



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, July 5, 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 June 6, 2023

CORRESPONDENCE

OLD BUSINESS

A. **Case Number(s): BOA#23-100051**

Applicant: Sheepco Holdings LLC, Adam Alexander

Agent: N/A

Owner: Sheepco Holdings LLC

Property Address: 522 10th Street North

Parcel ID: 177361-0000

Legal Description: Lot 4, Block 1, Palm Courts

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)c.2, for a corner side yard setback of 13 feet in lieu of 18 feet minimum; 34-336(e)(1)d, for no garage in lieu of a required garage; and 34-336(e)(1)d, for conditioned living area of 1,348 square feet in lieu of 1,600 square feet required, to allow for the enclosure of an existing carport to expand interior space at an existing single-family dwelling.

NEW BUSINESS

A. **Case Number(s): BOA#23-100055**

Applicant: DSM Renovations LLC

Agent: N/A

Owner: DSM Renovations LLC

Property Address: 1201 N 7th Ave.

Parcel ID: 177803-0000
Legal Description: Lot 13, Block 6, *Pine Grove Unit 2*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25' minimum; 34-336(e)(1)c.2, for an eastern side yard setback of 9 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum, to allow for construction of a new single-family dwelling with a covered rear patio, swimming pool and pool deck.

B. Case Number(s): BOA#23-100057

Applicant: Kimberly Rohner
Agent: N/A
Owner: DSM Renovations LLC
Property Address: 708 Palm Tree Road
Parcel ID: 177825-0000
Legal Description: Lot 7, Block 8, *Pine Grove Unit 2*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling with a rear lanai, swimming pool and pool deck.

PLANNING DEPARTMENT REPORT

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.

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a 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 minutes of reading time. All comments received are public record.

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

cc: Mike Staffopoulos, City Manager; City Attorney

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



CALL TO ORDER:

Chairperson Gonzalez called the meeting to order at 6:00 P.M.

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on May 2, 2023
- Regular Board of Adjustment Meeting held on May 17, 2023

CORRESPONDENCE:

Senior Planner Christian Popoli noted correspondence provided on the dais.

OLD BUSINESS:

A. Case Number: **BOA#22-100092**
Applicant/Owner: Matthew Lents
Agent: N/A
Property Address: 1201 3rd Street North
Parcel ID: 174613-0000

City of Jacksonville Beach Land Development Code Section(s): 34-377, for 6 on-site parking spaces in lieu of 14 required to allow for construction of a second story office space addition and a third story auxiliary dwelling unit to an existing one-story office building.

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

Applicant: Matthew Lents, 2380 Companion Circle West, Jacksonville, provided updates since the September 7, 2022, deferral. Mr. Lentz presented a PowerPoint [on file].

A discussion ensued about the number of employees on-site, parking, additional stories, original request, future employee growth, ADA parking compliance, and conditional use.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100092 conditioned on the use of the building as a tax preparation office and/or CPA office, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Truhlar, to amend the motion to reduce the parking spaces from 14 to 12.

Discussion: None.

Motion to Amend Roll Call Vote: Ayes – John Moreland, Matt Metz,
Nays – Owen Curley, Jeff Truhlar, and Alexi Gonzalez.
The motion to amend failed 3-2.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Matt Metz, and Alexi Gonzalez.
Nays – Jeff Truhlar
The original motion passed 4-1.

NEW BUSINESS:

A. Case Number: **BOA#23-100039**
Applicant: Michael Cowart
Agent: Judy Cowart
Owner: Michael & Judy Cowart
Property Address: 1848 Evans Drive South
Parcel ID: 179997-7045

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 16 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 42.58% in lieu of 35% maximum, to allow for a new side addition to an existing single-family dwelling.

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

Applicant: Michael Cowart, 1848 Evans Drive South, Jacksonville Beach, stated the hardship was the existing structure and irregularly shaped lot.

Public Hearing:

The following spoke in support of the variance:

- Earl Parker, 1214 Blue Heron Lane North, Jacksonville Beach
- Belva Parker, 1214 Blue Heron Lane North, Jacksonville Beach
- Jacob Roberts, 1834 Evans Drive South, Jacksonville Beach

The following submitted an email [on file] in support of the variance:

- Barbara Kopec, 1841 Evans Drive South, Jacksonville Beach

Mr. Cowart addressed public comments. A brief discussion ensued about flooding and drainage.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100039 with 38% lot coverage based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about reduced lot coverage and drainage.

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

B. Case Number: **BOA#23-100040**
Applicant: Alison Ballentine
Agent: N/A
Owner: Michael Ballentine
Property Address: 1612 Tanglewood Road
Parcel ID: 178514-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for side yard setbacks of 8.2 feet on the south property line and 7 feet on the north property line in lieu of 10 feet minimum; and 34- 336(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 38% in lieu of 35% maximum, to allow for a new rear addition and attached breezeway and to rectify existing non-conformities at an existing single-family dwelling.

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

Applicant: Alison Ballentine, 1612 Tanglewood Road, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about the attached structure and setbacks.

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100040 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the undersized lot, attached structure, and setbacks.

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

C. Case Number: **BOA#23-10042**
Applicant/Agent: Brad Wester
Owner: Peter Gibson
Property Address: 3527 Ocean Drive
Parcel ID: 181423-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum, to allow for construction of a new single-family dwelling.

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

Agent: Brad Wester, 1 Independent Drive, Suite 1200, Jacksonville, stated the hardship was two irregularly shaped lots. Mr. Wester presented a PowerPoint [on file].

A discussion ensued about lot coverage, hardship, lot shape, elevation, and driveway.

Joe Cronk, Cronk Duch Architecture, 1936 San Marco Boulevard, Jacksonville, spoke about the driveway material.

Discussion continued about the hardship and lot coverage.

Public Hearing:

The following spoke in support of the variance:

- Steve Williams, 3731 Duval Drive, Jacksonville Beach

A petition [on file] with 25 resident signatures was submitted in support of the variance.

Mr. Wester addressed the submitted petition signatures.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100042 for 38% lot coverage based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the hardship, driveway, and lot coverage.

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

D. Case Number: **BOA#23-10045**
Applicant/Owner: Vanessa White Weaver
Agent: N/A
Property Address: 3839 Poinciana Boulevard
Parcel ID: 181323-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 51% in lieu of 35% maximum; and 34:373(d), for a parking area setback

of zero feet in lieu of 5 feet minimum, to allow for expansion of an existing driveway at an existing single-family dwelling.

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

Applicant: Vanessa White Weaver, 3839 Poinciana Boulevard, Jacksonville Beach, stated the hardship was a non-conforming lot.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100045 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the undersized non-conforming lot, drainage issues, and setbacks.

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

E. Case Number: **BOA#23-10047**
Applicant/Owner: Jeffrey & Natalie Brewster
Agent: Paul Zebouni
Property Address: 2519 Independence Drive
Parcel ID: 181076-1426

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum to allow for construction of a new addition to an existing single-family dwelling.

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

Agent: Paul Zebouni, 9765 Heckscher Drive, Jacksonville, stated the hardships were the 1,196 square foot home was built before the current Land Development Code, the angled orientation of the home, and setback limits.

A discussion ensued about the square footage of the home.

Applicant: Natalie Brewster, 2519 Independence Drive, Jacksonville Beach, spoke about neighbor support.

Public Hearing:

The following spoke in support of the variance:

- Matt Dahlberg, 2604 America Avenue, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100047 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about home square footage, lot coverage, existing nonconformities, and a drainage issue.

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

F. Case Number: **BOA#23-10048**
Applicant Casey Lee
Agent: N/A
Owner: Ellen Peterson
Property Address: 725 3rd Street North
Parcel ID: 174266-0000

City of Jacksonville Beach Land Development Code Section(s): 34-342(e)(3)a, for a front yard setback of 8 feet in lieu of 10 feet minimum; 34-342(e)(5), for 100% lot coverage in lieu of 85% maximum; 34-373(b) for a two way parking isle width of 8 feet 10 inches in lieu of 23 feet minimum; 34-373(c), for no turning and maneuvering space in lieu of required space for commercial parking; 34-373(d), for a parking setback of zero feet in lieu of 5 feet required; 34-377, for one parking space in lieu of 8 spaces required for a new beauty shop (skin care) use located in the C-1 zoning district; 34-425(a)(3) for zero trees in lieu of one required tree; 34-425(b)(1), for no landscape buffer adjacent to the public right-of-way in lieu of 5 feet required; and 34-425(c)(1), for no interior landscape islands in lieu of one required island, to allow for the renovation and re-use of an existing non-conforming commercial mixed use structure.

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

Applicant: Casey Lee, 840 Holly Drive, Jacksonville Beach, stated the hardships were an old, outdated building and limited parking.

A discussion ensued about the number of employees, shared parking, residential units, and lot coverage.

Public Hearing:

The following spoke in support of the variance:

- Harry Schnabel, 3395 Zephyr Drive North, Jacksonville Beach
- Neal Hutchinson, 725 North 3rd Street, Apt. C, Jacksonville Beach
- Suzanne Judas, 2310 Oceanforest Drive West, Atlantic Beach
- Ellen Peterson, 109 2nd Street South, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100048 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about parking and conditioning the use of the property.

Motion to Amend: It was moved by Mr. Curley, seconded by Mr. Truhlar, to amend the approval conditioned upon the use of the property as a spa or salon.

Discussion: A brief discussion ensued about the condition.

Motion to Amend Roll Call Vote: Ayes – Jeff Truhlar, John Moreland, Owen Curley, Matt Metz, and Alexi Gonzalez.
The motion passed unanimously.

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

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Wednesday, June 21, 2023, at 6:00 P.M. There are five scheduled cases. Mr. Curley would not be in attendance.

Mr. Popoli explained the timeline for the final adoption of the Comprehensive Plan and Land Development Code.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:08 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#23-100051

Zoning: RS-1
RE: 177361-0000
Legal: Lot 4, Block 1, Palm Court
Address: 522 10th Street North

Request

Section(s): 34-336(e)(1)c.2, for a corner side yard setback of 13 feet in lieu of 18 feet minimum; 34-336(e)(1)d, for no garage in lieu of a required garage; and 34-336(e)(1)d, for conditioned living area of 1,348 square feet in lieu of 1,600 square feet required, to allow for the enclosure of an existing carport to expand interior space at an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1953) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject property is irregular in shape, being with two sides that front on streets. The property is roughly 9,900 square feet in area, with a width of 90 feet along the southern property line, 60 feet along the north property line, and a depth of 110 feet along the eastern property line and 131 feet along the western property line. The subject property is occupied by an existing single family structure constructed in 1954, one year after the lot was platted. The subject property has an effective heated and cooled area of 1,204 square feet, and is located at an irregular angle to the lot, facing the intersection of 10th street north and 5th Avenue North. The existing home also has a small car port and an extra wide driveway that can accommodate two paved parking spaces. The current structure has a corner side yard setback of 13 feet, which is an existing nonconformity, as the corner side yard setback should be 18 feet. The existing encroachment is a condition in existence since the time of construction. The encroaching corner is currently the edge of the existing carport.

There are no previous variances and no active code enforcement cases.

Staff Analysis

The subject property is substandard in area, and width along the northern property line. It is also irregular in shape. Additionally the existing single family dwelling is oriented at an irregular angle to the lot, facing the northeast corner of the property



and not square to any property line. The dwelling is also undersized for the RS-1 zoning district, and has no required garage, but rather a carport. Finally the structure does not meet the minimum square footage for the RS-1 standards. All of these nonconformities are dated to the time of construction or not long after based on the design and construction. The applicant is proposing to enclose the existing carport to create additional living space. The home currently lacks a garage, and therefore is already nonconforming in this regard. The home currently violates the corner side yard setback, also an existing nonconformity. The home's size is also a nonconformity with regards to the RS-1 standards. The applicant's proposal to enclose the existing car port and add this square footage to the living space of the structure will bring the home closer to compliance with the required square footage, it will not increase any existing nonconformity, but rather maintain all the existing setback encroachments and deficiencies with the house, but bring the home closer to compliance with square footage. The home can accommodate the required two parking spaces without the car port, based on the driveway size as shown on the submitted survey. The overall impact to the neighborhood will be negligible, as nothing on the site will change except for the carport becoming living space, which is a common condition historically for structures of this design and age.

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 lot is irregular in shape and nonconforming in size and width. Additionally the size and orientation of the existing home, along with the age of construction create a number of nonconformities that require relief from the code to allow any substantial renovation.

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

Staff **does not** find that circumstances are a result of the applicant. The subject lot was platted in 1953, and the home was constructed in 1954. The existing nonconformities date from the time of construction or not long after, and are not the result of the applicant.

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

Staff finds that the proposed variance **will not** confer special privileges. The ability to expand or add onto an existing dwelling is a common request in the RS-1 zoning district. The enclosure of car ports for additional living space is also a common request and has been done historically in this neighborhood.

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, as the applicant is not increasing the nonconformities, the proposed enclosure of the car port is a right commonly enjoyed by property owners with older homes in the RS-1 zoning district.



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

Staff **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 corner side yard, the undersized nature of the home, and the lack of required garage. These are all existing conditions of the house and the proposed work will not increase these nonconformities.

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.

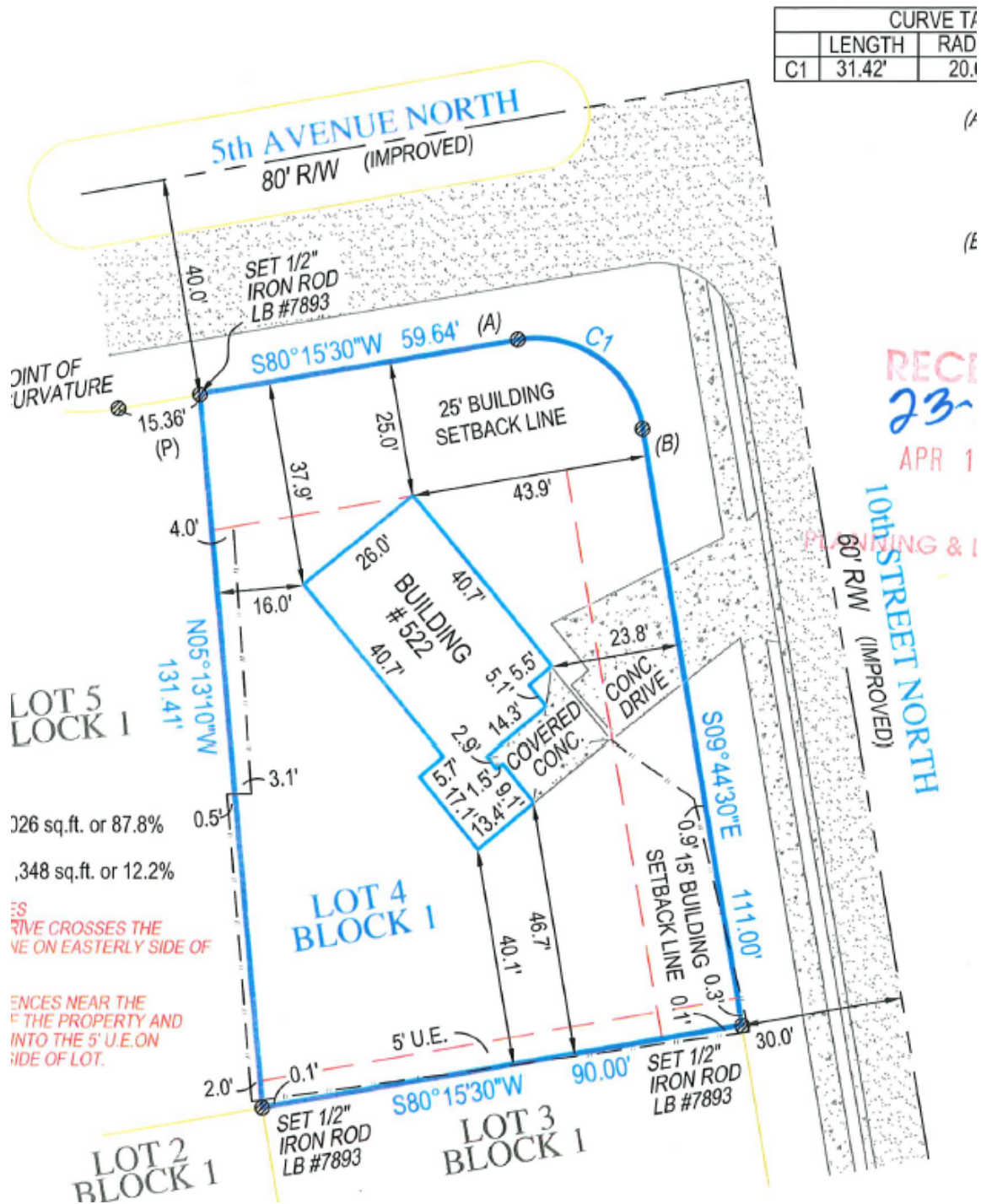
Staff Recommendation

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#23-100051.**

Location Map (property boundaries are representative only)



Existing Survey





APPLICATION FOR VARIANCE

BOA No. 23-100051

HEARING DATE 6.21.23

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.

