



# City of Jacksonville Beach

## Regular Meeting Agenda

### Board of Adjustment

11 North Third Street  
Jacksonville Beach, Florida

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Tuesday, December 5, 2023

6:00 PM

Council Chambers

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#### 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 November 7, 2023 meeting

#### CORRESPONDENCE

#### OLD BUSINESS

#### NEW BUSINESS

A. **Case Number(s): BOA#23-100115**

Applicant: Kevin J Wells

Agent: N/A

Owner: Kevin J Wells

Property Address: 910 3rd Ave N

Parcel ID: 173853-0000

Legal Description: Lot 3, Block 9, Atlantic Park

Current Zoning: RS-2

Motion to Consider: **Section(s): 34-337(e)(1)e**, for lot coverage of 43% in lieu of 35% maximum for construction of a new only coping pool perimeter paver patio around home, small paver pad, and concrete pad for pool equipment, **for property addressed** 910 N 3rd Ave, **RE#** 173853-0000, **legally described as** Lot 3,Block 9, *Atlantic Park*

B. **Case Number(s): BOA#23-100116**

Applicant: Taylor Janoe

Agent: N/A

Owner: Taylor Janoe

Property Address: 622 10th Ave S

Parcel ID: 176676-0000  
Legal Description: Lot 4, Block 107, *Oceanside Park*  
Current Zoning: RS-3  
Motion to Consider: **Section(s):** 34-338(e)(1)g, for rear accessory structure setback of 2 feet in lieu of 5 feet minimum, 34-338(e)(1)e, for lot coverage of 55% in lieu of 35% maximum, to allow for accessory structure and shed to an existing single-family dwelling **for property addressed** 622 S 10th Ave, **RE#** 176676-0000, **legally described as** Lot 4, Block 107, *Oceanside Park*

C. **Case Number(s): BOA#23-100119**

Applicant: Jordan Quick  
Agent: N/A  
Owner: Jordan Quick  
Property Address: 1382 N Eastwind Dr  
Parcel ID: 179459-3190  
Legal Description: Lot 38, *Seabreeze Park*  
Current Zoning: RS-3  
Motion to Consider: **Section(s):** 34-338(e)(1)g, for a east side, southeast, south west, and north yard accessory structure setback of less than 5 feet in lieu of 5 feet minimum, 34-338(e)(1)e, for lot coverage of 60% in lieu of 35% maximum, 34-338(e)(1)d, for no garage or carport, 34-338(e)(1)(c)3, for rear yard setback 4 feet in lieu of 30 minimum, 34-373(d), driveway setback of 0 in lieu of 5 to allow for new pool addition and to address current nonconformities to an existing single-family dwelling **for property addressed** 1382 N Eastwind Dr, **RE#** 179459-3190 **legally described as** Lot 38, *Seabreeze Park*

**PLANNING DEPARTMENT REPORT**

A. Proposed date for Comp Plan draft review meeting with all boards **January 10, 2024**

**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](mailto: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](mailto: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, November 7, 2023, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER:**

Vice-Chairperson Curley called the meeting to order at 6:00 P.M.

**ROLL CALL:**

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

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

**APPROVAL OF MINUTES:**

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

- Regular Board of Adjustment Meeting held on October 17, 2023

**CORRESPONDENCE:** None

**OLD BUSINESS:**

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

**City of Jacksonville Beach Land Development Code Section(s):** 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.

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

**Agent:** Ryan Wetherhold, 19 12th Street South, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about lot coverage, back patios and two lots.

**Public Hearing:**

No one came forward to speak. Mr. Curley closed the public hearing.

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-100100 for 39.5% lot coverage based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A discussion ensued about the lot coverage and lot size.



**Roll Call Vote:** Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, and Jennifer Williams

The motion passed unanimously.

**B. Case Number:** BOA#23-100101  
Applicant/Owner: Anthony Simonetta  
Agent: N/A  
Property Address: 948 Gonzales Ave Lot 6  
Parcel ID: 176631-0000

**City of Jacksonville Beach Land Development Code Section(s):** 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.

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

**Agent:** Ryan Wetherhold, 19 12th Street South, Jacksonville Beach, stated the hardship was an undersized lot.

**Public Hearing:**

No one came forward to speak. Mr. Curley closed the public hearing.

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-100101 for 39.5% lot coverage based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** None

**Roll Call Vote:** Ayes – Owen Curley, Jeff Truhlar, Todd Smith, John Moreland, and Jennifer Williams

The motion passed unanimously.

**NEW BUSINESS:**

**A. Case Number:** BOA#23-100105  
Applicant/Owner: Sandra Terra  
Agent: N/A  
Property Address: 827 S 8th St  
Parcel ID: 176604-0000

**City of Jacksonville Beach Land Development Code Section(s):** 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.

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

**Applicant:** Sandra Terra, 827 South 8th St, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about pre-existing conditions, a shed, pavers, setbacks, and a code case.

**Public Hearing:**

The following spoke in opposition to the variance:

- Victor Kharchenico, 788 8th Avenue South, Jacksonville Beach  
Mr. Kahrchenico submitted photos [on file] to the board.

Tom Cusick, 847 12<sup>th</sup> Avenue South, Jacksonville Beach, was sworn in but withdrew his speaker card.

Mr. Popoli provided clarification about the porch expansion.

Ms. Terra addressed the porch extension and new roof.

Discussion ensued regarding the roof work.

Mr. Curley closed the public hearing.

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA#23-100105 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A conversation ensued about a possible amendment to the motion.

**Motion to Amend:** It was moved by Mr. Truhlar, seconded by Mr. Moreland, to amend the motion for the variance to apply to the existing structures discussed and shown in the presentation.

**Discussion:** A brief discussion continued about the neighbor's complaints and the roof location relative to the property line.

**Motion to Amend Roll Call Vote:** Ayes – Jeff Truhlar, Todd Smith, John Moreland, Owen Curley, and Jennifer Williams

The motion to amend passed unanimously.

**Discussion:** A discussion continued about the hardship and lot coverage.

**Amended Motion Roll Call Vote:** Ayes – Jeff Truhlar and Owen Curley  
Nays – Todd Smith, John Moreland, and Jennifer Williams

The amended motion failed 3-2.

**B. Case Number:** **BOA#23-100108**  
**Applicant/Owner:** Michael Fraley  
**Agent:** N/A  
**Property Address:** 610 7th Ave N  
**Parcel ID:** 174294-0010

**City of Jacksonville Beach Land Development Code Section(s):** 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.

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

**Applicant:** Michael Fraley, 610 7th Ave North, Jacksonville Beach, stated the hardship was a nonconforming lot.

**Public Hearing:**

No one came forward to speak. Mr. Curley closed the public hearing.

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-100108 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A discussion ensued about the reasonable request for a nonconforming lot.

**Roll Call Vote:** Ayes – Todd Smith, John Moreland, Owen Curley, Jeff Truhlar, and Jennifer Williams

The motion passed unanimously.

**PLANNING DEPARTMENT REPORT:**

The next scheduled meeting is Tuesday, November 21, 2023, at 6:00 P.M. There are two scheduled cases.

**COURTESY OF THE FLOOR TO VISITORS:** None

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:48 P.M.

Submitted by: Lauren Loria  
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

DRAFT

| BOARD OF ADJUSTMENT AGENDA ITEM |                                      |
|---------------------------------|--------------------------------------|
| TO:                             | Board of Adjustment Members          |
| FROM:                           | Department of Planning & Development |
| DATE:                           | 11/09/2023                           |
| SUBJECT:                        | BOA #23-100115 Staff Report          |

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, December 5, 2023 Board of Adjustment Meeting.

#### BOA #23-100115

ZONING: RS-2  
 RE NO.: 173853-0000  
 LEGAL: Lot 3, Block 9, *Atlantic Park*  
 ADDRESS: 910 N 3rd Ave

#### REQUEST:

**Section(s):** 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum for construction of a new only coping pool perimeter paver patio around home, small paver pad, and concrete pad for pool equipment, **for property addressed** 910 N 3rd Ave, **RE#** 173853-0000, **legally described** as Lot 3, Block 9, *Atlantic Park*

#### EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1924) located in the Medium Density Residential future land use category. The property is currently in the 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 2019, the lot currently has an existing two-story dwelling which conforms to current lot coverage regulations in the RS-2 zoning district at 35.6%. The applicant is applying for this variance for lot coverage of 43% in lieu of 35% maximum for construction of a new pool with a small pacer deck, expansion of the exiting covered rear patio with additional pavers which will be uncovered, a new walkway from the driveway to the existing covered front entry, and concrete pad for pool equipment 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 add a 99 sq ft front walkway, a 19 sq ft trashcan paver area, a 237 sq ft backyard paver area, 104 sq ft of pool coping, and an 18 sq ft pool equipment pad for a total of 477 sq ft in additional lot coverage. A variance to allow these new additions is a reasonable request, as the applicant cannot add any of the additions without exceeding the lot coverage and setback

limitations set forth in the RS-2 zoning district 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: Seventy-five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) 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 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 not find that circumstances are a result of the applicant. The lot is a nonconforming lot of record platted in 1924 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 allow these new additions to a conforming 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 deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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

Staff does find that the requested variances are the minimum variance needed to accommodate the proposed additions to the property. The minimum variance needed to add these new additions is to allow a 99 sq ft front walkway, a 19 sq ft trashcan paver area, a 237 sq ft backyard paver area, 104 sq ft of pool coping, and 18 sq ft of pool equipment pad for a total of 477 sq ft.

**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#23-100115

**ATTACHMENTS:**

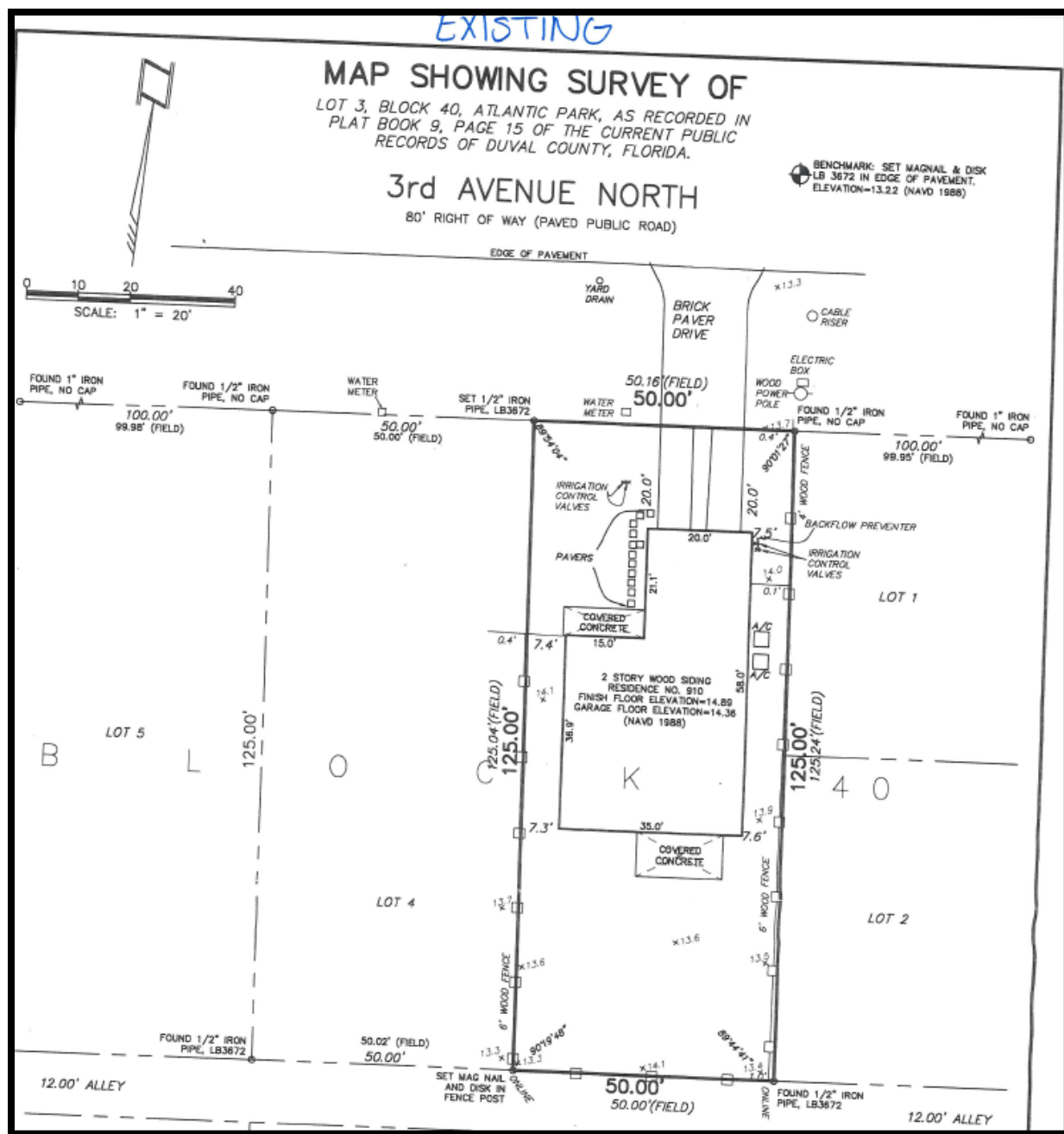
1. 23-100115 pics
2. 23-100115

**Location Map (property boundaries are representative only)**





## Existing Survey



Kevin Wells

PROPOSED

RECEIVED  
23-100115  
OCT 11 2023  
PLANNING  
DEPARTMENT

840 SF

99 SF

19 SF

AC

9 SF

POOL EQUIPMENT

9 SF

237 SF

7'6"

12'0"

20'

8'

14'

13'

16'

28'

12"

12"

12"

ACCESS

TOTAL LOT AREA: 6,250 SQ FT  
Proposed Additions:  
\*Front Walkway: 99 SQ FT  
\*Trashcan Pavers: 19 SQ FT  
\*Backyard Pavers: 237 SQ FT  
\*Pool Coping: 104 SQ FT  
\*Pool Equipment Pads: 18 SQ FT  
TOTAL 477 SQ FT

Prior Impervious Area: 2,228 SQ FT  
Prior Impervious Percentage: 35.6%

New Total Impervious Area: 2,705 SQ FT  
New Impervious Percentage: 43%



# APPLICATION FOR VARIANCE

BOA No. 23-100115  
HEARING DATE 12-5-23

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

## REQUIRED DOCUMENTATION

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

RECEIVED

OCT 11 2023

PLANNING DEPARTMENT

## APPLICANT INFORMATION

Applicant Name: Kevin J Wells Telephone: (703) 624-2986  
Mailing Address: 910 3rd Ave N. E-Mail: kevinjwells8@gmail.com  
Jacksonville Beach, FL 32250

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Kevin J Wells Telephone: (703) 624-2986  
Mailing Address: 910 3rd Ave N. E-Mail: kevinjwells8@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: 910 3rd Ave N. Jacksonville Beach FL 32250. / 173853-0000

Legal description of property (Attach copy of deed): See attached 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).

Increase lot coverage allowed from 35% to 45%. This will allow for a new inground pool install "coping only" and perimeter paver patio around home, small paver pad for the trashcan/recycling cans and 2 concrete pads for pool equipment.

## AFFIDAVIT

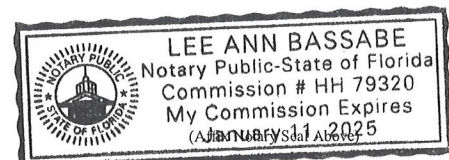
- I, Kevin Wells, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

Kevin James Wells 10-11-23  
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 11 day of October, 2023, by Kevin J. Wells, who is personally known to me or produced Fla. Drivers License as identification.

