



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Amended Agenda

Board of Adjustment

Tuesday, August 3, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

John Moreland (Chairperson), Alexi Gonzalez (Vice-Chairperson), Francis Reddington, Jeff Truhlar, Owen Curley

Alternate: Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held July 20, 2021

CORRESPONDENCE

OLD BUSINESS

- a. **Case Number(s):** **BOA#21-100094 & 21-100097**

Applicant/Owner: BCEL 10, LLC, Adam Rigel

Property Address: 0 4th Avenue North

Parcel ID: 174116-0005

Legal Description: Lot 10, Block 55, *Pablo Beach*

Current Zoning: RM-1

Motion to Consider: **A variance from Land Development Code Sections: 34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum to allow for construction of a new two-family dwelling**

Notes: _____

NEW BUSINESS

- a. **Case Number(s):** **BOA#21-100103**
Applicant/Owner: Michael Stevens

Property Address: 224 Coral Way

Parcel ID: 178440-0000

Legal Description: Lot 45, Block 8, *Ocean Forest, Unit One*

Current Zoning: RS-1

Motion to Consider: **A variance from Land Development Code Sections: 34-336(e)(1)d, for no garage in lieu of a one car garage minimum, to allow for a substantial renovation and expansion of the existing driveway into a circular driveway at an existing single family dwelling**

Notes: _____

- b. **Case Number(s):** **BOA#21-100104**
Applicant/Owner: Kimberly Rohner

Property Address: 720 Palm Tree Road

Parcel ID: 177824-0000

Legal Description: Lot 6, Block 8, *Pine Grove Unit Two*

Current Zoning: RS-1

Motion to Consider: **A variance from Land Development Code Sections: 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 37% in lieu of 35% maximum to allow for construction of a new single-family dwelling**

Notes: _____

c. Case Number(s): BOA#21-100106

Applicant: Atkins Builders, Inc., John Atkins

Owner: Ameris Bank

Property Address: 1315 3rd Street South

Parcel ID: 176265-0000

Legal Description: Lots 1 & 2, Block 133, *Pablo Beach South*

Current Zoning: RM-2

Motion to Consider: **A variance from Land Development Code Sections:** 34-340(e)(4)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet minimum; and 34-340(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of four new townhome residential dwellings

Notes:

d. Case Number(s): BOA#21-100107

Applicant/Owner: Audrey & Geoff Sandels III

Property Address: 501 15th Avenue South

Parcel ID: 176876-0010

Legal Description: Lot 12, Block 146, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider: **A variance from Land Development Code Sections:** 34-337(e)(1)c.2, for a side yard setback of 4.7 feet in lieu of 5 feet minimum and total side yards of 12 feet in lieu of 15 feet required; and 34-337(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for construction of a 616 square foot rear addition to an existing single-family dwelling

Notes:

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, August 17, 2021. There are two scheduled cases.

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. Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Board. 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 Board 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) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Board of Adjustment - 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 Board 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 (3) 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.

**Minutes of Board of Adjustment Meeting
held Tuesday, July 20, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson John Moreland called the meeting to order at 7:00 P.M.

ANNOUNCEMENT: None

ROLL CALL

Chairperson: John Moreland
Vice-Chairperson: Alexi Gonzalez
Board Members Francis Reddington Jeff Truhlar
Alternates: Owen Curley Dan Elmaleh

Senior Planner Christian Popoli and Staff Assistant Sheila Boman were also present.

EX PARTE COMMUNICATION: Mr. Reddington advised he spoke to Jeanell Wilson regarding BOA Case 21-100092. Mr. Elmaleh stated he spoke to his neighbor, Pete Komaroski, about the same case. No other ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- July 6, 2021.

CORRESPONDENCE: None

NEW BUSINESS:

A. **Case Number:** **BOA#21-100087**
Applicant/Owner: Elizabeth A . Borders
Property Address: 2612 America Avenue
Parcel ID: 181076-1128

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a side yard setback of 3.5 feet in lieu of 5 feet minimum and total side yards of 11 feet in lieu of 15 feet required and 34-337(e)(1)g, for an accessory structure (wooden deck) setback of 1.2 feet in lieu of 5 feet minimum both to rectify existing non-conformities; 34-337(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; and 34-337(e)(1)e, for lot coverage of 49.7% in lieu of 35% maximum to allow for construction of a new 480 square foot addition to an existing single-family dwelling.

Applicant: Elizabeth Borders, 2612 America Avenue, Jacksonville Beach, stated her hardship was pre-existing nonconformities and a sub-standard lot size. She further stated the new addition would reduce the current lot coverage from 50.3% to the requested 49.7%.

Public Hearing: The following spoke in support of the variance:

- Ken Marsh, 2011 Gail Avenue, Jacksonville Beach

Ms. Gonzales read into the record the names and addresses of the following who submitted letters [on file] in support of the variance application:

- Donald Gunnerson, 2610 America Avenue, Jacksonville Beach
- Lucas Crespi, 2700 America Avenue, Jacksonville Beach
- Gary Walker, 2607 Independence Drive, Jacksonville Beach
- Lorraine McKee, 2605 Independence Drive, Jacksonville Beach
- Andrew Clauss, 2702 America Avenue, Jacksonville Beach
- Diane Fields, 2607 America Avenue, Jacksonville Beach
- Alice Johnson, 2608 America Avenue, Jacksonville Beach
- Michael Stuart, 2611 America Avenue, Jacksonville Beach
- William and Lana Carlson, 2517 Independence Drive, Jacksonville Beach
- Alexander Stout, 2510 Independence Drive, Jacksonville Beach
- Ian Sneed, 2504 America Avenue, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding how the house was built at an angle, and the lot was undersized in width, which contributed to the hardship.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100087, based on the standards for a variance as outlined in Section in the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Jeff Truhlar, and Owen Curley
Nays – Francis Reddington and John Moreland

The motion was approved 3-2.

B. Case Number: **BOA#21-100092**
Applicant: Alex Harden
Owner: Christian Allen
Property Address: 0 21st Avenue South
Parcel ID: 179379-0040

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for corner side-yard setbacks of 4 feet (cantilevered floor or deck) and 6 feet (principal structure) in lieu of 10 feet minimum and total side yards of 9 feet in lieu of 15 feet required; 34-338(e)(1)c.3, for rear yard setbacks of 7 feet (cantilevered floor or deck) and 10 feet (principal structure) in lieu of 30 feet minimum; 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum; all to allow for construction of a new single-family dwelling on a vacant lot located in an RM-2 zoning district.

Applicant: Alex Hardin, 1431 Riverplace Boulevard, Jacksonville, stated the hardship was the substandard lot size.

Public Hearing: The following spoke in opposition to the variance:

- Brian Maughan, 2076 1st Street South, Jacksonville Beach
- Jeanell Wilson, 2014 South Oceanfront, Jacksonville Beach
- Pete Komaroski, 2008 Ocean Drive South, Jacksonville Beach

Ms. Gonzales read into the record letters [on file] from the following in opposition to the variance:

- Jeanell Wilson, 2014 South Oceanfront, Jacksonville Beach
- Pete Komaroski, 2008 Ocean Drive South, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: The consensus of the Board was the lot was substandard. Discussion ensued regarding safety issues due to the proposed length of the driveway.

Motion: It was moved by Mr. Reddington, seconded by Mr. Truhlar, to deny BOA#21-100092, special conditions and circumstances exist which are peculiar to the parcel of land or structure, which are not applicable to other parcels of land or structured building in the same area.

Amended Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to amend the original motion to include failure to meet standard number two, which states "special conditions and circumstances do not result from the actions of the applicant," but in this case, the design is a self-imposed hardship.

Roll Call Vote: Ayes – Alexi Gonzalez, Francis Reddington, Jeff Truhlar, Owen Curley, and John Moreland

The motion to amend was unanimously approved.

Original Motion

Roll Call Vote: Ayes – Francis Reddington, Jeff Truhlar, Owen Curley, and John Moreland
Nays – Alexi Gonzales

C. **Case Number:** BOA#21-100093
Applicant/Owner: Bradley Cook
Property Address: 1703 Seabreeze Avenue
Parcel ID: 179771-1114

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to allow for construction of a new swimming pool and paver decking to an existing single-family dwelling.

Applicant: Bradley Cook, 1703 Seabreeze Avenue, Jacksonville Beach, advised his hardship was the existing lot coverage created by the previous owner. Mr. Cook further advised he could remove some of the existing pavers or use a different material to reduce the amount of lot coverage.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: None.

Motion: It was moved by Mr. Reddington, seconded by Ms. Gonzales, to approve BOA# 21-100093, for lot coverage of 40% in lieu of 35% maximum to allow for the construction of a new swimming pool and paver decking to an existing single-family dwelling.

Roll Call Vote: Ayes – Jeff Truhlar, Alexi Gonzalez, Francis Reddington, Owen Curley
Nays – John Moreland

The motion was approved 4-1.

D. Case Number: **BOA#21-100094 & 21-100097**
Applicant/Owner: BCEL 10, LLC, Adam Rigel
Property Address: 0 4th Avenue North
Parcel ID: 174116-0005

City of Jacksonville Beach Land Development Code Section(s): 34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum to allow for construction of a new two-family dwelling.

Applicant: BCEL 10, LLC, Adam Rigel, 0 4th Avenue North, Jacksonville Beach, did not appear before the Board.

Discussion: Discussion ensued regarding the option to proceed without the Applicant or defer the case to a future meeting.

Motion: It was moved by Mr. Reddington, seconded by Ms. Gonzales, and approved unanimously by a voice vote to defer this case to the next available meeting.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, August 3, 2021. There are four scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:55 P.M.

Submitted by: Sheila Boman
Staff Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

BOA# 21-100094 & 97 Staff Report
0 4th Ave North
Parcel ID: 174116-0005

Lot 10 Block 55, Pablo Beach North Replat

Zoning: Residential multi-family: RM-1

Variances Requested: Section(s): 34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum

Project: The requested variance is to allow for construction of a new two-family dwelling

Existing Conditions: The subject property consists of a platted lot of record (circa 1913) located in the medium density future land use category. The lot was platted with fifty (50) feet in width and one-hundred & twenty-five (125) feet in depth. The lot is substandard in width, but not minimum area. Minimum dimensional standards within this zoning district include six-thousand (6,000) square feet of area and a minimum width of sixty (60) feet. Maximum lot coverage for this zoning district is 35%

Analysis: The subject lot is currently vacant. The existing lot, though large enough in lot area to be conforming, is substandard in lot width. The proposed two family structure has a unique design that consists of two detached single car garages. The use of the detached garages allow the structure to conform to the rear setbacks, while still needing relief from the front. The proposed structure will meet the side yard setbacks on both sides. The lot coverage, while slightly increased, is only a 7% increase over the required 35%. The approval of this variance would not have an adverse impact on the surrounding properties. Adjacent uses are also single-family in nature, with a church use adjacent to the north.

Active Permits or Code Violations: None

Previous Development Orders: None

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 finds that this parcel is not similar to other parcels in the RM-1 zoning district as well as the immediate area. There are utilities installed in front of the structure that make front access for garages impractical.

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

Staff does not find the conditions result from the actions of the applicant.

3. **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.**

Staff finds the applicant will not receive special privileges.

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

Staff does find that there is currently a hardship based on the substandard size width of 55 feet as well as front yard access blocked by the utility boxed located in the right-of-way.

