



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, November 21, 2023

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A.

Case Number(s): BOA#23-100111

Applicant: D. Evan Lamolinara

Agent: N/A

Owner: D. Evan Lamolinara

Property Address: 1795 Marshside Dr.

Parcel ID: 179997-6070

Legal Description: Lot 13, *Replat of Marshside*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)c(1), for front yard setback of 10 feet in lieu of 25 feet; 34-336(e)(1)c(2), for side yard setback of 5 feet in lieu of 10 feet and 34-373(f), for turf blocks / Eco blocks in lieu of standard pavement., for construction of a new single family dwelling. **for property addressed** 1795 Marshside Dr, **RE#** 179997-6070, **legally described as** Lot 13, *Replat of Marshside*

B. **Case Number(s): BOA#23-100114**

Applicant: Thomas Puleo

Agent: N/A

Owner: Thomas Puleo

Property Address: 1325 N 16th Ave

Parcel ID: 175335-0000
Legal Description: Lot 2, Block 14, *Beach Homesites Unit 3*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(c)2, for a northern side yard setback of 8 feet in lieu of 10 feet minimum and for a southern side yard setback of 9.6 feet in lieu of 10 feet minimum, 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback along the southern property line of 4.7 feet in lieu of 5 feet minimum for an existing shed, to allow for new pavers to an existing single-family dwelling and to address existing nonconformities **for property addressed** 1325 N 16th Ave, **RE#** 175335-0000, **legally described as** Lot 2, Block 14, *Beach Homesites Unit 3*

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

BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/24/2023
SUBJECT:	BOA #23-100111 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 21, 2023 Board of Adjustment Meeting.

BOA #23-100111

ZONING: RS-1
 RE NO.: 179997-6070
 LEGAL: Lot 13, *Replat of Marshside*
 ADDRESS: 1795 Marshside Dr

REQUEST:

Section(s): 34-336(e)(1)c(1), for front yard setback of 10 feet in lieu of 25 feet; 34-336(e)(1)c(2), for side yard setback of 5 feet in lieu of 10 feet and 34-373(f), for turf blocks / Eco blocks in lieu of standard pavement., for construction of a new single-family dwelling **for property addressed** 1795 Marshside Dr, **RE#** 179997-6070, **legally described as** Lot 13, *Replat of Marshside*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1988), located in the Low-Density Residential District future land use category. The property is currently located in Zoning District Residential Single Family: RS-1. The property has an overall lot area of 13,390 square feet. The subject home was constructed in 1990, prior to the current LDC. The lot coverage is currently conforming at 34.9%.

The subject parcel has a two-story dwelling, pool, patio, and driveway. The property is non-compliant with FEMA flood zone requirements. The existing finished floor is 6 ft rather than the 8 ft required. Due to prior flooding history, the home needs to be brought up to FEMA standards. The applicant is asking for a variance for front yard setback of 10 feet in lieu of 25 feet, for side yard setback of 5 feet in lieu of 10 feet, and for turf blocks / Eco blocks in lieu of standard pavement, for construction of a new single-family dwelling. Additionally, the location of the current home is nonconforming with required conservation protected land setbacks of 50 from the mean high water line. The home was constructed prior to the requirements of the 50 foot setback, but now must comply, as the requirement is both a LDC requirement, but the language is also in the Comprehensive Plan, which the applicant must meet, as there is no relief from the Comp Plan requirements.
 No previous BOA, no active code case.

STAFF ANALYSIS:

The applicant recently purchased the home with the intent of building a new, larger home on the property that would qualify with the current flood zone requirements. The applicant will use the existing footprints, apart from a garage which is required by RS-1 zoning standards. The current residence will be demolished, as well as the current pool, patio, and driveway. A variance to allow for encroachments into front yard setback, side yard setback, and turf blocks / Eco blocks in lieu of standard pavement is a reasonable request, as the new residence will comply with current FEMA requirements and the property will be regraded for improved drainage into marsh and flood mitigation due to cul-de-sac/road drainage conditions. As noted previously, the home also does not comply with the 50 foot setback from conservation protected wetlands, as required by the LDC and the Comprehensive Plan. To comply with the setback requirement, the applicant must rebuild the house within the previously developed footprint of the previous home. To accomplish the desire to elevate the home and comply with the FEMA and local codes for base elevation within a flood zone, and to and therefore, to expand the home as originally intended at the time of purchase, the only option is to expand forward into the front yard setback. The applicant cannot extend rearward, due to the 50 foot conservation protected setback from the marsh, expanding forward is the only practical option. 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: 10,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 10 feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20% of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet.
- Floor area: A single-family dwelling unit shall contain a minimum of 1,600 square feet of conditioned living area and a one-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: 35%.
- Accessory structures: All accessory structures shall be located a minimum of five feet from any property line or principal or accessory structures.

Sec. 34-469. - Conservation of land.

(2) Standards for conservation-protected lands. No development activity shall be undertaken on conservation-protected lands, except as provided herein.a.Conservation-protected estuarine wetlands.

- 1.No net loss of estuarine wetlands shall be permitted without mitigation, preferably on-site.
- 2.All undeveloped areas of natural vegetation within a fifty-foot strip landward of the salt marsh shall be designated conservation-protected lands and shall remain as an undisturbed buffer region providing habitat adjacent to the marsh.
- 3.All new marshfront development located adjacent to the Pablo Creek estuarine system shall utilize natural vegetation within the fifty-foot conservation-protected buffer area to filter runoff, thereby approximating a natural hydrological regime.

4. Conservation-protected wetlands shall be protected from physical and hydrologic alteration.

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 in a costal hazard area and adjacent to conservation protected wetland is required to build outside the 50 ft setback of the mean high water line of the marsh, additionally the home was constructed below the base flood elevation for the AE flood zone and any new construction must be elevated above the base flood elevation plus one additional foot.

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

Staff does not find that circumstances are a result of the applicant. The existing home was constructed prior to the establishment of the conservation protected land setback of 50 feet, and therefore any new construction is limited to the existing developed area. This leaves only the front of the property as an area for any expansion or additions.

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 build the new home using the similar footprint of current home to a lot in a costal high hazard area and the conservation proetced land setback would not confer a special privilege as compared to other properties in the same zoning district. Allowning the expansion of the home to within the front yard setback is a reasonable request.

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 location of the property, the applicant cannot construct a new dwelling outside the existing developed area / foot print of the current home and meet FEMA regulations, conservation protected land setbacks and meet RS-1 standards. This situation is not the fault of the applicant and would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district.

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 would be for front yard setback of 10 feet in lieu of 25 feet, for side yard setback of 5 feet in lieu of 10 feet, and for turf blocks / Eco blocks in lieu of standard pavement.

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 it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan. The approval of this variance will ensure the applicant will meet the conservation protected land setback, as required by the 2030 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#23-100111**

ATTACHMENTS:

1. 23-100111 pics

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 10CT - 4 2023 12.05 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
**PLANNING
DEPARTMENT**

APPLICANT INFORMATION

Applicant Name: D. Evan Lamolinara **Telephone:** 904-536-2103
Mailing Address: 1795 Marshside Drive **E-Mail:** d.evan.lamo29@gmail.com
Jacksonville Beach, FL 32250

Agent Name: D. Evan Lamolinara **Telephone:** 904-536-2103
Mailing Address: 1795 Marshside Dr **E-Mail:** d.evan.lamo29@gmail.com
Jacksonville Beach, FL 32250

Landowner Name: D. Evan and Brittany Lamolinara **Telephone:** 904-536-2103
Mailing Address: 1795 Marshside Drive **E-Mail:** d.evan.lamo29@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

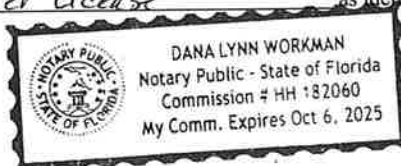
Street address of property and Real Estate Number: 1795 Marshside Dr., Jax Bch, FL 32250 / 179997-6070
Legal description of property (Attach copy of deed): 45-31 05-3s-29e r/p of Marshside Lot 13
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
seeking 10 ft front setback and 5ft side setback for construction of new residence

AFFIDAVIT

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

[Signature] D. Evan Lamolinara 10/4/23
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE
STATE OF FLORIDA, COUNTY OF DUVAL:
This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of October, 2023, by David Evan Lamolinara, who is personally known to me or produced Valid Florida Driver License as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
DANA LYNN WORKMAN
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AE

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23100011

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	Non-compliant to FEMA floodzone requirements. Existing finished floor 6ft, current requirement 8ft. Home has flooded 3 times since 2016. Support from Planning on 10' sb adjustment for garage.
Special circumstances and conditions do not result from the actions of the applicant.	yes	Purchased home unaware of flooding history. Litigation pending. Per JB Planning, required to use existing footprint within 50 ft FEMA buffer. Current footprint is not suitable for the long-term needs.
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	Existing residence and property elevation is below adjacent and other properties in the community. Adjacent properties have not had recurring flood issues. Unique culdesac/road drainage.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	Due to prior flooding history, the home needs to be brought up to FEMA code to mitigate future incidents. Because we have to respect 50ft buffer, the front of the property is needed for garage/living space.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	As requested by JB Planning Dept, we are using the existing footprint as much as possible, with the exception of garage(as required by RS1 zoning ordinance). Terminal property is on a culdesac.
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	New residence will comply with current FEMA requirements and property will be regraded for improved drainage into marsh and flood mitigation due to culdesac/road drainage conditions.