Lee Ann Bassabe  
NOTARY PUBLIC SIGNATURE  
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S): \_\_\_\_\_

This Instrument Prepared by:  
Blake F. Deal, III., Esquire  
Briley & Deal, LLC  
2215 Third Street, South, Suite 101  
Jacksonville Beach, Florida 32250  
File No. 19-0154

RECEIVED  
28-100115  
OCT 11 2023  
PLANNING  
DEPARTMENT

### Corporate Warranty Deed

**This Indenture, made this 8th day of August, 2019, between Atkins Builders, Inc., a Florida corporation, whose post office address is: PO Box 51262, Jacksonville Beach, Florida 32250, Grantor, and Kevin J Wells, an unmarried man, whose post office address is: 3646 Casitas Drive, Jacksonville, Florida 32224, Grantee.**

**Witnesseth, that the said Grantor, for and in consideration of the sum of \$575,000.00, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:**

**Lot 3, Block 40, Atlantic Park, a replat of a part of Pablo Beach North, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 15, of the Public Records of Duval County, Florida.**

Parcel Identification No.: 173853-0000

**Subject to taxes subsequent to December 31, 2019, covenants, restrictions and easements of record, if any.**

**And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.**



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23-100115  
PLANNING  
DEPARTMENT

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

*[Signature]*  
First Witness Signature

*[Signature]*  
Print Witness Name

*[Signature]*  
Second Witness Signature

*[Signature]*  
Print Witness Name

Atkins Builders, Inc., a Florida corporation

By: *[Signature]*  
John Atkins  
Its President

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 8th day of August, 2019, by John Atkins, the President of Atkins Builders, Inc., a Florida corporation, a corporation existing under the laws of the State of Florida, on behalf of the corporation, who is personally known to me or has produced a driver's license as identification.



Notary Seal

*[Signature]*  
Notary Public  
My Commission Expires

## VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO. 23-10015

**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.

OCT 11 2023  
PLANNING  
DEPARTMENT

| Standard                                                                                                                                                                                                                             | Applies?<br>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 subject property is substantially smaller in area than the minimum lot size for RS-1 zone. Total lot size is 6,250 (50 ft x 125 ft) |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | Yes                | The applicant did not cause the actions.                                                                                                |
| 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                | Further variances will be applied for if lots already exceed 35%.                                                                       |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | Yes                | This is correct.                                                                                                                        |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | Yes                | This is correct.                                                                                                                        |
| 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                | This is correct.                                                                                                                        |



EXISTING

# MAP SHOWING SURVEY OF

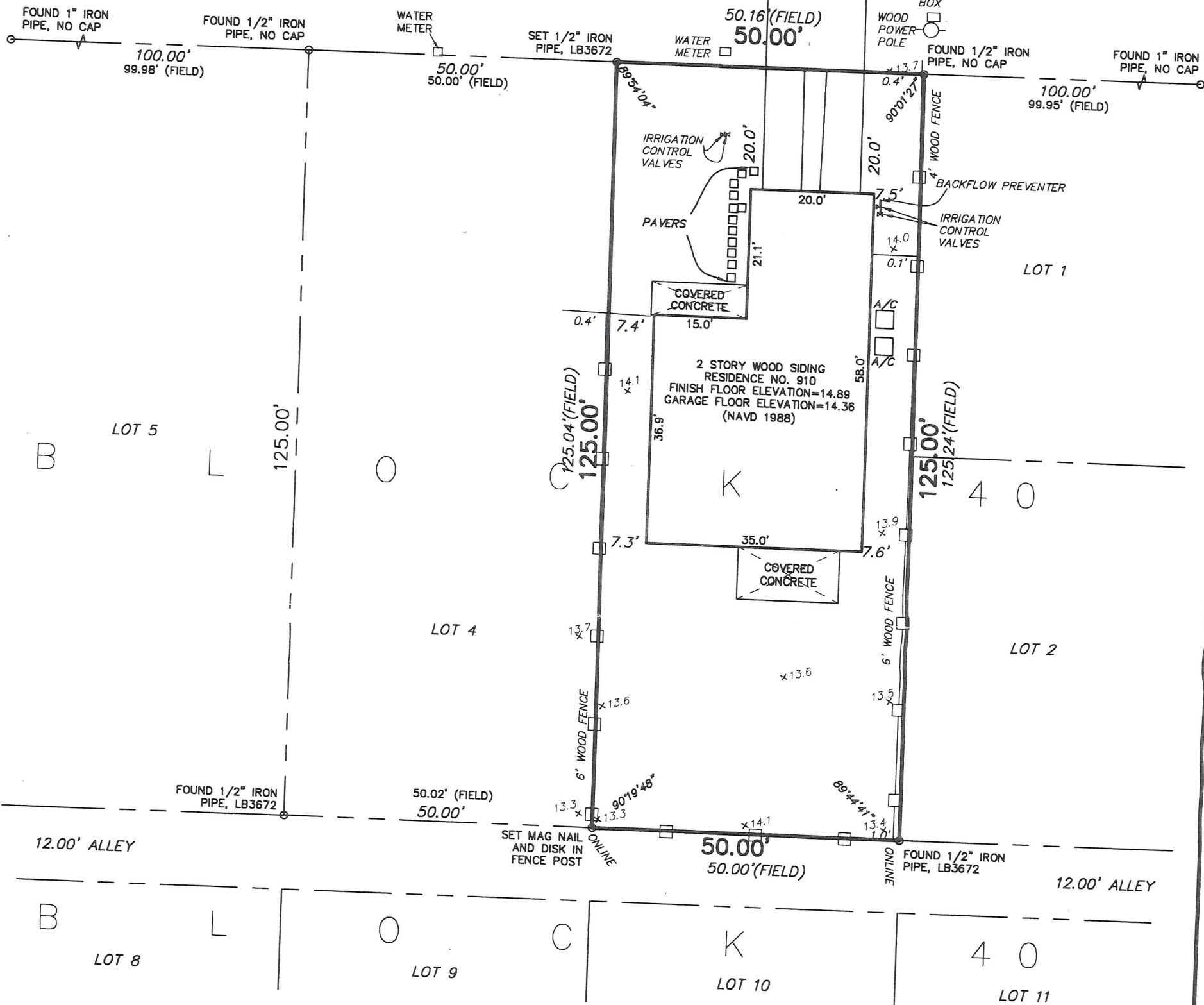
LOT 3, BLOCK 40, ATLANTIC PARK, AS RECORDED IN  
PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC  
RECORDS OF DUVAL COUNTY, FLORIDA.

## 3rd AVENUE NORTH

80' RIGHT OF WAY (PAVED PUBLIC ROAD)

BENCHMARK: SET MAGNAIL & DISK  
LB 3672 IN EDGE OF PAVEMENT.  
ELEVATION=13.22 (NAVD 1988)

0 10 20 40  
SCALE: 1" = 20'



### NOTES:

1. THIS IS A BOUNDARY SURVEY WITH TOPOGRAPHIC LOCATION.
2. INTERIOR ANGLES AS PER FIELD SURVEY.
3. NO BUILDING RESTRICTION LINE AS PER PLAT.
4. NORTH PROTRACTED FROM PLAT.
5. BENCHMARK USED: FOUND MAGNAIL & DISK IN NORTH EDGE OF PAVEMENT IN FRONT OF RESIDENCE NO. 910 3RD AVENUE NORTH. ELEVATION=13.22 (NAVD 1988).

IMPERVIOUS CALCULATION  
TOTAL LOT AREA=6250 SQ FT  
BUILDING=1713.9 SQ FT  
COVERED CONCRETE=225.6 SQ FT  
PAVERS=271.9 SQ FT  
A/C PADS=16.6 SQ FT  
TOTAL IMPERVIOUS=2228 SQ FT  
IMPERVIOUS PERCENTAGE= 35.6%

RECEIVED  
23-100115  
OCT 11 2023

PLANNING  
DEPARTMENT

THE PROPERTY SHOWN HEREON LIES IN FLOOD  
ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE  
FLOODPLAIN) AS WELL AS CAN BE DETERMINED  
FROM THE FLOOD INSURANCE RATE MAP NUMBER  
122031C0417J REVISED NOVEMBER 02, 2018 FOR  
DUVAL COUNTY, FLORIDA

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

REVISED CERTIFICATIONS- AUGUST 5, 2019

THIS SURVEY WAS MADE FOR THE BENEFIT OF  
KEVIN J. WELLS; BRILEY & DEAL, LLC; UNITED  
STATES SENATE FEDERAL CREDIT UNION ISAOA/  
ATIMA; CHICAGO TITLE.

DONN W. BOATWRIGHT, P.S.M.  
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: \_\_\_\_\_  
DRAWN BY: CL  
FILE: 2019-638

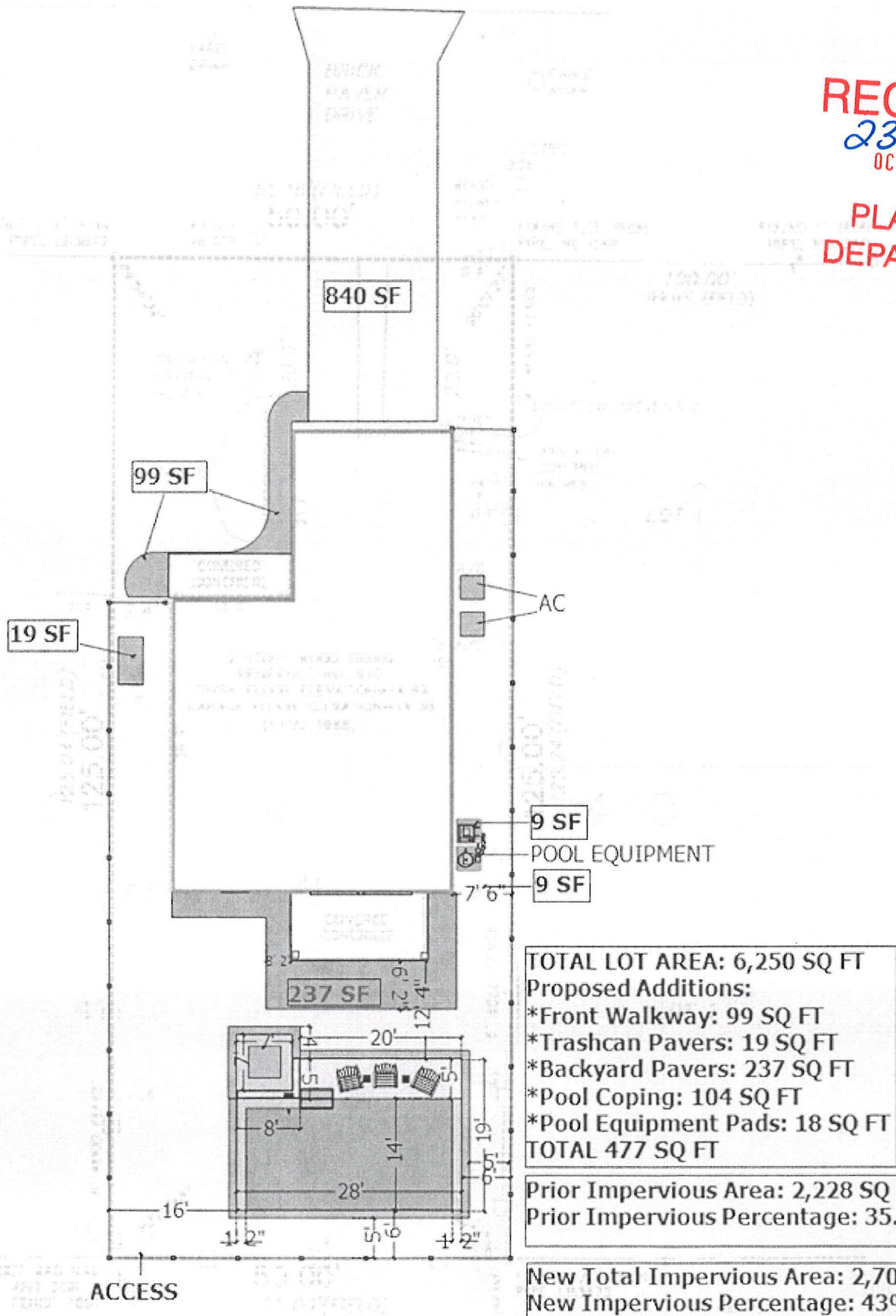
BOATWRIGHT LAND SURVEYORS, INC.  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:  
APRIL 29, 2019  
SHEET 1 OF 1

# PROPOSED

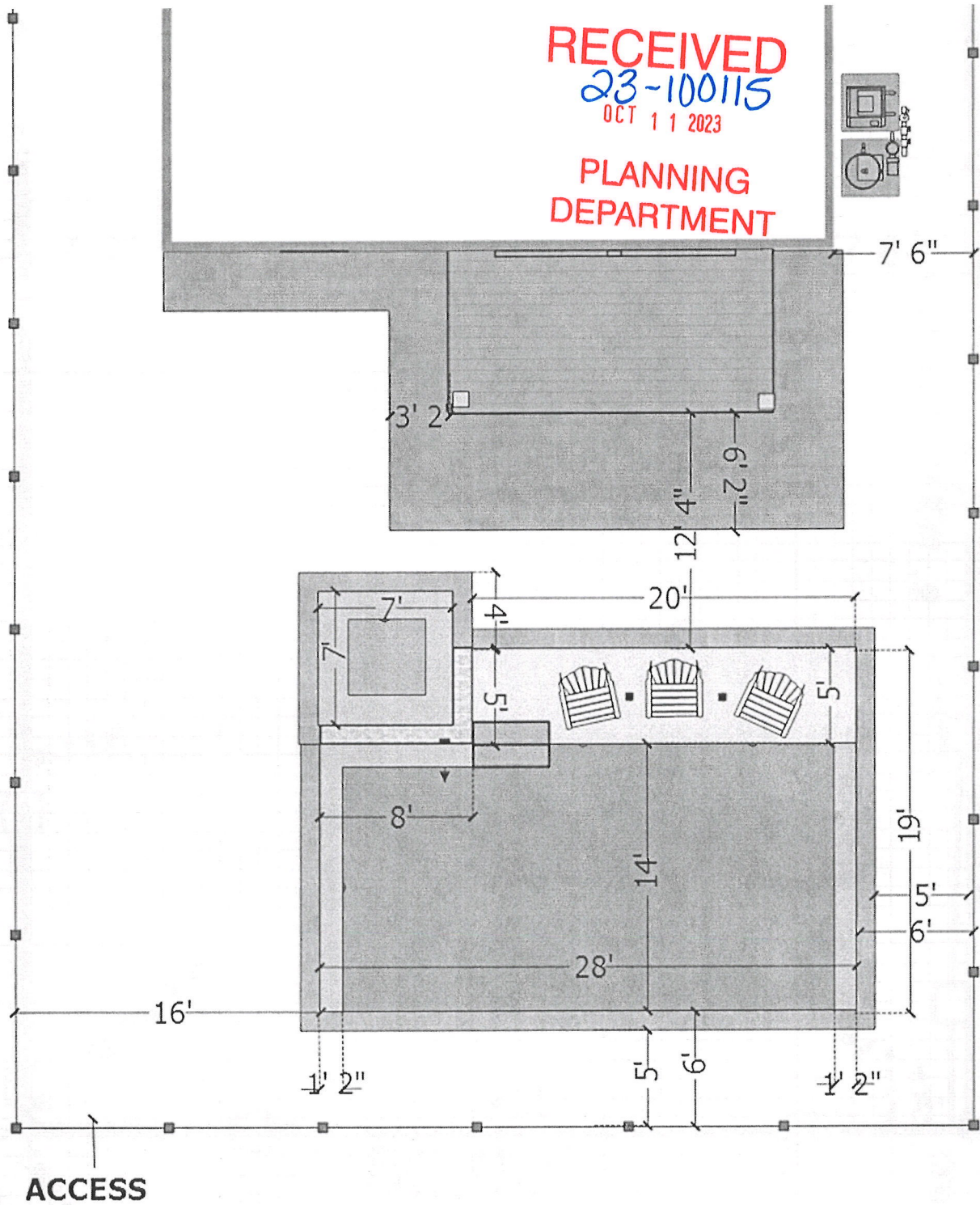
RECEIVED  
23-100115  
OCT 11 2023

PLANNING  
DEPARTMENT





# PROPOSED ZOOM.





| BOARD OF ADJUSTMENT AGENDA ITEM |                                      |
|---------------------------------|--------------------------------------|
| TO:                             | Board of Adjustment Members          |
| FROM:                           | Department of Planning & Development |
| DATE:                           | 11/09/2023                           |
| SUBJECT:                        | BOA #23-100116 Staff Report          |

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, December 5, 2023 Board of Adjustment Meeting.