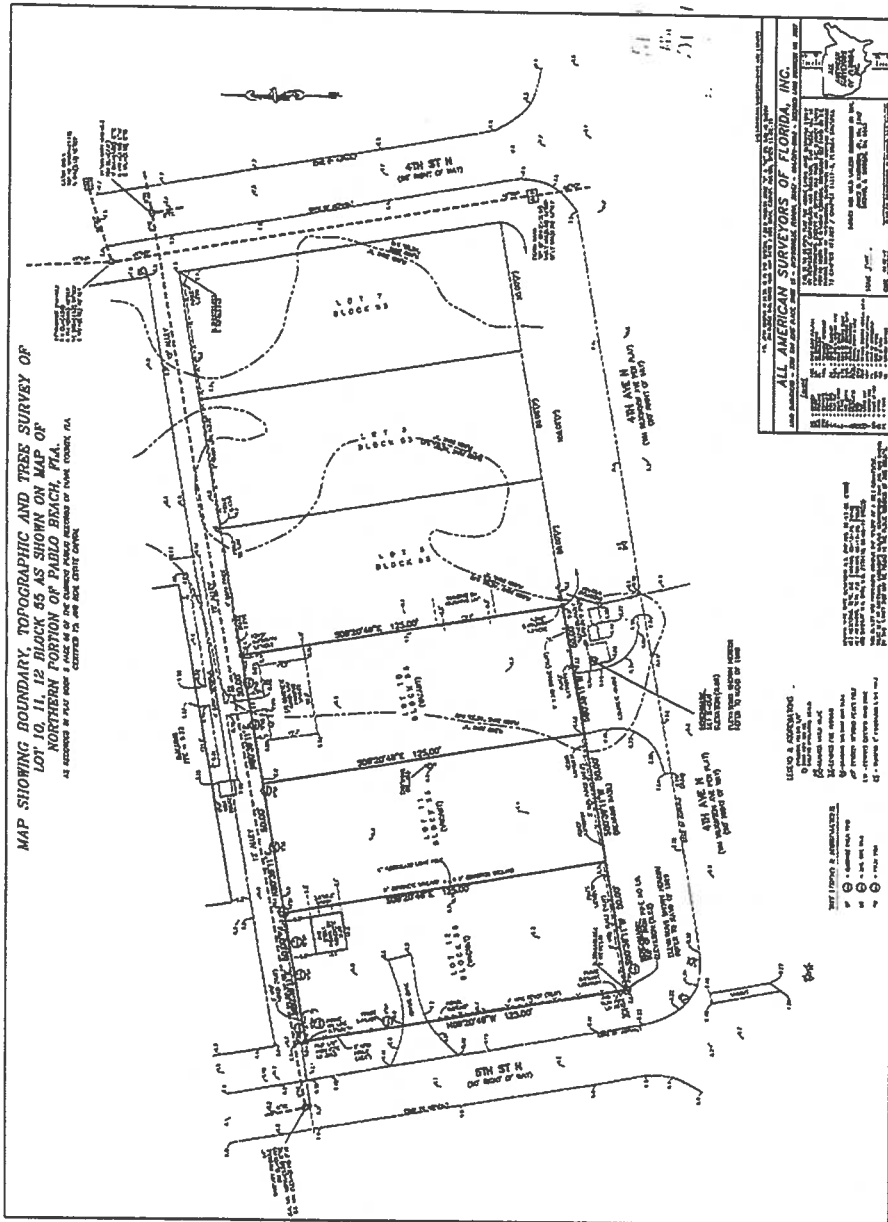
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance required

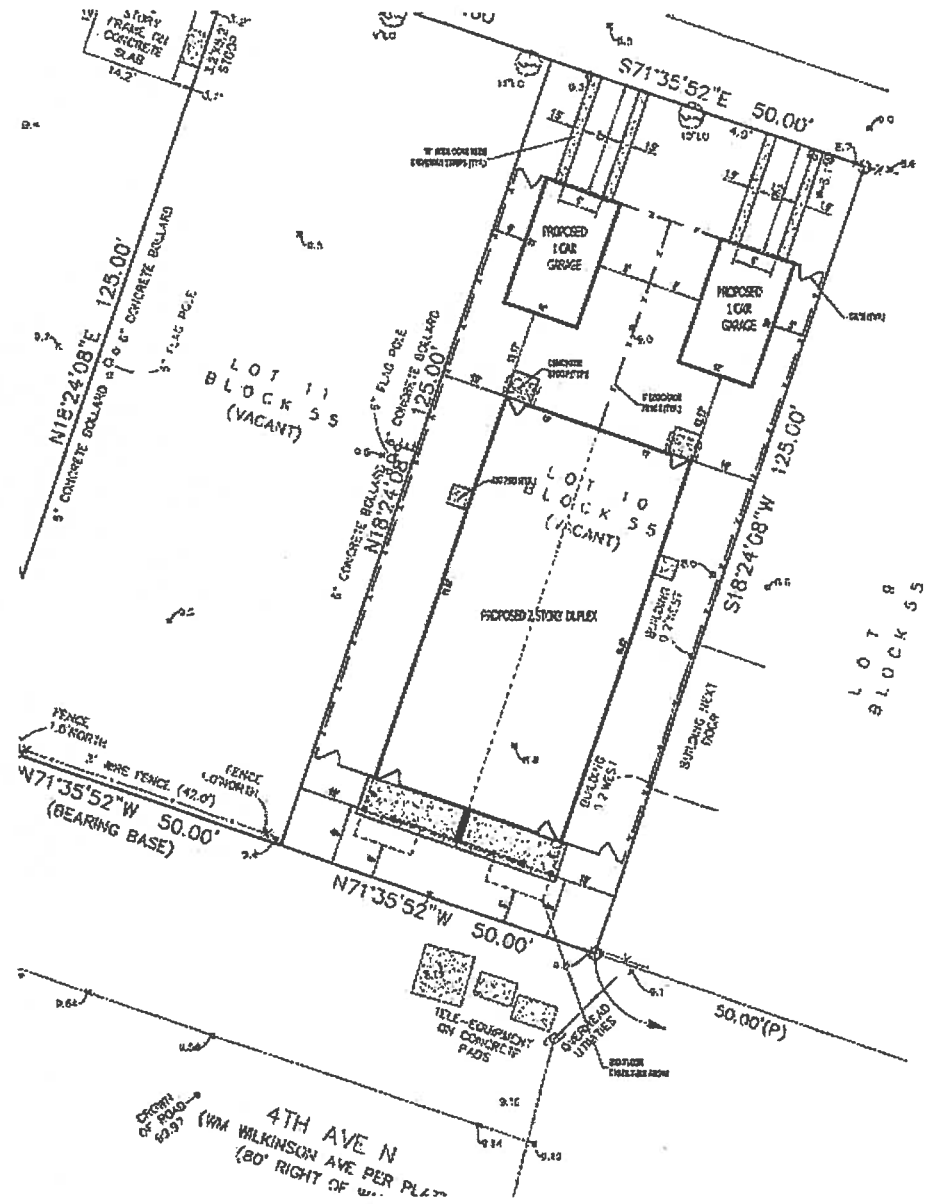
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan

Existing property survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100094 & 10009
HEARING DATE 7.20.21

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

JUN - 1 2021

APPLICANT INFORMATION

Applicant Name: BCEL 10 LLC Telephone: (904) 677-6777 & DEVELOPMENT
Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208 E-Mail: adam@jwbcompanies.com
Jacksonville, FL 32256

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

Landowner Name: BCEL 10 LLC Telephone: (904) 677-6777
Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208 E-Mail: adam@jwbcompanies.com
Jacksonville, FL 32256

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.

(423)

VARIANCE DATA

Street address of property and Real Estate Number: 0 4th Ave N; Jacksonville Beach, FL 32250, RE 174116-0005
Legal description of property (Attach copy of deed): Lot 10, Block 55, Pablo Beach Improvement Company's Plat of Northern Portion of Pablo Beach
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
front yard 5' in lieu of 20'
Lot coverage of 41.7%

AFFIDAVIT

I, Adam Rigel, 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.

Adam Rigel
APPLICANT SIGNATURE

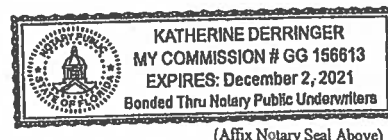
ADAM RIGEL
PRINT APPLICANT NAME

4/2/2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2021, by Adam Rigel, who is personally known to me or produced n/a as identification.

Katherine Derringer
NOTARY PUBLIC SIGNATURE
Katherine Derringer
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

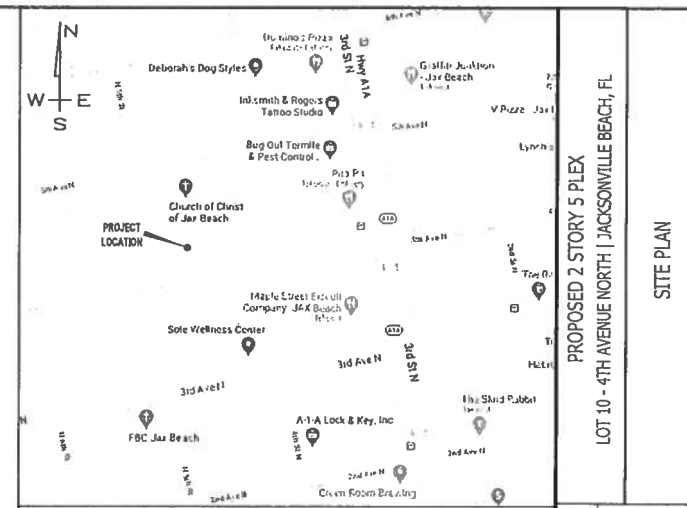
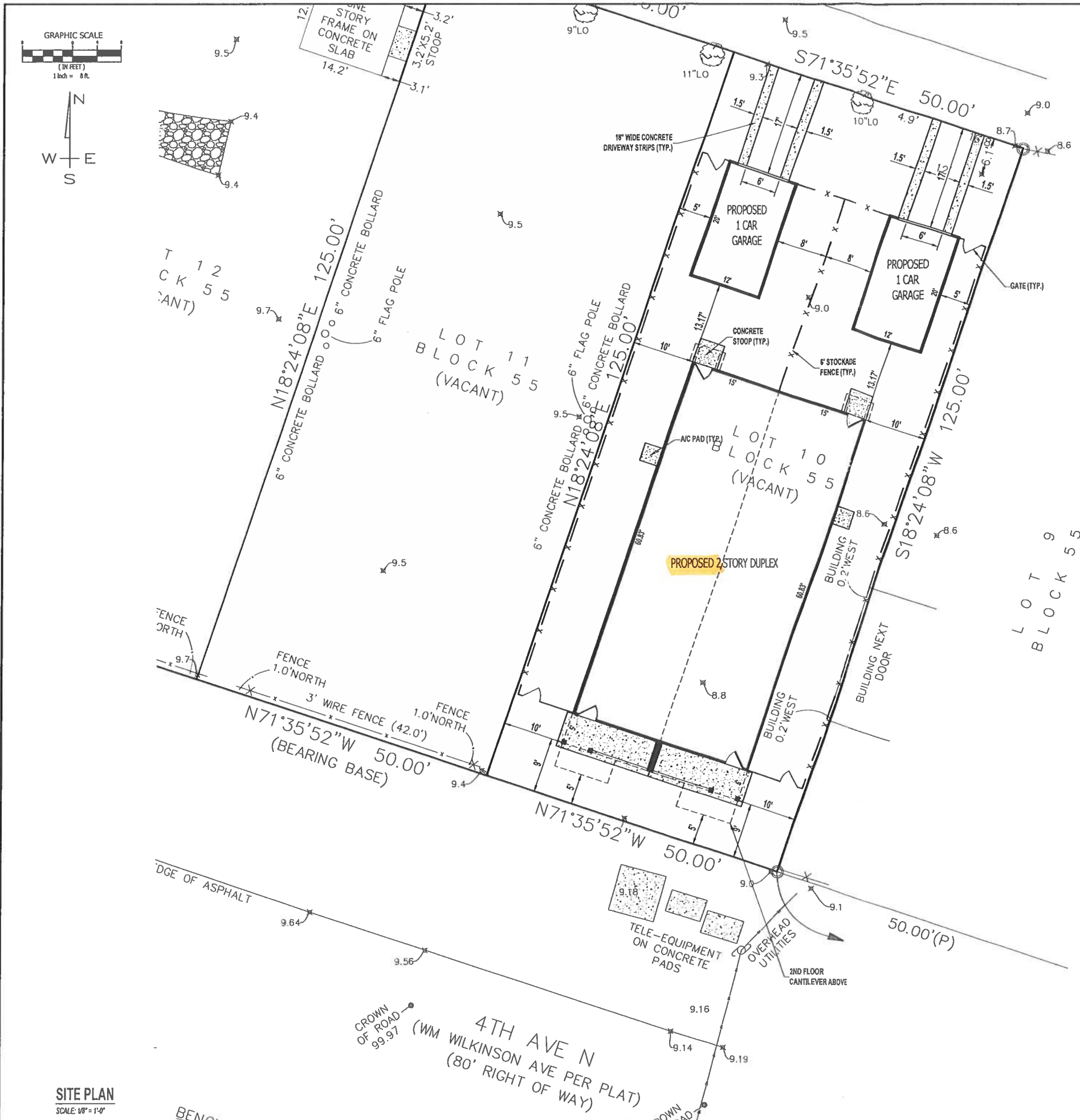
CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X-AE

CODE SECTION (s):
34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum to allow for construction of a new two-family dwelling

Supplemental Page 2 – Variance Application Standards and Conditions

Standard	Applies	Circumstances/Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district	Yes	This is a non-conforming lot of record; telecom infrastructure exists in front of the property which restricts access to the lot necessitating the variance
Special circumstances and conditions do not result from the actions of the applicant	Yes	The telecom infrastructure was placed prior to the applicant's ownership of the parcel
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district	Yes	The parcel is in a unique hardship resulting from installation of telecom equipment, which is a situation not commonly occurring on other parcels in the same zoning district
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Other parcels in this zoning district are able to utilize the frontage of their parcel for a driveway with a front-facing garage orientation; the telecom equipment prevents this layout forcing the property to use a rear-facing garage with a drive coming from an alley which necessitates reduction of the front setback and increased lot coverage
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The building was designed as efficiently as possible to create as large of a setback as possible while ensuring that off-street parking is available. The design uses a ribbon drive instead of a slab driveway to minimize the impervious surface as much as 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	The adjacent parcel has an existing residential structure which is not adversely affected by this variance. The other adjacent parcels are owned by the applicant and likewise not adversely affected.

