



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, September 19, 2023

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Board of Adjustment:

CALL TO ORDER

ROLL CALL

Alexi Gonzalez (Chairperson), Owen Curley (Vice-Chairperson), John Moreland, Todd Smith, Jeff Truhlar

Alternates: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100056**

Applicant: Carl & Karen Miller

Agent: Hanna Builders

Owner: Carl & Karen Miller

Property Address: 633 Great Abaco CT

Parcel ID: 18847-02217

Legal Description: Lot 164, Ocean Cay Unit Two

Current Zoning: Ocean Cay PUD

Motion to **Section(s):** Ordinance NO. 2002-7843 13.3.3(c), for rear yard set back of
Consider: 10 in lieu of 15 minimum, to allow for a paver patio addition to an existing
single-family dwelling **for property addressed** 633 Great Abaco CT,
RE# 18847-02217, **legally described as** Lot 164, Ocean Cay Unit Two

B.

Case Number(s): BOA#23-100083

Applicant: Jonathan & Dana Smyk

Agent: N/A

Owner: Jonathan & Dana Smyk

Property Address: 509 N 7th Avenue

Parcel ID: 174371-0000

Legal Description: Lot 8, Block 86, Improvement Company's Plat of Norther Portion of Pablo

Beach
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)c.(1), for a front yard setback of 14 feet in lieu of 20 feet minimum and 34-337(e)(1)(d) for no car port or garage plus the shed, for a front porch addition to an existing single-family dwelling **for property addressed** 509 N 7th Avenue, **RE#** 174371-0000, **legally described as** Lot 8, Block 86, Improvement Company's Plat of Norther Portion of Pablo Beach

C. **Case Number(s): BOA#23-100084**

Applicant: Mark Dougherty
Agent: N/A
Owner: Mark Dougherty
Property Address: 1664 N Lower 4th Avenue
Parcel ID: 178020-0000
Legal Description: Lot 6, Block 9 , Pine Grove Unit 4
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for the addition of pool decking to an existing single-family dwelling **for property addressed** 1664 N Lower 4th Avenue, **RE#** 178020-0000, **legally described as** Lot 6, Block 9 , Pine Grove Unit 4

D. **Case Number(s): BOA#23-100088**

Applicant: Shane Joseph
Agent: N/A
Owner: Shane Joseph
Property Address: 714 S 16th Avenue
Parcel ID: 179795-0020
Legal Description: Lot 4 , Block 3, Sea Side Park
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)e., for lot coverage of 39.3% in lieu of 35% maximum to address existing nonconformities at an existing single-family dwelling **for property addressed** 714 S 16th Avenue, **RE#** 179795-0020, **legally described as** Lot 4 , Block 3, Sea Side Park

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



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BOA#23-100056

Zoning: Ocean Cay PUD
RE: 18847-02217
Legal: Lot 164, *Ocean Cay Unit Two*
Address: 633 Great Abaco CT

Request

Section(s): Ordinance NO. 2002-7843 13.3.3(c), for rear yard setback of 10 in lieu of 15 minimum, to allow for a paver patio addition to an existing single-family dwelling **for property addressed** 633 Great Abaco CT, **RE#** 18847-02217, **legally described** as Lot 164, *Ocean Cay Unit Two*

Existing Conditions

The subject property is a nonconforming lot of record located in the South Beach District future land use category. The property is currently zoned Residential Single Family: RS-3. The lot is 54.49 feet in width, and 146.09 feet in depth, with an overall lot area of 3,364 square feet. The subject home was constructed in 1999. The lot coverage is currently at 37.7% and currently has an existing house. The applicant is applying for this variance for rear yard setback of 10 feet in lieu of 15 feet, to allow for a patio to an existing single-family dwelling. Other parcels in this neighborhood with similar configurations have been granted similar variances. According to the PUD; "Notwithstanding Land Development Code Section 34-283, Authorized Variances, variances may be sought from the rear yard setbacks and lot coverage standards specified in Section 1.E of Ordinance 97-7704, solely for the purposes of the construction of swimming pool, patio, and unenclosed deck accessory structures."

No previous BOA, no active code case.

Staff Analysis

The subject property is in the Ocean Cay PUD and is conforming in size at 3,364 square feet. The applicant is proposing to build a 455 square feet patio. A variance to allow for a rear setback of 10 in lieu of 15 is a reasonable request, as the applicant is not surpassing the 45% lot coverage permitted in the PUD. The variance is allowed per ordinance NO. 2002-7843. Thus, granting this variance will not confer the applicant any special privileges. Staff does find that the requested variances are the minimum variance needed to accommodate the proposed addition to the exiting property. 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.



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Minimum Dimensional Standards

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. That Section 1 of Ordinance No. 97-7704, adopted by the City of Jacksonville Beach, Florida on April 21, 1997, be and the same is hereby amended by the addition of a new paragraph, Paragraph F., which shall read as follows:

- F. Notwithstanding Land Development Code Section 34-283, Authorized Variances, variances may be sought from the rear yard setbacks and lot coverage standards specified in Section 1.E of Ordinance 97-7704, solely for the purposes of the construction of swimming pool, patio, and unenclosed deck accessory structures.*

Section 13. 3. 3: Ocean Cay PUD

Each Lot shall have the following setbacks for all, improvements, (other than landscaping) of any nature to be located on the Lot:

- a) A 20-foot setback from the front Lot line, or 15-foot setback from the front Lot line in cases where garages have side entry;
- b) A total combined side setback of 10-foot with a minimum of 5-feet on each side for interior side Lot line;
- c) A 15-foot setback from the rear Lot line;
- d) A 10-foot setback from any side street Lot line.

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 an Ocean Cay and the variance is authorized per ordinance NO. 2002-7843.



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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 applicant purchased the property in Ocean Cay with PUD rights and limitations.

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 rear patio per ordinance NO. 2002-7843 are similar to other Ocean Cay lots.

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. Variance is allowed per ordinance NO. 2002-7843. Not granting would be a hardship as compared to other lots in Ocean Cay.

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 as allowed per ordinance NO. 2002-7843.

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. In Compliance with ordinance NO. 2002-7843.



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Staff Recommendation

Per Section 34-282 of the Land Development Code and ordinance NO. 2002-7843; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#23-100056**

Location Map (property boundaries are representative only)



SCALE: 1"=30'

TITLE: INSURANCE COMPANY; BANK OF ENGLAND

DATE: 06/12/19

RECEIVED
23 1000
JUN - 5 2023

PLANNING & DEVELOPMENT

Exsiting

GREAT ABACO COURT
(50' R/W)

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

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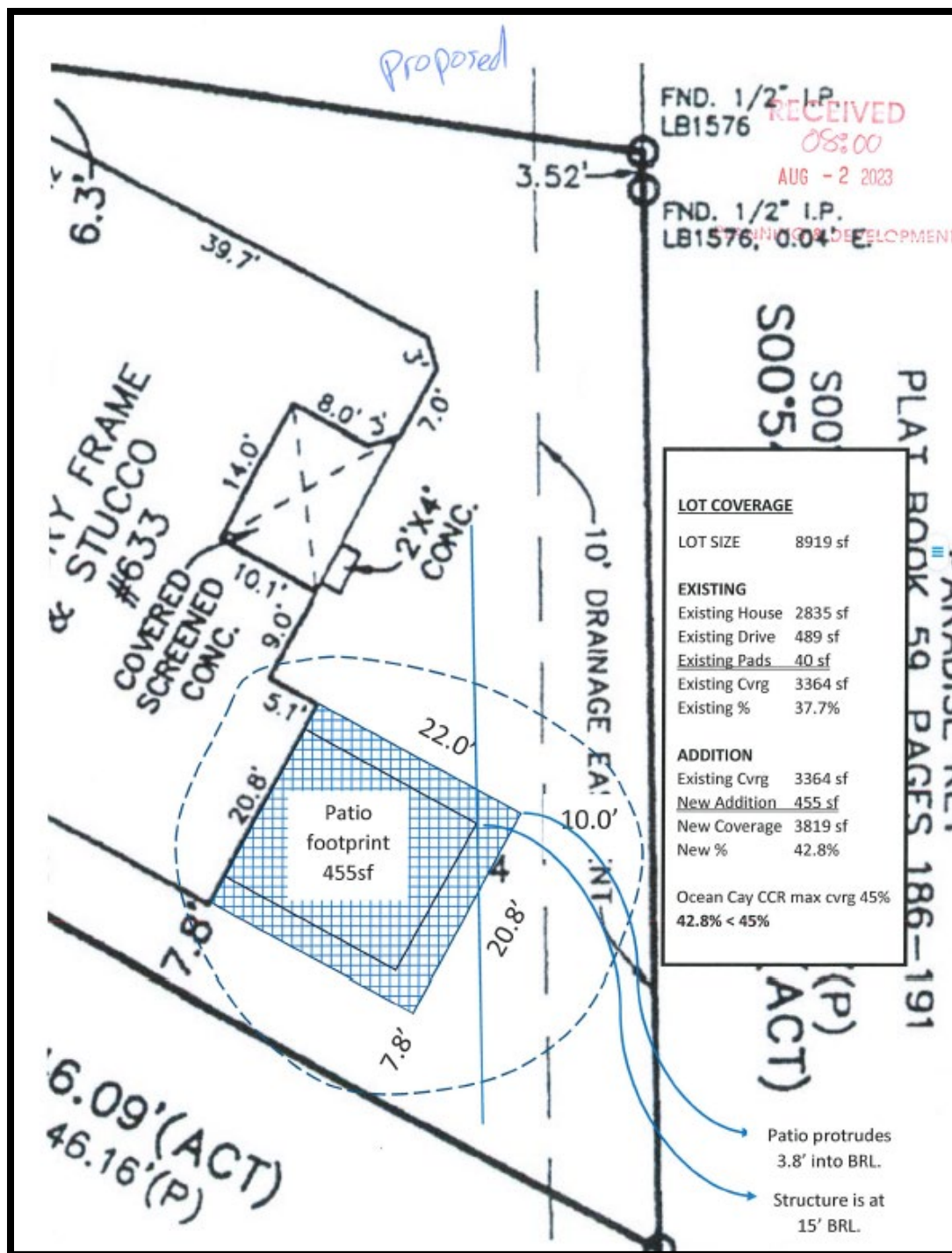
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LOT

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 23-100056
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 24 2023

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Carl Miller Karen Miller Telephone: 804 317 3507
Mailing Address: 633 Great Abaco Ct E-Mail: camiller000@gmail.com
Jax Bch FL 32250
Agent Name: Mike Hanna Hanna Builders Telephone: 904 234 6453
Mailing Address: 134 36th Ave S E-Mail: hannabuilders@yahoo.com
Jax Bch FL 32250
Landowner Name: Carl Miller Telephone: _____
Mailing Address: above 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: 180949-1920 633 Great Abaco Ct
Legal description of property (Attach copy of deed): 52-57 09-35-29E, 210 Ocean Cay Unit 2 lot 164
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 setback of 10' in lieu of 15'

AFFIDAVIT

I, Karen Miller, 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.

Karen Miller
APPLICANT SIGNATURE

Karen Miller
PRINT APPLICANT NAME

5/2/2023
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of May, 2023, by Carl Miller, who is personally known to me or produced as identification.

Jennifer M. Wewer
NOTARY PUBLIC SIGNATURE
JENNIFER M. WEWER



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: PUD

FLOOD ZONE: X

CODE SECTION (s):

Section(s): Ordinance NO. 2002-7843 13.3.3(c), for rear yard set back of 10 in lieu of 15 minimum, to allow for a paver patio addition to an existing single-family dwelling for property addressed 633 Great Abaco CT, RE# 18847-02217, legally described as Lot 164, Ocean Cay Unit Two

RECEIVED
23-100856
MAY 24 2023

Prepared By and Return To:
Golden Dog Title & Trust
1845 Town Center Blvd, Suite 210
Fleming Island, FL 32003

PLANNING & DEVELOPMENT

Order No.: RFI19-0259

Property Appraiser's Parcel I.D. (folio) Number:
180949-1920

WARRANTY DEED

THIS WARRANTY DEED dated 6-14-2019, by Brian J. Striar, Individually and as Trustee of the Brian J. Striar Revocable Living Trust dated July 10, 2008, whose post office address is 355 Fern Street, Bangor, Maine 04401 (the "Grantor"), to Carl Miller and Karen Miller, a married couple, whose post office address is 633 Great Abaco Ct, Jacksonville Beach, Florida, 32250 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Four Hundred Seventy-Five Thousand And No/100 Dollars (\$475,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Duval, State of Florida, viz:

Lot 164, Ocean Cay Unit Two, according to the map or plat thereof, as recorded in Plat Book 51, Page(s) 51, 51A through 51D, of the Public Records of Duval County, Florida.

****Grantor does hereby state the referenced property is not his homestead nor was it contiguous with his homestead and resides at: 355 Fern Street Bangor, ME 04401****

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

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

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

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, 2018.

RECEIVED

MAY 24 2023

PLANNING & DEVELOPMENT

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Brian J. Striar Revocable Living Trust

BY: Brian J. Striar Individually and as Trustee
Brian J. Striar, Individually and as Trustee of the
Brian J. Striar Revocable Living Trust, dated July
10, 2008

Grantor Address:
355 Fern Street
Bangor, ME 04401

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me on this 14th day of June, 2019 by Brian J. Striar, Individually and as Trustee of the Brian J. Striar Revocable Living Trust, dated July 10, 2008 who has produced DL as proof of identification.

Notary

Print Notary Name: _____

Commission Expires: _____

Notary Seal



VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100056

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

RECEIVED

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

PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	All other parcels have a rear yard setback
Special circumstances and conditions do not result from the actions of the applicant.	No	The owner could choose not to construct an addition.
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	Other parcels have been granted similar variances
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	Other parcels have been granted similar variances.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Based on "use of space" and ergonomics of usable space, this variance is needed to make the structure a usable size.
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	There is a large drainage easement behind property so no neighbors will be affected.

