 32250

SITE PLAN

DESIGN:	KAJ
DATE:	2/7/23
SCALE:	1" = 20'
JOB NO:	22-130
COPYRIGHT © 2023	
ALL RIGHTS RESERVED. THESE PLANS ARE PROTECTED BY COPYRIGHT LAWS. UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION.	

MAP SHOWING SURVEY OF:

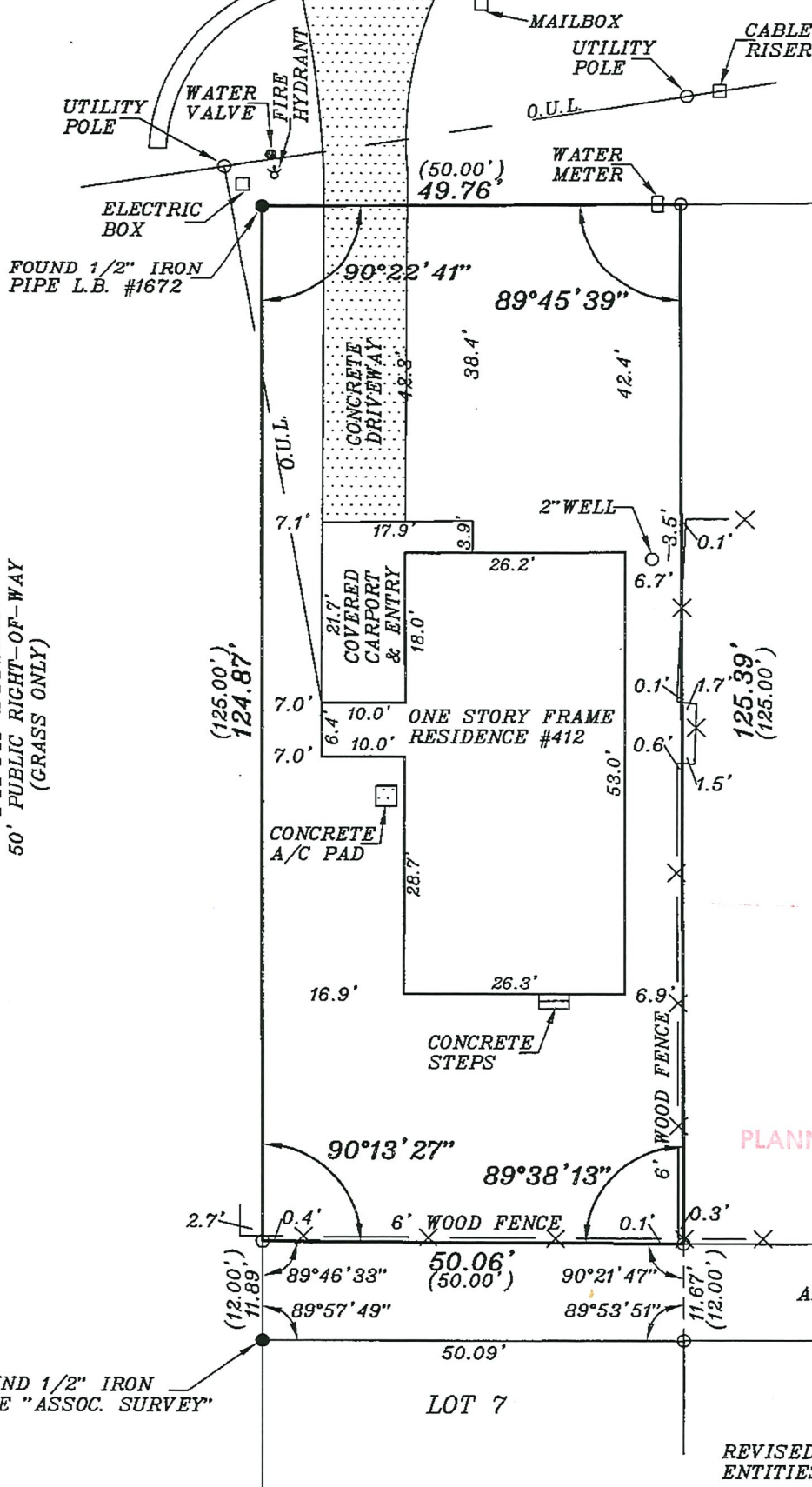
LOT 6, BLOCK 135, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8,
PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THIRTEENTH AVENUE SOUTH

