



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, May 17, 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

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100021**

Applicant: Gene Novak

Agent: N/A

Owner: Matthew Hanson & Gene Novak

Property Address: 194 Saint George Court

Parcel ID: 181753-1012

Legal Description: Lot 6, Block 1, *The Gates of Ponte Vedra Unit One*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)c.1, for a front yard setback of 17.8 feet in lieu of 25 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26.5 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of one foot along the eastern property line in lieu of 5 feet minimum, to allow for the construction of a new detached accessory structure, rectify existing non-conformities and a new addition to the rear of an existing single family dwelling

B. **Case Number(s): BOA#23-100031**

Applicant: Liam & Whitney Page Waugh Toal

Agent: N/A

Owner: Liam & Whitney Page Waugh Toal

Property Address: 902 2nd Avenue North
Parcel ID: 173813-0010
Legal Description: the East 50 feet of Lots 1 and 2, Block 30, *Atlantic Park*
Current Zoning: RM-1
Motion to 34-339(e)(3)c.1, for a front yard setback of 17.3 feet in lieu of 20 feet
Consider: minimum; 34-339(e)(3)c.2, for a side yard setback of 6.8 feet in lieu of 10
feet minimum along the western property line; 34-339(e)(3)c.3, for a rear
yard setback of 4.9 feet in lieu of 30 feet minimum; and 34-377, for two
parking spaces in lieu of 4 spaces minimum at a two unit multi-family
property, to allow for the conversion of an existing garage into an efficiency
apartment

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Tuesday, June 6, 2023. There are six scheduled cases.
- B. Joint workshop with the Board of Adjustment, Planning Commission and CRA to discuss the Comp Plan / LDC update: Wednesday, May 31 at 6:00 p.m. in Council Chambers.

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



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BOA#23-100021

Zoning: RS-1
RE: 181753-1012
Legal: Lot 6, Block 1, The Gates of Ponta Vedra Unit One.
Address: 194 St. George Ct.

Request

Section(s): 34-336(e)(1)c.1, for a front yard setback of 17.8 feet in lieu of 25 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26.5 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of one foot along the eastern property line in lieu of 5 feet minimum, to allow for the construction of a new detached accessory structure, rectify existing non-conformities and a new addition to the rear of an existing single family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1982) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject property is roughly 65 feet in width and 110 feet deep along the western property line, and 95 feet deep along the eastern property line. The property has frontage along the edge of a cull-du-sac, creating an irregular shape which affects the lot size and front setbacks. The front setbacks vary in depth with the property, and the lot size is less than if it were rectangular. The overall lot area is 6,813. The lot is substandard in both width and area. Additionally the home's placement on the lot and home design created nonconformities with regards to setbacks and lot coverage, even with the proposed new addition, it will not encroach more than the current house into the rear setback. These reductions make up a bulk of the request, with the accessory use setbacks specific to the new proposed pergola.

BZA# 396-84 | BOA#84-100069: Left Side Yard Setback of 10 feet in lieu of 17.
(Predates current LDC setbacks and is no longer relevant.)
No active code enforcement.

Staff Analysis

The subject lot is substandard in both lot 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 25 feet too narrow, and over 3,000 square feet



too small to meet the minimum for RS-1. The existing home was constructed prior to the current LDC's adoption. The home is nonconforming in lot area currently at 55.79%, and has nonconforming front and rear setbacks as well as a small side yard encroachment along the eastern side yard property line. The proposed addition will mostly replace an existing rear deck, with additional pool deck to connect the new addition to the existing pool decking. The net change in lot coverage from the current to the proposed would be a reduction of 0.48%. The proposal includes the expansion of the pool, thus reducing the lot coverage. The current owners purchased the property in 2022, and the majority of the request really relates to the new addition replacing the rear deck, and the addition of an open pergola, which will be over existing pool decking. The pergola must be 5 feet from the primary structure as well as the pool. Based on the current request, the pergola will meet the setback from the pool, which is driving the side yard setback relief request, but will likely need to be reduced by a few feet in size to meet the setback from the primary home.

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.



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Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in width and in area. Additionally the existing home is nonconforming in lot coverage and front and rear setbacks. The lot coverage will be reduced by this request, all be it by a very small percentage.

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 1982 with these dimensions. The exiting home's original footprint made the front and rear setbacks nonconforming at the time of construction in 1985.

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 reduction in lot coverage and a small decrease in the western side yard. The remainder of the request is to address existing nonconformities. Additions and rear accessory uses are common requests 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



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applicant from adding space and value to their existing home, a right extended to other homes in the same zoning district.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities as well as the proposed new porch. The proposed variances would address several existing nonconformities in the form of existing encroachments into the front and rear yards, as well as existing lot coverage, which will be slightly reduced by this request. Without approval of the request, the applicant could not add onto or expand the home, nor could they place the proposed pergola in the desired location.

