



City of Jacksonville Beach

Regular Meeting Amended Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, November 7, 2023

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

A. Minutes for October 17, 2023 BOA meeting

CORRESPONDENCE

OLD BUSINESS

A. **Case Number(s): BOA#23-100100**

Applicant: Anthony Simonetta

Agent: N/A

Owner: Anthony Simonetta

Property Address: 948 Gonzales Ave Lot 5

Parcel ID: 176631-0000

Legal Description: Lot 5, Block 98, *Oceanside Park*

Current Zoning: RS-3

Motion to Consider: **Section(s):** 34-338(e)(1)c(3), for rear yard setback of 20 feet in lieu of 30 feet; and 34-338(e)(1)(e) for lot coverage of 50% in lieu of 35% maximum to allow for a new single-family home **for property addressed** 948 Gonzales Ave Lot 5, **RE#** 176631-0000, **legally described as** Lot 5, Block 98, *Oceanside Park*

B. **Case Number(s): BOA#23-100101**

Applicant: Anthony Simonetta

Agent: N/A

Owner: Anthony Simonetta

Property Address: 948 Gonzales Ave Lot 6

Parcel ID: 176631-0000

Legal Description: Lot 6, Block 98, *Oceanside Park*

Current Zoning: RS-3
Motion to Consider: **Section(s):** 34-338(e)(1)c(3), for rear yard setback of 20 feet in lieu of 30 feet; and 34-338(e)(1)e for lot coverage of 50% in lieu of 35% maximum to allow for a new single-family home **for property addressed** 948 Gonzales Ave Lot 6, **RE#** 176631-0000, **legally described as** Lot 6, Block 98, *Oceanside Park*

NEW BUSINESS

A. **Case Number(s): BOA#23-100105**

Applicant: Sandra Terra
Agent: N/A
Owner: Sandra Terra
Property Address: 827 S 8th St
Parcel ID: 176604-0000
Legal Description: Lot 6, Except The North 56 feet, Block 88, *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **Section(s):** 34-338(e)(1)a, for a front yard setback of 15.5 feet in lieu of 20 feet minimum; 34-338(e)(1)g, for an accessory structure side yard setback of 0 feet in lieu of 5 feet on north west quadrant of property for and existing pump house; 34-338(e)(1)g for an accessory structure side yard setback of 4 feet in lieu of 5 feet on north east quadrant of property for an existing tool shed; 34-338(e)(1)g, for an accessory use setback of 1 foot in lieu of 3 feet minimum for a walkway along the north side yard and 1.5 feet in lieu of 3 feet minimum along the eastern rear yard for an existing walkway; 34-338(e)(1)c(3), for rear yard setback of 2 feet in lieu of 30 feet minimum for existing back porch roof extension; 34-338(e)(1)e for lot coverage of 75% in lieu of 35% maximum for existing pavers and 34-373(a)1, for two off street parking spaces 15.5 feet deep in lieu of 17 feet deep, to address existing nonconformities to an existing single-family dwelling **for property addressed** 827 S 8th St, **RE#** 176604-0000, **legally described as** Lot 6, Except The North 56 feet, Block 88, *Oceanside Park*

B. **Case Number(s): BOA#23-100108**

Applicant: Michael Fraley
Agent: N/A
Owner: Michael Fraley
Property Address: 610 N 7th Ave
Parcel ID: 174294-0010
Legal Description: Lot 2, Block 77, *Pablo Beach*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)c)2, for a combined side yard setback of 14 feet in lieu of 15 feet; 34-337(e)(1)c)e, for lot coverage of 47% in lieu of 35% maximum; 34-337(e)(1)c)3, for rear yard setback of 22.11 feet in lieu of 30 feet for the primary dwelling and the new rear porch roof addition;; 34-337(e)(1)g), for accessory structure setback of 3.8 feet in lieu of 5 feet for the rear yard and 2.4 feet in lieu of 5 feet minimum for the eastern side yard for an existing shed, to address existing nonconformities and allow for a rear porch roof addition over an existing patio to an existing single-family dwelling **for property addressed** 610 N 7th Ave, **RE#** 174294-0010, **legally described as** Lot 2, Block 77, *Pablo Beach*

PLANNING DEPARTMENT REPORT**COURTESY OF THE FLOOR TO VISITORS****ADJOURNMENT****NOTICE**

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

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

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

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

cc: Mike Staffopoulos, City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, October 17, 2023, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on October 3, 2023

CORRESPONDENCE:

Planner Nevs Joseph noted cases BOA#23-100100 and BOA#23-100101 were requested to be deferred to the next meeting [November 7, 2023].

OLD BUSINESS:

A. Case Number: **BOA#23-100079**
Applicant/Owner: James Smithson
Agent: Stratum Contracting & Construction Management LLC
Property Address: 422 6th Ave S
Parcel ID: 176328-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.(1), for front yard setback of 14.6 feet in lieu of 20 feet minimum; and 34-337(e)(1)c.(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum to allow for a covered front patio to an existing single-family dwelling for property addressed 422 South 6th Avenue, RE# 176328-0000, legally described as Lot 3, Block 1, Oceanside Park.

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

Applicant: James Smithson, 422 6th Ave South, Jacksonville Beach, provided an update on the project and addressed previous concerns about lot coverage.

A discussion ensued about lot coverage and square footage.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100079, conditioned on the preconstruction lot coverage being provided at the time of the building permit, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the hardships.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jennifer Williams, Matt Metz, and Alexi Gonzalez.

The motion passed unanimously.

NEW BUSINESS:

A. Case Number: BOA#23-100098

Applicant/Owner: Sara Uselman
Agent: N/A
Property Address: 2599 Merrill Blvd
Parcel ID: 180858-0070

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-337(e)(1)e, for lot coverage of 51% in lieu of 35% maximum, to allow for a new swimming pool and paver deck to an existing single-family dwelling for property addressed 2599 Merrill Blvd, RE# 180858-0070, legally described as Lot 4, Block 4, Jacksonville Beach Heights.

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

Applicant: Sara Uselman, 2599 Merrill Boulevard, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about lot coverage and communication with neighbors.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100098 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot coverage and the proposed design.

Roll Call Vote: Ayes – Owen Curley, John Moreland, Jennifer Williams, Matt Metz, and Alexi Gonzalez.

The motion passed unanimously.

B. Case Number: BOA#23-100099

Applicant: James Groak
Agent: Corinne Groak
Owner: James & Corinne Groak
Property Address: 113 S 3rd Ave
Parcel ID: 175671-0000

City of Jacksonville Beach Land Development Code Section(s): Section(s): (RM-2 using RS-3 standards) 34-338(e)1(c)1, for front yard set backs of 13 feet in lieu of 20 feet maximum, to extend second floor porch area over an existing driveway, of an existing two story single family dwelling for property addressed 113 S 3rd Ave, RE# 175671- 0000, legally described as Lot 7, Block 22, Pablo Beach South.

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

Applicant: James Groak, 113 South 3rd Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the porch.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Metz, to approve BOA#23-100099 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the hardship.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jennifer Williams, Matt Metz, and Alexi Gonzalez.

The motion passed unanimously.

Ms. Gonzalez stated a request was received to defer items C and D until the November 7, 2023, meeting.

C. Case Number: **BOA#23-100100**
Applicant: Anthony Simonetta
Agent: N/A
Owner: LAS Holding LLC
Property Address: 948 Gonzales Ave Lot 5
Parcel ID: 176631-0000

D. Case Number: **BOA#23-100101**
Applicant/Owner: Anthony Simonetta
Agent: N/A
Property Address: LAS Holding LLC
Parcel ID: 948 Gonzales Ave Lot 6

Motion: It was moved by Mr. Curley, seconded by Mr. Metz, to defer BOA#23-100100 and BOA#23-100101 until the November 7, 2023, meeting.

Discussion: A discussion ensued about the November 7, 2023 agenda.

Voice Vote: In a voice vote, the motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, November 7, 2023, at 6:00 P.M. There are two scheduled cases and the two deferred cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:19 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/24/2023
SUBJECT:	BOA #23-100100 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 7, 2023 Board of Adjustment Meeting.

BOA #23-100100

ZONING: RS-3
RE NO.: 176631-0000
LEGAL: Lot 5, Block 98 , *Oceanside Park*
ADDRESS: 948 Gonzales Ave Lot 5

REQUEST:

Section(s): 34-338(e)(1)c(3), for rear yard setback of 20 feet in lieu of 30 feet; and 34-338(e)1(e) for lot coverage of 50% in lieu of 35% maximum to allow for a new single family home **for property addressed** 948 Gonzales Ave Lot 5, **RE#** 176631-0000, **legally described as** Lot 5, Block 98 , *Oceanside Park*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1922), located in the Medium Density Residential future land use category. The property is currently zoned Residential, single-family: RS-3. The subject parcel is 50 feet in width and 87 feet in depth, with a total area of 4,350 square feet. The subject parcel is half of a current double lot (lots 5 & 6, *Oceanside Park*) which is proposed to be split into the two platted lots of record. The double lot is occupied by a single family dwelling, detached garage, and concrete driveway/walkway surrounding the property. The existing home and accessory structures will be demolished to allow for the construction of the new dwelling. The current home was constructed in 1988. The applicant plans on splitting the subject lot in order for a new single family dwelling. The proposed new dwelling will have a total of 39.4 lot coverage.

BZA#10-88: Denied; For 2.8 feet side yard (1.4 feet each side); for 16 feet setback in lieu of 7.4 feet on each side, to face paved street.

STAFF ANALYSIS:

The existing structures will be demolished and the split the lot, to allow the applicant to build two new single family dwellings. The subject property, even undivided, is irregular as compared to the surrounding lot pattern. The two lots of record appear to be unique as a result of the intersection of the *Oceanside Park* plat portion that makes up the upper and lower streets, which form a north / south aligned square, and the remainder of the plat that is aligned with the rest of the city, which follows the diagonal line of the beach. The subject property will be occupied by a new single-family dwelling that will exceed the minimum lot coverage for a lot in the RS-3 Zoning District and required setbacks if

approved. The proposed new structure would not meet the rear yard setbacks, and would increase the overall lot coverage to 39.4% due to the historic nonconforming lots of record being undersized. Although the proposed structure would not exceed the minimum lot coverage, this is the minimum variance needed to allow the construction of the proposed new home on a newly split lot 5 with the revised site plan and reduction in proposed lot coverage.

MINIMUM DIMENSIONAL STANDARDS:

(1) Single family dwelling unit.

- Minimum lot area: Six thousand (6,000) square feet.
- Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty (20) feet.
 - o Side yard: Fifteen (15) feet 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.
 - o 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. Garages or carports shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject parcel is nonconforming in both width and lot area. The subject parcel is 4,350 square feet and 50 feet in width. The minimum lot area: Six thousand (6,000) square feet and the minimum width is 50 feet.

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

Staff does not find that circumstances are a result of the applicant. The subject property is a nonconforming lot of record that represents half of the current parent parcel. Per 34-624, platted lots of record are considered buildable per the LDC, so the split of the parent parcel into the two platted lots is allowed by the LDC and the two created lots are nonconforming in size, and we platted in 1922.

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 proposed structure will supersede minimum lot coverage and will be constructed smaller, granting the variance will not confer any special privileges.

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 cause an unnecessary and undue hardship.

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. The applicant will build a single family dwelling with associated car port and driveway within the specified lot coverage and setbacks.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities as well as the proposed new porch. The applicant will construct the new home much smaller in comparison to original request in order to come closer to meeting land development code minimum standards for lot coverage and rear yard setback as required by the RS-3 zoning district.

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. With approval of the proposed new site plan, the applicant does meet land development codes and the comprehensive plan with regards to use and density in the medium density residential future land use

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#23-100100 based on the revised site plan with lot coverage of 39.4%**

ATTACHMENTS:

1. 23-100100 pics
2. 23-100100 app

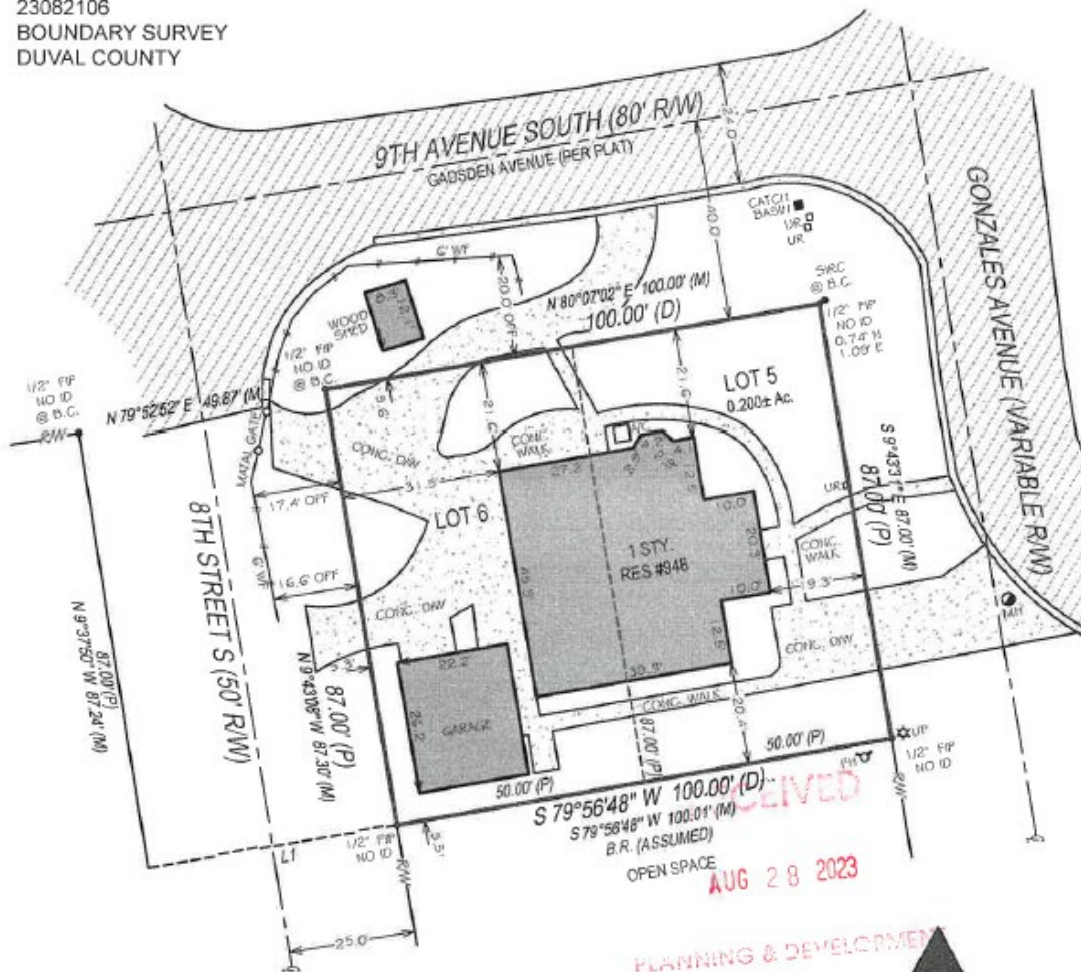
Location Map (property boundaries are reprehensive only)



PROPERTY ADDRESS: 948 GONZALES AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2308.2106

23082106
BOUNDARY SURVEY
DUVAL COUNTY



LINE TABLE:
L1 50.00' (P)
S 79°56'48" W 50.00' (M)

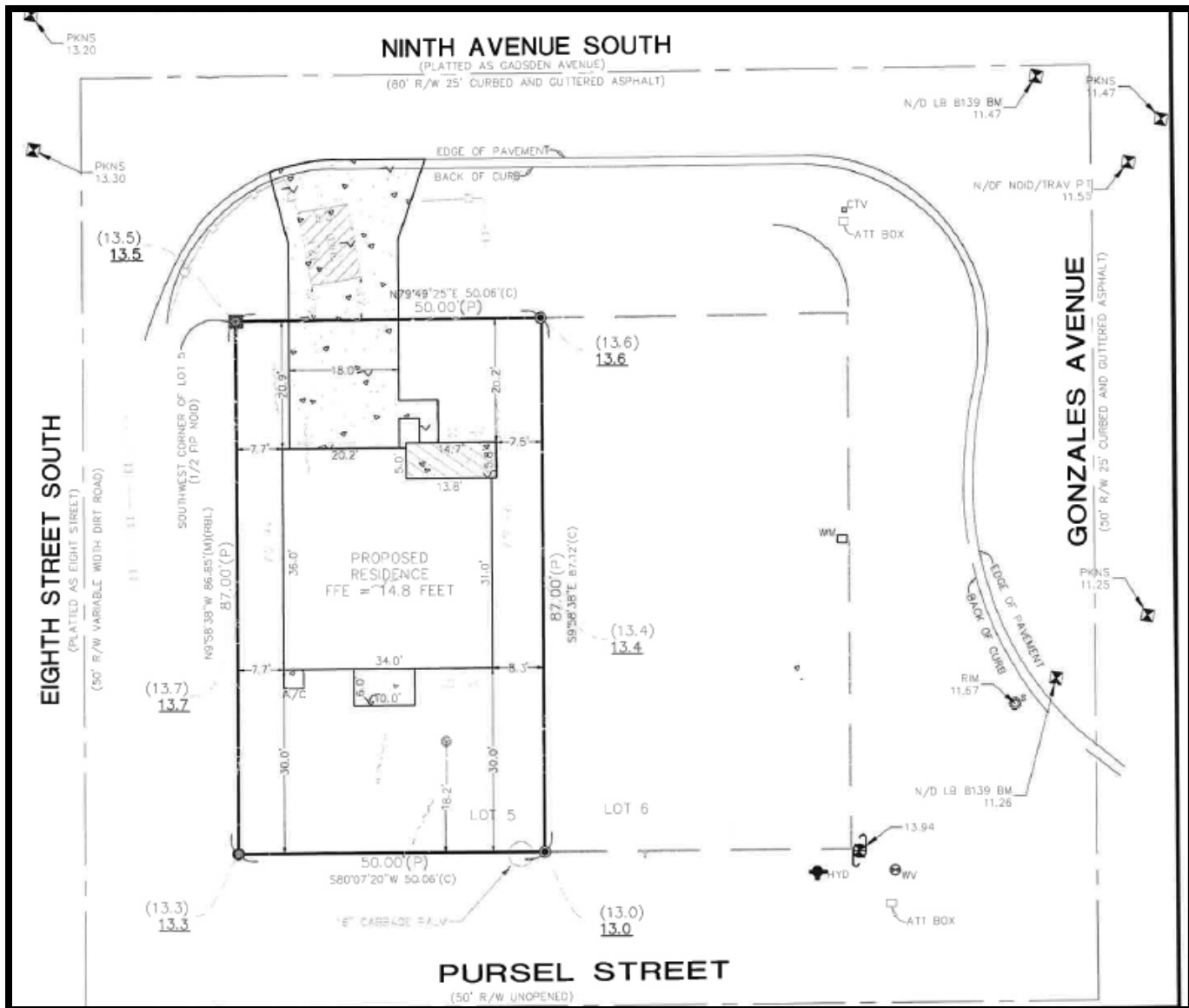
SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

PLANNING & DEVELOPMENT



Existing Survey

Proposed Survey



LOT AREA TABLE, ft²

LOT	4354.4
PROPOSED BUILDING	1300.4
AC PAD	9
DRIVEWAY/SW TO R/W	407.7
TOTAL IMPERVIOUS AREA:	1717.1 (39.4%)



APPLICATION FOR VARIANCE

BOA NO.

23-100/000

HEARING DATE

10-17-23

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.

AUG 28 2023

APPLICANT INFORMATION

Applicant Name: Anthony Simonetta Telephone: (904) 838-1265
Mailing Address: 637 South Pokeberry PL E-Mail: viptwo@yahoo.com
Jacksonville FL 32259

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

Landowner Name: LAS Holdings LLC Telephone: (904) 333-7873
Mailing Address: 19 12th St South E-Mail: RE904@icloud.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: 948 Gonzales Ave, Jacksonville Beach FL 32250

Legal description of property (Attach copy of deed): Oceanside Park Lot 5, Block 98

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 20' in lieu of 30'

Lot coverage of 50% in lieu of 35%

AFFIDAVIT

I, Anthony Simonetta, 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

Anthony Simonetta

PRINT APPLICANT NAME

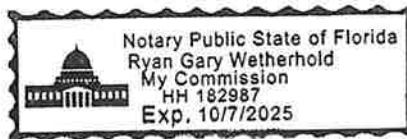
DATE

8/23/23

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of August 23rd, 2023, by Anthony Simonetta, who is personally known to me or produced _____ as identification.

Ryan Wetherhold
NOTARY PUBLIC SIGNATURE
Ryan Wetherhold
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3

FLOOD ZONE: X

CODE SECTION (s):

Section(s): 34-338(e)(1)c(3), for rear yard set back of 20 feet in lieu of 30 feet; and 34-338(e)(1)(e) for lot coverage of 50% in lieu of 35% maximum to allow for a new single family home for property addressed 948 Gonzales Ave Lot 5, RE# 176631-0000, legally described as Lot 5, Block 98, Oceanside Park

U.S. Department of Housing and Urban Development

23-1000/200

RECEIVED
AUG 28 2023
TRAINING & DEVELOPMENT

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

- HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
- Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;
- Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The information requested does not lend itself to confidentiality.

Settlement Charges		
700. Total First Mortgage Settlement Fees	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. Division of commission (line 700) as follows:		
702.		
703. Commission paid at settlement		
704. Brokerage Fee to Engel & Volkers First Coast		
800. Items Payable in Connection with Loan		
801. Our origination charge		
802. Your credit or charge (points) for the specific interest rate chosen		
803. Appraisal fee		
804. Credit report		
805. Tax service		
806. Flood certification		
807.		
808.		
809.		
810.		
900. Items Requested by Lender to be Paid in Advance		
901. Daily interest charges from 08/23/2023 to 09/01/2023		
902. Mortgage Insurance premium		
903. Homeowner's Insurance		
904.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account		
1002. Homeowner's Insurance		
1003. Mortgage Insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment \$0.00		
1100. Title Charges		
1101. Settlement or closing fee to Ponte Vedra Title, LLC		
1102. Owner's title insurance to First American Title Insurance Company		
1103. Lender's title insurance to First American Title Insurance Company		
1104. Lender's title policy limit \$		
1105. Owner's title policy limit \$625,000.00		
1106. Title - Settlement Fee to Ponte Vedra Title, LLC		
1107.		
1108.		
1109. Title - Title Search Fee to First American Title Insurance Company		
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$18.50 Mortgage \$ Release \$ to Clerk of Court		
1202. City/County tax/stamps Deed \$ Mortgage \$		
1203. State tax/stamps Deed \$4,375.00 Mortgage \$ to Clerk of Court		
1204. Recording Fee: Trust Cert.		
1300. Additional Settlement Charges		
1301.		
1302. Municipal Lien Report to City of Jax Beach - Pd In Adv by PVT		
1303. Survey Fee to Exacta Land Surveyors, LLC		
1304.		
1305. Escrowed Funds for Post-Occupancy Agmt (from TC proceeds) to Ponte Vedra Title Escrow Account		
1306.		
1307. Net Proceeds to Seller to Thomas Harold Courson		
1308. Net Proceeds to Seller to Michael John Courson		
1309.		
1310.		
1400. Total Settlement Charges (enter on File: 103, Section J and 502, Section K)		

See signature addendum

REC'D
AUG 28 2023
TRAINING & DEVELOPMENT

Signature Addendum

LAS Holdings LLC, a Florida Limited Liability Company

By: *Anthony J. Simonetta*

dateloop verified
08/22/23 2:14 PM EDT
A7064QDB B0MAB CBEU

Anthony J. Simonetta, Manager

Michael John Courson 8/18/23
Date
Michael John Courson

Thomas Harold Courson 8/18/23
Date
Thomas Harold Courson

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

8/23/23

Date

3

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 79 DEGREES 56 MINUTES 48 SECONDS WEST IS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT 5 AND 6, LOCATED WITHIN REPLAT OF BLOCK 98, OCEANSIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 26 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

23-1001000

LEGAL DESCRIPTION:

LOTS 5 AND 6, REPLAT OF BLOCK 98, OCEANSIDE PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

AUG 28 2023

PLANNING & DEVELOPMENT

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

Symbol	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS

(C) - Calculated	C/P - Covered Porch
(D) - Deed	C/S - Concrete Slab
(F) - Field	CATV - Cable TV Riser
(M) - Measured	CB - Concrete Block
(P) - Plat	CH - Chord Bearing
(R) - Record	CHIM - Chimney
(S) - Survey	CLF - Chain Link Fence
A/C - Air Conditioning	CME - Canal Maintenance Easement
AE - Access Easement	CO - Clean Out
ANE - Anchor Easement	CONC - Concrete
ASBL - Accessory Setback Line	COR - Corner
B/W - Bay/Box Window	COR/W - Concrete Sidewalk
BC - Block Corner	CUE - Control Utility Easement
BFP - Backflow Preventer	CVG - Concrete Valley Gutter
BLDG - Building	D/W - Driveway
BLK - Block	DE - Drainage Easement
BM - Benchmark	DF - Drain Field
BR - Bearing Reference	DH - Drill Hole
BRL - Building Restriction Line	DUE - Drainage & Utility Easement
BSMT - Basement	ELEV - Elevation
C - Curve	EM - Electric Meter
C/L - Center Line	ENCL - Enclosure
	ENT - Entrance
	EOP - Edge of Pavement
	EOW - Edge of Water
	ESMT - Easement
	EUB - Electric Utility Box
	F/DH - Found Drill Hole
	FCM - Found Concrete Monument
	FF - Finished Floor
	FIP - Found Iron Pipe
	FIPC - Found Iron Pipe & Cap

FIR - Found Iron Rod	ORB - Official Records Book
FIRC - Found Iron Rod & Cap	ORV - Official Record Volume
FN - Found Nail	O/A - Overall
FN&D - Found Nail & Disc	O/S - Offset
FRRSPK - Found Rail Road Spike	OFF - Outside Subject Property
GAR - Garage	OH - Overhang
GM - Gas Meter	OHL - Overhead Utility Lines
ID - Identification	OHWL - Ordinary High Water Line
IE/EE - Ingress/Egress Easement	ON - Inside Subject Property
ILL - Illegible	P/E - Pool Equipment
INST - Instrument	PB - Plat Book
INT - Intersection	PC - Point of Curvature
IRRE - Irrigation Easement	PCC - Point of Compound Curvature
L - Length	PCP - Permanent Control Point
LAE - Limited Access Easement	PI - Point of Intersection
LB# - License No. (Business)	PLS - Professional Land Surveyor
LBE - Limited Buffer Easement	PLT - Planter
LE - Landscape Easement	POB - Point of Beginning
LME - Lake/Landscape Maintenance Easement	POC - Point of Commencement
LS# - License No. (Surveyor)	PRC - Point of Reverse Curvature
MB - Map Book	PRM - Permanent Reference Monument
ME - Maintenance Easement	PSM - Professional Surveyor & Mapper
MES - Mitered End Section	PT - Point of Tangency
MF - Metal Fence	PUE - Public Utility Easement
MH - Manhole	R - Radius or Radial
MHWL - Mean High Water Line	R/W - Right of Way
NR - Non-Radial	RES - Residential
NTS - Not to Scale	RGE - Range
NAVD88 - North American Vertical Datum 1988	ROE - Roof Overhang Easement
NGVD29 - National Geodetic Vertical Datum 1929	RP - Radius Point
OG - On Ground	

S/W - Sidewalk	SBL - Setback Line
SCL - Survey Closure Line	SCR - Screen
SEC - Section	SEP - Septic Tank
SEW - Sewer	SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement	SN&D - Set Nail and Disc
SQFT - Square Feet	STL - Survey Tie Line
STY - Story	SV - Sewer Valve
SWE - Sidewalk Easement	TBM - Temporary Bench Mark
TEL - Telephone Facilities	TOB - Top of Bank
TUE - Technological Utility Easement	TWP - Township
TX - Transformer	TYP - Typical
UE - Utility Easement	UG - Underground
UP - Utility Pole	UR - Utility Riser
VF - Vinyl Fence	W/C - Witness Corner
W/F - Water Filter	WF - Wood Fence
WM - Water Meter/Valve Box	WV - Water valve

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-1001000

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	THIS IS A PLATTED LOT OF RECORD THAT IS MUCH SHALLOWER THAN CODE REQUIRES
Special circumstances and conditions do not result from the actions of the applicant.	YES	THIS IS A PLATTED LOT OF RECORD PRIOR TO THE CURRENT LAND DEVELOPMENT CODE
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 WOULD BE CONSISTENT WITH OTHER VARIANCES GRANTED TO THE SAME PARCELS ALL ACROSS THE CITY
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	IT WOULD BE IMPOSSIBLE TO MEET CODE REQUIREMENTS AND BUILD WITHIN REASON
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	YES THIS REQUEST IN VERY CONSERVATIVE AND FAIR
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	A NEW HOME WOULD BE CONSISTENT WITHIN THE OVERALL NEIGHBORHOOD, MORE THAN ADEQUATE PARKING IS ALLOCATED



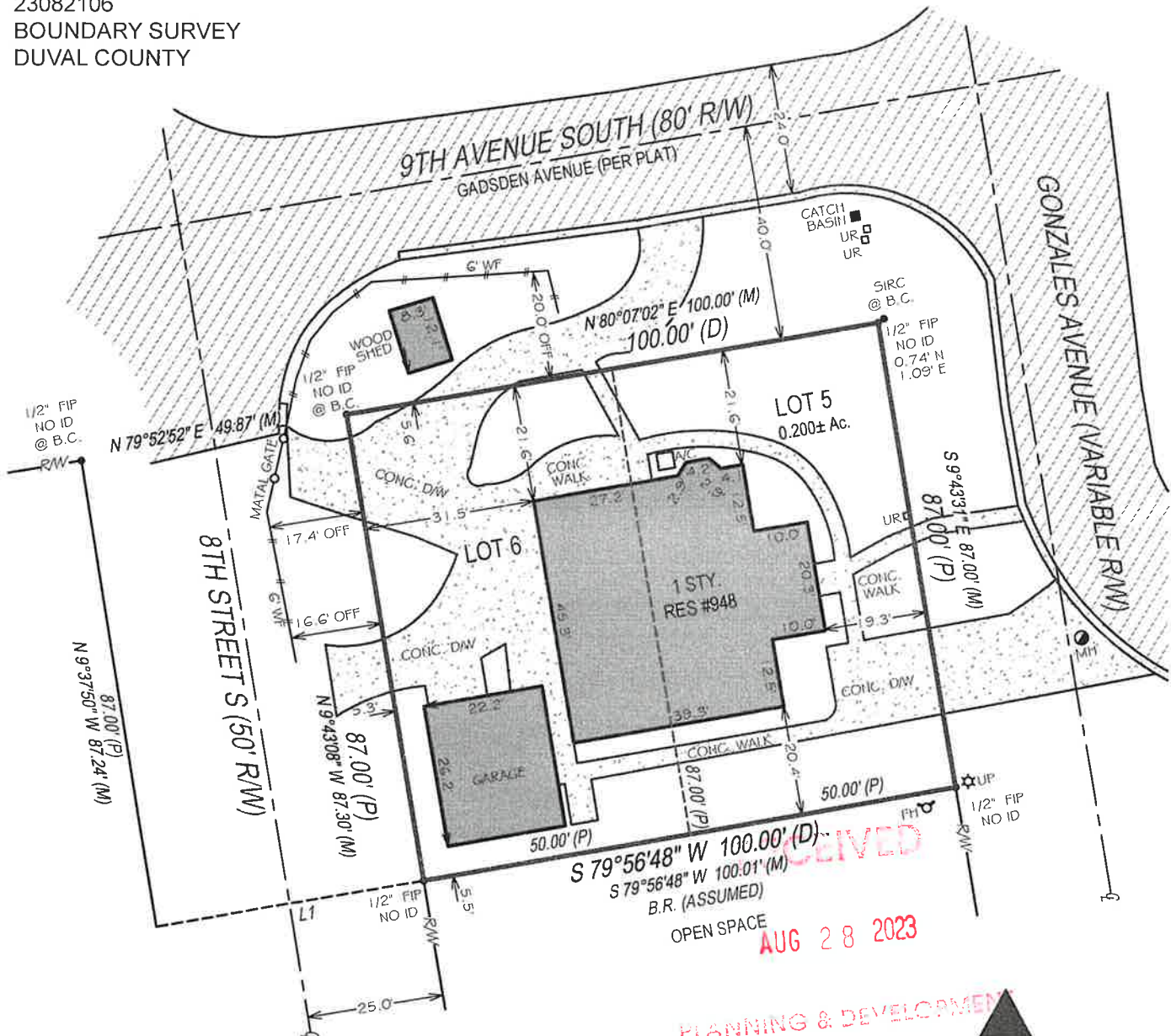
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 948 GONZALES AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2308,2106

23082106
BOUNDARY SURVEY
DUVAL COUNTY



LINE TABLE:
L1 50.00' (P)
S 79°56'48" W 50.00' (M)

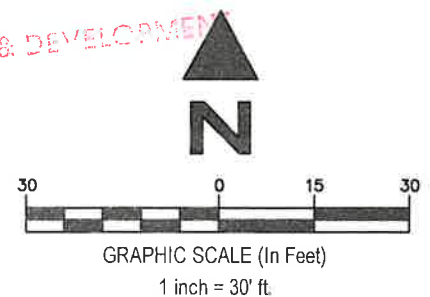
SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands

POINTS OF INTEREST:

NONE VISIBLE



LEGEND

- SBM = SITE BENCHMARK
SMH = SANITARY SEWER MANHOLE
FH = FIRE HYDRANT
CB = CABLE/INTERNET UTILITIES BOX
PP = POWER POLE
WM = EXISTING WATER METER
W = WELL
BCF = BLOCK CORNER FOUND - NORTHWEST CORNER OF LOT 5
FIP = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
LBR = SET 1/2" IRON ROD LB#8139
- GE = EXISTING GROUND ELEVATIONS
ET = EXISTING TREE
WF = WOOD FENCE
EDF = EXISTING DRAINAGE FLOW
E = EXISTING ELEVATION
PE = PROPOSED ELEVATION
- PC = PROPOSED CONCRETE
EC = EXISTING CONCRETE
PCA = PROPOSED COVERED AREA
ECA = EXISTING COVERED AREA

- A/C = AIR CONDITIONER ON PAD
BOC = BACK OF CURB
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
DB = DEED BOOK
EP = EDGE OF PAVEMENT
FFE = FINISHED FLOOR ELEVATION
GWA = GUY WIRE ANCHOR
JEA = JACKSONVILLE ELECTRIC AUTHORITY
JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
JEA-EE = JEA ELECTRICAL EASEMENT
LSB = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
OHW = OVERHEAD WIRE/LINE
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PE = POOL EQUIPMENT
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RBL = REFERENCE BEARING LINE
R/W = RIGHT-OF-WAY LINE
STY = STORY
TBR = TO BE REMOVED
TYP = TYPICAL
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
(D) = DEED CALL
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
(R) = RECORD VALUE

ZONING INFORMATION
JRS-3 FROM PROPERTY APPRAISER'S WEBSITE
• FRONT 20'
• SIDE 15'
• REAR 30'

LOT AREA TABLE, ft²	
LOT	4354.4
PROPOSED BUILDING	1300.4
AC PAD	9
DRIVEWAY/SW TO R/W	407.7
TOTAL IMPERVIOUS AREA:	1717.1 (39.4%)

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plot Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- Bearings hereon are based on: RBL AS SHOWN OR STATED HEREON.
- Contiguous lots lie in same block, unit, phase, section etc., unless noted.
- Type of Survey: **PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- See house plans for additional details.
- Plot hereon contains no angles or bearings for comparison to field measured values.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X", according to flood insurance rate map panel: **#12031C0419 (11/02/2018)**.

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTES #11 DEDICATION.

MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J, F.S. AND RULE 61G0-2.001, F.A.C. AND CHAPTER 472.02, F.S. AND WAS DONE UNDER MY SUPERVISION.

Brandon D. Shugart
STATE OF
Florida Professional Surveyor and Mapper

09/13/2023
Signature Date
License No. 7009
Surveyor's Seal

LEGAL DESCRIPTION

LOT 5, REPLAT OF BLOCK 98 OCEANSIDE PARK,
PLAT/MAP BOOK 8, PAGE 26
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PLOT PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
FOR: AMERICAN CLASSIC HOMES
AT: 7XX SOUTH 9TH AVENUE
JACKSONVILLE, FLORIDA 32250

Drawn By: SLG
Field Survey Date: 08/28/2023
FB/PG: 103/47
Scale 1" = 20 Feet
Drawing/File #: 082423.2
Plot Date: 09/14/23

Additional Information/Certifications:
XXXXX

EIGHTH STREET SOUTH
(PLATTED AS EIGHT STREET)
(50' R/W VARIABLE WIDTH DIRT ROAD)

NINTH AVENUE SOUTH
(PLATTED AS GADSDEN AVENUE)
(80' R/W 25' CURBED AND GUTTERED ASPHALT)

GONZALES AVENUE
(50' R/W 25' CURBED AND GUTTERED ASPHALT)

PURSEL STREET
(50' R/W UNOPENED)

Danevsky Joseph

From: Building Inspection Division
Sent: Tuesday, October 3, 2023 11:44 AM
To: 'Kaz@achllc.net'
Cc: Danevsky Joseph
Subject: RE: Online Form Submission #22995 for Address Assignment Application

Good Morning Kaz,

If the variances get approved at the upcoming BOA meeting, the preliminary addresses are

Lot 5= 786 S 9th Ave (BOA#23-100100)

Lot 6= 740 S 9th Ave (BOA#23-100101)

Thanks,
Chandra Medford
Permit Administrator
904-247-6235



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, October 2, 2023 9:39 PM
To: Building Inspection Division <buildinginspection@jaxbchfl.net>
Subject: Online Form Submission #22995 for Address Assignment Application

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

Address Assignment Application

Request Type	Apply for New Address
Reason for Request	Construct a new building on a parcel with no address, Other
Additional Description	tear down current structure and build on lots 5 & 6
Current Use of Property	One or Two-Family Residential
Boundary Survey	7xx 9th Ave S 32250 Lot 5 Plot Plan.pdf
Proposed Use of Property	One or Two-Family Residential
Site Plan	7xx 9th Ave S 32250 Lot 6 Plot Plan.pdf
Property Owner of Record	H & H Seaside Development

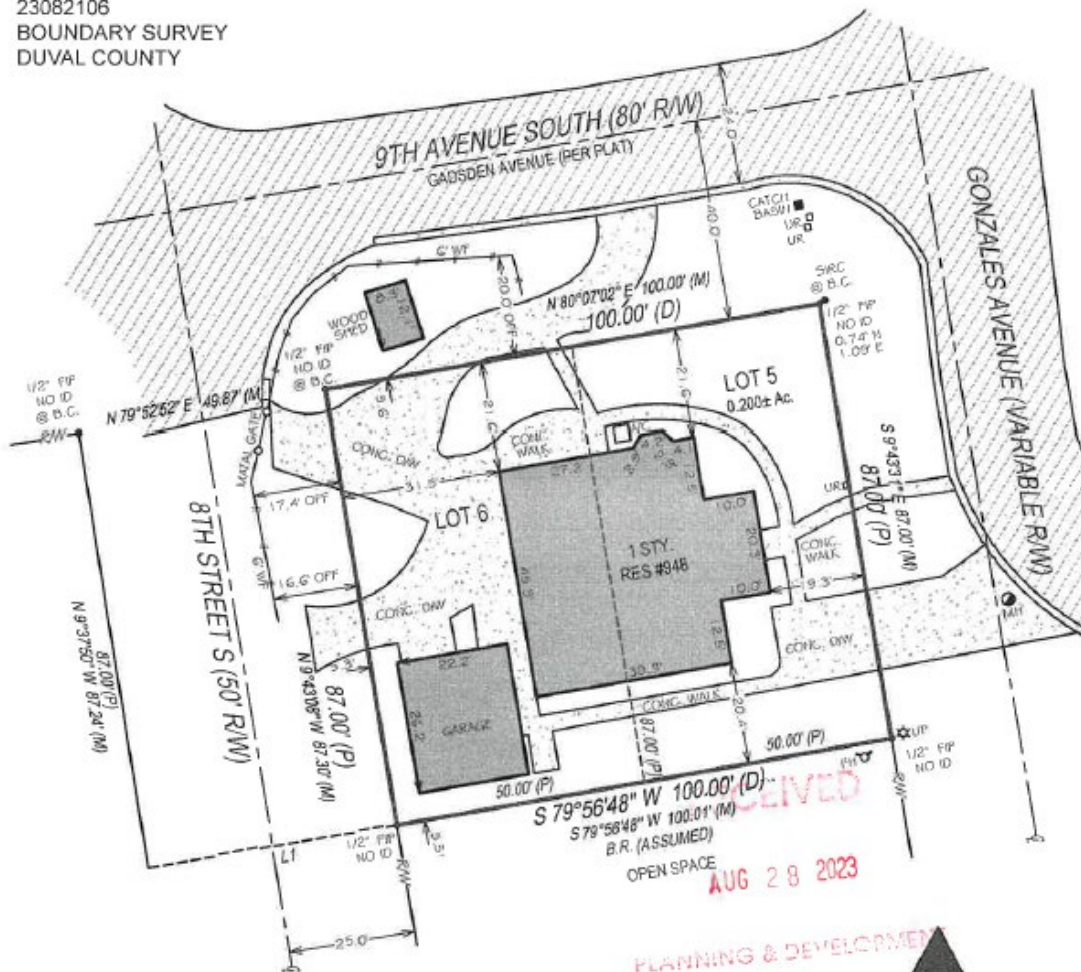
Location Map (property boundaries are reprehensive only)



PROPERTY ADDRESS: 948 GONZALES AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2308.2106

23082106
BOUNDARY SURVEY
DUVAL COUNTY



LINE TABLE:
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S 79°56'48" W 50.00' (M)

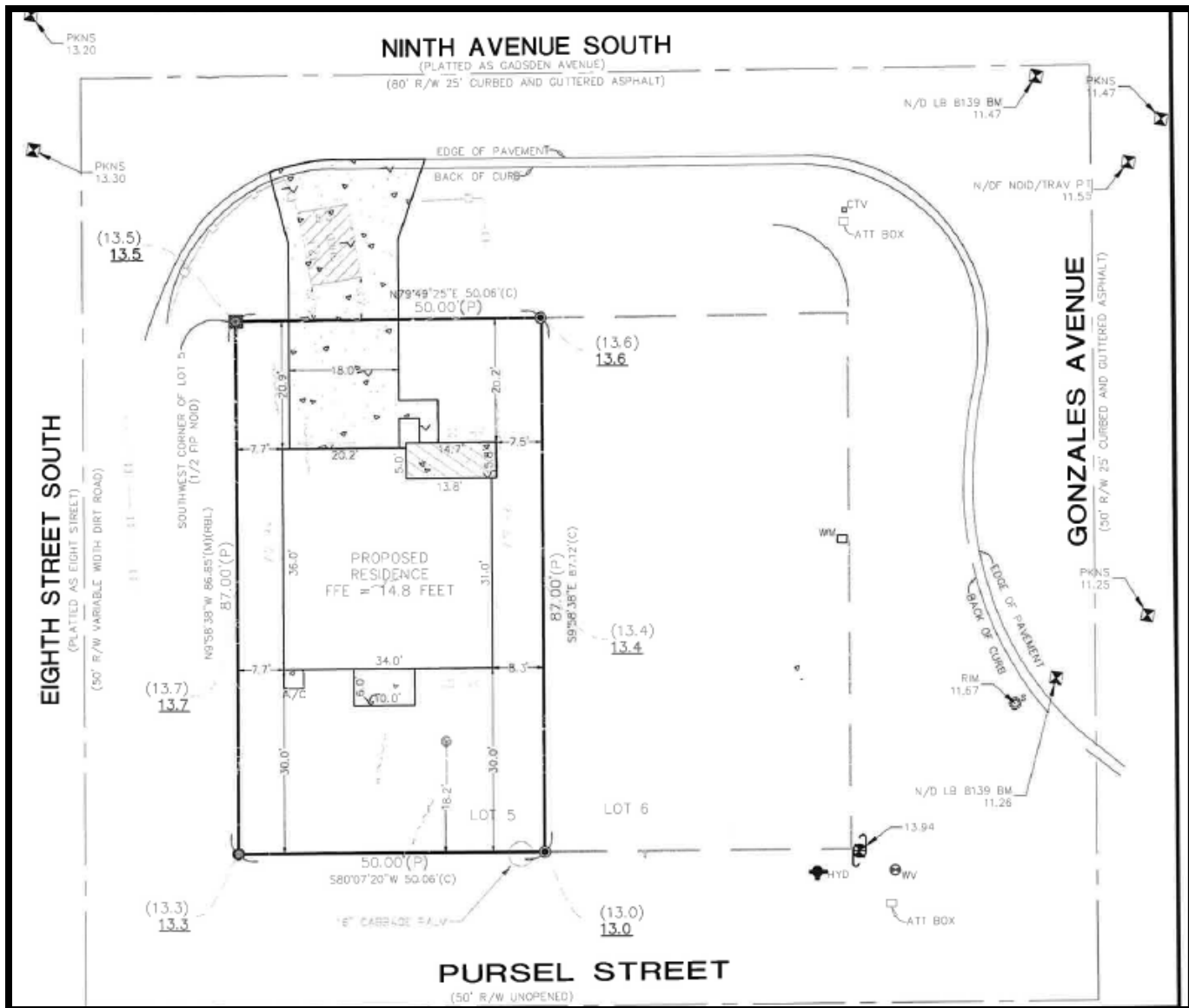
SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

PLANNING & DEVELOPMENT



Existing Survey

Proposed Survey



LOT AREA TABLE, ft ²	
LOT	4354.4
PROPOSED BUILDING	1300.4
AC PAD	9
DRIVEWAY/SW TO R/W	407.7
TOTAL IMPERVIOUS AREA:	1717.1 (39.4%)



APPLICATION FOR VARIANCE

BOA No.

23-100101

HEARING DATE

10/17/23

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.

PLANNING & DEVELOPMENT

AUG 28 2023

APPLICANT INFORMATION

Applicant Name: Anthony Simonetta **Telephone:** (904) 838-1265
Mailing Address: 637 South Pokeberry PL **E-Mail:** viptwo@yahoo.com
Jacksonville FL 32259
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: LAS Holdings LLC **Telephone:** (904) 333-7873
Mailing Address: 19 12th St South **E-Mail:** RE904@icloud.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: 948 Gonzales Ave, Jacksonville Beach FL 32250

Legal description of property (Attach copy of deed): Oceanside Park Lot 6, Block 98

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 20' in lieu of 30'

Lot coverage of 50% in lieu of 35%

AFFIDAVIT

I, Anthony Simonetta, 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

Anthony Simonetta

PRINT APPLICANT NAME

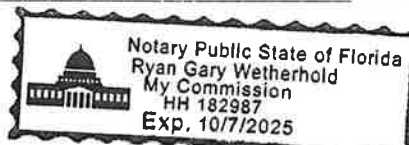
DATE

6/23/23

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of August 23rd, 2023, by Anthony Simonetta, who is personally known to me or produced _____ as identification.

Ryan Wetherhold
 NOTARY PUBLIC SIGNATURE
Ryan Wetherhold



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3

FLOOD ZONE: X

CODE SECTION (s):

Section(s): 34-338(e)(1)c(3), for rear yard set back of 20 feet in lieu of 30 feet; and 34-338(e)(1)(e) for lot coverage of 50% in lieu of 35% maximum to allow for a new single family home for property addressed 948 Gonzales Ave Lot 6, RE# 176631-0000, legally described as Lot 6, Block 98, Oceanside Park

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No 2502-0265

23-100101

B. Type of Loan					
1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File No. 23-1602	7. Loan No.	8. Mortgage Insurance Case No.
4. ☐ VA	5. ☐ Conv Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: LAS Holdings LLC 637 South Pokeberry Place Jacksonville, FL 32259		E. Name & Address of Seller: Michael John Courson and Thomas Harold Courson 725 10th Avenue South Jacksonville Beach, FL 32250		F. Name & Address of Lender:	
G. Property Location: 948 Gonzales Avenue Jacksonville Beach, FL 32250		H. Settlement Agent: Ponte Vedra Title, LLC Place of Settlement: 50 A1A North, Suite 108 Ponte Vedra Beach, FL 32082		I. Settlement Date: 08/23/2023 Funding Date: 08/23/2023 Disbursement Date: 08/23/2023	
J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
100. Gross Amount Due from Borrower 101. Contract sales price 102. Personal property 103. Settlement charges to borrower (line 1400) 104. 105. Adjustment for items paid by seller in advance 106. City/Town Taxes 107. County Taxes 108. Assessments 109. 110. 111. 112. 120. Gross Amount Due from Borrower 200. Amount Paid by or In Behalf of Borrower 201. Deposit 202. Principal amount of new loan(s) 203. Existing loan(s) taken subject to 204. 205. 206. 207. 208. 209. Adjustments for items unpaid by seller 210. City/Town Taxes 211. County Taxes 01/01/2023 to 08/23/2023 212. Assessments 213. 214. 215. 216. 217. 218. 219. 220. Total Paid by/for Borrower 300. Cash at Settlement from/to Borrower 301. Gross amount due from borrower (line 120) 302. Less amounts paid by/for borrower (line 220) 303. Cash ☒ From ☐ To Borrower			400. Gross Amount Due to Seller 401. Contract sales price 402. Personal property 403. 404. 405. Adjustment for items paid by seller in advance 406. City/Town Taxes 407. County Taxes 408. Assessments 409. 410. 411. 412. 420. Gross Amount Due to Seller 500. Reductions in Amount Due to Seller 501. Excess deposit (see instructions) 502. Settlement charges to seller (line 1400) 503. Existing loan(s) taken subject to 504. Payoff of First Mortgage 505. Payoff of Second Mortgage 506. 507. 508. 509. Adjustments for items unpaid by seller 510. City/Town Taxes 511. County Taxes 01/01/2023 to 08/23/2023 512. Assessments 513. 514. 515. 516. 517. 518. 519. 520. Total Reduction Amount Due Seller 600. Cash at Settlement to/from Seller 601. Gross amount due to seller (line 420) 602. Less reductions in amounts due seller (line 520) 603. Cash ☒ To ☐ From Seller		

RECEIVED
AUG 28 2023
PLANNING & DEVELOPMENT

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

Settlement Charges		
	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees		
Division of commission (line 700) as follows:		
701.		
702.		
703. Commission paid at settlement		
704. Brokerage Fee to Engel & Volkers First Coast		
800. Items Payable in Connection with Loan		
801. Our origination charge		
802. Your credit or charge (points) for the specific interest rate chosen		
803. Appraisal fee		
804. Credit report		
805. Tax service		
806. Flood certification		
807.		
808.		
809.		
810.		
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 08/23/2023 to 09/01/2023		
902. Mortgage insurance premium		
903. Homeowner's insurance		
904.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment \$0.00		
1100. Title Charges		
1101. Settlement or closing fee to Ponte Vedra Title, LLC		
1102. Owner's title insurance to First American Title Insurance Company		
1103. Lender's title insurance to First American Title Insurance Company		
1104. Lender's title policy limit \$		
1105. Owner's title policy limit \$425,000.00		
1106. Title - Settlement Fee to Ponte Vedra Title, LLC		
1107.		
1108.		
1109. Title - Title Search Fee to First American Title Insurance Company		
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$18.50 Mortgage \$ Release \$ to Clerk of Court		
1202. City/County tax/stamps Deed \$ Mortgage \$		
1203. State tax/stamps Deed \$4,375.00 Mortgage \$ to Clerk of Court		
1204. Recording Fee: Trust Cert.		
1300. Additional Settlement Charges		
1301.		
1302. Municipal Lien Report to City of Jax Beach - Pd In Adv by PVT		
1303. Survey Fee to Exacta Land Surveyors, LLC		
1304.		
1305. Escrowed Funds for Post-Occupancy Agmt (from TC proceeds) to Ponte Vedra Title Escrow Account		
1306.		
1307. Net Proceeds to Seller to Thomas Harold Courson		
1308. Net Proceeds to Seller to Michael John Courson		
1309.		
1310.		
1400. Total Settlement Charges (enter on line 102, Section I and 502, Section K)		

REC
AUG 28 2023
PLANNING & DEVELOPMENT

See signature addendum

Signature Addendum

LAS Holdings LLC, a Florida Limited Liability Company

By: Anthony J. Simonetta

datloop verified
08/23/23 2:14 PM EDT
A206100B-8CMB-CDEU

Anthony J. Simonetta, Manager

Date

Michael John Courson

8/18/23
Date

Thomas Harold Courson

Thomas Harold Courson

8/18/23
Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

8/23/23

Date

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AUG 28 2023
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JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 79 DEGREES 56 MINUTES 48 SECONDS WEST IS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT 5 AND 6, LOCATED WITHIN REPLAT OF BLOCK 98, OCEANSIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 26 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

23-100101

LEGAL DESCRIPTION:

LOTS 5 AND 6, REPLAT OF BLOCK 98, OCEANSIDE PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES		 Elevation		C/P - Covered Porch		FIR - Found Iron Rod		ORB - Official Records Book		S/W - Sidewalk	
 Boundary Line		 Fire Hydrant		C/S - Concrete Slab		FIRC - Found Iron Rod & Cap		ORV - Official Record Volume		SBL - Setback Line	
 Center Line		 Find or Set Monument		CATV - Cable TV Riser		FN - Found Nail		O/A - Overall		SCL - Survey Closure Line	
 Chain Link or Wire Fence		 Guywire or Anchor		CB - Concrete Block		FN&D - Found Nail & Disc		O/S - Offset		SCR - Screen	
 Easement		 Manhole		CH - Chord Bearing		FRRSPK - Found Rail Road Spike		OFF - Outside Subject Property		SEC - Section	
 Edge of Water		 Tree		CHIM - Chimney		GAR - Garage		OH - Overhang		SEP - Septic Tank	
 Iron Fence		 Utility or Light Pole		CLF - Chain Link Fence		GM - Gas Meter		OHL - Overhead Utility Lines		SEW - Sewer	
 Overhead Lines		 Well		CME - Canal Maintenance Easement		ID - Identification		OHWL - Ordinary High Water Line		SIRC - Set Iron Rod & Cap	
 Structure				CO - Clean Out		IE/EE - Ingress/Egress Easement		ON - Inside Subject Property		SMWE - Storm Water Management Easement	
 Survey Tie Line				CONC - Concrete		ILL - Illegible		P/E - Pool Equipment		SN&D - Set Nail and Disc	
 Vinyl Fence				COR - Corner		INST - Instrument		PB - Plat Book		SQFT - Square Feet	
 Wall or Party Wall				CS/W - Concrete Sidewalk		INT - Intersection		PC - Point of Curvature		STL - Survey Tie Line	
 Wood Fence				CUE - Control Utility Easement		IRRE - Irrigation Easement		PCC - Point of Compound Curvature		STY - Story	
SURFACE TYPES				CVG - Concrete Valley Gutter		L - Length		PCP - Permanent Control Point		SV - Sewer Valve	
 Asphalt				D/W - Driveway		LAE - Limited Access Easement		PI - Point of Intersection		SWE - Sidewalk Easement	
 Brick or Tile				DE - Drainage Easement		LB# - License No. (Business)		PLS - Professional Land Surveyor		TBM - Temporary Bench Mark	
 Concrete				DF - Drain Field		LBE - Limited Buffer Easement		PLT - Planter		TEL - Telephone Facilities	
 Covered Area				DH - Drill Hole		LE - Landscape Easement		POB - Point of Beginning		TOB - Top of Bank	
 Water				DUE - Drainage & Utility Easement		LME - Lake/Landscape Maintenance Easement		POC - Point of Commencement		TUE - Technological Utility Easement	
 Wood				ELEV - Elevation		LS# - License No. (Surveyor)		PRC - Point of Reverse Curvature		TWP - Township	
SYMBOLS				EM - Electric Meter		MB - Map Book		PRM - Permanent Reference Monument		TX - Transformer	
 Benchmark				ENCL - Enclosure		ME - Maintenance Easement		PSM - Professional Surveyor & Mapper		TYP - Typical	
 Center Line				ENT - Entrance		MES - Mitered End Section		PT - Point of Tangency		UE - Utility Easement	
 Central Angle or Delta				EOP - Edge of Pavement		MF - Metal Fence		PUE - Public Utility Easement		UG - Underground	
 Common Ownership				EOW - Edge of Water		MH - Manhole		R - Radius or Radial		UP - Utility Pole	
 Control Point				ESMT - Easement		MHWL - Mean High Water Line		R/W - Right of Way		UR - Utility Riser	
 Catch Basin				EUB - Electric Utility Box		NR - Non-Radial		RES - Residential		VF - Vinyl Fence	
				F/DH - Found Drill Hole		NTS - Not to Scale		RGE - Range		W/C - Witness Corner	
				FCM - Found Concrete Monument		NAVD88 - North American Vertical Datum 1988		ROE - Roof Overhang Easement		W/F - Water Filter	
				FF - Finished Floor		NGVD29 - National Geodetic Vertical Datum 1929		RP - Radius Point		WF - Wood Fence	
				FIP - Found Iron Pipe		OG - On Ground				WM - Water Meter/Valve Box	
				FIRC - Found Iron Pipe & Cap						WV - Water valve	

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22/00101

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.

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Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	THIS IS A PLATTED LOT OF RECORD THAT IS MUCH SHALLOWER THAN CODE REQUIRES
Special circumstances and conditions do not result from the actions of the applicant.	YES	THIS IS A PLATTED LOT OF RECORD PRIOR TO THE CURRENT LAND DEVELOPMENT CODE
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 WOULD BE CONSISTENT WITH OTHER VARIANCES GRANTED TO THE SAME PARCELS ALL ACROSS THE CITY
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	IT WOULD BE IMPOSSIBLE TO MEET CODE REQUIREMENTS AND BUILD WITHIN REASON
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	YES THIS REQUEST IN VERY CONSERVATIVE AND FAIR
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	A NEW HOME WOULD BE CONSISTENT WITHIN THE OVERALL NEIGHBORHOOD, MORE THAN ADEQUATE PARKING IS ALLOCATED

LEGEND

- BM = SITE BENCHMARK
SM = SANITARY SEWER MANHOLE
FH = FIRE HYDRANT
CTV = CABLE/INTERNET UTILITIES BOX
PP = POWER POLE
WM = EXISTING WATER METER
W = WELL
BCF = BLOCK CORNER FOUND--
NORTH EAST CORNER OF LOT 6
● = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
● = SET 1/2" IRON ROD LB#8139

○ = EXISTING GROUND ELEVATIONS

○ = EXISTING TREE

WOOD FENCE

— = EXISTING DRAINAGE FLOW

(10.0) = EXISTING ELEVATION

10.0 = PROPOSED ELEVATION

△ = PROPOSED CONCRETE

□ = EXISTING CONCRETE

▨ = PROPOSED COVERED AREA

□ = EXISTING COVERED AREA

- A/C = AIR CONDITIONER ON PAD
BOC = BACK OF CURB
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
DB = DEED BOOK
EP = EDGE OF PAVEMENT
FFE = FINISHED FLOOR ELEVATION
GWA = GUY WIRE ANCHOR
JEA = JACKSONVILLE ELECTRIC AUTHORITY
JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
JEA-EE = JEA ELECTRICAL EASEMENT
LB = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
OHW = OVERHEAD WIRE/LINE
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PE = POOL EQUIPMENT
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RBL = REFERENCE BEARING LINE
R/W = RIGHT-OF-WAY LINE
STY = STORY
TBR = TO BE REMOVED
TYP = TYPICAL
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
(D) = DEED CALL
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
(R) = RECORD VALUE

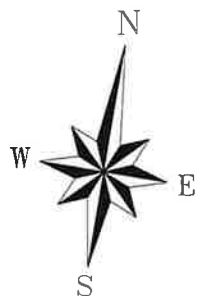
ZONING INFORMATION

JRS-3 FROM PROPERTY

APPRaiser's WEBSITE

- FRONT 20'
- SIDE TOTAL OF 15'
- COMBINED ON BOTH SIDES
- REAR 30'

LOT AREA TABLE, ft ²	
LOT	4354.4
PROPOSED BUILDING	1300.4
AC PAD	9
DRIVEWAY/SW TO R/W	414
TOTAL IMPERVIOUS AREA:	1723.4 (39.6%)



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

NINTH AVENUE SOUTH

(PLATTED AS GADSDEN AVENUE)
(80' R/W 25' CURBED AND GUTTERED ASPHALT)

PKNS
13.20

PKNS
13.30

PKNS
1.47

N/D LB 8139 BM
11.47

N/DF N01D/TRAV PT
11.55

GONZALES AVENUE
(50' R/W 25' CURBED AND GUTTERED ASPHALT)

PKNS
11.25

N/D LB 8139 BM
11.26

13.94

(12.2)
12.2

PURSEL STREET

(50' R/W ' CURBED AND GUTTERED ASPHALT)

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- Bearings hereon are based on: RBL AS SHOWN OR STATED HEREON.
- Contiguous lots lie in same block, unit, phase, section etc, unless noted.
- Type of Survey: **PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in Item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- See house plans for additional details.
- Plot hereon contains no angles or bearings for comparison to field measured values.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X", according to flood insurance rate map panel: #12031C0419J(11/02/2018).

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR, SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE VOID AND UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

7009

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 549, F.S. (FLORIDA STATUTES), AND WAS DONE UNDER MY SUPERVISION.

Brandon D. Shugart

STATE OF
Florida Professional Surveyor and Mapper

09/13/2023
Signature Date

LEGAL DESCRIPTION

LOT 6, REPLAT OF BLOCK 98 OCEANSIDE PARK,

PLAT/MAP BOOK 8, PAGE 26

PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PLOT PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: AMERICAN CLASSIC HOMES

AT: 7XX SOUTH 9TH AVENUE
JACKSONVILLE, FLORIDA 32250

Drawn By: SLG
Field Survey Date: 08/28/2023
FB/PG: 103/47

Scale 1" = 20 Feet
Drawing/File #: 082423.2
Plot Date: 09/14/23

Additional Information/Certifications:
XXXXX



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 948 GONZALES AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

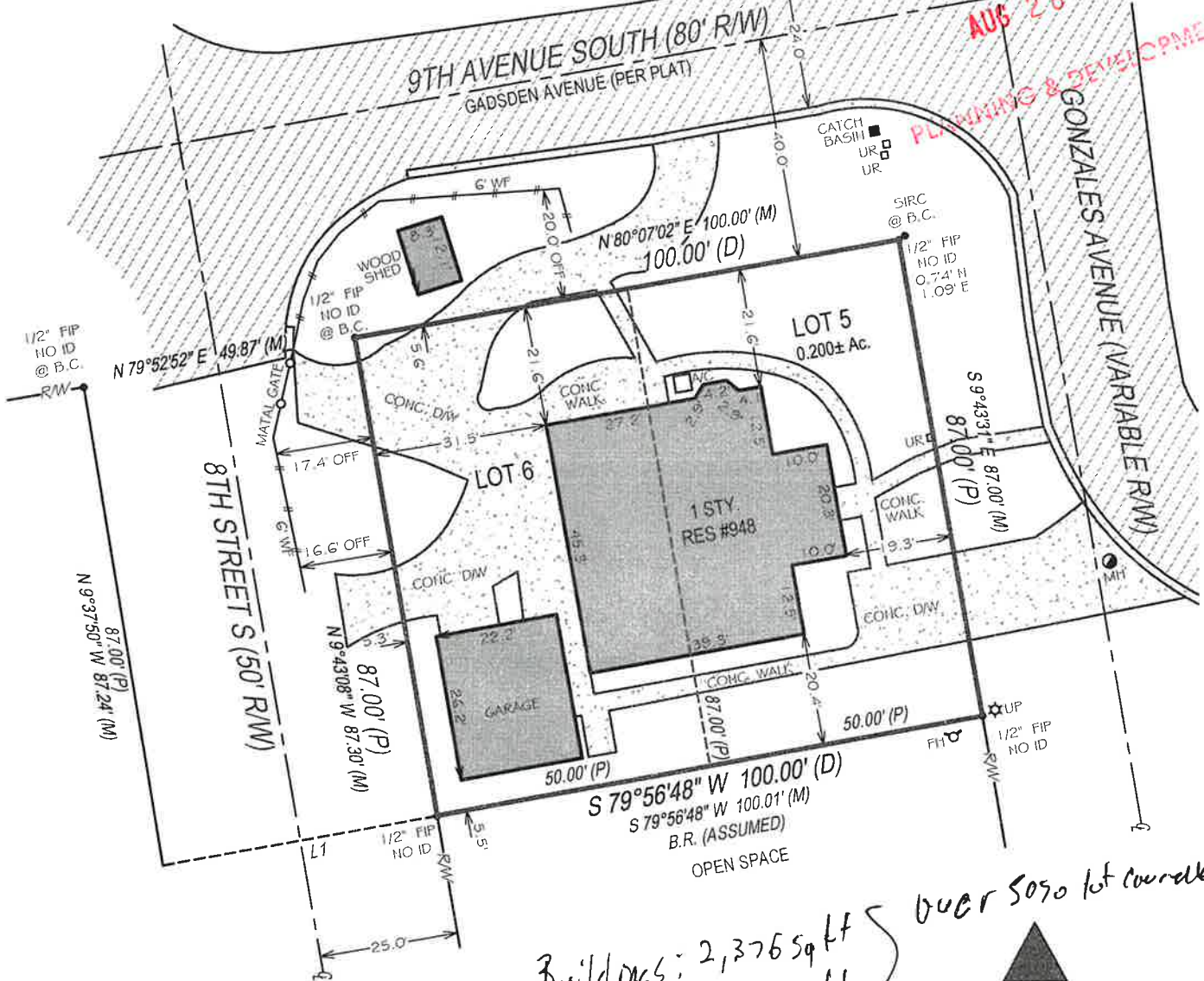
SURVEY NUMBER: FL2308.2106

23082106
BOUNDARY SURVEY
DUVAL COUNTY

23-10001

RECEIVED
AUG 28 2023

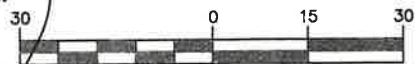
PLANNING & DEVELOPMENT



LINE TABLE:
L1 50.00' (P)
S 79°56'48" W 50.00' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED. Row 1

Buildings: 2,376 sq ft
Other Improvement Areas: 21,000 sq ft
4,376 sq ft
Over 5090 lot covered
1,000 ft



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands

POINTS OF INTEREST:

NONE VISIBLE

Danevsky Joseph

From: Building Inspection Division
Sent: Tuesday, October 3, 2023 11:44 AM
To: 'Kaz@achllc.net'
Cc: Danevsky Joseph
Subject: RE: Online Form Submission #22995 for Address Assignment Application

Good Morning Kaz,

If the variances get approved at the upcoming BOA meeting, the preliminary addresses are

Lot 5= 786 S 9th Ave (BOA#23-100100)

Lot 6= 740 S 9th Ave (BOA#23-100101)

Thanks,
Chandra Medford
Permit Administrator
904-247-6235



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, October 2, 2023 9:39 PM
To: Building Inspection Division <buildinginspection@jaxbchfl.net>
Subject: Online Form Submission #22995 for Address Assignment Application

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

Address Assignment Application

Request Type	Apply for New Address
Reason for Request	Construct a new building on a parcel with no address, Other
Additional Description	tear down current structure and build on lots 5 & 6
Current Use of Property	One or Two-Family Residential
Boundary Survey	7xx 9th Ave S 32250 Lot 5 Plot Plan.pdf
Proposed Use of Property	One or Two-Family Residential
Site Plan	7xx 9th Ave S 32250 Lot 6 Plot Plan.pdf
Property Owner of Record	H & H Seaside Development



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/16/2023
SUBJECT:	BOA #23-100105 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 7, 2023 Board of Adjustment Meeting.

BOA #23-100105

ZONING: RS-3
RE NO.: 176604-0000
LEGAL: Lot 6, Except The North 56 feet, Block 88, *Oceanside Park*
ADDRESS: 827 S 8th St

REQUEST:

Section(s): 34-338(e)(1)a, for a front yard setback of 15.5 feet in lieu of 20 feet minimum; 34-338(e)(1)g, for an accessory structure side yard setback of 0 feet in lieu of 5 feet on north west quadrant of property for and existing pump house; 34-338(e)(1)g for an accessory structure side yard setback of 4 feet in lieu of 5 feet on north east quadrant of property for an existing tool shed; 34-338(e)(1)g, for an accessory use setback of 1 foot in lieu of 3 feet minimum for a walkway along the north side yard and 1.5 feet in lieu of 3 feet minimum along the eastern rear yard for an existing walkway; 34-338(e)(1)c(3), for rear yard setback of 2 feet in lieu of 30 feet minimum for existing back porch roof extension; 34-338(e)(1)e for lot coverage of 75% in lieu of 35% maximum for existing pavers and 34-373(a)1, for two off street parking spaces 15.5 feet deep in lieu of 17 feet deep, to address existing nonconformities to an existing single-family dwelling **for property addressed** 827 S 8th St, **RE#** 176604-0000, **legally described as** Lot 6, Except The North 56 feet, Block 88, *Oceanside Park*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1922), located in the Medium Density Residential future land use category. The property is currently zoned Residential, single-family: RS-3. The subject parcel is 69 feet in width and 50 feet in depth, with a total area of 3,450 square feet. The subject parcel has a two story dwelling, tool shed, covered porch, pump house, and pavers which do not conform to RS-3 standards. The subject dwelling was originally built in the 80's as a duplex later split the lot resulting in a lot with approximately half the square footage intended in the RS-3 zoning district. The applicant is not responsible for the lot size. The property was purchased after the lot division occurred. The property currently has many nonconformities. This variance will address these nonconformities and allow the applicant to utilize the property to its full potential.

No BOA Cases. No active code cases.

STAFF ANALYSIS:

The subject property is substandard in lot area, it measures 3,450 square feet due to splitting of the lot made previous to the applicants purchase of the dwelling. The existing structures on the property are nonconforming in lot coverage and setbacks. The applicant is asking for a variance for a front yard setback of 15.5 feet in lieu of 20 feet, , for an accessory structure side yard setback of 0 feet in lieu of 5 feet on north west quadrant of property for and existing pump house, for an accessory structure side yard setback of 4 feet in lieu of 5 feet on north east quadrant of property for an existing tool shed, for an accessory use setback of 1 foot in lieu of 3 feet minimum for a walkway along the north side yard and 1.5 feet in lieu of 3 feet minimum along the eastern rear yard for an existing walkway, for rear yard setback of 2 feet in lieu of 30 feet minimum for existing back porch roof extension, for lot coverage of 75% in lieu of 35% maximum for existing pavers, and for two off street parking spaces 15.5 feet deep in lieu of 17 feet deep, to address existing nonconformities to an existing single-family dwelling. A variance to allow the nonconformities is a reasonable request, as the applicant is not at fault regarding the circumstances existing to the subject parcel of land, as the previous owner created the conditions that they then sold to the new owner. There is a hardship justified by having a nonconforming lot.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Ten thousand (6,000) square feet.
- Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty-five (20) feet.
 - o Side yard: Fifteen (15) feet 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.
 - o 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. Garages or carports shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject parcel is nonconforming in lot area. The subject parcel is 3,450 square feet and the minimum lot area: Six thousand (6,000) square feet.

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

Staff **does** find that circumstances are a result of the applicant. The subject property is a nonconforming lot of record. The lot was split prior to the applicant's, purchase resulting in nonconformities which did not result from the actions of the applicant.

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

Staff finds that the proposed variance **will not** confer special privileges. Addressing the nonconformities will not confer special privileges. The applicant lot is substandard and it would be difficult to conform to current lot calculations.

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 cause an unnecessary and undue hardship.

Staff **does not** find that literal interpretation of the code would deprive the applicant of rights and privileges. It is not possible to keep the current structures on this property with current zoning restrictions.

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

Staff **does not** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities as well as the proposed new home. The applicant is not able utilize property to full potential and meet land development code minimum standards for lot coverage setbacks as required by the RS-3 zoning district without this variance.

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#23-100105**

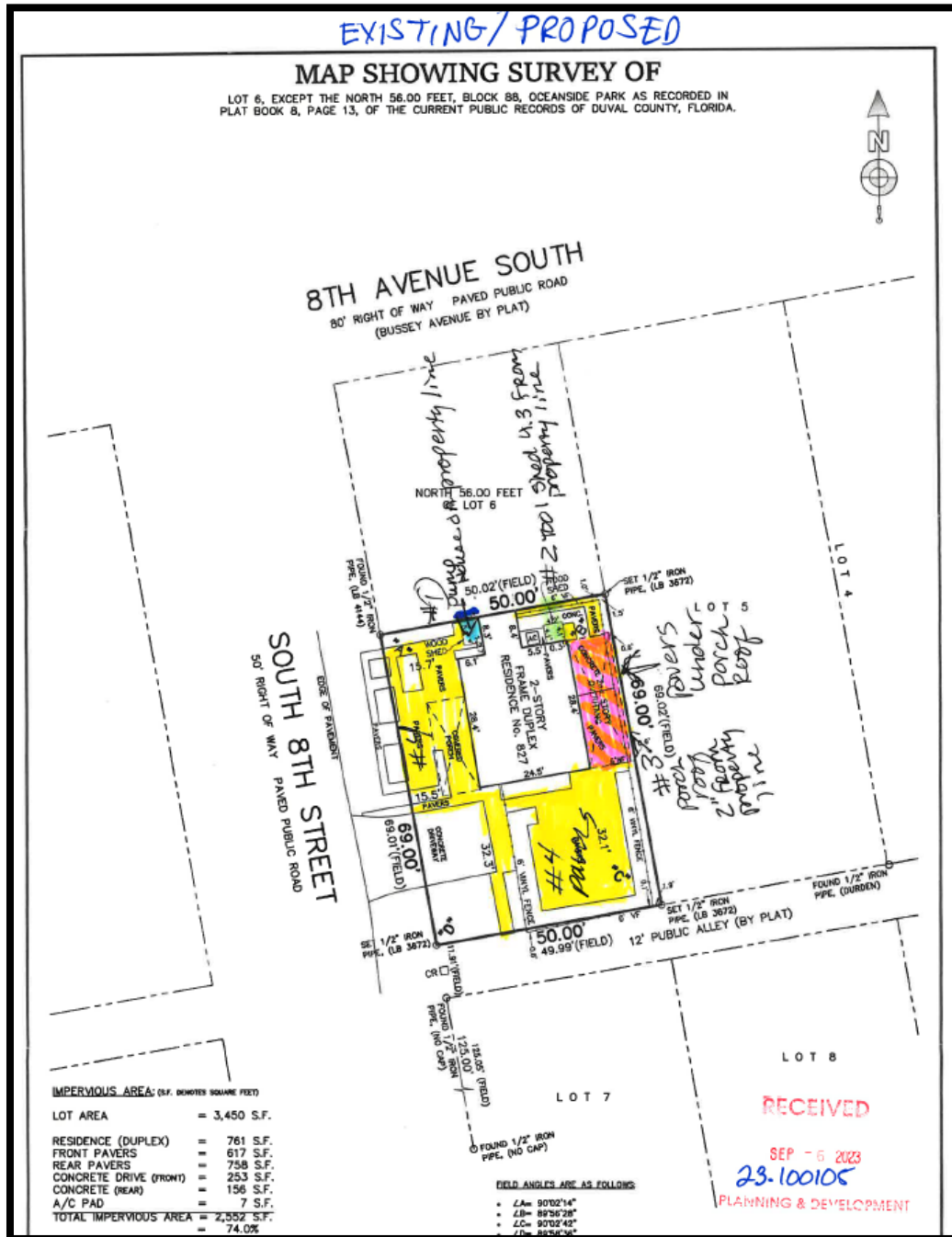
ATTACHMENTS:

1. 23-100105 pics
2. 23-100105 app

Location Map (property boundaries are reprehensive only)



Proposed Survey





APPLICATION FOR VARIANCE

BOA No. _____

HEARING DATE 11.7.23

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

REQUIRED DOCUMENTATION

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

SEP - 6 2023

23-100105

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Sandra M Terra Telephone: 321-482-9398
Mailing Address: 827 8th ST South E-Mail: SandraMterra@gmail.com
Jacksonville Beach, FL 32250

Landowner Name: Sandra M Terra Telephone: 321-482-9398
Mailing Address: 827 8th ST South E-Mail: SandraMterra@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: see separate sheet
Legal description of property (Attach copy of deed): see 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).
Lot coverage and side and back yard
setback from 0" to 4ft from property line
in lieu of 6 ft

AFFIDAVIT

I, Sandra M Terra, 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.

Sandra M Terra
APPLICANT SIGNATURE

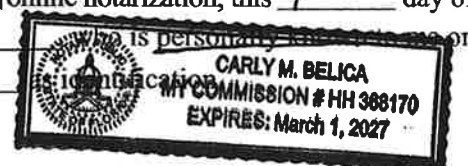
Sandra M Terra
PRINT APPLICANT NAME

9/4/23
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of September, 2023, by Sandra Terra produced

Carly M Belica



WITHOUT REQUEST OR OPINION
OF TITLE BY, AND RECORD AND
RETURN TO:

Ronald Belica & Sandra Terra
827 8th Street S.
Jacksonville Beach, FL 32250

Property Tax ID No. 176604-0000

Doc # 2023082631, OR BK 20657 Page 230.
Number Pages: 2

Recorded 04/26/2023 09:06 AM.
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50
DEED DOC ST \$0.70

RECEIVED

MINIMUM DOCUMENTARY STAMP TAX TAXES HAVE BEEN AFFIXED TO THIS DEED.

QUIT CLAIM DEED

23-100105

PLANNING & DEVELOPMENT

THIS QUIT CLAIM DEED is made effective as of this 11th day of April 2023, by Sandra M. Terra, a married woman, whose address is 827 8th Street S, Jacksonville Beach, FL 32250 ("Grantor"), to Sandra M. Terra and Ronald A. Belica, wife and husband, whose address is 827 8th Street S, Jacksonville Beach, FL 32250 ("Grantee").

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

WITNESSETH:

Grantor does quit claim, grant, transfer, remise, release, convey, and confirm unto Grantee all of That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations in hand paid to the Grantor, the receipt and sufficiency whereof is hereby acknowledged, does remise, release and quit-claim unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

Lot 6, (Except North 56 feet) Block 88 of OCEANSIDE PARK, according to the Plat therefor as recorded in Plat Book 8, Page(s) 13, Current Public Records of Duval County, Florida.

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

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the Grantee.

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

in the presence of:

Sign: Chelsea Forbes
Print Name: Chelsea Forbes

Sandra M. Terra
Sandra M. Terra

Sign: Nicolas Vincenty
Print Name: Nicolas Vincenty

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SEP - 6 2023
23-100105
PLANNING & DEVELOPMENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 21st day of April 2023, by Sandra M. Terra, a married woman. She ☐ is personally known to me or ☒ has produced FL DL as identification.



Carina Fitzlaff
(Signature of Notary Public)
CARINA FITZLAFF
(Print Name of Notary Public)
NOTARY PUBLIC in and for the State
and County aforesaid
My Commission expires:
Commission No.:

GRANTOR AND GRANTEE ACKNOWLEDGE THAT (1) THIS QUIT CLAIM DEED WAS PREPARED BASED ONLY ON REPRESENTATIONS AND DOCUMENTS PROVIDED BY GRANTOR AND GRANTEE; (2) GRANTOR AND GRANTEE EXPRESSLY DECLINED TO PURCHASE A TITLE COMMITMENT AND TITLE INSURANCE FOR THIS CONVEYANCE; AND (3) THE PREPARER OF THIS DEED HAS NOT SEARCHED THE PUBLIC RECORDS, HAS NO KNOWLEDGE CONCERNING THE TITLE TO THIS PROPERTY AND HAS NO LIABILITY IN CONNECTION THEREWITH.

Supplemental documentation for Variance Application

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

1) Lot Coverage Side yard set back of 0.0" in lieu of 6' for pump house.

Highlighted in light blue on the survey

2) Lot Coverage side yard setback of 4' in lieu of 6' for tool shed. Highlighted in light green on the survey

3) Lot coverage back yard set back of 2' in lieu of 6' for back porch roof.

Highlighted in pink on the survey

4) Lot coverage - pavers result in approximately 75% lot coverage in lieu of 35%.

Highlighted in yellow on the survey

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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	Originally built as a duplex in the 80's the lot was, at some time, split resulting in a lot with approximately half the square footage than current standard lot size thus limiting available space
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Applicant is not responsible for lot size. Property was purchased after the division occurred. Current code requires a larger lot size than was allowed in the 80's.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	The variance(s) requested are specific to 827 8 TH St South, Jacksonville Beach, FL
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	Variance #1 is requested for the wood shed built to the property line in lieu of 6'. This structure was built to house a water pump/well for outside irrigation and a water softener for household water. The structure improves the esthetic as well as protects plumbing, equipment and electrical work. <i>The Pump House is Indicated in Light Blue on The Survey.</i> Variance #2 is requested for a garden shed built 4'3" from property line in lieu of 6'. <i>The Garden Shed is indicated in Light Green on the survey.</i>

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23-100105
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Variance #3 is for the rear porch roof extending from the house to within 2 feet of the property line in lieu of 6'. There was a porch extending from the house when purchased and has been added to over the years. Recent concerns by a neighbor resulted in reinforcement of the roof sufficient to hold a gutter. The survey places the roof approximately 2' from the property line. The existing fence will be moved to the property line ensuring both roof and gutter are fully within property boundaries. ***The Porch Roof is indicated in Pink on the survey.*** **Variance #4** is for Lot Coverage. Pavers have been added as indicated on the survey to cover approximately 75% of the lot. Pavers are permeable, installed to divert water to flower beds and inhibit weed growth. ***Pavers are indicated in yellow on the survey.***

Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will 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	Variance(s) request(ed) has/have been reviewed by city planning office prior to application submission. No objections were raised. Roofline of both structures are pitched for water to flow away from neighboring

		properties or are to far from neighboring properties to have any impact. Pavers do not inhibit water flow but are gaped sufficiently to freely allow water to pass into the underlying soil.
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VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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	see additional sheet
Special circumstances and conditions do not result from the actions of the applicant.	yes	" RECEIVED SEP - 6 2023 23-100105 PLANNING & DEVELOPMENT
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	"
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	"
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	"
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	"

EXISTING/PROPOSED

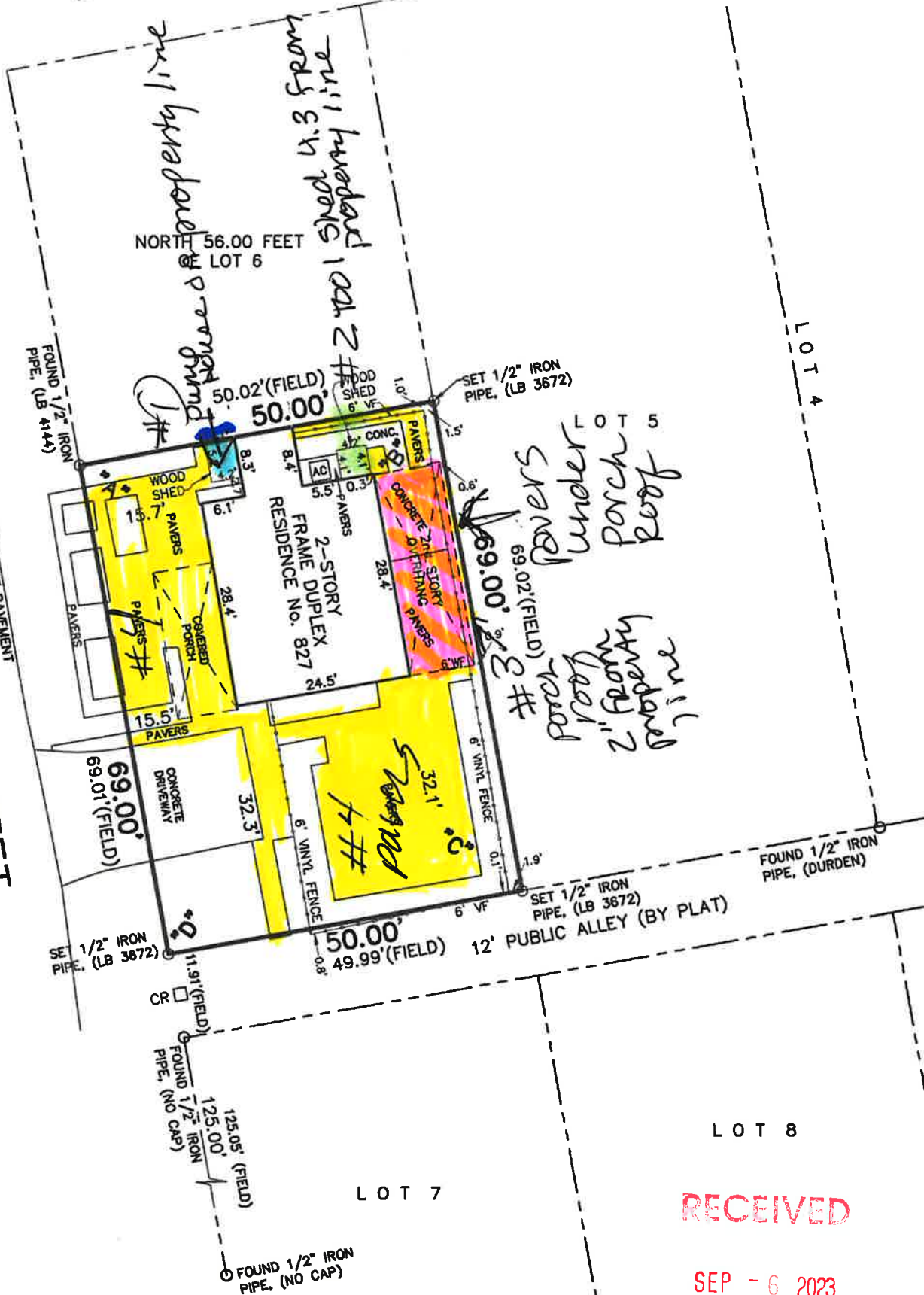
MAP SHOWING SURVEY OF

LOT 6, EXCEPT THE NORTH 56.00 FEET, BLOCK 88, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



8TH AVENUE SOUTH
80' RIGHT OF WAY PAVED PUBLIC ROAD
(BUSSEY AVENUE BY PLAT)

SOUTH 8TH STREET
50' RIGHT OF WAY PAVED PUBLIC ROAD



IMPERVIOUS AREA: (S.F. DENOTES SQUARE FEET)

LOT AREA	= 3,450 S.F.
RESIDENCE (DUPLEX)	= 761 S.F.
FRONT PAVERS	= 617 S.F.
REAR PAVERS	= 758 S.F.
CONCRETE DRIVE (FRONT)	= 253 S.F.
CONCRETE (REAR)	= 156 S.F.
A/C PAD	= 7 S.F.
TOTAL IMPERVIOUS AREA	= 2,552 S.F.
	= 74.0%

FIELD ANGLES ARE AS FOLLOWS:

- LA= 90°02'14"
- LB= 89°56'28"
- LC= 90°02'42"
- LD= 89°58'36"

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SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GV GAS VALVE
- WV WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

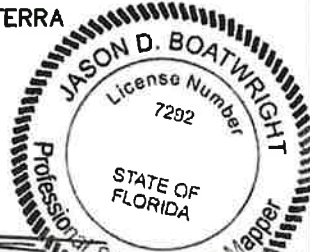
- BFP BACK-FLOW PREVENTER
- (C) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY SURVEY.
2. NORTH PROTRACTED FROM PLAT.
3. ANGLES SHOWN HEREON, ARE PER FIELD SURVEY.
4. NO BUILDING RESTRICTION LINES, AS PER PLAT.
5. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
6. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
7. ALL INTERIOR ANGLES ARE 90°, UNLESS OTHERWISE NOTED.
8. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

RON BELICA AND SANDRA TERRA



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2023-1061
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
AUGUST 7, 2023
SHEET 1 OF 1

Request #1
to set back in 11' from lot
for this
pump house

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23-100105

PLANNING & DEVELOPMENT

Request
#1

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2310010

WINDING & DRY



Request #2
Setback of 4' in lieu of 6'
to accommodate
this structure

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23-100105

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4.3

Request #3
porch roof extension
Backyard setback
to 1.5' in lieu of 6'



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Request #3
porch expansion
setback to 1.5' in front
of property line

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Lot coverage
uncovered



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23-100105

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Request #4
hot coverage
pavers
75'90 in lieu of 35'90



REC'D
SEP 2023
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03-100105

Request #14
Lot coverage
Pavers



Request #4
Lot coverage
permeable pavers
75% in lieu of 35%

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23-100105
SEP - 6 2023

PLANNING & DEVELOPMENT



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/16/2023
SUBJECT:	BOA #23-100108 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 7, 2023 Board of Adjustment Meeting.

BOA #23-100108

ZONING: RS-2
 RE NO.: 174294-0010
 LEGAL: Lot 2, Block 77, *Pablo Beach*
 ADDRESS: 610 N 7th Ave

REQUEST:

Section(s): 34-337(e)1(c)2, for a combined side yard setback of 14 feet in lieu of 15 feet; 34-337(e)1(c)e, for lot coverage of 47% in lieu of 35% maximum; 34-337(e)1(c)3, for rear yard setback of 22.11 feet in lieu of 30 feet for the primary dwelling and the new rear porch roof addition;; 34-337(e)1(g), for accessory structure setback of 3.8 feet in lieu of 5 feet for the rear yard and 2.4 feet in lieu of 5 feet minimum for the eastern side yard for an existing shed, to address existing nonconformities and allow for a rear porch roof addition over an existing patio to an existing single-family dwelling **for property addressed** 610 N 7th Ave, **RE#** 174294-0010, **legally described as** Lot 2, Block 77, *Pablo Beach*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1913) 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 feet in width, and 125 feet in depth, with an overall lot area of 6,250 square feet. The subject home was constructed in 1977, prior to the current LD. The lot currently has an existing one story dwelling, rear deck, walkway, driveway, and an accessory building which do not conform to current lot coverage regulations in the RS-2 zoning district. The applicant is applying for this variance for lot coverage of 47% in lieu of 35% maximum, for rear yard setback of 22.11 feet in lieu of 30 feet for the primary dwelling and the new rear porch roof addition, for accessory structure setback of 3.8 feet in lieu of 5 feet for the rear yard and 2.4 feet in lieu of 5 feet minimum for the eastern side yard for an existing shed, to address existing nonconformities and allow for a rear porch roof addition over an existing patio to an existing single-family dwelling.

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 6,250 square feet. The applicant is proposing to address nonconformities by addressing lot coverage, rear setbacks, sided setbacks, and accessory structure setbacks. A variance to allow these non-conformities is a reasonable request, as the applicant cannot add nor keep the additions without exceeding the lot coverage and setback limitations in the RS-2 dimensional standards. Any addition to the property requires a variance. There is a hardship justified by having a nonconforming lot in width and area. 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:
 - o Front yard: Twenty-five (20) feet.
 - o 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.
 - o 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 area and width. The property measures 50 feet in width rather than the 125 feet minimum and nonconforming in size at 6,250 square feet, less than the required 7,500 square foot minimum.

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

Staff does find that circumstances are a result of the applicant. The lot is a nonconforming lot of record platted in 1913 and the applicant purchased the property with these nonconforming conditions.

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 to a lot that does not meet the minimum lot width and lot area for the RS-

2 zoning district would not confer a special privilege as compared to other properties in the RS-2 zoning district. Similar properties have been granted variances for similar projects.

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 cause 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 nonconforming area and width of this property, any addition would require a variance from the 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.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities as well as the proposed new porch. The minimum variance needed to address current nonconformities is for a combined side yard setback of 14 feet in lieu of 15 feet; for lot coverage of 47% in lieu of 35% maximum; for rear yard setback of 22.11 feet in lieu of 30 feet for the primary dwelling and the new rear porch roof addition; for accessory structure setback of 3.8 feet in lieu of 5 feet for the rear yard and 2.4 feet in lieu of 5 feet minimum for the eastern side yard for an existing shed.

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.

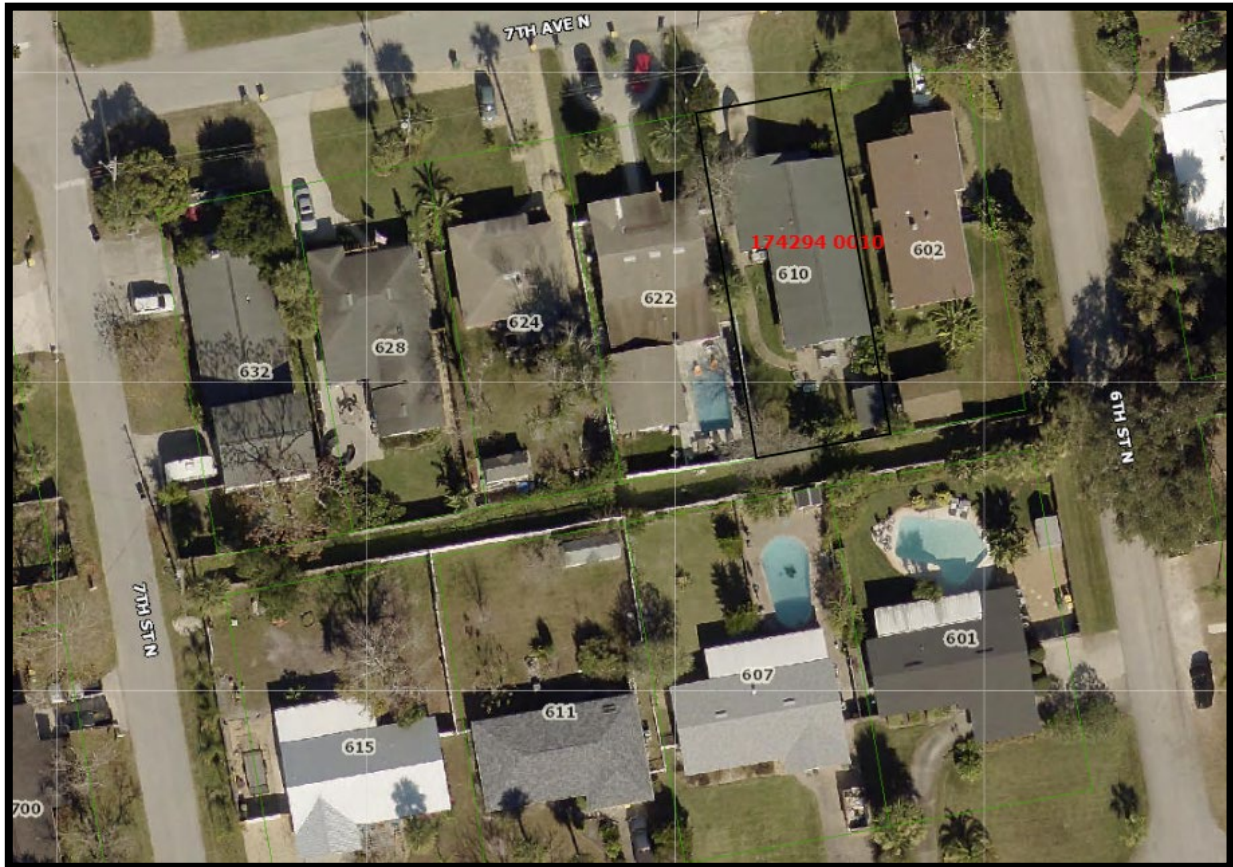
STAFF RECOMMENDATION:

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#23-100108**

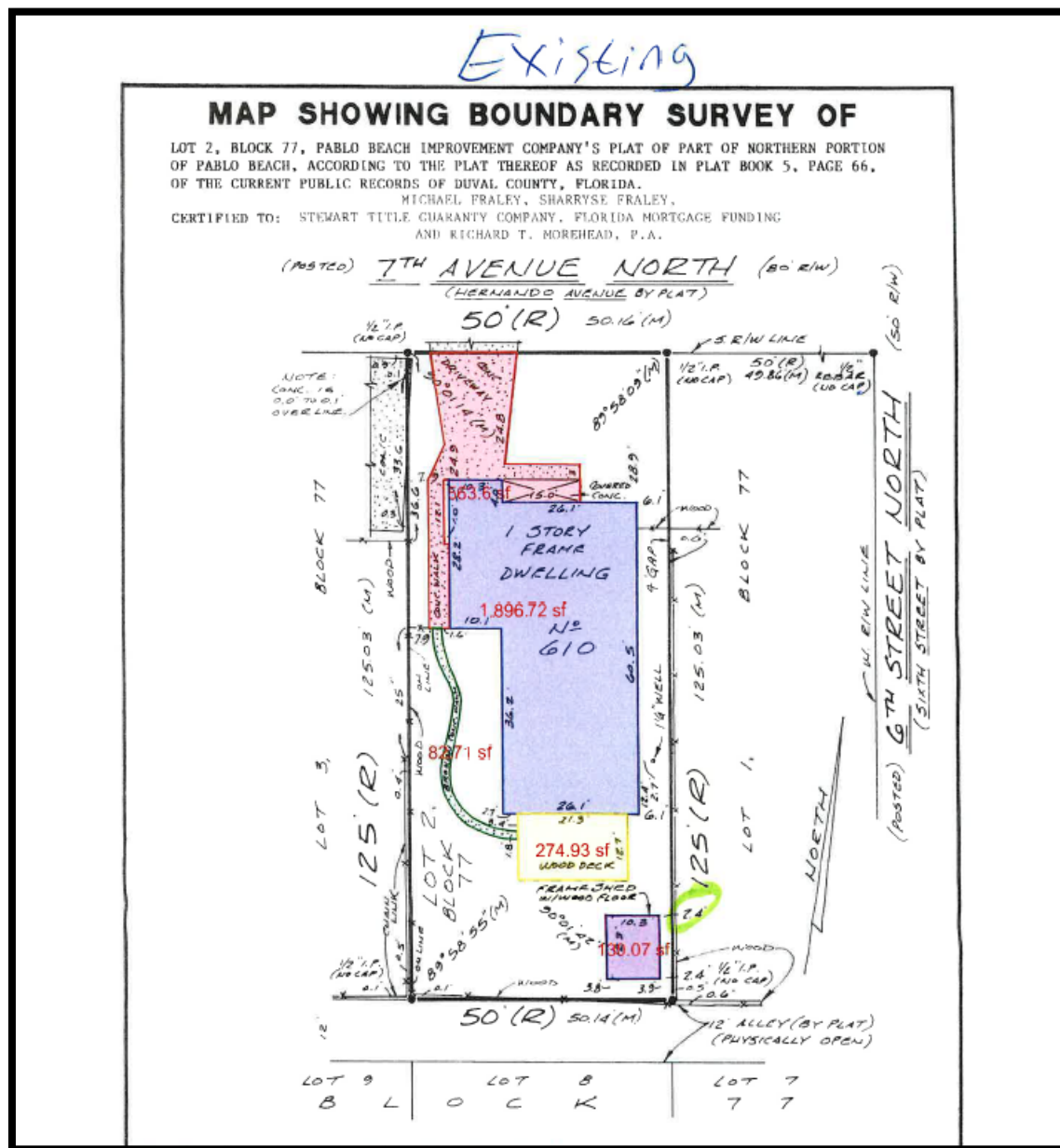
ATTACHMENTS:

1. 23-100108 pic
2. 23-100108

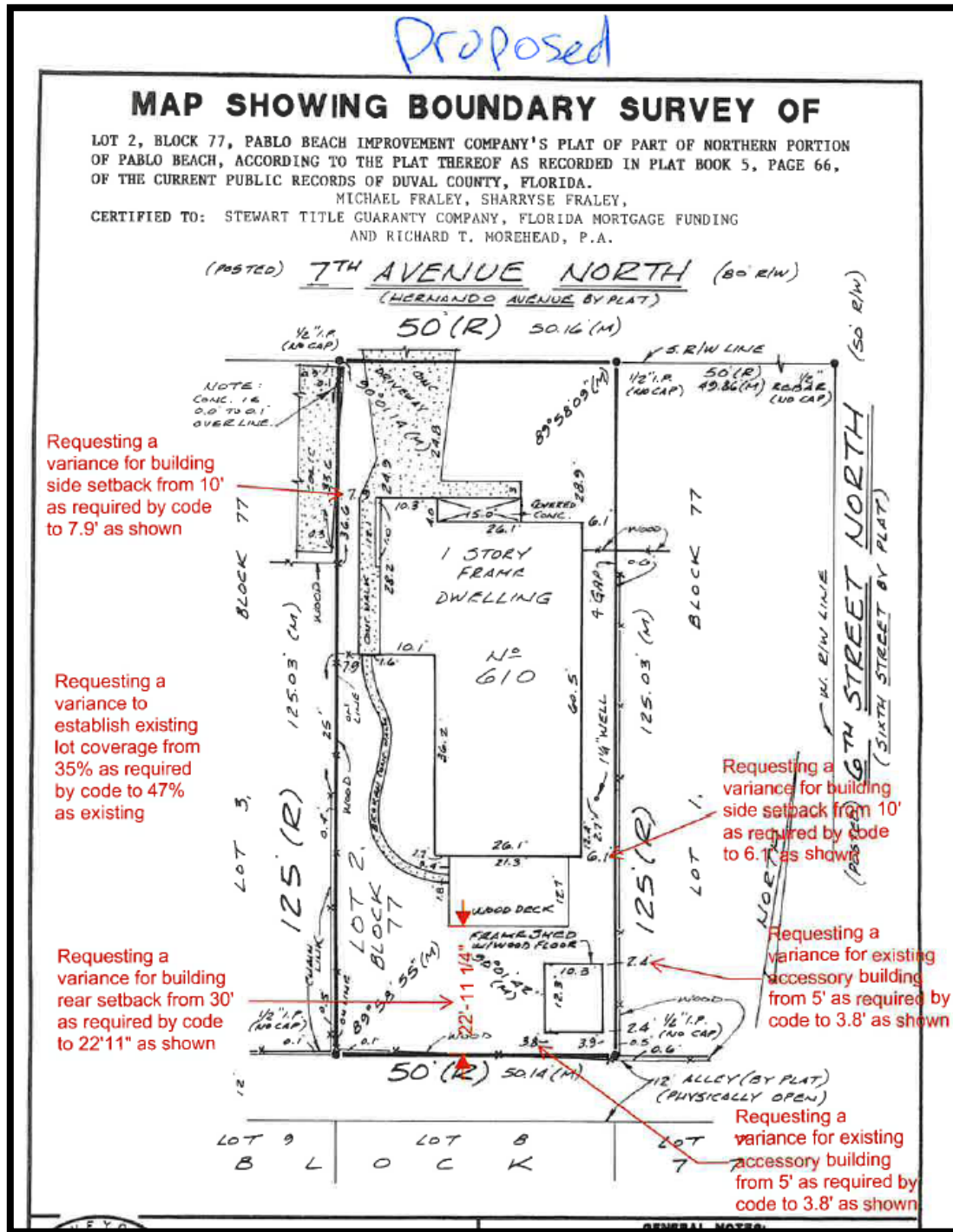
Location Map (property boundaries are representative only)



Existing Survey



Proposed Site Plan



Proposed Coverage

Item	Square feet
Driveway	563.60
Dwelling	1,896.72
Walkway	82.71
Rear Deck	274.93
Accessory Building	130.07
	2,948.03
Lot	6,250.00
Lot Coverage	0.47



APPLICATION FOR VARIANCE

BOA No. 23-100108
HEARING DATE 11-7-23

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

REQUIRED DOCUMENTATION

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

RECEIVED

SEP 20 2023

12:15

**PLANNING
DEPARTMENT**

APPLICANT INFORMATION

Applicant Name: Michael Fraley **Telephone:** (904) 563-5305
Mailing Address: 610 7th Avenue North, **E-Mail:** m.fraley@ferbercompany.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Michael Fraley **Telephone:** (904) 563-5305
Mailing Address: 610 7th Avenue North, **E-Mail:** m.fraley@ferbercompany.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: 610 7th Avenue North, 174294-0010
Legal description of property (Attach copy of deed): 5-66 33-2S-29E, R/P PABLO BEACH NORT
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).

We are requesting a variance to allow for the existing non-conforming conditions illustrated on the survey. These features were constructed prior to the current code. It is for that reason that we request a variance to establish the existing conditions as approved.

Adding Patio roof over rear wood Deck (existing)

AFFIDAVIT

I, Michael Fraley, 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.

Michael Fraley
APPLICANT SIGNATURE

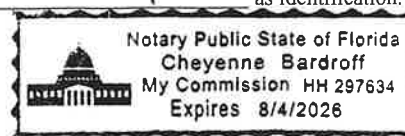
Michael Fraley
PRINT APPLICANT NAME

9/20/23
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of September, 2023, by Michael Fraley, who is personally known to me or produced FLTD as identification.