80' PUBLIC RIGHT-OF-WAY

2.0' CONCRETE CURB & GUTTER

FIFTH STREET
50' PUBLIC RIGHT-OF-WAY
(GRASS ONLY)



LOT 5

RECEIVED
23-100014
FEB - 8 2023

PLANNING & DEVELOPMENT

ALLEY

LOT 7

LOT 8

REVISED MAY 9, 2005 TO CHANGE
ENTITIES IN CERTIFICATION ONLY

LEGEND:

○ DENOTES FOUND 1/2" IRON PIPE (NO CAP)
O.U.L. DENOTES OVERHEAD UTILITY LINE

I HEREBY CERTIFY TO: ROBERT P. LAREAU:
ATTORNEYS' TITLE INSURANCE FUND, INC.:
MORTGAGE CAPITAL ASSOCIATES, INC.:
SMARTCLOSE, LLC.

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL
STANDARDS AS SET FORTH BY THE FLORIDA BOARD
OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION
472.027 FLORIDA STATUTES AND CHAPTER 61G17-6
FLORIDA ADMINISTRATION CODE.

Robert D. Tompkins

FLORIDA REGISTERED SURVEYOR NO. 5563
ROBERT D. TOMPKINS

DATE: MARCH 21, 2005

SCALE: 1" = 20'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES
AND IS NOT VALID

NOTES:

- 1) THIS IS A BOUNDARY SURVEY.
- 2) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" WHICH IS THE AREA OUTSIDE THE 500 YEAR FLOOD BY FLOOD MAPS REVISED APRIL 17, 1989, COMMUNITY PANEL No. 120078 0002 D.
- 4) NO BUILDING RESTRICTION LINES BY PLAT.
- 5) ALL DISTANCES SHOWN THUS: (50.00') ARE BY PLAT ALL OTHER ANGLES AND DISTANCES WERE FIELD MEASURED.

SIEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #5878 6282 DUPONT STATION CT. E. UNIT #2
JACKSONVILLE, FLORIDA 32217
(904) 737-6767

26935

LeeAnn Bassabe

From: Kevin Jackson <kjackson@jacksondesigncompany.net>
Sent: Monday, February 27, 2023 4:31 PM
To: Planning Division
Cc: Jerry Bokota
Subject: RE: Variance Application Insufficiency BOA#23-100014; 412 13th Ave. S.

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

Current Lot coverage is 2,056/6,245 sf = 32.9%

Kevin Jackson, NCIDQ
President | FL License #ID6477
6100 Greenland Rd, Suite #1003
Jacksonville, FL 32258
(904) 238-8573 cell



www.JacksonDesignCompany.net

From: Planning Division <Planning@jaxbchfl.net>
Sent: Monday, February 27, 2023 1:25 PM
To: Kevin Jackson <kjackson@jacksondesigncompany.net>
Subject: RE: Variance Application Insufficiency BOA#23-100014; 412 13th Ave. S.

Kevin,

Thanks very much. The 11x17 is legible & much better. The only additional question is what is the current lot coverage? Would you be able to send that information over today as you did with the site plan?
Thank you.

Lee Ann Bassabe
COJB Planning & Development – Planning Division
11 3rd Street North | Jacksonville Beach, FL 32250
(P) (904)247-6231 | (F) (904)247-6107
Permitting and Zoning Applications and Checklists
Jacksonville Beach Code of Ordinances
COAST Permitting and Zoning Applications and Checklist

From: Kevin Jackson <kjackson@jacksondesigncompany.net>
Sent: Monday, February 27, 2023 12:14 PM
To: Planning Division <Planning@jaxbchfl.net>



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

BOA#23-100015

Zoning: RS-1
RE: 178146-0000
Legal: Lot 7, Block 4, San Pablo Terrace
Address: 2003 Eastern Drive