JUN 14 2021
 21-100094
 100097
 PLANNING & DEVELOPMENT



PROPOSED SITE STATISTICS

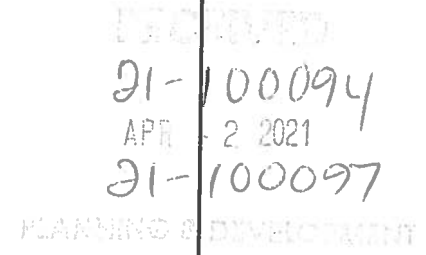
	SQUARE FEET	ACRES	PERCENT OF SITE
PROPOSED SITE AREA	6,250 SF	0.143 AC	100.0%
BUILDING FOOTPRINT AREA	2,450 SF	0.056 AC	39.3%
CONCRETE AREA	152 SF	0.003 AC	2.4%
TOTAL IMPERVIOUS AREA	2,602 SF	0.059 AC	41.7%
TOTAL PERVIOUS AREA	3,648 SF	0.084 AC	58.3%

SHIELDS CAD SERVICES
243 Tarraza Drive | Jacksonville, FL 32225
Phone: (904) 241-1540
Website: www.shieldscad.com | Email: billshields@gmail.com

JWB CONSTRUCTION GROUP
7563 Phillips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

DRAWING INDEX		No.	Date
SHEET NUMBER	SHEET NAME		
A0.1	SITE PLAN		
A1.1	OVERALL FLOOR PLANS		
A1.2	FOUNDATION AND ROOF PLANS		
A1.3	TYPICAL FLOOR AND ELECTRIC PLANS		
A1.4	GARAGE PLANS		
A2.1	ELEVATIONS		
A2.2	ELEVATIONS		
A3.1	DETAIL SHEET		
CODE INFORMATION		Date	04-19-21
BUILDING CODE:	2020 FLORIDA BUILDING CODE RESIDENTIAL 7TH ADDITION 2020 FLORIDA BUILDING CODE PLUMBING 2020 FLORIDA BUILDING CODE MECHANICAL 2017 NEC CURRENT JAX BEACH LAND DEVELOPMENT CODE		
CONSTRUCTION TYPE:	5B	Scale	AS SHOWN
OCCUPANCY CLASS:	R3	Job	1842D-9/8
		Sheet	A0.1

EXISTENCE



LEGEND & ABBREVIATIONS

- DENOTES FOUND 1/2"
 ○ IRON PIPE NO I.D.
 UNLESS OTHERWISE NOTED
 WV - DENOTES WATER VALVE
 FH - DENOTES FIRE HYDRANT
 S - DENOTES SANITARY MAN HOLE
 10" - DENOTES 10" WOOD POWER POLE
 E.H.H. - DENOTES ELECTRIC HAND HOLE
 LG - DENOTES 6" FIBERGLASS LIGHT POLE

REVISED TOPO SPOT ELEVATIONS W.O. #181496; 06-08-20; (FIELD)
ADD ADDITIONAL TOPO: W.O. #181496; 05-13-20; (FIELD)
ADD ADDITIONAL TOPO: W.O. #181496; 04-17-20; (FIELD)
ADD SANITARY M.H. DATA: W.O. #176416; 08-20-19 (FIELD)

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

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" & "AE" (EL. 9.0) AS SHOWN
ON FLOOD INSURANCE RATE MAP 0417 J FOR DUVAL COUNTY, FLORIDA, DATED 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

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

[illegible]

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-8, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2847
MICHAEL A. GARRETT, No. 6643

SCALE 1"=20'

DATE 03-27-17

FLORIDA REGISTERED SURVEYOR AND MAPPER

SURVEY NOT VALID UNLESS EMBOSSED BY SEA
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

FLORIDA REGISTERED SUPERVISOR AND MAPPER

BOA# 21-100103 Staff Report
224 Coral Way

Parcel ID: 178440-0000

Lot 45, Block 8 Ocean Forest, Unit One

Zoning: Residential, single-family: RS-1

Variances Requested: Section(s): 34-336(e)(1)d, for no garage in lieu of a one car garage minimum

Project: The applicant is requesting relief from the requirement for a garage due to a substantial remodel which triggers complete compliance with the LDC as a nonconforming structure per section 34-623(5).

Existing Conditions: The subject property is an existing platted lot of records (circa 1954) located in the low density future land use category. The existing parcel was platted with a dimension of seventy-nine (79) feet in width at the street, and one hundred and fifteen (115) feet in depth on the southern side yard and one hundred and twenty-eight (128) feet in depth on the north side property line. . Overall area is eleven-thousand & seven-hundred (11,700) Square Feet. Minimum dimensional standards within this zoning district include ten-thousand (10,000) square feet of area and a minimum width of ninety (90) feet overall and thirty-five (35) feet in width at the street. Maximum lot coverage for this zoning district is 35%.

Analysis: The current structure was built in 1954. The current owner purchased the home in 2020, and began a remodel project on the home. The remodel of the home exceeded 50% of the assessed value of the structure, requiring the home to be brought into compliance with the LDC. The current home does not have a garage, as required by section 34-336. All other aspects of the house meet the current requirements of the LDC's dimensional standards for RS-1 zoning. The house is situated on the lot to make access to the rear of the property challenging.

Active Permits or Code Violations: None

Previous Development Orders: None

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 the adjacent and surrounding properties have similar constraints and attributes. The home located at 240 Coral Way also no longer has a garage and limited clearance between the house and property line for rear yard access.

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

Staff does not find any conditions result from the actions of the applicant.

3. **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.**

Staff finds the applicant will not receive special privileges. There are many houses in the immediate area that lack garages or carports of any kind.

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

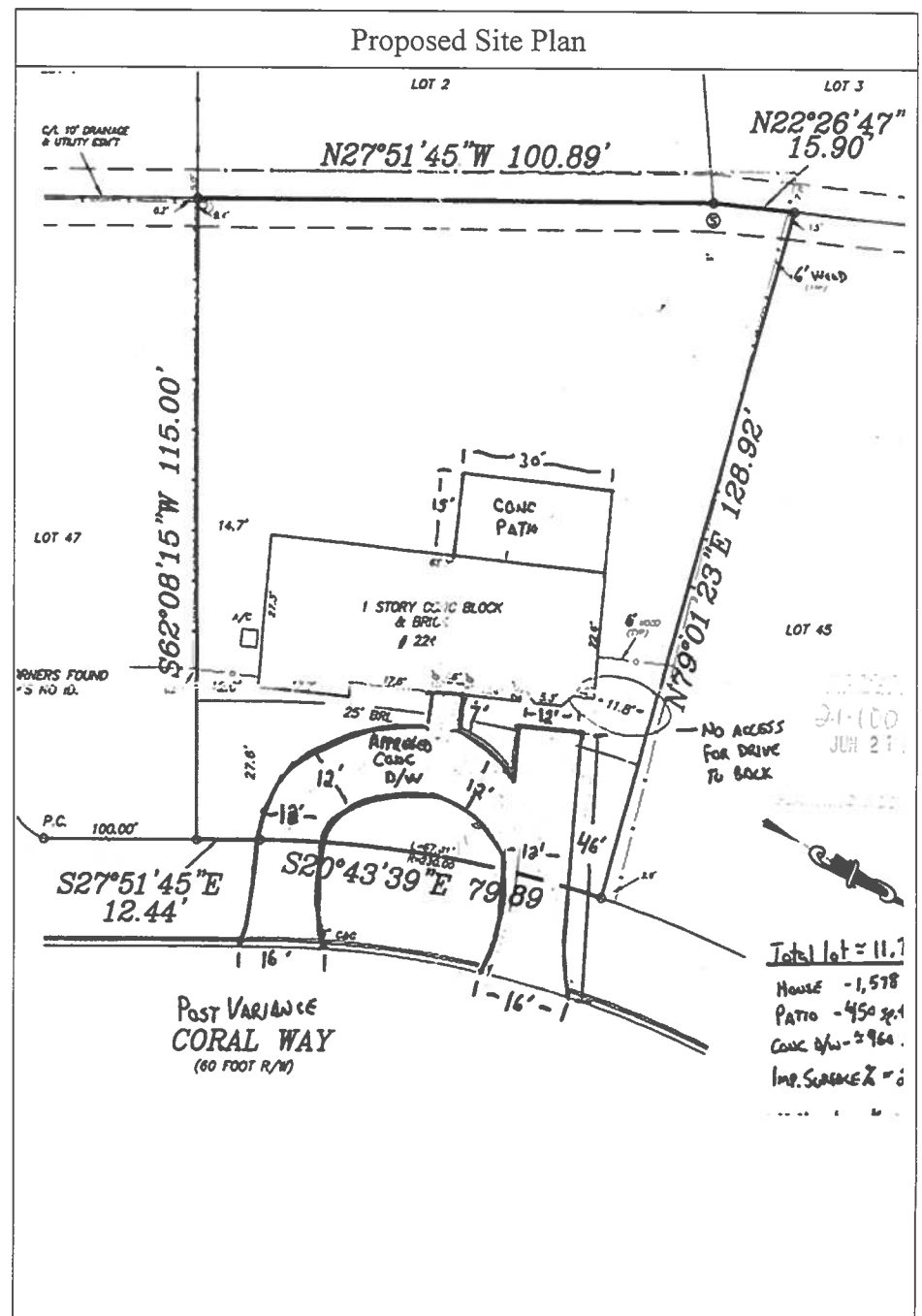
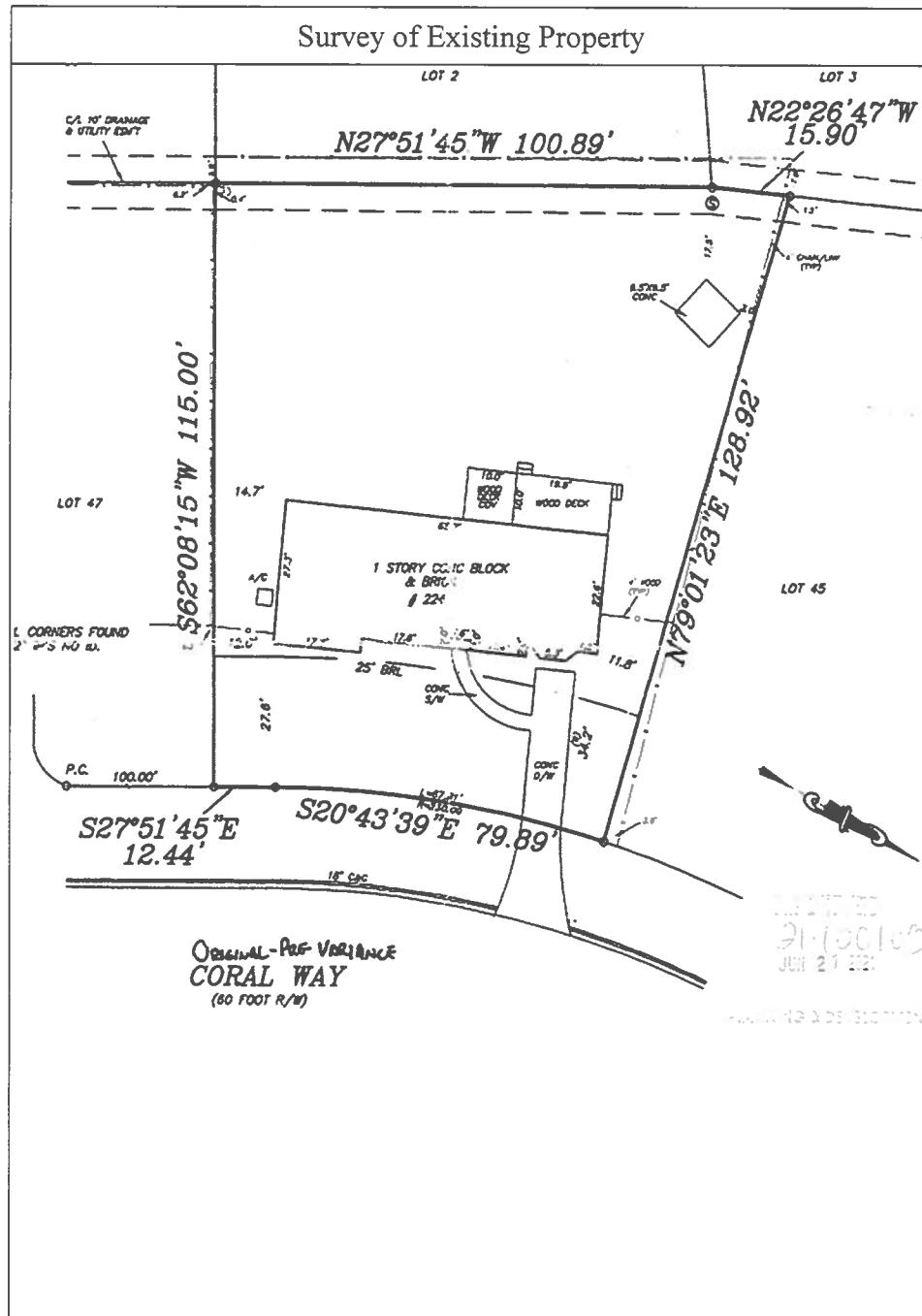
Staff does find that there is a hardship. The current structure is a non-conforming structure based on the lack of a one car garage. The current owner purchased the house with the existing non-conformity. A garage addition to the house wouldn't meet the side yard setback requirements.