DATE: 06/12/19

- ① Add 20 x 25 covered, attached patio *
- ② Add 8 x 10 paver patio
- ③ Convert existing 10 x 14 covered screened porch to air conditioned interior living space

Interior living space

LOT 163 * requesting variance to rear set-back



PE

DATE: 06/12/19

Exsiting

RECEIVED
23-100056
JUN - 5 2023

ORDER NO. 19-248

Proposed

FND. 1/2" I.P.
LB1576

RECEIVED
08:00

AUG - 2 2023

FND. 1/2" I.P.
LB1576, 0.04' E.

PLANNING & DEVELOPMENT

500.5
500

PLAT BOOK 59 PAGES 186-191

LOT COVERAGE

LOT SIZE 8919 sf

EXISTING

Existing House 2835 sf

Existing Drive 489 sf

Existing Pads 40 sf

Existing Cvrgr 3364 sf

Existing % 37.7%

ADDITION

Existing Cvrgr 3364 sf

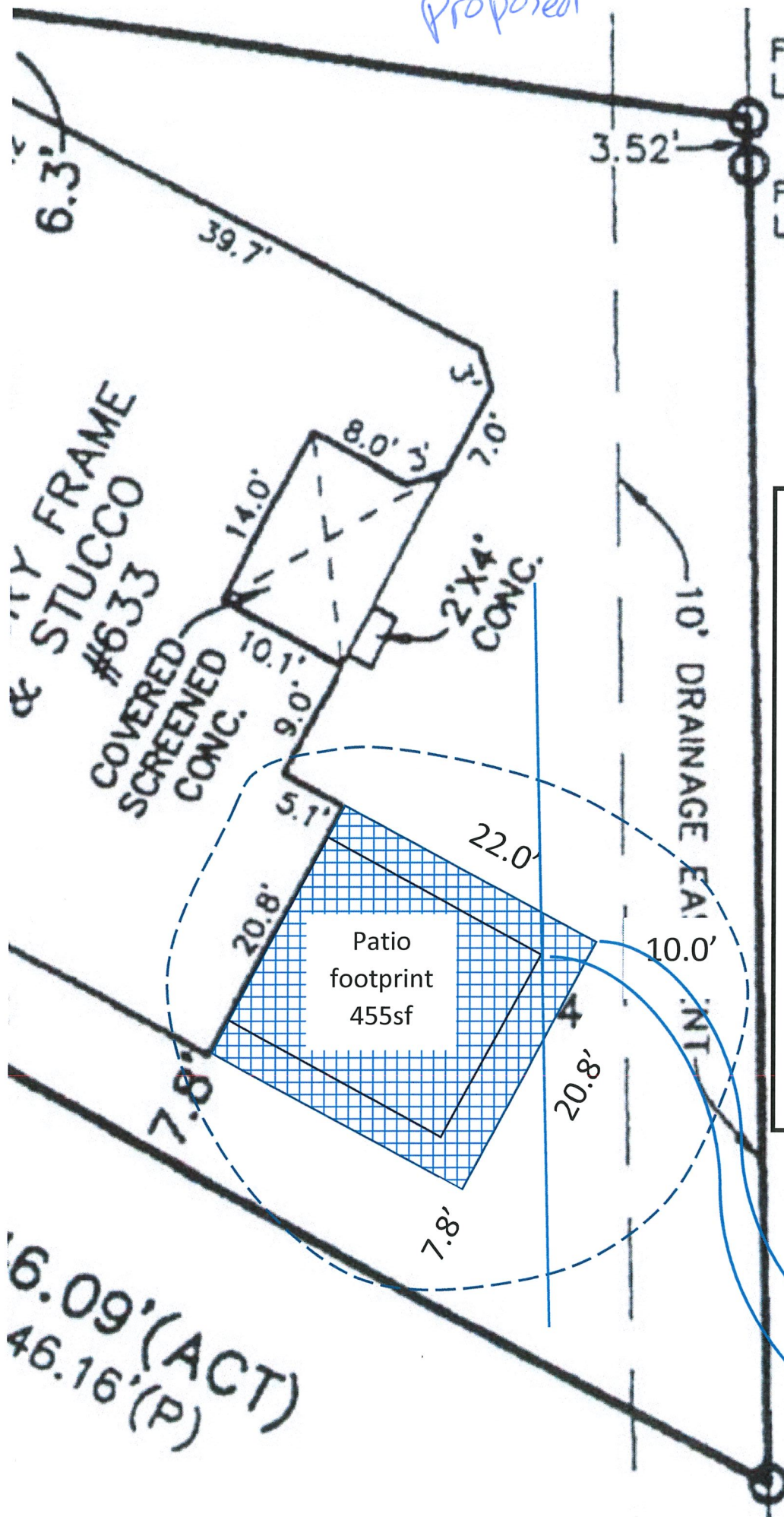
New Addition 455 sf

New Coverage 3819 sf

New % 42.8%

Ocean Cay CCR max cvrg 45%

42.8% < 45%



Patio protrudes
3.8' into BRL.

Structure is at
15' BRL.

FND. 1/2" I.P.

OCEAN CAY HOMEOWNERS ASSOCIATION, INC.
c/o BCM SERVICES INC. | 920 3RD STREET, SUITE B | NEPTUNE BEACH, FL 32266
Phone: (904) 242-0666 / Fax: (904) 242-0670 / Email: banderson@bcmervices.net

November 12, 2021

KBMILLER000@GMAIL.COM

CARL MILLER
KAREN MILLER
633 GREAT ABACO COURT
JACKSONVILLE BEACH FL 32250

NOTICE OF CONDITIONAL APPROVAL

RE: 164OC2 - 633 GREAT ABACO COURT

Dear Owner(s):

Your Request for an Architectural Change has been **CONDITIONALLY** approved. Specifically, you have **CONDITIONAL** approval to proceed with the following:

STRUCTURAL ADDITION

Conditional approval is based upon your submission and the attached survey with the following conditions: ALL SETBACKS AND PERMITS ARE TO BE APPROVED BY THE CITY.

This CONDITIONAL approval is valid for 60 days from the date of this letter.

The addition must be constructed to match the existing structure and shingles.

Please Note: No structure, other improvement, or change in the topography of the land shall be erected or made which interferes in respect with drainage or utility easements shown on the subdivision plat.

We reserve the right to make a final inspection of the change to ensure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. You may need to apply for a Building Permit, which you can apply for at City of Jacksonville Beach, city offices.. Please forward a copy of the permits to our office for your file.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

This letter will be placed in your file for future reference.

Sincerely,
At the Direction of the Board.
BCM SERVICES INC.
Agent for OCEAN CAY HOMEOWNERS ASSOCIATION, INC.

OCEAN CAY HOMEOWNERS ASSOCIATION, INC.
c/o BCM SERVICES INC.
920 3RD STREET, SUITE B
NEPTUNE BEACH, FL 32266

Phone: (904) 242-0666 / Fax: (904) 242-0670 / Email: banderson@bcmservices.net

May 03, 2023

KBMILLER000@GMAIL.COM

CARL MILLER
KAREN MILLER
633 GREAT ABACO COURT
JACKSONVILLE BEACH FL 32250

RECEIVED
23-100056
JUN - 5 2023

NOTICE OF APPROVAL

PLANNING & DEVELOPMENT

RE: 164OC2 - 633 GREAT ABACO COURT

Dear Owner(s):

Your Request for an Architectural Change has been approved. Specifically, you have approval to proceed with the following:

STRUCTURAL ADDITION

Approval is based upon your submission, the attached survey and contractor specifications with the following conditions:

The addition must be constructed to match the existing structure and shingles.

Please Note: No structure, other improvement, or change in the topography of the land shall be erected or made which interferes in respect with drainage or utility easements shown on the subdivision plat.

We reserve the right to make a final inspection of the change to ensure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. You may need to apply for a Building Permit, which you can apply for at City of Jacksonville Beach city offices. Please forward a copy of the permits to our office for your file.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

This letter will be placed in your file for future reference.

Sincerely,
At the Direction of the Board.

BCM SERVICES INC.
Agent for OCEAN CAY HOMEOWNERS ASSOCIATION, INC.

Ocean Cay Homeowner's Association

August 19, 2002

Planning and Development Department
City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

To Whom It May Concern:

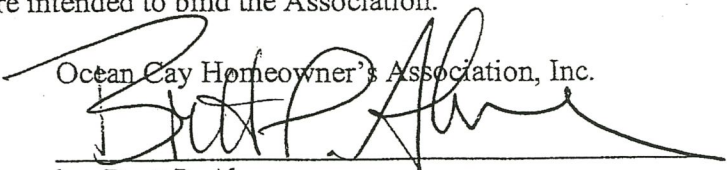
The Homeowners Association of Ocean Cay requests a Planned Unit Development (PUD) modification to the attached PUD ordinance governing the Ocean Cay subdivision.

1. Add a new subparagraph (F), as follows, to Section 1 of Ord. No. 97-7704, to allow residents to seek variances from the Board of Adjustments for rear yard setbacks and maximum lot coverage:
(F) Notwithstanding land development code section 34-283, variances may be granted from the rear yard setback and lot coverage standards specified in subparagraph (E), herein, except that no structure shall be located within five (5) feet of any property line.
2. Replace adopted "Ocean Cay – A Proposed Planned Unit Development" narrative with the attached narrative allowing homeowners to seek the variances specified in subparagraph (F) above.

The Association is making this request as the Association which governs the residents and amenities within Ocean Cay to allow said residents to apply for variances that will allow them to fully enjoy their property, while still adhering to the deed restrictions set forth by this Association in it's covenants and restrictions. This opportunity for variances may allow residents to add decks, pools or spas to their property that may not be available currently within the subdivision, and which additions would not violate the standards set by the community.

The Board of Director's for the Association has asked Ocean Cay resident, Todd Gilliom, to act as its point of contact in seeking this modification to the PUD ordinance. Please feel free to contact him and he will communicate any issues to the Board. The Board must approve all decisions that are intended to bind the Association.

Ocean Cay Homeowner's Association, Inc.


by: Brett P. Abner,
It's President

LeeAnn Bassabe

RECEIVED
23-100056
AUG - 2 2023

From: Hanna Builders <hannabuilders@yahoo.com>
Sent: Wednesday, August 2, 2023 8:08 AM
To: Christian Popoli; Planning Division
Subject: 633 Great Abaco Cir REVISION
Attachments: 633 Plans ARCH Miller Exterior Addition 230727.pdf; 633 Plans VARIANCE Site Plan Showing Addition.pdf

PLANNING & DEVELOPMENT

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

Christian,

I had the architect update the actual plans. I also updated my drawing to better show the protrusion into the rear BRL since the only place she shows it is on the first page and it's really small. But I wanted to show the board that the entire set of plans is updated as we would like to build it provided the variance is approved. Again, it's been approved by the HOA already, so I guess this is just a formality? Let me know if these drawing suffice to keep us on the agenda for the next meeting or if I need to print and bring in hard copies.

Thanks,



Mike Hanna | (904) 234-6453 | CBC1256589 | www.hannabuilders.com
Office: 820 A1A N, Ste 4, Ponte Vedra Beach FL 32082
Mailing: 134 36th Ave S Jacksonville Beach FL 32250
hannabuilders@yahoo.com | hannabuilders@gmail.com



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

BOA#23-100083

Zoning: RS-2
RE: 174371-0000
Legal: Lot 8, Block 86, *Improvement Company's Plat of Norther Portion of Pablo Beach*
Address: 509 N 7th Ave

Request

Section(s): 34-337(e)(1)c.(1), for a front yard setback of 14 feet in lieu of 20 feet minimum and 34-337(e)(1)(d) for no car port or garage plus the shed, for a front porch addition to an existing single-family dwelling **for property addressed** 509 N 7th Avenue, **RE#** 174371-0000, **legally described as** Lot 8, Block 86, Improvement Company's Plat of Norther Portion of Pablo Beach

Existing Conditions

The subject property is a nonconforming lot of record located in the Medium Density Residential future land use category. The property is currently in Residential Single Family: RS-2 Zoning District. The lot is 50.07 feet in width, and 125 feet in depth, with an overall lot area of 6,256.25 square feet. The subject home was constructed in 1958, prior to the current LDC. The lot currently has an existing house and wood shed which do conform with current lot coverage regulations in the RS-2 zoning district. The applicant is applying for this variance for a front yard setback of 14 feet in lieu of 20 feet minimum and for no carport or garage plus the shed, for a front porch addition to an existing single-family dwelling. The applicant plans on relocating the front entry to the center of south wall of home. This will spatially separate formal dining and living room space. Externally the home and property will have a new contemporary façade that includes a new covered front entry and walk-up porch.

No previous BOA, no active code case.



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Staff Analysis

The subject property is substandard in width, it measures 50.07 feet in width rather than the 75 feet minimum requirement in the RS-2 zoning district and is nonconforming in size at 6,256.25 square feet. The applicant is proposing to make home improvements that will relocate the front entry and add a covered front porch. A variance to allow the proposed project is a reasonable request, as the applicant cannot add the additions without encroaching on setbacks. Current exterior of home is placed exactly on the 20 feet set back. Any addition to the front of the home requires a variance. There is a hardship justified by having a nonconforming lot in width and size and location of current of house. 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 (7,500) square feet.
- Minimum lot width: Ninety (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty-five (20) feet.
 - Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- 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 nonconforming and substandard in size and width.

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

Staff **does not** find that circumstances are not a result of the applicant. The applicant purchased the property with the nonconforming conditions in 2021.