Request

Section(s): 34-336(e)(1)c.1, for a front yard setback of 21 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 7.3 feet along the northern property line and 7.2 feet along the southern property line in lieu of 10 feet minimum; 34-336(e)(1)e, for lot coverage of 41% in lieu of 35% maximum, 34-336(e)(1)g, for an accessory structure setback of 1.9 feet along the northern property line in lieu of 5 feet required; and 34-373(d), for a parking area setback of zero feet in lieu of 5 feet minimum along the southern property line, to rectify existing non-conformities and allow for a front porch addition to an existing single family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1954) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject lot is 70 feet in width and 113 feet deep, with an overall area of 7,883 square feet. The existing home was constructed in 1971, and has been added on to in the rear sometime in the past, prior to the current owners purchasing the property in 2015. The existing home has a total lot coverage of 38%. The home is currently conforming in both front and rear setbacks, however nonconforming in side yard setbacks as well as lot coverage. Additionally the existing driveway has zero setback from the southern property line. Also an existing shed in the rear of the property is nonconforming with regards to setbacks to the northern property line. The home currently has a small covered stoop that the applicant wishes to convert / expand into a functional front porch. The proposed lot coverage would equal 32% lot coverage were this a conforming lot.

No previous variances, no active code enforcement.



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

Staff Analysis

The subject lot is substandard in both area and lot width. The RS-1 zoning district requires a minimum lot area of 10,000 square feet in area and minimum lot width of 90 feet. The subject lot is 20 feet too narrow and 2,117 square feet too small in area. The existing home was constructed prior to the current LDC's adoption. The home is nonconforming in lot area currently at 38%, and has nonconforming side yard setbacks on both north and south property lines. Additionally the existing shed in the rear does not meet the current accessory structure setbacks along the northern property line. The proposed front porch will add 240 square feet of lot coverage gross, with the deduction for the existing covered stoop and some portions of the paved walkway. Additionally the porch will encroach into the front setback 4 feet. Finally the proposed variance will address several existing nonconformities.

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.



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

Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in width and in area. Additionally the existing home is nonconforming in side yard setbacks, and the property currently has 38% lot coverage.

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

Staff **does not** find that circumstances are a result of the applicant. The substandard nature of the existing lot in width and area was not caused by the applicant but was platted in 1954 with these dimensions. The exiting home's original footprint made the side yard setbacks nonconforming when it was built in 1971. Neither of these hardships are the result of the applicants, who purchased the home in 2015.

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

Staff finds that the proposed variance **will not** confer special privileges. The applicant has proposed a modest request to convert the existing stoop into outside living space in the form of a functional front porch. Additions are a common request in the RS-1 zoning district and allow for continued reinvestment into existing homes.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Literal interpretation of the code would leave the current home with exiting nonconformities. Additionally it would prevent the applicant from adding space and value to their existing home, a right extended to other homes in the same zoning district.



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

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities as well as the proposed new porch. The proposed variances would address several existing nonconformities in the form of the home side yard setbacks, the driveway setback, the shed setback as well as at a minimum the existing lot coverage of 38%. The applicant is proposing a modest increase in lot coverage as well as a small front yard encroachment.