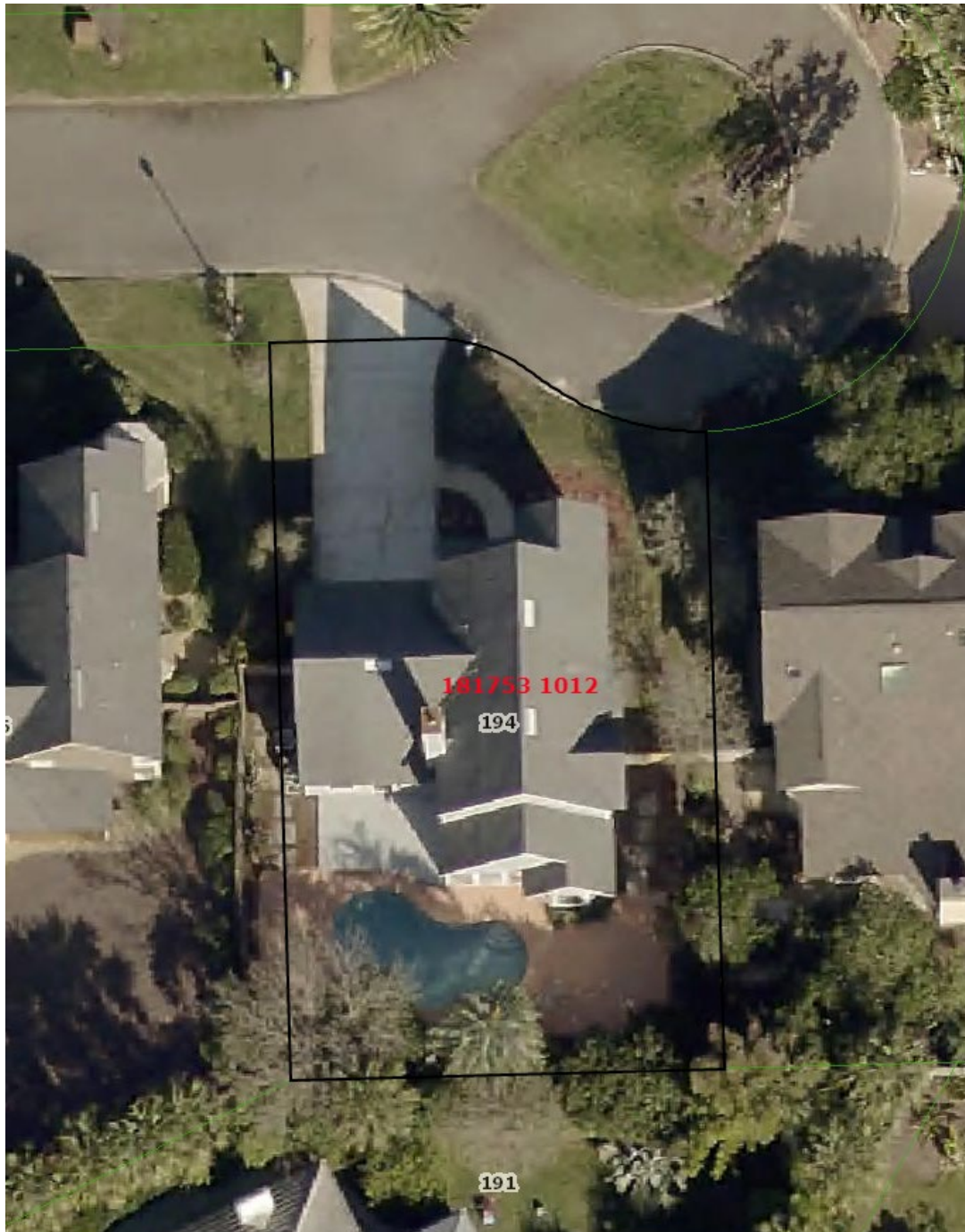
6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.

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#23-100021**

Location Map (property boundaries are representative only)



SAINT GEORGE COURT

ASPHALT ROADWAY RIGHT-OF-WAY

25.0'

2' GUTTER

25.0'

POINT OF CURVATURE FOUND "X-CUT" IN CONCRETE

POINT OF REVERSE CURVATURE SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

RADIUS POINT

40.0'

40.0'

CUL-DE-SAC

57'(P)

UTILITY BOXES

L1

WM

FOUND 1/2" IRON PIPE

37.3'

BASIS OF BEARINGS

COVERED DRIVEWAY

10.0'

33.0'

5.4'

17.8'

17.1'

9.6'

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

5.9'

2.8'

1.7'

1.6'

FENCE 0.8' E

NO 1° 23' 40" W

110.00'

20.7'

13.8'

12.1'

5.1'

5.3'

9.6'

26.5'

7.5'

12.5'

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

S88° 36' 20" W 65.01'

FENCE 0.8' E & 0.0' N

FENCE 0.4' E

S01° 23' 40" E

95.00' (RADIAL)

FENCE 1.0' E & 0.5' N

SET 1/2" IRON ROD AND CAP "NEXGEN 8111"

LOT 6 BLOCK 1 RESIDENCE #194

EQUIPMENT 28.6'

POOL

POOL

REC 23- FEB 1

PLANNING &

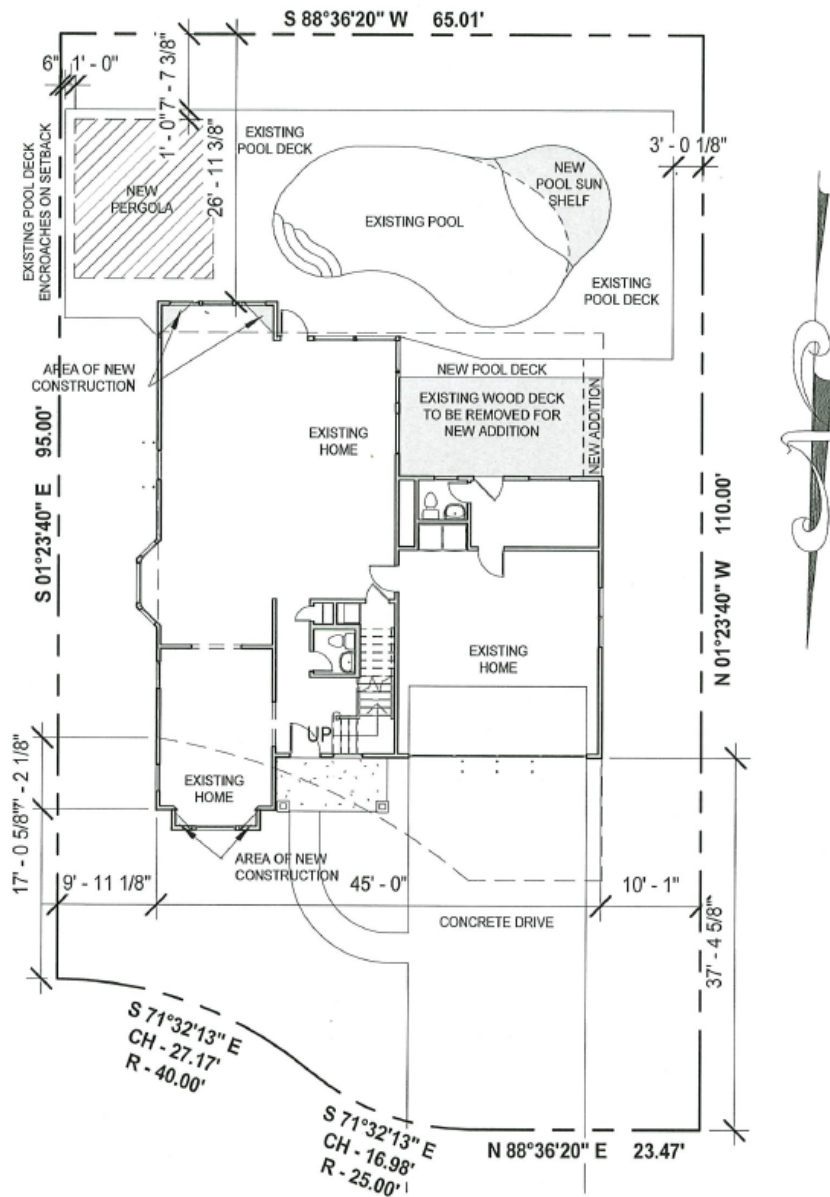
LOT 7 BLOCK 1

20.0' U.E/D.E. (AT)



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Proposed Site Plan



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 22 2023

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Gene Novak Telephone: 303 522 9050
Mailing Address: 3948 3rd St S #158 E-Mail: ghnovak22@gmail.com
Jax Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Gene Novak Telephone: 303 522 9050
Mailing Address: 3948 3rd St S #158 E-Mail: ghnovak22@gmail.com
Jax 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: 194 St. George Ct 181753-1012
Legal description of property (Attach copy of deed): Lot 6 Block 1 The Gates of PV Unit
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).
New Pergola - adding an accessory structure on top of existing concrete deck 8ft from property line New addition on place of existing impervious deck 10' x 20'. Reducing impervious surface

AFFIDAVIT

I, Gene Novak, 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

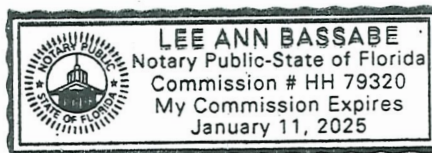
Gene Nova
PRINT APPLICANT NAME

2/22/23
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of February, 2023, by Gene H. Novak, who is personally known to me or produced FLORIDA DRIVER License as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Lee Ann Bassabe
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X/X-shaded

CODE SECTION (S):

34-336(e)(1)c.1, for a front yard setback of 17.8 feet in lieu of 25 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26.5 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of one foot along the eastern property line in lieu of 5 feet minimum, to allow for the construction of a new detached accessory structure, rectify existing non-conformities and a new addition to the rear of an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

23-100021

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 22 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 original variances for this coldesae were different from current setbacks
Special circumstances and conditions do not result from the actions of the applicant.	Yes	We are reducing lot coverage and staying within existing setbacks for the lot RECEIVED
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	MAR 22 2023 PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	The existing structure will remain and would have to be dramatically changed to conform to existing set back code
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Just a few very small portions of sf are added to bring home up to date.
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	No neighbors would be adversely affected. Just property value improvement

Prepared by:
Laura Riebsame, an employee of
All Florida Title Services, Inc.,
4417 Beach Boulevard, Suite 105
Jacksonville, Florida 32207

RECEIVED
23-100021
FEB 22 2023

File Number: 37917
Contract Sales Price: \$1,129,000.00

PLANNING & DEVELOPMENT

Corporate Warranty Deed

This Indenture, made , May 20, 2022 A.D. **Between Chuck Barnes Tax Receivables, LLC, a Florida limited liability company** whose post office address is: 2747 Art Museum Drive, #500, Jacksonville, Florida 32207 a limited liability company existing under the laws of the State of Florida, Grantor and **Matthew E. Hanson and Gene H. Novak, a married couple** whose post office address is: 194 St George Court, Jacksonville Beach, Florida 32250, Grantee,

THAT, the said Grantor, for and in consideration of the sum of Ten and NO/100 Dollars to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said Grantee forever, the following described land situate, lying and being in the County of Duval, State of Florida to wit:

Lot 6, Block 1, The Gates of Ponte Vedra Unit One, according to the plat thereof as recorded in Plat Book 38, pages 42 and 42A, of the current public records of Duval County, Florida.

RE#181753-1012

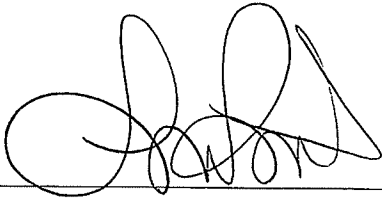
SUBJECT TO taxes accruing subsequent to **December 31, 2021**.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

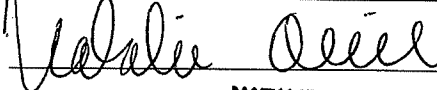
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed and Sealed in Our Presence:



LAURA RIEBSAME

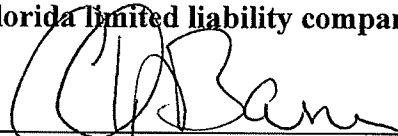
Witness Print Name:



Witness Print Name:

NATALIE ARIAS

Chuck Barnes Tax Receivables, LLC, a
Florida limited liability company

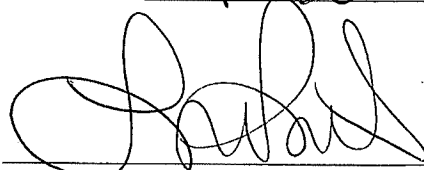
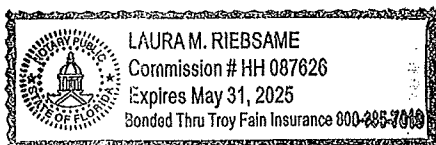


By: Chalmers H. Barnes

Its: manager

State of Florida
County of Duval

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 19th day of May, 2022, by Chalmers H. Barnes, the manager of Chuck Barnes Tax Receivables, LLC, a Florida limited liability company. A limited liability company existing under the laws of the State of Florida, on behalf of the limited liability company. He/She is personally known to me or has produced Fuel as identification.