**BOA #23-100116**

ZONING: RS-3  
RE NO.: 176676-0000  
LEGAL: Lot 4, Block 107, *Oceanside Park*  
ADDRESS: 622 S 10th Avenue

**REQUEST:**

**Section(s):** 34-338(e)(1)g, for rear accessory structure setback of 2 feet in lieu of 5 feet minimum, 34-338(e)(1)e, for lot coverage of 55% in lieu of 35% maximum, to allow for accessory structure and shed to an existing single-family dwelling **for property addressed** 622 S 10th Ave, **RE#** 176676-0000, **legally described as** Lot 4, Block 107, *Oceanside Park*

**EXISTING CONDITIONS:**

The subject property is a nonconforming lot of record (circa 1922) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-3. The subject property is approximately 50 feet in width and 125 feet in depth, with an overall area of 6,250 square feet. Though the lot is nonconforming in width, it does meet the minimum lot size for RS-3. The subject property is occupied by a single-family dwelling, paver stone driveway, and pool with an existing paver patio and stone surrounding it. Additionally, there is one previous variance for this address, which the board granted in 1984. The variance was for no carport to a single-family dwelling. The previous owner permitted a pool with limited pavers around the pool. The total lot coverage was just below 35%. The current owner purchased the property in 2020, and, based on the existing satellite images, appears to have expanded the pool deck without a hardscape permit sometime between 2021-2022 and added a permitted shed in 2020.

BZA#84-100058: For no carport

No active code enforcement cases.

**STAFF ANALYSIS:**

The subject property is substandard in width, as it originally measured 50 in width rather than the 60 feet minimum requirement in the RS-3 zoning district. The applicant is requesting a rear accessory

structure setback of 2 feet in lieu of 5, for lot coverage of 55% in lieu of 35% maximum, to allow for an accessory structure and shed to an existing single-family dwelling. There is a hardship with relation to the rear setback, as the existing pool limits the area the accessory structure could be located, and based on the requested size, would have limited room to be placed and meet the required setback without reducing the size of the requested structure. The lot is conforming in area, and therefore there is not hardship with regards to lot coverage. The existing lot coverage is unknown, but based on the pool permit survey and the previously permitted shed from 2020, the additions likely did not push the lot over the maximum 35% lot coverage. The expanded pool deck and proposed new accessory structure would increase the lot coverage up to what is requested.

#### MINIMUM DIMENSIONAL STANDARDS:

- 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 not find that there are circumstances unique to the subject parcel of land. The subject lot is nonconforming in width, but conforming in lot area. The existing lot does have nonconformities that could constitute a hardship, but they appear self imposed. the only exception would be the location of the existing pool, which limited the area available to locate a new structure without encroaching on setbacks.

**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 substandard in width, and the location of the existing pool was an existing constraint at the time of purchase, however, any current lot coverage over 35% appears to be the result of the current owner, and any further expansion would be a self-imposed hardship as the lot is conforming in size.

**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 confer special privileges. The request to allow an accessory structure setback of 2 feet in lieu of 5 feet minimum is a warranted request, based on the location of the existing pool and decking. However, the lot is conforming to the RS-3 standards for lot area, and the granting of additional lot coverage for a conforming lot would be considered a special privilege.

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

Staff **does not** find that literal interpretation of the code would deprive the applicant of rights and privileges. Due to the location of the pool, there is a hardship in locating new accessory structures. However, the addition of any new accessory structure will take the lot coverage over the 35% threshold, which the property may be over currently anyway. The applicant could be granted a setback reduction, provided the overall lot coverage remains at 35%. They do have the ability to re-arrange lot coverage to accommodate a new accessory structure.

**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 accessory structure. The minimum variance needed would be to approve the proposed accessory structure setback of 2 feet in lieu of 5 feet minimum with no lot coverage in excess of 35%. The lot is conforming in area and therefore an increase in lot coverage is unwarranted.

**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#23-100116 with the condition that the approval is for the accessory structure setback only.

**ATTACHMENTS:**

1. 23-100116 pics
2. 23-100116



## Staff Recommendation

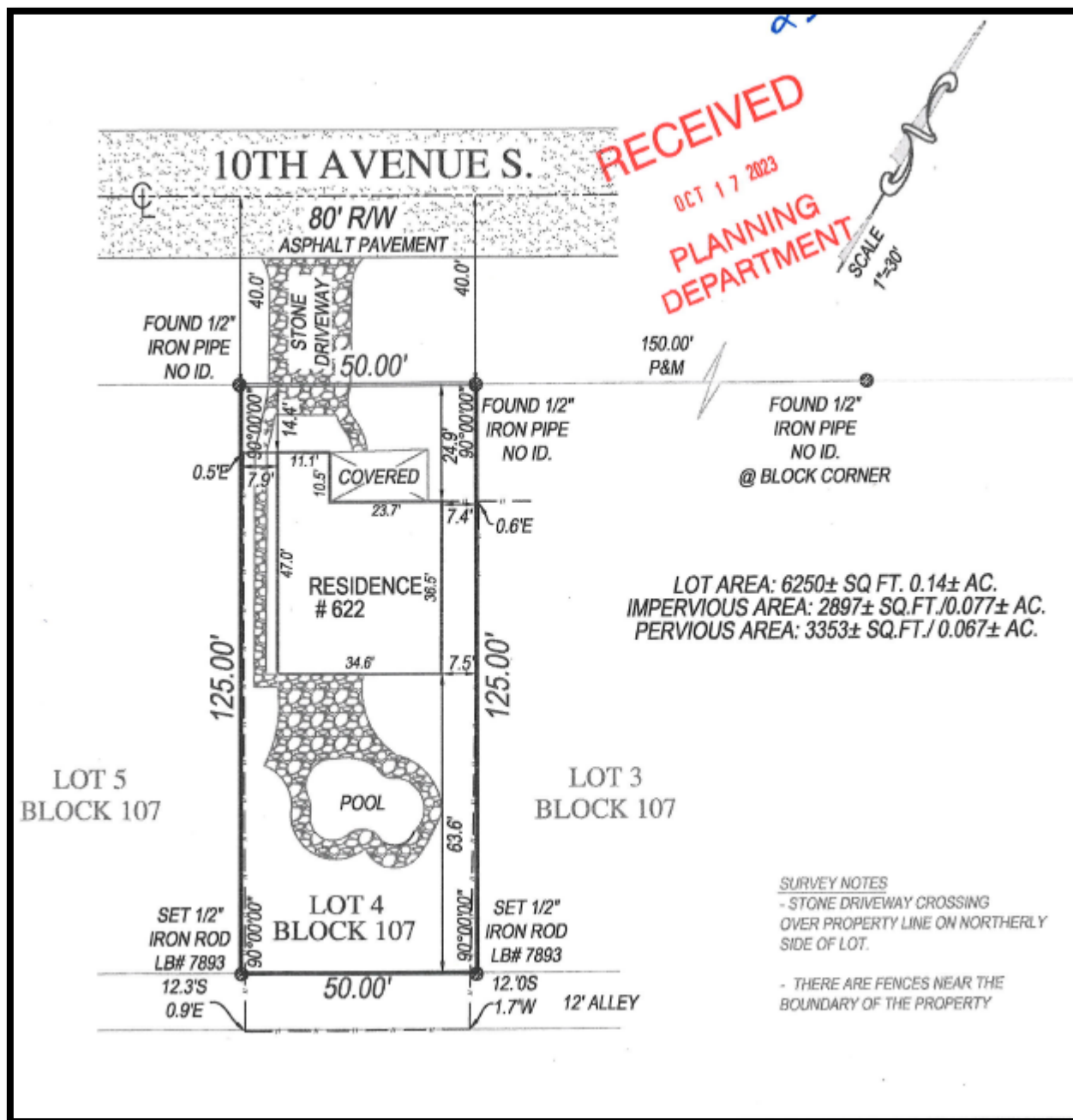
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#23-100116**

## Location Map (property boundaries are representative only)

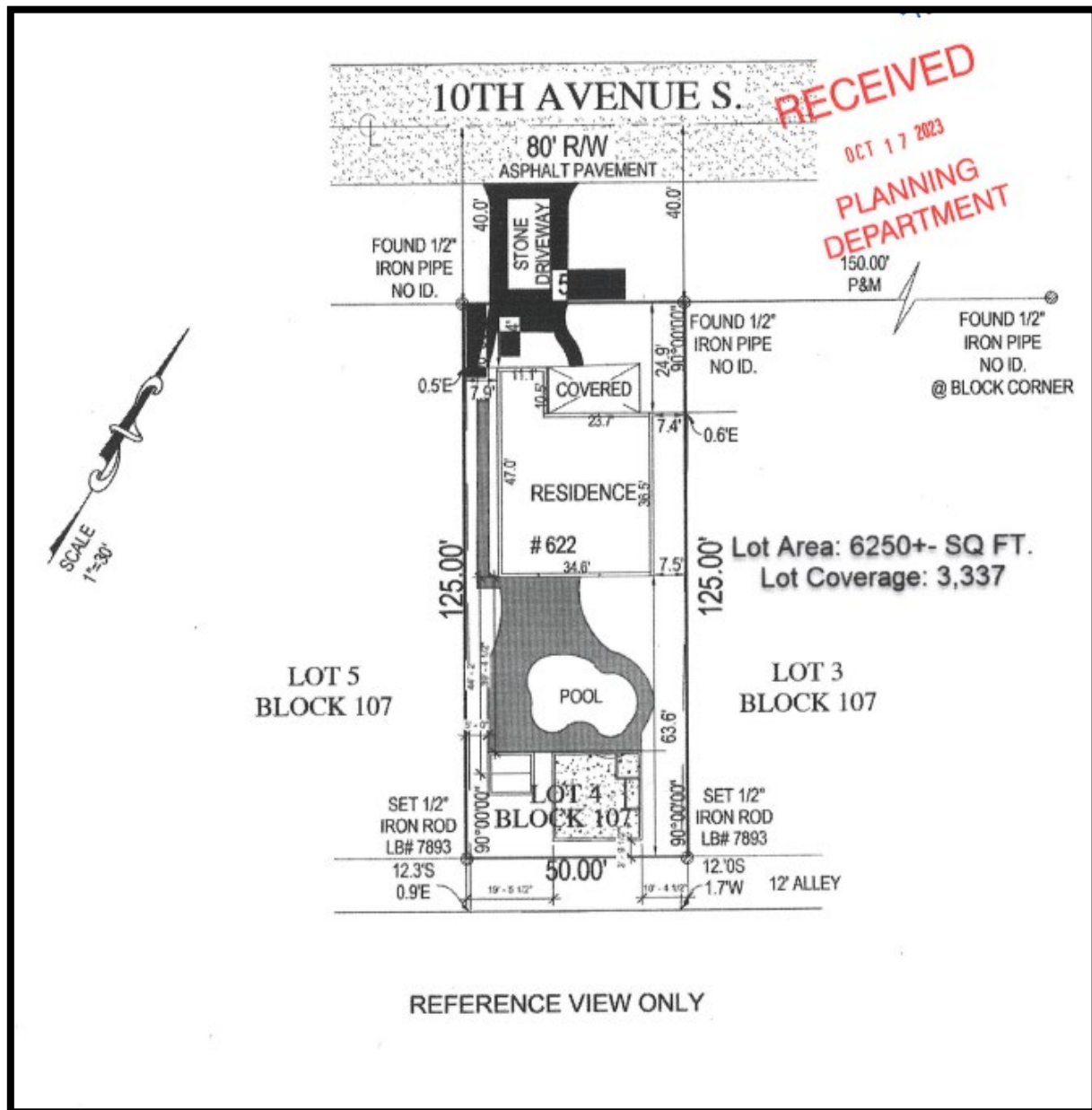




## Existing Survey



## Proposed Site Plan





# APPLICATION FOR VARIANCE

BOA No. 23-100116  
HEARING DATE 12-05-23

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**

OCT 17 2023

## APPLICANT INFORMATION

Applicant Name: Taylor Janoe Telephone: (801) 891-0571  
Mailing Address: 622 10th Avenue South E-Mail: tjanoe14@gmail.com  
Jacksonville Beach FL 322250

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Taylor Janoe Telephone: (801) 891-0571  
Mailing Address: 622 10th Avenue South E-Mail: tjanoe14@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: 622 10th Avenue South  
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).  
Backyard setback reduced to 2ft, lot coverage increase to accomodate detached structure.

46ft asking for 50ft

## AFFIDAVIT

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

[Signature]  
APPLICANT SIGNATURE

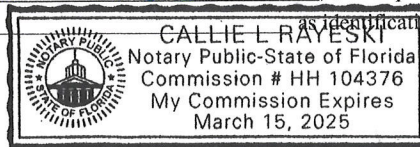
Taylor Janoe  
PRINT APPLICANT NAME

15 OCT 2023  
DATE

## STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of October, 2023, by Taylor Janoe, who is personally known to me or produced drivers license as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE



Callie Rayeski-Bawling  
PRINT NOTARY NAME

(Affix Notary Seal Above)

## THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: \_\_\_\_\_

CODE SECTION (S): \_\_\_\_\_



23-100116

Prepared by:  
First Coast Title Services, Inc.  
7807 Baymeadows Road East, Suite 405  
Jacksonville, Florida 32256

Doc # 2020139330, OR BK 19267 Page 2363,  
Number Pages: 2  
Recorded 07/07/2020 11:13 AM,  
RONNIE FUSSELL CLERK CIRCUIT COURT DUVAL  
COUNTY  
RECORDING \$18.50  
DEED DOC ST \$3038.00

File Number: 2020-43866

### General Warranty Deed

Made this July 2, 2020 A.D. By Allison Stebbins, a single woman, whose address is: 837 6th Avenue N., Jacksonville Beach, Florida 32250, hereinafter called the grantor, to Taylor Janoe and Hannah Janoe, husband and wife, whose post office address is: 622 10th Avenue S, Jacksonville Beach, Florida 32250, hereinafter called the grantee:

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

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

**Lot 4, Block 107, Oceanside Park, according to the plat thereof, recorded in Plat Book 8, Page 13, of the Public Records of Duval County, Florida.**

Parcel ID Number: 176676-0000

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

Prepared by:  
First Coast Title Services, Inc.  
7807 Baymeadows Road East, Suite 405  
Jacksonville, Florida 32256

File Number: 2020-43866

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

*Signed, sealed and delivered in our presence:*

Angela M. Stinespring

Witness Printed Name Angela M. Stinespring

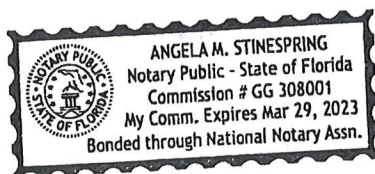
Jessica Newsome

Witness Printed Name Jessica Newsome

Allison Stebbins (Seal)  
Allison Stebbins  
Address: 837 6th Avenue N., Jacksonville Beach, Florida 32250

STATE OF FLORIDA  
COUNTY OF Duval

THE FOREGOING INSTRUMENT was sworn and subscribed before me by means of ☒ physical appearance or ☐ online notarization, this July 2, 2020, by Allison Stebbins, a single woman, who produced Driver's License as identification and who did not take an oath, and acknowledged before me they executed the foregoing affidavit for the purposes expressed herein.



Angela M. Stinespring  
Notary Public Angela M. Stinespring  
My Commission expires:



## VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100116

**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?<br>Yes/No | Circumstances/ Explanation                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | No                 | No special conditions.                                                                                                           |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | Yes                | No.<br><b>RECEIVED</b><br>OCT 17 2023<br>PLANNING<br>DEPARTMENT                                                                  |
| 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.                                                                                                                              |
| 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. | No                 | No.                                                                                                                              |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | Yes                | Yes, decreasing the setback and allowing more lot coverage within the proposal will be based on the documented variance request. |
| 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                | The plan is to have the space be similar to the existing structure.                                                              |

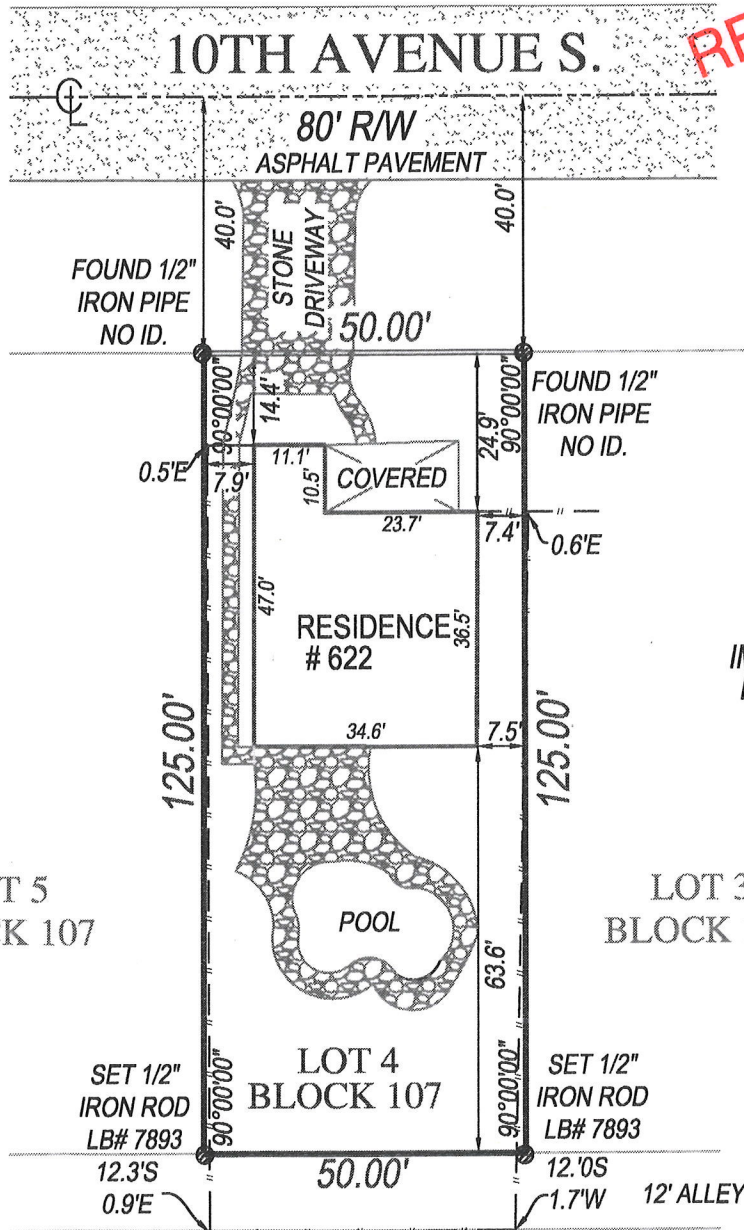
# BOUNDARY SURVEY

23-100116

**RECEIVED**  
OCT 17 2023

**PLANNING  
DEPARTMENT**

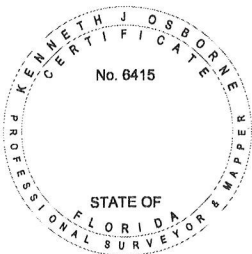
SCALE  
1"=30'



## SURVEY NOTES

- STONE DRIVEWAY CROSSING  
OVER PROPERTY LINE ON NORTHERLY  
SIDE OF LOT.

- THERE ARE FENCES NEAR THE  
BOUNDARY OF THE PROPERTY



## SURVEYORS CERTIFICATE

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

**Kenneth  
Osborne**

Digitally signed by  
Kenneth Osborne  
Date: 2020.08.25  
10:41:36 -04'00'

(SIGNED)

KENNETH J OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

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

**TARGET  
SURVEYING, LLC**

LB #7893

## SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

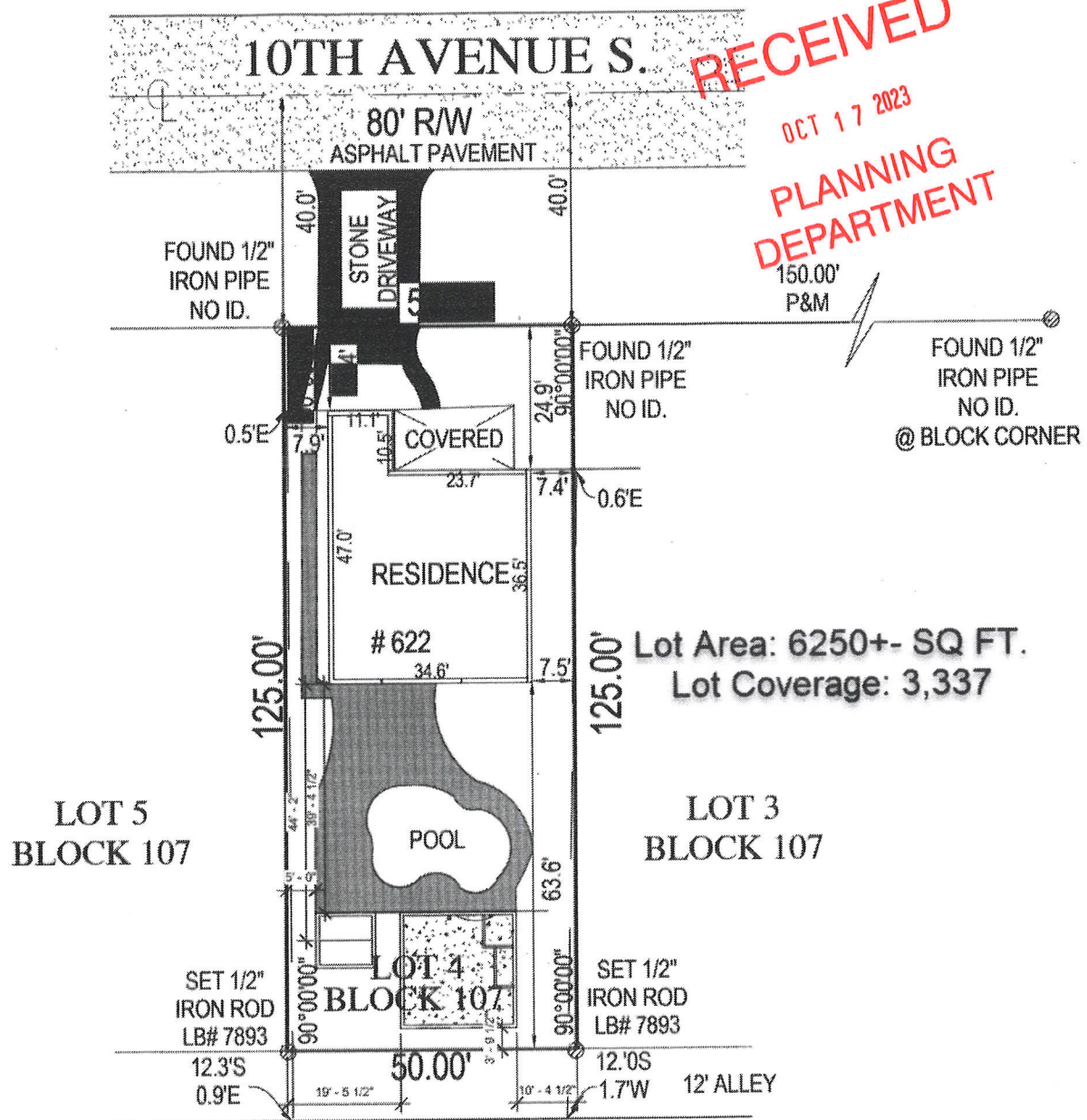
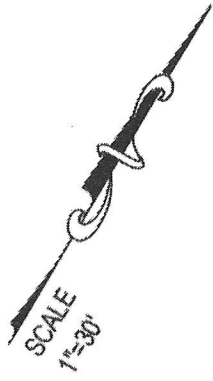


23-100116

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OCT 17 2023

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DEPARTMENT



REFERENCE VIEW ONLY





| BOARD OF ADJUSTMENT AGENDA ITEM |                                      |
|---------------------------------|--------------------------------------|
| TO:                             | Board of Adjustment Members          |
| FROM:                           | Department of Planning & Development |
| DATE:                           | 11/09/2023                           |
| SUBJECT:                        | BOA #23-100119 Staff Report          |

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, December 5, 2023 Board of Adjustment Meeting.

#### BOA #23-100119

ZONING: RS-3  
 RE NO.: 179459-3190  
 LEGAL: Lot 38, *Seabreeze Park*  
 ADDRESS: 1382 N Eastwind Dr

#### REQUEST:

**Section(s):** 34-338(e)(1)g, for a east side, southeast, south west, and north yard accessory structure setback of less than 5 feet in lieu of 5 feet minimum, 34-338(e)(1)e, for lot coverage of 60% in lieu of 35% maximum, 34-338(e)(1)d, for no garage or carport, 34-338(e)(1)(c)3, for rear yard setback 4 feet in lieu of 30 minimum, 34-373(d), driveway setback of 0 in lieu of 5 to allow for new pool addition and to address current nonconformities to an existing single-family dwelling **for property addressed** 1382 N Eastwind Dr, **RE#** 179459-3190 **legally described as** Lot 38, *Seabreeze Park*

#### EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1989), 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 ft in width with a total area of 4,445.86 square feet. These dimensions do not conform with the RS-3 standards. The subject property is occupied by a single-family dwelling, a driveway, backyard patio, and concrete slabs on the east and west side of property. This totals 2,719.71 sq ft of impervious space or 60.982% lot coverage. The applicant is asking for a variance for an east side, southeast, southwest, and north yard accessory structure setback of less than 5 feet in lieu of 5 feet minimum, for lot coverage of 60% in lieu of 35% maximum, for no garage or carport, for rear yard setback 4ft in lieu of 30ft minimum, for a driveway setback of 0 in lieu of 5, all to allow for a new pool addition, outdoor living space, and to address current nonconformities to an existing single-family dwelling. Additionally, there are three previous variances for this property. In 1988 a variance was approved for rear setback of 20 ft in lieu of 30 ft, 1992 approved as amended for a rear yard setback of 12ft in lieu of 20ft, and 1997 approved for an accessory structure of 0.67 ft in lieu of 5ft.

BZA#31-87: Approved; For rear yard setback of 20ft in lieu of 30ft.

BZA#38-92: Approved as Amended; For rear yard setback of 12ft in lieu of 20ft.

BOA#6-97: Approved; Allow accessory structure of 0.67 ft in lieu of 5ft from interior lot line.

No active code cases.

**STAFF ANALYSIS:**

The subject property is substandard in width, as it originally measured 50 in width rather than the 60 feet minimum requirement in the RS-3 zoning district. The applicant is requesting a variance for a east side, southeast, south west, and north yard accessory structure setback of less than 5 feet in lieu of 5 feet minimum, for lot coverage of 60% in lieu of 35% maximum, for no garage or carport, for rear yard setback 4ft in lieu of 30ft minimum, for driveway setback of 0 in lieu of 5, all to allow for new pool addition and to address existing nonconformities. The subject property is irregular as compared to the surrounding lot pattern to its rear. The applicant plans on reducing the driveway to 427.89 sq ft, remove the east and west side concrete pavers, add pavers between outdoor living space and pool, and 270 sq ft of outdoor living space, a pool, pool skirt, and pool equipment slab. This will total 266.92 sq ft, 58.79 sq ft less than the current lot coverage. The applicant will go from 60.982% to 58.664%. There is a hardship justified by having a nonconforming lot. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

**MINIMUM DIMENSIONAL STANDARDS:**

- Minimum lot area: 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 4,459.86 sq ft square feet and 50 feet in width. The minimum lot area: Six thousand (6,000) square feet and the minimum width is 60 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 lot is substandard, the existing lot coverage and setbacks for the home are not the result of the applicant, and therefore are not self-imposed.

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

Staff finds that the proposed variance will not confer special privileges. The request to allow for a east side, southeast, south west, and north yard accessory structure setback of less than 5 feet in lieu of 5 feet minimum, for lot coverage of 60% in lieu of 35% maximum, for no garage or carport, for rear yard setback 4ft in lieu of 30ft minimum, for driveway setback of 0 in lieu of 5, all to allow for a new pool addition and to address existing nonconformities to a lot that does not meet the minimum lot size or width for the RS-3 zoning district would not confer a special privilege as compared to other properties in the same zoning district.

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

Staff does not find that literal interpretation of the code would deprive the applicant of rights and privileges. Due to the size and irregular shape of this property, you cannot add any accessory structures and meet RS-3 standards. This situation is not the fault of the applicant and will 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 rectify the existing nonconformities and accommodate the proposed pool. The minimum variance needed would be to approve the proposed east side, southeast, south west, and north yard accessory structure setback of less than 5 feet in lieu of 5 feet minimum, for lot coverage of 60% in lieu of 35% maximum, for no garage or carport, for rear yard setback 4ft in lieu of 30ft minimum, for driveway setback of 0 in lieu of 5 to allow for new pool addition and to address current nonconformities.

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

Staff does find that the request is consistent with the comprehensive plan. The applicant does not meet land development codes but does meet 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#23-100119

**ATTACHMENTS:**



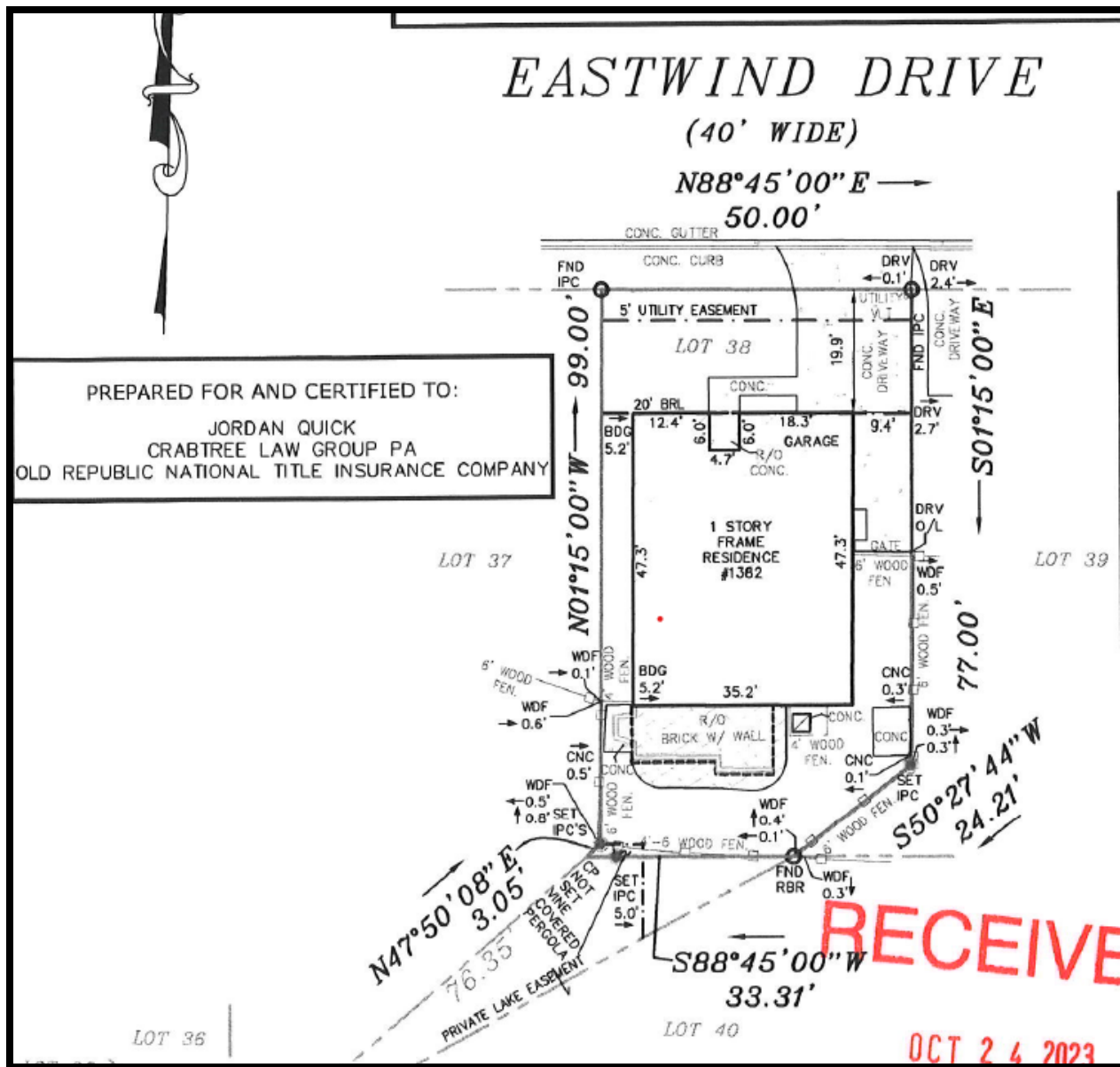
City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

1. 23-100119 pics
2. 23-100119





**Location Map (property boundaries are reprehensive only)**



Existing Survey

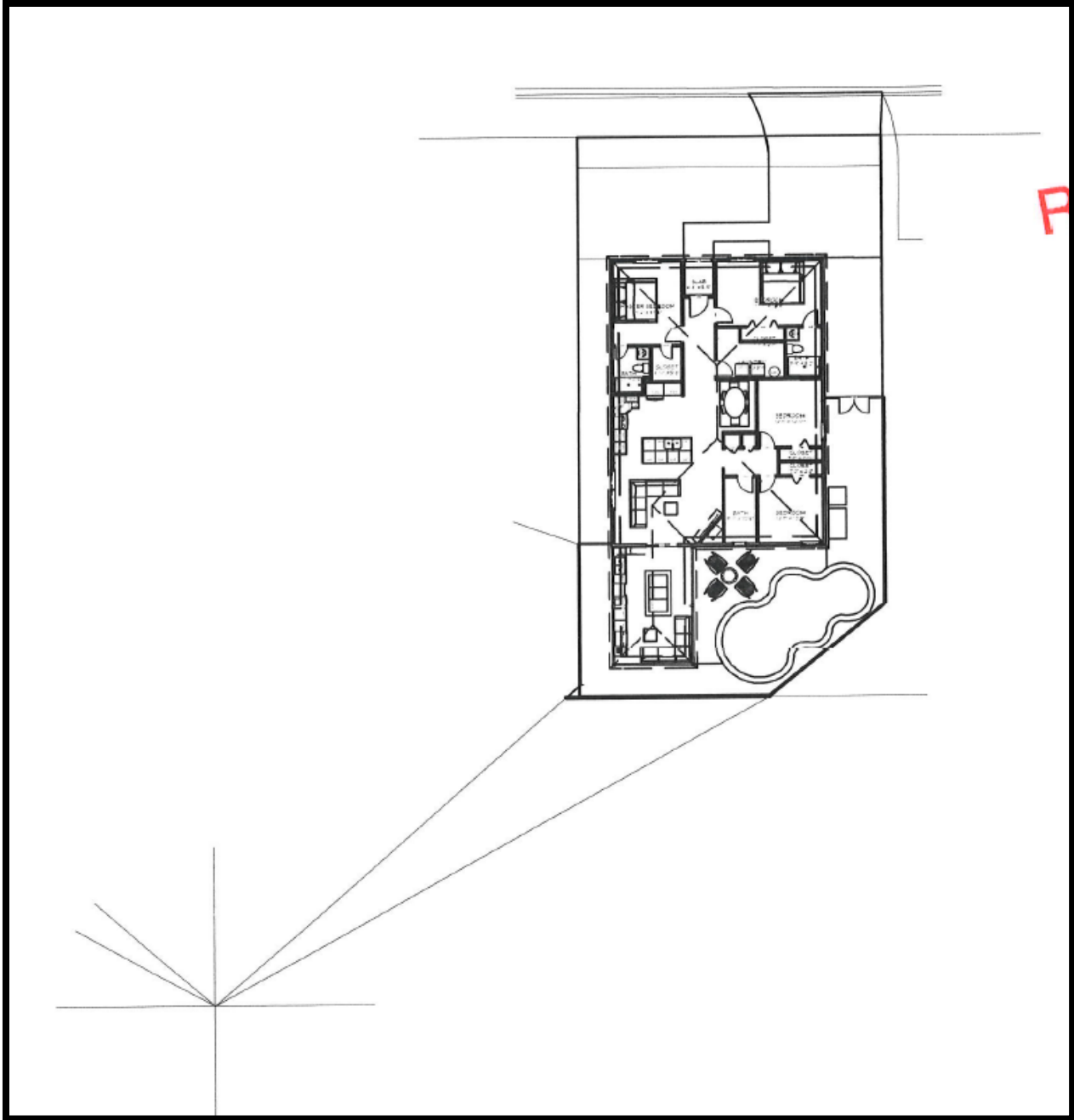


City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

**Lot Coverage:**

|                            |                                                              |
|----------------------------|--------------------------------------------------------------|
| <b>Driveway/Walkway:</b>   | <b>639.43 sq ft</b>                                          |
| <b>Concrete Foyer:</b>     | <b>28.16 sq ft</b>                                           |
| <b>House:</b>              | <b>1640.93 sq ft</b>                                         |
| <b>West Concrete Slab:</b> | <b>33.83 sq ft</b>                                           |
| <b>Backyard Patio:</b>     | <b>321.54 sq ft</b>                                          |
| <b>A/C Slab:</b>           | <b>8.58 sq ft</b>                                            |
| <b>East Concrete Slab:</b> | <b>47.24 sq ft</b>                                           |
| <br><b>Total:</b>          | <br><b>2719.71 sq ft</b>                                     |
| <br><b>Lot Size:</b>       | <br><b>4459.86 sq ft</b>                                     |
| <br><b>Lot Coverage:</b>   | <br><b><math>(2719.71 / 4459.86) * 100 = 60.982\%</math></b> |

## Proposed Survey







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

**Lot Coverage:**

|                              |                                                                                 |
|------------------------------|---------------------------------------------------------------------------------|
| Driveway/Walkway:            | 427.89 sq ft                                                                    |
| Concrete Foyer:              | 29.16 sq ft                                                                     |
| House:                       | 1640.93 sq ft                                                                   |
| Pavers between OLS and Pool: | 197.68 sq ft                                                                    |
| Outdoor Living Space (OLS):  | 270 sq ft                                                                       |
| A/C Slab:                    | 9 sq ft                                                                         |
| Pool Equipment Slab          | 15 sq ft                                                                        |
| Pool Skirt:                  | 305.5 (Area of skirt plus pool) - 234.24 (Pool) = 71.26 sq ft                   |
| Total:                       | 2660.92 sq ft (58.79 sq ft less to account for error)                           |
| Current Total:               | 2719.71 sq ft                                                                   |
| Lot Size:                    | 4459.86 sq ft                                                                   |
| Lot Coverage:                | $(2660.92 / 4459.86) * 100 = 59.664\%$ (Current percentage of coverage 60.982%) |

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# APPLICATION FOR VARIANCE

BOA No. 23-100119

HEARING DATE 12-05-23

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.

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## APPLICANT INFORMATION

Applicant Name: Jordan Quick Telephone: (803) 640-2136  
 Mailing Address: 1382 Eastwind Drive N E-Mail: jordan\_quick@yahoo.com  
Jacksonville Beach FL 32250  
 Agent Name: Same Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: Same Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

## VARIANCE DATA

Street address of property and Real Estate Number: 1382 Eastwind Dr. N 1795 179459-3190  
 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).  
garage conversion; East, Southeast, South, and west yard setback of less than one foot to allow for outdoor living space and pool addition

## AFFIDAVIT

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

[Signature]  
 APPLICANT SIGNATURE

Jordan Quick  
 PRINT APPLICANT NAME

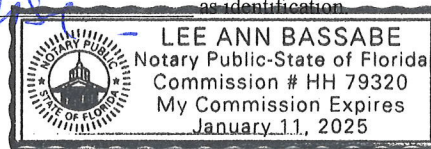
10/18/23  
 DATE

## STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of October, 2023, by Jordan T. Quick, who is personally known to me, or produced Florida Drivers License as identification.

[Signature]  
 NOTARY PUBLIC SIGNATURE

Lee Ann Bassabe  
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: R5-3

FLOOD ZONE: X

CODE SECTION (S): \_\_\_\_\_

## VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-108119

**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?<br>Yes/No | Circumstances/ Explanation                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | yes                | lot undersized by width (50 ft) and area (4459.86 sq. ft)                 |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | yes                | no land was platted before LDC                                            |
| 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                | will not grant special privileges                                         |
| 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                | lot undersized by width and area                                          |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | yes                | without variances addition would not be possible                          |
| 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                | will allow use of land as intended (not looking to increase lot coverage) |



Prepared by and return to:  
Crabtree Law Group, P.A.  
8777 San Jose Blvd Suite 200, Bldg A  
Jacksonville, Florida 32217

File Number: 23Q-0266MB  
Contract Sales Price: \$515,000.00

23 100119  
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DEPARTMENT**

### General Warranty Deed

Made this 6<sup>th</sup> day of August, 2023 A.D., By **Christina Dai and Victor H. Ma, wife and husband, and Xing Z. Day, a single woman**, whose mailing address is 26 Coverly Avenue, Staten Island, NY 10301, hereinafter called the "grantor", to **Jordan T. Quick, a single man**, whose mailing address is 1382 Eastwind Drive North, Jacksonville Beach, FL 32250, hereinafter called the "grantee".

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

**Lot 38, SEABREEZE PARK, according to the plat thereof recorded in Plat Book 45, Pages 22 and 22A, of the Public Records of Duval County, Florida.**

**Excepting therefrom the following described portion of said Lot 38: For point of beginning commence at the most Westerly corner of said Lot 38 and run North 47° 50' 08" seconds East, along the common lot line between Lot 38 and Lot 37 of said Seabreeze Park, a distance of 76.35 feet to a point; run thence North 88° 45' 00" East, a distance of 33.31 feet to an angle point on the Southeasterly line of said Lot 38; run thence South 59° 57' 47" West, along the common lot line between said Lot 38 and Lot 40, of said Seabreeze Park, a distance of 103.83 feet to the point of beginning.**

Parcel ID Number: 179459-3190

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

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

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23-100119

new

BEARINGS SHOWN HEREON ARE  
BASED ON PLAT BOOK 45, PAGE 22

#### TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- FENCE OWNERSHIP IS NOT DETERMINED.
- THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0419J, EFFECTIVE DATE OF 11/02/2018.



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EASTWIND DRIVE

(40' WIDE)

N88°45'00"E

50.00'

PREPARED FOR AND CERTIFIED TO:

JORDAN QUICK  
CRABTREE LAW GROUP PA  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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#### SYMBOL LEGEND

- MONUMENT FND
- I.P. / I.B. FND
- SET 5/8 RBR W/ORANGE
- CAP STAMPED SCALICE
- LAND SURVEY LB8534
- STAKE
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- CAS METER
- WATER METER
- CAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- CUY WIRE
- D.C. DEPRESSED CURB
- FE. FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C/E CELLAR ENTRANCE
- O/H OVERHANG
- R/O ROOF OVER
- CANT. CANTILEVER
- G.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY

LOT 37

LOT 39

LOT 35

LOT 36

LOT 33

LOT 32

LOT 41

GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

#### LEGAL DESCRIPTION

LOT 38, SEABREEZE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 22 AND 22A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID LOT 38: FOR POINT OF BEGINNING COMMENCE AT THE MOST WESTERLY CORNER OF SAID LOT 38 AND RUN NORTH 47° 50' 08" EAST, ALONG THE COMMON LOT LINE BETWEEN LOT 38 AND LOT 37 OF SAID SEABREEZE PARK, A DISTANCE OF 76.35 FEET TO A POINT; RUN THENCE NORTH 88° 45' 00" EAST, A DISTANCE OF 33.31 FEET TO AN ANGLE POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 38; RUN THENCE SOUTH 59° 57' 47" WEST, ALONG THE COMMON LOT LINE BETWEEN SAID LOT 38 AND LOT 40, OF SAID SEABREEZE PARK, A DISTANCE OF 103.83 FEET TO THE POINT OF BEGINNING.

#### SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

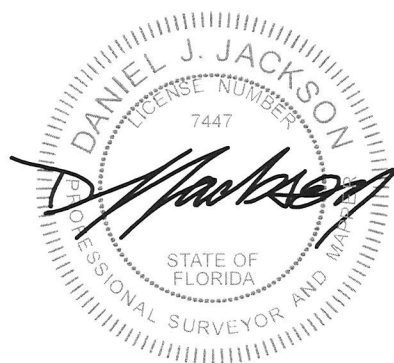


SCAN ME

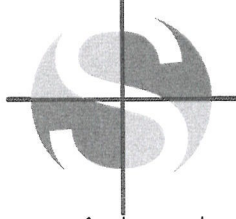
LOT AREA

4,459.86 S.F.  
0.102 AC.

|     |            |                                          |     |     |
|-----|------------|------------------------------------------|-----|-----|
| 2   | 08/25/2023 | ADDED OFFSET PIN                         | JDL | DJ  |
| 1   | 08/24/2023 | REMOVED THE EXCEPTED PORTION OF PROPERTY | JDL | DJ  |
| REV | DATE       | DESCRIPTION                              | BY  | CHK |



FIRM LB8534



SCALICE

land surveying

mjslandsurvey.com P:904-413-9355

425 Town Plaza Ave  
Ponte Vedra, FL 32081

#### BOUNDARY SURVEY

1382 EASTWIND DRIVE NORTH, JACKSONVILLE BEACH, FLORIDA 32250  
LOT 38, SEABREEZE PARK, ACCORDING TO THE MAP OR PLAT  
THEREOF IN PLAT BOOK 45, PAGE 22  
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB No.

D23-3059

TAX NO.

179459-3190

SCALE: 1" = 30'

DATE SURVEYED:

08/02/2023

CREW:JT

DR.:MC

# Current Design

## Lot Coverage:

|                     |                                        |
|---------------------|----------------------------------------|
| Driveway/Walkway:   | 639.43 sq ft                           |
| Concrete Foyer:     | 28.16 sq ft                            |
| House:              | 1640.93 sq ft                          |
| West Concrete Slab: | 33.83 sq ft                            |
| Backyard Patio:     | 321.54 sq ft                           |
| A/C Slab:           | 8.58 sq ft                             |
| East Concrete Slab: | 47.24 sq ft                            |
| Total:              | 2719.71 sq ft                          |
| Lot Size:           | 4459.86 sq ft                          |
| Lot Coverage:       | $(2719.71 / 4459.86) * 100 = 60.982\%$ |

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DEPARTMENT





1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
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5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0419J, EFFECTIVE DATE OF 11/02/2018.