APR 19 2023

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Sheepco Holdings, LLC Telephone: 904 210 8842
Mailing Address: 3655 Hendricks Ave. E-Mail: adam @ sheepco.com
Jacksonville, FL 32207

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

Landowner Name: Sheepco Holdings, LLC Telephone: 904 210 8842
Mailing Address: 3655 Hendricks Ave. E-Mail: adam @ sheepco.com
Jacksonville, FL 32207

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: 522 10th Street N. 177361-0000
Legal description of property (Attach copy of deed): Lot 4, Block 1, Palm Courts
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).
close in garage and below min-house size

AFFIDAVIT

I, Adam Alexander, 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

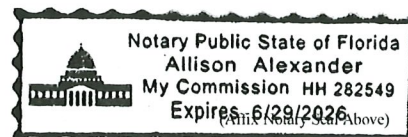
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of April, 2023, by Adam Alexander, who is personally known to me, or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

CODE SECTION (S):

34-336(e)(1)c.2, for a corner side yard setback of 13 feet in lieu of 18 feet minimum; 34-336(e)(1)d, for no garage in lieu of a required garage; and 34-336(e)(1)d, for conditioned living area of 1,348 square feet in lieu of 1,600 square feet required, to allow for the enclosure of an existing carport to expand interior space at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100051

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	built 1954 bringing into compliance
Special circumstances and conditions do not result from the actions of the applicant.	Yes	semi enclosed car port
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	improve fire hose and valve
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	nothing out of ordinary for neighborhood no additional lot coverage
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	enclosing carport
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	not increasing residential density

RECEIVED
23-100051
APR 19 2023

PREPARED BY, RECORD AND RETURN TO:

Brian A. Wolf, Esquire (DBF)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 700
Jacksonville, Florida 32202

PLANNING & DEVELOPMENT

NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF \$350,000.00.
DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$2,450.00 IS BEING PAID ON THIS TRANSFER.

WARRANTY DEED

THIS INDENTURE, made as of the 24th day of JANUARY, 2023, between DANIEL SCOTT CAPO, a married man, conveying his non homestead property, whose address is 4982 Edmondson Pike #F11, Nashville, Tennessee 37211, JEREMY CHRISTOPHER CAPO, an unmarried man, whose address is 6083 Liana Lee Drive, Jacksonville, Florida 32234, MELINDA CAPO, an unmarried woman, whose address is 1734 Keuka Drive, Building 11 Apt. 208, New Port Richey, Florida 34655, and CHASE CAPO, a married man, conveying his non homestead property, whose address is 6083 Liana Lee Drive, Jacksonville, Florida 32234, parties of the first part, and SHEEPCO HOLDINGS LLC, a Florida limited liability company, whose address is 3655 Hendricks Avenue, Jacksonville, Florida 32207, party of the second part.

WITNESSETH:

That the parties of the first part, for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, and conveyed to the party of the second part, its successors and assigns forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

Lot 4, Block 1, PALM COURTS, according to the map or plat thereof as recorded in Plat Book 24, Page 59, of the current public records of Duval County, Florida.

Real Estate Assessment No.: 177361-0000

SUBJECT TO covenants, restrictions and easements of record and taxes assessed subsequent to December 31, 2022; provided however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the parties of the first part do hereby fully warrant the title to the property, and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals as of the day and year first above written.

Signed and Sealed in
Our Presence:

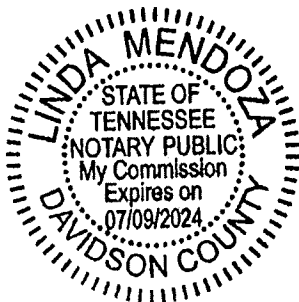
Sign: Kobie Mangala
Print Name: Kobie Mangala

Daniel Scott Capo
DANIEL SCOTT CAPO

Sign: Linda Mendoza
Print Name: Linda Mendoza

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] ☒ physical presence or ☐ online notarization, this 20th day of January 2023, by DANIEL SCOTT CAPO, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] ☐ who is personally known to me or ☒ who has produced a current FL (state) driver's license as identification.



Signature: Linda Mendoza
Printed Name: Linda Mendoza
NOTARY PUBLIC, State of Tennessee
Commission Number: N/A

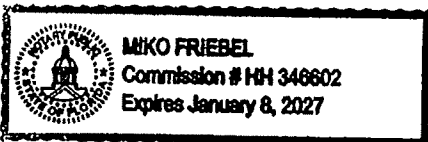
Sign: [Signature]
Print Name: Brian Wolf

Jeremy Christopher Capo, by Chase Capo
JEREMY CHRISTOPHER CAPO, by
CHASE CAPO, as his Agent as his agent
(attorney-in-fact) (attorney-in-fact)

Sign: [Signature]
Print Name: MIKO FRIEBEL

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] ☒ physical presence or ☐ online notarization, this 23rd day of January, 2023, by JEREMY CHRISTOPHER CAPO, by CHASE CAPO, as his Agent (attorney-in-fact) [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] ☐ who is personally known to me or ☒ who has produced a current FL (state) driver's license as identification.



Signature: [Signature]
Printed Name: MIKO FRIEBEL
NOTARY PUBLIC, State of Florida
Commission Number: _____

Sign: [Signature]
Print Name: R. CAI EINHAUS

Melinda Capo, by Mark Pendleton
MELINDA CAPO, by as her agent
MARK PENDLETON, as her Agent (attorney-in-fact)
(attorney-in-fact)

Sign: [Signature]
Print Name: JAMES W. MILLS

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] ☒ physical presence or ☐ online notarization, this 21 day of JANUARY, 2023, by MELINDA CAPO, by MARK PENDLETON, as her Agent (attorney-in-fact) [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] ☒ who is personally known to me or ☐ who has produced a current _____ (state) driver's license as identification.

Signature: [Signature]
Printed Name: JAMES W. MILLS
NOTARY PUBLIC, State of NEW HAMPSHIRE
Commission Number: COMMISSION EXPIRES 10-3-23

JAMES W. MILLS
Notary Public - New Hampshire
My Commission Expires October 3, 2023

Sign: [Signature]

Print Name: Brian Wolf

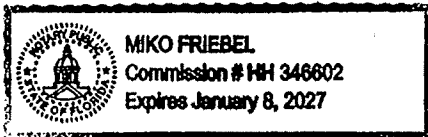
Chase Capo
CHASE CAPO

Sign: [Signature]

Print Name: MIKO FRIEBEL

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] ☒ physical presence or ☐ online notarization, this 23rd day of _____, 2023, by CHASE CAPO, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] ☐ who is personally known to me or ☒ who has produced a current FL (state) driver's license as identification.



Signature: [Signature]

Printed Name: MIKO FRIEBEL

NOTARY PUBLIC, State of Florida

Commission Number: _____



23-100051

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

Detail by Entity Name

Florida Limited Liability Company

SHEEPCO HOLDINGS LLC

Filing Information

Document Number L18000226541
FEI/EIN Number 83-1996588
Date Filed 09/24/2018
Effective Date 09/24/2018
State FL
Status ACTIVE

Principal Address

3655 Hendricks Avenue
Jacksonville, FL 32207

Changed: 04/30/2021

Mailing Address

3655 Hendricks Avenue
Jacksonville, FL 32207

Changed: 04/30/2021

Registered Agent Name & Address

HIEBSCH, RYAN E
3655 Hendricks Avenue
Jacksonville, FL 32207

Address Changed: 04/30/2021

Authorized Person(s) Detail

Name & Address

Title MGR

HIEBSCH, RYAN E
3655 Hendricks Avenue
Jacksonville, FL 32207

Annual Reports

Report Year	Filed Date
-------------	------------

PROPOSED

N.T.S.

BOUNDARY SURVEY

CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"

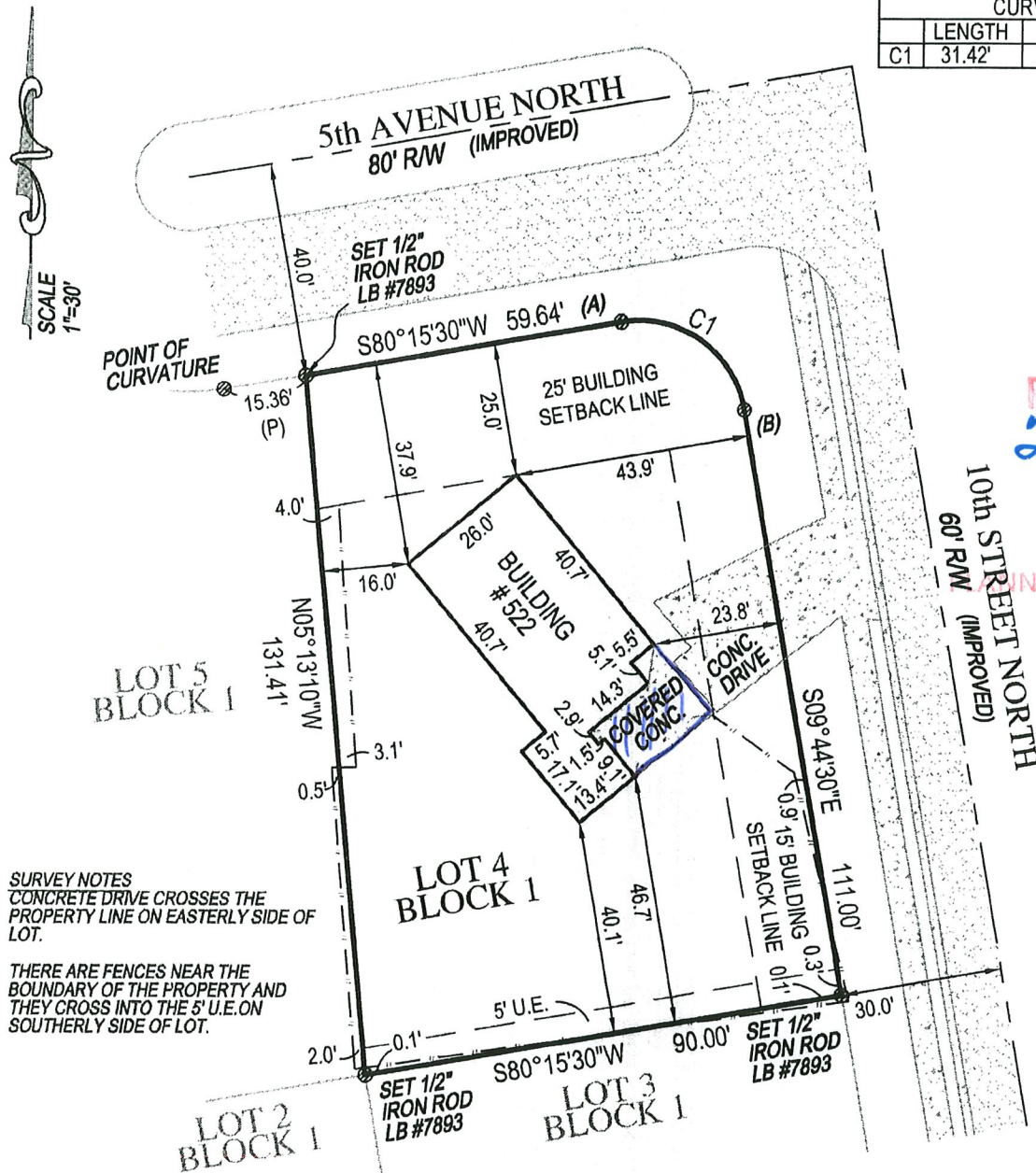
(A)= POINT OF CURVATURE
SET 1/2"
IRON ROD
LB #7893

(B)= POINT OF CURVATURE
FOUND 1/2"
IRON ROD
NO I.D.

RECEIVED
23-100051

APR 19 2023

PLANNING & DEVELOPMENT



SURVEY NOTES
CONCRETE DRIVE CROSSES THE
PROPERTY LINE ON EASTERLY SIDE OF
LOT.

THERE ARE FENCES NEAR THE
BOUNDARY OF THE PROPERTY AND
THEY CROSS INTO THE 5' U.E. ON
SOUTHERLY SIDE OF LOT.

DocuSigned by:

Ryan E. Hirsch

EAC438356C064B8



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

**Kenneth
Osborne**

Digitally signed by
Kenneth Osborne
Date: 2022.09.14
13:35:12 -05'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



**TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102

WEST PALM BEACH, FL 33407

PHONE (561) 640-4800

STATEWIDE PHONE (800) 226-4807

STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: <http://targetsurveying.net>

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION AND CERTIFICATION

LOT 4, BLOCK 1, PALM COURTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 59, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Community Number: 120077 Panel: 0417 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 9/13/2022

Certified To:

THE ESTATE OF EARL ANTHONY CAPO; MELINDA CAPO; CHASE CAPO; SHEEPCO HOLDINGS LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FISHER, TOUSEY, LEAS & BALL, P.A.

Property Address:

522 10TH STREET NORTH
JACKSONVILLE BEACH, FL 32250

Survey Number: 560228

Client File Number:

RECEIVED
23-100051
APR 19 2023

PLANNING & DEVELOPMENT

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

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- 7) FENCE OWNERSHIP NOT DETERMINED.
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- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0578
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

CURVE TABLE			
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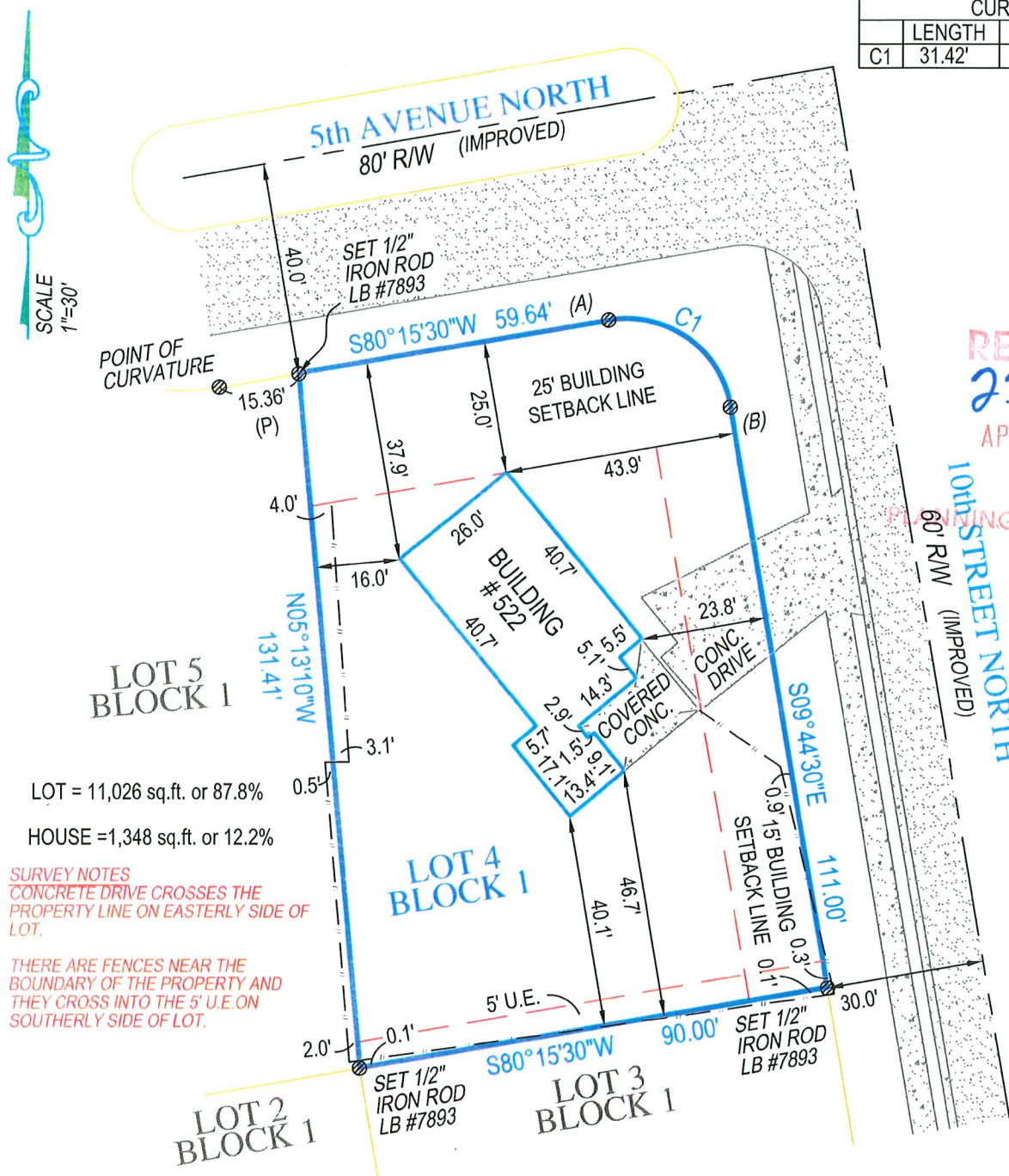
(A)= POINT OF
CURVATURE
SET 1/2"
IRON ROD
LB #7893

(B)= POINT OF
CURVATURE
FOUND 1/2"
IRON ROD
NO I.D.