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 relocate the front entry of home and to add a covered front porch to a lot that does not meet the minimum lot width for the RS-2 zoning district would not confer a special privilege as compared to other properties in the same zoning district. The driveway also creates an issue with any side addition.

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 size and shape of this property, adding any side addition would be difficult to meet RS-2 standards without a variance. 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.



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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 proposed addition to the exiting property. The minimum variance needed would be to approve the proposed front yard setback of 14 feet. For proposed front porch.

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#23-100083**

Location Map (property boundaries are representative only)



Existing

MAP SHOWING BOUNDARY SURVEY OF
LOT 8, BLOCK 86, AS SHOWN ON MAP OF
PABLO BEACH IMPROVEMENT COMPANY'S PLAT
OF PART OF NORTHERN PORTION OF PABLO BEACH
AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: KELLI J. CHILDS; WATSON TITLE SERVICES OF N. FL., INC.; OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY; MOVEMENT MORTGAGE LLC

SCALE: 1"=20' DATE: 11/09/16

LOT 8

LOT 7

LOT 9

6TH STREET NORTH
(50' R/W)

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DEC 11 2018
18-0570
PLANNING & DEVELOPMENT

7TH AVENUE NORTH
(FORMERLY HERNANDO AVENUE, 80' R/W)

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

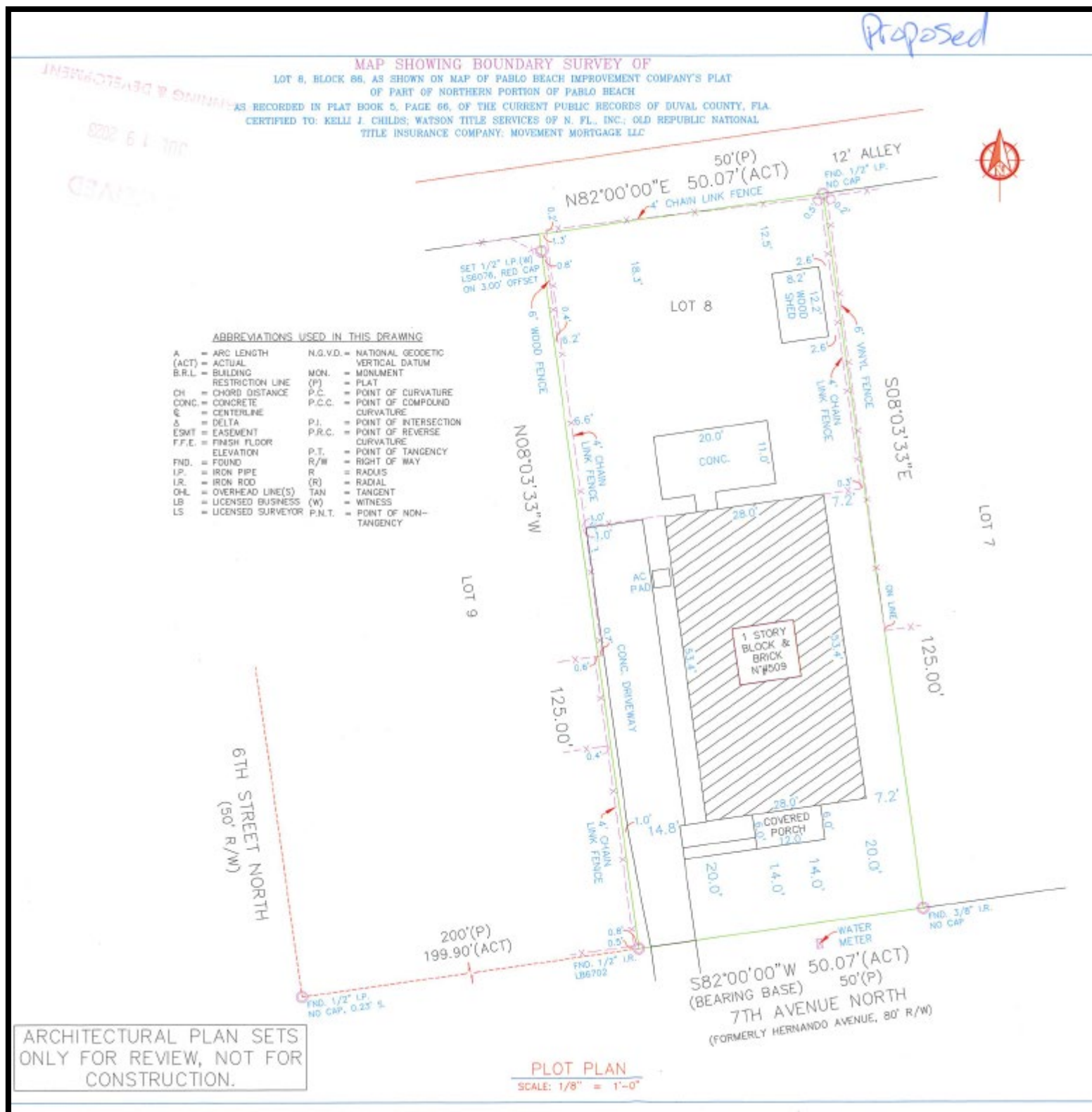
BEARINGS SHOWN HEREON ARE ASSUMED
UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0417H
FOR DUVAL COUNTY, FLORIDA, DATED 06-03-13.



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

Proposed Site Plan



Current Exterior of Home

Current Home Exterior

Showing front entry location – July 2023
Google maps photos - January 2019



Proposed Exterior of Home

Proposed Exterior Sketch

Computer sketch completed by homeowner
Inspiration for finished exterior look in upper right



Proposed Exterior Mockup

Completed by Homeowner





APPLICATION FOR VARIANCE

BOA No. 23-100083
HEARING DATE 09/19/23

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

JUL 19 2023

APPLICANT INFORMATION

Applicant Name: Jonathan Smyk / Dana Smyk Telephone: (517) 980-5375
Mailing Address: 509 7th Ave N E-Mail: jcsmyk@gmail.com
Jacksonville Beach FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Jonathan Smyk / Dana Smyk Telephone: (517) 980-5375
Mailing Address: 509 7th Ave N E-Mail: jcsmyk@gmail.com
Jacksonville Beach FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 509 7th Ave N., Jacksonville Beach, FL 32250 Parcel ID#: 174371-000
Legal description of property (Attach copy of deed): Lot 8, Block 86, Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach
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 set back of 14 ft in lieu of 20 ft

AFFIDAVIT

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

[Signature]
APPLICANT SIGNATURE

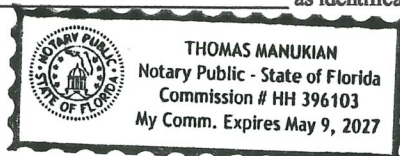
Jonathan C. Smyk
PRINT APPLICANT NAME

7/19/23
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of July, 2023, by Thomas Manukian, who is personally known to me or produced FL DL # [unclear] as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Thomas Manukian
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
CODE SECTION (S):
Section(s): 34-337(e)(1)c.(1), for a front yard setback of 14 feet in lieu of 20 feet minimum and 34-337(e)(1)(d) for no car port or garage plus the shed, for a front porch addition to an existing single-family dwelling for property addressed 509 N 7th Avenue, RE# 174371-0000, legally described as Lot 8, Block 86, Improvement Company's Plat of Northern Portion of Pablo Beach

Prepared by and return to:
Senida Mujic
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

Doc # 2022004304, OR BK 20085 Page 1388,
Number Pages: 2
Recorded 01/06/2022 11:29 AM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50
DEED DOC ST \$4200.00

23-100087

File Number: 21-2469

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 28th day of December, 2021, between Kelli J. Childs, an unmarried woman, whose post office address is 1848 Nightfall Dr. Neptune Beach, FL 32266, grantor, and Dana Marie Smyk and Jonathan Craig Smyk, wife and husband, whose post office address is 509 7th Avenue North, Jacksonville Beach, FL 32250, grantee:

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

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

Lot 8, Block 86, Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach, a subdivision according to the plat thereof recorded at Plat Book 5, Page 66, in the Public Records of Duval County, Florida.

Parcel Identification Number: 174371-0000

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.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

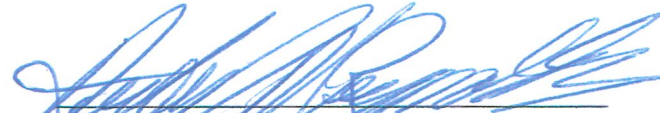
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

RECEIVED
JUL 19 2023
PLANNING & DEVELOPMENT

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:


Witness 1 Signature Herbert W. Reynolds

Witness 1 Printed Name

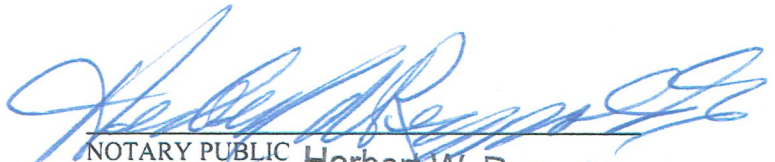

Kelli J. Childs

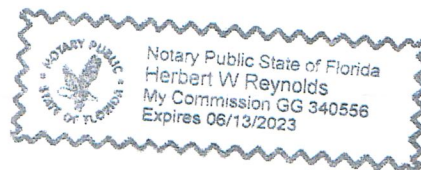

Witness 2 Signature Mary Callaway

Witness 2 Printed Name

State of **Florida**
County of **St. Johns**

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or () Online Notarization, this **27th day of December, 2021**, by **Kelli J. Childs, an unmarried woman**, who () is personally known to me or () has produced FL ID as identification.


NOTARY PUBLIC Herbert W. Reynolds
Printed Name: _____
My Commission Expires: _____



RECEIVED
JUL 19 2023
PLANNING & DEVELOPMENT

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 23-100083

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.

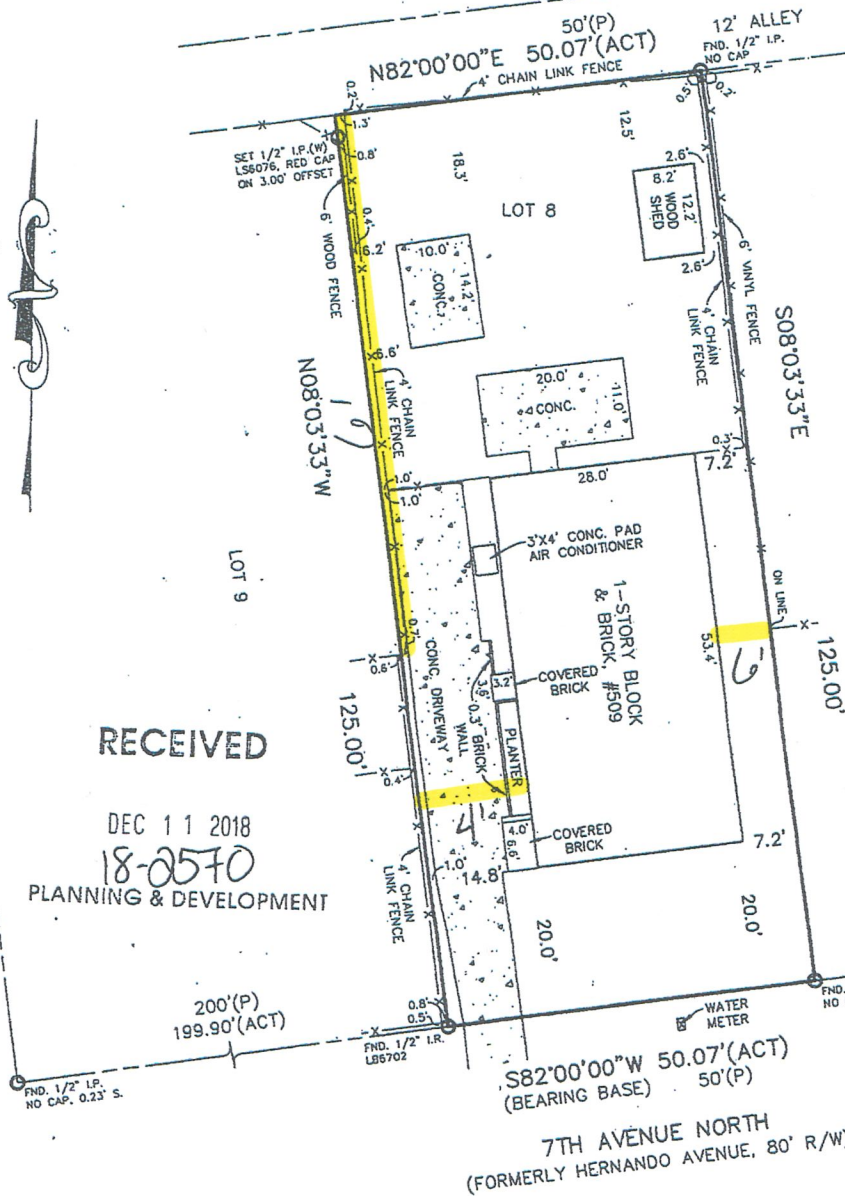
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	Current front entry location is on the western wall of SW corner of house. With remodel done under previous owner, the new kitchen location has eliminated any way to create a dedicated dining space and severely disrupts the internal flow of the home. Project is to relocate the front entry to the center of south wall of home. Internally, this will spatially separate formal dining and living room space space. Externally, it will beautify the home and property with a new, contemporary facade that includes a new covered front entry and walk-up porch/landing.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	No changes to the physical building have been made since acquiring the property in December 2021.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	This is a variance request to the dimensional standards (20ft front setback) listed in Article VII, Division 2, Sec 34-337. Residential, single family: RS-2., which is authorized under Article VI, Division 6, Sec. 34-283.
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	Current exterior of home is placed exactly on the 20ft setback. Any addition to the front of the home requires a variance. No other front entry location will enable us to resolve internal spacing and flow problems without burdening the owners with excessive remodeling costs.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Front entry with covered walk-up/porch is sized appropriately and minimally to create a functioning, well-protected, beautiful space for walk up and entry into the home. Would reduce the front setback from 20ft to 14ft.
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	Front of covered entry and walk-up/porch remains further off of the right-of-way on southern property line and 7th Ave N street surface than 802 5th St N, the property located immediately to the south. Current 10'x14' cement pad in back and existing 4'x6.5' front porch step up will be removed to ensure existing lot coverage is maintained or reduced.