(40' WIDE)

*N88°45'00" E*

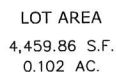
50.00'

[illegible]

- MONUMENT FND
- SPOT ELEV
- SET 5/8" RBR W/O RANGE
- CAMP STAMPED SCALE
- LAND SURVEY 188534
- STATE
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
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LOT 38, SEABREEZE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 22 AND 22A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

EXCEPTING THEREFORE THE FOLLOWING DESCRIBED PORTION OF SAID LOT 38: FOR THE POINT OF BEGINNING COMMENCE AT THE MOST WESTERLY CORNER OF SAID LOT 38; RUN NORTH 47° 50' 08" EAST, ALONG THE COMMON LOT LINE BETWEEN SAID LOT 38 AND LOT 37 OF SAID SEAFREEZE PARK, A DISTANCE OF 76.35 FEET TO A POINT; RUN THENCE NORTH 88° 45' 00" EAST, A DISTANCE OF 33.31 FEET TO AN ANGLE POINT; ON THE SOUTHEASTERLY LINE OF SAID LOT 38; RUN THENCE SOUTH 59° 57' 47" WEST, ALONG THE COMMON LOT LINE BETWEEN SAID LOT 38 AND LOT 40, OF SAID SEAFREEZE PARK, A DISTANCE OF 103.83 FEET TO THE POINT OF BEGINNING.

$$1 \text{ inch} = 30 \text{ ft.}$$


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DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

|     |            |                                          |     |     |
|-----|------------|------------------------------------------|-----|-----|
| 2   | 08/25/2023 | ADDED OFF-SET PIN                        | JDL | DU  |
| 1   | 08/24/2023 | REMOVED THE EXCEPTED PORTION OF PROPERTY | JDL | DU  |
| REV | DATE       | DESCRIPTION                              | BY  | CHK |



# SCALICE

land surveying

mjslandsurvey.com P:904-413-9355

425 Town Plaza Ave  
Ponte Vedra, FL 32081

1382 EASTWIND DRIVE NORTH, JACKSONVILLE BEACH, FLORIDA 32250  
LOT 38, SEABREEZE PARK, ACCORDING TO THE MAP OR PLAT  
THEREOF IN PLAT BOOK 45, PAGE 22  
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

DR.: MC

[illegible]



| Polyline Specification |  |
|------------------------|--|
| Polyline               |  |
| Selected Line          |  |
| Line Style             |  |
| Fill Style             |  |
| Label                  |  |
| Object Information     |  |
| Schedule               |  |

Polylines Selected: 1

Length/Perimeter: 1873 1/2"

Area: 639.43 sq ft

Volume: 0 cu ft

Number of Lines: 15

Number of Holes: 0

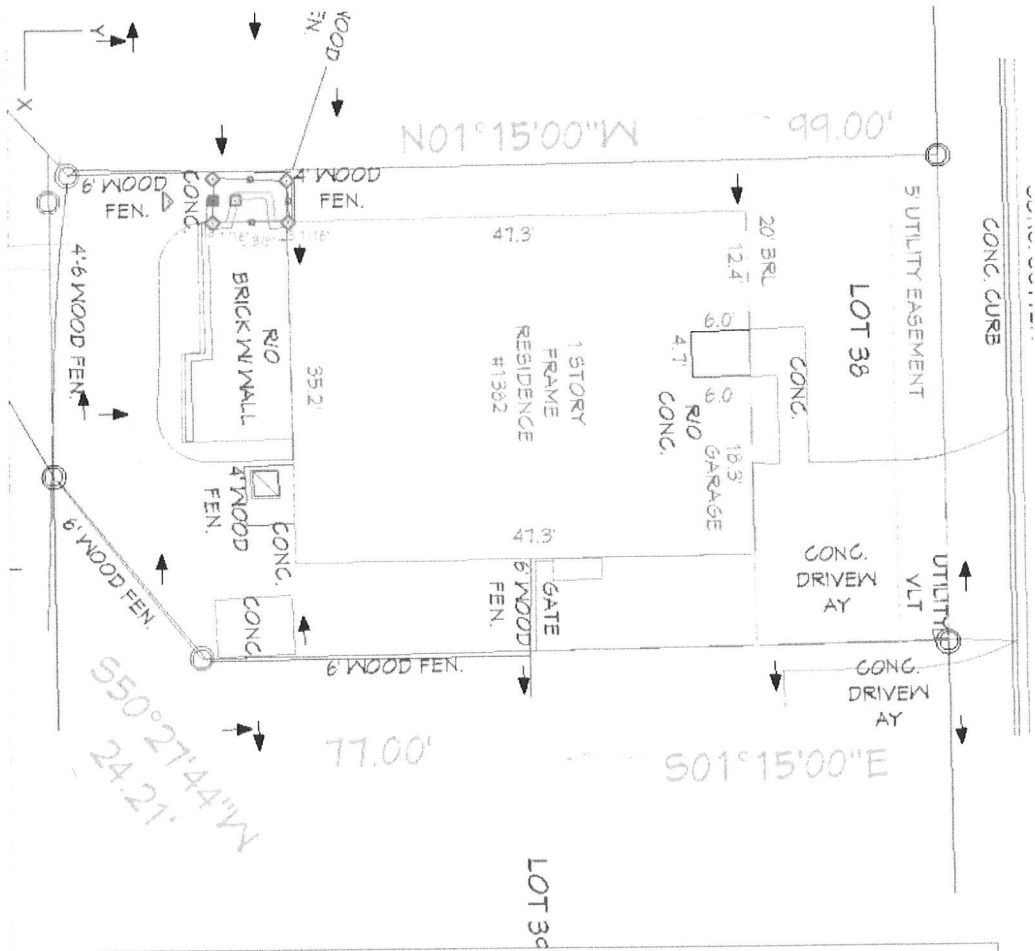
Hole Perimeter: 0"

Hole Area: 0 sq ft









**Polyline Specification**

Polyline Selected: 1

Length/Perimeter: 289.15/16'

Area: 33.83 sq ft

Volume: 0 cu ft

Number of Lines: 4

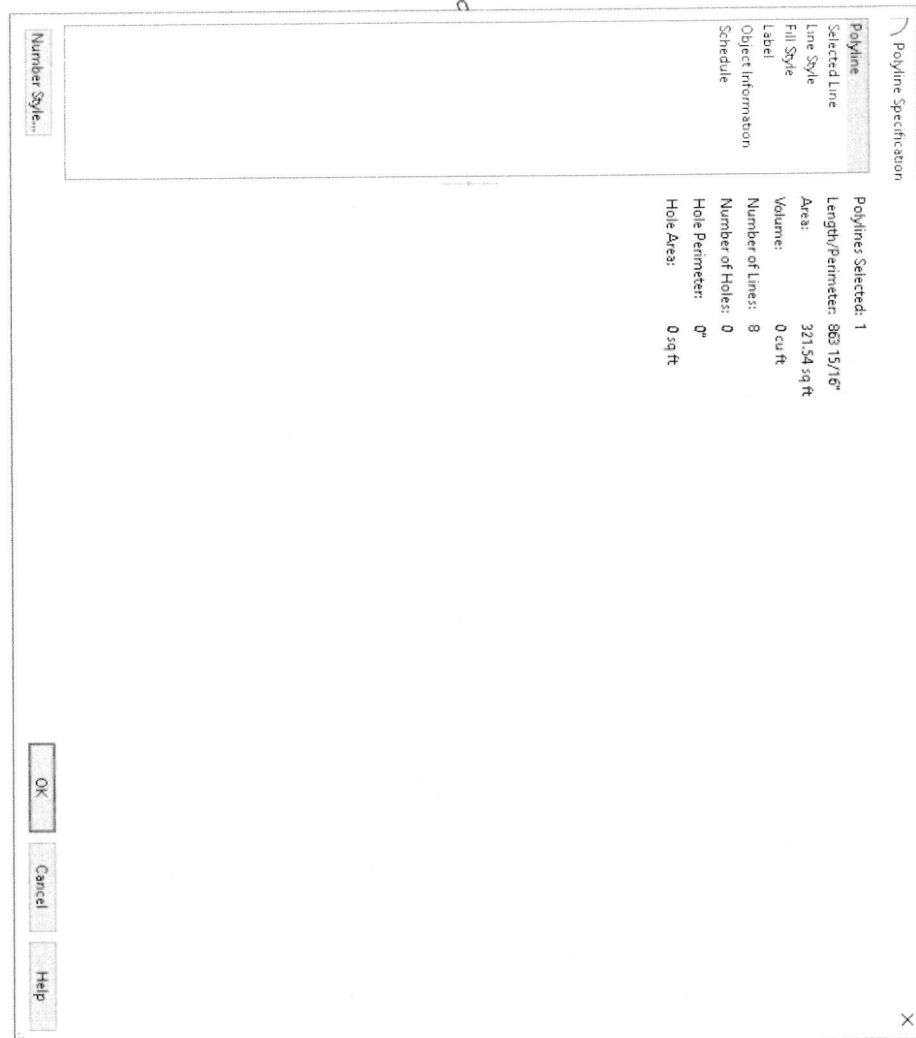
Number of Holes: 0

Hole Perimeter: 0'

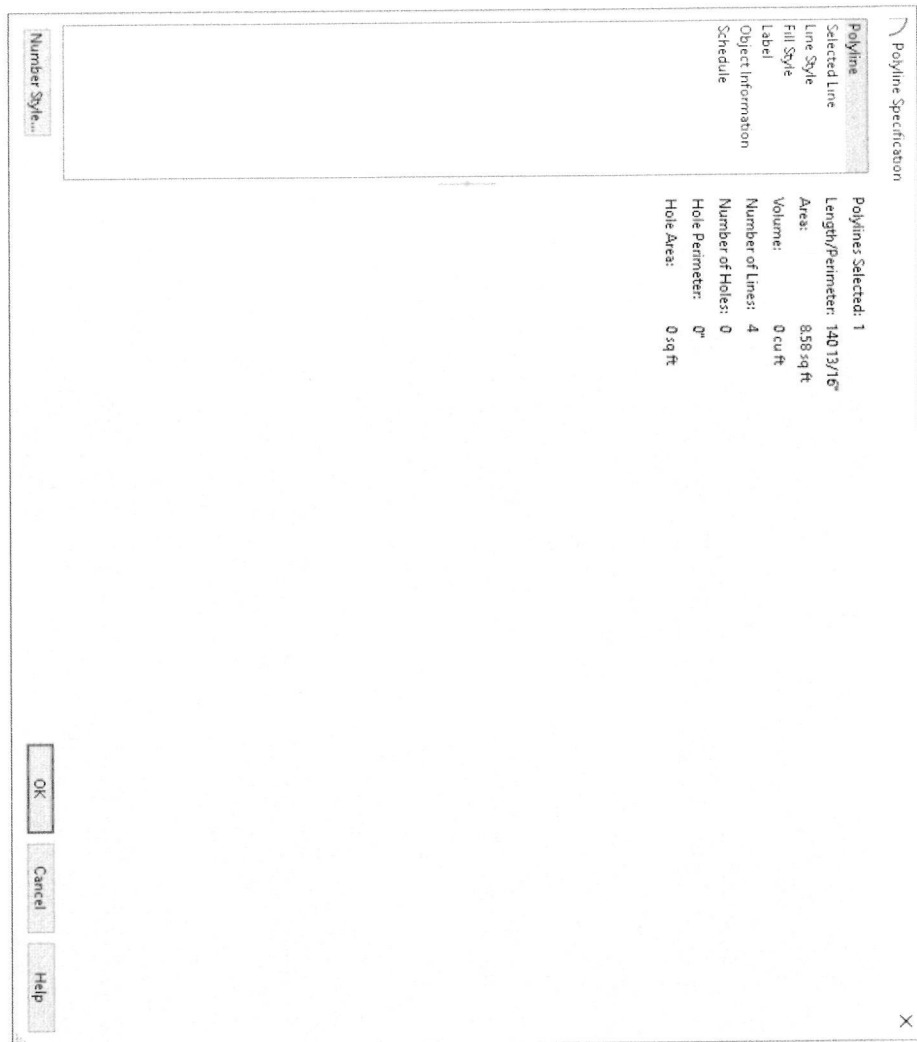
Hole Area: 0 sq ft

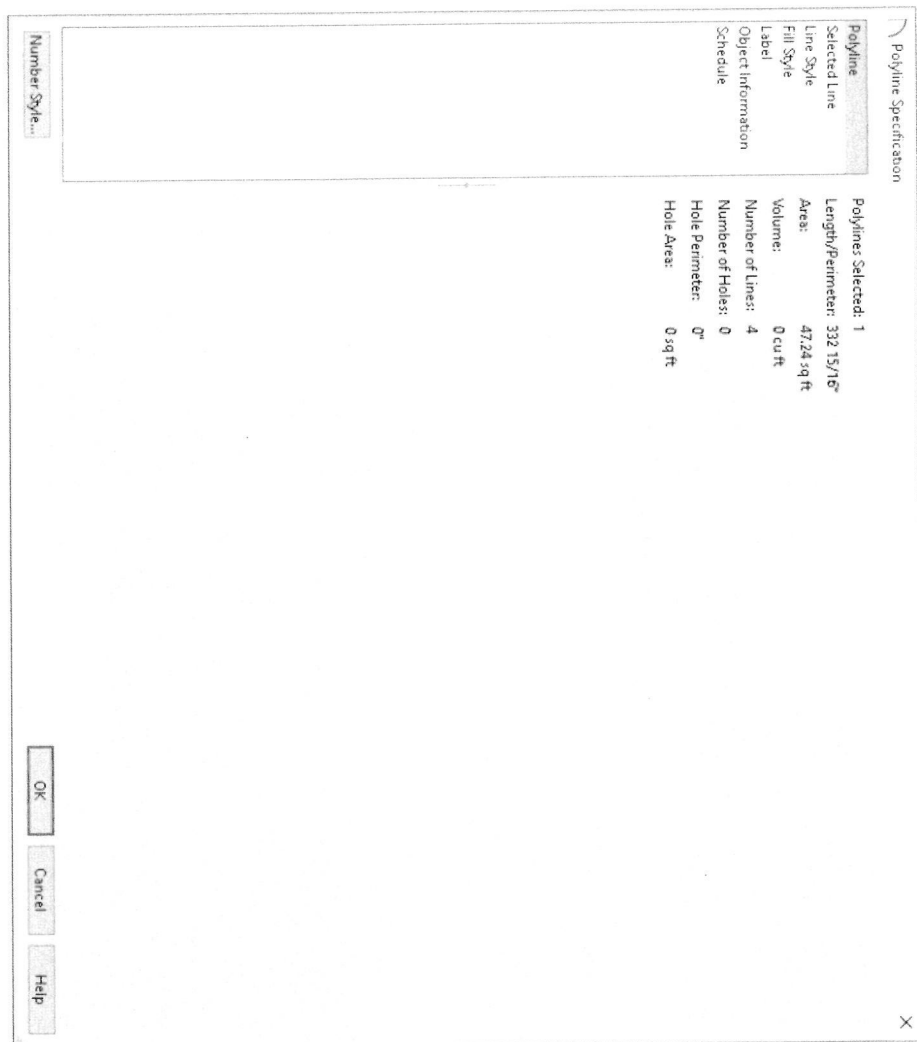
Number Style...