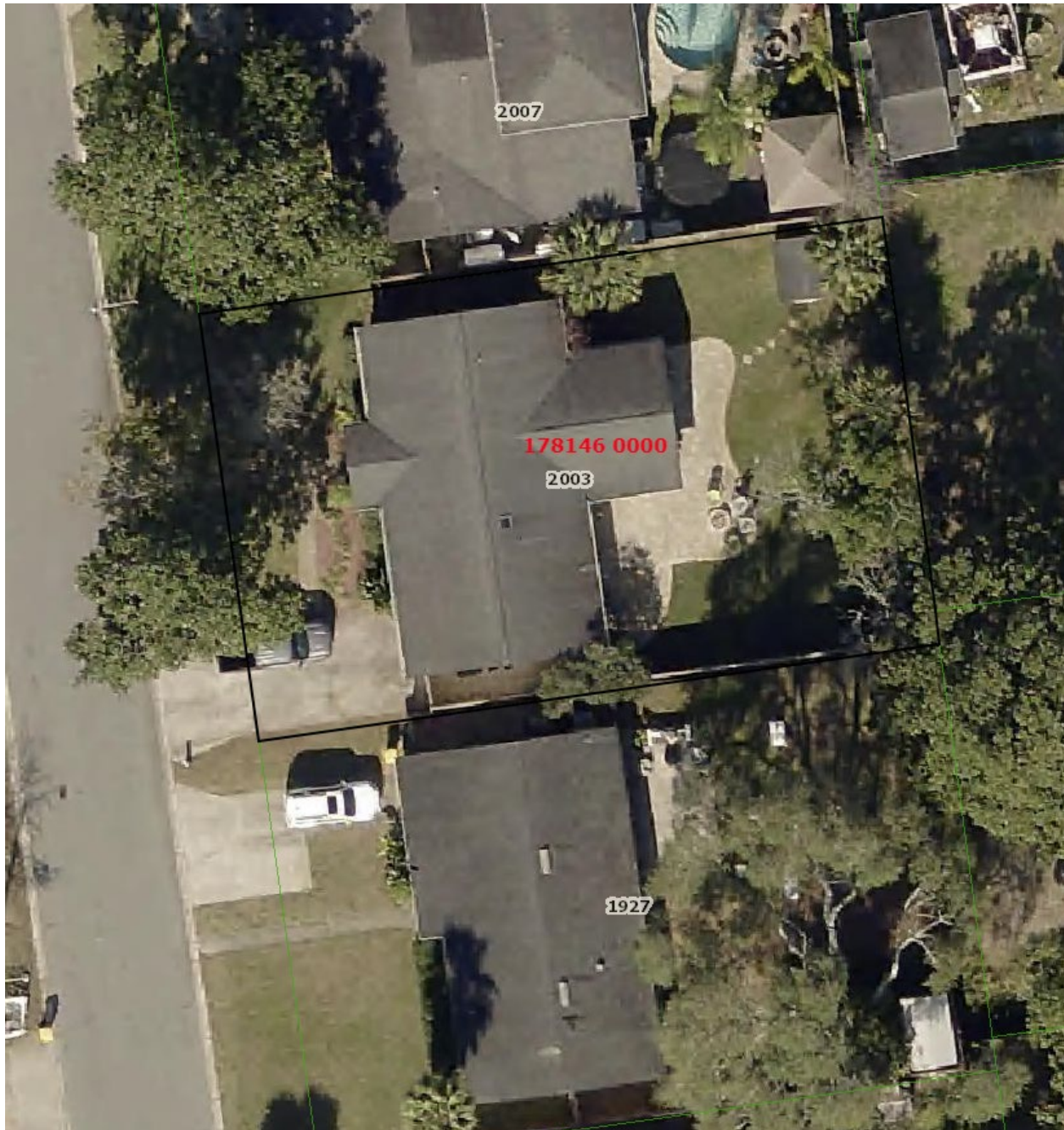
6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.

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#23-100015**

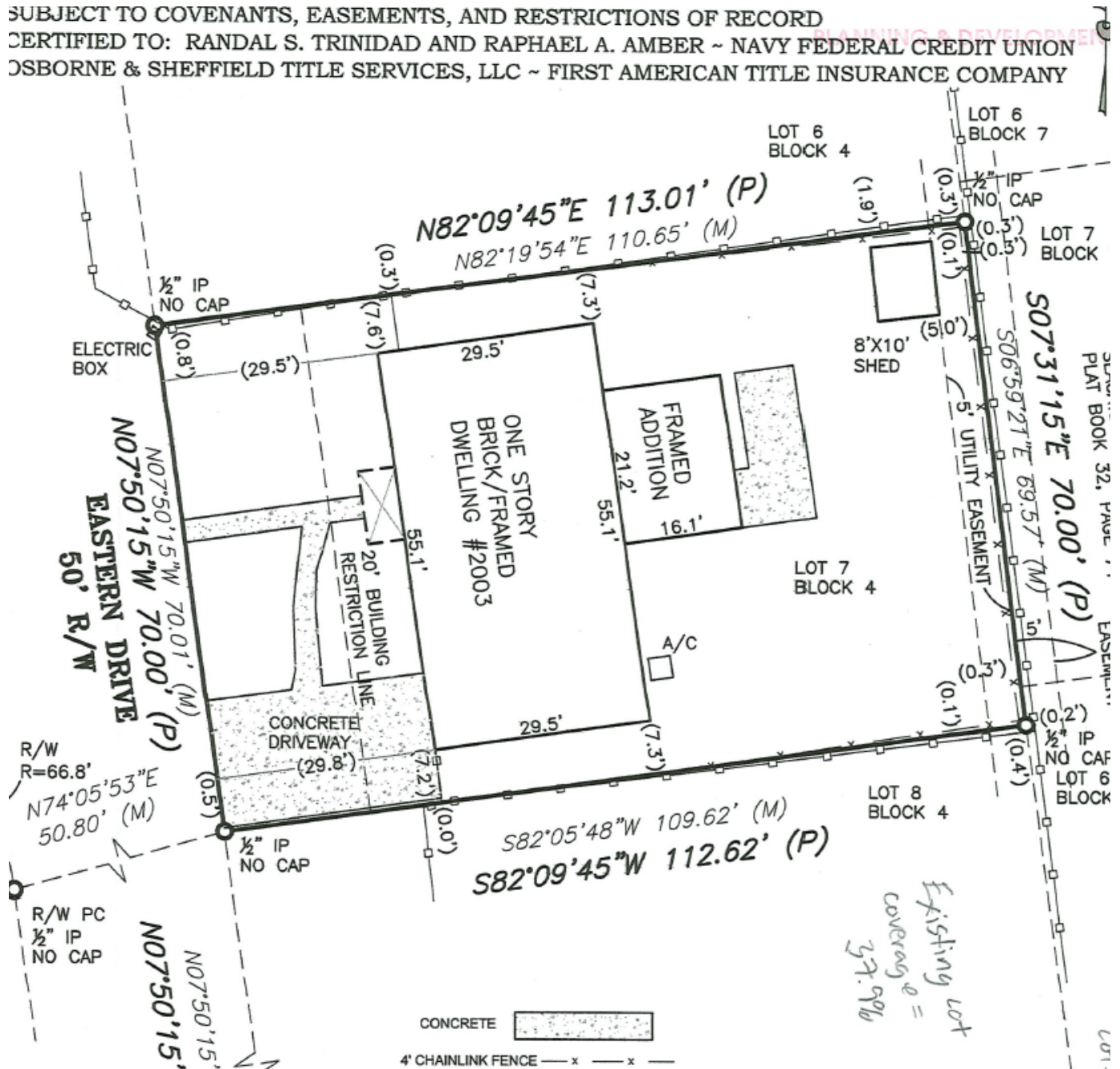
Location Map (property boundaries are representative only)