MAP SHOWING BOUNDARY SURVEY OF
LOT 8, BLOCK 86, AS SHOWN ON MAP OF
PABLO BEACH IMPROVEMENT COMPANY'S PLAT
OF PART OF NORTHERN PORTION OF PABLO BEACH
AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: KELLI J. CHILDS; WATSON TITLE SERVICES OF N. FL., INC.; OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY; MOVEMENT MORTGAGE LLC

SCALE: 1"=20'

DATE: 11/09/16



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DEC 11 2018
18-0570
PLANNING & DEVELOPMENT

RECEIVED

JUL 19 2023

PLANNING & DEVELOPMENT

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS SHOWN HEREON ARE ASSUMED UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0417H FOR DUVAL COUNTY, FLORIDA, DATED 06-03-13.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED IN THIS DRAWING

A = ARC LENGTH	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
(ACT) = ACTUAL	MON. = MONUMENT
B.R.L. = BUILDING	(P) = PLAT
CH = CHORD DISTANCE	P.C. = POINT OF CURVATURE
CONC. = CONCRETE	P.C.C. = POINT OF COMPOUND CURVATURE
C = CENTERLINE	P.I. = POINT OF INTERSECTION
Δ = DELTA	P.R.C. = POINT OF REVERSE CURVATURE
ESH = EASEMENT	P.T. = POINT OF TANGENCY
F.F.E. = FINISH FLOOR ELEVATION	R/W = RIGHT OF WAY
FND. = FOUND	R = RADIUS
I.P. = IRON PIPE	(R) = RADIAL
I.R. = IRON ROD	TAN = TANGENT
OHL = OVERHEAD LINE(S)	(W) = WITNESS
LS = LICENSED BUSINESS	P.N.T. = POINT OF NON-TANGENCY
LS = LICENSED SURVEYOR	

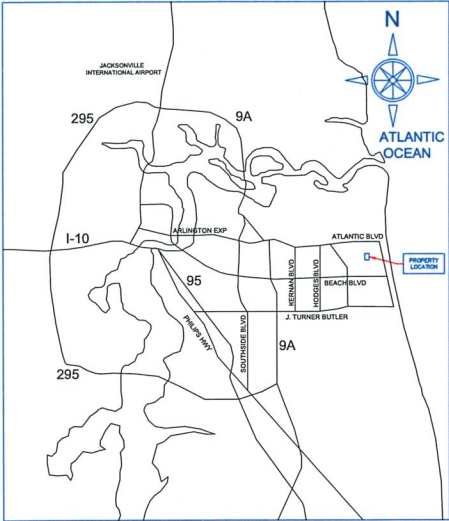
ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL
SAMUEL C. COOLER

11/10/16
PROFESSIONAL SURVEYOR & MAPPER NO. LS 6076



SMYK RESIDENCE
509 7TH AVE N,
JACKSONVILLE BEACH, FL 32250



SCHEDULE OF DRAWINGS:

- A-0. MAP LOCATION, PLOT PLAN WITH TYPICAL NOTES.
- A-1. EXISTING 1ST FLOOR PLAN, EXISTING 1ST FLOOR PLAN WITH PROPOSED PLAN WITH GENERAL NOTES.

TOTAL SQUARE FOOTAGE	SQUARE FOOTAGE	SQUARE FOOTAGE
1ST FLOOR PLAN (HEATING AND COOLING AREA)	1,474	1,474
COVERED PORCH	72	72
TOTAL S.Q. :	1,546	

- A. AREA OF ALL ENCLOSED CONDITIONED SPACE. SQ 1,474
- B. ALL UNENCLOSED SPACE. SQ 72
- C. NEW ADDITION TOTAL SQ FOOTAGE SQ 72
- D. VOLUME OF ENCLOSED CONDITIONED SEE ENERGY REPORT. VOLUME IS# ().

NOTES:

- THIS IS A CONCEPTUAL ARCHITECTURAL DRAWINGS AND THIS DESIGN NEEDS ENGINEERING PLANS.
- BUILDER AND AND CONTRACTORS WILL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, FINISH FLOOR ELEVATIONS, PLATE HEIGHTS, VERIFY PITCH, ROOF PLACEMENT, MATCH EXISTING HOUSE AND ALL CONDITIONS OF THE JOB PRIOR TO CONSTRUCTION.
- THE PURPOSE OF THESE PLANS IS TO BUILD A NEW ADDITION AT THE FRONT OF THE HOUSE.

SQUARE FOOTAGE OF THE LOT.	6,098.0
SQUARE FOOTAGE OF THE EXISTING HOUSE WITH THE NEW ADDITION.	1,546.0
DRIVEWAYS, SIDEWALKS, CONC. SLAB AND SHED.	1,034.0
AC PAD.	9.0
TOTAL SQUARE FOOTAGE	2,610.0
LOT COVERAGE PERCENT MAX. TO BUILD	35.0%
BUILDING COVERAGE IS 35% IMPERVIOUS IS 35%	

NOTES:

- SET BACKS:
FRONT 20'
REAR 30'
SIDES 15' BOTH SIDES.
TOTAL HIGH TO BUILD 35'
- SET BACKS ARE MEASURED TO THE FURTHERS PROJECTION ON SITE PLAN.
- THE HEIGHT OF THE NEW ADDITION SEE ELEVATIONS PLANS, (THIS PLOT PLAN IS AN APPROXIMATE DESIGN BASED ON THE INFORMATION OBTAINED OF THE EXISTING SURVEY PLAN, FOR MORE INFORMATION SEE THE SURVEY PLAN).
- FOR STRUCTURAL INFORMATION, SEE ENGINEERING PLANS.

ARCHITECTURAL PLAN SETS
ONLY FOR REVIEW, NOT FOR
CONSTRUCTION.

MAP SHOWING BOUNDARY SURVEY OF
LOT 8, BLOCK 86, AS SHOWN ON MAP OF PABLO BEACH IMPROVEMENT COMPANY'S PLAT
OF PART OF NORTHERN PORTION OF PABLO BEACH
AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: KELLI J. CHILDS; WATSON TITLE SERVICES OF N. FL., INC.; OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY; MOVEMENT MORTGAGE LLC

ABBREVIATIONS USED IN THIS DRAWING

A = ARC LENGTH	N.G.V.D. = NATIONAL GEODETIC
(ACT) = ACTUAL	VERTICAL DATUM
B.R.L. = BUILDING	MON. = MONUMENT
RESTRICTION LINE	(P) = PLAT
CH = CHORD DISTANCE	P.C. = POINT OF CURVATURE
CONC. = CONCRETE	P.C.C. = POINT OF COMPOUND
CL = CENTERLINE	CURVATURE
Δ = DELTA	P.I. = POINT OF INTERSECTION
ESMT = EASEMENT	P.R.C. = POINT OF REVERSE
F.F.E. = FINISH FLOOR	CURVATURE
ELEVATION	P.T. = POINT OF TANGENCY
FND. = FOUND	R/W = RIGHT OF WAY
I.P. = IRON PIPE	R = RADUIS
I.R. = IRON ROD	(R) = RADIAL
OHL = OVERHEAD LINE(S)	TAN = TANGENT
LB = LICENSED BUSINESS	(W) = WITNESS
LS = LICENSED SURVEYOR	P.N.T. = POINT OF NON-TANGENCY

6TH STREET NORTH
(50' R/W)

FND. 1/2" I.P.
NO CAP, 0.23' S.

200'(P)
199.90'(ACT)

PLOT PLAN

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



S08°03'33"E

LOT 7

23-100083

21-100083

509 7th Ave North Jacksonville Beach, FL

Variance Application

Supporting Visuals

Submitted by Jonathan Smyk

7/19/2023

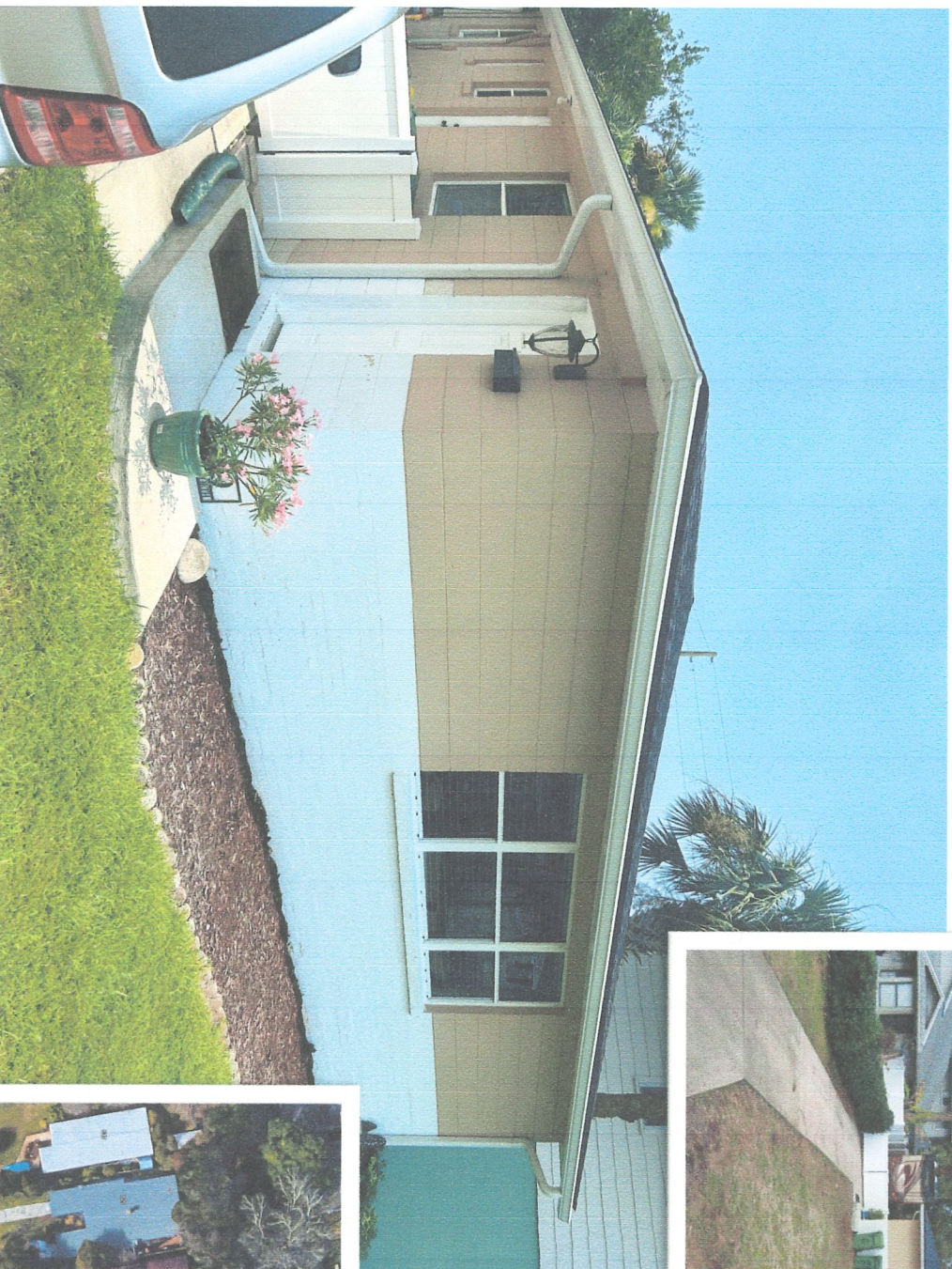
REC-103

JUL 19 2023

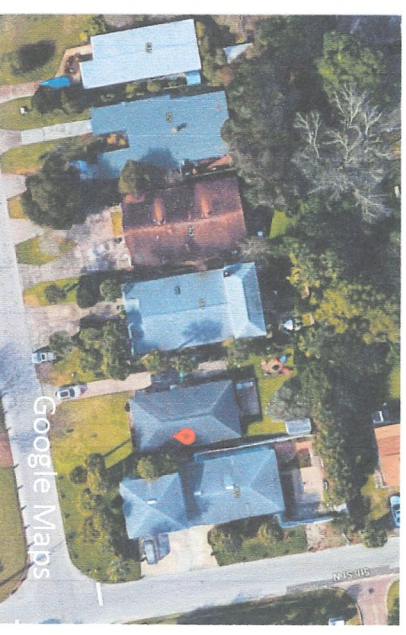
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Current Home Exterior