Cheyenne Bardroff
NOTARY PUBLIC SIGNATURE
Cheyenne Bardroff
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):
34-337(e)1(c)2, for a combined side yard setback of 14 feet in lieu of 15 feet; 34-337(e)1(c)e, for lot coverage of 47% in lieu of 35% maximum; 34-337(e)1(c)3, for rear yard setback of 22.11 feet in lieu of 30 feet for the primary dwelling and the new rear porch roof addition;; 34-337(e)1(g), for accessory structure setback of 3.8 feet in lieu of 5 feet for the rear yard and 2.4 feet in lieu of 5 feet minimum for the eastern side yard for an existing shed, to address existing nonconformities and allow for a rear porch roof addition over an existing patio to an existing single-family dwelling for property addressed 610 N 7th Ave, RE# 174294-0010, legally described as Lot 2, Block 77, Pablo Beach

THIS INSTRUMENT PREPARED BY:
Richard T. Morehead
Richard T. Morehead, P.A.
444 Third Street
Neptune Beach, Florida 32266

RECORD AND RETURN TO:
Michael A. Fraley
610 7th Ave North
Jacksonville Beach, Florida 32266

RE PARCEL ID #: 174294-0010
BUYER'S TIN: [REDACTED]

99103

Book 11477 Page 1968

23-100108

Doc# 2003375524
Book: 11477
Pages: 1968 - 1969
Filed & Recorded
11/17/2003 10:32:00 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 1,589.00

RECEIVED
SEP 20 2023
PLANNING
DEPARTMENT

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of October, 2003 by Debra R. Thompson, a single person and David Andrew Stokes, a single person, hereinafter called Grantor, and whose address is 12308 Arrowleaf Lane, Jacksonville, Florida 32225 to Michael A. Fraley and Sharryse P. Fraley, his wife, hereinafter called Grantee and whose address is 610 7th Ave North, Jacksonville Beach, Florida 32266.

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

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

Lot 2, Block 77, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, according to plat thereof as recorded in Plat Book 5, page 66 of the current public records of Duval County, Florida.

(2)
10.50
1589-

SUBJECT TO taxes accruing subsequent to December 31, 2002.

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

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

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

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

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

23-100108

Signed, sealed and delivered in our presence:

Melissa Sabol
Witness Signature

MELISSA SABOL

Witness Printed Signature

Richard H. Morehead
Witness Signature

RICHARD T. MOREHEAD
Witness Printed Signature

Debra R. Thompson
Debra R. Thompson

David Andrew Stokes
David Andrew Stokes

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of October, 2003 by Debra R. Thompson and David Andrew Stokes, her husband. He/She have produced drivers licenses as identification.

Notary Public, State and County Aforesaid

Melissa Sabol
Notary Signature

(Title or Rank)

Notary Printed Signature

(Serial No., if any)



VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100108

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The parcel size, building size and location of the building are pre-existing and pre-dated the current code. We are only requesting a variance to establish the current conditions as constructed prior to the current code.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The parcel was developed as shown on the survey provided at the purchase in 2003.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	No special privileges are requested.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	The current conditions as constructed prior to the existing code result in the applicant being in non-conformity with the current code.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	

Existing

MAP SHOWING BOUNDARY SURVEY OF

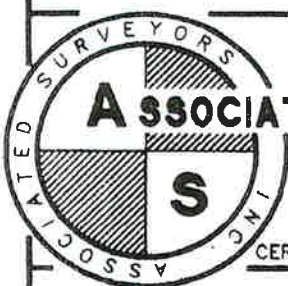
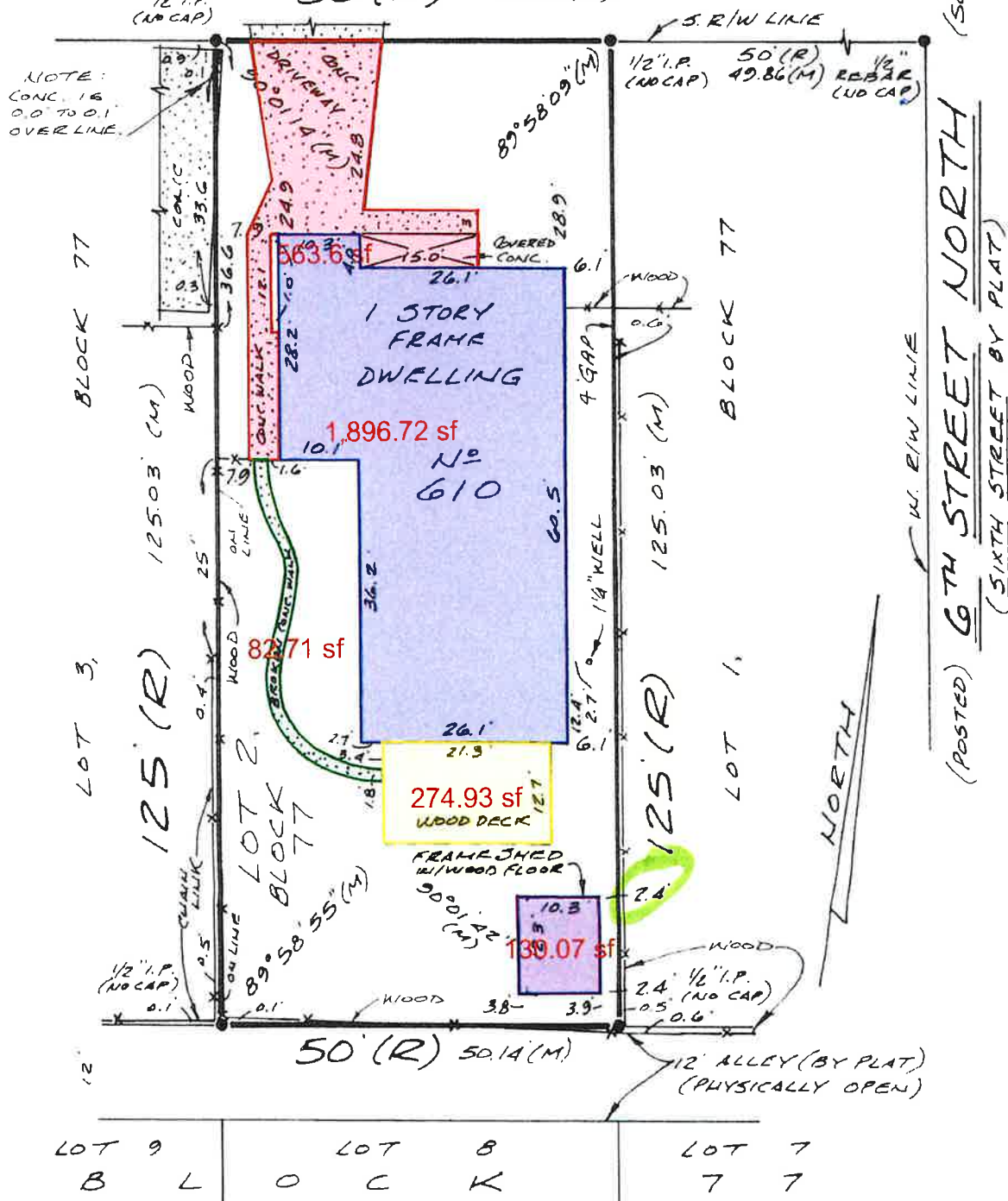
LOT 2, BLOCK 77, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

MICHAEL FRALEY, SHARRYSE FRALEY,

CERTIFIED TO: STEWART TITLE GUARANTY COMPANY, FLORIDA MORTGAGE FUNDING AND RICHARD T. MOREHEAD, P.A.

(POSTED) 7TH AVENUE NORTH (80' R/W)
(HERNANDO AVENUE BY PLAT)

50'(R) 50.16(M)



ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS

3848 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-8488

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-01 FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: CHARLES B. HATCHER
FLORIDA CERTIFICATE NO. 3771

JOB NO. 27651, 37639
SCALE: 1"=20'

DATE 29 AUG, 2003
DRAFTER A.J.F.JR.

GENERAL NOTES:

1. BEARINGS ARE BASED ON: ANGLES ARE SHOWN FOR THIS SURVEY.
2. STRUCTURE NO. 610 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 1-D DATED 4-17-89.
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

X-X = FENCE

O = SET IRON PIPE OR REBAR MARKED

"ASSOC. SURVEY" OR LB. 5488

● = FOUND IRON PIN OR PIPE

■ = FOUND CONCRETE MONUMENT

X = CROSS CUT OR DRILL HOLE

P.R.C. = POINT OF REVERSE CURVE

P.C.C. = POINT OF COMPOUND CURVE

B.R.L. = BUILDING RESTRICTION LINE

ORV = OFFICIAL RECORDS VOLUME

ORB = OFFICIAL RECORDS BOOK

J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY

LEGEND/ABBREVIATIONS

P.C. = POINT OF CURVE

P.T. = POINT OF TANGENCY

C/L = CENTERLINE

I.P. = IRON PIPE OR PIN

R/W = RIGHT OF WAY

ELECT. = ELECTRIC

CONC. = CONCRETE

REF. COR. = REFERENCE CORNER

(C&R) = COVENANTS AND RESTRICTIONS

—OU— = OVERHEAD UTILITIES

(R) = RECORD

(M) = MEASURED

Δ = CENTRAL ANGLE

L = ARC LENGTH

R = RADIUS

(CHD) = CHORD

N&D = NAIL AND DISK

P.B. = PLAT BOOK

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

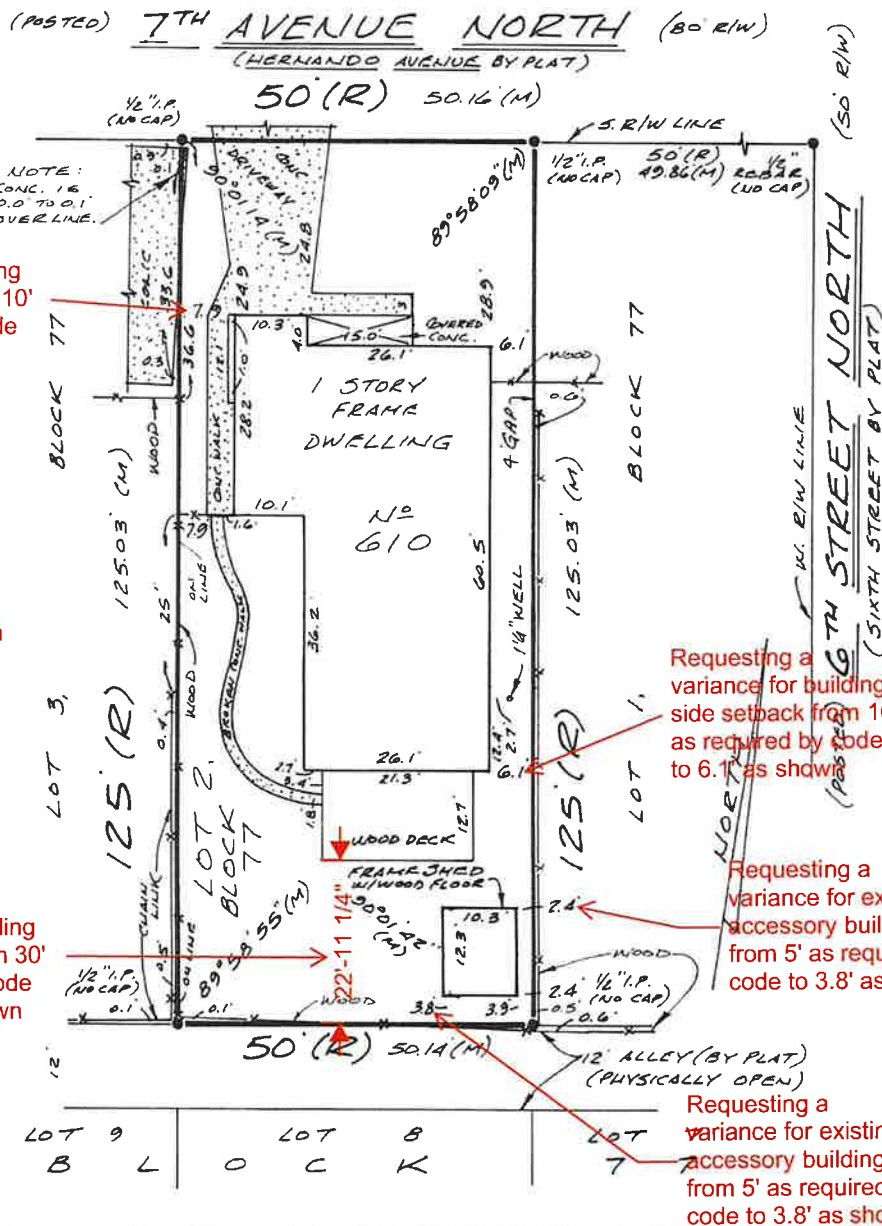
Proposed

MAP SHOWING BOUNDARY SURVEY OF

LOT 2, BLOCK 77, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

MICHAEL FRALEY, SHARRYSE FRALEY,

CERTIFIED TO: STEWART TITLE GUARANTY COMPANY, FLORIDA MORTGAGE FUNDING AND RICHARD T. MOREHEAD, P.A.



ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS

3848 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-8468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-8, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: CHARLES B. HATCHER
FLORIDA CERTIFICATE NO. 3771

JOB NO. 27651, 37639
SCALE: 1"=20'

DATE 29 AUG. 2003
DRAFTER A.J.F.J.R.

GENERAL NOTES:

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5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND/ABBREVIATIONS	
X-X = FENCE	(R) = RECORD
○ = SET IRON PIPE OR REBAR MARKER	(M) = MEASURED
● = ASSOC. SURVEY " OR L.B. 3488	Δ = CENTRAL
● = FOUND IRON PIN OR PIPE	P.T. = POINT OF TANGENCY
● = FOUND CONCRETE MONUMENT	C/L = CENTERLINE
X = CROSS CUT OR DRILL HOLE	I.P. = IRON PIPE OR PIN
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ORB = OFFICIAL RECORDS BOOK	(C&R) = COVENANTS AND RESTRICTIONS
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY	P.B. = PLAT BOOK
	OU = OVERHEAD UTILITIES

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

Danevsky Joseph

From: Michael Fraley <mfraley@ferbercompany.com>
Sent: Wednesday, September 27, 2023 1:18 PM
To: Danevsky Joseph
Cc: Sharryse
Subject: Variance Application for 610 7th Avenue North
Attachments: Home Survey.pdf; Home Survey With Lot Coverage.pdf

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

Per your request please see the attached Home Survey illustrating each of the individual variances we are requesting. Also attached for your review is the Home Survey with Lot Coverage illustrating the existing lot coverage. I have calculated the existing conditions of the lot to be .47% lot coverage. The calculation can be seen below. If you have any questions or see anything additional that needs to be addressed at this time please let me know.

Thank you,
Michael

Item	Square feet
Driveway	563.60
Dwelling	1,896.72
Walkway	82.71
Rear Deck	274.93
Accessory Building	130.07
	2,948.03
Lot	6,250.00
Lot Coverage	0.47

Michael Fraley
VICE PRESIDENT, PROJECT & CONSTRUCTION SERVICES

O. 904.285.7600

C. 904.563.5305

E. mfraley@ferbercompany.com

W. ferbercompany.com

151 SAWGRASS CORNERS DRIVE, SUITE 202, PONTE VEDRA BEACH, FLORIDA 32082





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

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 6,250 square feet. The applicant is proposing to address nonconformities by addressing lot coverage, rear setbacks, sided setbacks, and accessory structure setbacks. A variance to allow these non-conformities is a reasonable request, as the applicant cannot add nor keep the additions without exceeding the lot coverage and setback limitations in the RS-2 dimensional standards. Any addition to the property requires a variance. There is a hardship justified by having a nonconforming lot in width and area. 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.