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 this will be the minimum variance necessary.

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 this will be consistent with the Comprehensive Plan.



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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name: Michael Stevens Telephone: (904) 626-9263
Mailing Address: 1008 Weloka Way E-Mail: Michael.Stevens@psb7@gmail.com
St Augustine, FL 32092
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: _____ Telephone: _____
Mailing Address: Same as applicant 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: 224 Coral Way Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): LOT 45 BLOCK 8 OCEAN FOREST UNIT ONE
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).
Requesting variance to exclude the addition of a car garage as part of renovations due to inadequate space along side of house to allow for driveway to back of house where garage would be. Adequate space provided in front drive for a minimum of 2 parking spaces on new driveway.

AFFIDAVIT

I, Michael Stevens, 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

Michael Stevens
PRINT APPLICANT NAME

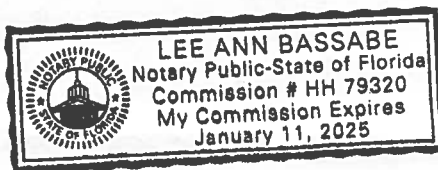
6/21/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of June, 2021, by Michael Stevens, 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: RS-1

FLOOD ZONE: X

CODE SECTION (S):

34-336(e)(1)d, for no garage in lieu of a one car garage minimum, to allow for a substantial renovation and expansion of the existing driveway into a circular driveway at an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100103

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

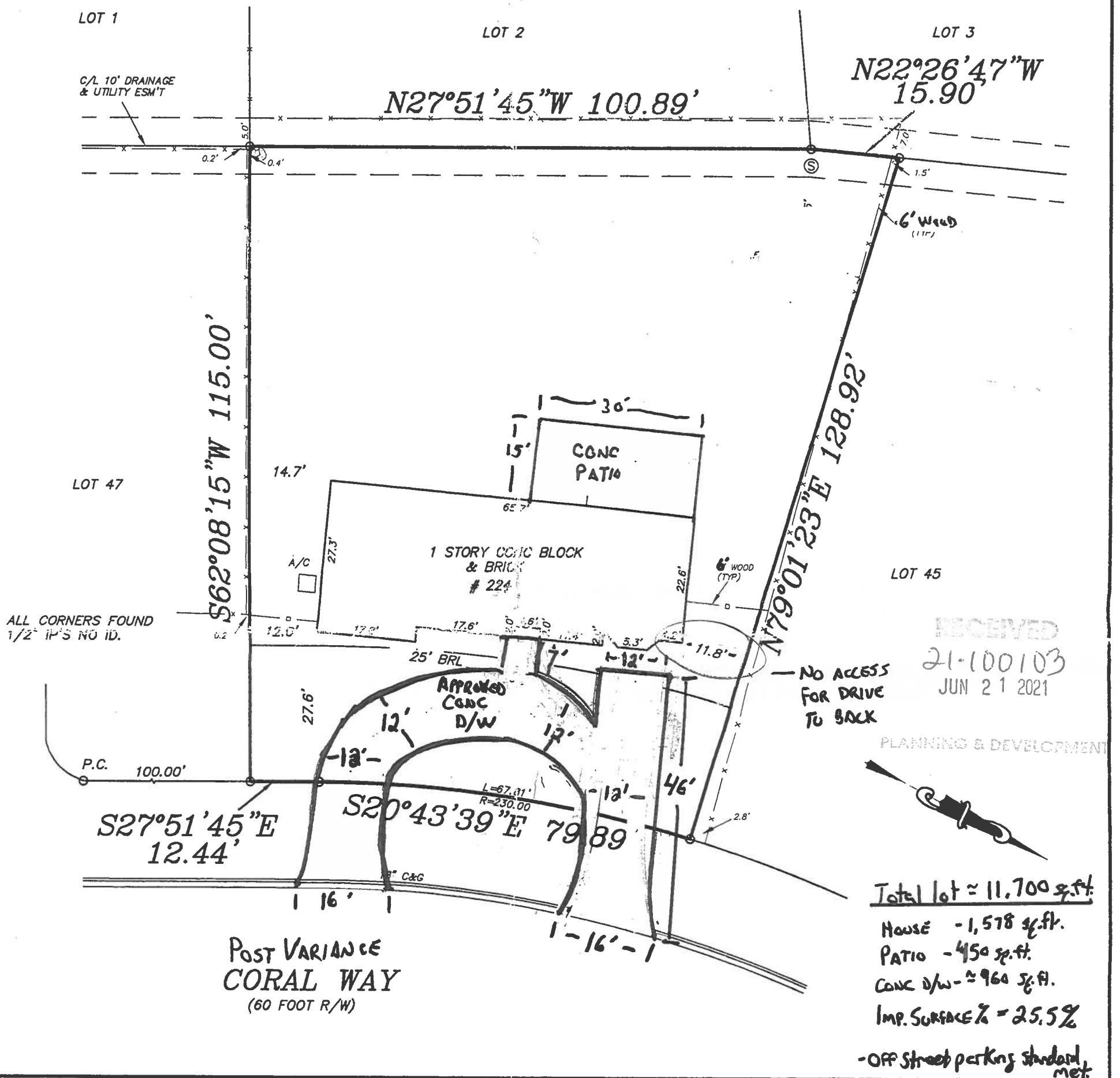
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Inadequate space provided along sides of house and lot lines for access to back yard for additional garage
Special circumstances and conditions do not result from the actions of the applicant.	Yes	No special circumstances or conditions result from 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	No 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	Literal interpretation and enforcement would provide unnecessary hardship.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Minimum variance is granted for reasonable use of the parcel, building structure, and land
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	Granting of variance will be generally consistent with code and not adversely affect adjacent land.

MAP SHOWING BOUNDARY SURVEY OF
LOT 45 BLOCK 8 AS SHOWN ON MAP OF
OCEAN FOREST UNIT ONE

AS RECORDED IN PLAT BOOK 25 PAGES 28-28B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERTIFIED FOR: MICHAEL & AMANDA STEVENS; REGIONS BANK DBA REGIONS MORTGAGE; CHICAGO TITLE INSURANCE COMPANY;
NEWTON & NEWTON, P.A..

PROPOSED



THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 416 FOR DUVAL COUNTY, FLORIDA, DATED 11-02-2018. AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

LEGEND
CM CONC. MON
IP IRON PIPE
RB REBAR
R/W RIGHT-OF-WAY
S/W SIDEWALK
D/W DRIVEWAY
COV. COVERED AREA
C CENTERLINE
A/C AIR CONDITIONING PAD
(R) RADIAL DISTANCE
CONC. CONCRETE
ESM'T EASEMENT
B.R.L. BUILDING RESTRICTION LINE
PC POINT OF CURVE
PT POINT OF TANGENCY

BEARINGS BASED ON R/W LINE AS SHOWN.
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.
SCALE: 1"=20'
FIELD WORK DATE: 8-27-2020
SIGNATURE DATE: 9-01-2020
GLENN M. BROADSTREET, P.S.M. NO. 5814
REGISTERED SURVEYOR AND MAPPER,
STATE OF FLORIDA (LB #4921)



BOA#21-100104 Staff Report
720 Palm Tree Road
Parcel ID: 177824-0000

Lot 6, Block 8, Pine Grove Unit 2

Zoning: Residential, single-family: RS-1

Variances Requested: Section(s): 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 37% in lieu of 35% maximum

Project: The applicant is requesting relief from dimensional standards to construct a new single family home on a substandard lot in the RS-1 Zoning District

Existing Conditions: The subject property is a substandard lot of records (circa 1941) located in the low density land use category. It is sixty (60) feet in width and one-hundred & twenty-five (125) feet in depth, measuring seven-thousand & five hundred (7,500) square feet in area. Minimum dimensional standards within this zoning district include ten-thousand (10,000) square feet of area and a minimum width of ninety (90) feet overall and thirty-five (35) feet in width at the street. Maximum lot coverage for this zoning district is 35%. Minimum front yard setback of Twenty-five (25) feet, and minimum side yard setback of ten (10) feet.

Analysis: The current lot is substandard in both area and width. The applicant is planning to retain an existing detached accessory structure, which is part of the reason for the lot coverage request. The applicant has taken steps to reduce the lot coverage by providing a driveway of ribbon strips vs a fully paved driveway, and a coping only pool.

Active Permits or Code Violations: None

Previous Development Orders: None

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 finds that this parcel is similar to other parcels in the RS-1 zoning district as well as the immediate area

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

Staff does not find the conditions result from the actions of the applicant. The lot size and shape are substandard for the RS-1 zoning district