Showing front entry location – July 2023
Google maps photos - January 2019



Google Maps



Google Maps

RECEIVED & GINNARD

JUL 6 1 2023

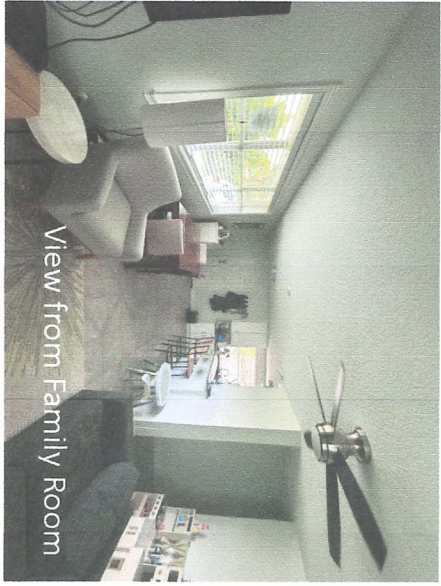
RECEIVED

Current Home Interior

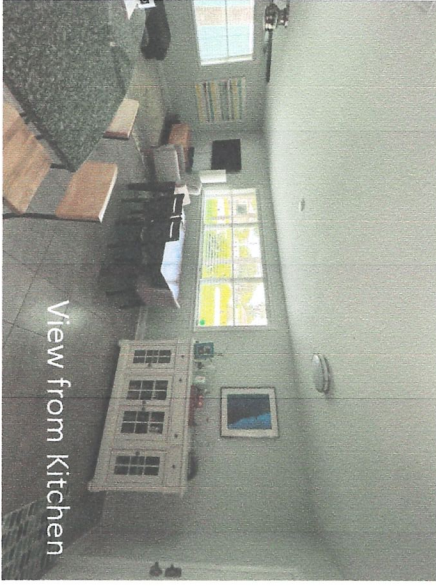
Photos taken July 2023



View from Existing Entry



View from Family Room



View from Kitchen

Proposed Exterior Sketch

Computer sketch completed by homeowner
Inspiration for finished exterior look in upper right



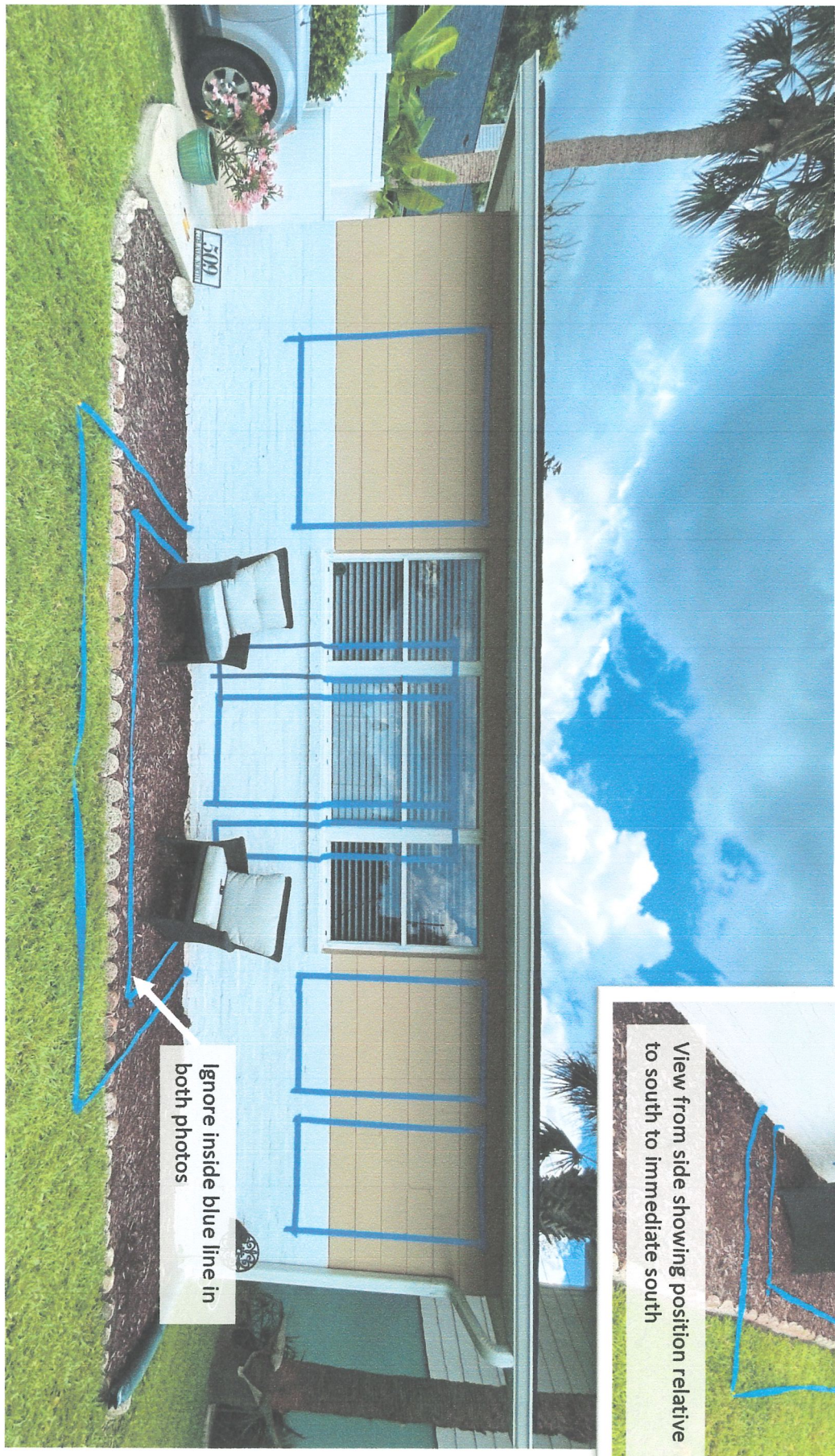
Proposed Exterior Mockup

Completed by Homeowner

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JUL 19 2023
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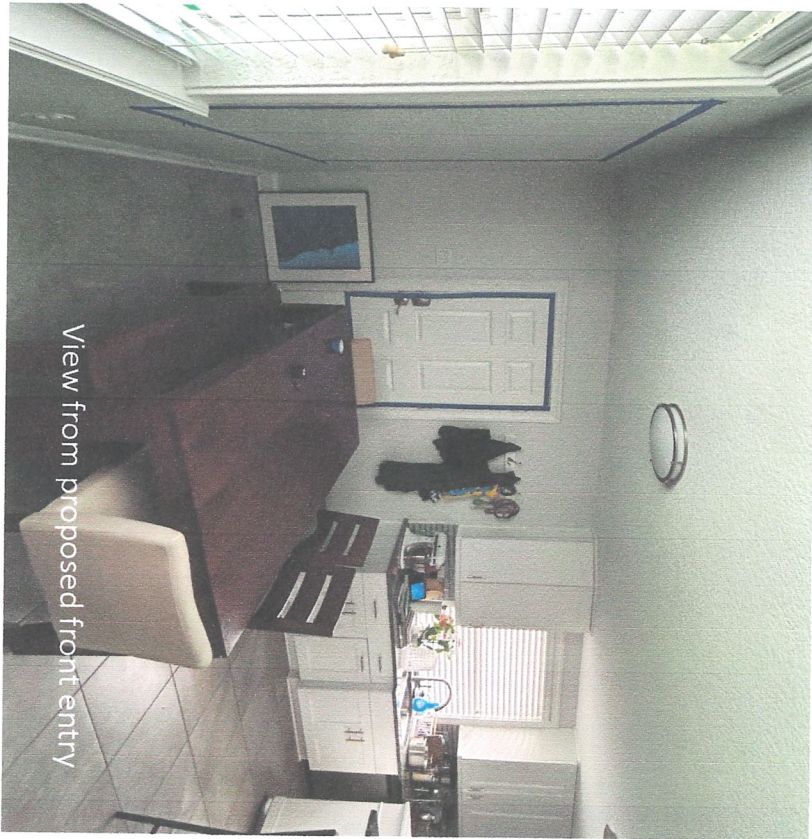
View from side showing position relative to south to immediate south



Ignore inside blue line in both photos

Proposed Interior Mockup

Completed by Homeowner



View from proposed front entry



View from kitchen

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JUL 19 2023

PLANNING & DEVELOPMENT



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

BOA#23-100084

Zoning: RS-1
RE: 178020-0000
Legal: Lot 6, Block 9, Pine Grove Unit 4
Address: 1664 N Lower 4th Avenue

Request

Section(s): 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for the addition of pool decking to an existing single-family dwelling **for property addressed** 1664 N Lower 4th Avenue, **RE#** 178020-0000, **legally described** as Lot 6, Block 9, *Pine Grove Unit 4*

Existing Conditions

The subject property is a nonconforming lot of record located in the Low-Density Residential District future land use category. The property is currently located in Zoning District Residential Single Family: RS-1. The lot is 75.08 feet in width, and 125.52 feet in depth, with an overall lot area of 8,724 square feet. The subject home was constructed in 1948, prior to the current LDC. The lot coverage is currently conforming at 17%. The lot currently has an existing house, a frame garage and a covered screened entry which do conform with current lot coverage regulations in the RS-1 zoning district. The applicant is applying for this variance for lot coverage of 40% in lieu of 35% maximum, to allow for pool decking to an existing single-family dwelling.

No previous BOA, no active code case.

Staff Analysis

The subject property is substandard in width, it measures 75.08 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district and is nonconforming in size at 8,724 square feet. The applicant is proposing to build a pool deck. A variance to allow for more lot coverage for pool decking is a reasonable request, as the applicant is not at fault regarding the circumstances existing to the subject parcel of land. 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.



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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 a nonconforming lot of record and substandard in size and width with 75.08 feet in width and with an overall lot area of 8,724 square feet which is undersized compared to the 90 feet width and 10,000 square feet permitted in the RS-1 Zoning District.

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

Staff **does not** find that circumstances are a result of the applicant. The applicant purchased the property with the nonconforming conditions.



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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 to a lot that does not meet the minimum lot size or 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 size and shape of this property, the applicant cannot add any accessory structures and meet RS-1 standards. This situation is not the fault of the applicant and 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 the proposed 40% lot coverage for pool deck.

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#23-100084**

Location Map (property boundaries are representative only)



Existing Survey



JOB CO
THIS PLAN MUST BE
IN JOB SITE FOR
EACH INSPECTION

0 10 20
SCALE: 1" = 20'

BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 17.71' (NAVD 1988 DATUM)

EDGE OF PAVEMENT

RADIUS=1721.50' ARC LENGTH=65.2'
N89°58'51"E 65.30' (FIELD)

FOUND 1/2" IRON PIPE, NO CAP FOUND ANGLE IRON

65.20' 60.10'

113.80' 124.33' (FIELD) 124.98' (FIELD)

LOT 5 LOT 7

HOUSE TO BACK OF SHELL HOUSE TO BACK OF SHELL SHED TO BACK OF SHELL

WOOD SHED

WOOD OVERHANG

WOOD FENCE

WOOD STEPS

20' BUILDING RESTRICTION LINE

1-STORY WOOD FRAME RESIDENCE No. 1664 FINISHED FLOOR ELEVATION = 22.09'

COPING ELEVATION

BACK OF SHELL SETBACK TO BACK OF SHELL SETBACK TO

N00°47'00"W N05°37'29"E S84°38'00"W S05°22'00"E

75.00' 75.00' 10' EASEMENT

FOUND ANGLE IRON 1.3" SE SET 1/2" IRON PIPE, LB3872

LOT 19 LOT 18 LOT 17

PAVERS

EXISTING YARD GRADE ELEVATION TO REMAIN

TOTAL LOT: 8,724 SF
P/E PAD: 10 SF
POOL: 383 SF
TOTAL: 1,711 SF 19.6%

LEGEND:
S DENOTES SANITARY MANHOLE

NOTES:
1. THIS IS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
2. BEARINGS BASED ON THE WEST LINE OF LOT 6 BEING NORTH 00°47'00" WEST PER PLAT.
3. BUILDING RESTRICTION LINES SHOWN PER PLAT.
4. BENCHMARK USED IS A SET MAG NAIL, ELEVATION = 17.71' (N.A.V.D. 1988), ESTABLISHED BY GPS OBSERVATIONS USING SPECTRA PRECISION SP 80.

RECEIVED JUL 2 2009 TRAINING & CONSULTING

LOT COVERAGE CALCULATION PAVERS 1440 SF

LOT AREA = 8,724 S.F.

BUILDING AREA = 936 S.F.
CONCRETE = 70 S.F.
PORCH (FRONT) = 100 S.F.
STEPS (FRONT) = 26 S.F.
STEPS (REAR) = 11 S.F.
SHED = 248 S.F.
WOOD OVERHANG = 248 S.F.
OUTDOOR KITCHEN = 62 S.F.

TOTAL IMPERVIOUS AREA = 1,701 S.F.

EXISTING LOT COVERAGE = 19.5%

3479 SF
40%

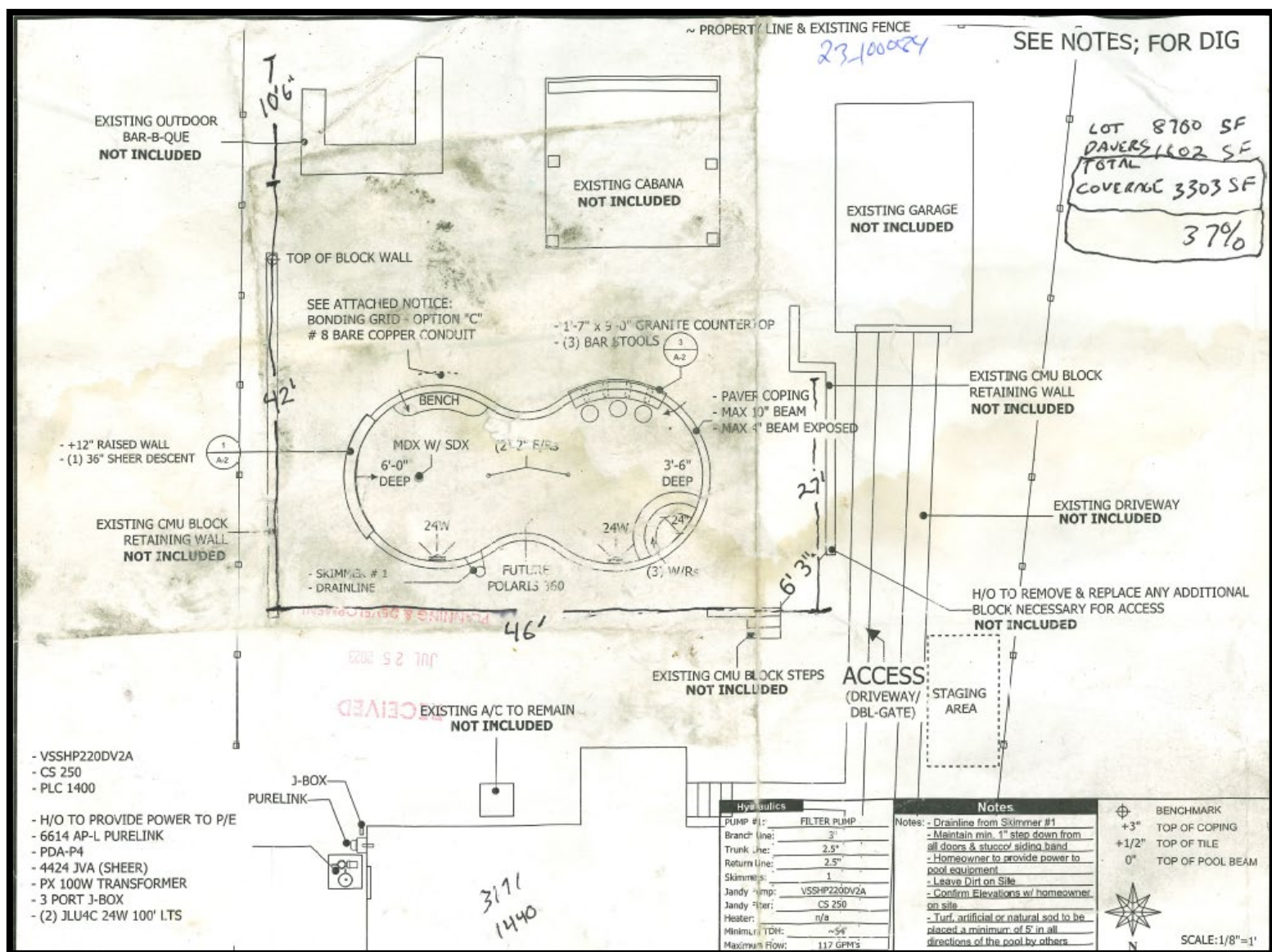
THIS SURVEY IS CERTIFIED TO:
MARK SHAW DOUGHERTY

JAN 7 2022



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

Proposed Pool Data



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

JUL 25 2023

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: MARK S. DOUGHERTY Telephone: 904-545-4429
 Mailing Address: 1664 LOWER 4TH AVENUE E-Mail: TVCAMIAMA@GMAIL.COM
JAX BEACH
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: MARK DOUGHERTY Telephone: 904-545-4429
 Mailing Address: 1664 LOWER 4TH AVENUE E-Mail: TVCAMIAMA@GMAIL.COM
JAX BEACH

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: LOT 6 BLOCK 9 PINE GROVE UNIT 4

Legal description of property (Attach copy of deed): _____

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

ASKING FOR 40% VARIANCE TO ALLOW FOR POOL DECKING
AMOUNT OR VARIANCE TODAY IS 17%

AFFIDAVIT

I, MARK DOUGHERTY, 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 _____ day of _____, 20____, by _____, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X**CODE SECTION (s):**

Section(s): 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for the addition of pool decking to an existing single-family dwelling for property addressed 1664 N Lower 4th Avenue, RE# 178020-0000, legally described as Lot 6, Block 9, Pine Grove Unit 4

Prepared by and return to:

Bryan C. Goode, III

Attorney at Law

Bryan C. Goode III, P.A.

320 1st Street North Suite 613

Jacksonville Beach, FL 32250

904-247-1755

File Number: 16-0808

Will Call No.:

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JUL 25 2023

PLANNING & DEVELOPMENT

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of August, 2017 between **Robert M. Foy, Jr., Individually and as Trustee and Katherine E. Foy, Individually and as Trustee, or their successors in trust, under the Robert M. Foy Living Trust, dated July 27, 2004 and Katherine E. Foy Individually and as Trustee and Robert M. Foy, Individually and as Trustee, or their successor in trust, under the Katherine E. Foy Living Trust, dated July 27, 2004** whose post office address is 1036 N. 21st Street, Jacksonville Beach, FL 32250, grantor, and **Mark Shaw Dougherty, a single man** whose post office address is 1664 Lower 4th Avenue North, Jacksonville Beach, FL 32250, grantee:

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

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

Lot 6, Block 9, PineGrove Unit #4, a subdivision according to the plat thereof recorded at Plat Book 29, Page 44, in the Public Records of Duval County, Florida.

Parcel Identification Number: 178020-0000

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1036 N. 21st Street, Jacksonville Beach, FL 32250.

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, 2016**.

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

23-100084

VARIANCE APPLICATION STANDARDS AND CONDITIONS

DATE: _____

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.

JUL 25 2023

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	POOL DECKING
Special circumstances and conditions do not result from the actions of the applicant.	YES	LOT TOO SMALL
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	LOT DOESNT CONFORM TO TODAY'S LOT COVERAGE
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	NO PARCELS INVOLVED
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	ALLOWS POOL DECKING
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	LOT IS TOO SMALL!!

BEARINGS BASED ON PLAT AS SHOWN
UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

Refused

23-100284



**THIS PLAN MUST BE
FOR EACH JOB SITE FOR
EACH INSPECTION**



PAVERS

EXISTING YARD GRADE
ELEVATION TO REMAIN

TOTAL LOT: 8,724SF
P/E PAD: 10 SF
POOL: 383 SF
TOTAL: 1,711 SF 19.6%

LOT 18

TOTAL IMPERVIOUS AREA = 1,701 S.F.
EXISTING LOT COVERAGE = 19.5% —

GE = 19.5%

THIS SURVEY IS CERTIFIED TO:
MARK SHAW DOUGHERTY

JAN 7 2022

87-44

PLANNING & DEVELOPMENT

NOTES:

1. THIS IS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
2. BEARINGS BASED ON THE WEST LINE OF LOT 6 BEING NORTH 00°47'00" WEST PER PLAT.
3. BUILDING RESTRICTION LINES SHOWN PER PLAT.
4. BENCHMARK USED IS A SET MAG NAIL, ELEVATION = 17.71' (N.A.V.D. 1988), ESTABLISHED BY GPS OBSERVATIONS USING SPECTRA PRECISION SP 80.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 1203100416I, REVISED NOVEMBER 2, 2018 FOR DUAL COUNTY, FLORIDA.

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

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: KJC-P
FILE: 2021-1492

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

DATE:
NOVEMBER 2, 2021

SHEET 1 OF 1

~ PROPERTY LINE & EXISTING FENCE

23-100024

SEE NOTES; FOR DIG

LOT 8760 SF
PAVERS 1502 SF
TOTAL
COVERAGE 3303 SF
37%

Customer Info

Client Name: Dougherty Residence
Job #: 2951
Address: 1664 Lower 4th Ave. N.
Zip: 32250
Neighborhood: Jacksonville Beach
Builder: Residential
Project Manager: Edmund
Designer Name: Dhenin/K.M.

Specs

Pool Perimeter: 82'
Pool Area: 383 ft²
Spa Perimeter: n/a
Spa Area: n/a
Gallons: 11,063 gallons
LST: 23 GPMs
HST: 46 GPMs
Deck Area: n/a
Lanai Area: n/a
Footer: n/a
Dist to P/E: 41'

Safety

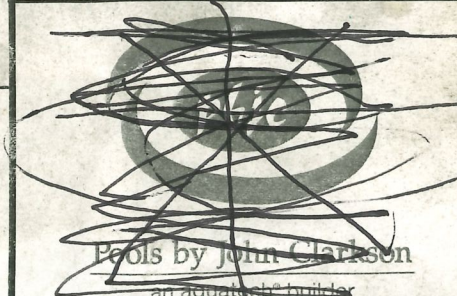
SAFETY 1: Existing Fence
SAFETY 2: PGRM-2 Pool Guard Alarm

Company Info

Address: 600 St. Johns Bluff Rd. N.
City: Jacksonville
State/Zip: FL / 32225
Phone #: 904.223.4050
Fax #: 904.223.0735
E-mail: Info@pbjc.com
License #: CPC 009595 & 1457425

Revision

RE: Pre-Site	Date: 1/31/2022
RE: AWO 1	Date: 2/3/2022
RE: AWO-2	Date: 02/15/2022
RE: AWO-3	Date: 03/01/2022
RE:	Date:



Gen. Plan

EXISTING OUTDOOR
BAR-B-QUE
NOT INCLUDED

EXISTING CABANA
NOT INCLUDED

EXISTING GARAGE
NOT INCLUDED

EXISTING CMU BLOCK
RETAINING WALL
NOT INCLUDED

EXISTING DRIVEWAY
NOT INCLUDED

H/O TO REMOVE & REPLACE ANY ADDITIONAL
BLOCK NECESSARY FOR ACCESS
NOT INCLUDED

EXISTING CMU BLOCK STEPS
NOT INCLUDED

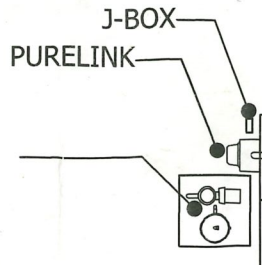
ACCESS
(DRIVEWAY/
DBL-GATE)

STAGING
AREA

EXISTING A/C TO REMAIN
NOT INCLUDED

- VSSH220DV2A
- CS 250
- PLC 1400

- H/O TO PROVIDE POWER TO P/E
- 6614 AP-L PURELINK
- PDA-P4
- 4424 JVA (SHEER)
- PX 100W TRANSFORMER
- 3 PORT J-BOX
- (2) JLU4C 24W 100' LTS



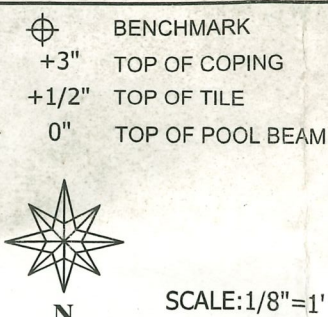
3171
1440

Hydraulics

PUMP #1:	FILTER PUMP
Branch Line:	3"
Trunk Line:	2.5"
Return Line:	2.5"
Skimmers:	1
Jandy Pump:	VSSH220DV2A
Jandy Filter:	CS 250
Heater:	n/a
Minimum TDH:	~54'
Maximum Flow:	117 GPM's

Notes

Notes: - Drainline from Skimmer #1
- Maintain min. 1" step down from all doors & stucco/ siding band
- Homeowner to provide power to pool equipment
- Leave Dirt on Site
- Confirm Elevations w/ homeowner on site
- Turf, artificial or natural sod to be placed a minimum of 5' in all directions of the pool by others



SCALE: 1/8"=1'



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

BOA#23-100088

Zoning: RS-2
RE: 179795-0020
Legal: Lot 4, Block 3, *Sea Side Park*
Address: 714 S 16th Avenue,

Request

Section(s): 34-337(e)(1) e., for lot coverage of 39.3% in lieu of 35% maximum to address existing nonconformities at an existing single-family dwelling **for property addressed** 714 S 16th Avenue, **RE#** 179795-0020, **legally** described as Lot 4, Block 3, *Sea Side Park*

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-2. The lot is 50 feet in width, and 138 feet in depth, with an overall lot area of 6,900 square feet. The subject home was constructed in 2017 and the lot currently has an existing single family home with a covered and paver patio. The applicant applied for a building permit back in 2018 for the current configurations. The applicant was advised to provide an as-built survey upon completion of the project. This as built survey was not provided. Now, the applicant is applying for a variance with the as built survey to address the current nonconformities to allow for the closure of the open building permit.

No previous BOA, no active code case.

Staff Analysis

The subject property is substandard in width, it measures 50 feet in width rather than the 75 feet minimum requirement in the RS-2 zoning district and is nonconforming in size at 6,900 square feet. The applicant is proposing to address nonconformities made in 2018. The as built survey shows that the contractor exceeded submitted permit application. (537 sf vs 345 sf). A variance to allow the proposed project is a reasonable request, as the applicant cannot add the additions without exceeding on lot coverage. 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.



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

Minimum Dimensional Standards

- Minimum lot area: Ten thousand (7,500) square feet.
- Minimum lot width: Ninety (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty-five (20) feet.
 - Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- 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 nonconforming and substandard in size and width. The lot is 50 feet in width and has an overall lot area of 6,900 square feet, which do not conform with current RS-2 standards.

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

Staff **does not** find that circumstances are the result of the applicant. The applicant applied for the building permit in 2018 and did not provide an as built survey upon completion as advised. The contractor exceeded scope of approved permit and site plan.



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

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 address current nonconformities will not confer any special privileges. The lot does not meet the minimum lot width and size for the RS-2 zoning district. This 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 size and shape of this property, the applicant cannot add any accessory structures and meet RS-2 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. This is result of work completed by contractor.

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 lot coverage of 39.9% in lieu of 35% maximum.