2023 NOTICE OF PROPOSED PROPERTY TAXES
Duval County, Florida

DO NOT PAY
THIS IS NOT A BILL

23-100111



227392 1 AV 0.498*****AUTO**5-DIGIT 32224 SDGS 2 PT 781



LAMOLINARA DAVID EVAN
LAMOLINARA BRITTANY ELIZABETH
1795 MARSHSIDE DR
JACKSONVILLE BEACH, FL 32250

Legal Description:

45-31 05-3S-29E
R/P OF MARSHSIDE
LOT 13

RECEIVED

OCT - 4 2023

**PLANNING
DEPARTMENT**

RE No: 1799976070R

Use: 0100

Dist: USD2

Prop. Address: 1795 MARSHSIDE DR

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	Prior (2022) Taxable Value*	Your Final Tax Rate and Taxes Last Year (2022)		Current (2023) Taxable Value*	Your Tax Rate and Taxes This Year if NO Budget Change is Made		Your Tax Rate and Taxes This Year if PROPOSED Budget Change is Made	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
County	374,808	8.0262	3,008.28	1,024,690	7.3341	7,515.18	8.0262	8,224.37
Public Schools:								
By State Law	399,808	3.2360	1,293.78	1,024,690	2.9342	3,006.65	3.1830	3,261.59
By Local Board	399,808	2.2480	898.77	1,024,690	2.0384	2,088.73	2.2480	2,303.50
FL Inland Navigation Dist.	374,808	0.0320	11.99	1,024,690	0.0288	29.51	0.0288	29.51
Jax Beach	374,808	3.9947	1,497.25	1,024,690	3.6461	3,736.12	3.9947	4,093.33
Water Mgmt Dist. SJRWMD	374,808	0.1974	73.99	1,024,690	0.1793	183.73	0.1793	183.73
School Board Voted	399,808	0.0000	0.00	1,024,690	0.0000	0.00	1.0000	1,024.69
TOTAL AD VALOREM PROPERTY TAXES			6,784.06			16,559.92		19,120.72

PROPERTY APPRAISER VALUE INFORMATION

	MARKET (JUST) VALUE	ASSESSED VALUE (Before Exemptions) Applies to School Millage	ASSESSED VALUE (Before Exemptions) Applies to Non-School Millage
PRIOR YEAR (2022)	582,580	424,808	424,808
CURRENT YEAR (2023)	1,024,690	1,024,690	1,024,690

Applied Assessment Reduction	Applies To	Prior Value (2022)	Current Value (2023)
Save Our Homes or Portability Benefit	All Taxes	157,772	0
Agricultural Classification	All Taxes	0	0
Non-Homestead 10% Cap Benefit	Non-School Taxes	0	0
Exemptions	Applies To	Prior Value (2022)	Current Value (2023)
Charitable & Institutional	All Taxes	0	0
First Homestead or TPP	All Taxes	25,000	0
Additional Homestead	Non-School Taxes	25,000	0
Disability	All Taxes	0	0
Limited-Income Senior 1	County/Municipal Taxes	0	0
Limited-Income Senior 2 (25 yrs)	County/Municipal Taxes	0	0
Widow/Widower	All Taxes	0	0
Historic Preservation	County Operating Taxes	0	0
Deployed Service Member Exemption	All Taxes	0	0

If you feel that the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2023, or if you are entitled to an exemption or classification that is not reflected, please visit the Duval County Property Appraiser's Office at 231 E. Forsyth Street, Jacksonville, Florida 32202, call (904) 255-5900 or one of the numbers on the back of this notice.

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or exemption, you may file a petition for an adjustment with the Duval County Value Adjustment Board. Petition forms are available online at www.duvalpa.com or at the address above.

Petitions must be filed on or before
September 5, 2023

SEE REVERSE SIDE FOR EXPLANATIONS OF THE COLUMNS AND SECTIONS ABOVE.

23-00011



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.49	N00°01'15"W
L2	10.80	N76°24'53"E
L3	4.92	N51°53'44"E
L4	8.52	N01°27'20"W
L5	13.70	N29°13'04"W
L6	53.49	N46°49'53"W
L7	24.18	N04°51'10"E
L8	10.74	N52°38'51"E
L9	14.02	N68°31'57"E
L10	15.74	N81°18'08"E
L11	30.00	S88°43'10"E

CURVE DATA C1
S17°27'34"W
CH = 38.87'
R = 45.00'
A = 40.19'
Δ = 51°10'30"

SOURCE BENCHMARK:
NORTH RIM OF MANHOLE
NETWORK GPS; LNET NETWORK FLA STATE
PLANE COORD. EAST NAD 83 NO-TRANS NAVD
1988 BURNED FOR 600 EPOCHS
ELEVATION: (4.45)

ELEVATIONS SHOWN HEREON REFER TO NAVD
OF 1988

BOUNDARY, RECERTIFICATION & TOPOGRAPHIC SURVEY: W.O.# 208765; 03-17-23 (FIELD)
ELEVATION CERTIFICATE FOR ADDITION & F.F.E.: W.O.# 936-2699-3; 08-25-04 (FIELD)
RECERTIFICATION & RELOCATED WETLANDS LINE: W.O.# 93-2699-2; 10-21-03 (FIELD)
RECERTIFICATION: W.O.# 93-2699, 05-26-93 (FIELD)
FINAL: W.O.# 90-3418; 07-12-90 (FIELD)
FOUNDATION W/F.F.E.: W.O.# 90-2514; 05-25-90; F.B. 622, PG. 65 (FIELD)
LOT & HOUSE STAKE OUT (WITH ELEVATIONS): W.O.# 90-2405; 05-21-90; F.B. 628, PG. 30 (FIELD)

○ FOUND 1/2" IRON PIPE; NO I.D.
UNLESS OTHERWISE SHOWN HEREON

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONES "AE" (EL 54.6) AS SHOWN
ON FLOOD INSURANCE RATE MAP 0418 J FOR DUVAL COUNTY, FLORIDA, DATED 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend			
CON	= COMBUST	F.F.E.	= FRESH FLOOR ELEVATION
PMID	= FOUND	A/C	= AIR CONDITIONER
DMT	= DISMANT	W	= WALL
CONC	= CONCRETE	P.M.M.	= PERMANENT REFERENCE
WCH	= WOOD		
IP	= IRON PIPE	P.T.	= POINT OF THEORETICAL
L.P.	= LEAD	P.T.C.	= POINT OF TANGENCY
CH	= CHINA	P.T.P.	= POINT OF TANGENCY, POINT
DEL	= DELTA	P.C.	= POINT OF CURVE
AI	= ANGLE	P.R.C.	= POINT OF REFERENCE CURVE
A	= ARE	P.C.	= POINT OF COMBING CURVE
LE	= LENGTH	B.R.L.	= BUILDING RESTRICTION
R	= RADII	P.T.	= POINT OF TANGENCY
CD	= CIRCULAR	(TYP.)	= TYPICAL
D	= DEED	NGWS	= NATIONAL GEODESIC SURVEY
P	= PLAT	NGWS	= NATIONAL GEODESIC SURVEY
PL	= PLANT	NGWS	= NATIONAL GEODESIC SURVEY
E	= CENTER LINE	P.I.	= POINT OF INTERSECTION
W/F	= W/OF-OF-WAY	CRB	= CABLE RIVER CUE
DA	= DATED	Y.D.	= YARD DRAIN
NO	= ACTUAL	L.B.	= LICENSED BUSINESS
NO	= WITNESS		

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL

SCALE 1"=20'

DATE 04-09-80

MICHAEL A. GARRETT, No. 6643 3/27

James P. Lamm

FLORIDA REGISTERED SURVEYOR AND MAPPER

F.B. NOTES	D.C. 1993-2699-208765	DR. BY BRB	DR. FILE PRE 25/93	ORDER NO. 208675-ENDRY-RECENT-TOPO	FILE 93-2699
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MAP SHOWING BOUNDARY & TOPOGRAPHIC
SURVEY OF
LOT 13 AS SHOWN ON MAP OF
REPLAT OF MARSHSIDE
AS RECORDED IN PLAT BOOK 44 PAGES 81-81C OF THE PUBLIC RECORDS OF DUAL COUNTY, FLA.
CERTIFIED TO: EVAN LAMOLINARA

23-1000111

LOT COVERAGE ANALYSIS:

FIRST FLOOR TOTAL UNDER ROOF 3,565 S.F.
POOLSIDE PATIO, DRIVEWAY & MOTOR COURT. 1,111 S.F.

TOTAL LOT COVERAGE = 4,676 S.F.

LOT SIZE 13,390 S.F.

4,676 S.F. ÷ 13,390 S.F. = 34.9 % TOTAL COVERAGE

RS-1 ZONING

LINE	LENGTH	BEARING
L1	18.49	N00°01'15"W
L2	10.80	N78°24'53"E
L3	4.92	N51°53'44"E
L4	8.52	N01°27'20"W
L5	13.70	N28°13'04"W
L6	23.49	N48°49'53"W
L7	24.18	N04°51'10"E
L8	10.74	N52°38'51"E
L9	14.02	N68°31'57"E
L10	15.74	N81°18'08"E
L11	30.00	S88°43'10"E

CURVE DATA C1
S1727°34"W
CH = 38.87'
R = 45.00'
A = 40.18'
Δ = 51°10'30"

RECEIVED
OCT - 6 2023
PLANNING
DEPARTMENT

KHK DESIGNS INC. | S.P. 1 of 1
OCTOBER 1, 2023 | SCALE 1" = 20.0'

SOURCE BENCHMARK:
NORTH RM OF MANHOLE
NETWORK GPS; UNET NETWORK FLA STATE
PLANE COORD. EAST NAD 83 NO-TRANS NAVD
1986 BURNED FOR 600 EPOCHS
ELEVATION (4.45)

ELEVATIONS SHOWN HEREON REFER TO NAVD
OF 1986

BOUNDARY, RECERTIFICATION & TOPOGRAPHIC SURVEY, WD# 208785, 03-17-23 (FIELD)
ELEVATION CERTIFICATE FOR ADDITION & FFE, WD# 938-2899-3, 06-25-04 (FIELD)
RECERTIFICATION & RELOCATED METERS LINE, WD# 93-2899-2, 10-21-03 (FIELD)
RECERTIFICATION, WD# 93-2899, 05-26-03 (FIELD)
FINAL, WD# 90-3415, 07-12-90 (FIELD)
FOUNDATION W/ FFE, WD# 90-2514, 05-25-90, FB 822, PG. 65 (FIELD)
LOT & HOUSE STAKE OUT (WITH ELEV); WD# 90-2409, 05-21-90, FB 824, PG. 30 (FIELD)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

○ FOUND 1/2" IRON PIPE, NO LD
UNLESS OTHERWISE SHOWN HEREON

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONES "AE" (EL. 546) AS SHOWN
ON FLOOD INSURANCE RATE MAP 0418 J FOR DUAL COUNTY, FLORIDA, DATED 11-02-18

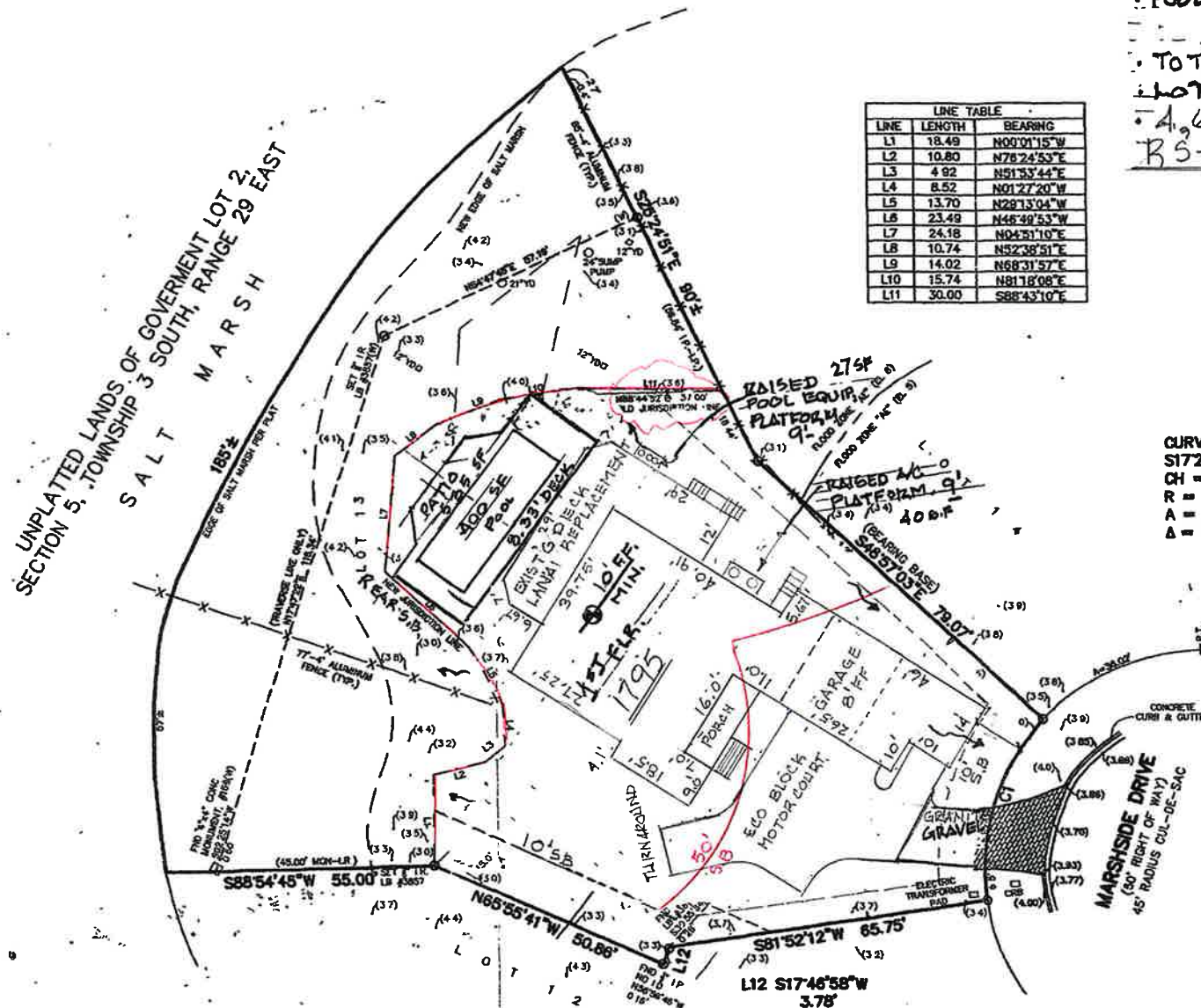
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32217 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY
RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO
ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN
HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT
TO CHAPTER 472.027 / CHAPTER 547, FLORIDA ADMINISTRATIVE CODE

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2547
MICHAEL A. GARRETT, No. 6643 9/27/23

SCALE 1" = 27'
DATE 04-08-20
FLORIDA-REGISTERED SURVEYOR AND MAPPER

F.B. NO. 115 D.C. 1993-2999-208785 DR. BY: SRS DR. P.V. 05/05 ORDER NO. 208785-BNDY-RECENT-TOPG FILE 03-2699



PROPOSED LAMOLINARA RESIDENCE

- NOTE: 1. BUILDER WILL DEMO. & REMOVE EXISTING RESIDENCE,
POOL, PATIO & DRIVEWAY.
2. NEW LOT GRADING FILL WITH APPROPRIATE SIDE LOT
SWALES PER JAX. BCH. LAND DEVELOPMENT CODE.
3. MINIMUM FEMA-RESIDENCE FFE 82



**Marshside Homeowners
Association**
Christopher Craft, President
1655 Marshside Drive
Jacksonville Beach, FL 32250

CCraft1971@gmail.com

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NOV 14 2023

**PLANNING
DEPARTMENT**

14-November-2023

City of Jacksonville Beach
Board of Adjustment
c/o Dept. of Planning & Development
11 N Third St
Jacksonville Beach FL 32250

RE: BOA# 23-100111, Hearing Date 21-Nov-23

TO: Board of Adjustment

The Marshside Homeowners Association, by vote of its Board of Directors, recommends a change to the proposed variance from the requirements of the Land Development Code, City of Jacksonville Beach.

The property at 1795 Marshside Dr., Lot 13 of the Replat of Marshside, is subject to a Declaration of Covenants and the By-laws, and Regulations and Rules of the Association. The Covenants provide, "Building Setback Lines All residential dwellings shall be located within the building restrictions lines shown on the Plat." (Article VII, Section 4; p 7). As the present structure and facilities at the subject property may have been installed and developed under prior grant of variance(s), the extent of its current footprint may exceed the Plat's representation of Setback Lines, but any expansion of total footprint would be subject to Association approval.

It is acknowledged that current requirements for flood protection at the site lead to a request to elevate the living space and expand the footprint of the residence for access to a garage. It is our understanding that the applicant plans to extend the ground-level garage toward the street to accommodate a stairway to access the front door. Their conceptual plan at this juncture would expand the garage with further extension toward the street for a golf-cart garage bay. To accommodate these features, the applicant requests a variance to move the front of the building to just 10 ft. from the street.

Marshside Homeowners Association requests that any variance that may be

approved by the City of Jacksonville Beach maintain a minimum of a 20 feet setback from the street, not 10 feet as proposed.

Note that all properties governed by the Association are subject to its Covenants, By-Laws, and Regulations and Rules. The Regulations present Architectural Review Guidelines respecting additions or changes to a lot, residence or landscaping. The Association provides for all members/property owners an Architectural Review Application with instructions, including a listing of required exhibits and supporting documentation. The process also anticipates obtaining any required city or other jurisdiction permits. No such application has yet been received by the Association. Therefore, its review has not yet been undertaken and no approval is provided by the Association at this time.

The Marshside Homeowners Association requests any Board of Adjustment approval of the subject application for variance be limited to a 20-foot setback from the front. This request by the Homeowners Association is not intended to restrict any individual Association member from bringing forward any additional concerns they may have as it pertains to the variance request in the upcoming meeting scheduled for November 21st.

Sincerely,

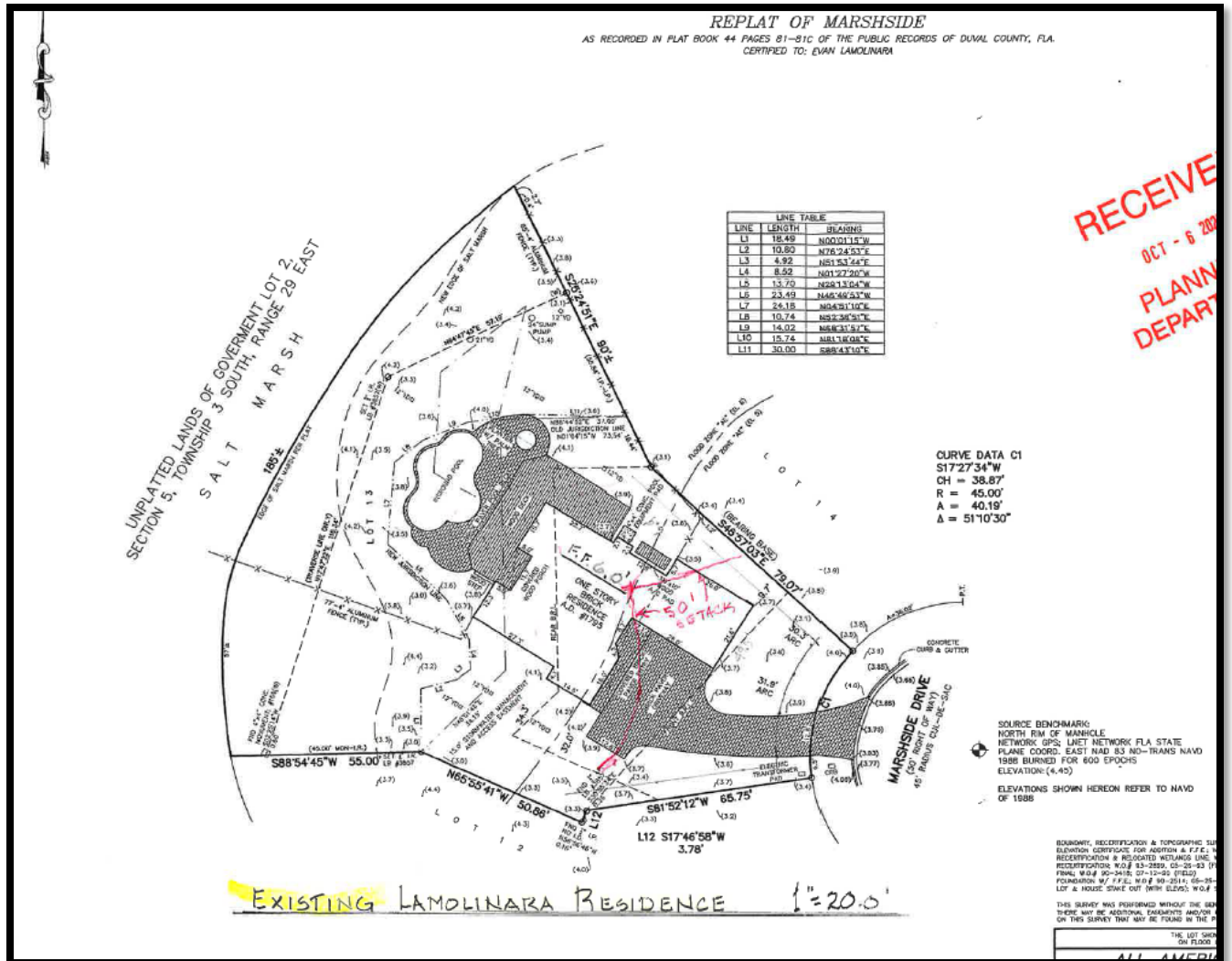


Copy to: E. & B. Lamolinara, 1795 Marshside Dr

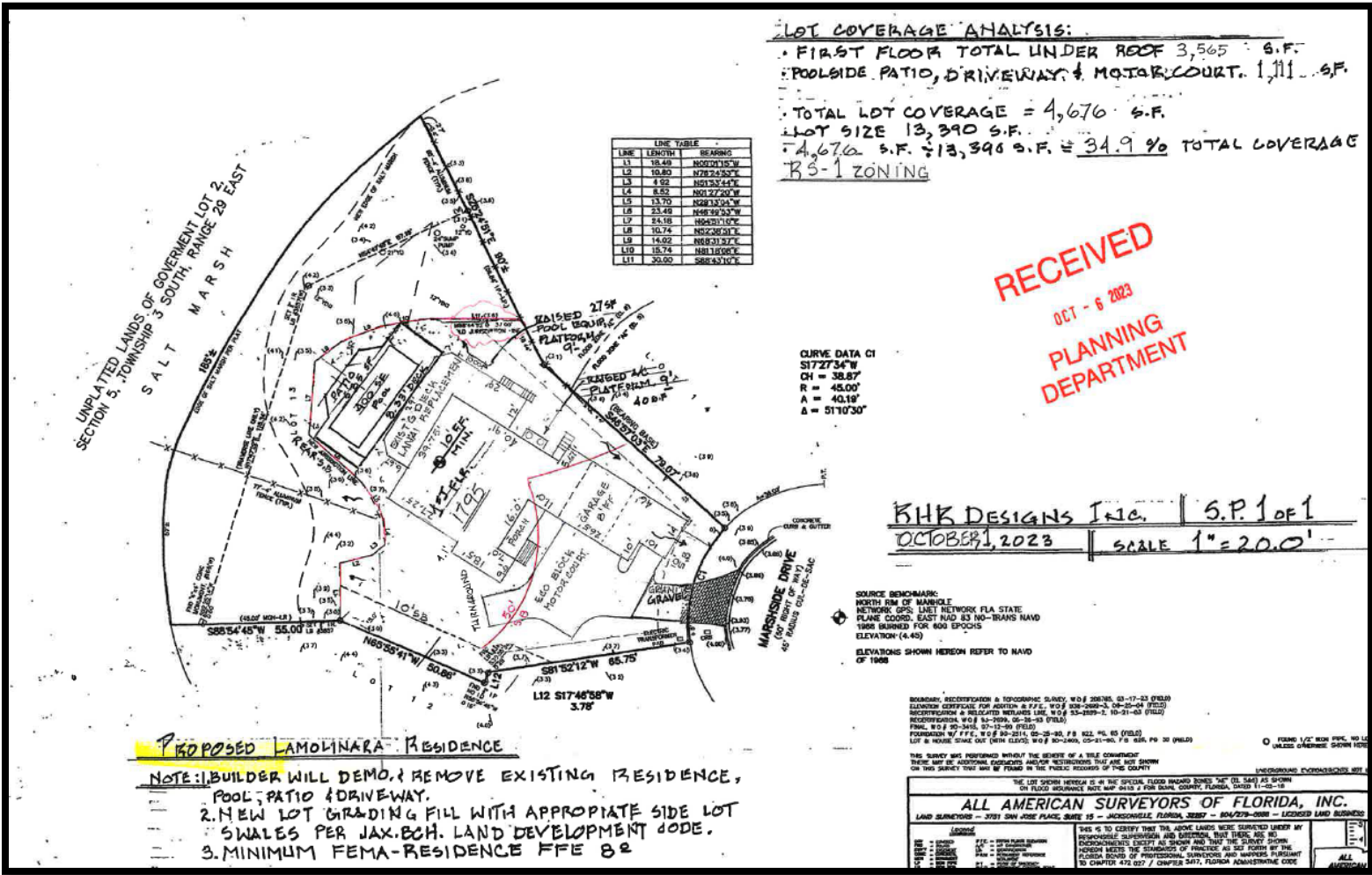
Location Map (property boundaries are reprehensive only)



Existing Survey



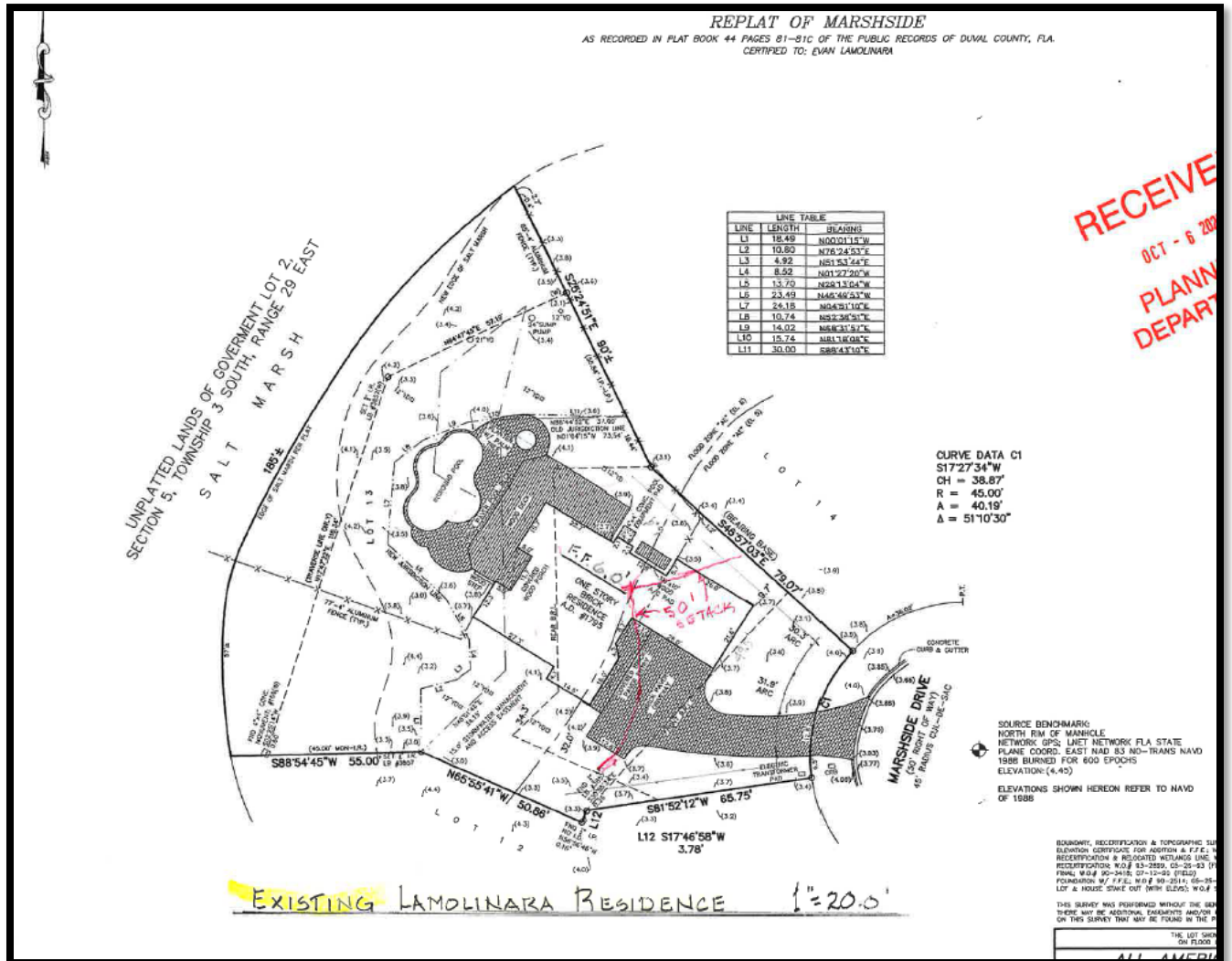
Proposed Survey



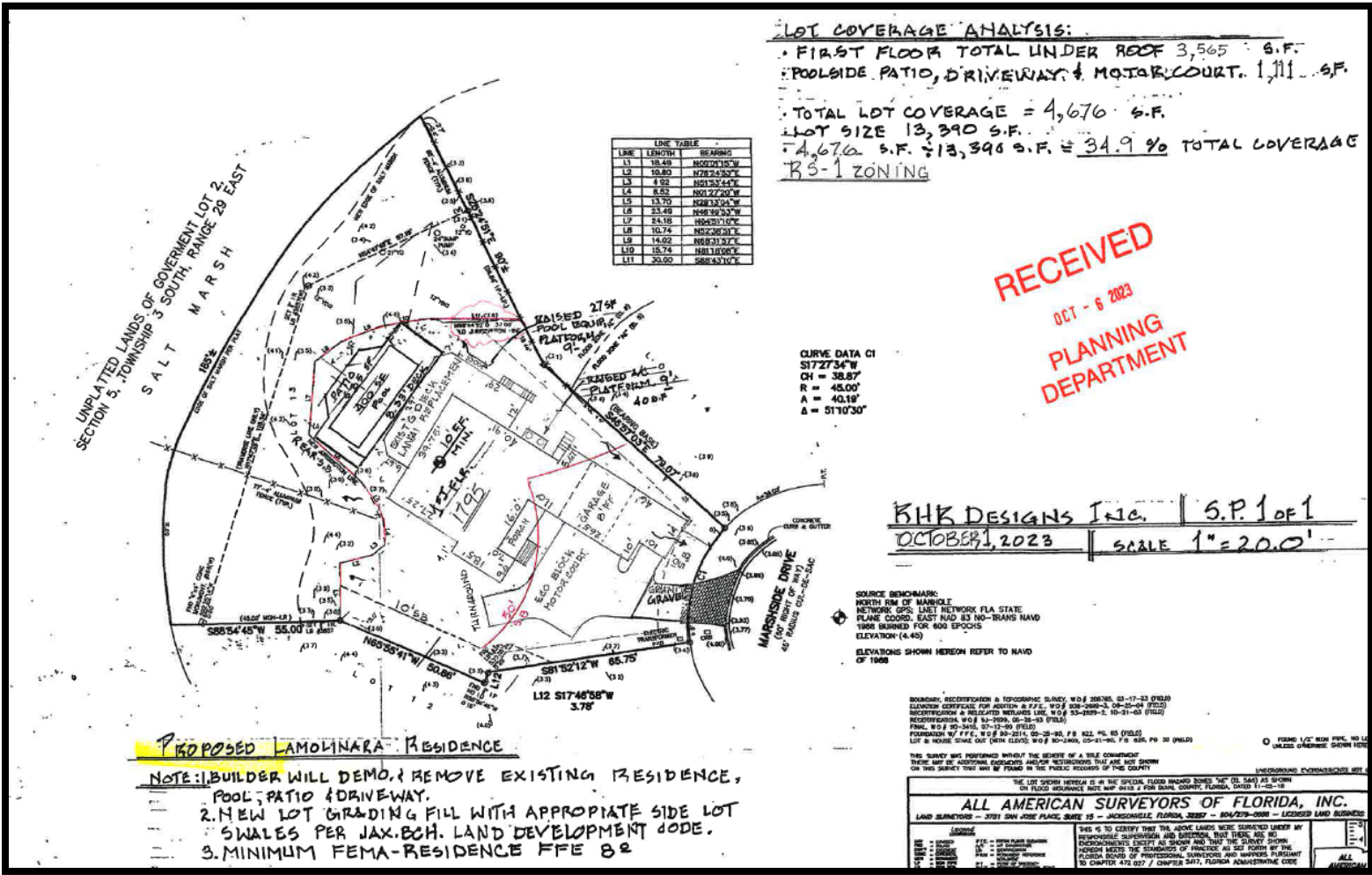
Location Map (property boundaries are reprehensive only)



Existing Survey



Proposed Survey





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/24/2023
SUBJECT:	BOA #23-100114 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 21, 2023 Board of Adjustment Meeting.

BOA #23-100114

ZONING: RS-1
RE NO.: 175335-0000
LEGAL: Lot 2, Block 14, *Beach Homesites Unit 3*
ADDRESS: 1325 N 16th Ave

REQUEST:

Section(s): 34-336(e)(1)(c)2, for a northern side yard setback of 8 feet in lieu of 10 feet minimum and for a southern side yard setback of 9.6 feet in lieu of 10 feet minimum, 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback along the southern property line of 4.7 feet in lieu of 5 feet minimum for an existing shed, to allow for new pavers to an existing single-family dwelling and to address existing nonconformities **for property addressed** 1325 N 16th Ave, **RE#** 175335-0000, **legally described as** Lot 2, Block 14, *Beach Homesites Unit 3*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1954), located in the Low-Density Residential District future land use category. The property is currently located in Zoning District Residential Single Family: RS-1. The lot is 70 feet in width, and 110 feet in depth, with an overall lot area of 7,686 square feet. The subject dwelling was constructed in 1959, prior to the current LDC. The lot coverage is currently conforming at 35%. The subject parcel has a one-story dwelling, wood deck, shed, porch and driveway. The applicant is asking for a variance for a northern side yard setback of 8 feet in lieu of 10 feet minimum and for a southern side yard setback of 9.6 feet in lieu of 10 feet minimum, for lot coverage of 42% in lieu of 35% maximum for an accessory structure setback along the southern property line of 4.7 feet in lieu of 5 feet minimum for an existing shed, to allow for new pavers.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is substandard in width, it measures 70 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district and is nonconforming in size at 7,686square feet.

The applicant will add driveway ribbons to the north, add driveway 10 radius arc, add driveway east of arc, and add front paver (18x46.5). The applicant is proposing on adding 846 sq ft, which will cover 3,186 sq ft. The lot currently has 30.44% lot coverage and will have 41.45% when the work is complete. A variance to allow for a northern side yard setback of 8 feet in lieu of 10 feet minimum and for a southern side yard setback of 9.6 feet in lieu of 10 feet minimum, for lot coverage of 42% in lieu of 35% maximum for an accessory structure setback along the southern property line of 4.7 feet in lieu of 5 feet minimum for an existing shed is a reasonable request. 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: 10,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 10 feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20% of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet.
- Floor area: A single-family dwelling unit shall contain a minimum of 1,600 square feet of conditioned living area and a one-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: 35%.
- Accessory structures: All accessory structures shall be located a minimum of five 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 70 feet in width rather than the 90 feet minimum and nonconforming in size at 7,686 square feet, less than the required 10,000 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 1954 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 for a northern side yard setback, southern side yard, and for lot coverage and for an accessory structure setback along the southern property line to a lot that does not meet the minimum lot width and lot area for

the RS-1 zoning district would not confer a special privilege as compared to other properties in the RS-1 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-1 standards. This situation is not the fault of the applicant and would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities as well as the proposed new porch. The minimum variance needed is for a for a northern side yard setback of 8 feet in lieu of 10 feet minimum and for a southern side yard setback of 9.6 feet in lieu of 10 feet minimum, for lot coverage of 42% in lieu of 35% maximum for an accessory structure setback along the southern property line of 4.7 feet in lieu of 5 feet minimum 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#23-100114**

ATTACHMENTS:

1. 23-100114 pics



APPLICATION FOR VARIANCE

BOA NO. 23-100114

HEARING DATE 11-21-23

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

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (or 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.

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OCT 09 2023

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APPLICANT INFORMATION

Applicant Name: Thomas Puleo Telephone: 904-252-1779
Mailing Address: 1325 16th Ave N E-Mail: Puleojax@gmail.com
Jacksonville Beach FL 32250

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

Landowner Name: Thomas Puleo Telephone: 904-252-1779
Mailing Address: 1325 16th Ave N E-Mail: puleojax@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: 1325 16th Ave N 175335-0000
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Asking for 42% lot coverage in lieu of 35% maximum.

AFFIDAVIT

I, Thomas Puleo, 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.

Thomas Puleo
APPLICANT SIGNATURE

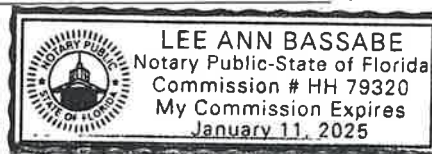
Thomas Puleo
PRINT APPLICANT NAME

10/9/23
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of October, 2023 by Thomas L Puleo, who is personally known to me or produced _____ as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME: _____



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____

CODE SECTION (s): _____

23-100114



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DEPARTMENT

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: **T36532**

Parcel ID#: 175335-0000
SALE PRICE: \$341,055.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of December, 2018 by

Kira C. Sikes and Michael E. Sikes, Wife and Husband,

whose post office address is 203 Walnut Street, Neptune Beach, FL 32266 herein called the Grantors, to

Thomas Puleo and Kaitlin Puleo, Husband and Wife

whose post office address is 1325 16th Ave N, Jacksonville Beach, FL 32250, hereinafter called the Grantees:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 in DUVAL County, State of Florida, viz.:

Lot 2, Block 14, BEACH HOMESITES - UNIT THREE, according to the plat thereof as recorded in Plat Book 25, Pages 38, 38A, and 38B, of the current public records of Duval County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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

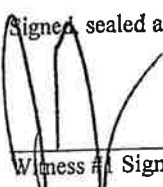
TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

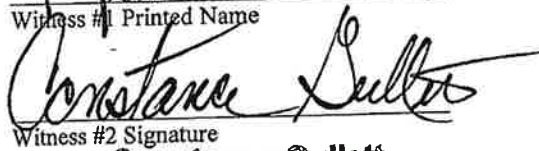
RECEIVED
OCT 09 2023
PLANNING
DEPARTMENT

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

Signed, sealed and delivered in the presence of:


Witness #1 Signature

John Gullett
Witness #1 Printed Name


Witness #2 Signature

Constance Gullett
Witness #2 Printed Name


Kira C. Sikes


Michael E. Sikes

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of December, 2018 by Kira C. Sikes and Michael E. Sikes who () are personally known to me or (☒) have produced Driver License as identification.




Notary Public
John Gullett
Printed Notary Name

My Commission Expires:

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100114

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.

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

PLANNING
DEPARTMENT

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	My lot is undersized. RSI Zoning district asks for a minimum lot width of 90 feet and a minimum lot area of 10,000 sqft. I have
Special circumstances and conditions do not result from the actions of the applicant.		a width of 70 feet and a lot area of 7,686 sqft
	Yes	This lot was platted before I purchased it.
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	Similar properties Zoned RSI in this area experience similar conditions.
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	Without this variance I will not be able to add any additional lot coverage for driveway without exceeding maximum lot coverage
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Granting of the variance is the minimum that will make possible the reasonable use of the parcel because my lot is undersized.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	No other land will be affected other than mine.

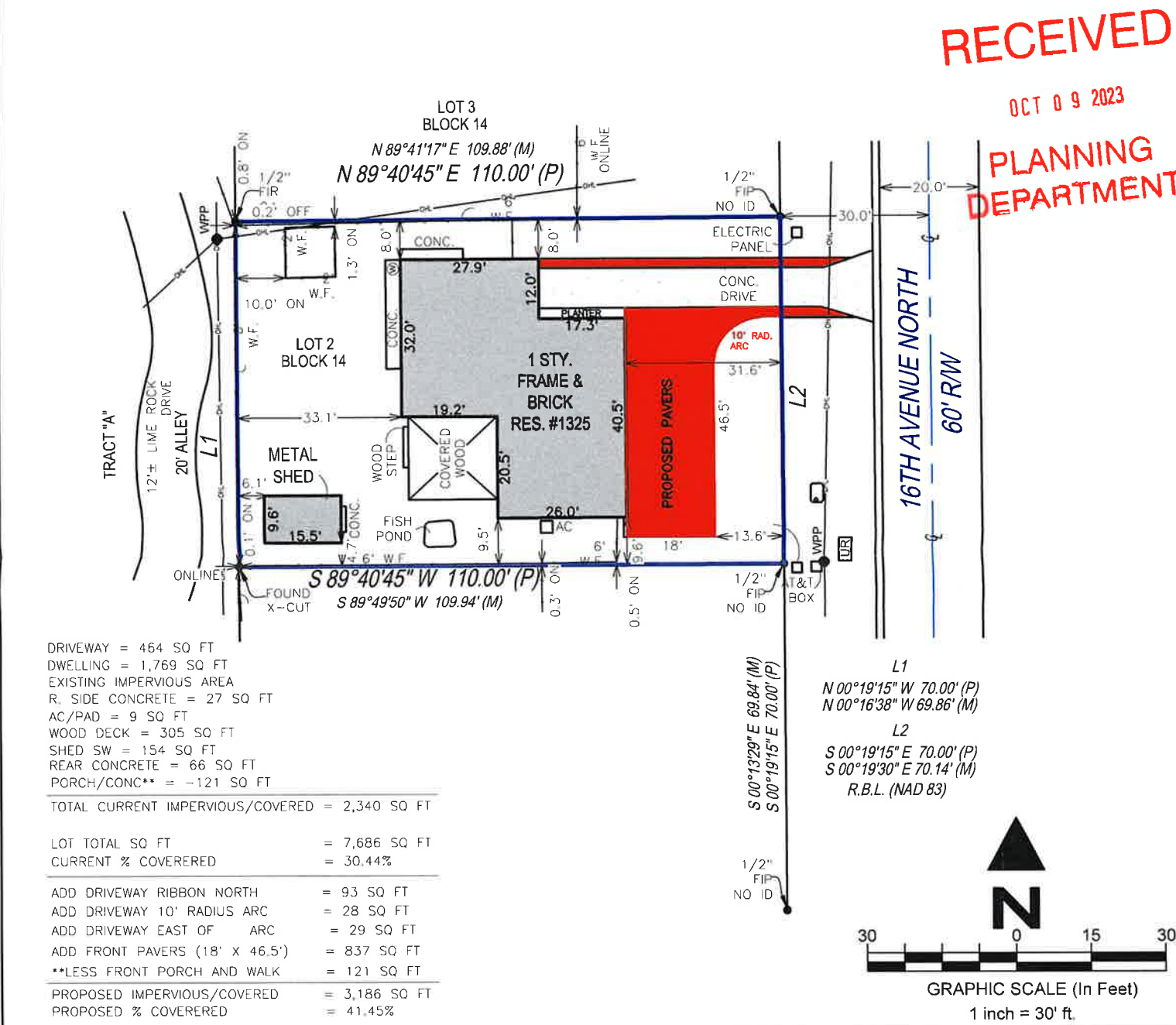


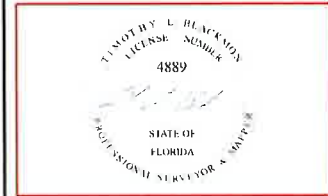
(904) 998-9733
www.landmarktitle.com



PROPERTY ADDRESS: 1325 16TH AVENUE NORTH, JACKSONVILLE BEACH, FL 32250

BEARINGS BASED ON NORTH AMERICAN DATUM
OF 1983 (NAD 1983) (2011) (EPOCH 2010.0000).



SURVEYOR'S CERTIFICATION REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION. 	POINTS OF INTEREST:
DATE SIGNED: 08/26/2023 FIELD WORK DATE: 08/25/2023 REVISION DATE(S): 10/05/2023 (R2) 10/06/23 (R3) SURVEY NUMBER: 082123.07	 RIVER CITY SURVEYING & MAPPING LB#8484 904-487-9054 F. 904-998-9736 7220 FINANCIAL WAY JACKSONVILLE, FL 32256
CERTIFIED TO: THOMAS PUELO	SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



(904) 998-9733
www.landmarktitle.com



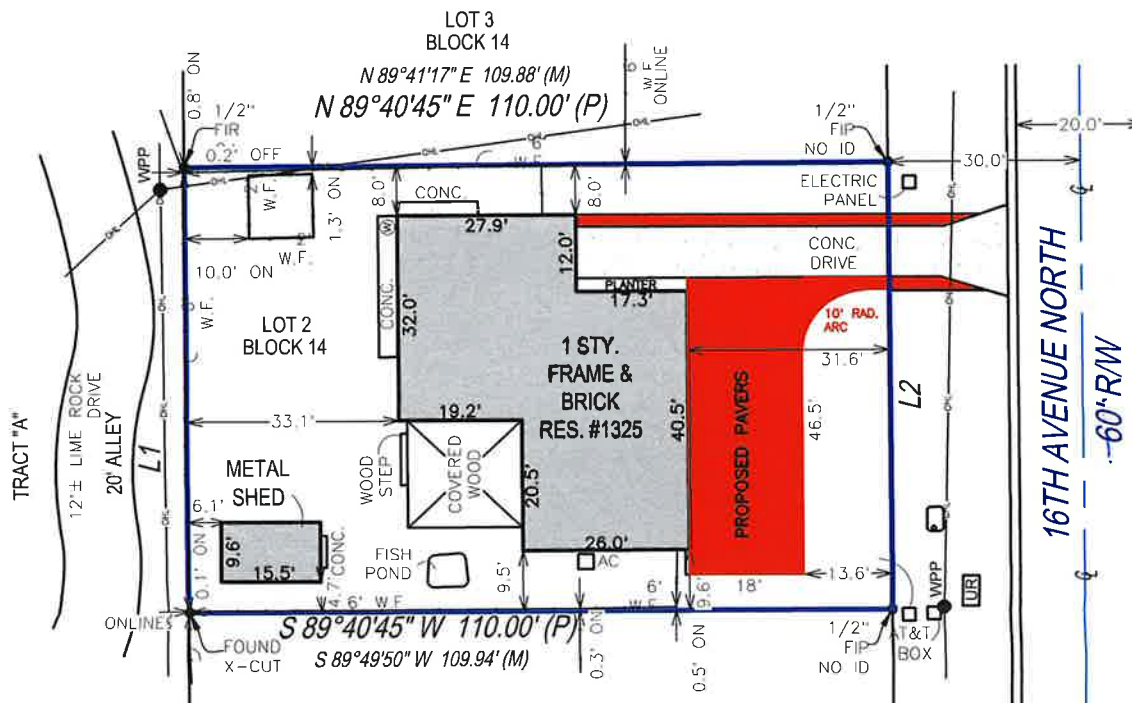
PROPERTY ADDRESS: 1325 16TH AVENUE NORTH, JACKSONVILLE BEACH, FL 32250

BEARINGS BASED ON NORTH AMERICAN DATUM
OF 1983 (NAD 1983) (2011) (EPOCH 2010.0000).

RECEIVED

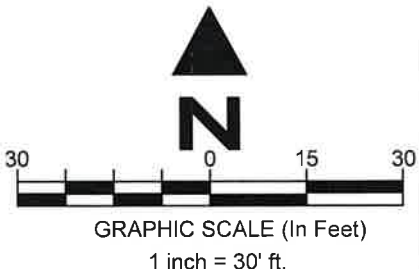
OCT 09 2023

PLANNING DEPARTMENT

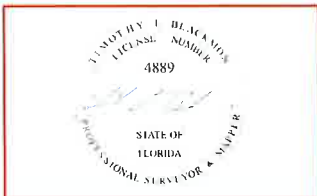


DRIVEWAY = 464 SQ FT
DWELLING = 1,769 SQ FT
EXISTING IMPERVIOUS AREA
R. SIDE CONCRETE = 27 SQ FT
AC/PAD = 9 SQ FT
WOOD DECK = 305 SQ FT
SHED SW = 154 SQ FT
REAR CONCRETE = 66 SQ FT
PORCH/CONC** = -121 SQ FT
TOTAL CURRENT IMPERVIOUS/COVERED = 2,340 SQ FT
LOT TOTAL SQ FT = 7,686 SQ FT
CURRENT % COVERED = 30.44%
ADD DRIVEWAY RIBBON NORTH = 93 SQ FT
ADD DRIVEWAY 10' RADIUS ARC = 28 SQ FT
ADD DRIVEWAY EAST OF ARC = 29 SQ FT
ADD FRONT PAVERS (18' X 46.5') = 837 SQ FT
**LESS FRONT PORCH AND WALK = 121 SQ FT
PROPOSED IMPERVIOUS/COVERED = 3,186 SQ FT
PROPOSED % COVERED = 41.45%

L1
N 00°19'15" W 70.00' (P)
N 00°16'38" W 69.86' (M)
L2
S 00°19'15" E 70.00' (P)
S 00°19'30" E 70.14' (M)
R.B.L. (NAD 83)
S 00°13'29" E 69.84' (M)
S 00°19'15" E 70.00' (P)
1/2" FIP NO ID



SURVEYOR'S CERTIFICATION
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.



POINTS OF INTEREST:

DATE SIGNED: 08/26/2023
FIELD WORK DATE: 08/25/2023
REVISION DATE(S): 10/05/2023 (R2) 10/06/23 (R3)
SURVEY NUMBER: 082123.07



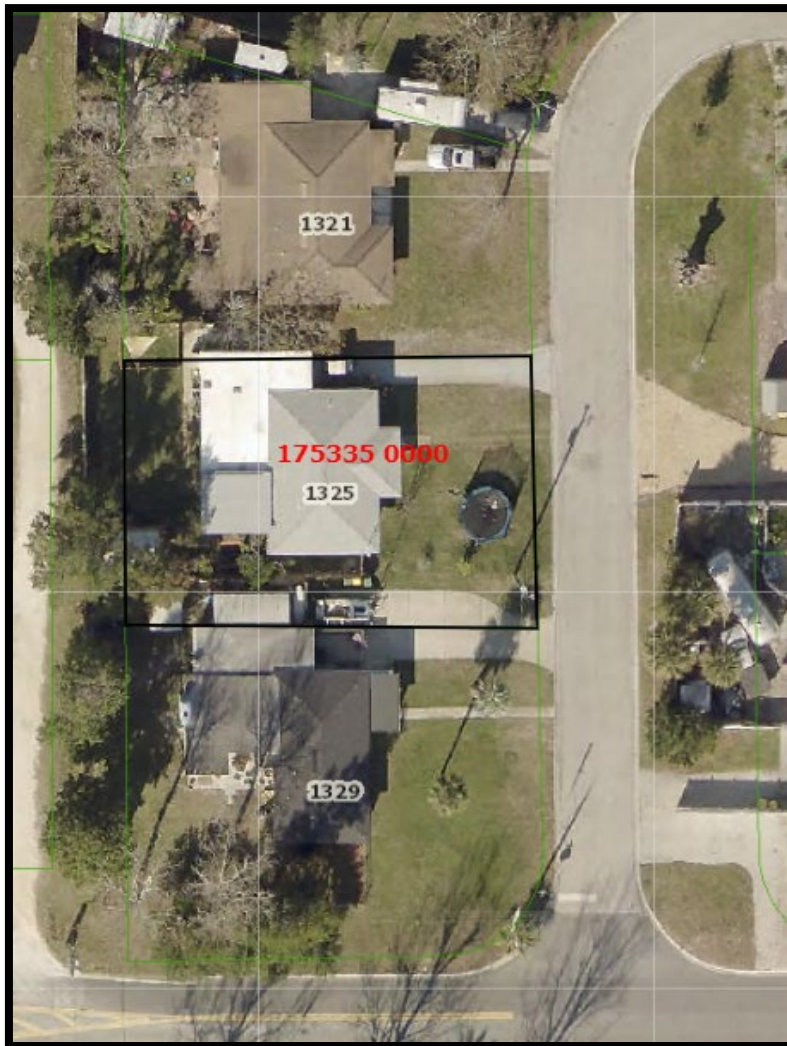
RIVER CITY SURVEYING & MAPPING
LB#8484
904-487-9054 | F. 904-998-9736
7220 FINANCIAL WAY | JACKSONVILLE, FL 32256

CERTIFIED TO:

THOMAS PUELO

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

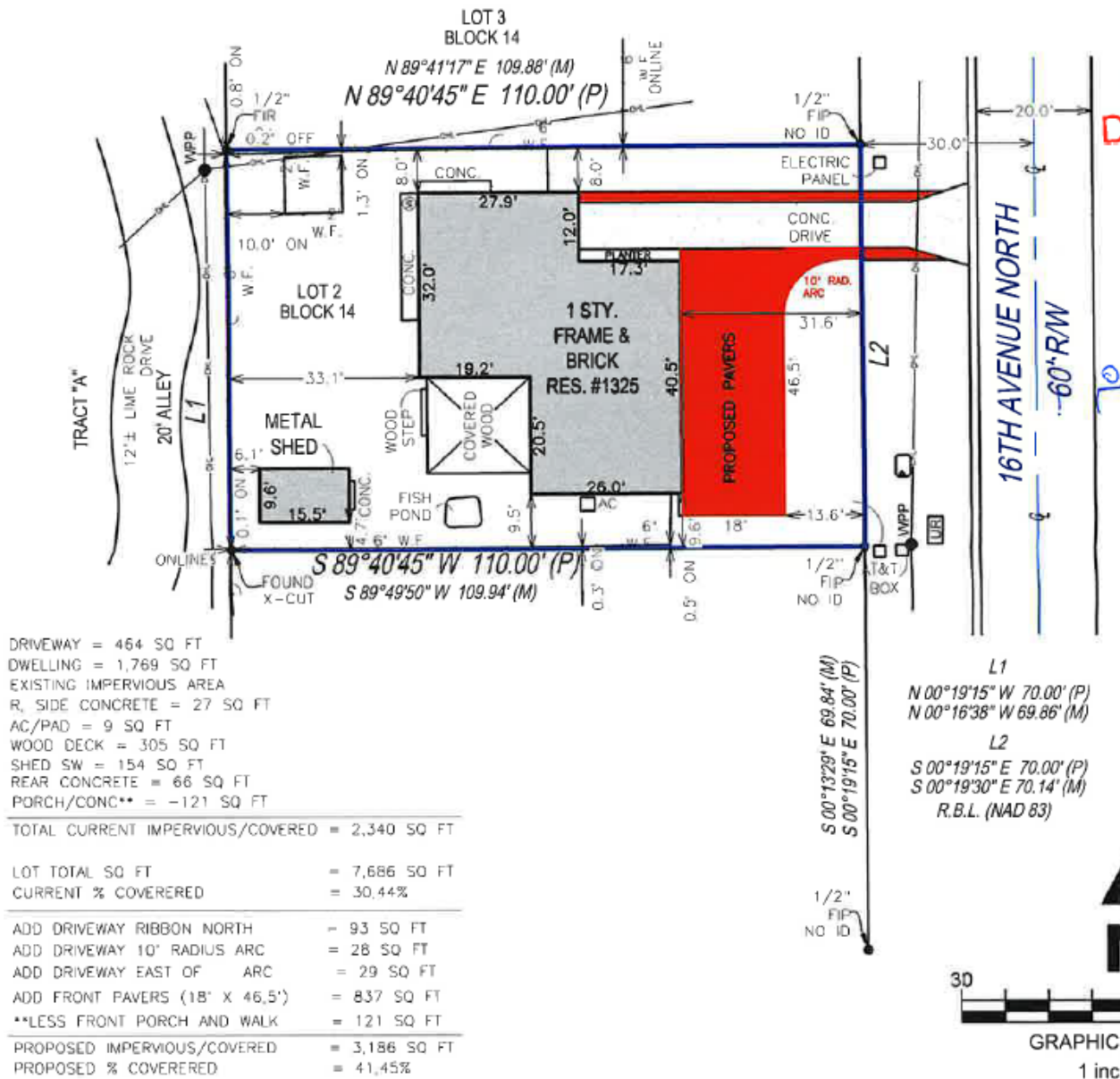
Location Map (property boundaries are reprehensive only)



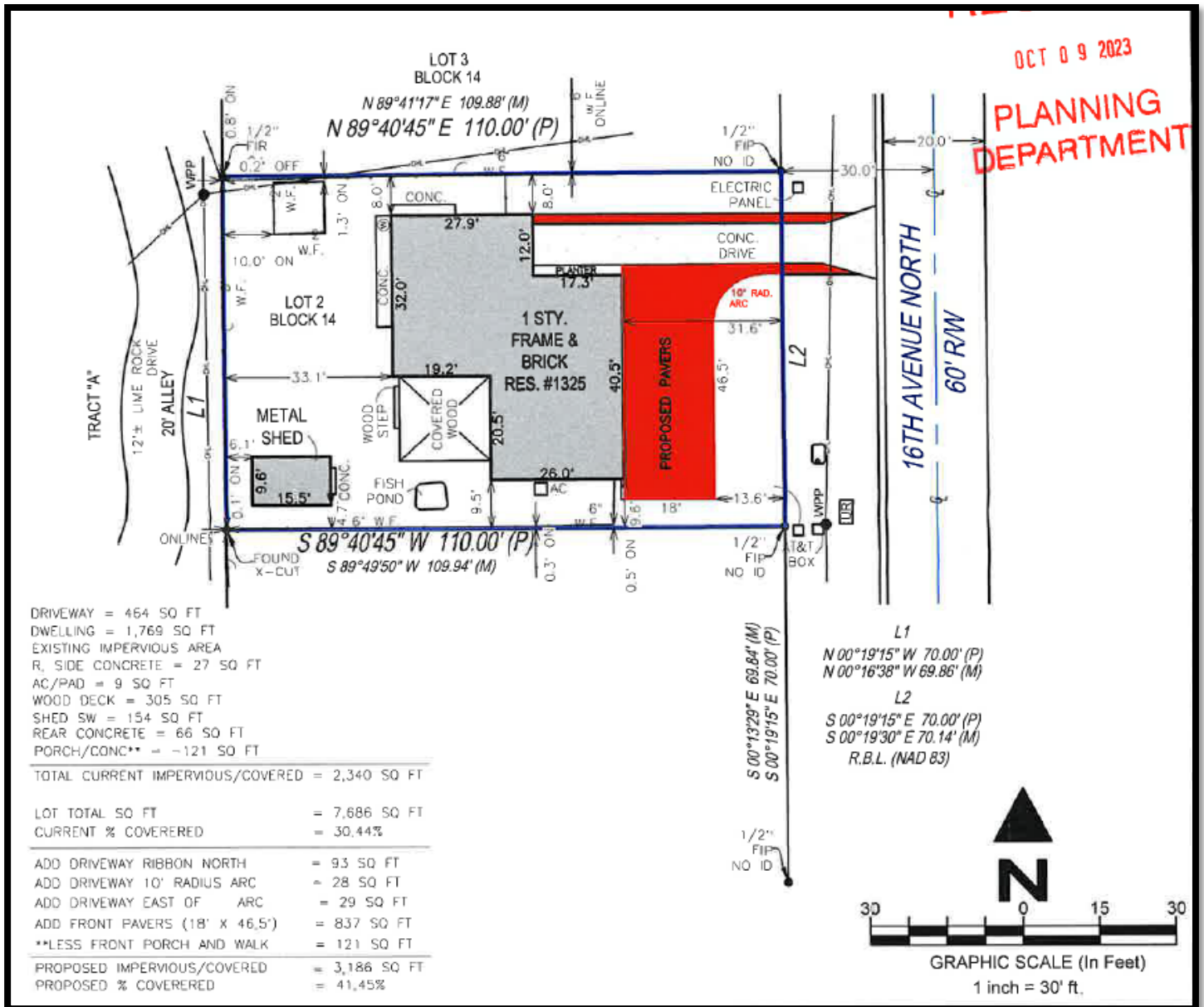
Proposed Survey

OCT 09 2023

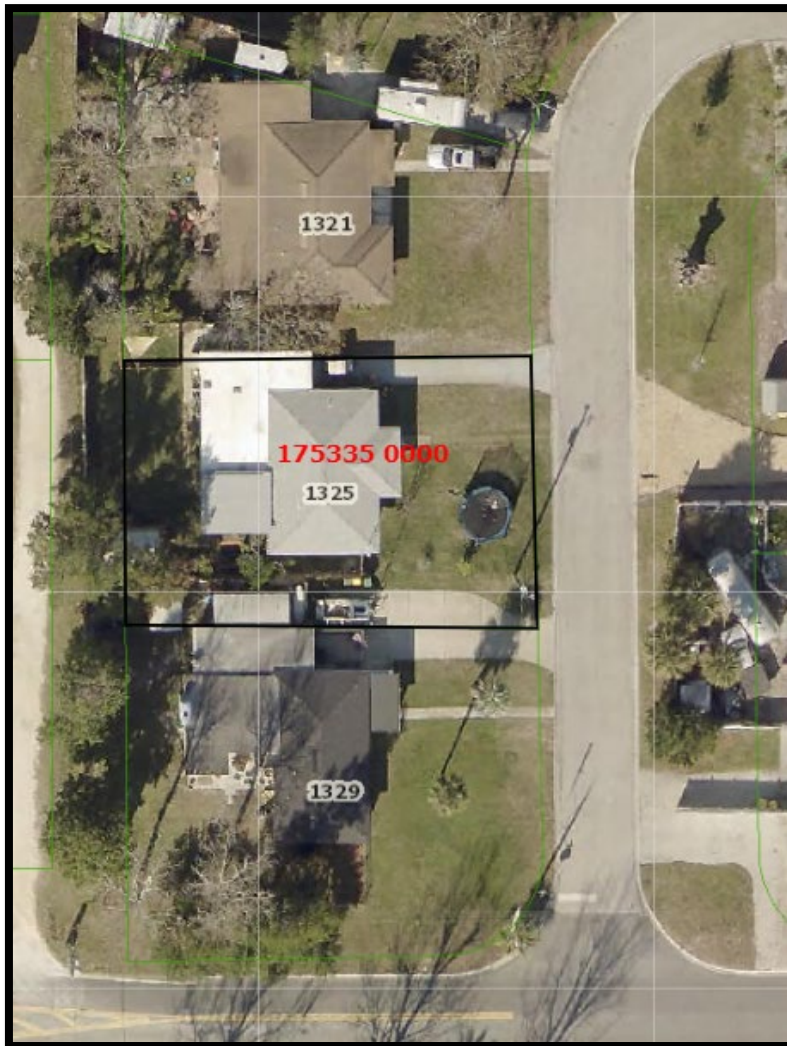
PLANNING
DEPARTMENT



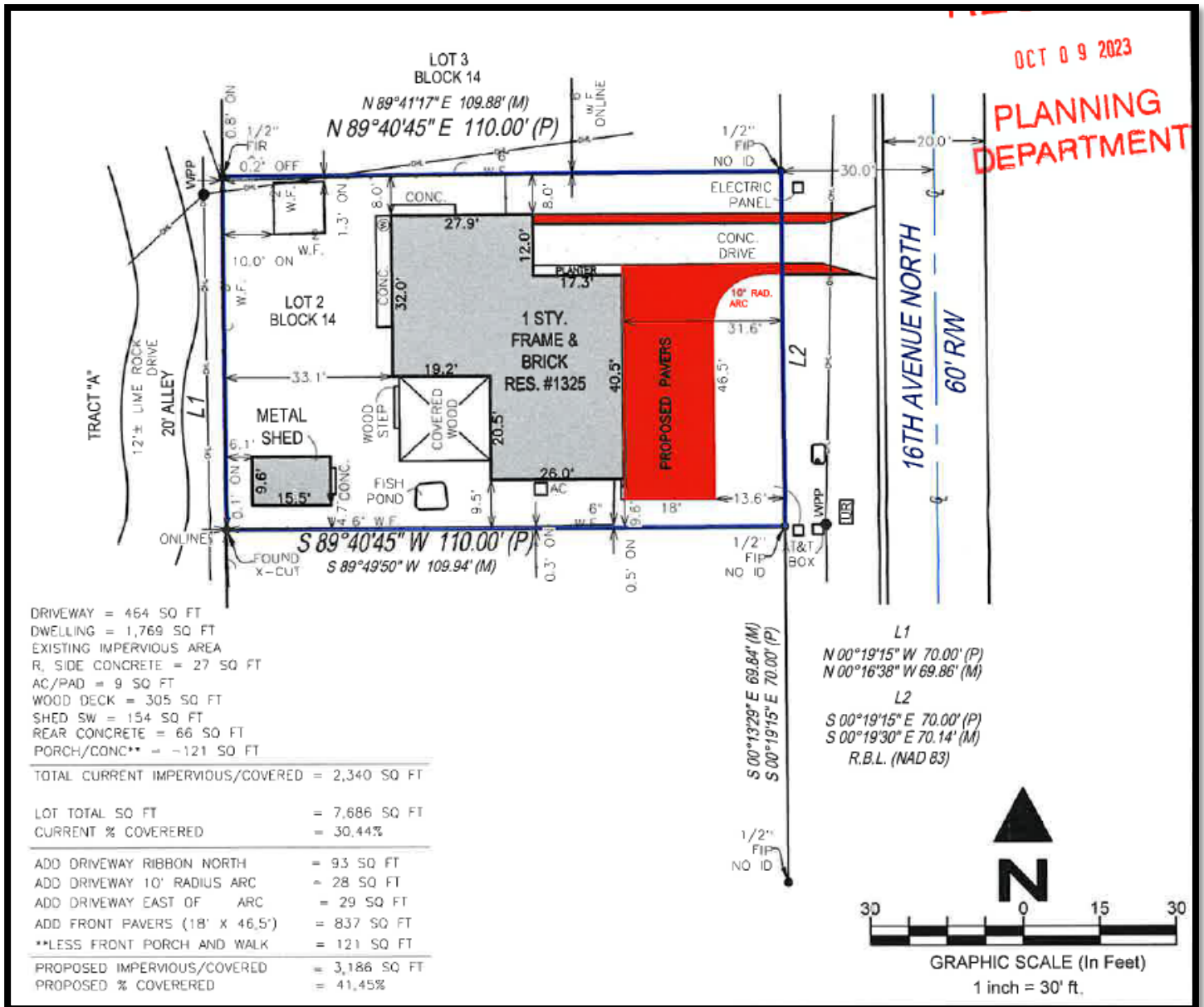
Existing Survey



Location Map (property boundaries are reprehensive only)



Existing Survey



Proposed Survey

OCT 09 2023

PLANNING
DEPARTMENT