RECEIVED
23-100651

APR 19 2023

PLANNING & DEVELOPMENT



SURVEY NOTES
CONCRETE DRIVE CROSSES THE
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THERE ARE FENCES NEAR THE
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SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
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SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth
Osborne

Digitally signed by
Kenneth Osborne
Date: 2023.04.17
09:09:26 -04'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

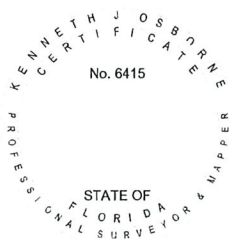
TARGET SURVEYING, LLC

LB #7893

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Survey Number: 560228

Client File Number:

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23-100051
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PLANNING & DEVELOPMENT

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D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
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City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

BOA#23-100055

Zoning: RS-1
RE: 177803-0000
Legal: Lot 13, Block 6, Pine Grove Subdivision Unit 2
Address: 1201 7th Avenue North

Request

Section(s): 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25' minimum; 34-336(e)(1)c.2, for an eastern side yard setback of 9 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum, to allow for construction of a new single-family dwelling with a covered rear patio, swimming pool and pool

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1941) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject lot is 65.25 feet in width and 110 feet in depth, with an overall area of 7,149 square feet. The subject property is occupied by a single family home constructed in 1963. The existing home is nonconforming in several ways, including side yard setbacks, as well as having a car port vs a full garage as required in the RS-1 zoning district standards. Additionally, the existing home was roughly 1,000 square feet, nearly 600 square feet smaller than the minimum home size in the RS-1 standards. Though the current lot coverage was not provided, it appears to be close to or below 35%.

There are no current code enforcement cases and no previous variances.

Staff Analysis

The subject lot is substandard in overall area and width. The lot is roughly 2,800 square feet smaller than the minimum 10,000 square feet for a lot in the RS-1 zoning district. The proposed new home and covered patio will have some encroachments into the front and rear yard setbacks as well as the side yards. The proposed new home will also increase lot coverage to the requested 42%. The proposed new dwelling will also rectify existing nonconformities with regards to minimum dwelling size, as the new home would be roughly 2,000 square feet of air conditioned area, as well as the proposed design will include a one car garage with adequate parking or a second car in the driveway. Were the lot a full sized lot, the



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proposed new home and all associated hardscaping would account for roughly 27% lot coverage. The proposed new design does include a rear patio and a coping only pool.

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.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures

Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is not conforming and substandard in both lot area and width. The subject lot is 25 feet too narrow and 2,800 square feet too small in area as compared to the required minimum lot size for the RS-1 zoning district.

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



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Staff **does not** find that circumstances are a result of the applicant. The lot is substandard, and was platted in 1941. Though the applicant is proposing a new single family home, it would be difficult to meet all the requirements of the code regarding home size and design and also meet all lot coverage and setbacks based on the lot dimensions.

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 subject property's best use is as a single family dwelling. Approval of this variance will allow for the construction of a new single family dwelling that meets the minimum living area requirements for the RS-1 zoning district and will not confer any special privilege.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Due to the limits of the lot in both area and width, and the known nonconformities of the existing home, the applicant would require relief from either the dwelling design requirements for size and garage elements, or would need relief from setbacks and lot coverage to accommodate the new home.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed addition to the exiting property. Staff has had difficulty determining where the 42% lot coverage request comes from, as based on the site plan, it appears the applicant only needs 39% lot coverage to build the proposed home. The setback encroachments are minor, and accommodate a larger home as required by the standards as well as provide some backyard amenities.

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.

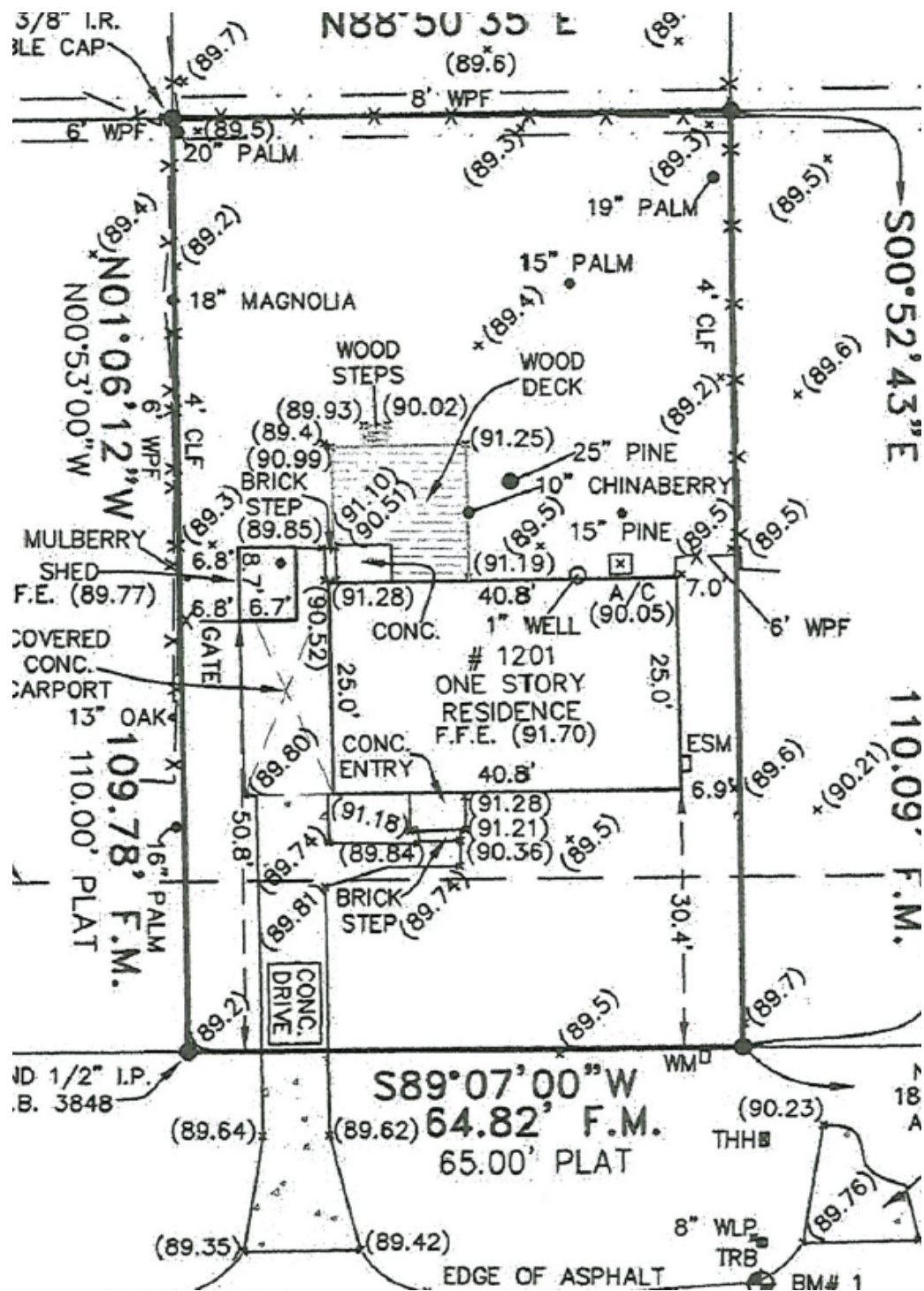
Staff Recommendation

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#23-100055 with the condition that the lot coverage be limited to 39%**

Location Map (property boundaries are representative only)



Existing Survey





APPLICATION FOR VARIANCE

BOA No. 23-100055
HEARING DATE 7.5.23

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

MAY 11 2023

APPLICANT INFORMATION

Applicant Name: DSM Renovations LLC **Telephone:** (904) 239-0059
Mailing Address: 1433 Ponte Vedra Blvd **E-Mail:** dsmcph@comcast.net
Ponte Vedra Beach, FL 32082
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Same **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 1201 N 7th Ave., 177803-0000
Legal description of property (Attach copy of deed): 17-18 38-2S-29E Pine Grove Unit 2 s/d lot 13 blk 6
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Rear yard set back 20ft ILO 30ft, increase lot coverage to 42% ILO 35%. E side set back 9' ILO 10',
add future pool and deck. This request is to allow the installation of rear patio, small pool, and
reasonable driveway size. The original structure had a 9'9 E side set back.

AFFIDAVIT

I, Denise McPherson, 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.

Denise McPherson
APPLICANT SIGNATURE

Denise McPherson
PRINT APPLICANT NAME

5/11/23
DATE

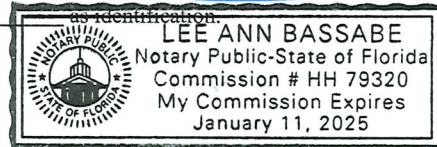
STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 11 day of May, 2023, by Denise McPherson, who is personally known to me or produced _____ as identification.

Lee Ann Bassabe
NOTARY PUBLIC 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 20 feet in lieu of 25' minimum; 34-336(e)(1)c.2, for an eastern side yard setback of 9 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum, to allow for construction of a new single-family dwelling with a covered rear patio, swimming pool and pool deck

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100055

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	this lot is substandard in size
Special circumstances and conditions do not result from the actions of the applicant.	Yes	the property is platted this way
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	the structure is a simple single family residential home
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 lot is substandard in size
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	reasonable use of patio at rear of home and provide reasonable driveway size consistent with existing homes. Pool request is to provide permission for future installation.
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	Existing homes have patio or deck at rear of homes and have driveways sufficient for parking. Several neighboring homes have pools installed.

Prepared by:
Terri K. Francis
Southern Cape Title Agency, Inc.
207 3rd Street South
Jacksonville Beach, Florida 32250

File Number: 2018-0038

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23-100055
MAY 11 2023

PLANNING & DEVELOPMENT

General Warranty Deed

Made this April 16th, 2018 A.D. By David Chapman Keasler, as Trustee of the David Chapman Keasler Living Trust U/A/D October 25, 1989 and David Chapman Keasler, Individually, conveying non-homestead property whose address is: 2275 Spanish Moss Trail, Jacksonville, Florida 32224, hereinafter called the grantor, to DSM Renovations, LLC, a Florida Limited Liability Company, whose post office address is: 1433 Ponte Vedra Blvd, Ponte Vedra Beach, Florida 32082, hereinafter called the grantee:

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

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

Lot 13, Block 6, Pine Grove Unit 2, a subdivision according to the plat thereof recorded in Plat Book 17, Page 18, of the Public Records of Duval County, Florida.

Parcel ID Number: 177803-0000

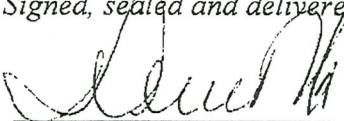
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2017.

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

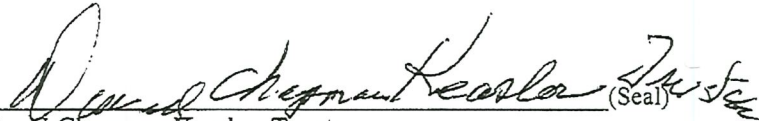
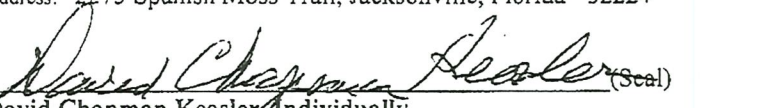
Signed, sealed and delivered in our presence:

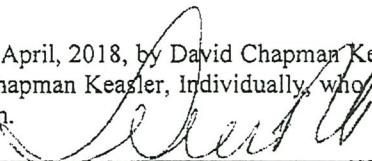

Witness Printed Name Terri K. Francis

Witness Printed Name _____

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 16th day of April, 2018, by David Chapman Keasler, as Trustee of the David Chapman Keasler Living Trust U/A/D October 25, 1989 and David Chapman Keasler, Individually, who is/are personally known to me or who has produced a drivers license as identification.

 (Seal)
David Chapman Keasler, Trustee
Address: 2275 Spanish Moss Trail, Jacksonville, Florida 32224
 (Seal)
David Chapman Keasler, Individually
Address: 2275 Spanish Moss Drive, Jacksonville, Florida 32246


Notary Public
Print Name: _____
My Commission Expires: _____

PROPOSED

MAP SHOWING PLOT PLAN OF

LOT 13, BLOCK 6, PINE GROVE UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 17, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

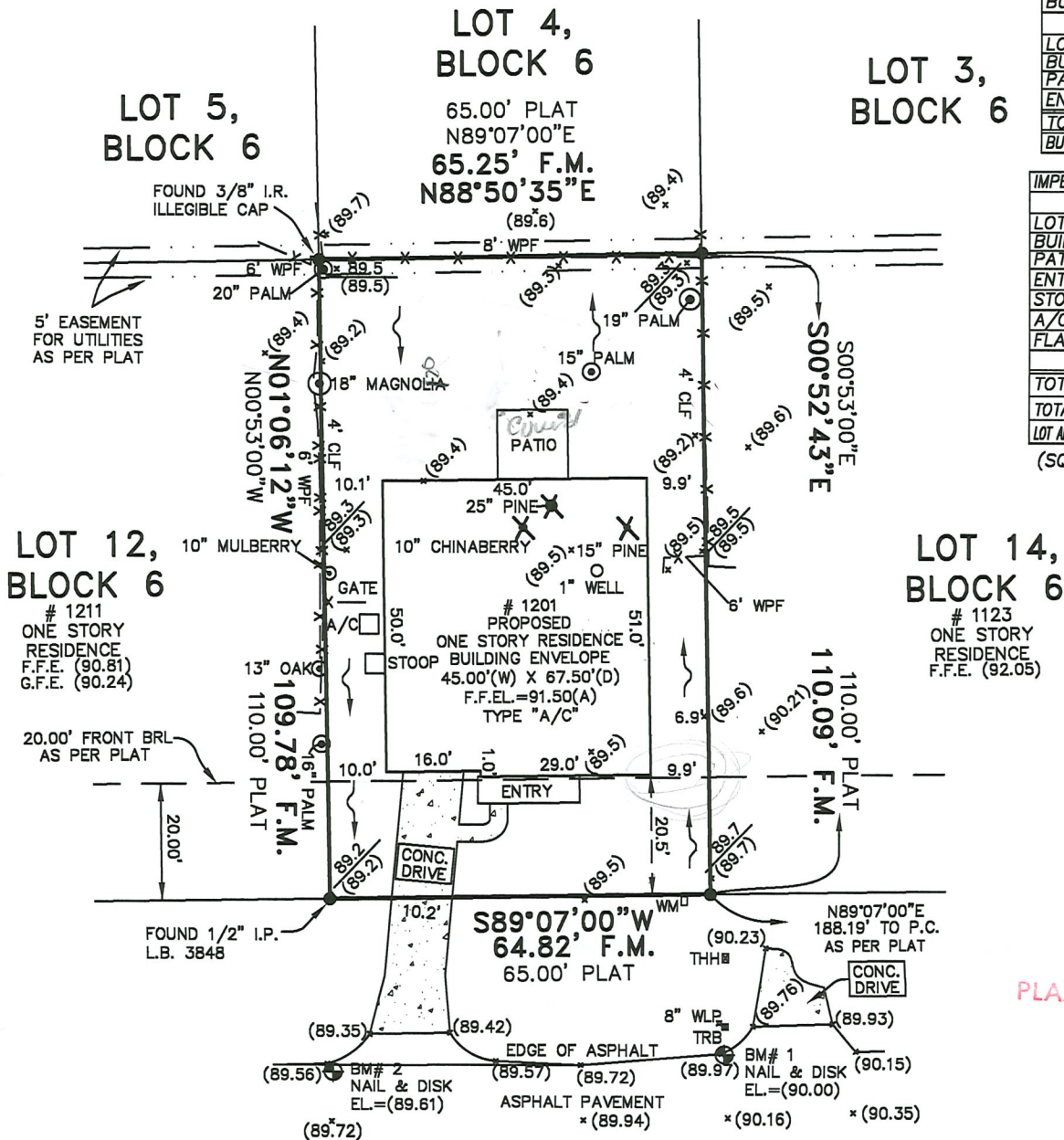
CERTIFIED TO:
DSM RENOVATIONS, LLC

BUILDING HEIGHT 19'-3 57/64"

BUILDING COVERAGE (SQ.FT.)	
LOT AREA (NET)	7,149
BUILDING AREA	2,279
PATIO	144
ENTRY	78
TOTAL	2,501
BUILDING COVERAGE (%)	34.98%