3. **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.**

Staff finds the applicant will not receive special privileges

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

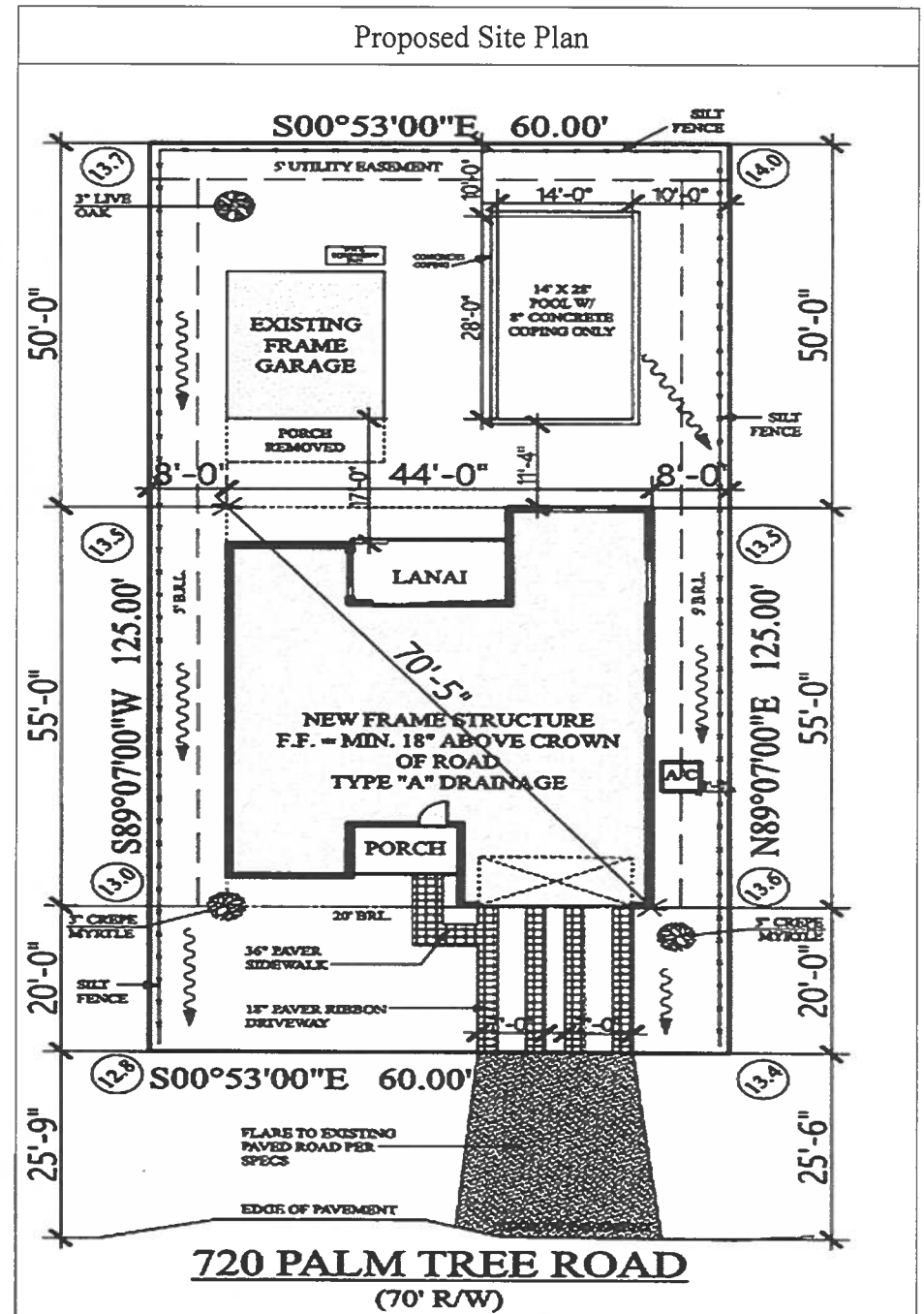
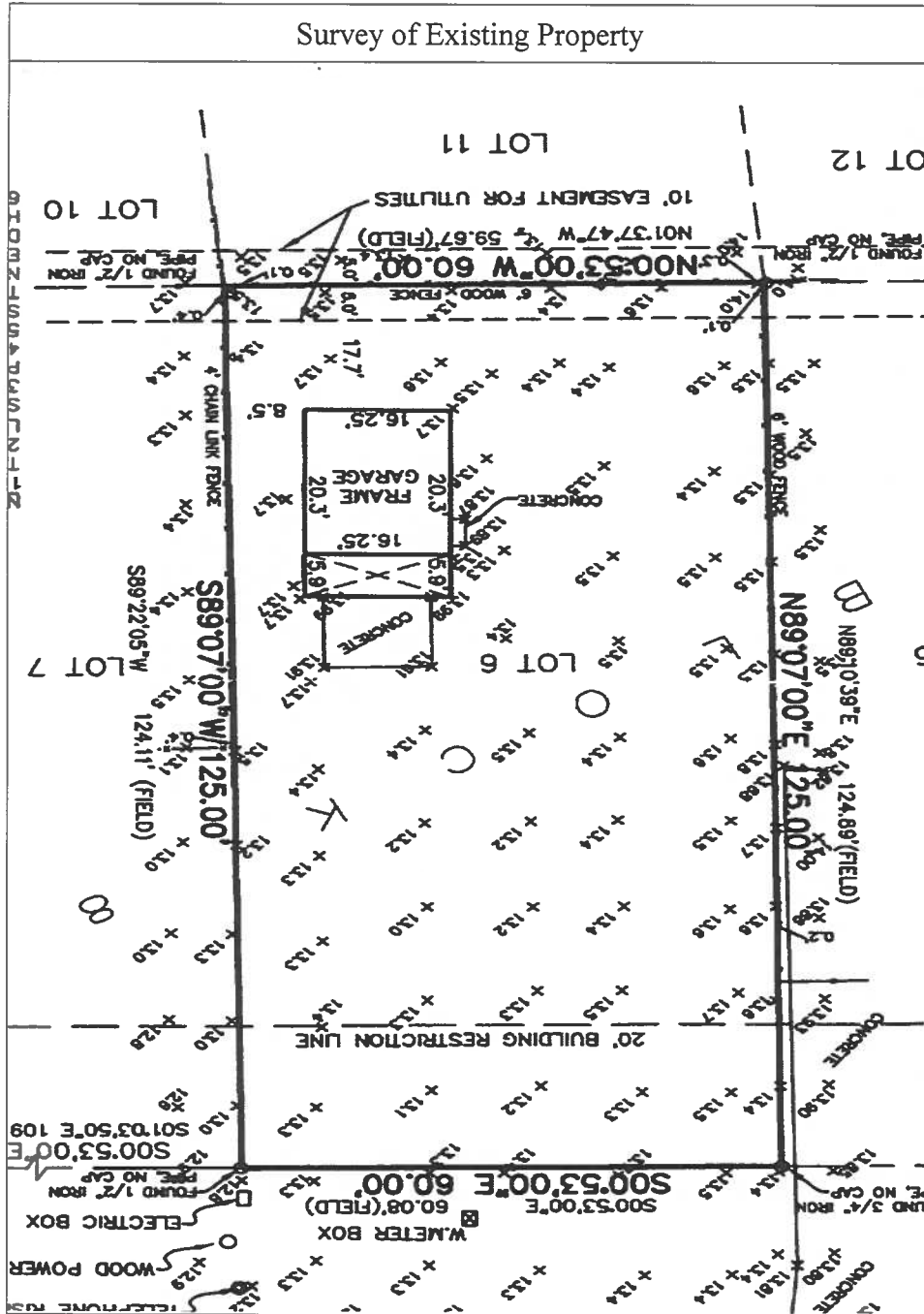
Staff does find that there is currently a hardship based on the substandard lot size and dimensions

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 this will be the minimum variance necessary

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 this will be consistent with the Comprehensive Plan





APPLICATION FOR VARIANCE

BOA No. 21-100104
HEARING DATE 8.3.21

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.

JUN 21 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Kimberly Rehner Telephone: 904-813-5153
Mailing Address: 104 Autumn Place E-Mail: rok.m5763@aol.com
Ponte Vedra Bch. FL 32082
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: SAME AS ABOVE 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: 720 Palm Tree Rd. Jax. Bch. FL 32250
Legal description of property (Attach copy of deed): Lot 6, Blk B, Pine Grove Unit 2
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary)
Front yard setback of 20' in lieu of 25'.
Side setbacks of 8' in lieu of 10'.
Lot coverage of 36.92%, Pool 14' x 23'.

AFFIDAVIT

I, Kimberly Rehner, 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.

Kimberly Rehner
APPLICANT SIGNATURE

Kimberly Rehner
PRINT APPLICANT NAME

5/24/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of May, 2021, by Kimberly Rehner, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
CODE SECTION (S):
34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 37% in lieu of 35% maximum to allow for construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

21-100104

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.

JUN 21 2021

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	lot size of 60' X 125' making it impossible to build a desirable home by today's standards at the 35% lot coverage
Special circumstances and conditions do not result from the actions of the applicant.	Yes	original lot layouts have been outgrown for homeowners in this area. Improving w/ brand new home.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	general redevelopment of Fox Bch homesites improving the area with desirable single family homes.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Previously built homes w/ 20' front setback aesthetically would have mine 5' back as behind existing homes.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	asking for minimum amount of lot coverage needed for a average single family home w/ pool.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Building a desirable S.F. home for a family, w/ modern amenities that appeal to today's homeowners at this market.

PROPOSED

DATE: 17-JUNE-2021

LOT 6, BLOCK 8,
PINE GROVE, UNIT 2

PAGE: 18



SITE PLAN NOTES:

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

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

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

SETBACKS ARE MEASURED TO THE FOUNDATION WALL.

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

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

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

GRADING AWAY FROM HOUSE SHALL BE A MINIMUM OF 1%.

AREA TAB	
LOT S.F.TOTAL	7,500.00
LOT S.F. (FROM P.L. TO CURB ~12.0')	1,457.00
HOUSE FOOTPRINT S.F.	2,166.00
PAVER DRIVEWAY S.F.	160.00
DRIVEWAY APRON S.F.	472.00
EXISTING GARAGE AND POOL RIBBON	388.00
COMMUNITY SIDEWALK S.F.	0.00
POOL EQUIPMENT PAD	15.00
PAVER WALKWAY	40.00
PLANTING BEDS S.F. (ALLOWANCE)	1,000.00
SOD S.F.	4,731.00
EASMENTS (NOT IN TREE CALCS.)	0
BUFFERS (NOT TO BE SODDED)	0
BUILDING COVERAGE	29%
TOTAL LOT COVERAGE	36.92%

TREE CREDIT TABLE - 40" PER ACRE	
LOT HAS BEEN CLEARED - TREES HAVE BEEN SAVED	
LOT S.F. (LESS ESMTS. & WETLANDS)	7,500.00
% OF ACRE (DIV. BY 43,560 S.F.)	0.17
ACRE % X 40" PER ACRE	7.00
# OF INCHES REQ'D. TREES	7.00
# OF INCHES EXISTING TREES	0.00
# OF INCHES NEEDED (MINUS EXIST.)	7.00

21-100104
21 2021

MAP OF SURVEY

LOT 6, BLOCK 8, PINE GROVE UNIT 2, AS RECORDED IN PLAT BOOK 17, PAGE 18
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BENCHMARK: SET MAG NAIL
ELEVATION = 13.75 (N.A.V.D. 1988)

PALM TREE ROAD

70' RIGHT OF WAY (PAVED PUBLIC)

EDGE/PAVEMENT

W.METER BOX

60.08'(FIELD)

ELECTRIC BOX

FOUND 3/4" IRON
PIPE, NO CAP

S00°53'00"E
S00°53'00"E 60.00'

FOUND 1/2" IRON
PIPE, NO CAP

FOUND 1/2" IRON
PIPE, NO CAP

TELEPHONE RISER

WOOD POWER POLE

RADIUS
30.00'

20' BUILDING RESTRICTION LINE

LOT 5

LOT 6

LOT 7

IMPERVIOUS CALCULATION:

LOT SIZE = 7,500 S.F.
GARAGE = 426 S.F.
CONCRETE = 126 S.F.
% IMPERVIOUS = 7.36%

NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. BEARINGS BASED ON THE EAST LINE OF LOT 6 AS BEING S00°53'00"E AS PER PLAT.
3. BUILDING RESTRICTION LINE AS PER PLAT.
4. EASEMENT SHOWN AS PER PLAT.
5. BENCHMARK USED IS A RAILROAD SPIKE IN A WOOD LIGHT POLE AT THE INTERSECTION OF 7th AVENUE NORTH AND PALM TREE ROAD. ELEVATION = 14.24 IN N.A.V.D. 1988 DATUM. SITE BENCHMARK AS SHOWN HEREON.
6. S.F. DENOTES SQUARE FEET.

LOT 12

LOT 11

LOT 10

JUN 21 2021 0104

PLANNING & DEVELOPMENT

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF KIMBERLY M. ROHNER AND ROBERT E. ROHNER

DOAN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: ADT
FILE #: 2020-0809

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

DATE: JULY 1, 2020
SHEET 1 OF 1

BOA# 21-100106 Staff Report
1315 3rd Street South
Parcel ID: 176265-0000

Lots 1 & 2, Block 133, Pablo Beach South

Zoning: Commercial Limited: C-1 (RM-2 Standards)

Variances Requested: Section(s): 34-340(e)(4)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet minimum; and 34-340(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum

Project: The request for variance is to allow for the construction of four new townhomes

Existing Conditions: The property is two historic lots of record (circa 1974) located in Commercial Limited future land use category. Originally platted at fifty (50) feet in width and one-hundred (100) feet in depth, the lots are currently utilized as part of a parking lot associated with Ameris Bank that fronts on 3rd Street South. The lots represent the eastern-most portion of the property, and face 2nd Street South. Minimum dimensional standards within this commercial zoning district for residential uses follow the dimensional standards for the RM-2 zoning district for townhouses. These standards are as follows: Minimum lot area for interior lots is fifteen-hundred (1,500) square feet and twenty-five hundred (2,500) square feet for exterior lots. Minimum lot widths are fifteen (15) feet for interior lots and twenty-five (25) feet for exterior lots. Minimum yard requirements: Front yard of twenty (20) feet, side of zero (0) except for side corner yards which have a minimum of 20% or ten (10) feet whichever is greater. Surrounding uses include multi-family to the north and south, and commercial to the west.

Analysis: The proposed townhomes have a Conditional Use application to be considered by the Planning Commission at their July 26th hearing. The townhomes will be constructed with small covered breezeways between each unit. The two platted lots allocated for this project, once split from the bank, leave the minimum area needed for the bank to provide the required parking with all necessary landscaping and buffers. The proposed townhome design will have adequate driveway depth and sight triangle clearance.

Active Permits or Code Violations: None

Previous Development Orders: None

Board of Adjustment August 3, 2021 - Staff Report

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 finds that this parcel is similar to other parcels in the C-1 (RM-1 standards) zoning district as well as the immediate area.

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

Staff does not find any conditions result from the actions of the applicant.

3. **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.**

Staff finds the applicant will not receive special privileges. There are many houses in the immediate area that lack garages or carports of any kind.

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

Staff does find that there is a hardship. The current structure is a non-conforming structure based on the lack of a one car garage. The current owner purchased the house with the existing non-conformity. A garage addition to the house wouldn't meet the side yard setback requirements.