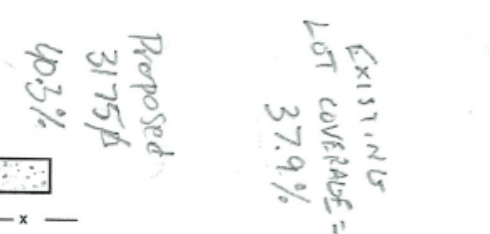
Existing Survey

SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD

CERTIFIED TO: RANDAL S. TRINIDAD AND RAPHAEL A. AMBER ~ NAVY FEDERAL CREDIT UNION
OSBORNE & SHEFFIELD TITLE SERVICES, LLC ~ FIRST AMERICAN TITLE INSURANCE COMPANY



SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD PLANNING & DEVELOPMENT
 CERTIFIED TO: RANDAL S. TRINIDAD AND RAPHAEL A. AMBER ~ NAVY FEDERAL CREDIT UNION
 BORNE & SHEFFIELD TITLE SERVICES, LLC ~ FIRST AMERICAN TITLE INSURANCE COMPANY





APPLICATION FOR VARIANCE

BOA No. 23-100015
HEARING DATE 3.22.23

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

10:50A

FEB - 8 2023

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Raphael Ambar
Mailing Address: 2003 Eastern Dr

Telephone: 407 484-2096
E-Mail: hufae@live.com

Agent Name: _____
Mailing Address: _____

Telephone: _____
E-Mail: _____

Landowner Name: "
Mailing Address: "

Telephone: _____
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: 1781460000
Legal description of property (Attach copy of deed): Lot 7 Block 9 San Pablo Terrace
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary). (Front Porch addition)
We are looking to add 8' off the front of the structure
and 3% to the total lot coverage. This would not affect
any current set backs or affect any existing neighbors/homeowners.

AFFIDAVIT

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

[Signature]

APPLICANT SIGNATURE

Raphael Ambar

PRINT APPLICANT NAME

2/8/23

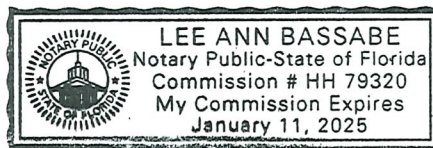
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this February 23 day of February, 2023, by Raphael A. Ambar, who is personally known to me or produced FL Drivers License as identification.

[Signature]

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.1, for a front yard setback of 21 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 7.3 feet along the northern property line and 7.2 feet along the southern property line in lieu of 10 feet minimum; 34-336(e)(1)e, for lot coverage of 41% in lieu of 35% maximum, 34-336(e)(1)g, for an accessory structure setback of 1.9 feet along the northern property line in lieu of 5 feet required; and 34-373d, for a parking area setback of zero feet in lieu of 5 feet minimum along the southern property line, to rectify existing non-conformities and allow for a front porch addition to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

23-100015

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.

FEB - 8 2023

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 size of less than 8,000 sq ft does not conform to 10,000 sq ft normal requirement. Also the lot frontage is not the normal required length.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The home was purchased as is in the current shape and layout. This includes current setbacks and structure locations.
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 are just looking to add 3% to the total lot coverage. In which the current lot is undersized.
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	What we are proposing with adding the front porch overhang would not affect anyone around me.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Again we are only looking to add 3% of lot coverage to what is existing.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	This addition to the front of the property will have no affect on surrounding home owners.

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23-100015
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PREPARED BY, RECORD AND RETURN TO:

Osborne & Sheffield Title Services, LLC
4776 Hodges Boulevard, Suite 206
Jacksonville, Florida 32224

PLANNING & DEVELOPMENT

File #: 2014-1090K

Parcel Identification Number:

178146-0000

\$289,000.00

WARRANTY DEED

THIS WARRANTY DEED made this **16th** day of **January, 2015**, by **221 Oleander, LLC**, a **Florida** limited liability company, hereinafter called Grantor, whose post office address is 101 Century 21 Drive, Suite 104-A, Jacksonville, Florida 32216, to **Raphael A. Ambar, an unmarried man and Randal S. Trinidad, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called Grantee, and whose post office address is 2003 Eastern Drive, Jacksonville Beach, Florida 32250.

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

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **Duval**, State of Florida, to-wit:

Lot 7, Block 4 of SAN PABLO TERRACE, according to the Plat thereof as recorded in Plat Book 24, Page(s) 96, of the Current Public Records of Duval County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2014.

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said

land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered
in our presence:

221 Oleander, LLC, a Florida limited liability
company

Witness #1 signature

MATT CARROLL
Witness #1 printed name

By: X

Phyllis L. Arnold
Its Manager

Witness #2 signature

LEE S. OSBORNE
Witness #2 printed name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of January, 2015, by Phyllis L. Arnold, as Manager of 221 Oleander, LLC, a Florida limited liability company, on behalf of the company, who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced _____ as identification.

Notary Public
My Commission Expires:
(Notary Seal)

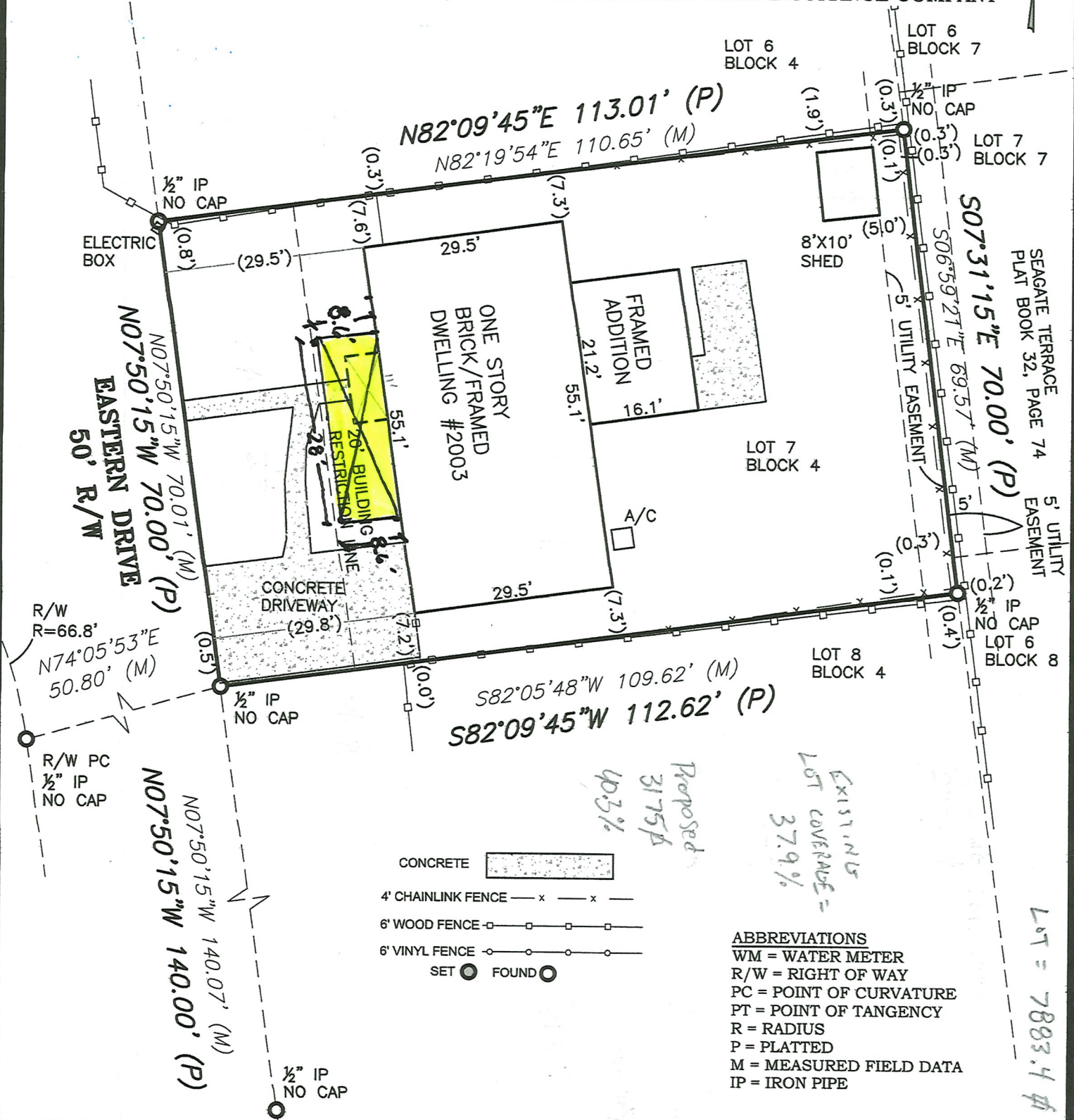


PROPOSED

MAP SHOWING BOUNDARY SURVEY OF LOT 7, BLOCK 4, SAN PABLO TERRACE,

23-100015
FEB - 8 2023

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 96,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA,
SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD
CERTIFIED TO: RANDAL S. TRINIDAD AND RAPHAEL A. AMBER ~ NAVY FEDERAL CREDIT UNION
OSBORNE & SHEFFIELD TITLE SERVICES, LLC ~ FIRST AMERICAN TITLE INSURANCE COMPANY



NOTES

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- THIS SURVEY REPRESENTS A BOUNDARY SURVEY TO SHOW ABOVE GROUND IMPROVEMENTS; UNDERGROUND IMPROVEMENTS OR INSTALLATIONS NOT LOCATED EXCEPT AS SHOWN.
- USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK & WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OF TITLE. NOTICE: THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY AFFECT THIS PARCEL.
- BEARINGS SHOWN ARE BASED ON THE EASTERLY R/W LINE OF EASTERN DRIVE N. 07° 50' 15" W.
- PROPERTY HEREON LIES IN FLOODZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 12031C0417H DATED 06-03-13.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

C.H. WRIGHT, III, PSM

FLORIDA REGISTERED CERTIFICATE # 4083
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

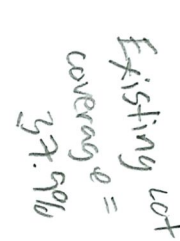
TOP PRIORITY

LAND SURVEYORS INC.

3780 KORI ROAD SUITE #7 JOB#: FL-15-6571
JACKSONVILLE, FL. 32257 FIELD SURVEY
OFFICE (904) 625-2006 DATE: 01-08-2015
LICENSED BUSINESS #7969 DRAFTED BY: TS
SCALE: 1"=20'

RECEIVED
23-100015

96 FEB - 8 2023



1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. THIS SURVEY REPRESENTS A BOUNDARY SURVEY TO SHOW ABOVE GROUND IMPROVEMENTS; UNDERGROUND IMPROVEMENTS OR INSTALLATIONS NOT LOCATED EXCEPT AS SHOWN.
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LAND SURVEYORS INC.

3780 KORI ROAD SUITE #7
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OFFICE (904) 625-2006
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