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

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



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

Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#23-100088**

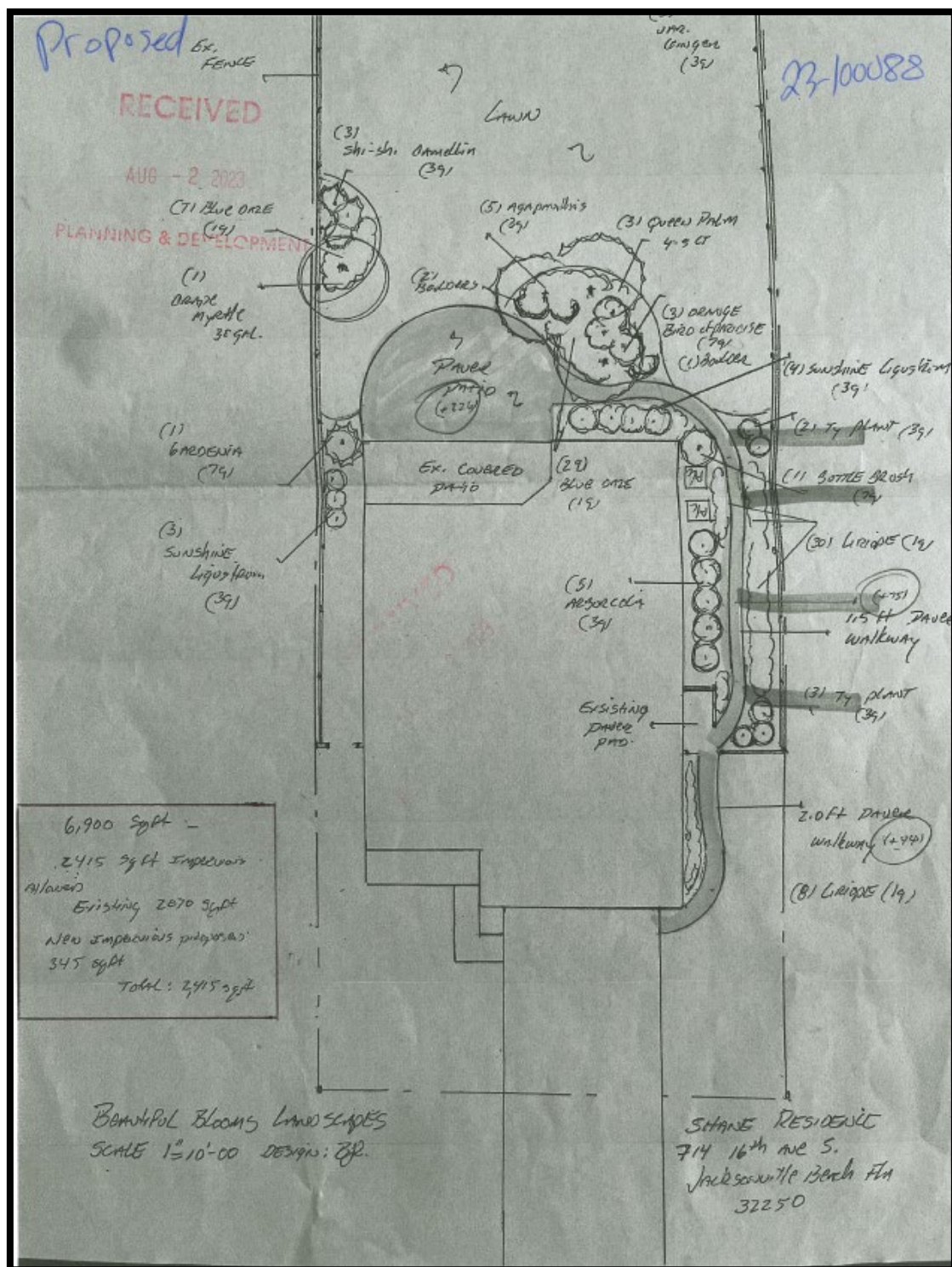
Location Map (property boundaries are representative only)



Existing Survey



Proposed Site Plan



23/0088

ATTACHMENT 2

AS BUILT
Survey

MAP SHOWING SURVEY OF
LOT 4, BLOCK 3, SEA SIDE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12,
PAGE 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: JOE SHANE

16TH AVENUE SOUTH - 80' R/W
(HILLSBORO AVENUE PER PLAT)

PAVER DRIVEWAY

50.00'

CATV

10.6'

22.2'

12.0'

5.4'

38.2'

138.00'

LOT 5

LOT 3

138.00'

12.5'

5.6'

13.9'

4.0'

12' ALLEY (PLAT)
(UNIMPROVED)

50.00'

2 STORY FRAME
RESIDENCE #714

NEW PAVER AREAS
(537 SF TOTAL)

PAVER DRIVE

AS-BUILT

IMPERVIOUS LOT COVERAGE
BUILDING=1,539 SF (22.3%)
TOTAL IMPERVIOUS=
2,717 SF (39.3%)
NEW PAVER AREAS=
537 SF (7.8%)

LOT 4
BLOCK 3
6,900 SF

JULY 25, 2023: SHOW NEW PAVER AREA SF. N/A
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH,
PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.



APPLICATION FOR VARIANCE

BOA No. 23-100888
HEARING DATE _____

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, **to scale** (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

APPLICANT INFORMATION

Applicant Name: S. JOSEPH SHANE Telephone: 602-571-8487
Mailing Address: 714 16TH AVE S. E-Mail: sjoeshane@gmail.com
JACKSONVILLE BEACH, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: SAME AS APPLICANT 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: 714 16TH AVE S. JACKSONVILLE BEACH FL 32250
Legal description of property (Attach copy of deed): 12-98 04-35-29E.158 SEA SIDE
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).
REQUEST APPROVAL OF 39.3% IMPERVIOUS COVERAGE.
SEPARATE SHEET NOTES ATTACHMENTS AND BACKGROUND INFORMATION.

AFFIDAVIT

I, S. JOSEPH SHANE, 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.

S. Joseph Shane
APPLICANT SIGNATURE

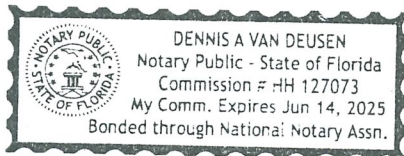
S. JOSEPH SHANE
PRINT APPLICANT NAME

2 AUG 2023
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of August, 2023, by Stephen Joseph Shane, who is personally known to me or produced PIO as identification.

Dennis A. Van Deusen
NOTARY PUBLIC SIGNATURE
Dennis A. Van Deusen
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S):

Section(s): 34-337(e)(1)e., for lot coverage of 39.3% in lieu of 35% maximum to address existing nonconformities at an existing single-family dwelling for property addressed 714 S 16th Avenue, RE# 179795-0020, legally described as Lot 4, Block 3, Sea Side Park



ATTACHMENT 3

2022 REAL ESTATE TAX NOTICE
NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS
Jim Overton, Duval County Tax Collector

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 • (904) 255-5700, option 4 • www.duvaltc.com

23-100088

Account Number: 179795-0020

Location Address: 714 S 16TH AVE
JACKSONVILLE BEACH 32250

Legal Description:
12-98 04-3S-29E .158 SEA SIDE
PARK LOT 4 BLK 3

SHANE STEPHEN JOSEPH
SHANE THERESA M
714 16TH AVE S
JACKSONVILLE BEACH FL 32250-4937



SCAN TO PAY
ONLINE

AD VALOREM TAXES ON REAL ESTATE

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	TAXING DISTRICT	MILLAGE RATE	TAX AMOUNT \$	EXEMPTIONS APPLIED
CITY OF JACKSONVILLE	526375	50,000	476375	USD2	8.0262	3,823.48	
ST JOHNS RIVER WTR MGMT DIST	526375	50,000	476375	USD2	0.1974	94.04	HB,HX
FL INLAND NAVIGATION	526375	50,000	476375	USD2	0.0320	15.24	
USD2-JAX BEACH	526375	50,000	476375	USD2	3.9947	1,902.98	
SCHOOLS							
SCH DISCRETIONARY	526375	25,000	501375	USD2	0.7480	375.03	
SCH CAPITAL OUTLAY	526375	25,000	501375	USD2	1.5000	752.06	
SCHOOLS-LOCAL	526375	25,000	501375	USD2	3.2360	1,622.45	

AD VALOREM TOTALS

17.7343 8,585.28

NON-AD VALOREM ASSESSMENTS ON SERVICES

LEVYING AUTHORITY AMOUNT \$

REMARKS:

pd 8,241.87
check # 5946
11/22/22

NON-AD VALOREM TOTALS

IF PAID BY:	NOV 30 2022	DEC 31 2022	JAN 31 2023	FEB 28 2023	MAR 31 2023	APR 30 2023
	4% DISCOUNT AMOUNT	3% DISCOUNT AMOUNT	2% DISCOUNT AMOUNT	1% DISCOUNT AMOUNT	0% DISCOUNT AMOUNT	DELINQUENT AMOUNT
PLEASE PAY ONE AMOUNT: \$	8,241.87	\$ 8,327.72	\$ 8,413.57	\$ 8,499.43	\$ 8,585.28	\$ 8,875.84

Retain this portion for your records.

RECEIVED

AUG - 2 - 2023

PLANNING & DEVELOPMENT

23-100088

Variance Data
(Including list of attachments)

RECEIVED

AUG - 2 2023

PLANNING & DEVELOPMENT

Submitted permit application in 2018. (Attachment 4)

Plan included 345 SF of impervious coverage. (Attachment 1B)

Did not get as-built survey as requested; application remains open.

Have now obtained as-built survey (Attachment 2)

As-built survey shows that contractor exceeded planned impervious coverage. (537 SF vs. 345 SF)

Requesting variance to accept the improvements as built. Additional impervious coverage (39.3% vs. 35%) has not caused any water absorption problem on the lot and/or any run-off problems on adjacent properties.

Attachment 1A: Original lot survey (two pages)

Attachment 1B: Plan for patio and sidewalk from contractor

Attachment 2: Recently obtained as-built survey

Attachment 3: Most recent property tax notification

Attachment 4: Permit application from 2018

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100028

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 AREA IS 6900 SF VS. 7100 SF IN RS-2 PLAN.
Special circumstances and conditions do not result from the actions of the applicant.	YES	AS-BUILT SURVEY SHOWS THAT CONTRACTOR EXCEEDED SUBMITTED PERMIT APPLICATION (537 SF VS 345 SF)
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	INTENT OF IMPERVIOUS COVERAGE LIMITATION IS TO CONTROL WATER DRAINAGE/ RUNOFF. LOT ABSORPTION/ RUNOFF HAS BEEN EXCELLENT.
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	REDUCING IMPERVIOUS COVERAGE BY 4% WILL NOT MEASURABLY CHANGE ABSORPTION/ DRAINAGE/ RUNOFF CHARACTERISTICS OF LOT.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	LAND USAGE MEETS CODE INTENT IN CURRENT AS-BUILT CONFIGURATION.
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	MULTIPLE RAINSTORMS HAVE SHOWN PROPERTY HAS GOOD DRAINAGE AND DOES NOT CAUSE RUNOFF ONTO OTHER PROPERTIES.

EXSITING

23-100088

SHANE

ATTACHMENT 1A
PAGE 1

BOUNDARY SURVEY

Date Of Field Work - 12/09/2017

Drawn By - O.G.

Order #: 1000017741

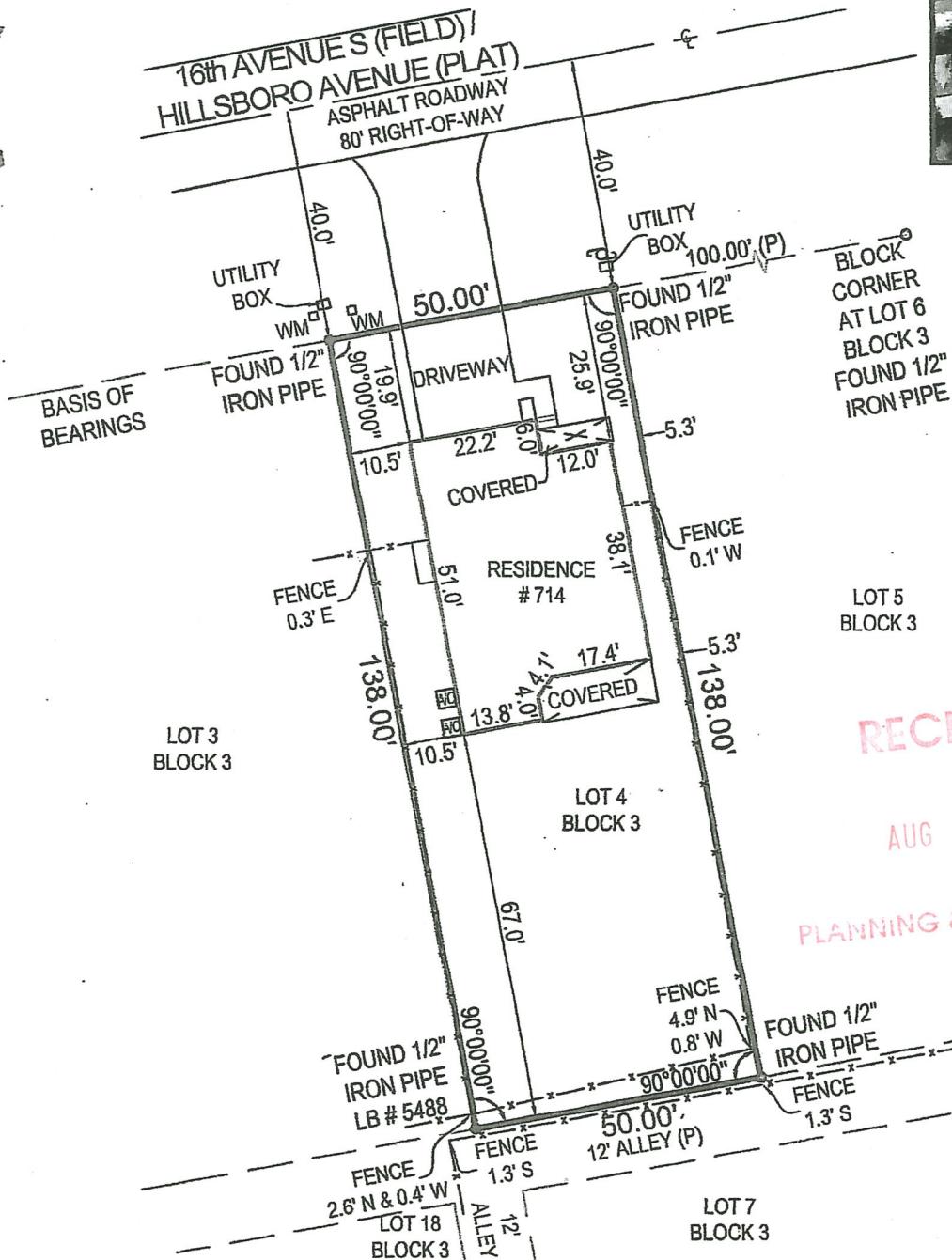
714 16th AVENUE S, JACKSONVILLE BEACH, FL 32250



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



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

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

NEXGEN
SURVEYING, LLC.

PHONE: 561.508.6272
FAX: 561.508.6309
LB 8111

Clyde McNeal PSM 2883

THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407
NexgenSurveying.com

23-100088

ATTACHMENT 1A

PAGE 2

BOUNDARY SURVEY

Date of Field Work: 12/09/2017

Drawn By: O.G.

Order #: 17741

File #: 17-1330

714 S 16TH AVENUE, JACKSONVILLE, FL 32250**LEGAL DESCRIPTION:**

LOTS 4, BLOCK 3, SEA SIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 98, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

- STEPHEN AND THERESA SHANE
- DUANE C. ROMANELLO, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE:

12031C0419H

ZONE: X

EFF. 6/3/2013

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AS SHOWN. FENCE OWNERSHIP NOT DETERMINED.
- DRIVEWAY CROSSES OVER THE NORTH PROPERTY LINE AND INTO THE RIGHT OF WAY AS SHOWN.

RECEIVED

AUG - 2 2023

PLANNING & DEVELOPMENT

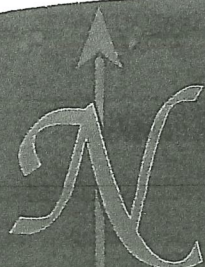
LEGEND

A/C -AIR CONDITIONER
 AL -ARC LENGTH
 (C) -CALCULATED
 D.E -DRAINAGE EASEMENT
 (M) -MEASURED
 P.O.B. -POINT OF BEGINNING
 P.O.C. -POINT OF COMMENCING

P.B. -PLAT BOOK
 P.G. -PAGE
 P.U.E. -PUBLIC UTILITY EASEMENT
 R -RADIUS
 (R) -RECORD
 U.E. -UTILITY EASEMENT
 WM -WATER METER

— FENCE
 # -NUMBER
 — ASPHALT
 — CONCRETE
 — PAVER/BRICK
 — WOOD
 * -LIGHT POLE
 W -WELL

W -WATER VALVE
 C -CENTER LINE
 B -CATCH BASIN
 F -FIRE HYDRANT
 P -POLE
 M -MANHOLE
 XXX -TOPOGRAPHIC ELEVATION



NexGen
 SURVEYING, LLC.

561.508.6272

www.NexGenSurveying.com

5601 Corporate Way
 Suite 103
 West Palm Beach, FL 33407

SCAN ME!



Romanello
 Goode, P.L.

Proposed

Ex.
FENCE

RECEIVED

AUG - 2 2023

PLANNING & DEVELOPMENT

(71) BLUE ORZE

(19)

(1)
ORANGE
MYRTLE
35 GAL.(1)
GARDENIA
(79)(3)
SUNSHINE
LIGUSTICUM
(39)(3)
SHI-SHI ORNELLIN
(39)(5) AGAPATHUS
(39)

(2) BOLLERS

(3) QUEEN PALM
4-5 CT(3) ORANGE
BIRD L'PARADISE
(79)

(1) BOLLER

(4) SUNSHINE LIGUSTICUM
(39)

(2) TY PLANT (39)

(1) BOTTLE BRUSH
(79)

(30) LIRIOPE (19)

(475)
1.5 FT PAVED
WALKWAY(3) TY PLANT
(39)2.0 FT PAVED
WALKWAY (+74)

(8) LIRIOPE (19)

(29)
BLUE ORZE
(19)(5)
ARBORECOLA
(39)EXISTING
PAVED
PAD.

6,900 sq ft -

2,415 sq ft Impervious
Allowed

Existing 2070 sq ft

New Impervious proposed

345 sq ft

Total: 2,415 sq ft

BEAUFOL BLOOMS LANDSCAPES
SCALE 1"=10'-00 DESIGN: BR.SHANE RESIDENCE
714 16th AVE S.
JACKSONVILLE BEACH FLA
32250

23-100088

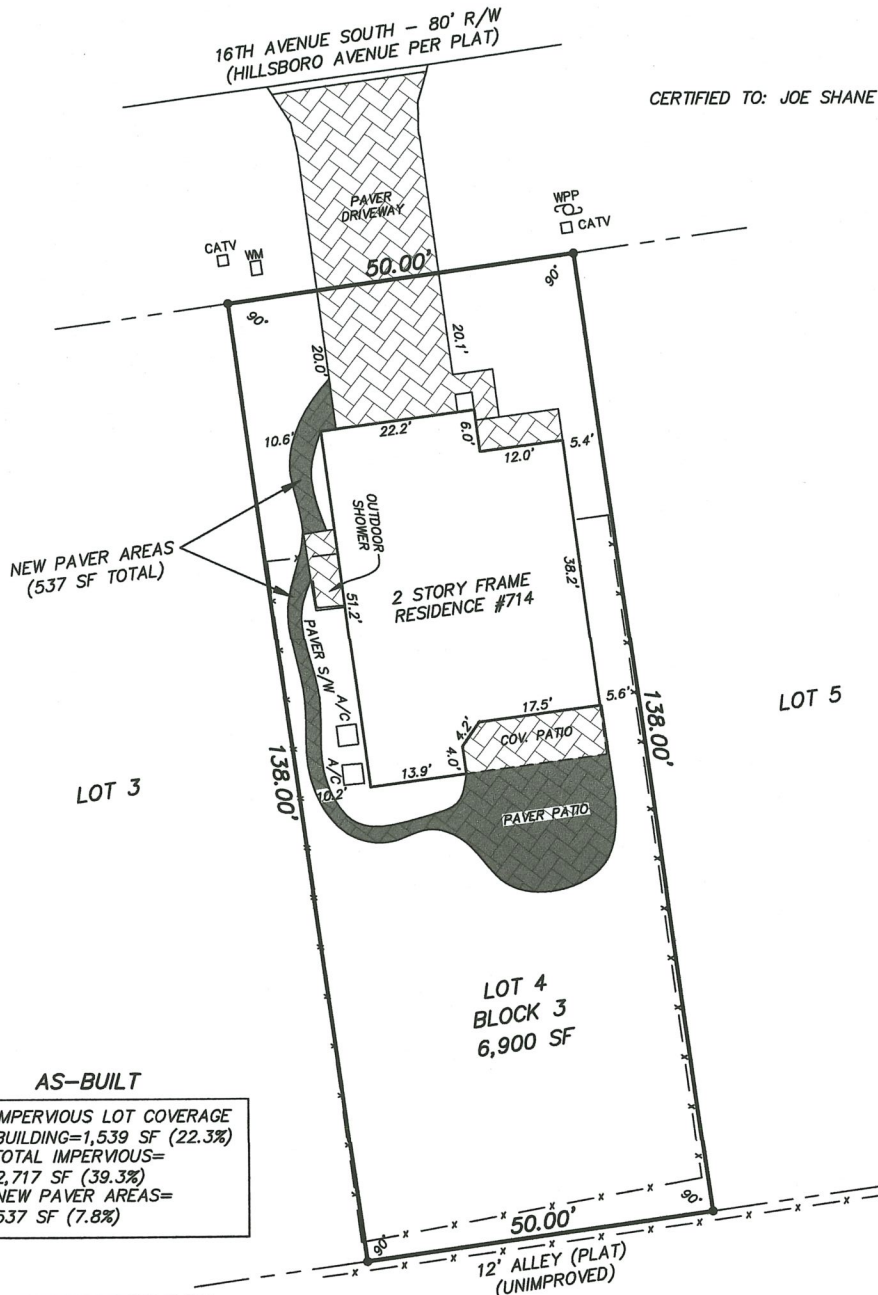
23/00088

AS BUILT
Survey

MAP SHOWING SURVEY OF

LOT 4, BLOCK 3, SEA SIDE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12,
PAGE 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: JOE SHANE



AS-BUILT

IMPERVIOUS LOT COVERAGE
BUILDING=1,539 SF (22.3%)
TOTAL IMPERVIOUS=
2,717 SF (39.3%)
NEW PAVER AREAS=
537 SF (7.8%)

JULY 25, 2023: SHOW NEW PAVER AREA SF; WUM
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH,
PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are ASSUMED.
2. This is an AS-BUILT SURVEY.
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88).
4. By Graphic plotting only, the property shown hereon lies within Zone: "X" 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 0419 J Map Revised date: 11-2-18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not 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

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.O.C.	Point of Curvature
P.O.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
O.R.V.	Official Records Volume
D.B.	Deed Book
Pg.	page
B.R.L.	Building Restriction Line
Easmt	Easement
SF	Square Feet

ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
EQUIP	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable Television
O.H.L.	Overhead Lines
(F.M.)	Field Measured
R=	Radius equals
L=	Arc Length equals
C=	Chord Bearing & Distance equals
Δ=	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- x DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- DENOTES IRON PIPE FOUND (NOTED)

DATE 6-7-23
SCALE 1"=20'
JOB No. 2023-90
F.B. 1478
page 4
Comp. File 23-90.dwg
Drawn by WUM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107, O.B. No. 8295
JACKSONVILLE, FLORIDA 32226 TEL (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND ENGINERS IN CHAPTER 55-177, (formerly CHAPTER 91-01-0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATION NO. 5343

RECEIVED

AUG - 2 - 2023

PLANNING & DEVELOPMENT



BUILDING PERMIT APPLICATION

ATTACHMENT 4

23-100088

Pursuant to F.S. 553.721 & F.S. 468.631, a surcharge fee will be collected on any permit regulated under the FBC.

Job Address 714 S. 16th Avenue, Jacksonville 32250	Application No.
Tenant Name (If Applicable)	Real Estate Number and Legal Description
Type of Work: ☒ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Replacement ☐ Occupancy Change	
Use of existing/proposed structure(s): ☐ Commercial ☒ Residential	
If an existing structure, is a fire sprinkler system installed? ☐ Yes ☐ No ☒ N/A	
Roofing Materials: Main Material FL Approval # _____ Underlayment FL Approval # _____	
Project Cost/Value 14,900	Describe in detail the type of work to be performed: LANDSCAPE PLANTINGS, SOODING & CONCRETE PAVERS ON COMPACTED CRUSHED STONE BASE

Property Owner Name STEPHEN & THERESA SHANE		Owner's Authorized Agent (If Applicable)	
Mailing Address 714 16th AVE S. Jacksonville Beach FL. 32250		Phone Number 480-241-4671	E-Mail THERESA.SHANE.AZ@GMAIL.COM
Company Name Beautiful Blooms Landscapes		Qualifier/License Holder Name	FL Certification Number
Mailing Address 10418 NEW BERLIN RD Suite 126 JACKSONVILLE FL. 32226		Office Phone 904-744-8686	E-Mail or Fax Number Brian.B@beautifulblooms.com
Jobsite Contact Name Brian Richardson		Jobsite Phone Number	
Architect Name, Mailing Address, and Phone Number			
Engineer Name, Mailing Address, and Phone Number			

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. This permit becomes null and void if work is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is commenced. I understand that separate permits must be secured for Electrical Work, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks and Air Conditioners, etc.

Owner's Affidavit: I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances regulating construction and zoning will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state, or local laws regulating construction or the performance of construction.

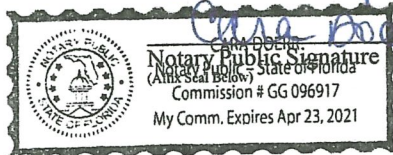
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner Theresa M. Shane
Print Name Theresa M. Shane
STATE OF FLORIDA, COUNTY OF Duval

Signature of Contractor Brian Richardson
Print Name Brian Richardson
STATE OF FLORIDA, COUNTY OF Duval

Sworn to (or affirmed) and subscribed before me this 26 day of September, 2018

Sworn to (or affirmed) and subscribed before me this 26 day of September, 2018



Notary Public Signature Cara Doerr (Print or Type Commissioned Name Below)
Commission # GG 096917
My Comm. Expires Apr 23, 2021
☐ Personally Known/ OR
Identification Type FL-DL

Notary Public Signature Javier Davila (Print or Type Commissioned Name Below)
Commission # GG 096917
My Comm. Expires Apr 23, 2021
☐ Personally Known/ OR
Identification Type FL-DL

DO NOT WRITE BELOW THIS LINE: OFFICE USE ONLY

Applicable Codes: FLORIDA BUILDING CODE, 6TH EDITION (2017)

Review Result (circle one):

Approved ☐ Disapproved ☐ Approved w/ Conditions ☐

Reviewer Initials/Date: _____

Development Size

Habitable Space _____ Non-Habitable _____ Impervious Area _____ Total Area _____
1st Floor _____ 2nd Floor _____ Garage _____ Lanai _____ Porch _____ Patio _____ Balcony _____

Miscellaneous Information

Occupancy Group _____
Type of Construction _____
Number of Stories _____
Zoning District _____
Parking Spaces _____
Max. Occupancy Load _____
Fire Sprinklers Required _____
Flood Zone _____ FFEV _____

Conditions/Comments:

Per GK, can accept w/ as-built survey showing compliance w/ lot coverage.