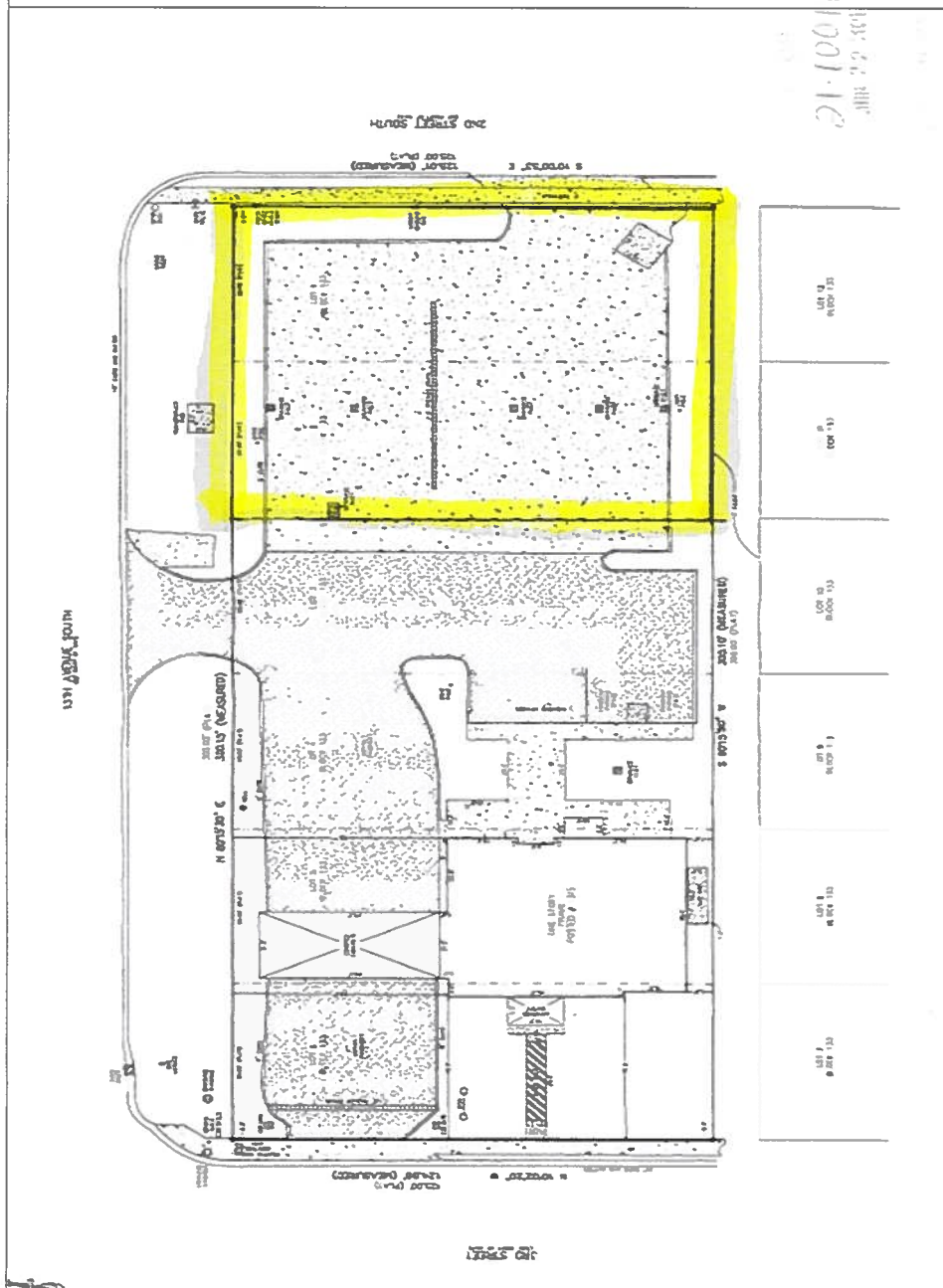
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary.

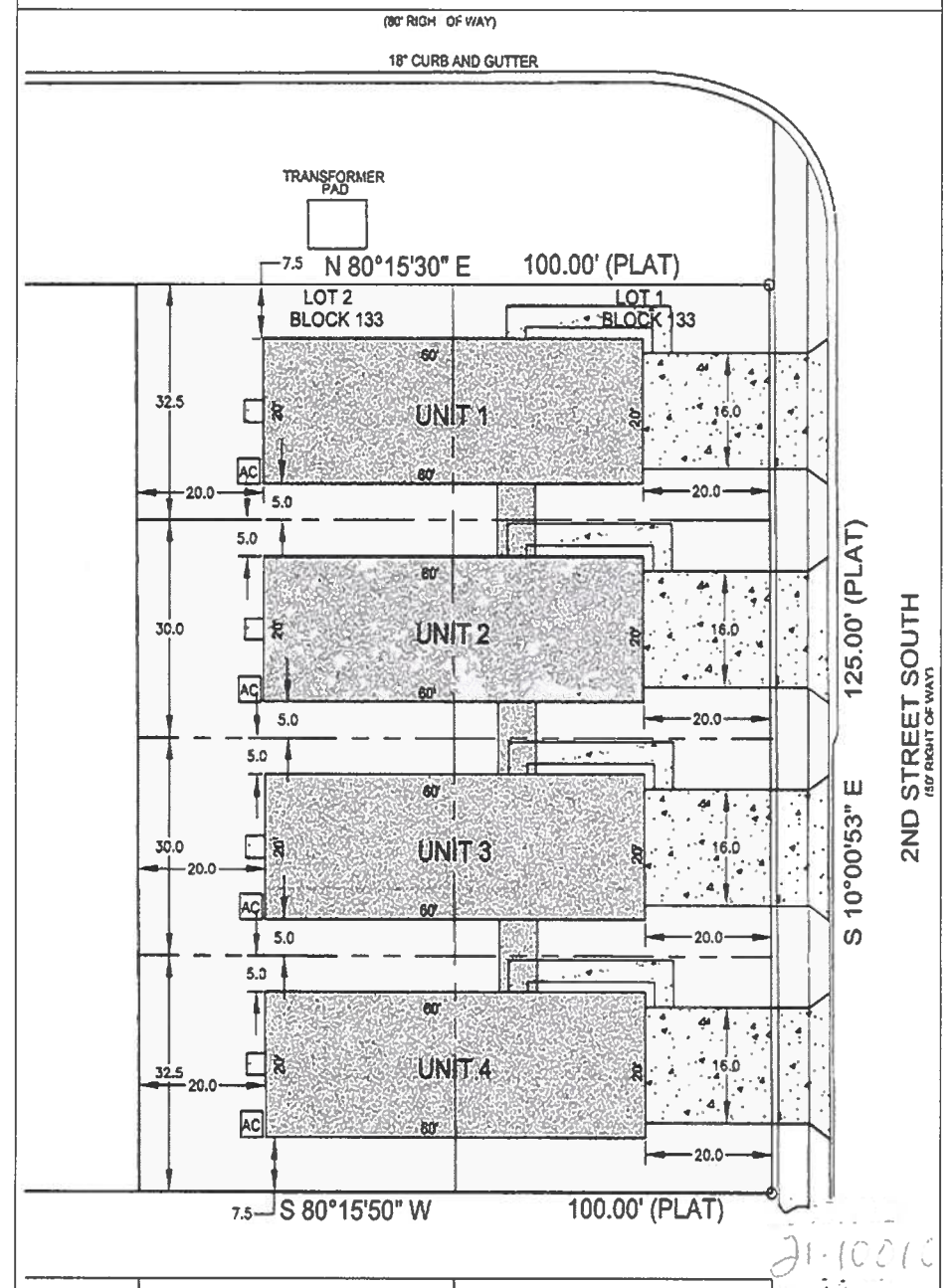
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan.

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100106
HEARING DATE 8.3.21

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, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

JUN 22 2021

APPLICANT INFORMATION

Applicant Name:	Atkins Builders, Inc.	Telephone:	(904) 465-3749
Mailing Address:	PO Box 51262 Jacksonville Beach, FL 32240	E-Mail:	atkinsbuilders@hotmail.com
Agent Name:	John Atkins	Telephone:	(904) 465-3749
Mailing Address:	PO Box 51262 Jacksonville Beach, FL 32240	E-Mail:	
Landowner Name:	Ameris Bank	Telephone:	(904) 292-3722
Mailing Address:	7825 Baymeadows Way, Suite 200-B Jacksonville, FL 32256	E-Mail:	skip.mullins@amerisbank.com

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: 1762 65-0000 19XX 2nd St. S. 1315 3RD ST S.
Legal description of property (Attach copy of deed): Lots 1 & 2, Block 133, Pablo Beach South. Plat book 3, Pg. 28
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Rear yard setback of 20' in lieu of 30' required. Side setbacks of 7.5'.

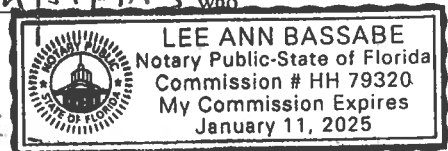
ATTACHED SINGLE FAMILY RESIDENCES FOR 4-UNIT

AFFIDAVIT

I, John Atkins, 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.

John Atkins
APPLICANT SIGNATURE PRINT APPLICANT NAME
DATE 6/22/21
STATE OF FLORIDA, COUNTY OF DUVAL
Sworn to and signed before me this 22 day of June, 2021 by John Atkins who
is personally known to me or has produced _____ as identification.

LeeAnn Bassabe
NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME
(Affix Notary Seal Above)



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X
CODE SECTION (S):
34-340(e)(4)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet minimum; and 34-340(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of four new townhome residential dwellings

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

21-100106

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

RECEIVED

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

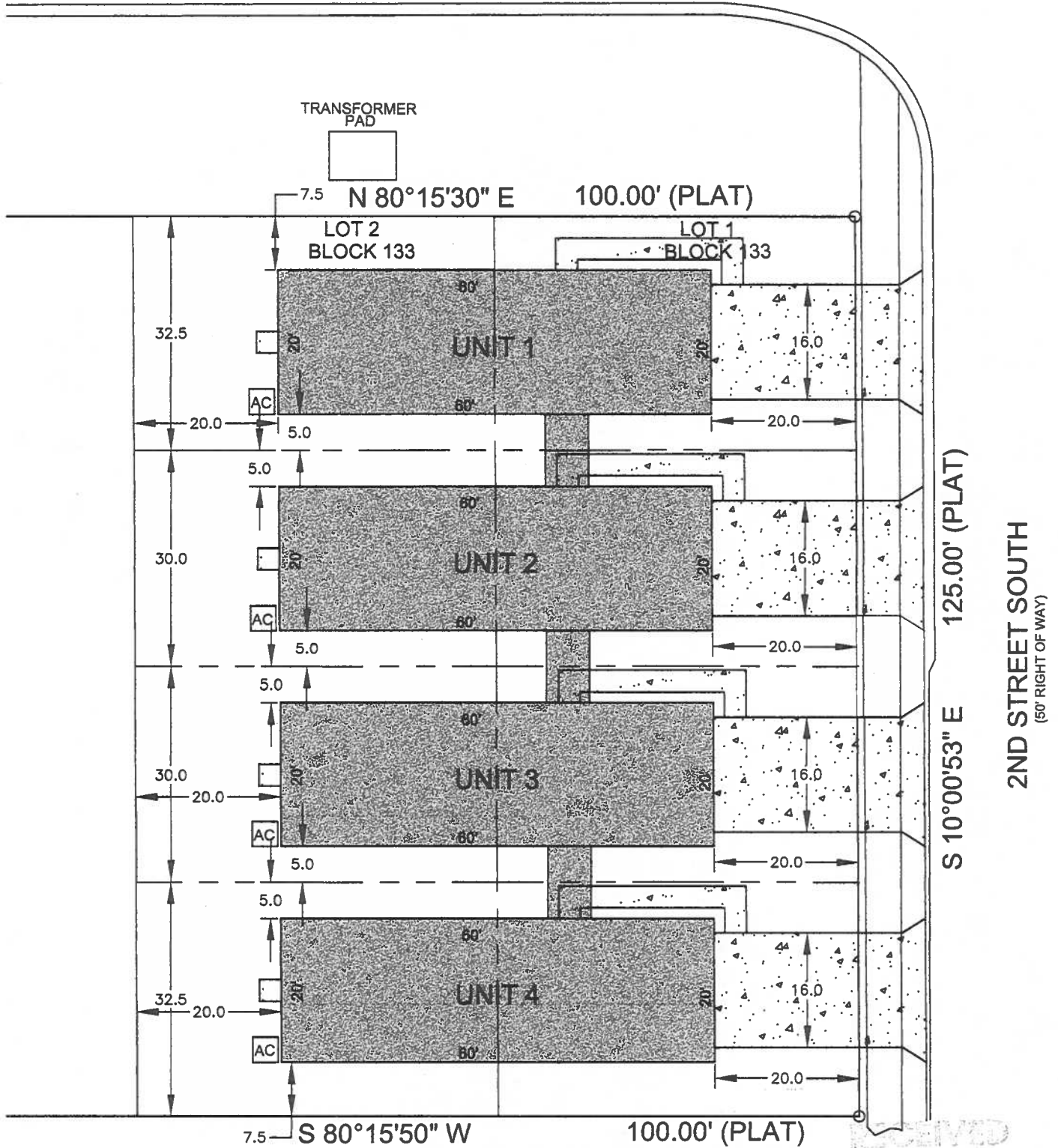
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is in the C-1 zoning district which allows 85% lot coverage and 0' setbacks.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Platted lots of record.
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	Many if not all properties in the area do not comply with all setback and coverage requirements.
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	Variances have been granted to almost all new construction in the immediate area.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the number of units permitted on this parcel from 9 to 4.
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 INCREASE PROPERTY VALUES