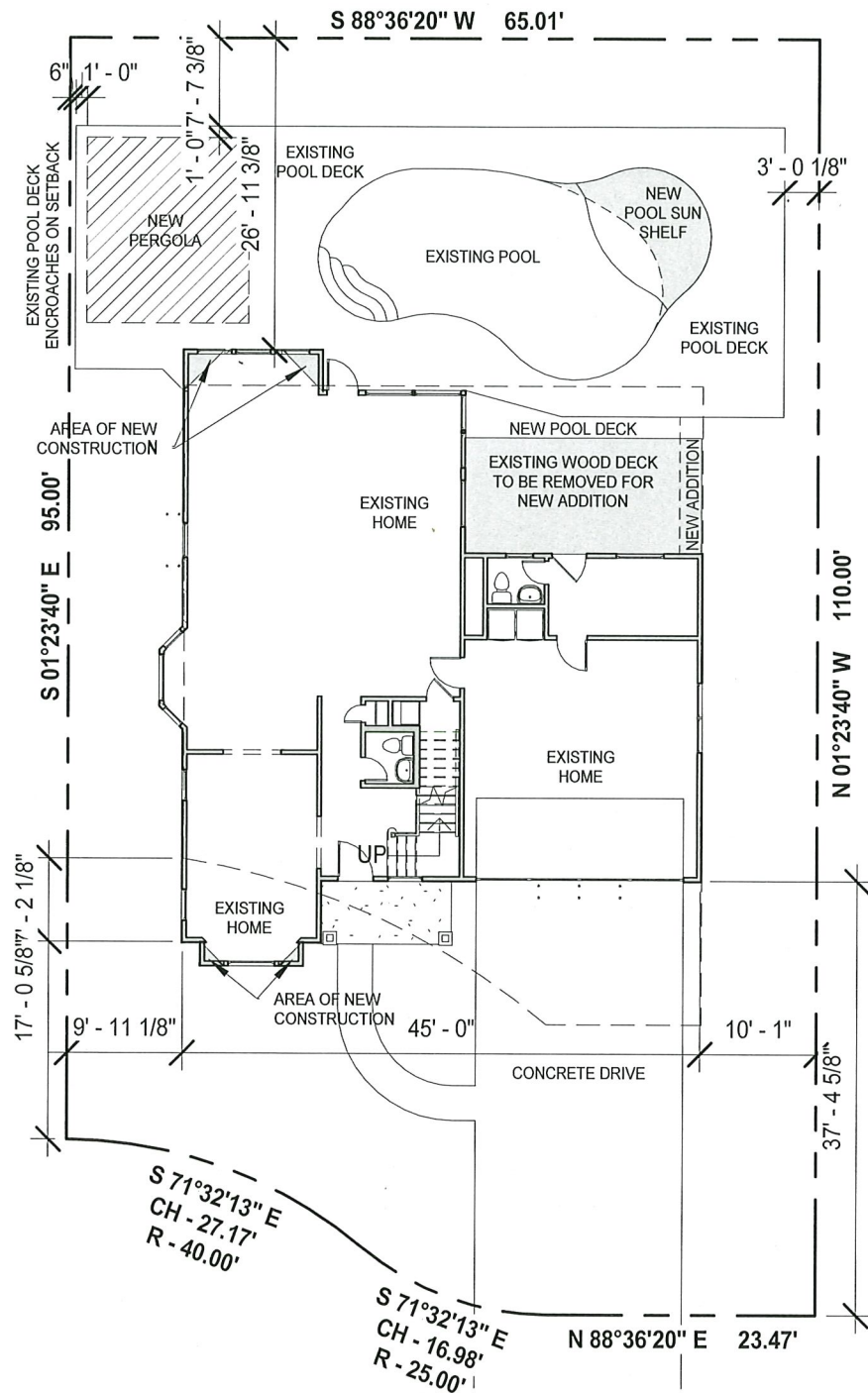
Notary Public

Notary Printed Name:

LAURA RIEBSAME

My Commission Expires::

5/31/25



3 SITE PLAN
P01 1/16" = 1'-0"

SITE PLAN
for
THE NOVAK ADDITION
at
194 ST. GEORGE COURT
in
**JACKSONVILLE BEACH
FLORIDA**

LOT COVERAGE CALCULATIONS - NEW		
TOTAL LOT	6813	100%
NEW HOUSE ADDITIONS	223	3.27%
NEW POOL DECK	47	0.69%
EXISTING HOUSE FOOTPRINT	1789	26.26%
EXISTING DRIVE / WALK	733	10.76%
EXISTING POOL DECK	949	13.93%
A/C PADS	27	0.40%
EXIST. WOOD DECK - REMOVED	0	0.00%
TOTAL IMPERVIOUS	3768	55.31%
NEW POOL ADDITION	69	1.01%
EXISTING POOL	380	5.58%
GREEN SPACE	2596	38.10%
TOTAL PERVIOUS	3045	44.69%

NOTE:
THE NEW LOT COVERAGE HAS
33 SQUARE FEET AND 0.48% LESS
COVERAGE THAN EXISTING CONDITIONS

LOT COVERAGE CALCULATIONS - EXISTING		
TOTAL LOT	6813	100%
HOUSE FOOTPRINT	1789	26.26%
DRIVE / WALK	733	10.76%
POOL DECK	1030	15.12%
WOOD DECK	231	3.39%
A/C PAD	18	0.26%
TOTAL IMPERVIOUS	3801	55.79%
POOL	380	5.58%
GREEN SPACE	2632	38.63%
TOTAL PERVIOUS	3012	44.21%

RECEIVED
23-100021
FEB 22 2023

PLANNING & DEVELOPMENT

SUPERIOR HOME DESIGNS
BY BRIAN COTE

PRESENTATION

P01

NOVAK ADDITION

194 ST. GEORGE COURT
JACKSONVILLE BEACH, FLORIDA

© COPYRIGHT 2023

DRAWING PHASE

ISSUE DATE

PRELIMINARY

FEB. 21, 2023

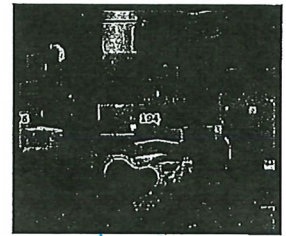
PERMIT

JOB # - 23104

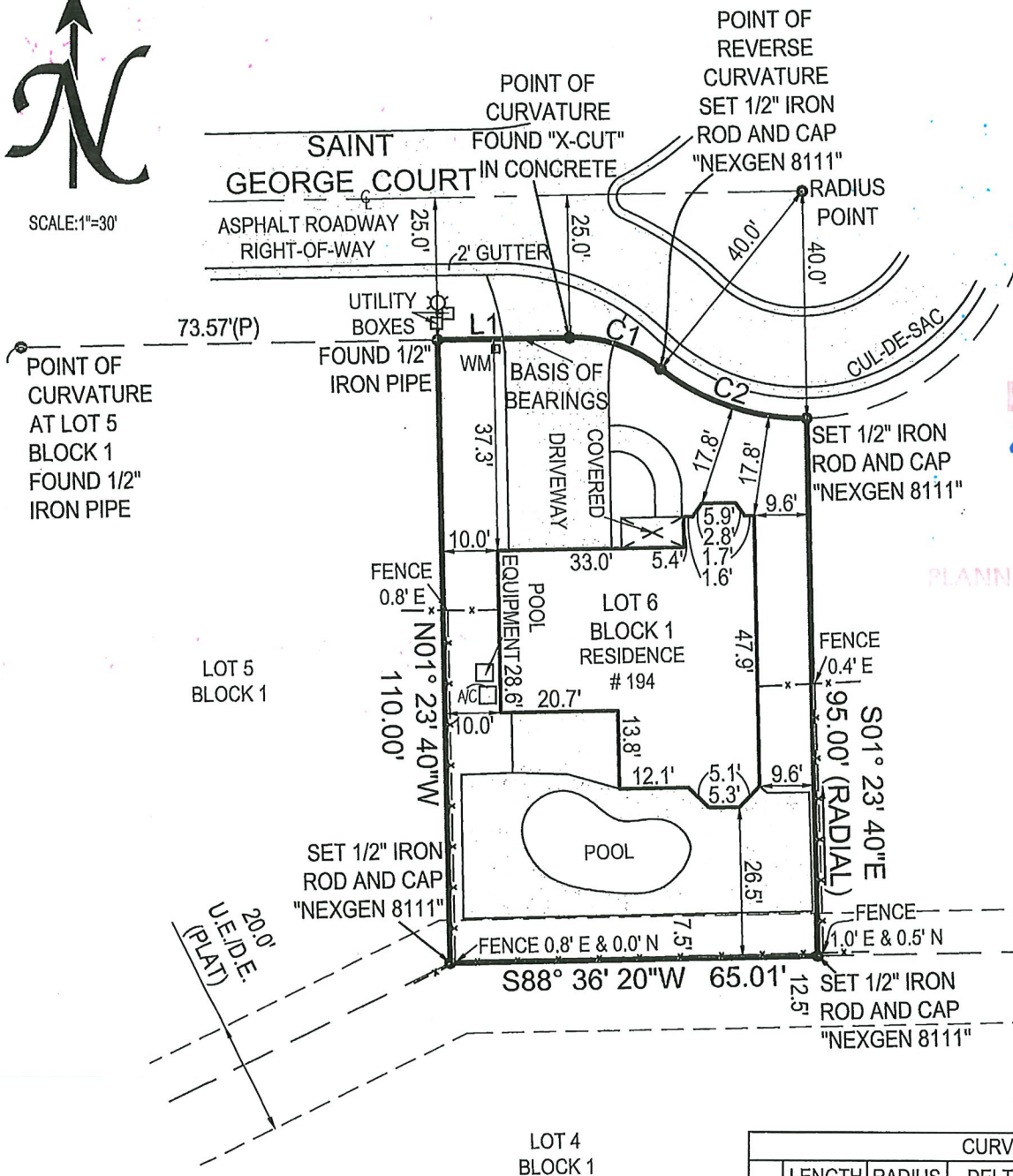
194 SAINT GEORGE COURT, JACKSONVILLE BEACH, FL. 32250



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



RECEIVED
23-100021
FEB 22 2023

PLANNING & DEVELOPMENT

LOT 7
BLOCK 1

LOT 5
BLOCK 1

LOT 4
BLOCK 1

LINE TABLE		
	BEARING	LENGTH
L1	N88° 36' 20"E	23.47'

CURVE TABLE					
	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	17.33'	25.00'	39°42'54"	16.98'	S71°32'13"E
C2	27.73'	40.00'	39°42'54"	27.17'	S71°32'13"E

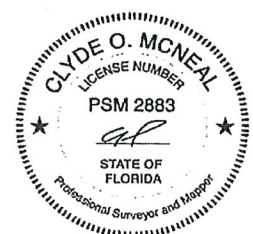
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 04-14-2022
 Drawn By: Oleg
 Order #: 176781
 Last Revision Date: None
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 561-508-6272
 1421 Oglethorpe Rd
 West Palm Beach, FL 33405

NEXGEN
SURVEYING, LLC.



LEGAL DESCRIPTION OF: 194 SAINT GEORGE CT, JACKSONVILLE BEACH, FL, 32250

LOT 6, BLOCK 1, THE GATES OF PONTE VEDRA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 42 AND 42A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

CYNTHIA LUPU AND MICHAEL LUPU
ALL FLORIDA TITLE SERVICES, INC
KIND LENDING LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

FLOOD ZONE:

12031C0419J
ZONE: X
EFF: 11/02/2018

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
-x-	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
▣	-ASPHALT
▣	-CONCRETE
▣	-PAVER/BRINCK
▣	-WOOD
☼	-LIGHT POLE
⊙	-WELL
⊗	-WATER VALVE
⊕	-CENTER LINE
▣	-CATCH BASIN
⊗	-FIRE HYDRANT
⊕	-UTILITY POLE
⊙	-MANHOLE
xxx	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

RECEIVED
23-100021
FEB 22 2023

PLANNING & DEVELOPMENT

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS.
- 5) DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 6) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 7) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB 8111

info@NexGenSurveying.com



www.NexGenSurveying.com

561-508-6272

1421 Oglethorpe Rd
West Palm Beach
FL 33405



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

BOA#23-100031

Zoning: RM-1
RE: 173813-0010
Legal: East 50 ft. of lots 1 & 2, Block 30, Atlantic Park R/P of part of Pablo Beach North.
Address: 902 2nd Avenue North

Request

Section(s): 339(e)(3)c.1, for a front yard setback of 17.3 feet in lieu of 20 feet minimum; 34-339(e)(3)c.2, for a side yard setback of 6.8 feet in lieu of 10 feet minimum along the western property line; 34-339(e)(3)c.3, for a rear yard setback of 4.9 feet in lieu of 30 feet minimum; and 34-377, for two parking spaces in lieu of 4 spaces minimum at a two-unit multi-family property, to allow for the conversion of an existing garage into an efficiency apartment

Existing Conditions

The subject property is a nonconforming lot of record, (circa 1924) located in the Residential Medium future land use category. The property is currently zoned Residential Multifamily: RM-1. The property consists of portions of two lots, reconfigured into the current lot. This lot was created at least as far back as 1944, the year the home was originally constructed. The current lot configuration is 50 feet in width and 125 feet in depth, with an overall lot area of 6,250 square feet. The lot is currently occupied by a single family home and detached garage without adequate parking for two cars.. The property is zoned RM-1, which is a multifamily category. Under the RM-1 zoning, the property must be at least 5,000 square feet to have two multifamily units. Additionally it must meet setbacks for multifamily and parking. The existing home and garage have existing nonconformities regardless of whether they are considered single family or multifamily, specifically with regards to setbacks and parking. Currently there is no improved parking on the property.

No previous variances, no active code enforcement.

Staff Analysis

The subject property has a single family home and detached garage currently on site. The single family home was constructed in 1944. The applicant is proposing to convert the existing garage into a mother in law suit, which by LDC definition is basically a second residential unit. The applicant has proposed to add a car port and paved driveway, which would be of adequate length to accommodate two parking



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spaces. This would bring the converted garage into compliance with the required car port and two parking spaces needed for the conversion. As no work is being conducted on the existing single family house, and the house has functioned without adequate parking for over 70 years, they have requested no additional parking be required in addition to what they are proposing to add with the new driveway and car port. The accessory garage setbacks are different than those for multifamily, so the change in use will change the required setback for the existing structure, but not physically change anything in relation to the building's location. It will remain in its current place on the lot. The current single family home has existing nonconformities with regards to front setbacks, and once the use is converted to multifamily for the entire property, with the addition of the garage alteration, the side yard setbacks are now required to be larger, and therefore the house is too close to the western property line.

The property is zoned to allow for multifamily, and the city has always recognized conversions of secondary structures as multifamily. The approval of the variance will allow for the continued use of the historic home and not require the demolition and rebuilding of a new structure with two units. Conservation of existing structures is preferable to demolition and redevelopment. Comprehensive Plan Policy LU.1.1.4 By December 31, 2012 the City shall catalogue all 50+ year old properties. Catalogued properties will be reviewed for historical significance and potential for inclusion into the Florida master Site File. This data shall also be utilized in the review of all development proposals, to determine and prevent adverse effects on historic resources.

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.



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- 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.

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 occupied by a nonconforming single family home and detached garage. The approval of setback reductions would allow the main home to be conforming. Additionally the lots are a historic reconfiguration of the platted lots, a unique condition to the existing home and the neighboring property.

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 home has nonconforming front setbacks which require relief for any future renovation of the home. Additionally, the applicant is requesting the proposed variances in reference to the rear garage conversion in lieu of tearing down the historic property and building new. The location of the garage is the main hardship for this project, as it is currently less than 5 feet off the rear property line.

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 currently has two nonconforming structures on a multifamily lot.



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When the project is complete the property will be slightly more conforming, as it will have some improved parking. Additionally the use of two units multifamily is a permitted use in RM-1, and they would have the right to scrape the lot and build a new two unit structure. The preservation of the existing structures makes the change in use less impactful on the surrounding 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. Without relief from the code, at a minimum the existing single family home would remain nonconforming with regards to front setbacks, and a lack of adequate improved parking. The existing garage has only one bay, and the driveway is too short to legally accommodate a second car. As proposed, the new driveway and car port will accommodate two cars.

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 rectify existing nonconformities and allow for the addition of off street parking for both units. The request is the minimum needed to accomplish this, and the applicant has proposed to use pervious pavers to help reduce any impact to lot coverage.

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#23-100031**

Location Map (property boundaries are representative only)



[illegible]

[illegible]



APPLICATION FOR VARIANCE

BOA NO. 23-100031

HEARING DATE 5-2-23

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.

MAR 14 2023

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Whitney Page Waugh-Toal and Liam Toal Telephone: (904) 881-5325
Mailing Address: 4213 2nd Ave south Jax Bch, FL 32250 E-Mail: Pw.toal@yahoo.com

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

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

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

VARIANCE DATA

Street address of property and Real Estate Number: 902 2nd Ave North Jax beach, FL 32250
Legal description of property (Attach copy of deed): Atlantic Park R/P PT Pablo Beach North E 50 ft LOTS 1,2 BLK 30
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).
36.4 % lot coverage in lieu of 35%. Mother in Law Suit. The following are pre-existing so I am requesting 17 feet in Lieu of 20 feet for front setback. 996 Square feet in lieu of 1200. These are all pre-existing.

AFFIDAVIT

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

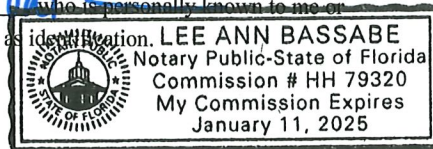
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of March, 2023, by Whitney P. Waugh-Toal, who is personally known to me or produced FL Drivers License.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1

FLOOD ZONE: X/X-shaded

CODE SECTION (S):

34-339(e)(3)c.1, for a front yard setback of 17.3 feet in lieu of 20 feet minimum; 34-339(e)(3)c.2, for a side yard setback of 6.8 feet in lieu of 10 feet minimum along the western property line; 34-339(e)(3)c.3, for a rear yard setback of 4.9 feet in lieu of 30 feet minimum; and 34-377, for two parking spaces in lieu of 4 spaces minimum at a two unit multi-family property, to allow for the conversion of an existing garage into an efficiency apartment

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100031

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	Hardship request the home has 36 lot coverage it was this way when I purchased it, it is an older home requesting the 36 be allowed.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The home has existing non conformities. Renovating the garage will exceed the 50% value increase. The carport has already been built and the parking is being requested and addressed.
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	There was an existing driveway that has been torn up, so I would like to bring it into compliance, by adding the new driveway under teh carport.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	This property garage was falling down renovating the structure to bring property function and value up. This property is zoned multi family allowing fr 60%, however I am only requesting 36.4 in coverage is not a big jump.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Requesting making this a mother in law suit it will only improve the proprty, the value and the neighborhood.
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	I am not exceeding residentail density

Return to:
Name: Rock Solid Business Law, PLLC
Address: 484 Osceola Avenue
Jacksonville Beach, FL 32250
This instrument prepared by:
Rock Solid Business Law, PLLC
484 Osceola Avenue
Jacksonville Beach, FL 32250
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s):
17813-0010
Grantee(s) S.S.#(s):
File No.: JM18-107

RECEIVED
23-100031
MAR 14 2023

PLANNING & DEVELOPMENT

WARRANTY DEED

This Warranty Deed Made this 4th day of June, 2018 by Jane Park, Married.

hereinafter called the grantor, whose post office address is: 1525 Wentworth Ave.
Saint Johns, FL 32259

to: Liam Anthony Toal and Whitney Page Waugh-Toal, Husband and Wife

whose post office address is: 4213 2nd Street South
Jacksonville Beach FL 32250

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Duval County, Florida, viz:

The East 50 feet of Lots 1 and 2, Block 30, ATLANTIC PARK, A REPLAT OF A PART OF PABLO BEACH NORTH, according to plat thereof as recorded in Plat Book 9, Page 15 of the Current Public Records of Duval County, Florida.

This property is not the homestead of the Grantor(s).

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2017, reservations, restrictions and easements of record, if any.

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

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

Signed, Sealed and Delivered in Our Presence:

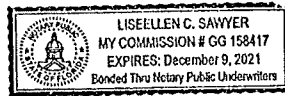
Witness LISELLEN C. SAWYER Jane Park
Witness Katie Depew
Katie Depew

STATE OF: FLORIDA
COUNTY OF: DUVAL

The foregoing instrument was acknowledged before me this 4th day of June, 2018 by Jane Park.

Who is/are personally known to me or who has/have produced driver license(s) as identification.

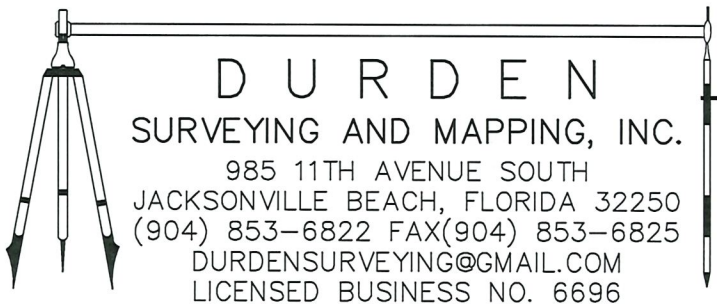
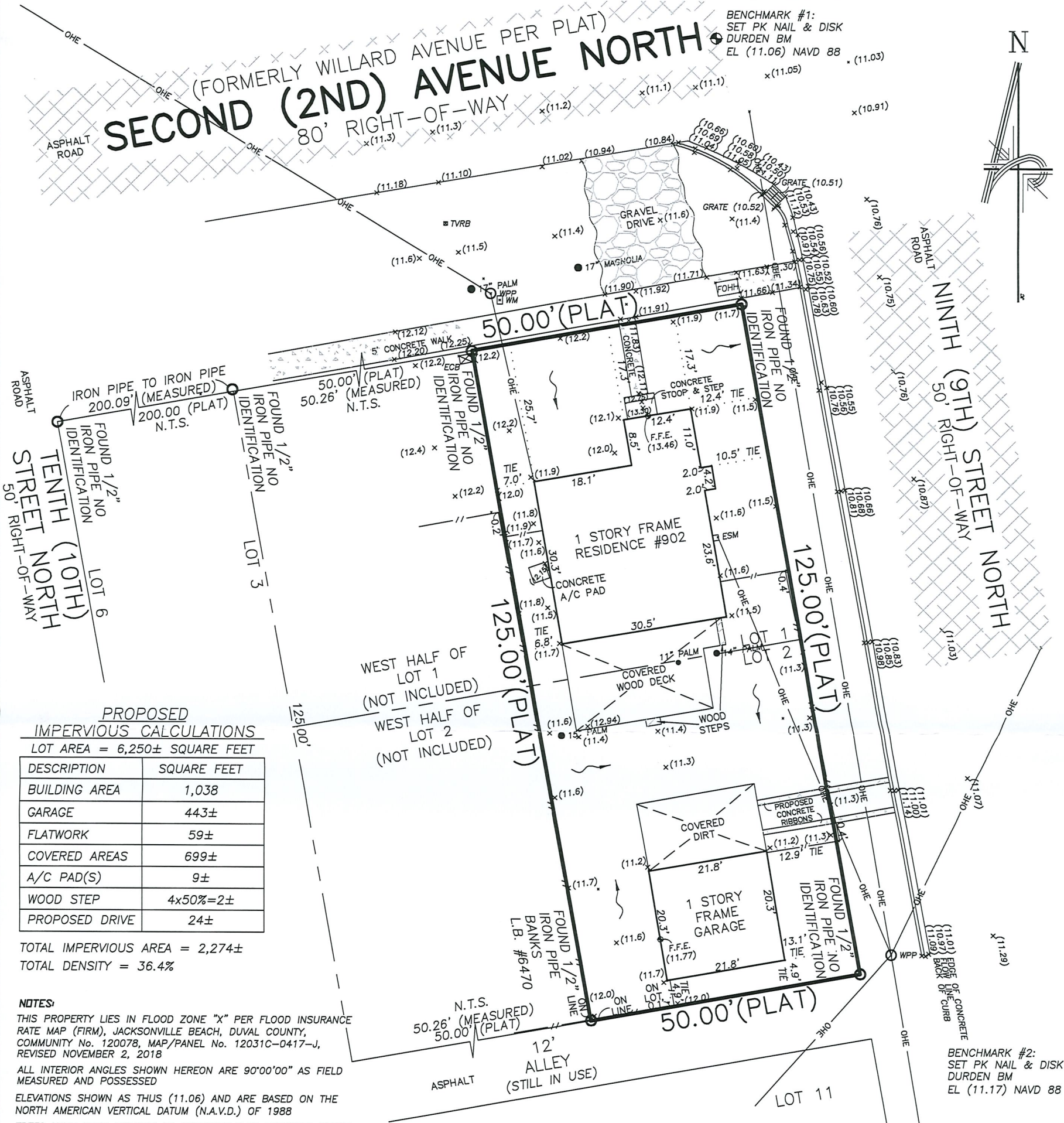
Notary Public
My Commission expires:



PROPOSED

MAP SHOWING SITE PLAN OF:

THE EAST 50 FEET OF LOTS 1 AND 2, BLOCK 30, ATLANTIC PARK, A REPLAT OF A PART OF PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SURVEYOR'S NOTE:

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

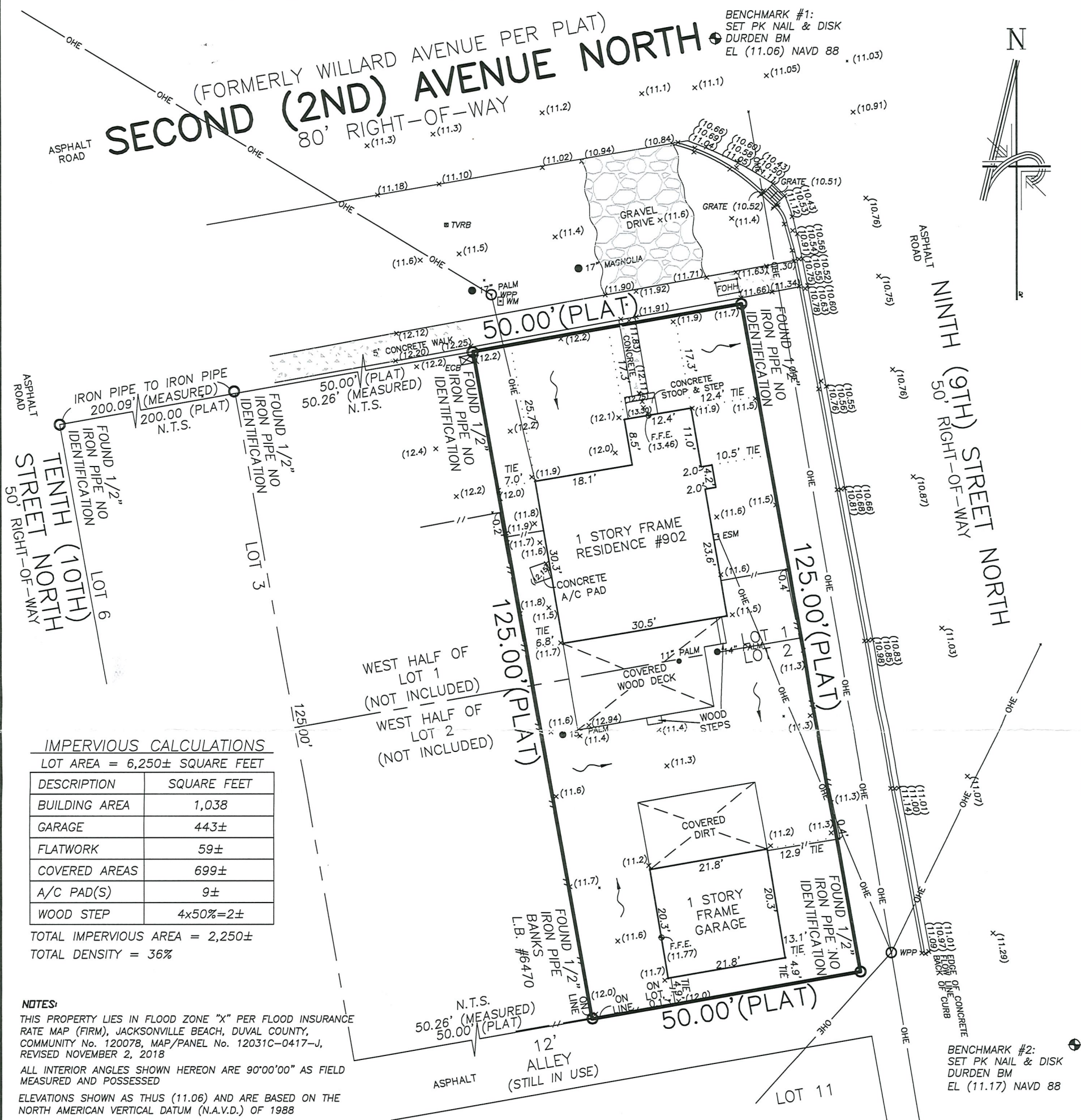
I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

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

FIELD: DECEMBER 13, 2022 SITE PLAN: JANUARY 25, 2023
CAD FILE NO. PTL-1&2,B-30(902 2ND AVE N).DWG
SCALE: 1" = 20'
WORK ORDER NUMBER: 23016

B-10264

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
THE EAST 50 FEET OF LOTS 1 AND 2, BLOCK 30, ATLANTIC PARK, A REPLAT OF A
PART OF PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



IMPERVIOUS CALCULATIONS	
LOT AREA = 6,250± SQUARE FEET	
DESCRIPTION	SQUARE FEET
BUILDING AREA	1,038
GARAGE	443±
FLATWORK	59±
COVERED AREAS	699±
A/C PAD(S)	9±
WOOD STEP	4x50%=2±

TOTAL IMPERVIOUS AREA = 2,250±
TOTAL DENSITY = 36%

NOTES:

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

ALL INTERIOR ANGLES SHOWN HEREON ARE 90°00'00" AS FIELD
MEASURED AND POSSESSED

ELEVATIONS SHOWN AS THUS (11.06) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

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

NO BUILDING RESTRICTION LINE BY PLAT

W → DENOTES EXISTING DRAINAGE FLOW

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 30 EXCEPT AS NOTED

—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED

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

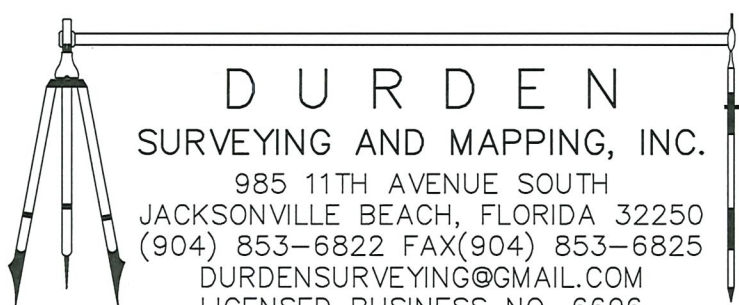
SYMBOL LEGEND:

- WPP DENOTES WOOD POWER POLE
- ESM DENOTES ELECTRIC SERVICE METER
- ⊕ F.F.E. DENOTES FINISHED FLOOR ELEVATION
- ⊗ FOH DENOTES FIBER OPTIC HAND HOLE
- ECB DENOTES ELECTRIC CONTROL BOX
- ⊗ TYRB DENOTES TELEVISION RISER BOX
- WM DENOTES WATER METER
- HE DENOTES OVERHEAD ELECTRIC

CERTIFIED TO:

LIAM ANTHONY TOAL & WHITNEY PAGE WAUGH-TOAL

RECEIVED
23-100031



SURVEYOR'S NOTE:

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

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

Florida Registered Surveyor No. 4707
H. Bruce Durden, Jr.

FIELD: DECEMBER 13, 2022

CAD FILE NO. PTL-1&2.B-30(902 2ND AVE N).DWG

SCALE: 1" = 20'

WORK ORDER NUMBER: 22379

B-10254