IMPERVIOUS CALCULATIONS (SQ.FT.)	
LOT AREA (NET)	7,149
BUILDING AREA	2,279
PATIO	144
ENTRY	78
STOOP	11
A/C	11
FLAT WORK	254
TOTAL IMPERVIOUS	2,777
TOTAL IMPERVIOUS (%)	38.84%
LOT AREA-TOTAL IMPERVIOUS = SOD AREA	4,372

(SQ.FT. = SQUARE FOOT)



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PLANNING & DEVELOPMENT

SEVENTH AVENUE NORTH

Proposed

BENCHMARK# 1 (BM# 1)- SET NAIL & DISC STAMPED A & J L.B. 6661 LOCATED AT THE NORTH EDGE OF ASPHALT ON SEVENTH AVENUE NORTH AND IN LINE WITH LOT LINE 13 AND 14.
ELEVATION = 90.00 (ASSUMED)

BENCHMARK# 2 (BM# 2)- SET NAIL & DISC STAMPED A & J L.B. 6661 LOCATED AT THE NORTH EDGE OF ASPHALT ON SEVENTH AVENUE NORTH AND IN LINE WITH LOT LINE 12 AND 13.
ELEVATION = 89.61 (ASSUMED)

MAY 1, 2023, PLOT PLAN, JOB # 57315

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES, AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

NOTES:

- BEARINGS ARE BASED ON THE NORTH R/W LINE OF 7TH AVENUE NORTH AS BEING S 89°07'00" W, AS PER PLAT.
- THIS IS A MAP TO SHOW A PROPOSED HOUSE ON THE LANDS DESCRIBED HEREON.
- ELEVATIONS SHOWN THUS (90.0) REFER TO AN ASSUMED VERTICAL DATUM.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONES: AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD "X" (UNSHADED) INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120078 0417 J ; MAP REVISED DATE: 11/02/2018, MAP NUMBER 12031C0417J.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

F.F.E.	FINISH FLOOR ELEVATION	CLF	CHAIN LINK FENCE
EL.	ELEVATION	L.B.	LICENSED BUSINESS
NO ID	NO IDENTIFICATION	F.F.E.L.	FINISHED FLOOR ELEVATION
G.F.E.	GARAGE FINISH FLOOR ELEVATION	WPF	WOOD PRIVACY FENCE
CLF	CHAIN LINK FENCE	WLP	WOOD LIGHT POLE
P.C.	POINT OF CURVATURE	WM	WATER METER
P.T.	POINT OF TANGENCY	TRB	TELEPHONE RISER BOX
(A)	(ASSUMED)	THH	TELEPHONE HANDHOLE
A/C	AIR CONDITIONER UNIT	F.M.	FIELD MEASURED
BLK	BLOCK	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R.B.	OFFICIAL RECORDS BOOK	CH=	CHORD BEARING & DISTANCE EQUALS
F.B.	FIELD BOOK	I.R.	IRON REBAR
MD	MISCELLANEOUS DECIDUOUS	I.P.	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

LEGEND

- ☐ DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE AS NOTED
- DENOTES 1/2" IRON PIPE SET A & J LB 6661
- DENOTES 1/2" IRON PIPE FOUND NO IDENTIFICATION OR AS NOTED

DATE APRIL 7, 2023
SCALE 1" = 30'
JOB NO. 57144
F. BOOK(S) 632
PAGE(S) 9 - 10
COMPUTER FILE NAME: LOT-13-BLK-6.DWG (JEFF ON SERVER)

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS

5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
OFFICE: (904) 346-1733
FAX: (904) 346-1736

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

GEORGE J. WARD, STATE OF FLORIDA

REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155

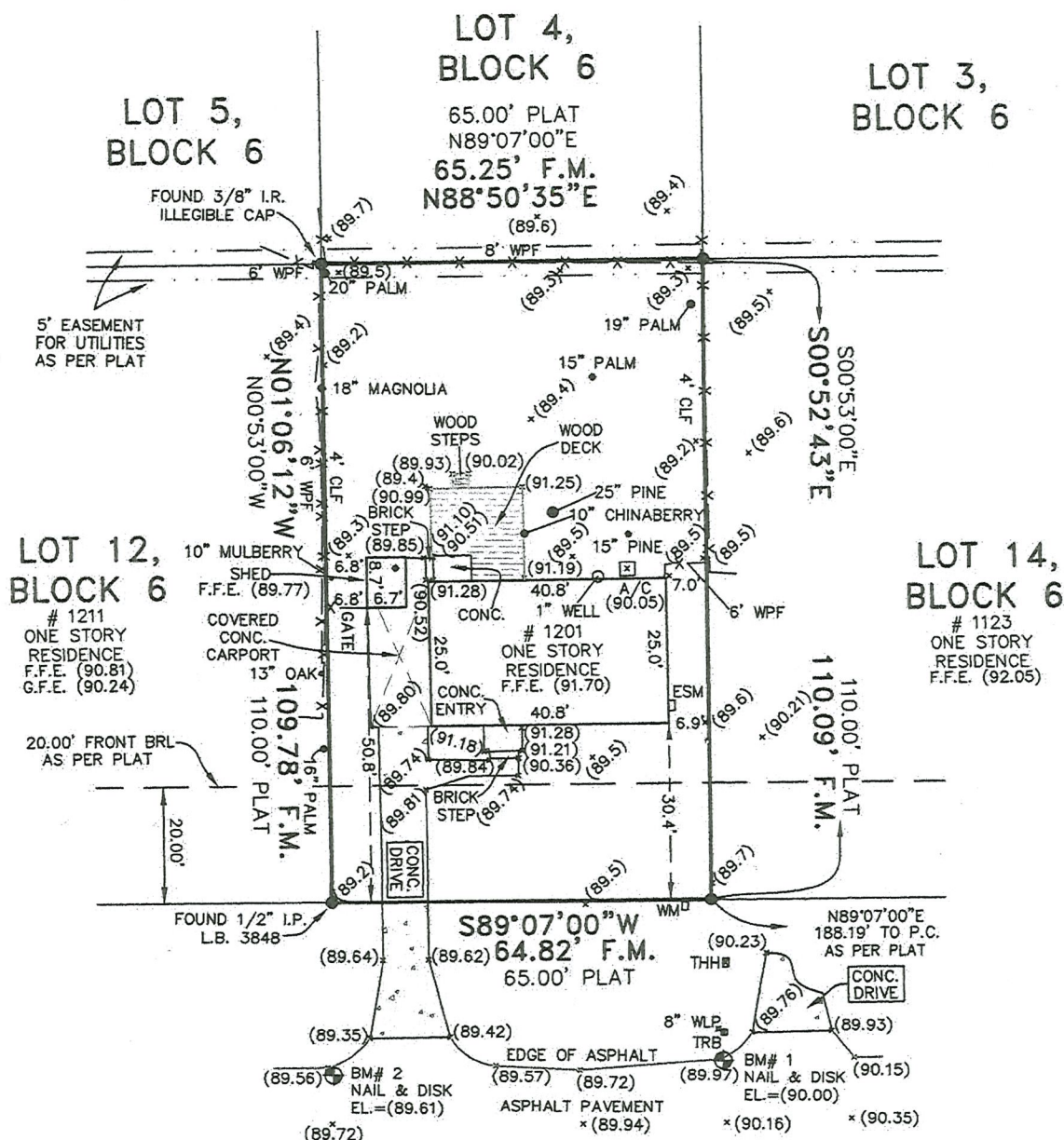
EXISTING

MAP SHOWING SURVEY OF

LOT 13, BLOCK 6, PINE GROVE UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 17, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

DSM RENOVATIONS, LLC



SEVENTH AVENUE NORTH

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PLANNING & DEVELOPMENT

BENCHMARK# 1 (BM# 1)- SET NAIL & DISC STAMPED A & J L.B. 6661 LOCATED AT THE NORTH EDGE OF ASPHALT ON SEVENTH AVENUE NORTH AND IN LINE WITH LOT LINE 13 AND 14.
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NOTES:

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- THIS IS A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY OF THE LANDS DESCRIBED HEREON.
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- ☐ DENOTES CONCRETE MONUMENT
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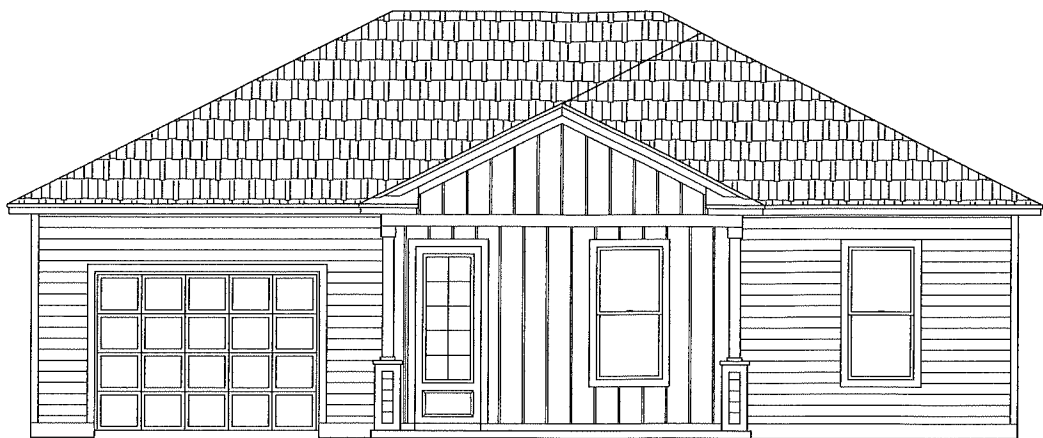
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THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

George J. Ward 4-13-23
GEORGE J. WARD, STATE OF FLORIDA

REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155



1201 North 7th Ave
JACKSONVILLE BEACH, FL 32250

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MAY 11 2023

23-100055

PLANNING & DEVELOPMENT

PLANS FOR:
DSM RENOVATIONS LLC

1201 N 7TH AVE
JACKSONVILLE BEACH, FL 32250

HIGGINS
DRAFTING
& DESIGN LLC
JACKSONVILLE, FL

DISCLAIMER
Higgins Drafting & Design LLC
assumes no liability for any home
constructed from these plans. It
is the responsibility of the
purchaser/builder or contractor to
verify all dimensions prior to
proceeding with construction.
Contractor must verify com-
pliance with all local building
codes and restrictions.

1948 SQ FT (LIVING)
4 BEDROOMS / 2.5 BATHS
GARAGE LEFT

STRUCTURAL SHEETS

S0.0 GENERAL NOTES

DETAIL SHEETS

D-1: DETAIL SHEET
D-2: DETAIL SHEET
D-3: DETAIL SHEET

ARCHITECTURAL SHEETS

1: FOUNDATION PLAN
2: FLOOR PLAN
3: ELEVATION PLAN
4: ROOF PLAN
5: ELECTRICAL PLAN

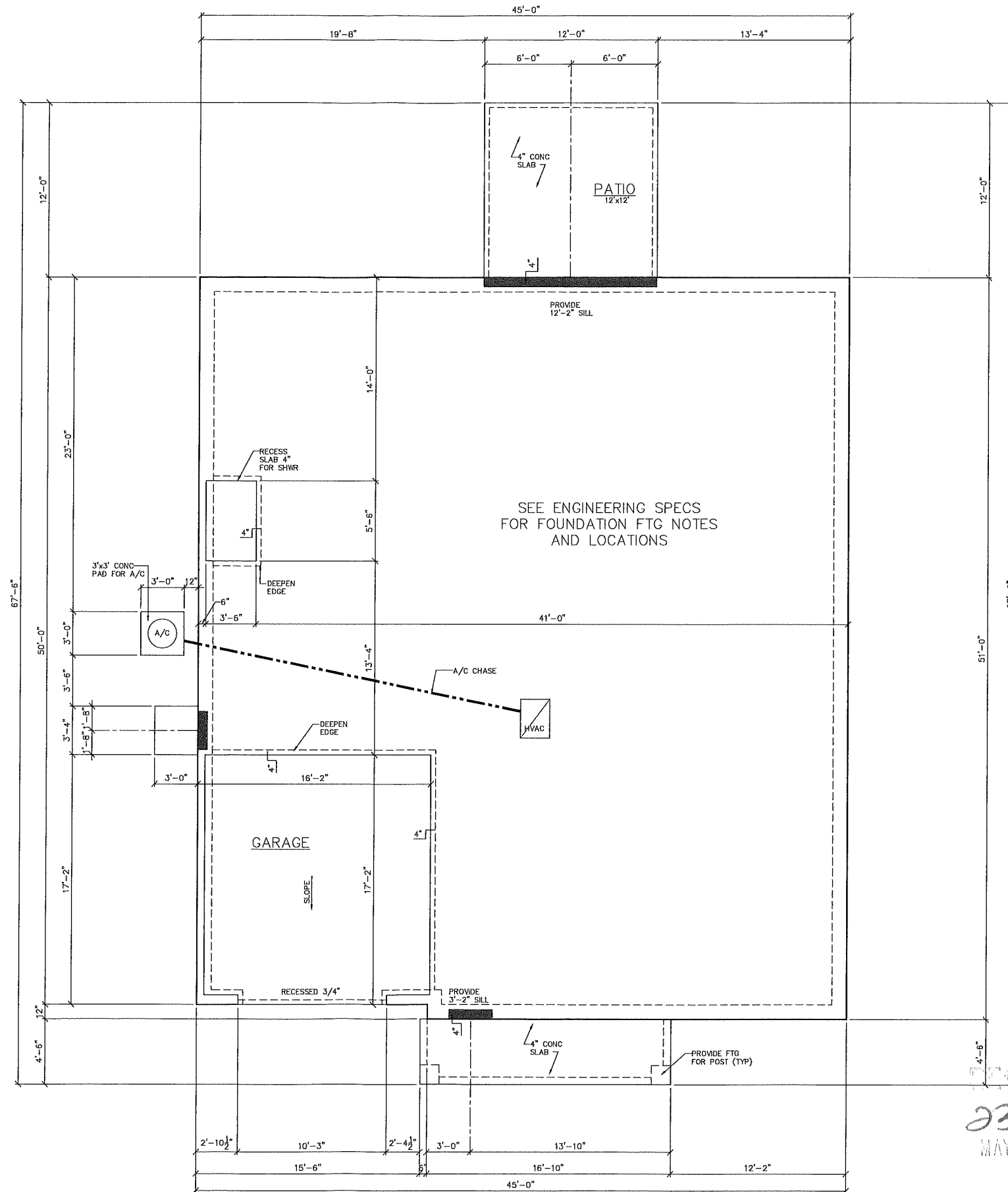
TYPE OF CONTRUCTION: TYPE VB,
UNPROTECTED, UNSPRINKLED

OCCUPANCY CLASS: GROUP R-3

APPLICABLE CODES:

FLORIDA BUILDING CODE 2020 7th ED
FL. FIRE PREVENTION CODE 2012 7th ED
NATIONAL ELECTRICAL CODE 2017
CURRENT JACKSONVILLE BEACH LAND
DEVELOPMENT CODE (LDC)

Plan: 1948	Sheet
Drafter: CSH	☐
Job #/ Standard # 23-1023 C791	or
Date: 4/20/23	☐
Scale: 1/4" = 1'-0"	



FOUNDATION PLAN

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PLANNING & DEVELOPMENT

PLANS FOR:
DSM RENOVATIONS LLC

1201 N 7TH AVE
JACKSONVILLE BEACH, FL 32250

HIGGINS
DRAFTING
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JACKSONVILLE, FL

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Contractor must verify com-
pliance with all local building
codes and regulations.