PROPOSED

13TH AVENUE SOUTH
(80' RIGHT OF WAY)

18" CURB AND GUTTER



RECEIVED
21-100106
JUN 22 2021

LOT 11
BLOCK 133

LOT 12
BLOCK 133

DATA SUMMARY

POST-DEVELOPMENT DATA:

SITE AREA:	±12,500 SF
IMPERVIOUS AREA:	
BUILDINGS:	4,800 SF
CONCRETE PAVEMENT:	1,736 SF
TOTAL:	6,536 SF
PERCENT IMPERVIOUS:	52.28%
6,536 SF / 12,500 SF	

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

CHECKED BY: RKP
DRAWN BY: DB
FILE: 4000-21

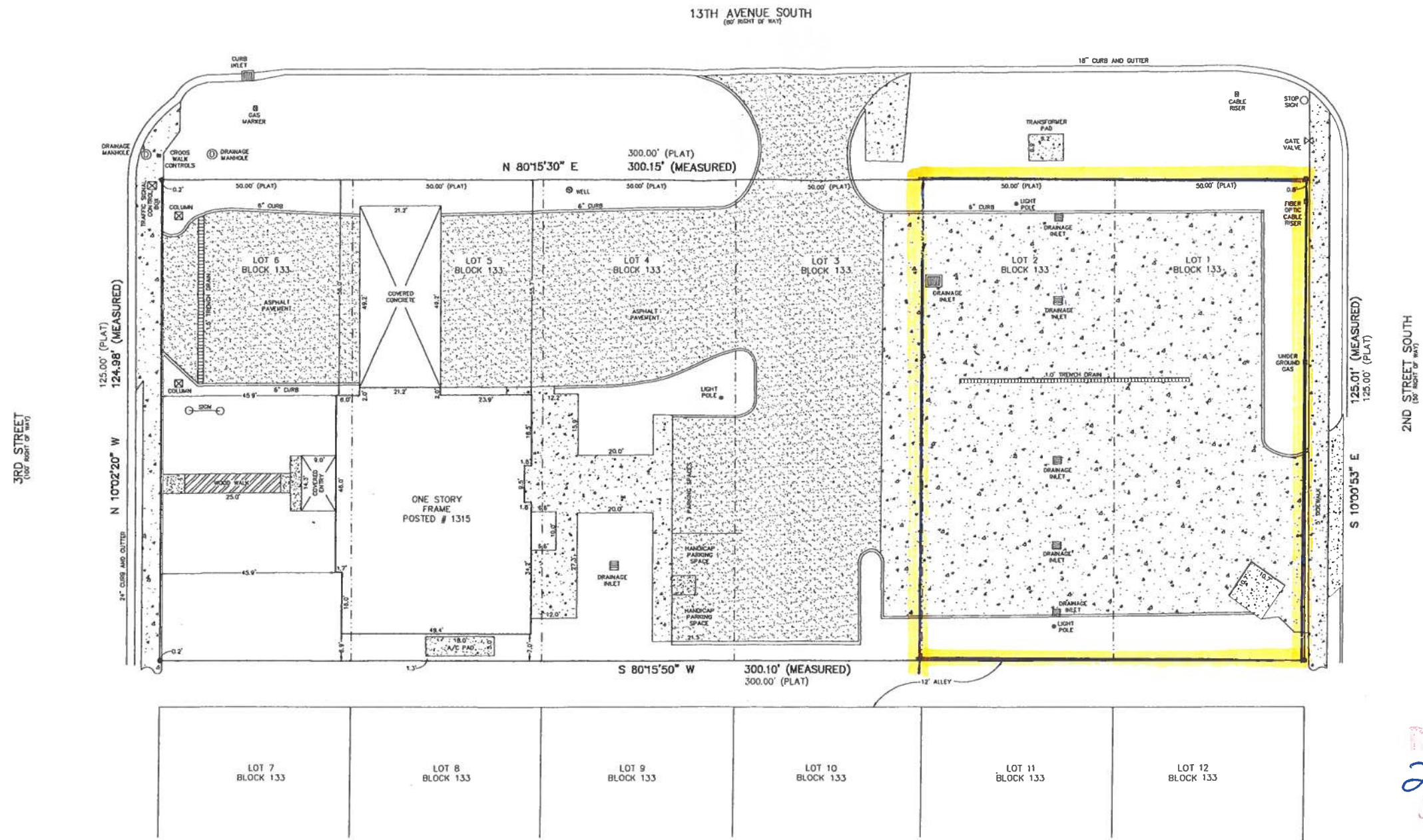
2ND ST S & 13TH AVE S
LOTS 1 & 2, BLOCK 133
JACKSONVILLE BEACH, FL
DEVELOPMENT

Atkins Builders

DATE: JUNE 2021

SHEET 1 OF 1

CERTIFIED TO:



RECEIVED
21-100106
JUN 22 2021

PLANNING & DEVELOPMENT

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 80°15'30" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 13th AVENUE SOUTH.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120078, PANEL Q419 H.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

LEGEND:

- R = RADIUS
L = LENGTH
— X — = FENCE
 = CONCRETE
 = SET 1/2" REBAR STAMPED PSM#5148
 = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
A/C = AIR CONDITIONER

SCALE: 1" = 20'

DATE OF FIELD SURVEY: 03-03-16

JOB # 29017

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 202.027, FLORIDA STATUTES.



 REGISTERED SURVEYOR AND MAPPER 6146 STATE OF FLORIDA

 LICENSE EXPIRATION No. 7469

LAND SURVEYS

CONSTRUCTION SURVEYS

Ray Thompson
PRESIDENT

Going the *DISTANCE* for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

SUBDIVISIONS

BOA# 21-100107
501 15th Avenue South
Parcel ID: 176876-0010

Lot 12, Block 146, Oceanside Park

Zoning: Residential single-family: RS-2

Variances Requested: Section(s): 34-337(e)(1)c.2, for a side yard setback of 4.7 feet in lieu of 5 feet minimum and total side yards of 12 feet in lieu of 15 feet required; and 34-337(e)(1)e, for lot coverage of 42% in lieu of 35% maximum

Project: The requested variance is to allow for construction of a rear addition to an existing single family home.

Existing Conditions: The subject property consists of a platted lot of record (circa 1922) Located in a Residential Low Density land use category. The subject property was originally platted with a width of fifty (50) feet and a depth of one-hundred & twenty-five (125) feet. The platted lot is six-thousand two-hundred & fifty (6,250) square feet. The current house is one-thousand seven-hundred & sixty (1,760) square feet and has nonconforming setbacks of four feet seven inches (4'7") on the western side yard and seven feet three inches (7'3") on the eastern property line. There are several accessory uses including a shed and patio.

Analysis: The proposed rear addition will match the existing home's footprint with regards to side setback encroachment. The encroachment will not increase in severity, but will be lengthened by the addition. The side yard setback requests will also bring existing nonconformities for the main house into compliance. Although overall lot coverage will be increased with the proposed addition, the applicant has proposed the removal of the shed and patio to help offset the additional coverage.

Active Permits or Code Violations: None

Previous Development Orders: BOA# 05-100016 - 12 feet total for side yards in lieu of 15 feet required, limited to the 22.4 feet including the existing patio to the end of the house.

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 finds that this parcel is similar to other parcels in the RS-2 zoning district as well as the immediate area. The existing home has setback non-conformities that are commonly found in the surrounding area based on the substandard lot width.

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

Staff does not find the conditions result from the actions of the applicant.

3. **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.**

Staff finds the applicant will not receive special privileges.

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

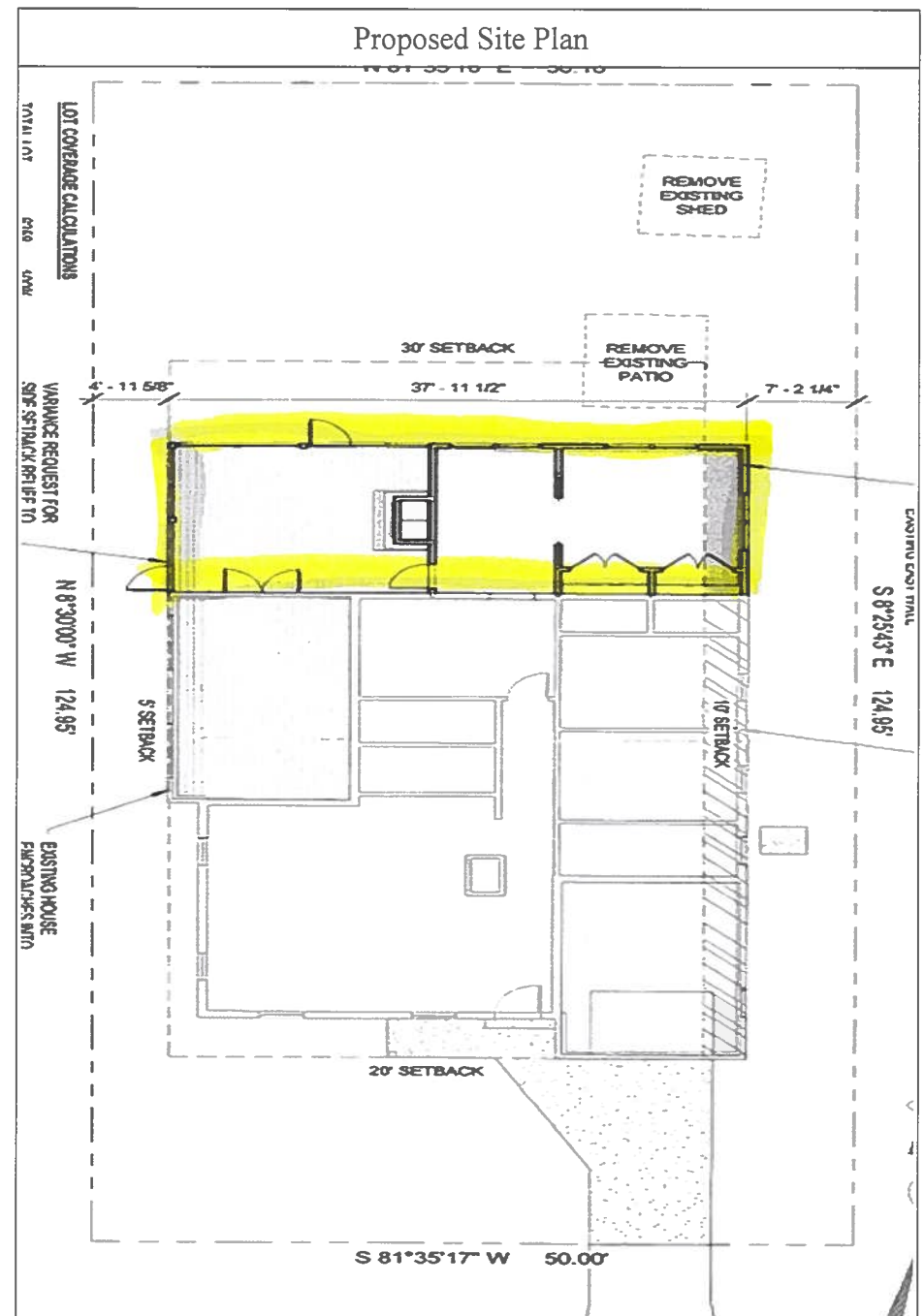
Staff does find that there is currently a hardship based on the substandard lot width and area and existing structure.

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 find this will be the minimum variance necessary.

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 this will be consistent with the Comprehensive Plan.





APPLICATION FOR VARIANCE

BOA No. 21-100107
HEARING DATE 8-3-21

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.

JUN 22 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: AUDREY & GEOFF SANDELS Telephone: (404) 488-5447
Mailing Address: 501 15th AVENUE SOUTH E-Mail: teamsandels@gmail.com
JACKSONVILLE BEACH, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: AUDREY & GEOFF SANDELS Telephone: (404) 488-5447
Mailing Address: 501 15th AVENUE SOUTH E-Mail: teamsandels@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: 501 15th AVENUE SOUTH, 176876-0010
Legal description of property (Attach copy of deed): 8-13 04-38-29E OCEANSIDE PARK LOT 12 BLK 146
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).
SIDE SETBACK OF 4'7" FOR THE ADDITION, 12' TOTAL SIDEYARD IN LIEU OF 15', LOT COVERAGE OF 42%

AFFIDAVIT

I, AUDREY SANDELS, 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.

A. Sandels
APPLICANT SIGNATURE

Audrey Sandels
PRINT APPLICANT NAME

JUNE 22, 2021
DATE

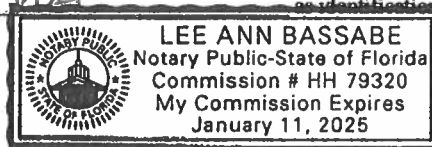
STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2021, by Audrey L Sandels who is personally known to me or produced FL Drivers License as identification.