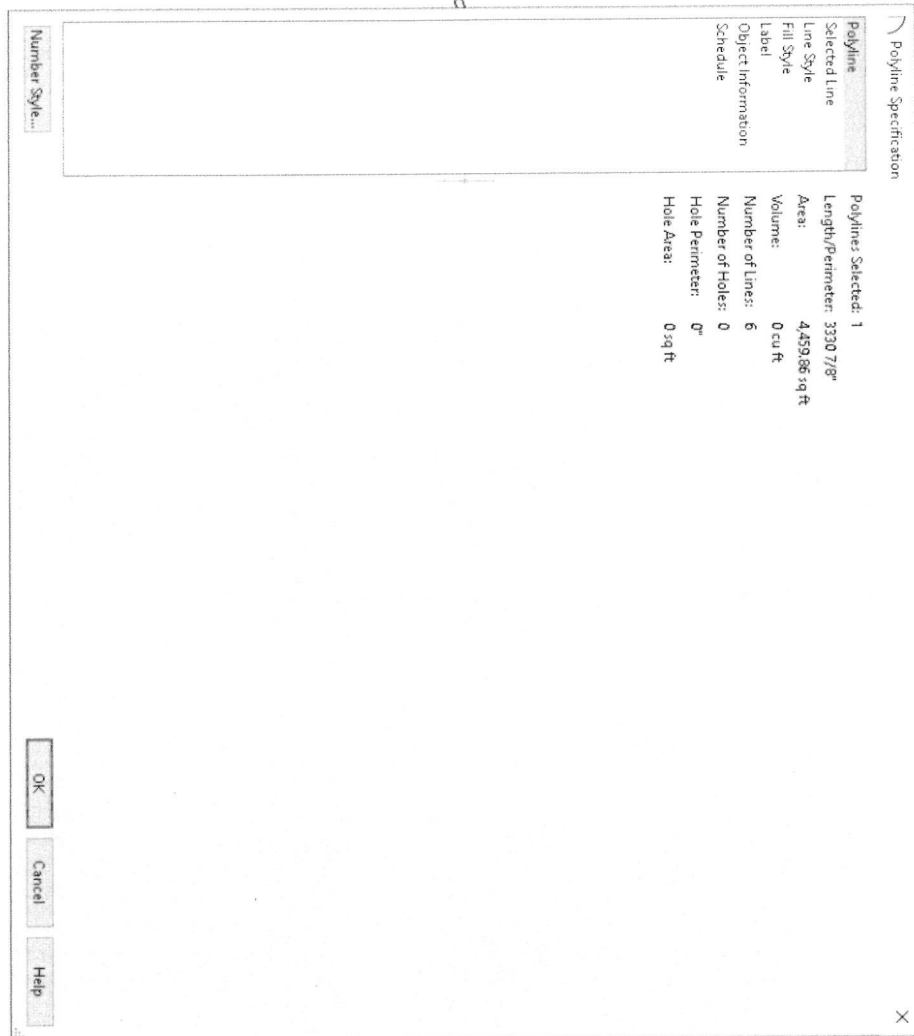
OK Cancel Help











# Proposed Design

## Lot Coverage:

Driveway/Walkway:

427.89 sq ft

Concrete Foyer:

29.16 sq ft

House:

1640.93 sq ft

Pavers between OLS and Pool:

197.68 sq ft

Outdoor Living Space (OLS):

270 sq ft

A/C Slab:

9 sq ft

Pool Equipment Slab

15 sq ft

Pool Skirt:

305.5 (Area of skirt plus pool) - 234.24 (Pool) = 71.26 sq ft

Total:

2660.92 sq ft (58.79 sq ft less to account for error)

Current Total:

2719.71 sq ft

Lot Size:

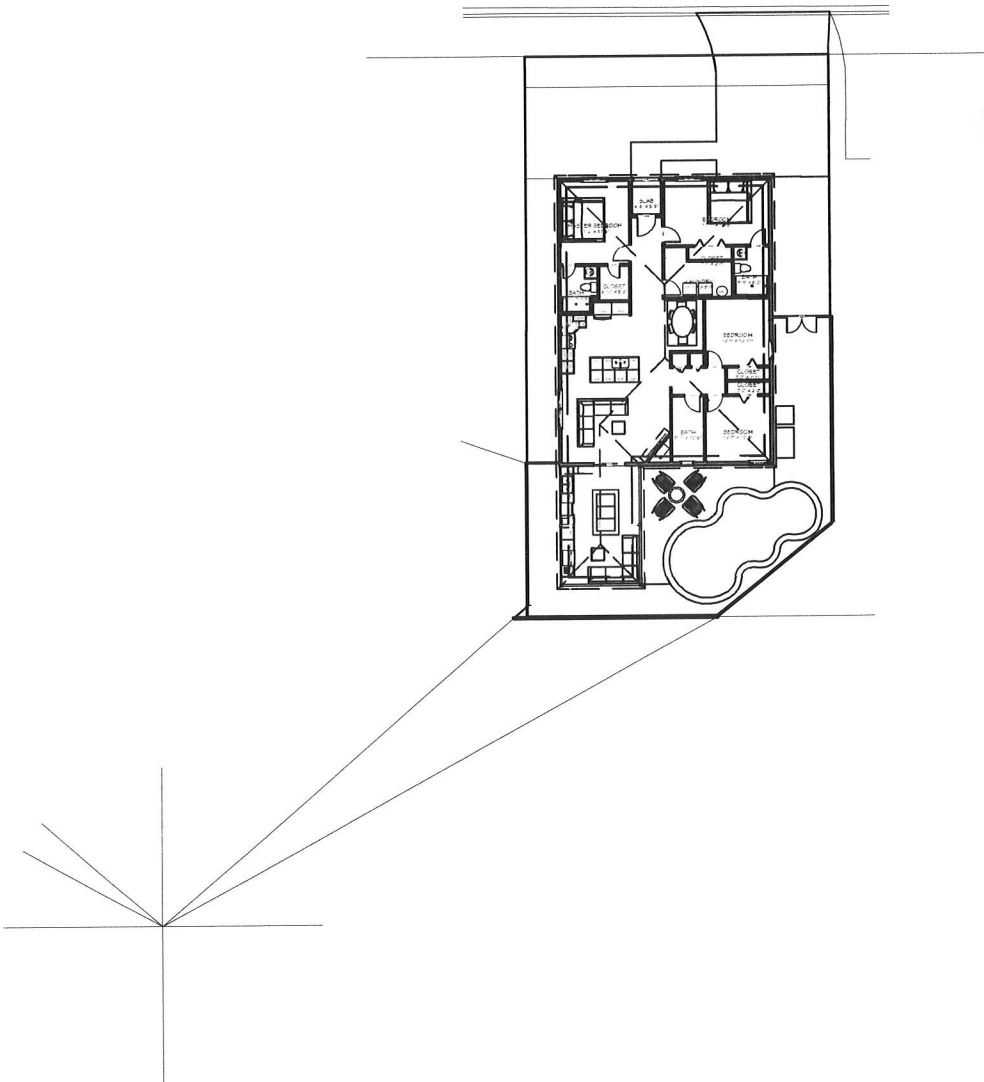
4459.86 sq ft

Lot Coverage:

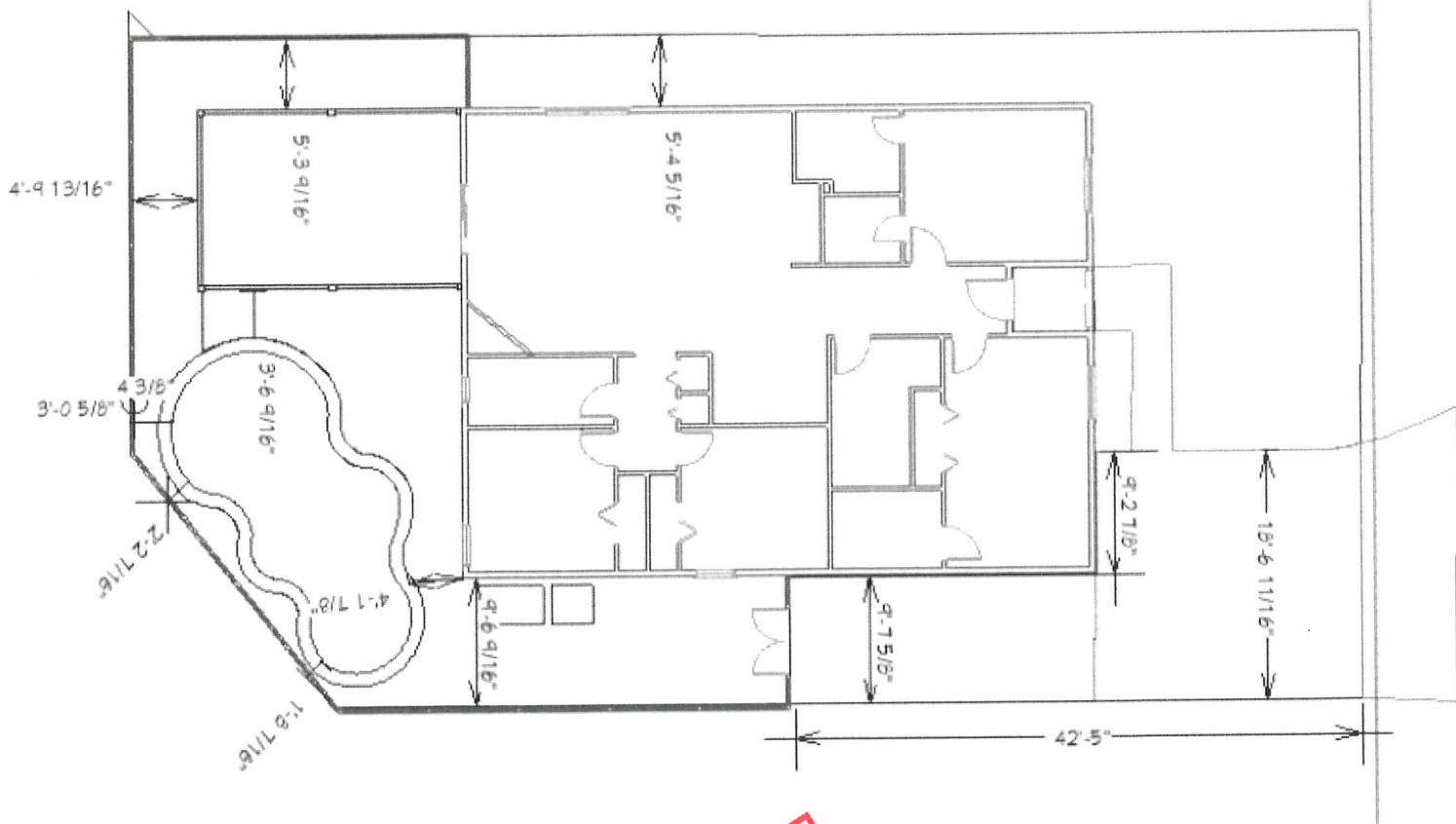
$(2660.92 / 4459.86) * 100 = 59.664\%$  (Current percentage of coverage 60.982%)

RECEIVED  
OCT 24 2023  
PLANNING  
DEPARTMENT

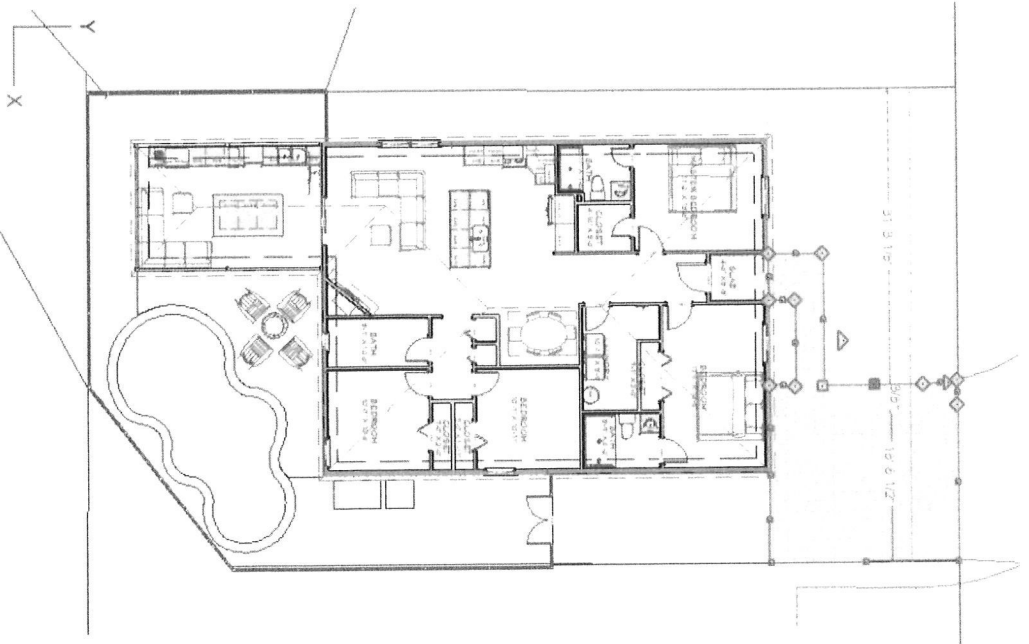




RECEIVED  
OCT 24 2023  
PLANNING  
DEPARTMENT



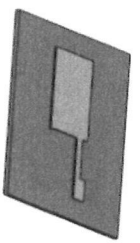
**RECEIVED**  
OCT 24 2023  
PLANNING  
DEPARTMENT



Terrain Path Specification

|                    |                         |
|--------------------|-------------------------|
| General            | Polyline Selected: 1    |
| Polyline           | Length/Perimeter: 1335' |
| Selected Line      | Area: 427.69 sq ft      |
| Line Style         | Volume: 142.63 cu ft    |
| Fill Style         | Number of Lines: 18     |
| Materials          | Number of Holes: 0      |
| Label              | Hole Perimeter: 0'      |
| Components         | Hole Area: 0 sq ft      |
| Object Information |                         |
| Schedule           |                         |

Number Style...



OK Cancel Help

Room Specification

- General
- Structure
- Deck
- Deck Support
- Moldings
- Wall Covering
- Fill Style
- Materials
- Components
- Schedule

General

Room Type:

Slab

Define...

Room Name:

Slab

12

☒ Show Room Label

Living Area

☐ Include in Total Living Area Calculation

☐ Exclude from Total Living Area Calculation

☒ Use Default (Excluded)

Conditioned Room

☐ Conditioned

☐ Unconditioned

☒ Use Default (Unconditioned)

Options

Roof Group:

0

Room Information

Rooms Selected: 1

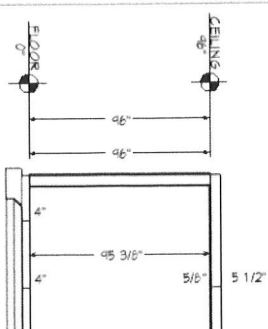
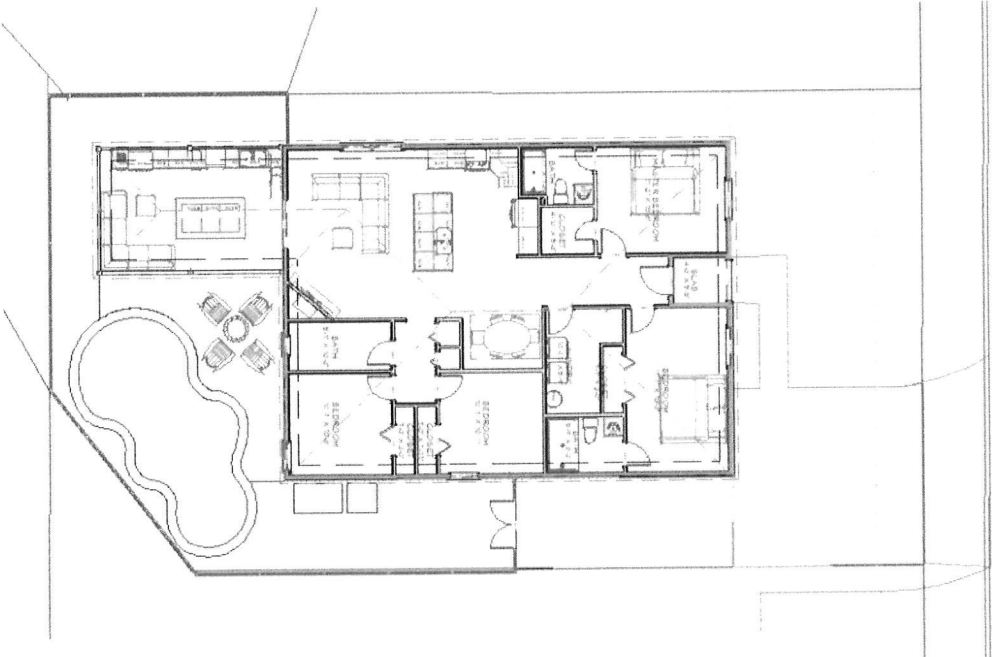
Dimensions: 4'-8" x 5'-5"

Interior Perimeter: 243 1/8"

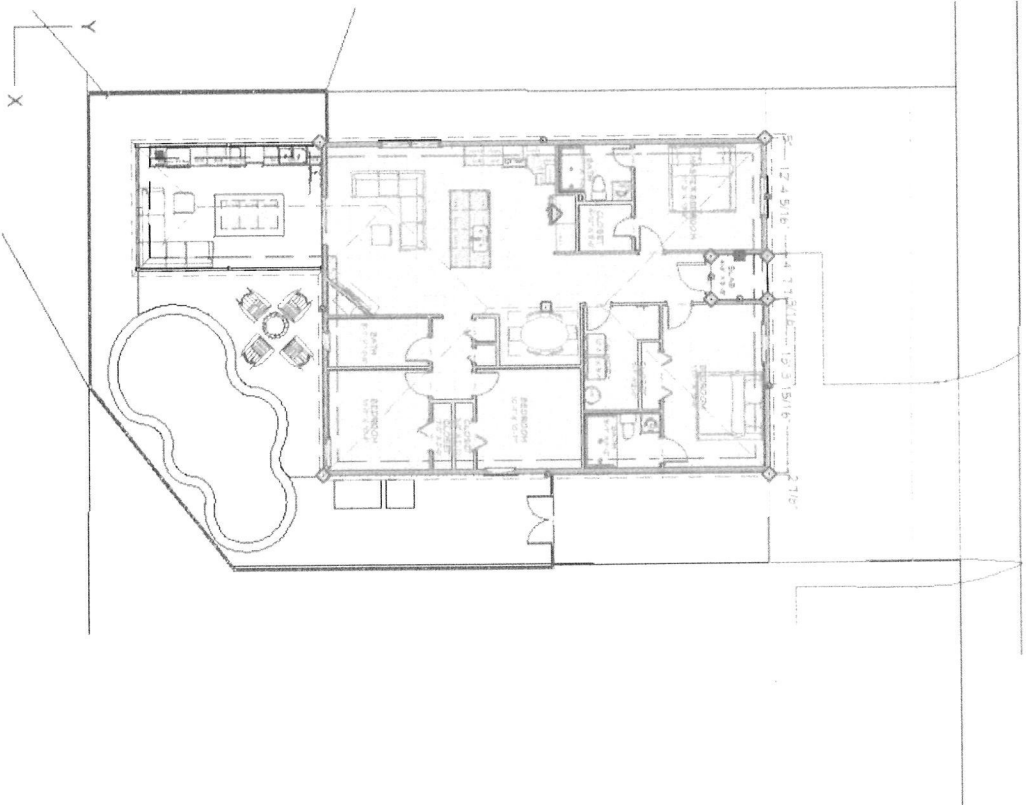
Standard Area: 29.16 sq ft

Interior Area: 25.5 sq ft

Volume: 204.71 cu ft







Polyline Specification

Polyline Selected: 1

Length/Perimeter: 2126.3/16'

Area: 1,640.93 sq ft

Volume: 0 cu ft

Number of Lines: 8

Number of Holes: 0

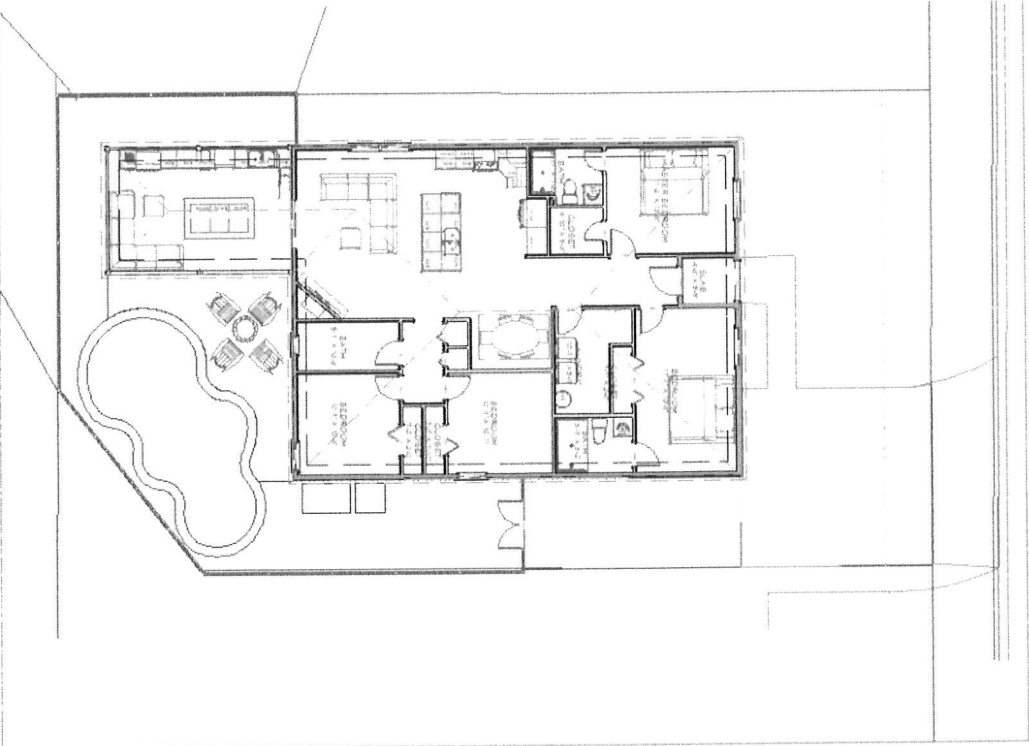
Hole Perimeter: 0'

Hole Area: 0 sq ft

Number Style...

OK Cancel Help





Room Specification

- General
- Structure
- Deck
- Deck Support
- Moldings
- Wall Covering
- Fill Style
- Materials
- Components
- Schedule

General

Room Type:

Patio

Define...

Room Name:

Patio

Define...

☐ Show Room Label

Living Area

- ☐ Include in Total Living Area Calculation
- ☐ Exclude from Total Living Area Calculation
- ☒ Use Default (Excluded)

Conditioned Room

- ☐ Conditioned
- ☐ Unconditioned
- ☒ Use Default (Unconditioned)

Options

Roof Group:

0

Room Information

Rooms Selected: 1

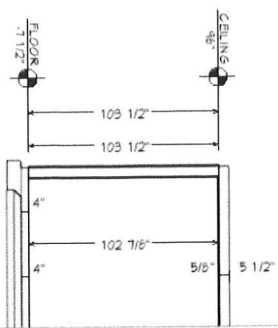
Dimensions: 13'-5" x 19'-7"

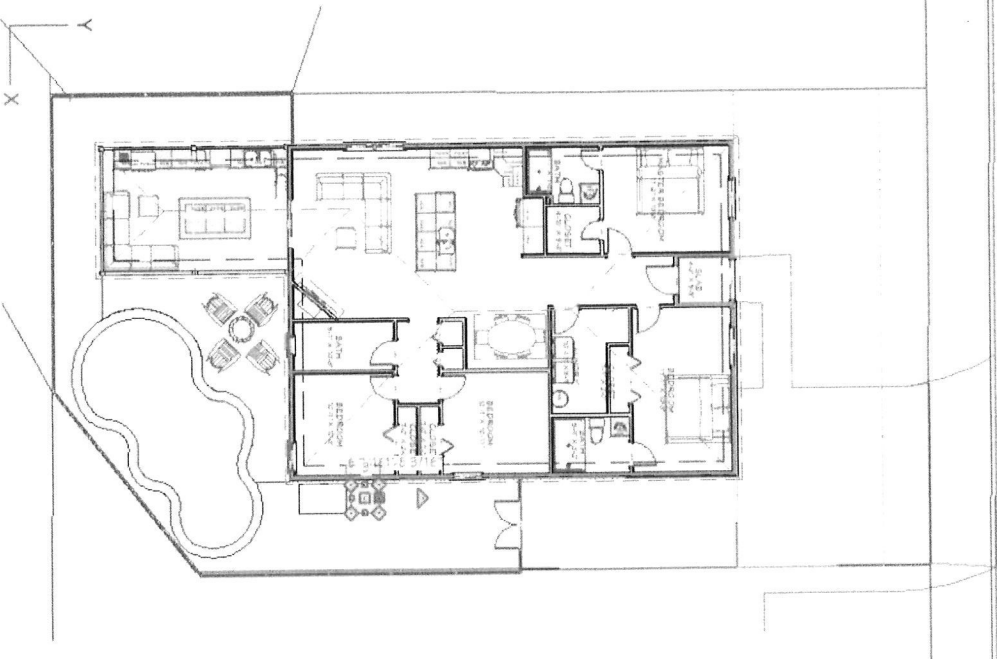
Interior Perimeter: 791 15/16"

Standard Area: 263.78 sq ft

Interior Area: 262.73 sq ft

Volume: 2,236.3 cu ft



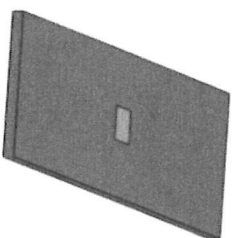


### Terrain Feature Specification

General  
Polyline  
Selected Line  
Line Style  
Fill Style  
Materials  
Label  
Components  
Object Information  
Schedule

Polyline Selected: 1  
Length/Perimeter: 144"  
Area: 9 sq ft  
Volume: 3 cu ft  
Number of Lines: 4  
Number of Holes: 0  
Hole Perimeter: 0"  
Hole Area: 0 sq ft

Number Style...

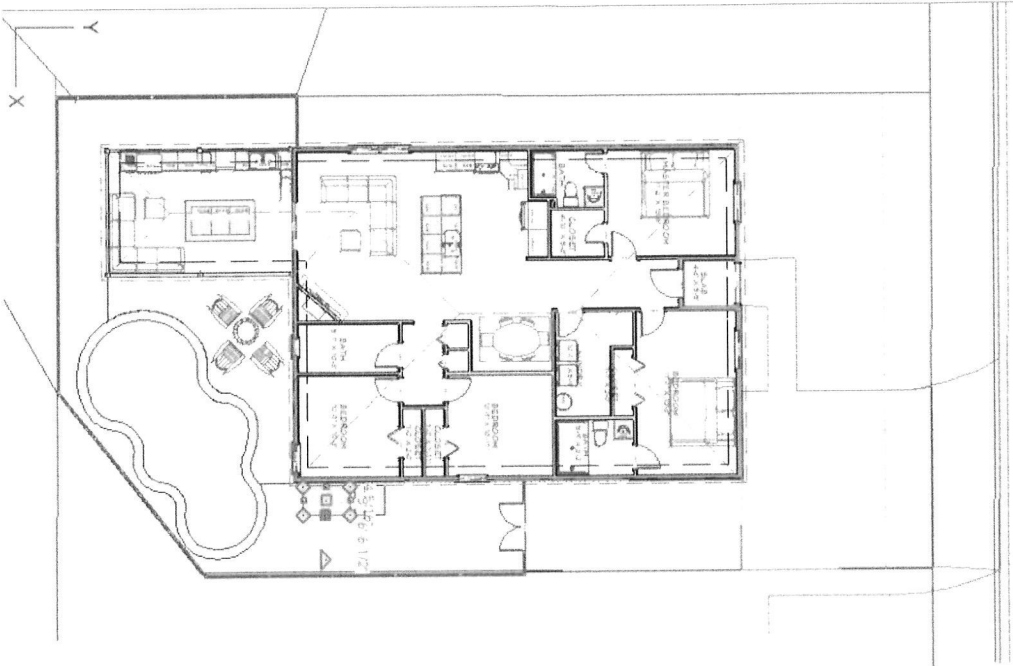


OK

Cancel

Help

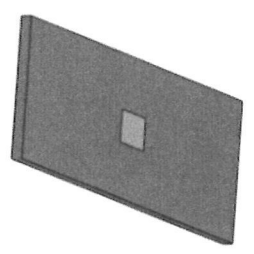
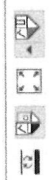




Terrain Feature Specification

|                    |                        |
|--------------------|------------------------|
| General            | Polyline Selected: 1   |
| Polyline           | Length/Perimeter: 192" |
| Selected Line      | Area: 15 sq ft         |
| Line Style         | Volume: 5 cu ft        |
| Fill Style         | Number of Lines: 4     |
| Materials          | Number of Holes: 0     |
| Label              | Hole Perimeter: 0"     |
| Components         | Hole Area: 0 sq ft     |
| Object Information |                        |
| Schedule           |                        |

Number Style...



OK Cancel Help



Terrain Feature Specification

General

Polyline

Selected Arc

Line Style

Fill Style

Materials

Label

Components

Object Information

Schedule

Polyline Selected: 1

Length/Perimeter: 892.77'

Area: 305.5 sq ft

Volume: 101.83 cu ft

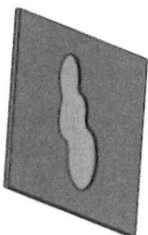
Number of Lines: 13

Number of Holes: 0

Hole Perimeter: 0'

Hole Area: 0 sq ft

Number Style...



OK

Cancel

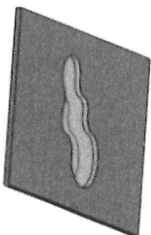
Help



Terrain Feature Specification

|                    |                             |
|--------------------|-----------------------------|
| General            |                             |
| Polyline           | Polyline Selected: 1        |
| Selected Arc       | Length/Perimeter: 817.7/16" |
| Line Style         | Area: 234.24 sq ft          |
| Fill Style         | Volume: 702.72 cu ft        |
| Materials          | Number of Lines: 13         |
| Label              | Number of Holes: 0          |
| Components         | Hole Perimeter: 0"          |
| Object Information | Hole Area: 0 sq ft          |
| Schedule           |                             |

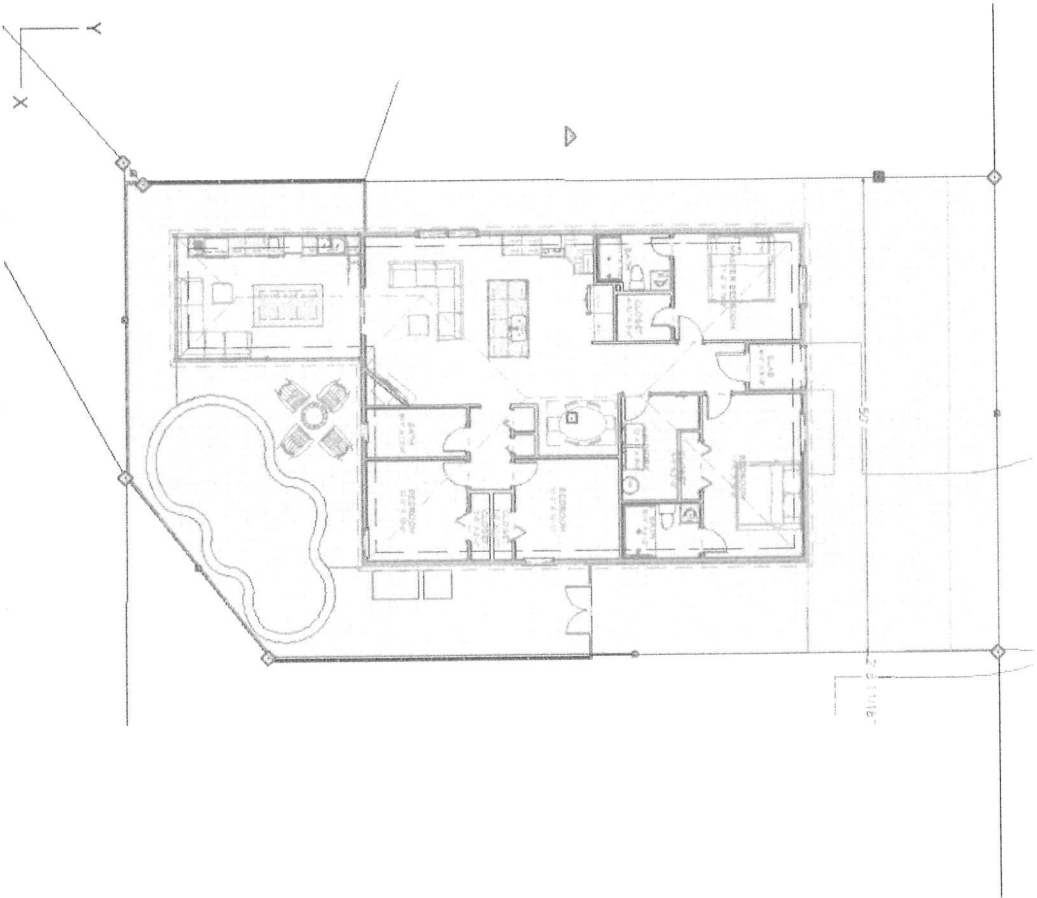
Number Style...



OK

Cancel

Help



Terrain Specification

General

Contours

Polyline

Selected Line

Line Style

Fill Style

Materials

Label

Object Information

Schedule

Polyline Selected: 1

Length/Perimeter: 3330.77'

Area: 4,453.85 sq ft

Volume: 1,486.62 cu ft

Number of Lines: 6

Number of Holes: 0

Hole Perimeter: 0'

Hole Area: 0 sq ft

Number Style...

OK

Cancel

Help