1948 SQ FT (LIVING)
4 BEDROOMS / 2.5 BATHS
GARAGE LEFT

Plan: 1948	Sheet
Draft: CSH	1
Job #/ Standard # 23-1023 C791	or
Date: 4/20/23	5
Scale: 1/4" = 1'-0"	

RECEIVED
23-100055
MAY 11 2023

PLANNING & DEVELOPMENT

PLANS FOR:
DSM RENOVATIONS LLC
1201 N 7TH AVE
JACKSONVILLE BEACH, FL 32250

HIGGINS
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1948 SQ FT (LIVING)
4 BEDROOMS / 2.5 BATHS
GARAGE LEFT

Plan: 1948	Sheet
Draftsman: CSH	2
Job # / Standard # 23-1023 C791	of
Date: 4/20/23	5
Scale: 1/4" = 1'-0"	

SQ. FTG. TABULATION	
LIVING	1948
GARAGE	331
ENTRY PORCH	65
TOTAL COVERED	2344

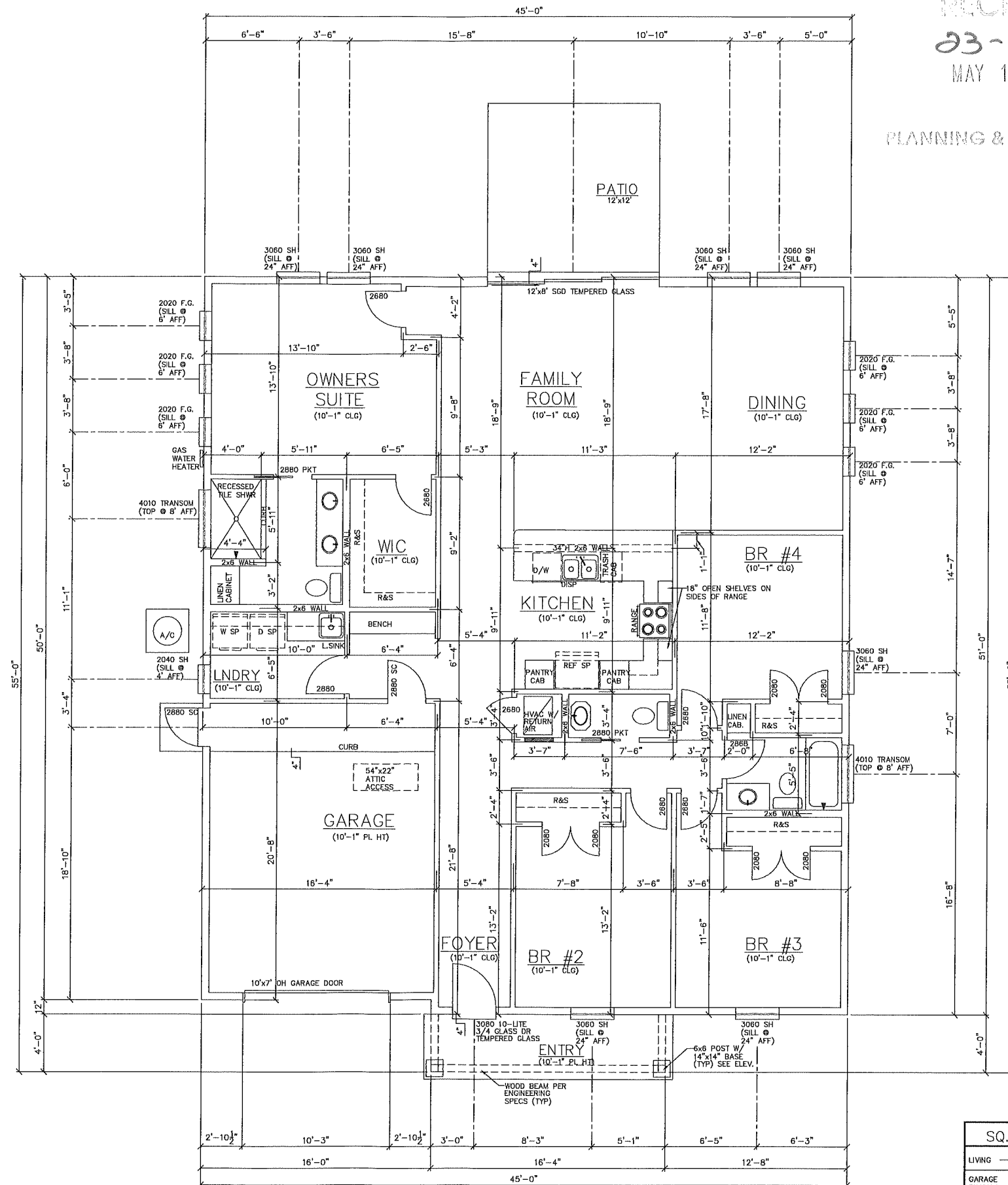


TABLE R302.6 DWELLING/GARAGE SEPARATION

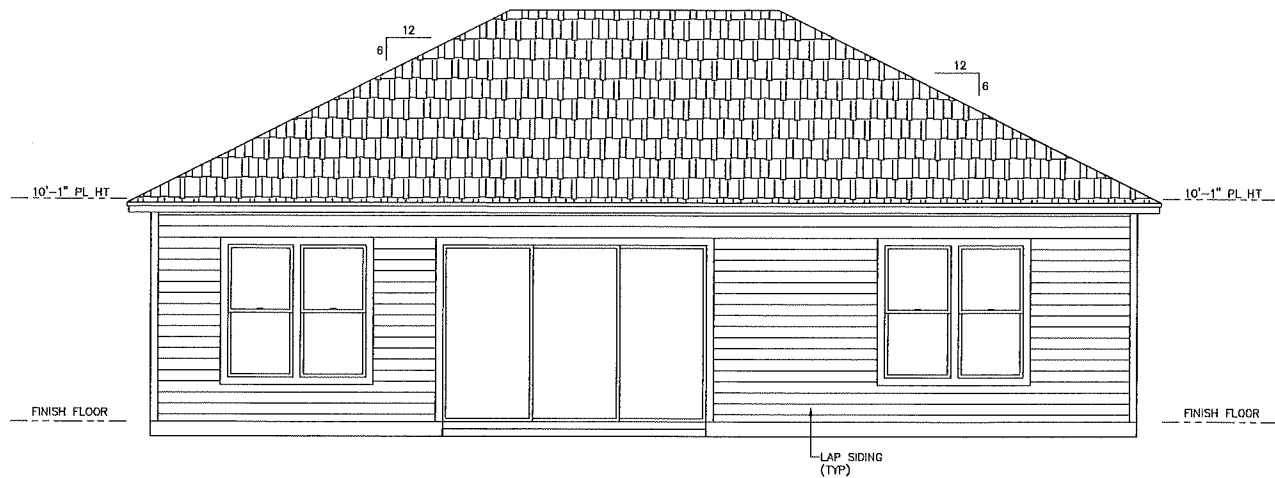
SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

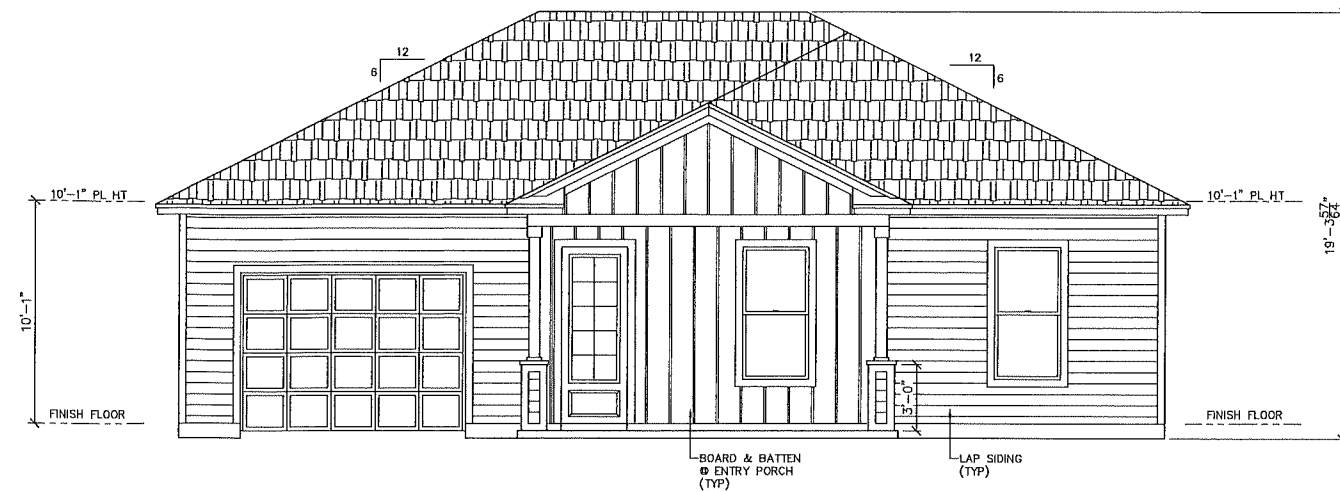
R807.1 ATTIC ACCESS.

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQ FT AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MINIMUM OF 22 INCHES WIDE BY 30 INCHES HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.

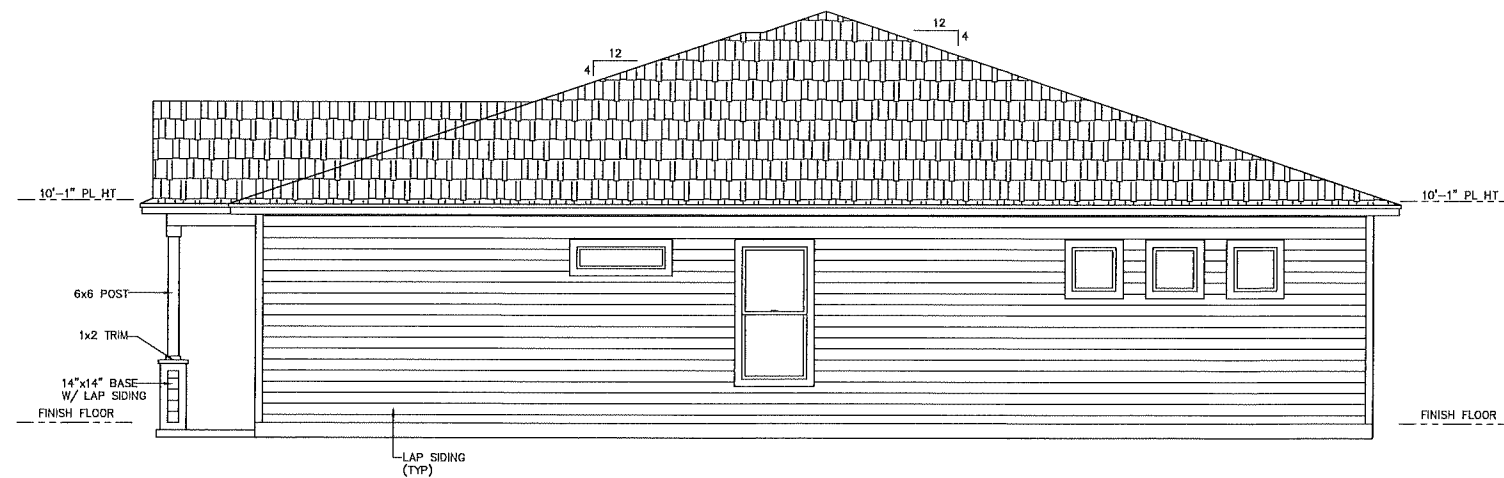
FLOOR PLAN



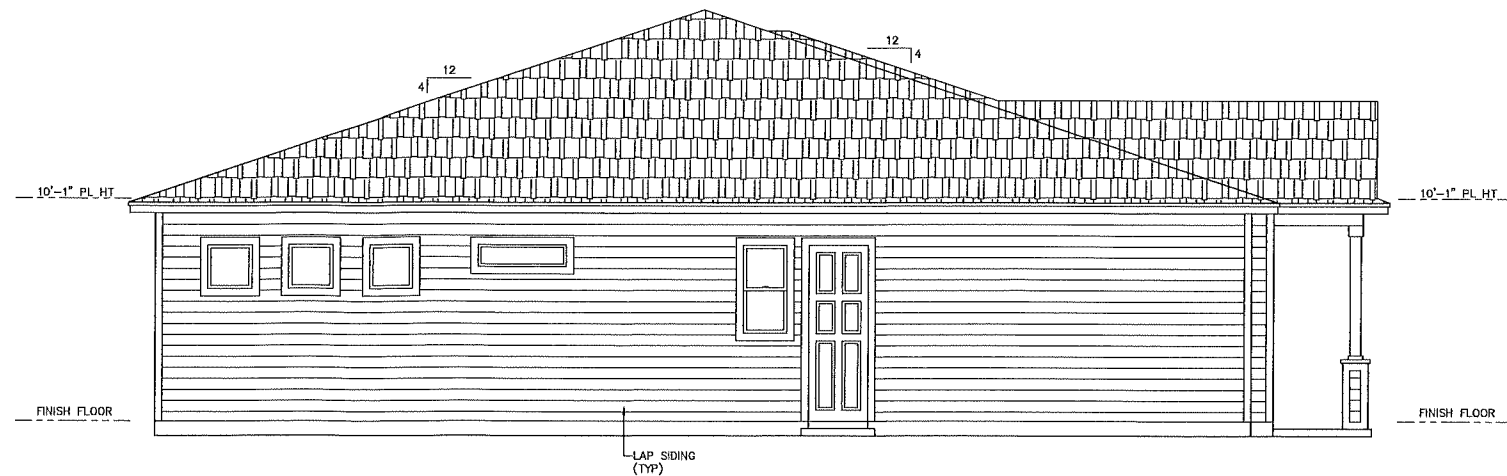
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

23-100055

PLANS FOR:
DSM RENOVATIONS LLC

1201 N 7TH AVE
JACKSONVILLE BEACH, FL 32250

HIGGINS
DRAFTING
& DESIGN LLC
JACKSONVILLE, FL

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1948 SQ FT (LIVING)
4 BEDROOMS / 2.5 BATHS
GARAGE LEFT

Plan: 1948	Sheet
Drafter: CSH	3
Job #/ Standard # 23-1023 C791	or
Date: 4/20/23	5
Scale: 1/4" = 1'-0"	

SECTION R806 ROOF VENTILATION

R806.1 VENTILATION REQUIRED
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATING OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.1.9 REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.
EXCEPTION: ATTIC VENTILATION SHALL NOT BE REQUIRED WHEN DETERMINED NOT NECESSARY BY THE CODE OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS.

R806.2 MINIMUM VENT AREA
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ON OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS 1 OR 2 VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY THE VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

R806.3 VENT AND INSULATION CLEARANCE
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

R806.4 INSTALLATION AND WEATHER PROTECTION
VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN THE WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1.

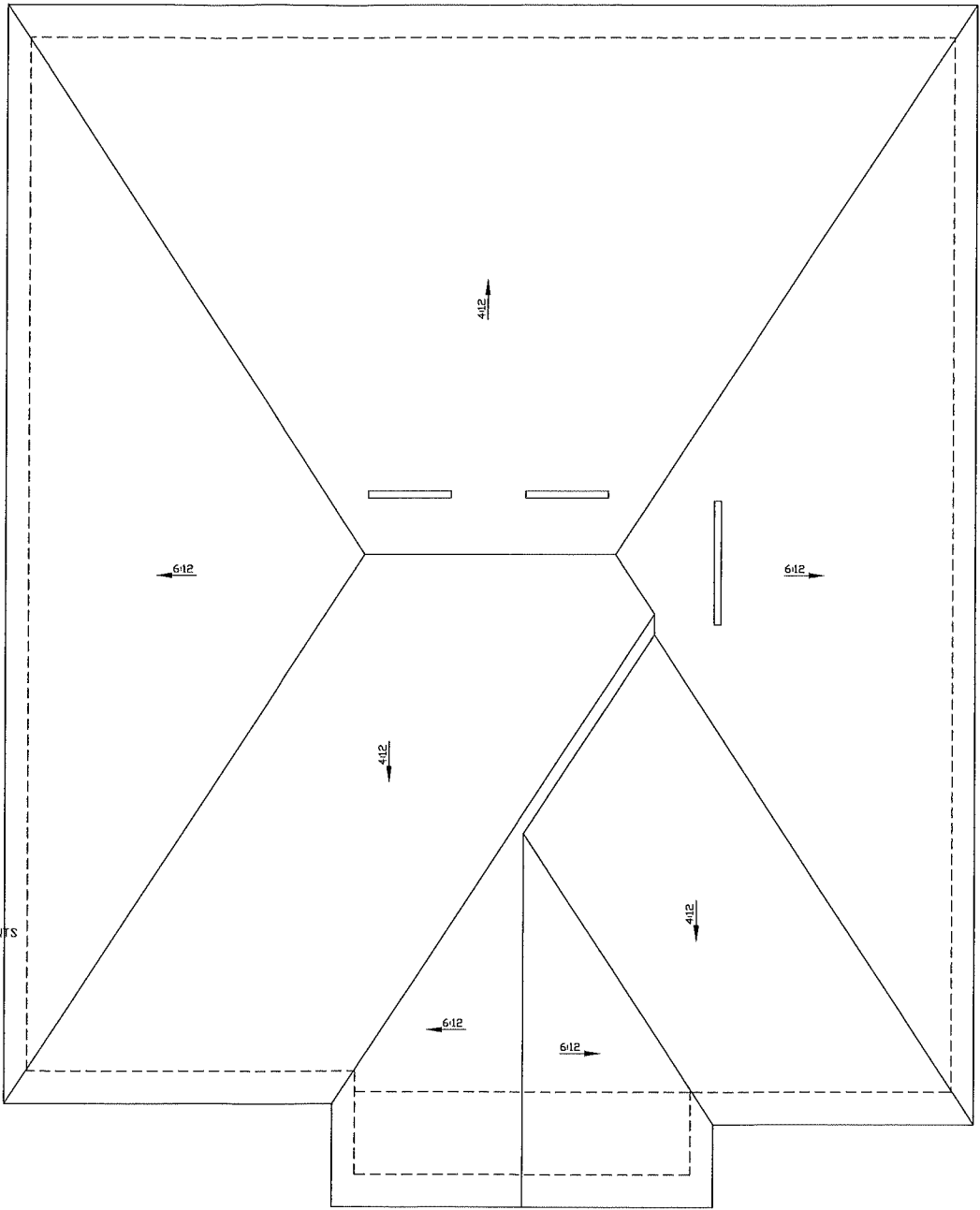
ATTIC VENTILATION CALCULATIONS:

2344 SQ FT OF ATTIC SPACE
 $2344 / 300 \times 144 \text{ SQ IN/SQ FT} = 1125 \text{ SQ IN OF VENTILATION REQ'D}$

OFF RIDGE VENTS:

(2) 4'-0" VENTS & (1) 6'-0" VENT TO BE INSTALLED
EACH LINEAL FT OF OFF RIDGE VENT PROVIDES 36 SQ IN OF VENTILATION
 $14' \text{ OF OFF RIDGE VENTS} \times 36 \text{ SQ IN OF VENTILATION PER FT} = 504 \text{ SQ IN OF VENTILATION PROVIDED BY OFF RIDGE VENTS}$

$504 \text{ SQ IN} / 1125 = 45\% \text{ OF THE REQ'D VENTILATION PROVIDED BY OFF RIDGE VENTS}$



ROOF PLAN

DUAL PITCH: 4:12 AND 6:12

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PLANS FOR:
DSM RENOVATIONS LLC

1201 N 7TH AVE
JACKSONVILLE BEACH, FL 32250

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1948 SQ FT (LIVING)
4 BEDROOMS / 2.5 BATHS
GARAGE LEFT

Plan: 1948	Sheet
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Job #/ Standard # 23-1023 C791	or
Date: 4/20/23	5
Scale: 1/4" = 1'-0"	

ELECTRICAL LEGEND

	PREWIRE & BRACE CEILING FAN W/ LIGHT		CEILING EXHAUST FAN/LIGHT FIXTURE		FLOOR PLUG
	PREWIRE & BRACE CEILING FAN (NO LIGHT)		CEILING EXHAUST FAN		220V OUTLET
	VANITY LT		RECESSED LIGHT FIXTURE		AFCI 110V OUTLET
	LED LIGHT		CEILING MOUNTED LIGHT FIXTURE		WEATHER PROTECTED GFI/AFCI 110V OUTLET
	DATA PORT CAT6/RG6		HANGING PENDANT LIGHT FIXTURE		SWITCHED 110 OUTLET (TOP HALF ONLY)
	CEILING EXHAUST FAN/LIGHT FIXTURE		WALL MOUNTED LIGHT FIXTURE		GARAGE DOOR OPENER
	CEILING EXHAUST FAN		DOUBLE FLOOD LIGHTS		SMOKE DETECTOR
	SWITCHES		THERMOSTAT		GROUND FAULT INTERRUPT 110V OUTLET
	3-WAY SWITCH		GFI GROUND FAULT CIRCUIT INTERRUPT 110V OUTLET		
	CARBON MONOXIDE/ SMOKE DETECTOR				

NOTE:
ALL PERMANENTLY INSTALLED LIGHTING
FIXTURES TO USE HIGH EFFICACY LAMPS
IN ACCORDANCE WITH R404.1

CEILING EXHAUST
FAN/LIGHT FIXTURE

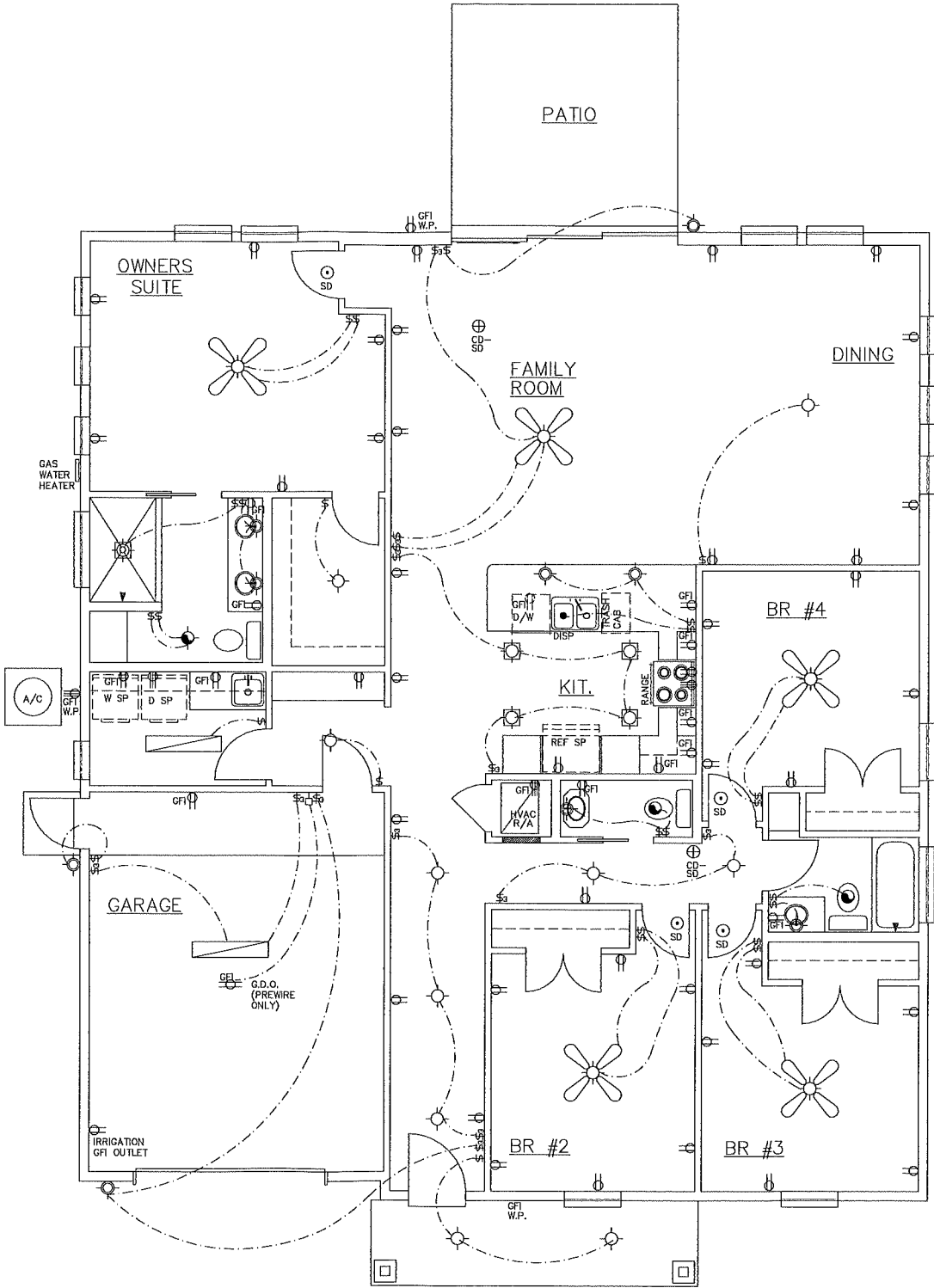
RECESSED
LIGHT FIXTURE

CEILING MOUNTED
LIGHT FIXTURE

WALL MOUNTED
LIGHT FIXTURE

NOTE:
E3902.16 ARC-FAULT CIRCUIT-INTERUPTER PROTECTION.
ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE,
15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOM,
DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS,
BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS
AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A
COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED
TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

NOTE:
RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20"
ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS ASSEMBLIES INSTALLED
IN COUNTERTOPS SHALL BE LISTED FOR THE APPLICATION. RECEPTACLE
OUTLETS SHALL NOT VE INSTALLED IN A FACE-UP POSITION ON THE WORK
SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT
READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE. APPLIANCE
GARAGES, SINKS OR RANGE TOPS AS ADDRESSED IN THE EXCEPTION
TO SECTION E3901.4.1, OR APPLIANCES OCCUPYING DEDICATED SPACE
SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.



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ELECTRICAL PLAN

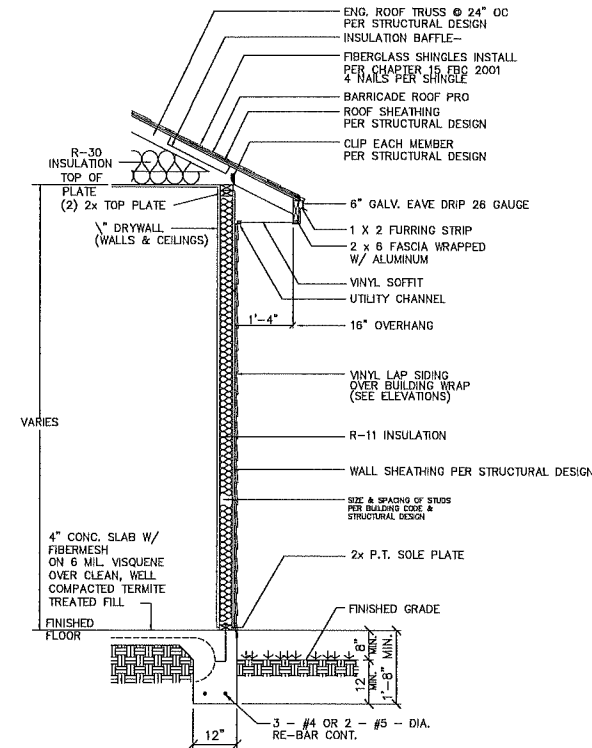
PLANS FOR:
DSM RENOVATIONS LLC
1201 N 7TH AVE
JACKSONVILLE BEACH, FL 32250

HIGGINS
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JACKSONVILLE, FL

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ONE STORY MONOLITHIC
END WALL SECTION

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23-100055

PLANNING & DEVELOPMENT

TYP WALL SECTION DETAIL SHEET

(For Conceptual Purposes Only)

NOTE:

STRUCTURAL COMPONENTS
SHOWN MAY VARY DUE TO
BUILDING CODE COMPLIANCE
& STRUCTURAL DESIGN
(SEE ENGINEERING SPECS)

PLANS FOR:
DSM RENOVATIONS LLC

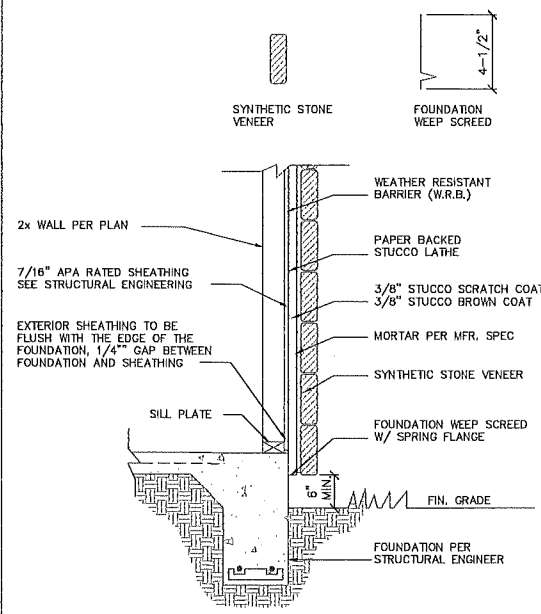
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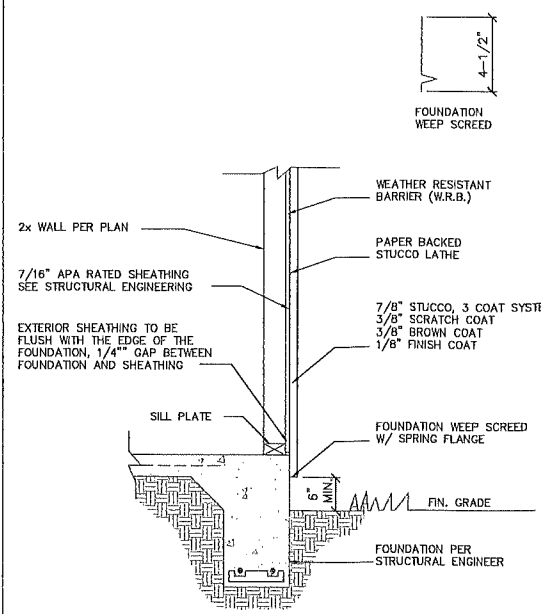
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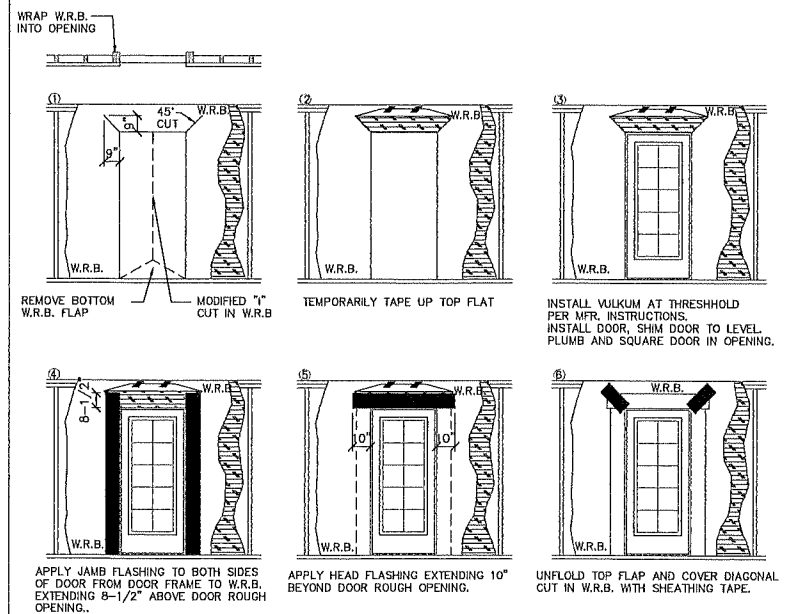
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Drafter:	D1
Job #/ Standard # 23-1023 C791	or
Date: 4/20/23	3
Scale: 1/4" = 1'-0"	



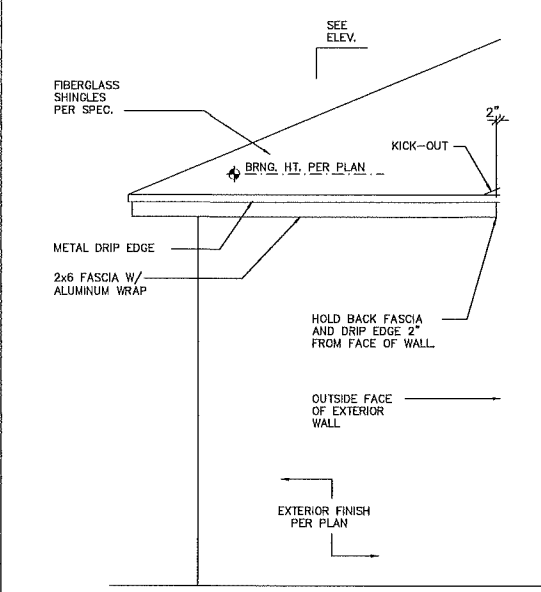
STONE VENEER FLASHING SCALE: N.T.S.



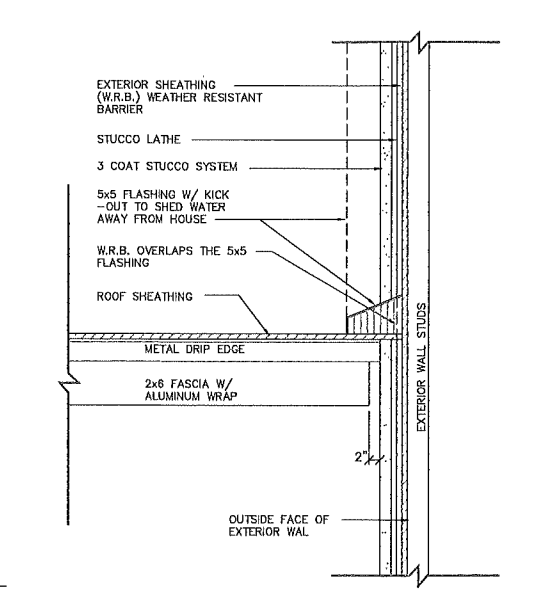
STUCCO FLASHING SCALE: N.T.S.



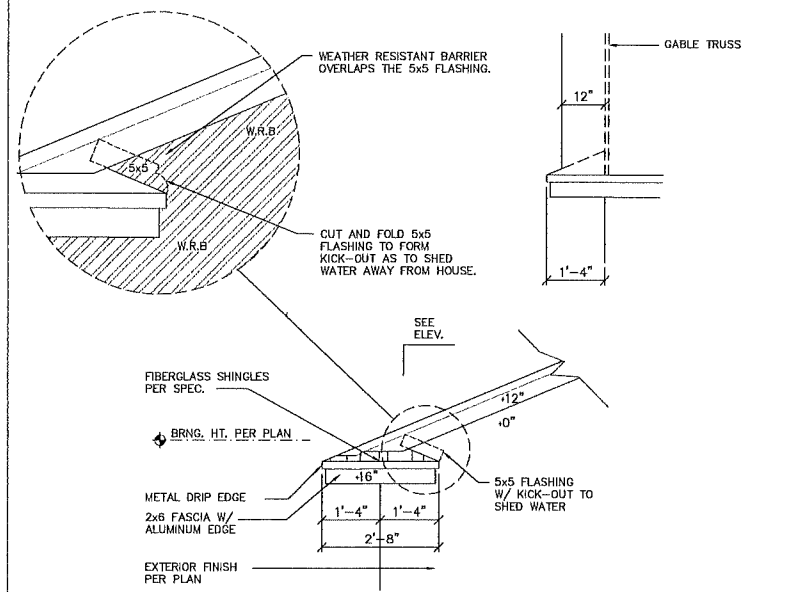
EXTERIOR DOOR FLASHING SCALE: N.T.S.



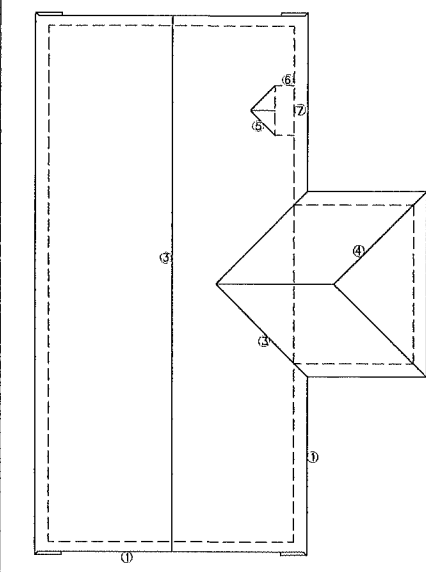
WALL AND ROOF INTERSECTION FLASHING SCALE: N.T.S.



WALL AND ROOF INTERSECTION FLASHING SCALE: N.T.S.



GABLE HIP RETURN FLASHING SCALE: N.T.S.



ROOF FLASHING SCALE: N.T.S.

- ① METAL DRIP EDGE
26 GA. GALVANIZED (NOT TO SCALE)
- ② DRAIN FLASHING
DRAIN FLASHING SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLED ROOFS, AND OVERLAPPED A MINIMUM OF 2". EAVE DRAIN FLASHING SHALL EXTEND 1/4" BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2". DRAIN FLASHING SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12" O.C. DRAIN FLASHING AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 2" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRAIN FLASHING FLANGE.
- ③ VALLEY FLASHING
VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED:
1. FOR OPEN VALLEY (VALLEY LINING EXPOSED) LINED WITH METAL THE VALLEY LINING SHALL BE AT LEAST 24" WIDE AND ANY OF THE CORROSION-RESISTANT METALS IN THE TABLE R903.2.1
2. FOR OPEN VALLEYS, VALLEY LINING OF THE TWO PLIES OF MINERAL SURFACE ROLL ROOFING, COMPLYING WITH ASTM D 3909 OR D 6380 CLASS M, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18" AND THE TOP LAYER A MINIMUM OF 36" WIDE.
3. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 6380 CLASS S TYPE II OR TYPE III AND AT LEAST 36" WIDE OR VALLEY LINING AS DESCRIBED IN ITEMS 1 AND 2 ABOVE SHALL BE PERMITTED. SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED IN LIEU OF THE LINING MATERIAL.
- ④ RIDGE FLASHING
THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.
- ⑤ HIP FLASHING
THE UNDERLAYMENT SHALL BE INSTALLED IN WATER SHEDDING FASHION. AT THE HIP LINE FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT 36" O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT PROCEDURE FOR OPPOSING SIDE OF THE ROOF. WHEN COMPLETED THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.
- ⑥ CRICKETS AND SADDLES FLASHING:
A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30" WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.
THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.
- ⑦ 5x5 ANGLE FLASHING
26 GA. GALVANIZED (NOT TO SCALE)
- ⑧ BASE AND COUNTER FLASHING:
BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO BASE OF WALL AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 8" ON CENTER WITH THE APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4". FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF ROOF TO ENSURE WATER-SHEADING CAPABILITIES OF ALL METAL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE AND SHALL BE SET IN APPROVED FLASHING CEMENT.
BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R903.2.1 OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 POUNDS PER 100 SQUARE FEET. COUNTER FLASHING SHALL BE CORROSION-RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE R903.2.1
- ⑨ "Z" FLASHING
26 GA. GALVANIZED (NOT TO SCALE)
- ⑩ FIBER CEMENT SIDING FLASHING
PANEL SIDING:
PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO FRAMING. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS. HORIZONTAL JOINTS SHALL BE FLASHED WITH "Z-FLASHING" AND BLOCKED WITH SOLID WOOD FRAMING.
HORIZONTAL LAP SIDING:
LAP SIDING SHALL BE LAPPED A MINIMUM OF 1-1/4" AND SHALL HAVE THE ENDS SEALED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER, OR LOCATED OVER A STRIP OF FLASHING. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED. ACCORDING TO APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PLANS FOR:
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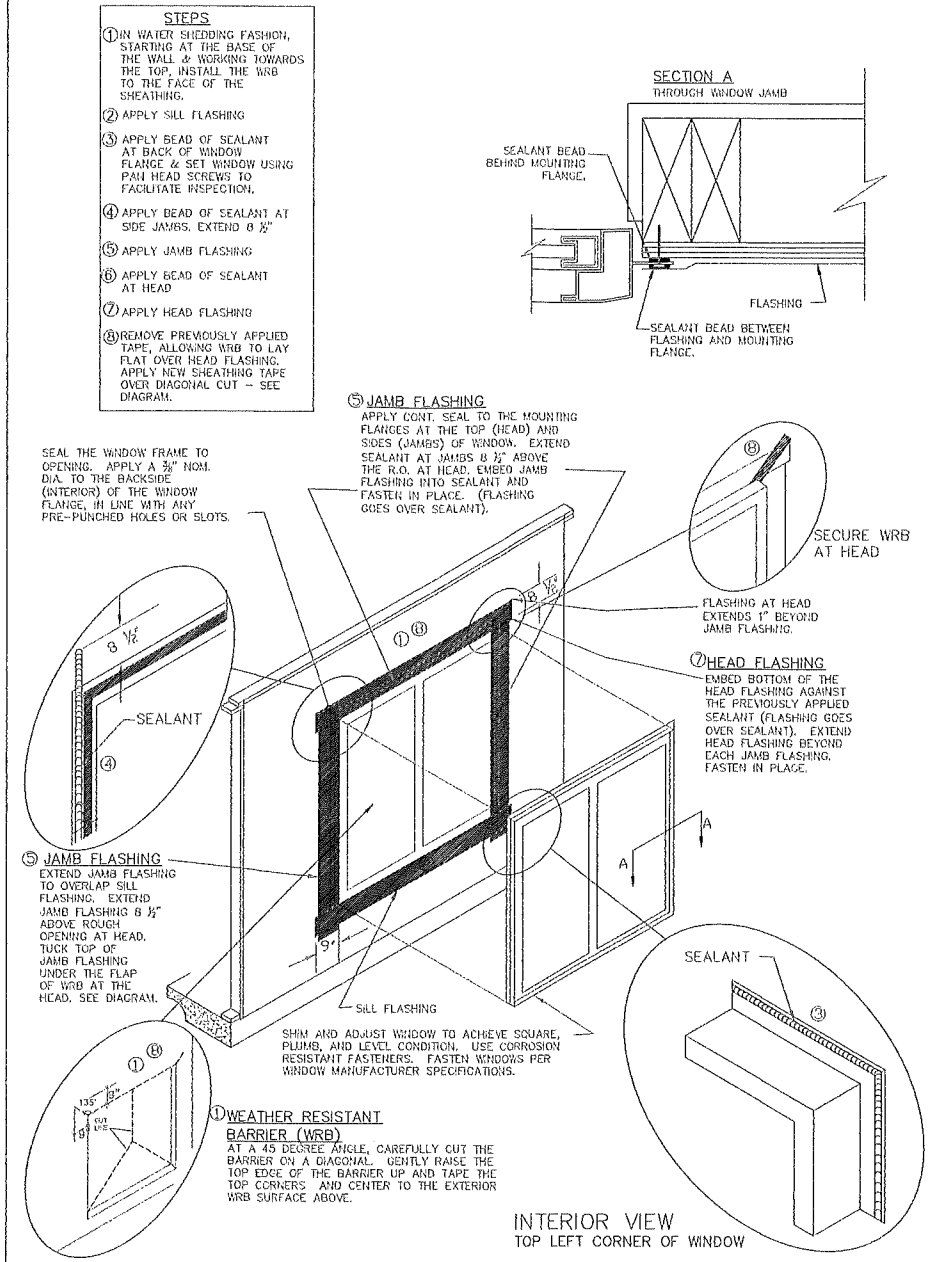
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& DESIGN LLC**
JACKSONVILLE, FL

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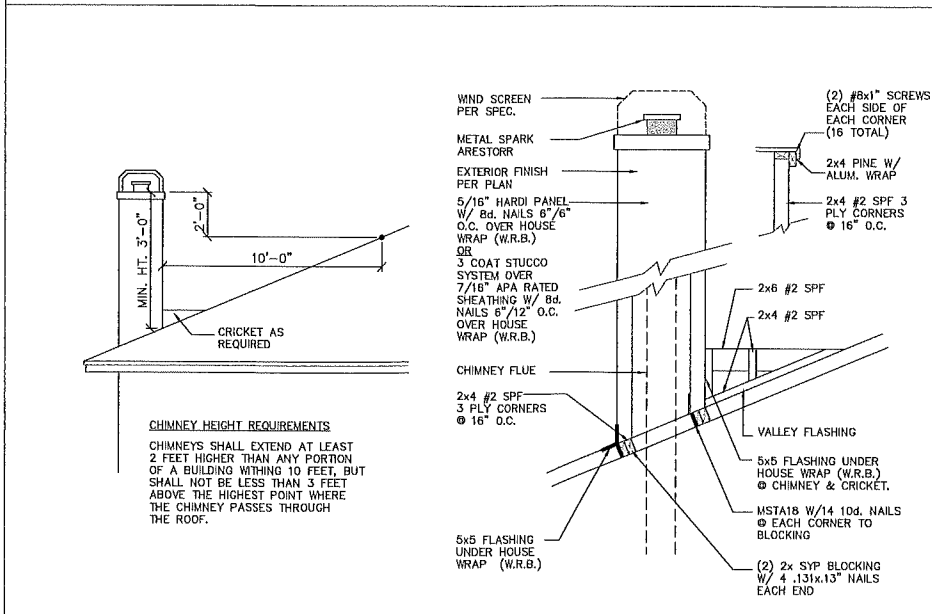
1948 SQ FT (LIVING)
4 BEDROOMS / 2.5 BATHS
GARAGE LEFT

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MAY 11 2023
23-10055
DESIGN & DEVELOPMENT

Plan: 1948	Sheet
Draft: CSH	D2
Job #/ Standard # 23-1023 C791	or
Date: 4/20/23	3
Scale: 1/4" = 1'-0"	



WINDOW FLASHING "METHOD A" SCALE: N.T.S.



CHIMNEY FRAMING AND FLASHING SCALE: N.T.S.

23-100095

PLANS FOR:
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GARAGE LEFT

Plan: 1948	Sheet
Draftsman: CSH	D3
Job #/ Standard # 23-1023 C791	or
Date: 4/20/23	3
Scale: 1/4" = 1'-0"	



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

BOA#23-100057

Zoning: RS-1
RE: 177825-0000
Legal: Lot 7, Block 8, Pine Grove Unit 2
Address: 708 Palm Tree Road

Request

Section(s): 34-336(e)(1)c,1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c,2, for side yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling with a rear lanai, swimming pool and pool deck.

Existing Conditions

The subject property is a nonconforming lot of record located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject property is 60 feet in width and 125 feet in depth with an overall area of 7,500 square feet. The subject property is vacant and the previous home on the property has been demolished. The home is on a corner lot surrounded by similar single-family homes. The applicant plans on splitting the property to construct a new 2,714 square foot single family home on lot 7. Additionally, the home will be constructed with a front yard setback of 20 in lieu of 25' minimum, a side yard setback of 8' in lieu of 10 feet minimum, and with lot coverage of 49% in lieu of the 35% maximum.

There are no previous variances and no active code enforcement cases.

Staff Analysis

The subject property is substandard in width, it measures 60 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district. The applicant is proposing to build the new single-family home with rear lanai, swimming pool and pool deck, totaling 49% of total lot coverage. The minimum lot size in the RS-1 zoning district is 10,000 square feet. Along with the new home the applicant plans on adding a 14x25 pool totaling 612 square feet of pool deck. Additionally, the pool will meet accessory structure setbacks. The home will however encroach into front yard set back by 5 feet, the side yard setback by 2-feet, rear setbacks by 4 feet, and superseding the 35% maximum by 14%. Though the new home will be constructed



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with nonconforming lot coverage and setbacks, there is no compelling reason in the record to not approve more lot coverage, as there is a hardship justified by having a nonconforming lot. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

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.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures

Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is not conforming and substandard. The existing lot does have nonconformities that could constitute a hardship as it would be difficult to construct this home based on LDC standards, so approving relief for those elements would be reasonable.



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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 lot is substandard, the existing lot coverage and setbacks for the future home are not the result of the applicant, and therefore are not self-imposed. The new home and pool that would increase the lot coverage without a recognized hardship would not be self-imposed.

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 request to add additional lot coverage and encroach on yard setbacks to a lot that does not meet but the minimum lot size and width for the RS-1 zoning district would not confer a special privilege as compared to other properties in the same 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. Due to the lot size of this property, you cannot construct the new home and meet RS-1 standards. This situation is not the fault of the applicant and will would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed addition to the exiting property. The minimum variance needed would be to approve the proposed 49% lot coverage, the 20 foot front setback, and 8 feet side yard setback.

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#23-100057**

Location Map (property boundaries are representative only)



[illegible]

PROPOSED

DATE: 22-MAY-2023

**LOT 7, BLOCK 8,
PINE GROVE, UNIT 2**

1 INCH = 20 FT MAP BOOK: 17 PAGE: 18

S00°53'00"E 60.00'

SITE PLAN NOTES:

OVERHANG PROTECTION IS REQUIRED WHEN LOCATED LESS THAN 9' FROM THE PROPERTY LINE. SEE ROOF PLAN FOR PROTECTION LOCATIONS AND INFORMATION.

OVERHANG PROTECTION IS NOT REQUIRED FOR THIS LOT.

ALL SIDEWALK AND PLATWORK SHALL, AT A MINIMUM, MEET CURRENT COUNTY AND ADA STANDARDS. CROSS SLOPES SHALL BE 3% MINIMUM. THE PORTIONS OF THIS SIDEWALK WHICH TRANSVERSE THROUGH THE DRIVEWAY APPROX SHALL ALSO MEET THIS REQUIREMENT. ALSO, UTILITIES (SWITCH BOXES, VALVES, ETC.) SHALL NOT BE INSTALLED WITHIN THE SIDEWALK.

RETRACES ARE MEASURED TO THE FOUNDATION WALL.

70% OF ALL TREES TO BE CANOPY TREES. ONLY 30% ARE TO BE OF ONE SPECIES.

THIS LOT IS LOCATED IN FEMA FLOOD ZONE "X".

THIS HOUSE IS LOCATED IN FEMA FLOOD ZONE "X".

GRADING AWAY FROM HOUSE SHALL BE A MINIMUM OF 2%.

AREA TAB

LOT S.F. TOTAL	7,500.00
LOT S.F. (FRONT) 1 TO GRID = 11.01	1,407.00
HOUSE FOOTPRINT S.F.	2,714.00
DRIVEWAY S.F.	200.00
DRIVEWAY APPROX S.F.	232.00
POOL, SWIMMING S.F.	612.00
CORRELARY SIDEWALK S.F.	4.00
HOUSE SIDEWALK S.F.	37.00
PLANTING BEDS S.F. (ALLOWANCE)	1,000.00
SUB. S.F.	3,839.00
BARREMENTS (NOT IN THREE CALC.)	0
SUPERS (NOT TO BE BODORS)	0
BUILDING COVERAGE	35%
TOTAL LOT COVERAGE	49%

S00°53'00"E 60.00'

FLARE TO EXISTING PAVED ROAD PER Specs

() PALM TREE ROAD
(70' R/W)



APPLICATION FOR VARIANCE

BOA NO.

HEARING DATE

23-100057

7.5.23

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

MAY 24 2023

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Kimberly Rohner Telephone: 904-813-5153
 Mailing Address: 104 Autumn Place E-Mail: rokim5763@aol.com
Ponte Vedra Bch. Fl. 32082
 Agent Name: _____ Telephone: _____
 Mailing Address: N/A E-Mail: _____
 Landowner Name: Dsm Renovations LLC Telephone: 904-239-0059
 Mailing Address: 1433 Ponte Vedra Blvd. E-Mail: dsmcphd@aol.com
Ponte Vedra Bch. Fl. 32082

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: 702 Palm Tree Rd. Jax Bch. Fl. 32250
 Legal description of property (Attach copy of deed): Lot 7 Block 8, Pine Grove Unit 2
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Front yard setback of 20ft. in lieu of 25ft.
Side yard setback of 8ft. in lieu of 12ft.
Lot coverage of 49% in lieu of 35%

AFFIDAVIT

I, Kimberly Rohner, 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

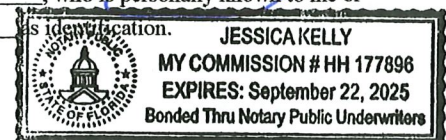
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of May, 2023, by Kimberly Rohner, who is personally known to me or produced _____

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 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c,2, for side yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling with a rear lanai, swimming pool and pool deck

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100057

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 size of 60' X 125' making it impossible to build a desirable home by today's standards at the 35% lot coverage
Special circumstances and conditions do not result from the actions of the applicant.	Yes	original lot layouts have been outgrown for homeowners in this area. Improving w/ brand new home.
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	general redevelopment of Fox Bch homesites improving the area with desirable single family homes.
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	Previously built homes w/ 20' front setback aesthetically would have mine 5' back as behind existing homes.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	asking for minimum amount of lot coverage needed for a average single family home w/ pool
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Building a desirable S.F. home for a family w/ modern amenities that appeal to today's homeowners at this market.

RECEIVED
23-100857
MAY 24 2023

Prepared by and return to:

Bryan C. Goode III, P.A.
320 1st Street North Suite 613
Jacksonville Beach, FL 32250
904-247-1755
File Number: 20-0213
Will Call No.:

PLANNING & DEVELOPMENT

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of April, 2020 between William E. Siebel, a single man whose post office address is 708 Palm Tree Road, Jacksonville Beach, FL 32250, grantor, and DSM Renovations, LLC, a Florida limited liability company whose post office address is 1433 Ponte Vedra Blvd., Ponte Vedra Beach, FL 32082, grantee:

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

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

Lot 7 and 8 , Block 8, Pine Grove Unit 2, a subdivision according to the plat thereof recorded at Plat Book 17, Page 18, in the Public Records of Duval County, Florida.

Parcel Identification Number: 177825-0000

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.

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

**This deed is being re-recorded to correct the consideration amount to \$550,000.00 on the deed recorded in OR Book 19192, Page 2311

Signed, sealed and delivered in our presence:

Susan Abrams
Witness Name: Susan Abrams

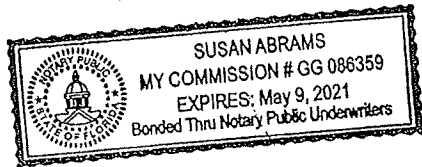
Randy Smith
Witness Name: Randy Smith

William E. Siebel (Seal)
William E. Siebel

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2020 by William E. Siebel, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Susan Abrams
Notary Public, State of Florida

Printed Name: _____

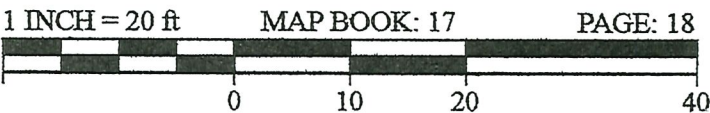
My Commission Expires: _____

PROPOSED



DATE: 22-MAY-2023

LOT 7, BLOCK 8,
PINE GROVE, UNIT 2



SITE PLAN NOTES:

OVERHANG PROTECTION IS REQUIRED WHEN LOCATED LESS THAN 5' FROM THE PROPERTY LINE. SEE ROOF PLAN FOR PROTECTION LOCATIONS AND INFORMATION.

OVERHANG PROTECTION IS **NOT** REQUIRED FOR THIS LOT

ALL SIDEWALK AND FLATWORK SHALL, AT A MINIMUM, MEET CURRENT COUNTY AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2%. THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT. ALSO, UTILITIES (METER BOXES, VALVES, ETC.) SHALL NOT BE INSTALLED WITHIN THE SIDEWALK.

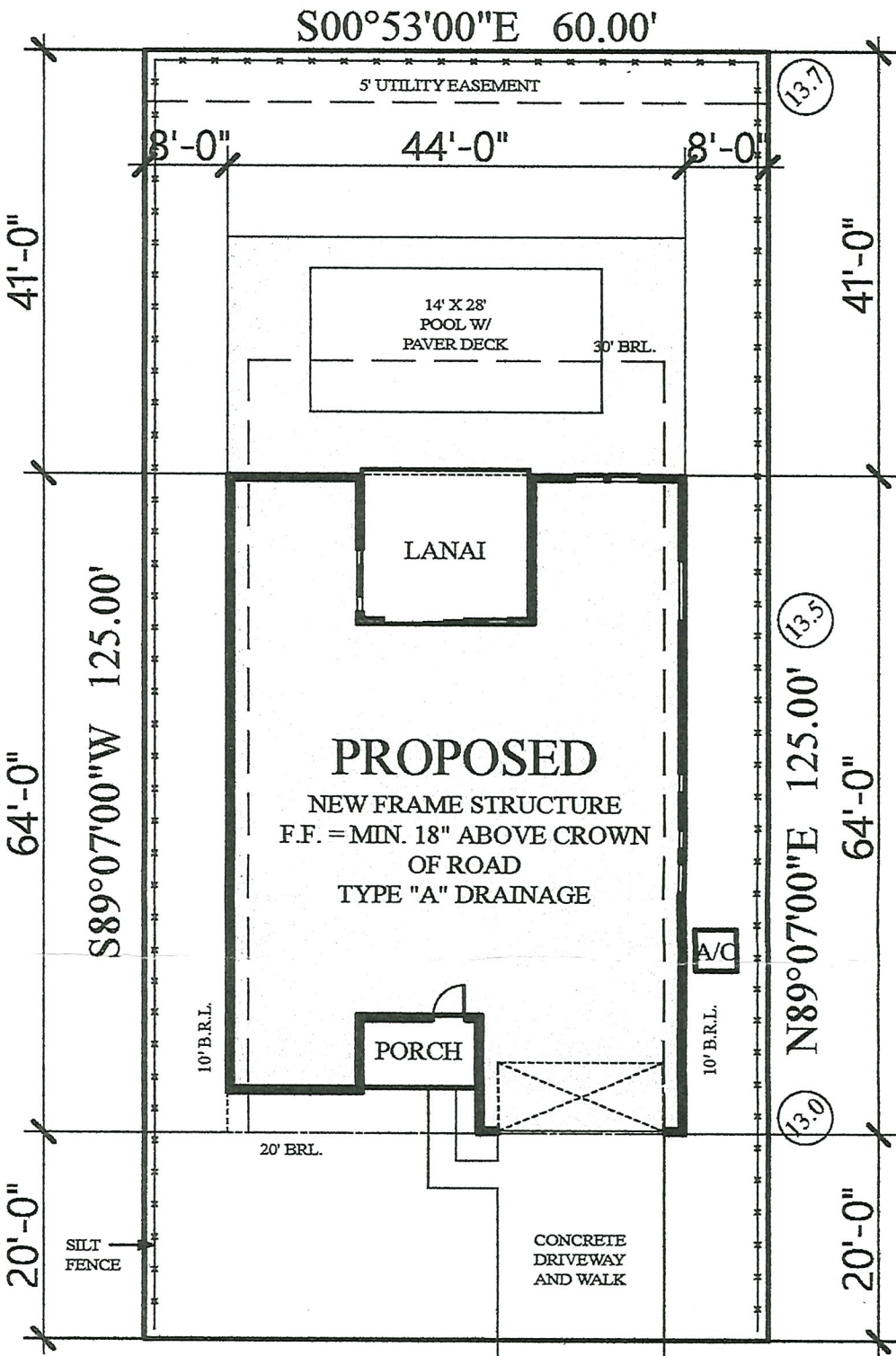
SETBACKS ARE MEASURED TO THE FOUNDATION WALL.

70% OF ALL TREES TO BE CANOPY TREES. ONLY 50% ARE TO BE OF ONE SPECIES

THE LOT IS LOCATED IN FEMA FLOOD ZONE "X".

THE HOUSE IS LOCATED IN FEMA FLOOD ZONE "X".

GRADING AWAY FROM HOUSE SHALL BE A MINIMUM OF 1%



AREA TAB	
LOT S.F. TOTAL	7,500.00
LOT S.F. (FROM P.L. TO CURB ~12.0')	1,457.00
HOUSE FOOTPRINT S.F.	2,714.00
DRIVEWAY S.F.	320.00
DRIVEWAY APRON S.F.	435.00
POOL RIBBON S.F.	612.00
COMMUNITY SIDEWALK S.F.	0.00
HOUSE WALKWAY S.F.	37.00
PLANTING BEDS S.F. (ALLOWANCE)	1,000.00
SOD S.F.	3,839.00
EASEMENTS (NOT IN TREE CALCS.)	0
BUFFERS (NOT TO BE SODDED)	0
BUILDING COVERAGE	36%
TOTAL LOT COVERAGE	49%

S00°53'00"E 60.00'

FLARE TO EXISTING
PAVED ROAD PER
SPECS

() PALM TREE ROAD
(70' R/W)

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23-100057
MAY 24 2023

PLANNING & DEVELOPMENT

EXISTING

MAP SHOWING SURVEY OF

LOT 7, BLOCK 8, PINE GROVE UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 17, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

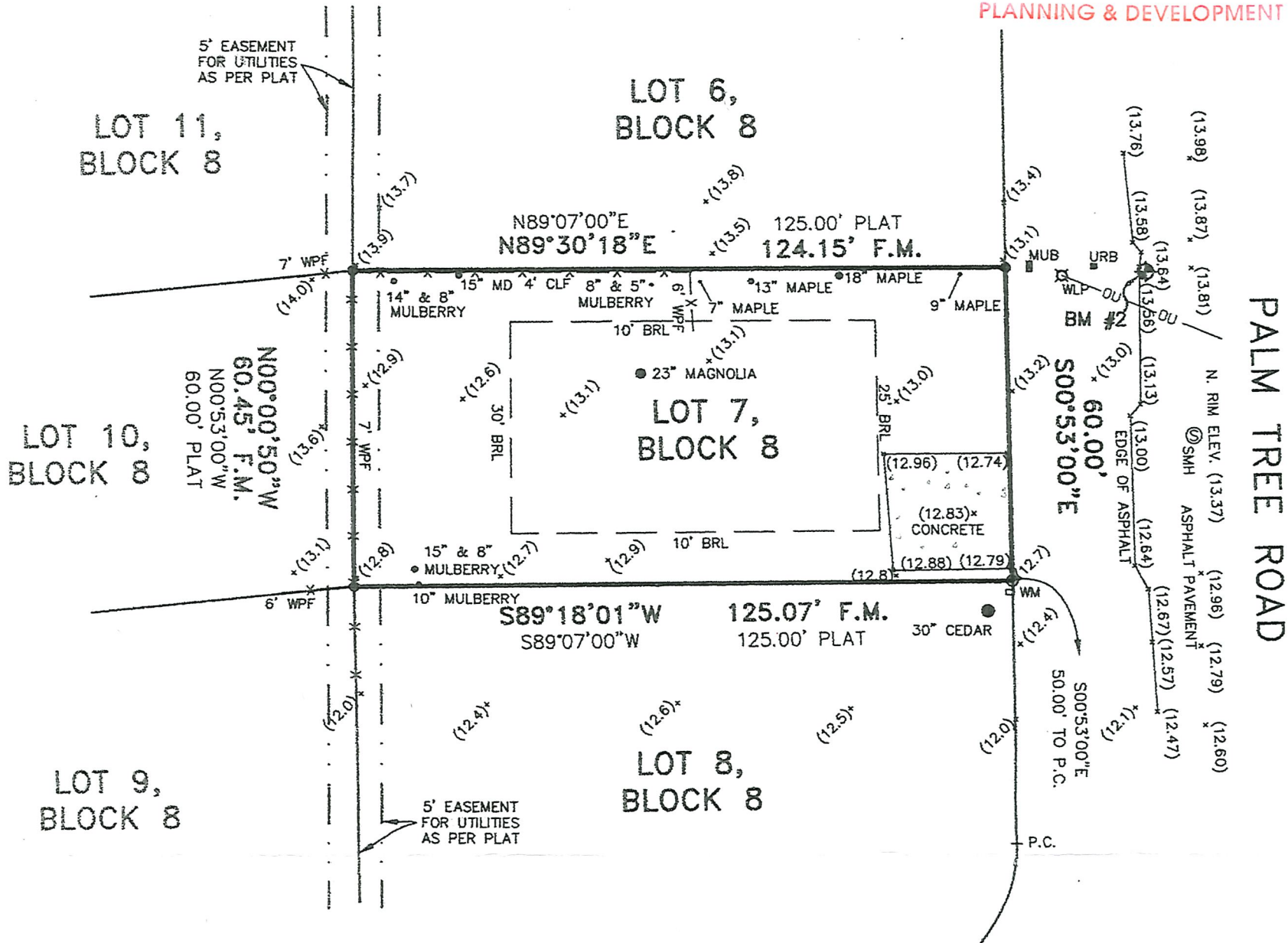
DSM RENOVATIONS, LLC

RECEIVED

23-100057

MAY 24 2023

PLANNING & DEVELOPMENT



REFERENCE BENCHMARK: FOUND BRASS DISC SET IN CONCRETE NEAR THE SOUTHEAST CORNER OF THE H. WARREN SMITH CEMETERY, AT THE JUNCTION OF U.S. HIGHWAY 90 (BEACH BOULEVARD) AND PENMAN ROAD, ± 45' NORTH OF THE CENTERLINE OF THE WESTBOUND LANE OF HIGHWAY 90, ± 51' WEST OF THE CENTERLINE OF PENMAN ROAD. DESIGNATION: Y 323 ELEVATION (15.82) NAVD 1988

BM # 1: ELEVATION (11.97) NAVD 1988 DATUM SET NAIL AND DISK STAMPED A & J L.B. 6661 AT THE WEST EDGE OF PAVEMENT OF PALM TREE ROAD ±103.6' SOUTH OF THE SOUTHEAST CORNER OF LOT 7.

BM # 2: ELEVATION (13.65) NAVD 1988 DATUM SET NAIL AND DISK STAMPED A & J L.B. 6661 AT THE WEST EDGE OF PAVEMENT OF PALM TREE ROAD ±26.6' EAST OF THE NORTHEAST CORNER OF LOT 7.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES, AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

NOTES:

1. BEARINGS ARE BASED ON THE WEST R/W LINE OF PALM TREE ROAD AS BEING S 00°53'00" E, AS PER PLAT.
2. THIS IS A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY OF THE LANDS DESCRIBED HEREON.
3. ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).
4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONES: "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120078 0417 J; MAP REVISED DATE: 11/02/2018, MAP NUMBER 12031C0417J.
5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
6. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

N.	NORTH	URB	UTILITY RISER BOX
ELEV.	ELEVATION	L.B.	LICENSED BUSINESS
NO ID	NO IDENTIFICATION	F.F.E.	FINISHED FLOOR ELEVATION
P.O.B.	POINT OF BEGINNING	WLP	WOOD LIGHT POLE
CLF	CHAIN LINK FENCE	OU	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE	WM	WATER METER
P.T.	POINT OF TANGENCY	BM	BENCHMARK
W	WIDE	SMH	SANITARY MANHOLE
MUB	MISCELLANEOUS UTILITY BOX	F.M.	FIELD MEASURED
WPF	WOOD PRIVACY FENCE	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R.B.	OFFICIAL RECORDS BOOK	CH=	CHORD BEARING & DISTANCE EQUALS
F.B.	FIELD BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
MD	MISCELLANEOUS DECIDUOUS	IP	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

Ms. Rohner advised home shown has been demolished.

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET A & J LB 6661
- DENOTES 1/2" IRON PIPE FOUND NO IDENTIFICATION

DATE OCTOBER 21, 2021

SCALE 1" = 30'

JOB NO. 53641

F. BOOK(S) 601

PAGE(S) 33 & 57

COMPUTER 53641-LOT-7-BLK-8.DWG

FILE NAME (JEFF ON SERVER)

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661

PROFESSIONAL LAND SURVEYORS

5847 LUELLA STREET

JACKSONVILLE, FLORIDA 32207

OFFICE: (904) 346-1733

FAX: (904) 346-1736

George J. Ward 11-4-21

GEORGE J. WARD, STATE OF FLORIDA

REGISTERED LAND SURVEYOR CERTIFICATE NUMBER 519