Lee Ann Bassabe
NOTARY PUBLIC 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: RS-2

FLOOD ZONE: X

CODE SECTION (s):

34-337(e)(1)c.2, for a side yard setback of 4.7 feet in lieu of 5 feet minimum and total side yards of 12 feet in lieu of 15 feet required; and 34-337(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for construction of a 616 square foot rear addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100107

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.

JUN 22 2021

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	THIS LOT DOES NOT MEET MINIMUM SQUARE FOOTAGE OF A STANDARD LOT PER THE LAND DEVELOPMENT CODE.
Special circumstances and conditions do not result from the actions of the applicant.	NO	THE HOUSE IS A PRE-EXISTING NONCONFORMITY.
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	REQUESTING WHAT HAS ALREADY BEEN APPROVED FOR MANY OF OUR NEIGHBORS WITH THE SAME LOT CONDITIONS.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	MANY HOMES IN OUR AREA HAVE A LOT COVERAGE VARIANCE FOR THE SAME PURPOSE DUE TO UNDERSIZED LOT. THIS CODE DEPRIVES US THE RIGHTS COMMONLY ENJOYED BY OTHER PARCELS IN THE SAME ZONING DISTRICT.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	IT WOULD ALLOW FOR A MODEST ADDITION.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	VARIANCE WOULD BE CONSISTANT WITH ADJACENT LOTS WITH SAME HARDSHIP. WATER DRAINAGE/RETENTION WOULD BE DESIGNED BY A CIVIL ENGINEER TO NOT AFFECT SURROUNDING LOTS.

Reference



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

February 17, 2005

Ana Stauch
501 South 15th Avenue
Jacksonville Beach, FL 32250

RECEIVED
21-100107
JUN 22 2021

RE: BOA 05-100016
501 South 15th Avenue

PLANNING & DEVELOPMENT

Dear Mrs. Stauch:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on February 16, 2005 to consider your variance application.

As indicated in the application, the request was for the following:

- 34-337 (e)(1) c.2: for 12 feet total for side yards in lieu of 15 feet required

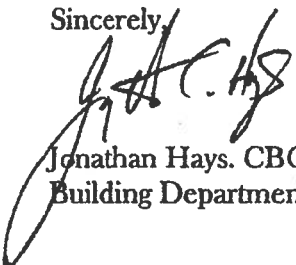
The results of the meeting were *amended and approved for*:

- 34-337 (e)(1) c.2: for 12 feet total for side yards in lieu of 15 feet required, limited to the 22.4 feet including the existing patio to the end of the house.

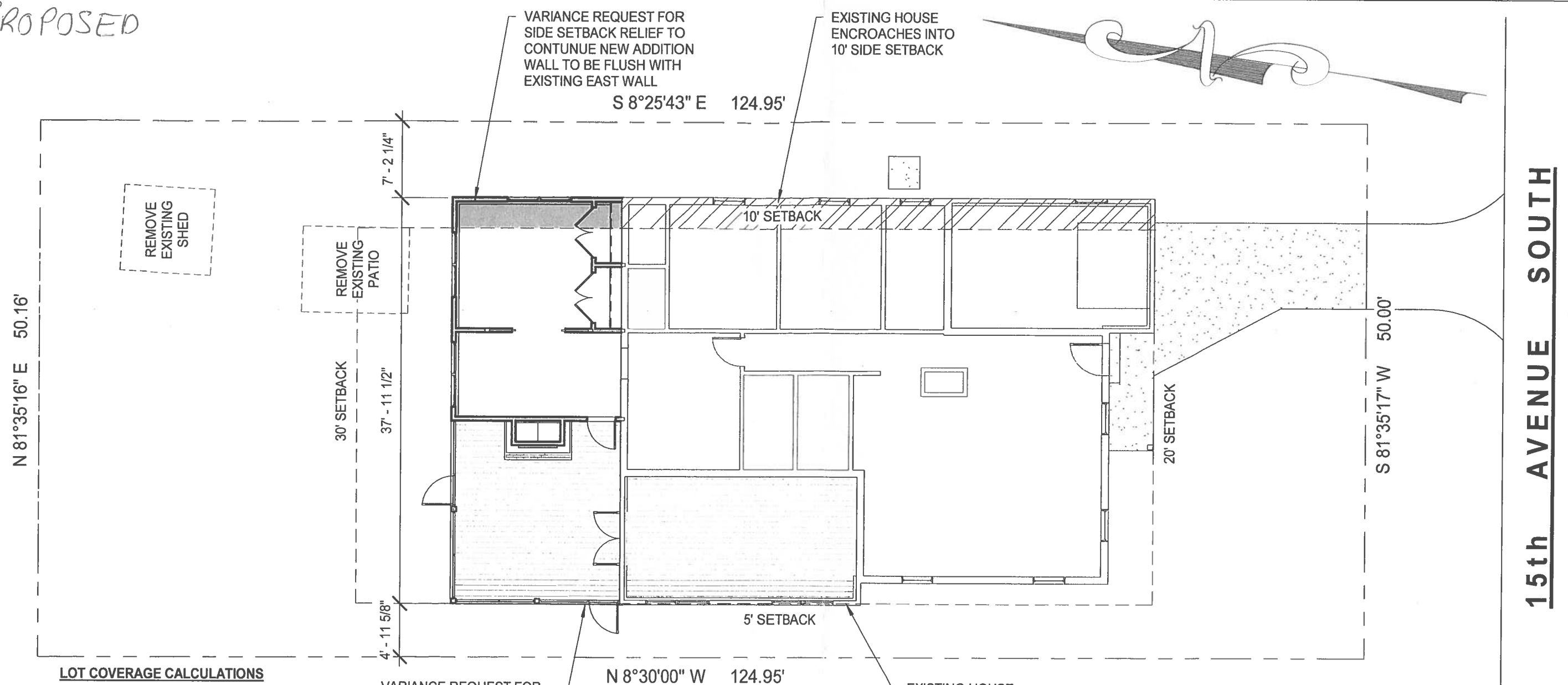
You are required to apply for a building permit for this project. A copy of the building permit application and a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6231.

Sincerely,


Jonathan Hays, CBO
Building Department

PROPOSED



LOT COVERAGE CALCULATIONS

TOTAL LOT	6258	100%
NEW ADDITION	616	9.84%
EXISTING HOUSE	1760	28.13%
EXISTING DRIVE	199	3.18%
EXISTING A/C PAD	9	0.14%
GREEN SPACE	3674	58.71%
IMPERVIOUS	2584	41.29%
PERVIOUS	3674	58.71%

VARIANCE REQUEST FOR
SIDE SETBACK RELIEF TO
CONTINUE NEW ADDITION
WALL TO BE FLUSH WITH
EXISTING WEST WALL

VARIANCE REQUEST TO RAISE
LOT COVERAGE PERCENTAGE
FROM 35% MAXIMUM TO 42%

1	SITE PLAN - 11x17	PLANNING & DEVELOPMENT
P01	1" = 10'-0"	

RECEIVED
21.100107
JUN 22 2021



SUPERIOR HOME DESIGNS

OFFICE - 904-223-7544 MOBILE - 904-553-3367
BRIAN@SUPERIORHOMEDESIGNS.NET

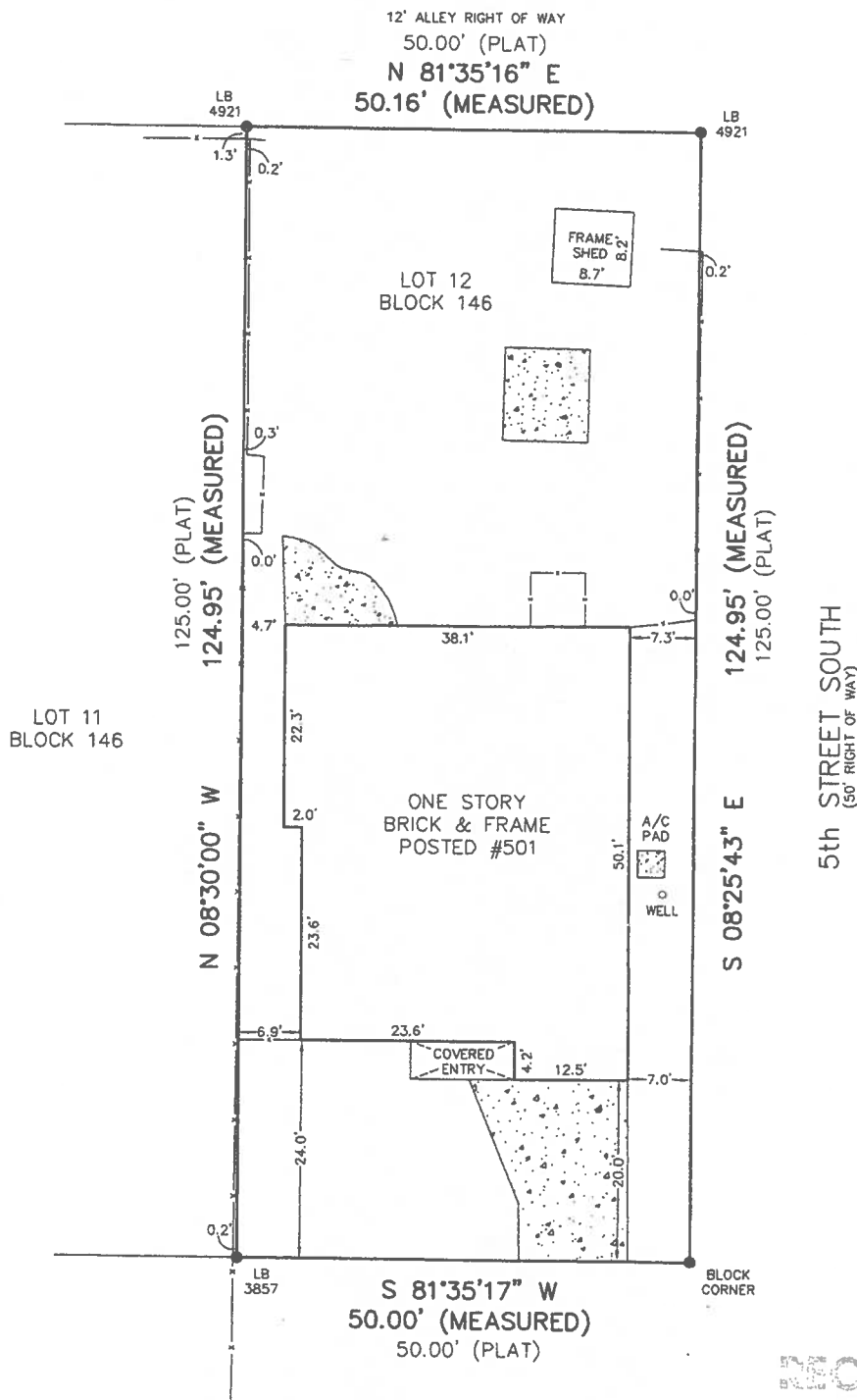
GEOFF & AUDREY SANDELS ADDITION

501 15th AVENUE SOUTH, JACKSONVILLE BEACH

JUNE 21, 2021

JOB # - 21112

CERTIFIED TO:
GEOFFREY A. SANDELS, III & AUDREY L. SANDELS
HOMEBRIDGE FINANCIAL SERVICES, INC
PONTE VEDRA TITLE, LLC/HATHAWAY & REYNOLDS, PA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



RECEIVED

21-100107
JUN 22 2021

LEGEND:

- = SET 1/2" REBAR
STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE
NO IDENTIFICATION
(UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER
- X = FENCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- ⊙ = CONCRETE

15th AVENUE SOUTH
(80' RIGHT OF WAY)

PLANNING & DEVELOPMENT



Ray Thompson
SURVEYING, Inc.
Going the DISTANCE for You

4613 Philips Highway, Suite 210
Jacksonville, Florida 32207
(Phone) 904-448-5125
(Fax) 904-448-5178

PONTE VEDRA TITLE, L.L.C.

REVISIONS	
DATE	DESCRIPTION

JOB # 24267

DATE OF FIELD SURVEY: 3-19-2014

SCALE: 1" = 20'

NOTES:

- NOTES:
- 1: BEARINGS ARE BASED ON THE ASSUMED BEARING OF --- N 08°30'00" W --- ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - 2: BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE ----- X ----- AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP. DATED: JUNE 3, 2013, COMMUNITY NUMBER: 12D078 PANEL 0419 H.
 - 3: THIS SURVEY REFLECTS ALL EASEMENTS & RIGHT OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 - 4: THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

REGISTERED SURVEYOR AND MAPPER 6146 STATE OF FLORIDA
LICENSE NO. 7469

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS