



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, January 2, 2024

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100124**

Applicant: Daniel Roura

Agent: N/A

Owner: Daniel Roura

Property Address: 1808 6th Ave N

Parcel ID: 177922-0000

Legal Description: Lot 6, Block 2, *Pine Grove Unit 4*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)e for lot coverage of 43% in lieu of 35% maximum, 34-336(e)(1)(c)(1), for a front yard setback of 17 feet in lieu of 25, and 34-336(e)(1)(g), for an accessory side yard setback of 0 feet and accessory rear yard setback of 1 foot in lieu 5 feet minimum, to allow for new office addition, covered patio, pool remodel, build laundry room, and move garage as well as address existing nonconformities, to an existing single-family dwelling **for property addressed** 1808 6th Ave N, **RE#** 177922-0000, **legally described as** Lot 6, Block 2, *Pine Grove Unit 4*

B. **Case Number(s): BOA#23-100125**

Applicant: Robert Bachmann

Agent: N/A

Owner: Robert Bachmann

Property Address: 0 N 13th St (1110 N 13th St)
Parcel ID: 179149-0000
Legal Description: Lot 5, Block 55, *Section A Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)c(3), for rear yard setback of 20ft in lieu of 30ft minimum; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling **for property addressed** 0 N 13th St (1110 N 13th St), **RE#** 179149-0000, **legally described as** Lot 5, Block 55, *Section A Jacksonville Beach*

C. **Case Number(s): BOA#23-100126**

Applicant: Robert Bachmann
Agent: N/A
Owner: Robert Bachmann
Property Address: 1746 Penman Rd
Parcel ID: 178375-0000
Legal Description: *Lot 20, Block 6, Ocean Forest Unit 1*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(c)2, for a side yard setback of 7 feet in lieu of 10 feet minimum and 34-336(c)(2), for no garage in lieu of a required garage, to allow the conversion of the exiting carport into livable space for existing single-family dwelling **for property addressed** 1746 Penman Rd, **RE#** 178375-0000, **legally described as** Lot 20, Block 6, *Ocean Forest Unit 1*

D. **Case Number(s): BOA#23-100127**

Applicant: Robert Bachmann
Agent: N/A
Owner: The Bachmann Group Holdings LLC
Property Address: 1102 N 13th St
Parcel ID: 179150-0000
Legal Description: Lot 6, Block 55, *Section A Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)c(3), for rear yard setback of 20ft in lieu of 30ft minimum; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling **for property addressed** 1102 N 13th St, **RE#** 179150-0000, **legally described as** Lot 6, Block 55, *Section A Jacksonville Beach*

E. **Case Number(s): BOA#23-100128 TO BE DEFERRED FOR DEFECT IN NOTICE**

Applicant: Chris Rood
Agent: N/A
Owner: Chris Rood
Property Address: 903 S 4th Ave
Parcel ID: 175868-0000
Legal Description: south 1/2 Lot 8, Block 40, *Pablo beach South*
Current Zoning: RM-1
Motion to Consider: **Section(s):** 34-373(d), for parking area set back of 0ft in lieu of 5ft minimum, to address current nonconformities **for property addressed** 903 S 4th Ave, **RE#** 175868-0000, **legally described as** south 1/2 Lot 8, Block 40, *Pablo beach South*

F. Case Number(s): BOA#23-100129

Applicant: James Thomas Kinchen III

Agent: N/A

Owner: James Thomas Kinchen III

Property Address: 1649 N 6th Ave

Parcel ID: 177908-0000

Legal Description: Lot 13, Block 1, Pine Grove Unit 4

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)1(c)2, for side yard setback of 7.8ft in lieu of 10ft minimum to address existing nonconformities to a single-family dwelling **for property addressed** 1649 N 6th Ave, **RE#** 177908-0000, **legally described as** Lot 13, Block 1, Pine Grove Unit 4

PLANNING DEPARTMENT REPORT

A. Elections to be Held January 17th

B. The Joint Board / Planning Commission and CRA workshop on the draft comprehensive plan to be held January 10th, at 5:30 p.m.

COURTESY OF THE FLOOR TO VISITORS**ADJOURNMENT****NOTICE**

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

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

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

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

cc: City Manager; City Attorney



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/04/2023
SUBJECT:	BOA #23-100124 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 2, 2024 Board of Adjustment Meeting.

BOA #23-100124

ZONING: RS-1
RE NO.: 177922-0000
LEGAL: Lot 6, Block 2, *Pine Grove Unit 4*
ADDRESS: 1808 6th Ave North

REQUEST:

Section(s): 34-336(e)(1)e for lot coverage of 43% in lieu of 35% maximum, 34-336(e)(1)(c)(1), for a front yard setback of 17 feet in lieu of 25, and 34-336(e)(1)(g), for an accessory side yard setback of 0 feet and accessory rear yard setback of 1 foot in lieu 5 feet minimum, to allow for new office addition, covered patio, pool remodel, build laundry room, and move garage as well as address existing nonconformities, to an existing single-family dwelling **for property addressed** 1808 6th Ave N, **RE#** 177922-0000, **legally described as** Lot 6, Block 2, *Pine Grove Unit 4*

EXISTING CONDITIONS:

The subject property is a legal conforming lot of record (circa 1946) located in the Low Density Residential future land use category. The property is currently located in the Residential Single Family: RS-1 zoning district, with an overall lot area of 12,132 square feet. The current home was constructed in 1955, prior to the current LDC. The lot coverage is currently nonconforming at 44%. The lot currently has an existing house, pool, A.C. pad, driveway/walkway, detached garage and existing concrete driveway and additional pool deck and walkways. The combined existing construction of the house and all accessory uses do not conform to current lot coverage regulations in the RS-1 zoning district. The applicant is applying for this variance for lot coverage of 43% in lieu of 35% maximum, for a front yard setback of 17 feet in lieu of 25, and, for an accessory side yard setback of 0 feet and accessory rear yard setback of 1 foot in lieu 5 feet minimum, to allow for new office addition, covered patio, pool remodel, build laundry room, and move garage as well as address existing nonconformities, to an existing single-family dwelling.

BOA#18-100130; For a front yard setback of 17ft, in lieu of 25ft, and for 59% lot coverage in lieu of 35% maximum, which was denied.

No active code case.

STAFF ANALYSIS:

The subject property is conforming lot of record with existing nonconforming total lot coverage and some setbacks. In the RS-1 zoning district, the minimum lot size is 10,000 sq ft. The applicant's current lot has a total lot area of 12,132 sq. ft. The applicant is proposing to build a new office addition, a new covered patio, a pool remodel, build a laundry room, and move a detached garage. During this process, the applicant will remove the existing garage and existing concrete, which will reduce 1,550 sq ft of impervious surface. This would reduce the overall lot coverage by one percent. Approval of this variance to allow for lot coverage of 43% in lieu of the current 44% will be a net decrease. The request for a new pool and decking is a reasonable request, as the applicant will also address current nonconformities and reduce the overall lot coverage. The home was purchased in 2019 with the current nonconformities.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: 10,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 10 feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20% of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet.
- Floor area: A single-family dwelling unit shall contain a minimum of 1,600 square feet of conditioned living area and a one-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: 35%.
- Accessory structures: All accessory structures shall be located a minimum of five feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land / structure. The subject lot is conforming with a total lot area of 12,132 sq. ft. However, the current structure and all accessory uses has the current lot coverage at a nonconforming 44%. There are also additional nonconforming setback that make this situation unique.

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

Staff does not find that circumstances are a result of the applicant. The applicant purchased the home with the current nonconformities in 2019, and wishes to address them through this variance.

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

Staff finds that the proposed variance **will not** confer special privileges. The request for 43% lot coverage, front yard set back of 17ft, for an accessory side set back of 0 feet, and accessory rear yard setback of 1 foot in lieu 5 ft minimum would decrease the current lot coverage and address existing nonconformities.

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. As the lot is conforming and the applicant will decrease the current lot coverage.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities and desired additions/improvements. The minimum variance needed would be to approve the proposed 43% lot coverage, front yard setback of 17 feet in lieu of 25, and, for an accessory side yard setback of 0 feet and accessory rear yard setback of 1 foot in lieu of 5 feet minimum. Additionally, the applicant is reducing the existing lot coverage by removing 1,550 sq. ft. Without approval, the current home/property would remain nonconforming.

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

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

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#23-100124

ATTACHMENTS:

1. BOA#23-100124 Pics
2. 23-100124



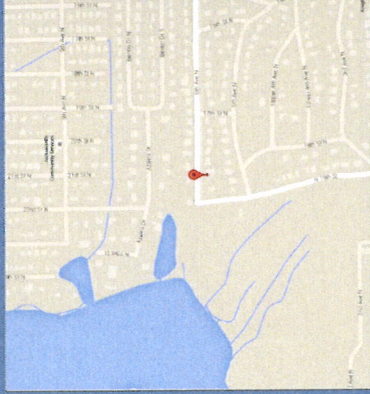
Parcels

23-100124

PREPARED BY:

EXACTA
LAND SURVEYORS, LLC

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



PROPERTY ADDRESS: 1808 6TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1905.3356

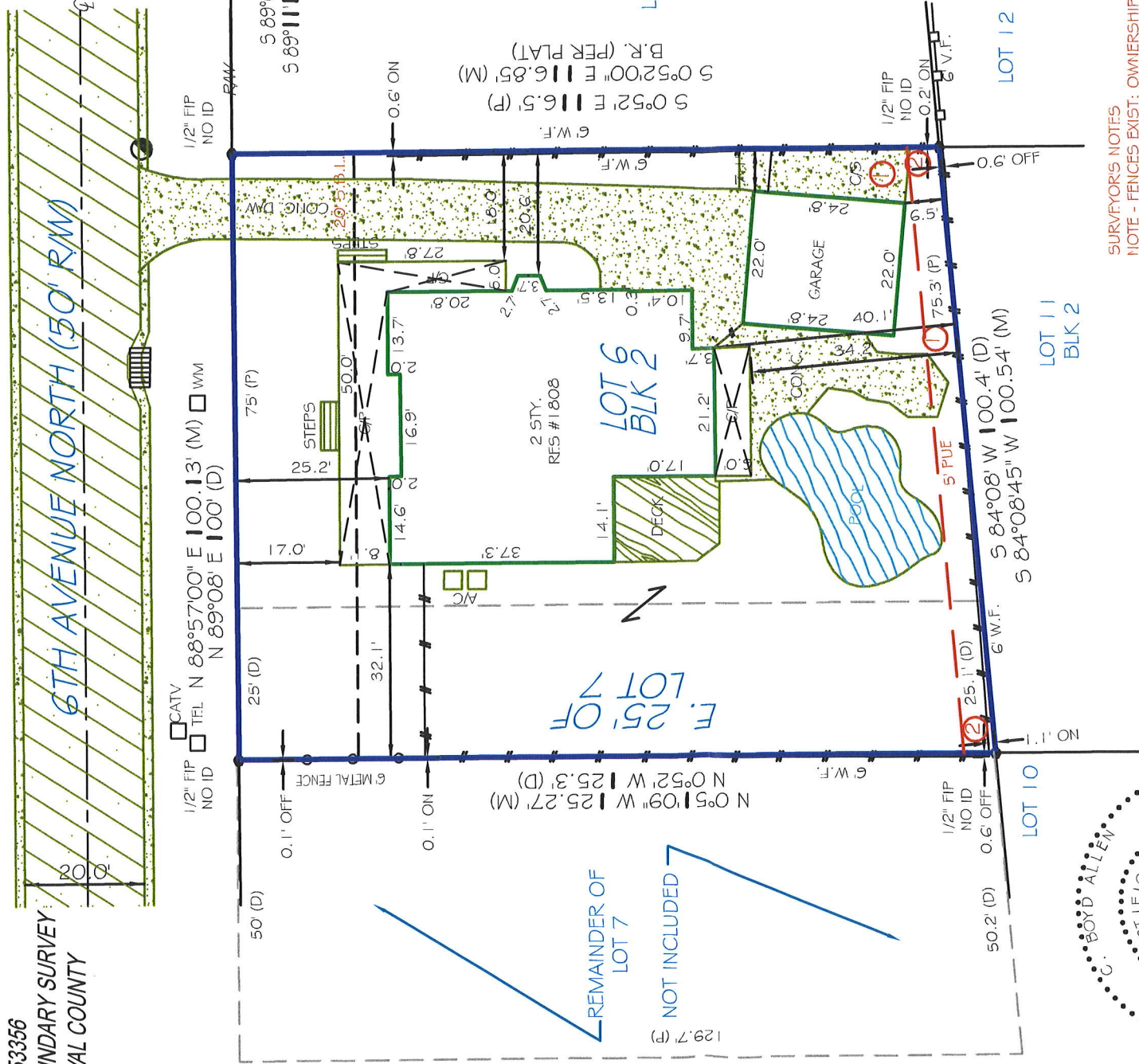
FIELD WORK DATE: 5/20/2019

REVISION DATE(S): (REV0 5/22/2019)

RECEIVED
OCT 25 2023
PLANNING
DEPARTMENT

19053356

BOUNDARY SURVEY
DUVAL COUNTY

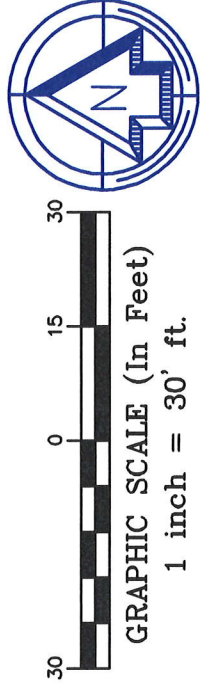


BOYD ALLEN
CERTIFICATE
No 3932
STATE OF
FLORIDA

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

SURVEYOR'S NOTES
NOTE - FENCES EXIST; OWNERSHIP NOT DETERMINED.
PLEASE REVIEW LOCATION ON DRAWING.
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.
SETBACK INFORMATION SHOWN ON PLAT: NOT VERIFIED.



FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X-SHADED (WITH A BASE FLOOD ELEVATION OF UNDETERMINED). THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 11/02/18.

CLIENT NUMBER:

DATE: 05/22/19

BUYER: DANIEL ROURA

SELLER: ERIC MARUS

CERTIFIED TO: DANIEL ROURA; GIBALTAR TITLE SERVICES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SUNTRUST BANK

This is page 1 of 2 and is not valid without all pages.



AFFILIATE
MEMBERS

EXACTA LAND SURVEYORS, LLC.

LB# 8291

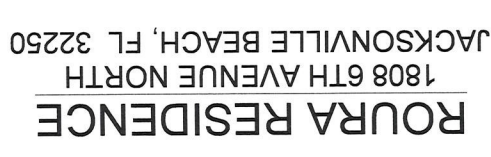
11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913

P: 866.735.1916 | F: 866.744.2882

Please remit payment to: 2132 E 9th St, Suite 310, Cleveland, OH 44115

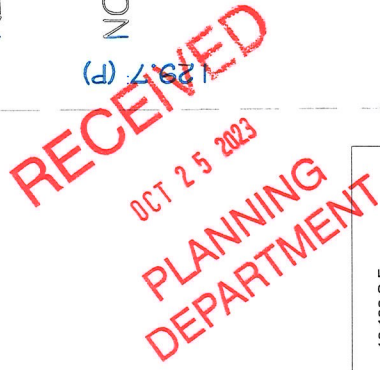
**BOUNDARY SURVEY
DUVAL COUNTY**

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnovrby.com
FL AR-0017060 • FL ID-4621



NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

PERMIT SET



LOT COVERAGE:	
TOTAL LOT	12,132 S.F.
(TOTAL ALLOWABLE 35%)	
EXISTING HOUSE	3,077 S.F.
NEW ADDITION	487 S.F.
NEW POOL DECK & COPING	856 S.F.
POOL /A.C. PAD	45 S.F.
DRIVEWAY/WALK	715 S.F.
TOTAL IMPERVIOUS	5,190 S.F. (43%)

REMOVED:	
EXISTING GARAGE	375 S.F.
EXISTING CONCRETE	1,175 S.F.
TOTAL IMPERVIOUS REMOVED	1,550 S.F.

23-100124



APPLICATION FOR VARIANCE

23-100124

BOA NO.

HEARING DATE 01/02/23

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 25 2023

PLANNING

DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Daniel Rowa Telephone: 904-304-6125
Mailing Address: 1808 6th Ave N E-Mail: droua1107@gmail.com
Jacksonville Beach, FL 32250
Agent Name: [Signature] Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Same as 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: 1808 6th Ave N, Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): Lot 6 and the East 25 feet of Lot 7, Block 2, Pine Grove - Unit 4
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 a variance for Lot coverage of 43% in lieu of 35% in order to build office / cover outdoor patio and remodel pool, build laundry room and move garage.

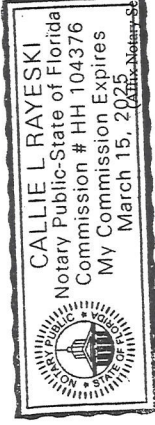
AFFIDAVIT

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

APPLICANT SIGNATURE: [Signature] PRINT APPLICANT NAME: Daniel Rowa DATE: 10/25/23

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or ☐ online notarization, this 25th day of October, 2023, by daniel Rowa, who is personally known to me or produced drivers license as identification.



NOTARY PUBLIC SIGNATURE: Callie Rayeski-Bowling
PRINT NOTARY NAME: _____

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

CODE SECTION (S): _____

FLOOD ZONE: X-Shaded

Prepared By:

Gibraltar Title Services, LLC
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Return To:

Gibraltar Title Services, LLC
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Order No.: GTS-1930374

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

177922-0000

19035094
\$705,000.00

WARRANTY DEED

THIS WARRANTY DEED dated May 28, 2019, by Patricia L Green, a single person and Eric M Marus and Tiffany Nicole Marus, husband and wife, as joint tenants with the right of survivorship, whose post office address is 1305 14th Avenue N., Jacksonville Beach, Florida 32250 (the "Grantor"), to Daniel Roura, a single person, whose post office address is 1808 6th Ave N, Jacksonville Beach, Florida, 32250 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Duval, State of Florida, viz:

Lot 6 and the East 25 feet of Lot 7, Block 2, Pine Grove Unit No. 4, a subdivision according to the plat thereof recorded at Plat Book 19, Pages 44 and 44A, in the Public Records of Duval County, Florida.

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2018.

RECEIVED

OCT 25 2023

PLANNING
DEPARTMENT

23-105124

23-100124

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

[Signature]
Eric M Marus
[Signature]
Tiffany Nicole Marus

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
James A Crunden
Printed Name of First Witness
[Signature]
Witness Signature
Lisa Bunker
Printed Name of Second Witness

State of FL
County of Duval

THE FOREGOING instrument was acknowledged before me this 24th day of May 2019, by Eric M Marus and Tiffany Nicole Marus, husband and wife, who is personally known to me or who (c) produced drivers license as identification.

[Signature]
Notary Public:
My Commission Expires: January 23, 2021

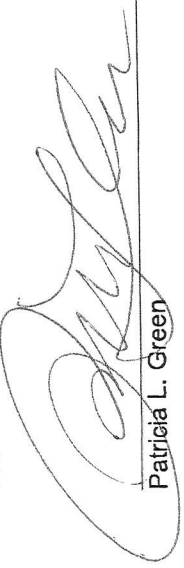
[SEAL]



RECEIVED
OCT 25 2023
PLANNING
DEPARTMENT

22-100124

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


Patricia L. Green

Signed, sealed and delivered in presence of:



Witness Signature

Ruthanne L. Kowalski

Printed Name of First Witness



Witness Signature

Lisa Bunker

Printed Name of Second Witness

State of FL
County of Duval

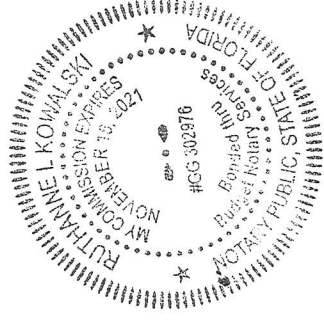
THE FOREGOING instrument was acknowledged before me this 28th day of May 2019, by Patricia L. Green, who is personally known to me or who ☒ produced Identification as identification.



Notary Public:

My Commission Expires: _____

[SEAL]



RECEIVED
JUL 5 2023
TRAINING
DEPARTMENT

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.

PLANNING

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	I am unable to provide a quiet work environment and safe, covered outdoor space with current lot coverage requirements
Special circumstances and conditions do not result from the actions of the applicant.	Yes	House was purchased in 2019 and no lot coverage alterations have been made.
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	In fact it will improve health and functioning throughout the household.
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	I would not be able to perform my job as a physician in a controlled, quiet environment, unless variance was approved.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	In fact I am able to explain how we are trying to decrease lot coverage 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	Granting variance will not substantially change lot coverage.



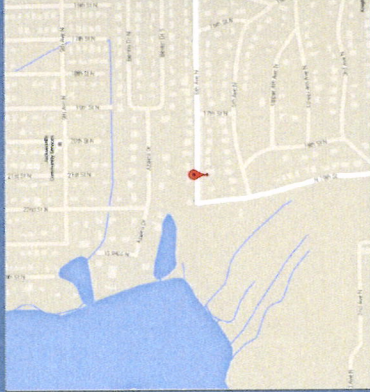
Parcels

23-100124

PREPARED BY:

EXACTA
LAND SURVEYORS, LLC

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



PROPERTY ADDRESS: 1808 6TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1905.3356

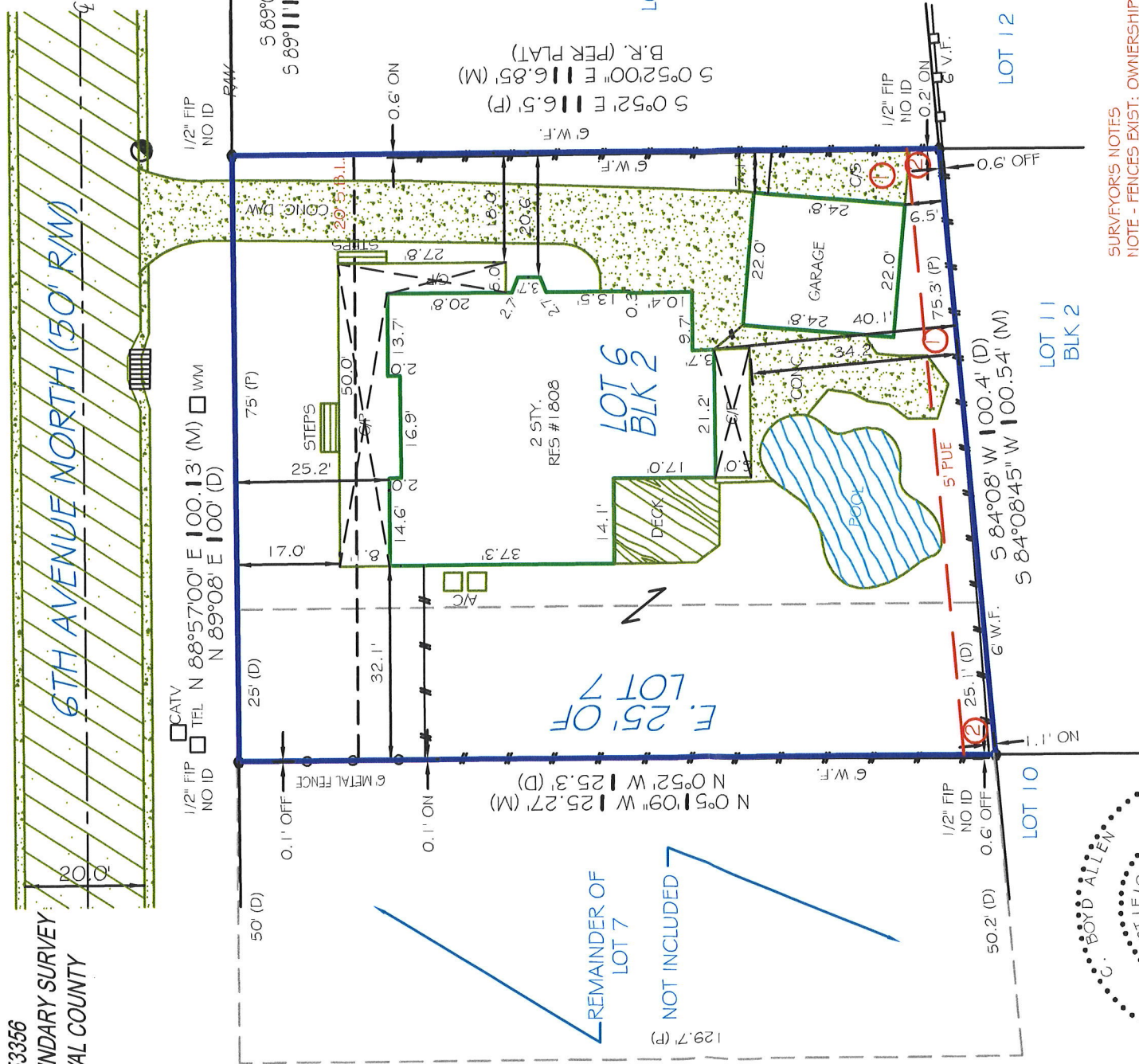
FIELD WORK DATE: 5/20/2019

REVISION DATE(S): (REV0 5/22/2019)

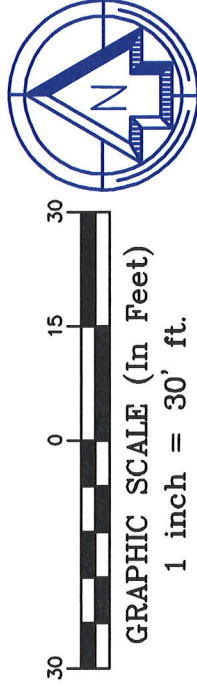
RECEIVED
OCT 25 2023
PLANNING
DEPARTMENT

19053356

BOUNDARY SURVEY
DUVAL COUNTY



SURVEYOR'S NOTES
NOTE - FENCES EXIST; OWNERSHIP NOT DETERMINED.
PLEASE REVIEW LOCATION ON DRAWING.
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.
SETBACK INFORMATION SHOWN ON PLAT: NOT VERIFIED.



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X-SHADED (WITH A BASE FLOOD ELEVATION OF UNDETERMINED). THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 11/02/18.

CLIENT NUMBER:

DATE: 05/22/19

BUYER: DANIEL ROURA

SELLER: ERIC MARUS

CERTIFIED TO: DANIEL ROURA; GIBALTAR TITLE SERVICES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
SUNTRUST BANK

This is page 1 of 2 and is not valid without all pages.



AFFILIATE
MEMBERS

EXACTA LAND SURVEYORS, LLC.

LB# 8291
11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913
P: 866.735.1916 | F: 866.744.2882

Please remit payment to: 2132 E 9th St, Suite 310, Cleveland, OH 44115

LEGAL DESCRIPTION:

LOT 6 AND THE EAST 25 FEET OF LOT 7, BLOCK 2, PINE GROVE - UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 & 44A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

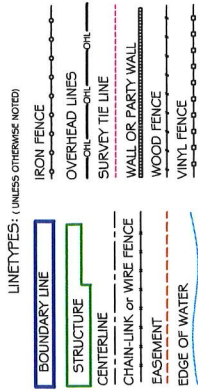
JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF S00°52'00"E IS BASED ON THE EASTERLY PROPERTY LINE OF LOT 6, BLOCK 2, PINE GROVE - UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 & 44A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

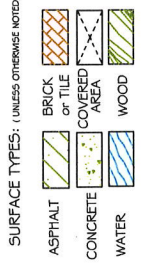
- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- 2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- 3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta Land Surveyors, LLC. by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- 4. This survey is exclusively for the use of the parties to whom it is certified.
- 5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 6. Dimensions are in feet and decimals thereof.
- 7. Due to varying construction standards, house dimensions are approximate.
- 8. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- 9. All corners marked as set are at a minimum a ½" diameter, 18" iron rebar with a cap stamped LB# 8291.
- 10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- 11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- 12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- 13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- 14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- 15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Land Surveyors, LLC.. Additional logo or references to third party firms are for informational purposes only.
- 16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- 17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

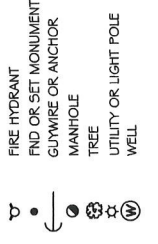


(C) CALCULATED	E.O.W.	EDGE OF WATER
(D) DEED	ELEV.	ELEVATION
(F) FIELD	EM	ELECTRIC METER
(M) MEASURED	ENCL.	ENCLOSURE
(P) PLAT	ENT.	ENTRANCE
(R) RECORD	EUB	ELECTRIC UTILITY BOX
(S) SURVEY	FF.	FINISHED FLOOR
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P.	EDGE OF PAVEMENT
A/R.L. AIR CONDITIONING	F/DH	FOUND DRILL HOLE
B/C BLOCK CORNER	FCM	FND. CONCRETE MONUMENT
B.F.P. BACKFLOW PREVENTOR	FIP	FOUND IRON PIPE
B.R. BUILDING RESTRICTION LINE	FIPC	FOUND IRON PIPE & CAP
B/W BAY/BOX WINDOW	FIR	FOUND IRON ROD
BLK. BLOCK	FIN	FOUND IRON ROD & CAP
BM BENCHMARK	FN	FOUND NAIL
BSMT. BASEMENT	FN&D	FOUND NAIL AND DISC
C CURVE	FND.	FOUND
C.B. CONCRETE BLOCK	FPKN&D	FOUND PARKER-KALON NAIL
C.L.F. CHAIN LINK FENCE	FRSPK	FOUND PK NAIL & DISC
C.O. CLEAN OUT	GAR.	FOUND RAILROAD SPIKE
C.V.G. CONCRETE VALLEY GUTTER	GM	GAS METER
C/L CENTER LINE	ID.	IDENTIFICATION
C/P COVERED PORCH	ILL.	ILLEGIBLE
C/S CABLE TV RISER	INST.	INTERSECTION
CH CHORD BEARING	L	LENGTH
CHIM. CHIMNEY	LB#	LICENSE #- BUSINESS
CONC. CONCRETE	LS#	LICENSE #- SURVEYOR
COR. CORNER	M.B.	MAP BOOK
C/SW CONCRETE SIDEWALK	M.E.S.	MITERED END SECTION
DF. DRAIN FIELD	M.F.	METAL FENCE
DH. DRILL HOLE	MES	MITERED END SECTION
D/W DRIVEWAY	MH	MANHOLE
	N.R.	NON RADIAL

SURVEYOR'S LEGEND



R.P. RADIUS POINT	R.T.S. NOT TO SCALE
R/W RIGHT OF WAY	NAV/D88 NORTH AMERICAN VERTICAL DATUM OF 1988
RES. RESIDENCE	NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
RGE. RANGE	O.C.S. ON CONCRETE SLAB
S.B.L. SET BACK LINE	O.G. ON GROUND
S.C.L. SURVEY CLOSURE LINE	O.R.B. OFFICIAL RECORD BOOK
S.T.L. SURVEY TIE LINE	O.R.V. OFFICIAL RECORD VOLUME
S.W. SEAWALL	O/A OVERALL
S/GD SET GLUE DISC	O/S OFFSET
S/W SIDEWALK	OFF. OUTSIDE OF SUBJECT PARCEL
SCR. SCREEN	OH. OVERHANG
SEC. SECTION	OH. OVERHEAD LINES
SEPTIC TANK	ON. INSIDE OF SUBJECT PARCEL
SEW. SEWER	P.B. PLAT BOOK
SIRC SET IRON ROD & CAP	P.C. POINT OF CURVATURE
S/N&D SET NAIL & DISC	P.C.C. POINT OF COMPOUND CURVATURE
SQ.FT. SQUARE FEET	P.C.P. PERMANENT CONTROL POINT
STY. STORY	PL. POINT OF INTERSECTION
SV SEWER VALVE	P.O.B. POINT OF BEGINNING
T.O.B. TOP OF BANK	P.O.C. POINT OF COMMENCEMENT
TBM TEMPORARY BENCHMARK	PP. PINCHED PIPE
TELL. TELEPHONE FACILITIES	PR.C. POINT OF REVERSE CURVATURE
TWP. TOWNSHIP	PR.M. PERMANENT REFERENCE MONUMENT
TX. TRANSFORMER	PT. POINT OF TANGENCY
TYP. TYPICAL	P/E POOL EQUIPMENT
U.R. UTILITY RISER	PG. PAGE
UG UNDERGROUND	PLS. PROFESSIONAL LAND SURVEYOR
UR. UTILITY RISER	PLT. PLANTER
V.F. VINYL FENCE	PSM. PROFESSIONAL SURVEYOR AND MAPPER
W.F. WOODEN FENCE	R. RADIUS or RADIAL
W/C WITNESS CORNER	
W/F WATER FILTER	
WM WATER METER/VALVE BOX	
WV WATER VALVE	



A.E. ACCESS EASEMENT	A.E. ACCESS EASEMENT
AN.E. ANCHOR EASEMENT	AN.E. ANCHOR EASEMENT
C.M.E. CANAL MAINTENANCE ESMT.	C.M.E. CANAL MAINTENANCE ESMT.
C.U.E. COUNTY UTILITY ESMT.	C.U.E. COUNTY UTILITY ESMT.
D.E. DRAINAGE EASEMENT	D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE AND UTILITY ESMT.	D.U.E. DRAINAGE AND UTILITY ESMT.
ESMT. EASEMENT	ESMT. EASEMENT
I.E./E.E. INGRESS/EGRESS ESMT.	I.E./E.E. INGRESS/EGRESS ESMT.
IRR.E. IRRIGATION EASEMENT	IRR.E. IRRIGATION EASEMENT
L.A.E. LIMITED ACCESS ESMT.	L.A.E. LIMITED ACCESS ESMT.
L.B.E. LANDSCAPE BUFFER ESMT.	L.B.E. LANDSCAPE BUFFER ESMT.
L.E. LANDSCAPE ESMT.	L.E. LANDSCAPE ESMT.
L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT	L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E. MAINTENANCE EASEMENT	M.E. MAINTENANCE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT	P.U.E. PUBLIC UTILITY EASEMENT
R.O.E. ROOF OVERHANG ESMT.	R.O.E. ROOF OVERHANG ESMT.
S.W.E. SIDEWALK EASEMENT	S.W.E. SIDEWALK EASEMENT
S.W.M.E. STORM WATER MANAGEMENT EASEMENT	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
T.U.E. TECHNOLOGICAL UTILITY ESMT.	T.U.E. TECHNOLOGICAL UTILITY ESMT.
U.E. UTILITY EASEMENT	U.E. UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the Electronic Signature of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Krill.shtml

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1. Download the Hash Calculator available at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Krill.shtml
2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:

DANIEL ROURA

EXACTA

10% OFF

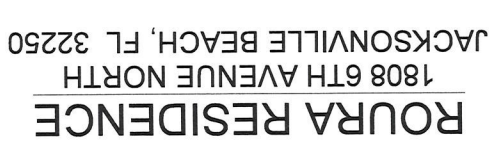
OF FUTURE SURVEYING SERVICES

ON THIS PROPERTY, UP TO \$500.

*Offer valid for fence stakeouts and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.

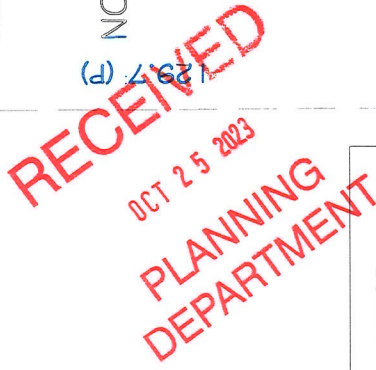
**BOUNDARY SURVEY
DUVAL COUNTY**

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnovrby.com
FL AR-0017060 • FL ID-4621



NOTE:
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MEDIA, DRAWING SCALE
IS HALF-SIZED.

PERMIT SET



LOT COVERAGE:	
TOTAL LOT	12,132 S.F.
(TOTAL ALLOWABLE 35%)	
EXISTING HOUSE	3,077 S.F.
NEW ADDITION	487 S.F.
NEW POOL DECK & COPING	856 S.F.
POOL /A.C. PAD	45 S.F.
DRIVEWAY/WALK	715 S.F.
TOTAL IMPERVIOUS	5,190 S.F. (43%)

REMOVED:	
EXISTING GARAGE	375 S.F.
EXISTING CONCRETE	1,175 S.F.
TOTAL IMPERVIOUS REMOVED	1,550 S.F.

23-100124

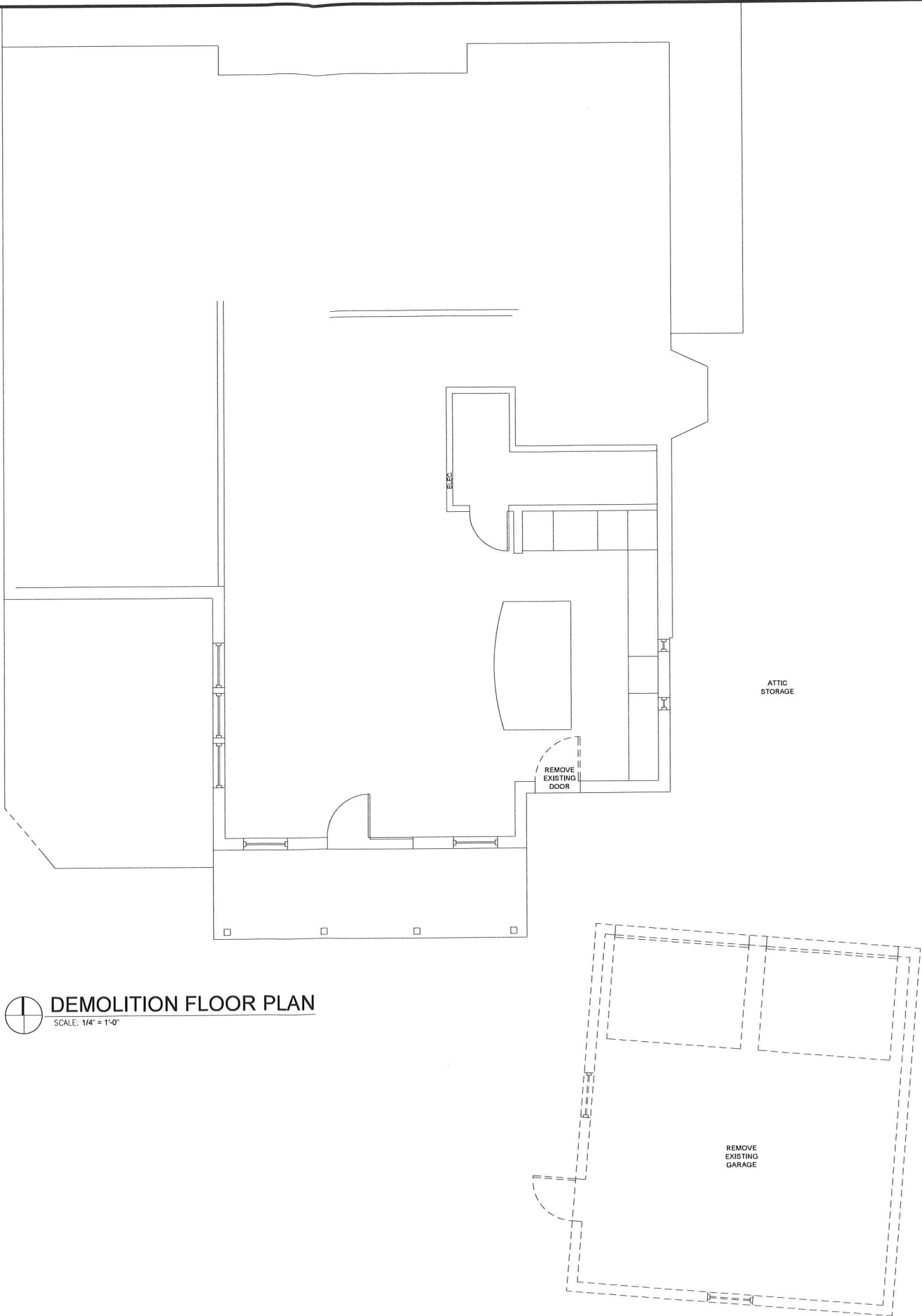
GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION WORK TO BE PERFORMED UNDER G.C. CONTRACT. G.C. TO FIELD VERIFY ALL EXISTING CONDITIONS.
2. SURVEY EXISTING CONDITIONS OF THE BUILDING TO DETERMINE IF REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY TO ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING PRIOR TO COMMENCING ANY ADDITIONAL WORK FOR DIRECTION IF DEFICIENCIES ARE NOTED.
3. TURN OFF NECESSARY POWER AND UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK.
4. ITEMS INDICATED TO BE REMOVED SHALL BE REMOVED AND LEGALLY DISPOSED OF IN ACCORDANCE WITH APPLICABLE CODES.
5. PROTECT EXISTING ITEMS TO REMAIN. THESE ITEMS TO BE COORDINATED WITH THE OWNER PRIOR TO ANY DEMO WORK.
6. DEMO AND REMOVE EXISTING INTERIOR DOOR / DOOR FRAME / DOOR SILL / CASING UNLESS OTHERWISE NOTED (U.O.N) ON PLAN.
7. CUT OPENINGS NEATLY AND HOLES PLUMB, SQUARE AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAINING OR ADJOINING CONSTRUCTION.
8. ANY FIRE EXTINGUISHERS TO BE REMOVED AND STORED FOR FUTURE USE.
9. AUTHORIZED CONSTRUCTION PERSONNEL ONLY WITHIN THE CONSTRUCTION AREA.
10. WORK TO BE DONE IN SUCH A MANNER AS TO HAVE MINIMUM DISRUPTION TO ONGOING CITY BUSINESS AND PARKING LOT.
11. CODES AND REGULATIONS: COMPLY WITH GOVERNING CODES AND REGULATIONS.
12. USE EXPERIENCED WORKERS.
13. OCCUPANCY: IMMEDIATE AREAS OF WORK MAY BE OCCUPIED DURING DEMOLITION BY THE HOME OWNERS.
14. DEMOLISH DESIGNATED IMPROVEMENTS AS NECESSARY TO IMPLEMENT RENOVATION PLAN.
15. IMPLEMENT POLLUTION CONTROL DURING BUILDING DEMOLITION.
16. HAZARDOUS MATERIALS: IF HAZARDOUS MATERIALS ARE NOTED THEY WILL BE REMOVED UNDER SEPARATE CONTRACT. NOTIFY OWNER IF HAZARDOUS MATERIAL IS DISCOVERED TO BE PRESENT.
17. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN. ITEMS OF SALVAGE VALUE, NOT SPECIFIED ITEMS TO BE RETURNED TO OWNER, SHALL BE REMOVED FROM STRUCTURE. STORAGE OR SALE OF ITEMS IS PROHIBITED.
18. UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES IN AREAS TO BE DEMOLISHED.
19. SHORING AND BRACING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING AND BRACING AS REQUIRED.
20. OCCUPIED SPACES: DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, DRIVES, PARKING SPACES OR OTHER OCCUPIED OR USED SPACES OR FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND THE AUTHORITIES HAVING JURISDICTION. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION. IF NECESSARY, PROVIDE TEMPORARY UTILITIES.
21. RESTORATION: RESTORE FINISHES OF PATCHED AREAS.



DEMOLITION FLOOR PLAN

SCALE: 1/4" = 1'-0"



JNOverby, LLC

Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnoverby.com
FL. AR-0017060 • FL. ID-4621



ROURA RESIDENCE
1808 6TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
OCTOBER 5, 2023

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DEMOLITION
PLAN

D1

PERMIT SET

1. ALL WORK TO BE DONE IN ACCORDANCE TO THE MOST RECENT EDITION OF FLORIDA BUILDING CODES AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.

3. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL WORK IS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS.

5. FLOOR PENETRATIONS TO BE WATERPROOFED.

7. WHERE G.C. IS TO PROVIDE TYPE 'X' GYP. BD. FOR A RATED ASSEMBLY, THE TYPE 'X' GYP. BD. IS REQUIRED TO GO BENEATH THE SHEATHING AND FINISHES.

9. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS HEREIN SPECIFIED TO THE CONTRARY. BUILDER SHALL FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.

11. SUBSTITUTES FOR SPECIFIC MATERIALS & MANUFACTURERS SHOWN ON THESE PLANS MAY BE OFFERED, BUT MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER PRIOR TO PROCURING OR INSTALLING.

13. THESE PLANS ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS OF WEATHERPROOFING. USE OF A VARIETY OF DIFFERENT MATERIALS CAN CHANGE DETAILS. ADDITIONALLY, VARYING CODES & REGULATIONS, FOUNDATION REQUIREMENTS, ELECTRICAL AND MECHANICAL PLANS CAN CHANGE THESE DETAILS.

15. ALL KITCHEN APPLIANCES INSTALLED TO BE COORDINATED AND SCHEDULED BY G.C.



CODE ENFORCEMENT JURISDICTION:
CITY OF JACKSONVILLE BEACH

ALTERATION LEVEL: 2

CONSTRUCTION TYPE: TYPE V-B (WOOD FRAME)
SPRINKLED: NO
FIRE DISTRICT: NO

WORK AREA-
COVERED PATIO & 496 S.F. GARAGE ADDITION

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A1

PERMIT SET

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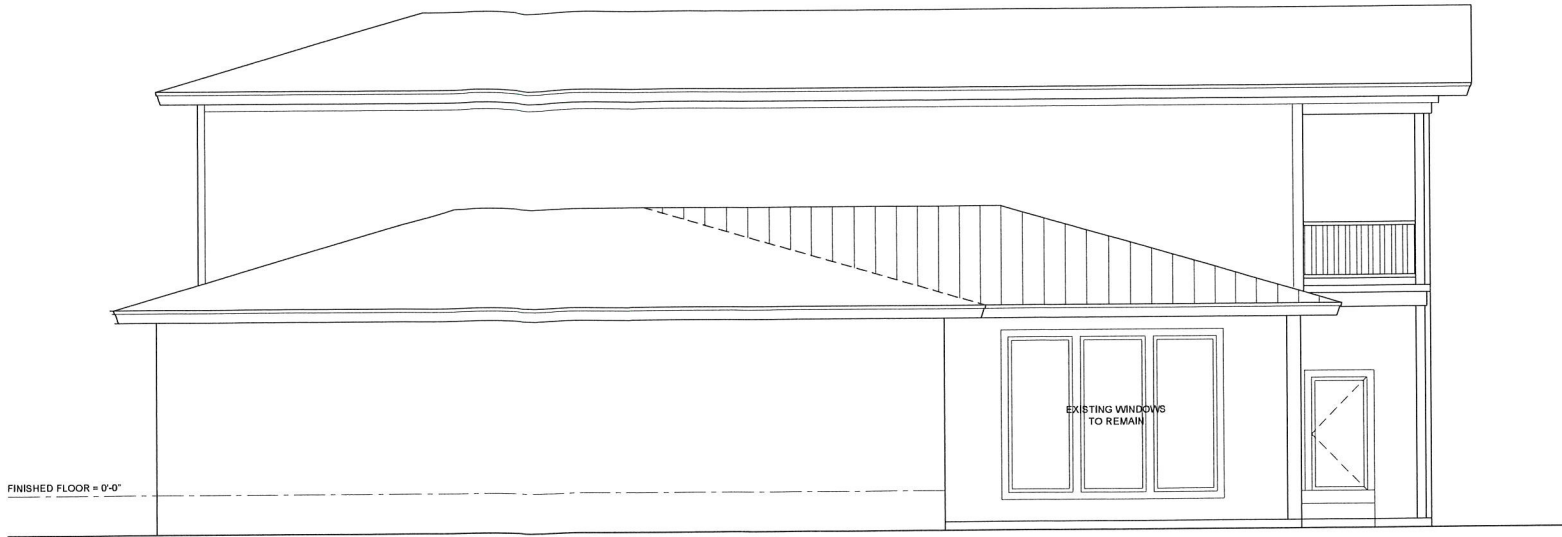
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EXTERIOR
ELEVATIONS

A2

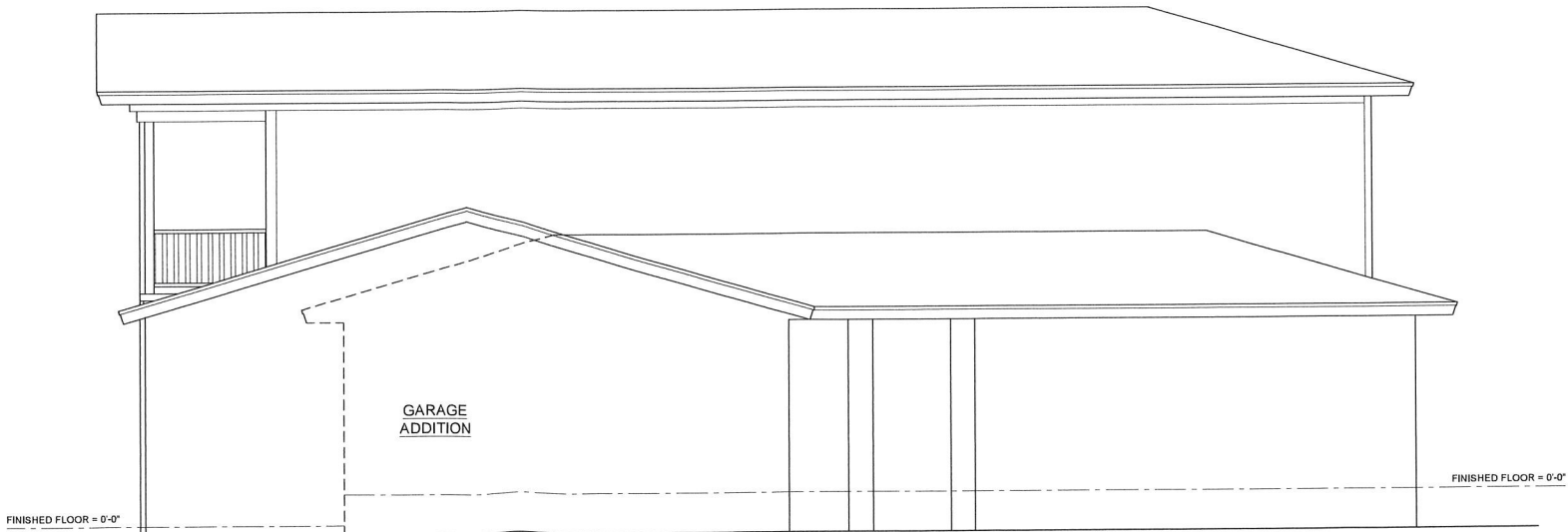
PERMIT SET



A
A2
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



B
A2
REAR ELEVATION
SCALE: 1/4" = 1'-0"



C
A2
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

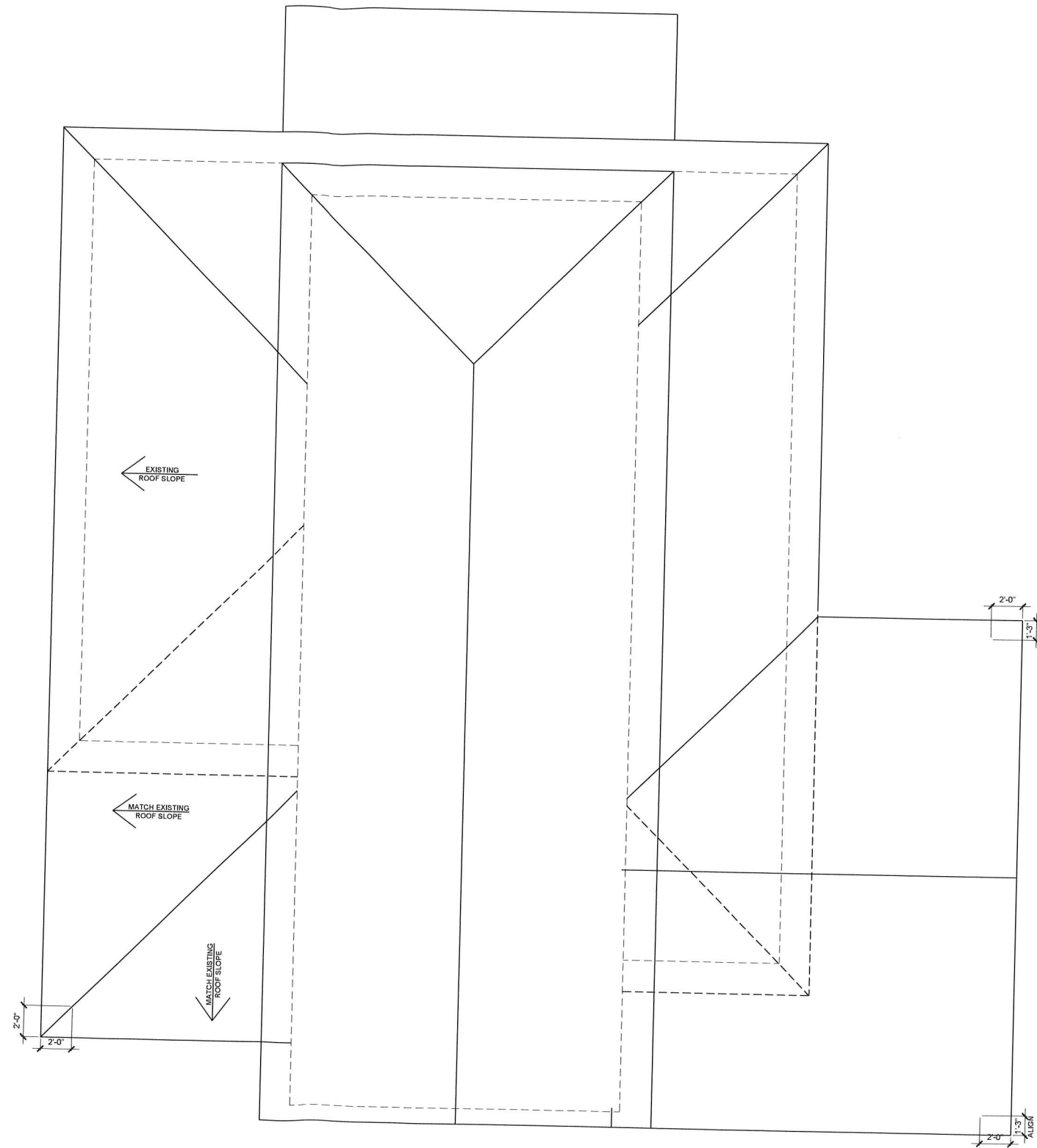
RECEIVED
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DEPARTMENT

ROOF PLAN NOTES:

1. DO NOT SCALE DRAWINGS.
2. IF DIMENSIONS ARE IN QUESTION, THE ROOFER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION
3. BUILDER SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOBSITE.
4. SEE FLOOR PLAN FOR BUILDING DIMENSIONS.
5. ALL ROOFING AND ROOFING DETAILS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
6. ROOFING SUBCONTRACTOR SHALL HAVE APPROPRIATE LICENSE(S) AS REQUIRED IN JURISDICTION OF CONSTRUCTION.
7. NO WORK SHALL CONFLICT WITH THE MANUFACTURER'S GUARANTEE OR WARRANTY.
8. WRITTEN WARRANTY SHALL BE PROVIDED TO OWNER AND INCLUDED IN THE CLOSE OUT DOCUMENTS PROVIDED BY GC.
9. PROVIDE FLASHING AS PER DETAILS OR AS PER SMACNA IF NO DETAILS ARE SHOWN WHERE ROOF PITCH CHANGES OR WHERE ROOFING INTERSECTS WITH VERTICAL SURFACES.
10. THE INSTALLATION SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ROOFING WORK.
11. ALL EXHAUST FAN, VENT, FLUE & STACK OPENINGS ARE TO BE CUT & SEALED BY BUILDER.
12. ROOF VENT TERMINALS SHALL BE 12" AWAY FROM AND 2' ABOVE ANY AIR INTAKE, DOOR OR WINDOW, 18" AWAY FROM ANY VERTICAL WALL EXTENDING ABOVE ROOF VENT, AND NOT BELOW ANY ROOF EAVE, OR AS REQUIRED BY LOCAL CODES.

ROOF VENTS/PENETRATIONS:

ALL RIDGE VENTS AND PENETRATIONS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS-
APPLY ROOFNG CEMENT OR SELF ADHERING FLASHING OVER VENT FLANGE AT THE HEAD
INSTALL SHINGLE OVER THE VENT FLANGE HEAD

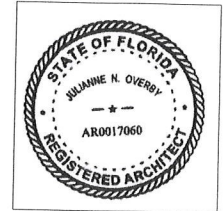


ROOF PLAN
SCALE: 1/4" = 1'-0"

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JNOverby, LLC
Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jloverby.com
FL. AR-0017060 • FL. ID-4621



ROURA RESIDENCE
1808 6TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
OCTOBER 5, 2023

NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

ROOF
PLAN

A3

PERMIT SET

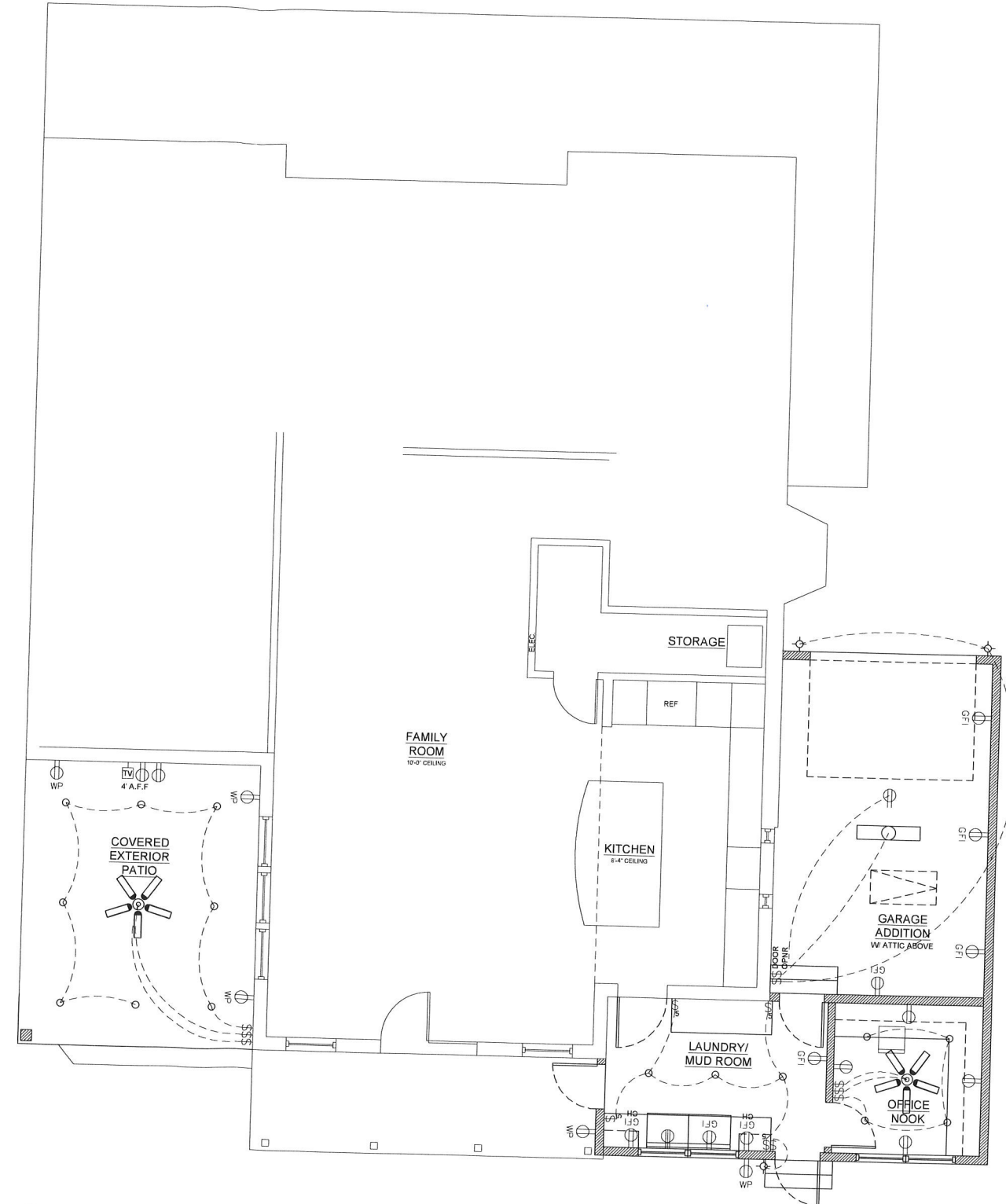
ELECTRICAL LAYOUT PLAN NOTES:

1. VERIFY ALL EXISTING CONDITIONS.
2. COORDINATE LIGHT FIXTURE LOCATIONS CONTRACTOR ANY DISCREPANCIES SHALL BE COMMUNICATED TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS FOR COORDINATION.
3. LIGHT FIXTURES SHALL BE LOCATED AS CLOSELY AS POSSIBLE TO LOCATIONS SHOWN ON THIS PLAN.
4. FIXTURES SHALL ALIGN WITH OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENTS.
5. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLS SO THAT THEY ALIGN WITH OR ARE SYMMETRICAL WITH EACH OTHER WHERE THERE MAY BE CONFLICTS.
6. GRILLS & REGISTERS SHALL BE BLOCKED AS REQUIRED SO THAT THEY CAN ALIGN WITH LIGHT FIXTURES.
7. LIGHT FIXTURE & SWITCH LOCATIONS SHALL BE REVIEWED & APPROVED BY OWNER OR DESIGNER BEFORE INSTALLATION OF SHEET ROCK OR OTHER WALL & CEILING FINISHES.
8. SWITCHES SHALL BE LOCATED ADJACENT TO, BUT NOT INTERSECTING DOOR CASING OR TRIM.
9. GROUPED SWITCHES SHALL BE GANGED TIGHT TOGETHER & SHALL BE COVERED WITH A SINGLE PLATE DESIGNED FOR THAT PURPOSE.
10. SWITCHES SHALL TYPICALLY BE MOUNTED 48" A.F.F. TO CENTER OF THE SWITCH.
11. SUPPORT ALL FIXTURES FROM STRUCTURE OF BUILDING. REFER TO STRUCTURAL SHEETS FOR SPECIFIC DETAILS AS REQUIRED FOR SPECIALTY FIXTURES.
12. VERIFY DEVICE & PLATE COLORS WITH OWNER OR DESIGNER.
13. VERIFY LIGHTING TYPE & SWITCHING.
14. FLUORESCENT LAMPS SHALL BE "WARM WHITE DELUXE" UNLESS OTHERWISE NOTED OR SPECIFIED ON THE SCHEDULE.
15. ALL LIGHT BULBS SHALL BE COMPACT FLUORESCENT OR LED BULBS UNLESS OTHERWISE NOTED.
16. COORDINATE THERMOSTAT AND DOORBELL LOCATIONS WITH OWNER.

ELECTRICAL LEGEND			
	CABLE		
	DUPLEX OUTLET		
	220 OUTLET		
	GFI RECEPTACLE		
	EXTERIOR/GFI RECEPTACLE		
	SWITCH		
	3-WAY SWITCH		
	SMOKE DETECTOR		CARBON MONOXIDE DETECTOR
	COUNTERTOP HEIGHT		

NOTES:

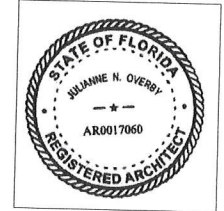
1. TELEPHONE OUTLETS TO BE 'CAT 5E' WIRE.
2. SMOKE DETECTION PER FIRE CODE.
3. SERVICE PANEL AND ELECTRIC METER LOCATION TO BE DETERMINED W/ INPUT FROM THE OWNER AND LOCAL UTILITY COMPANY.
4. ALL RECEPTACLE TO HAVE ARC-FAULT CIRCUIT INTERRUPTERS PER ARTICLE 210-12.
5. HVAC DISCONNECT TO BE PROVIDED BY MECHANICAL SUBCONTRACTOR.
6. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH LATEST EDITION OF NEC AND FBC.
7. 100% OF ALL INTERIOR AND EXTERIOR PERMANENT LIGHT FIXTURES TO USE CFL/LED LAMPS.



FIRST FLOOR ELECTRICAL LAYOUT PLAN
SCALE: 1/4" = 1'-0"

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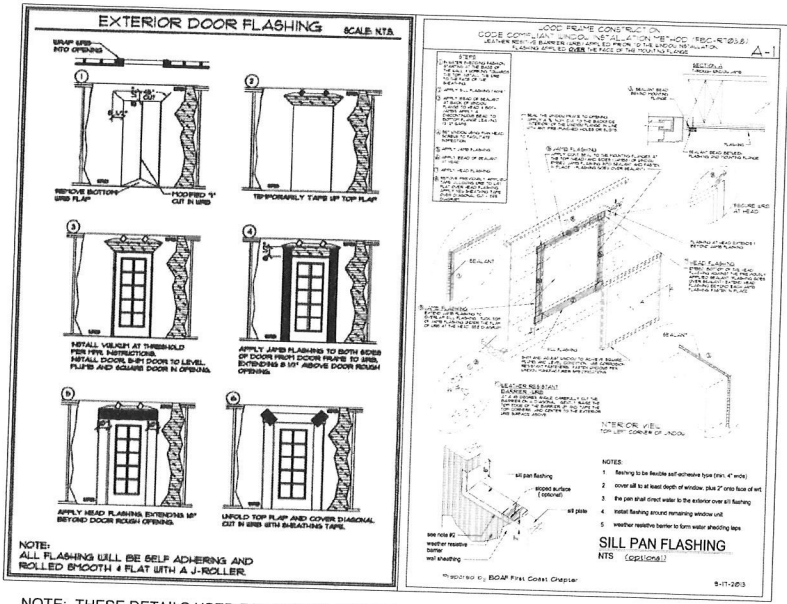
DATE ISSUED:
OCTOBER 5, 2023

NOTE:
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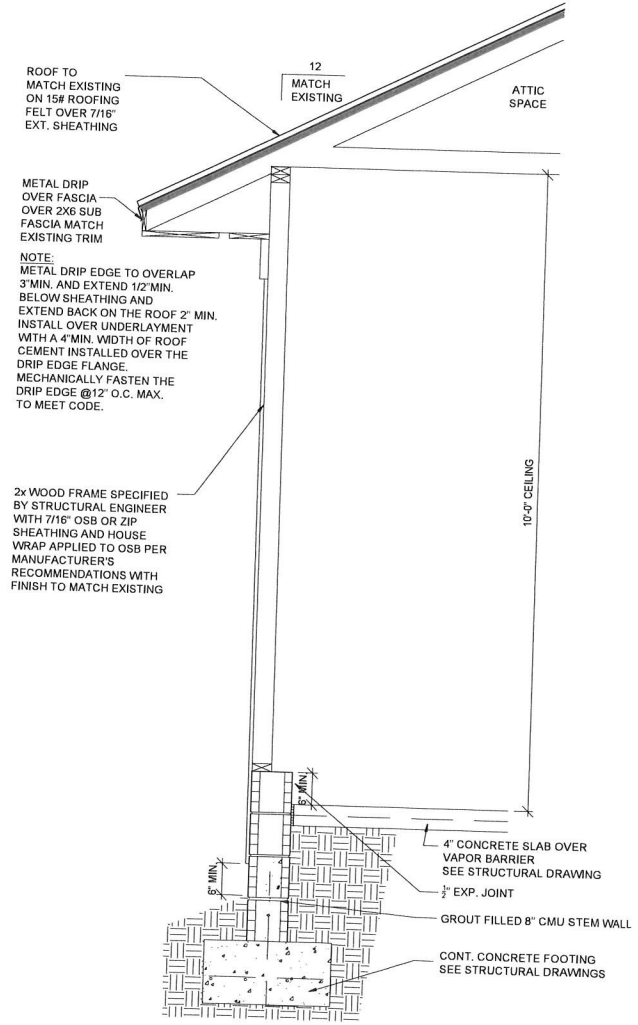
ELECTRICAL
LAYOUT
PLAN

A4

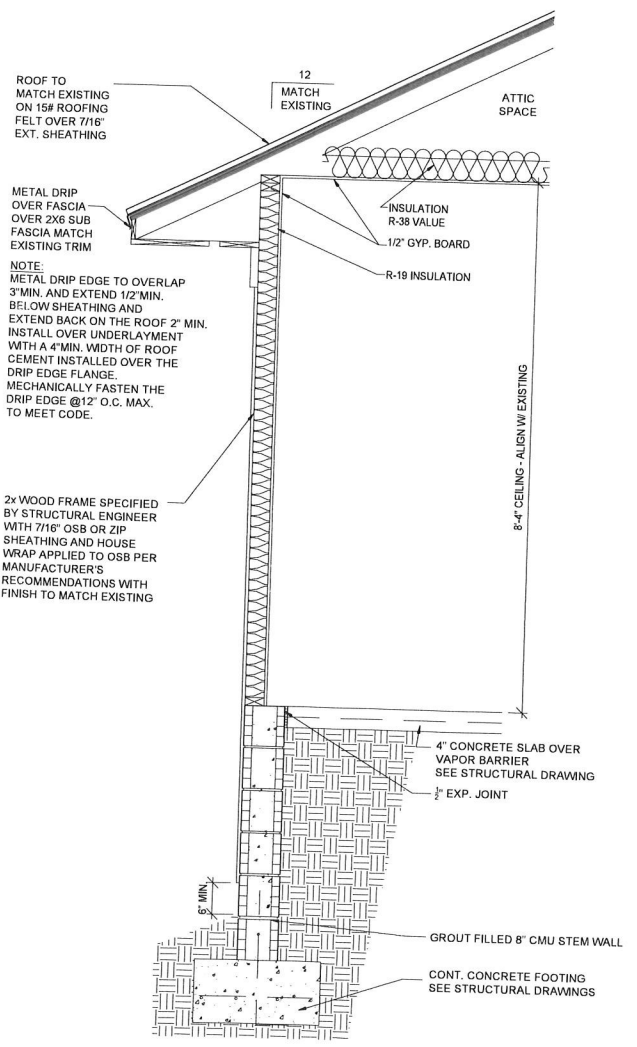
PERMIT SET



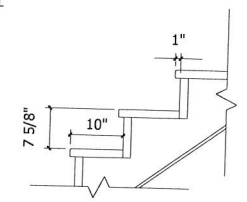
NOTE: THESE DETAILS USED FOR DOORS & WINDOW.
ALL FLASHING TO MEET FBC R903.2.1, R905.2.8, & R703.8 AND INSTALLED PER
MANUFACTURER'S RECOMMENDATIONS.



1 GARAGE WALL SECTION
SCALE: 3/4" = 1'-0"



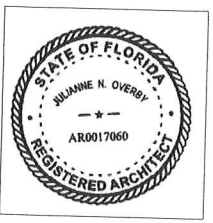
2 NEW WALL SECTION
SCALE: 3/4" = 1'-0"



3 TYPICAL STAIR DETAIL
SCALE: 3/4" = 1'-0"

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ROURA RESIDENCE
1808 6TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
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NOTE:
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WALL
SECTIONS
AND
DETAILS

A5

PERMIT SET



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/04/2023
SUBJECT:	BOA #23-100125 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 2, 2024 Board of Adjustment Meeting.

BOA #23-100125

ZONING: RS-2
RE NO.: 179149-0000
LEGAL: Lot 5, Block 55, *Section A Jacksonville Beach*
ADDRESS: 0 N 13th St (1110 N 13th St)

REQUEST:

Section(s): 34-337(e)(1)c(3), for rear yard setback of 20ft in lieu of 30ft minimum; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling **for property addressed** 0 N 13th St (1110 N 13th St), **RE#** 179149-0000, **legally described as** Lot 5, Block 55, *Section A Jacksonville Beach*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1944) located in the Medium Density Residential future land use category. The property is currently located in the Residential Single Family: RS-2 Zoning District. The lot is 50 feet in width and 102 feet in depth, with an overall lot area of 5,108 sq. ft. The subject property is currently vacant. The applicant is applying for this variance for rear yard setback of 20ft in lieu of 30ft minimum, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling. The minimum dimensional standards in this district call for a minimum lot area 7,500 sq. ft. and minimum lot width 75 ft. The subject lot is undersized at 5,100 sq.ft. and with a nonconforming width of 50 ft.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is substandard in width, as it measures 50 ft in width rather than the 75 ft minimum requirement in the RS-2 zoning district. It is also nonconforming in area, at 5,100 sq. ft., which is below the RS-2 minimum lot size of 7,500 square feet. The applicant is proposing to build a new single-family dwelling. A variance to allow the proposed project is a reasonable request, as the applicant cannot construct the proposed new home without exceeding lot coverage and encroaching on the rear yard setback. Any addition to the property requires an increase in lot coverage. There is a hardship justified by having a nonconforming lot in both width and area. Staff would recommend

that the application be approved, as this is the minimum variance needed to accomplish the proposed design, and were this a full sized RS-2 lot, the lot coverage would be less than 45%.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Seven thousand 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.
- 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 lot is nonconforming and substandard in both area and width. The property measures 50 feet in width rather than the 75 feet minimum and is nonconforming in size at 5,100 square feet, which is 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 conditions existed prior to lot purchase and was platted in 1944, before the adoption of the current LDC.

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

Staff finds that the proposed variance will not confer special privileges. The request to add a new single family dwelling to a vacant lot which does not meet the minimum lot width and area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the same zoning district. Similar properties have been granted variances for similar projects. A single family home is the lowest intensity use allowed in the RS-2 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** find that literal interpretation of the code would deprive the applicant of rights and privileges. If the lot were sized appropriately for the zoning district in which it exists, there would be room to accommodate the proposed dwelling.

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 variances needed to accommodate the proposed addition to the existing property. The minimum variance needed to accomplish the proposed design for a new single -family dwelling is for a rear yard setback of 20 ft in lieu of 30 ft minimum, and for lot coverage of 45% in lieu of 35% maximum.

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

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

STAFF RECOMMENDATION:

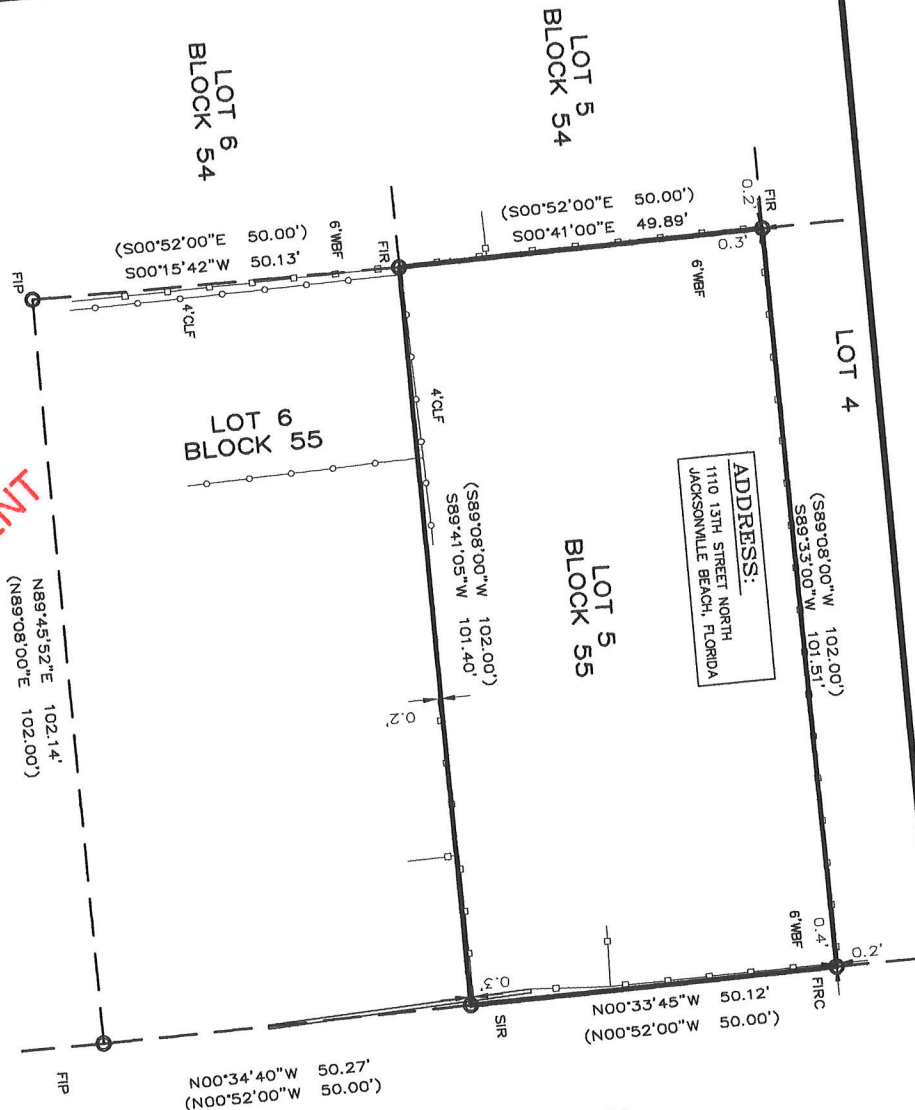
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#23-100125**

ATTACHMENTS:

1. BOA#23-100125 Pics
2. 23-100125

CURRENT LOT SURVEY

RECEIVED
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PLANNING
DEPARTMENT
BLOCK 68



13TH STREET NORTH
(50' R/W)

N
1" = 20'

SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE
AC - ACRES ±
B.L. - BUILDING RESTRICTION LINE
C.L. - CHAIN LINK FENCE
C.R. - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
EOP - EDGE OF CONCRETE MONUMENT
F.C.M. - FOUND IRON ROD
FIR - FOUND IRON ROD
(5/8" UNLESS NOTED.)
FIRC - FOUND IRON ROD AND CAP MAP
F.I.R.M. - FOUND IRON PIPE
FIP - FOUND IRON PIPE
FIP - FOUND PINCHED IRON PIPE
FNC - FOUND NAIL AND CAP
FNC - IRON FENCE
L - IRON LENGTH
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R - RADIUS OR RANGE
R/W - RIGHT OF WAY
SEC. - SECTION
S.C. - SET 5/8" IRON ROD/CAP #5590
SNC - SET NAIL AND CAP #5590
UNREC. - UNRECORDED
LB. - LICENSED BUSINESS
T - TOWNSHIP OR TANGENT
V - VENTIL FENCE
WBF - WOOD BOARD FENCE

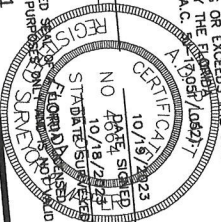
- NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY UNLESS SHOWN OTHERWISE.
 2. THE SURVEYOR HAS NOT BEEN PROVIDED A PROPER TITLE DEED OR ABSTRACT TO RECORD OR CURRENT TITLE DEED. IT IS POSSIBLE THERE ARE SUBJECT EASEMENTS, ETC. THE BOUNDARIES ARE OTHER ORDER THAT MAY AFFECT MEASUREMENTS ARE SHOWN IN PARENTS IN FLOOD ZONE X, AS PER RECORD, DEED, AND EVIDENCE.
 3. THIS PROVISIONS MAP PANEL NO. 12031004171.
 4. FLOOD 11/02/18.
 5. DATE POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE THAT MAY AFFECT FLOOD ZONE DESIGNATION. THIS AFFECTOR HAS NOT BEEN FURNISHED TO SURVEYORS, UNLESS NOTED WERE NOT FURNISHED TO SURVEYORS.
 6. THIS SURVEYOR IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.
 7. UNDERGROUND SURVEY BEARINGS ARE WERE NOTED OTHERWISE SURVEY EAST ZONE PER N.A.D. 1983 DATUM.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA SURVEYING BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 12031004171).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

SHEET 1 OF 1



BOUNDARY SURVEY OF:
LOT 5, BLOCK 55
SECTION "A" JACKSONVILLE BEACH
PLAT BOOK 18, PAGE 33
DUVAL COUNTY FLORIDA

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL 32303
(904) 580-6185
LICENSED BUSINESS No. 6590

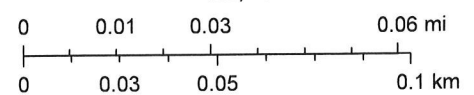
CERTIFIED TO:
BACHMANN HOMES

$\alpha >$

13TH STREET NORTH
(50' R/W)



1:2,257





APPLICATION FOR VARIANCE

BOA No. 921
HEARING DATE 01/02/23

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: Robert Bachmann Telephone: (904) 449-6261
Mailing Address: 13853 Ketch Cove Dr. E-Mail: bobby@bachmannhomes.com
Jacksonville, FL 32224
Agent Name: N/A Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: The Bachmann Group Holdings LLC Telephone: (904) 449-6261
Mailing Address: 49 Oakwood Rd E-Mail: bobby@bachmannhomes.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: 1110 N 13th St - RE# 179149-0000
Legal description of property (Attach copy of deed): (1) 18-33 38-2S-29E; (2) SEC A JACKSONVILLE BEACH; (3) LOT 5 BLK 55
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).
This lot is undersized based on the zoning requirements for JRS-2. We are requesting to adjust the rear yard setback of 20' in lieu of 30' and increase Lot Coverage allowance from 35% up to 45%.

AFFIDAVIT

I, Robert Bachmann, 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

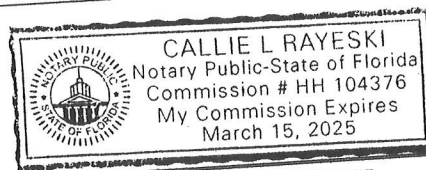
Robert Bachmann
PRINT APPLICANT NAME

11/17/2023
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of November, 2023, by Robert Bachmann, who is personally known to me or produced driver's license as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Callie Rayeski-Bawing
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): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-10012

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

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

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Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The lot in question is undersized for the zoning district it exists in. The lot minimums for this district are 7,500 SQ FT, and minimum width of 75'. This lot is 5,100 SQ FT, and only 50' W.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot conditions existed prior to purchase of property.
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	That is correct, this lot is undersized for the zoning district it exists in.
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	Correct - If this lot was sized properly for the zoning district it exists, there would be ample room for this structure to be built within RS-2 zoning requirements.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Our current floorplan would fit exactly within the adjusted setback, and the allowance up to 45% would be just within the impervious lot coverage of 44% per our site plan.
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	We plan to build a single family home on this property that follows all applicable building codes and will have no adverse effects on the adjacent land.

PLANNING AND DEVELOPMENT DEPARTMENT

11 NORTH 3RD STREET

PHONE (904) 247-6231

FAX (904) 247-6107

Prepared By and Return To:
Erin Wyse
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

THIS IS TO CERTIFY THAT
A TRUE AND CERTIFIED COPY
OF THE ORIGINAL
BY: 

22/00/25

General Warranty Deed

Made effective the 9th day of November, 2023, by Jason Vernon Howard, a married man, Lynn Callia Howard, a single man, June Vern Gottschalch, and Holly Elizabeth Howard, hereinafter called the Grantor, whose address is 867 Kelleytown Road, McDonough, GA 30252 to THE BACHMANN GROUP HOLDINGS LLC, a Florida Limited Liability Company, whose post office address is: 49 Oakwood Road, Jacksonville Beach, FL 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 5, Block 55, Section "A" Jacksonville Beach, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 33, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 179149-0000

Subject to taxes accruing subsequent to December 31, 2022.

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

Together with all the tenements, hereditaments and appurtenances 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.

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LMT Warranty Deed – Non Homestead

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

Jason Vernon Howard
Jason Vernon Howard

Erin M Wyse
Witness 1 Printed Name

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DEPARTMENT

[Signature]
Witness 2 Signature

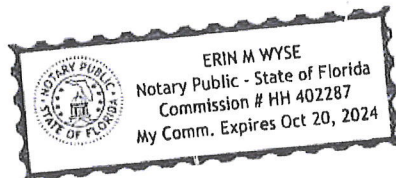
Thomas Puleo
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this
day of November 2023, by Jason Vernon Howard.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: [Signature]



In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Thomas Puleo

Witness 1 Signature

Thomas Puleo

Witness 1 Printed Name

Krystal T. Dailey

Witness 2 Signature

Krystal T. Dailey

Witness 2 (Printed Name)

Lynn Callia Howard
Lynn Callia Howard

RECEIVED

NOV 16 2023

PLANNING
DEPARTMENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
17th day of Oct., 2023, by Lynn Callia Howard.

Krystal T. Dailey

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification
Produced: FL DL

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

June Vern Gottschalch
June Vern Gottschalch

[Signature]
Witness 1 Signature

Brooke Harvey
Witness 1 Printed Name

[Signature]
Witness 2 Signature

Keri R Linne
Witness 2 Printed Name

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NOV 16 2023
PLANNING
DEPARTMENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this
31 day of October, 2023, by June Vern Gottschalch.



[Signature]
Signature of Notary Public
Print, Type/Stamp/Name of Notary

Personally Known: _____ OR Produced Identification: FLDL

Type of Identification FLDL

Produced: G324420488720

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

LMT Warranty Deed – Non Homestead

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

NICHOLAS MACDONALD
Witness 1 Printed Name

[Signature]
Witness 2 Signature

ANDREW MUNIZ
Witness 2 Printed Name

[Signature]
Holly Elizabeth Howard

RECEIVED

NOV 16 2023

PLANNING
DEPARTMENT

STATE OF ~~FLORIDA~~ Oregon
COUNTY OF ~~DUVAL~~ Multnomah

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
31 day of October, 2023, by Holly Elizabeth Howard.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒
Type of Identification: exp
Produced: OR DL 16567213 08/20/2031

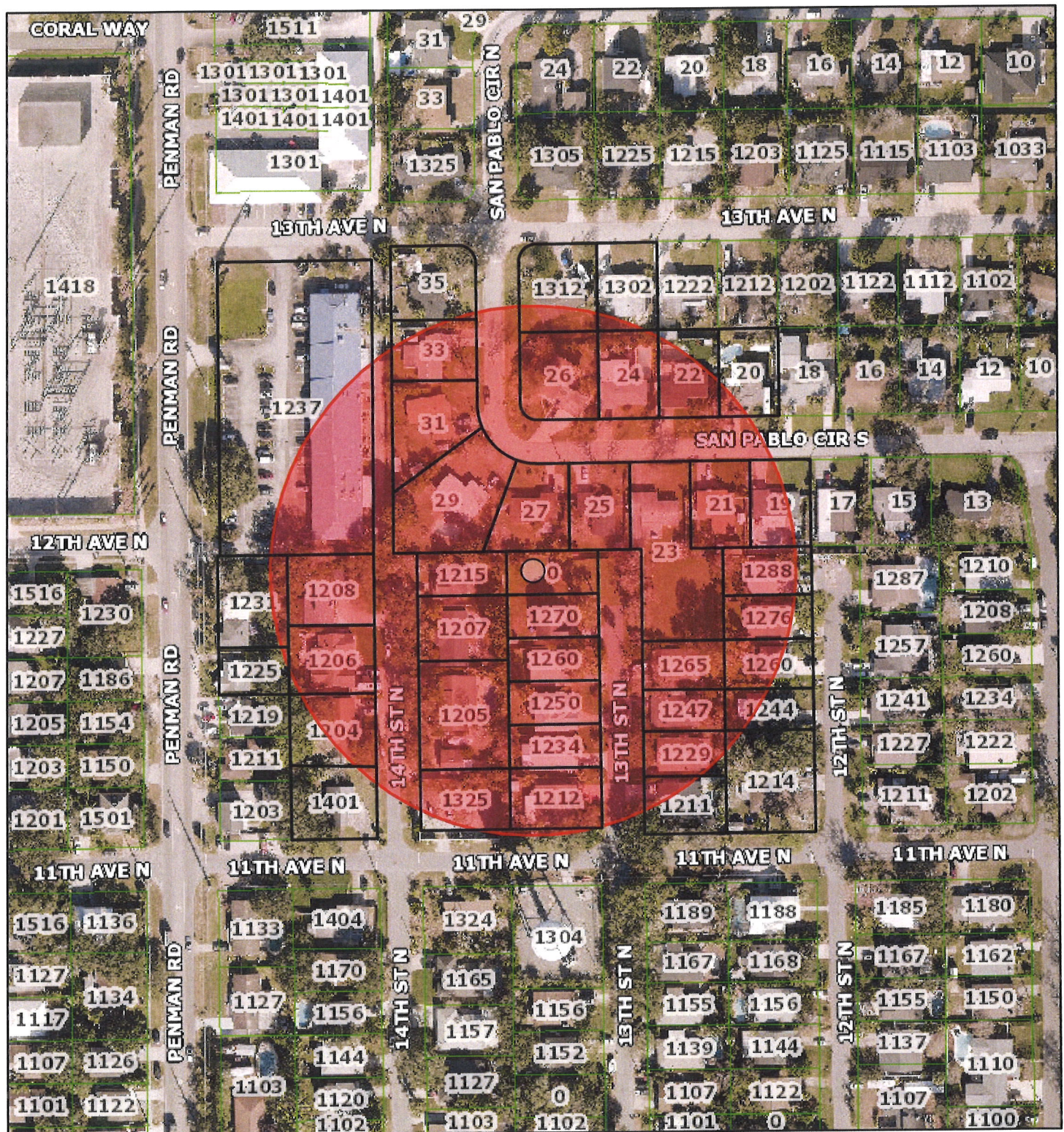
LMT Warranty Deed -- Non Homestead

DRAWING:
28305-BS

PROJECT:
28305-A

$\alpha >$

13TH STREET NORTH
(50' R/W)





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/04/2023
SUBJECT:	BOA #23-100126 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 2, 2024 Board of Adjustment Meeting.

BOA #23-100126

ZONING: RS-1
RE NO.: 178375-0000
LEGAL: Lot 20, Block 6, *Ocean Forest Unit 1*
ADDRESS: 1746 Penman Rd

REQUEST:

Section(s): 34-336(e)(1)(c)2, for a side yard setback of 7 feet in lieu of 10 feet minimum and 34-336(c)(2), for no garage in lieu of a required garage, to allow the conversion of the exiting carport into livable space for existing single-family dwelling **for property addressed** 1746 Penman Rd, **RE#** 178375-0000, **legally described as** Lot 20, Block 6, *Ocean Forest Unit 1*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1954), located in the Low-Density Residential future land use category. The property is currently located in the Residential Single Family: RS-1 zoning district. The property has an overall lot area of 8,800 sq. ft. The subject home was constructed in 1958, prior to the current LDC. The lot coverage is currently conforming at 35%. The subject parcel has a one-story dwelling unit, concrete driveway/walkway, and a wood frame building. The applicant is requesting variances for a side yard setback of 7 ft in lieu of 10 ft minimum and, for no garage in lieu of a required one-car garage, to allow the conversion of the existing carport into livable space for the existing single-family dwelling.

No previous BOA, no active code case.

STAFF ANALYSIS:

The applicant desires to convert the current carport into additional living space and enlarge the driveway to allow for two vehicles to party and safe turnaround space to avoid backing out into heavy traffic on Penman Rd. The RS-1 zoning district requires a single car garage, and this property does not have one as it exists today. A variance to allow for a side yard setback of 7 ft in lieu of 10 ft minimum and for no garage in lieu of a required garage is a reasonable request. 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 needed to accomplish the proposed design.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: 10,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 10 feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20% of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet.
- Floor area: A single-family dwelling unit shall contain a minimum of 1,600 square feet of conditioned living area and a one-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: 35%.
- Accessory structures: All accessory structures shall be located a minimum of five feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is nonconforming and substandard in area and width. The property measures 80 feet in width rather than the 90 feet minimum and is also nonconforming in area at 8,800 square feet, less than the required 10,000 square foot minimum. Additionally, the location of the existing home limits the applicant on options on how to expand the living space.

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 conditions existed prior to lot purchase and was platted in 1954, before the adoption of the current LDC.

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

Staff finds that the proposed variance **will not** confer special privileges. The request for an enclosed addition in lieu of a car port is a common condition of other homes in the RS-1 zoning district. A single-family home is the lowest intensity use allowed in the RS-1 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** find that literal interpretation of the code would deprive the applicant of rights and privileges. If the lot were sized appropriately for the zoning district in which it exists, there would be room to accommodate the addition.

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 needed to accommodate the proposed addition to the existing property. The minimum variance needed to accomplish the proposed design for a new addition / enclosing of the car port is the minimum variance requested. The applicant will address the need to accommodate two parking spaces by enlarging the driveway to add more space.

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

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

STAFF RECOMMENDATION:

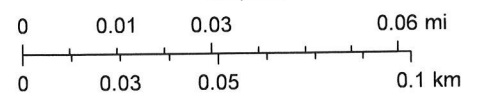
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#23-100126**

ATTACHMENTS:

1. BOA#23-100126 Pics
2. 23-100126



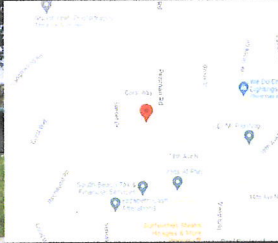
1:2,257



23 - 100126

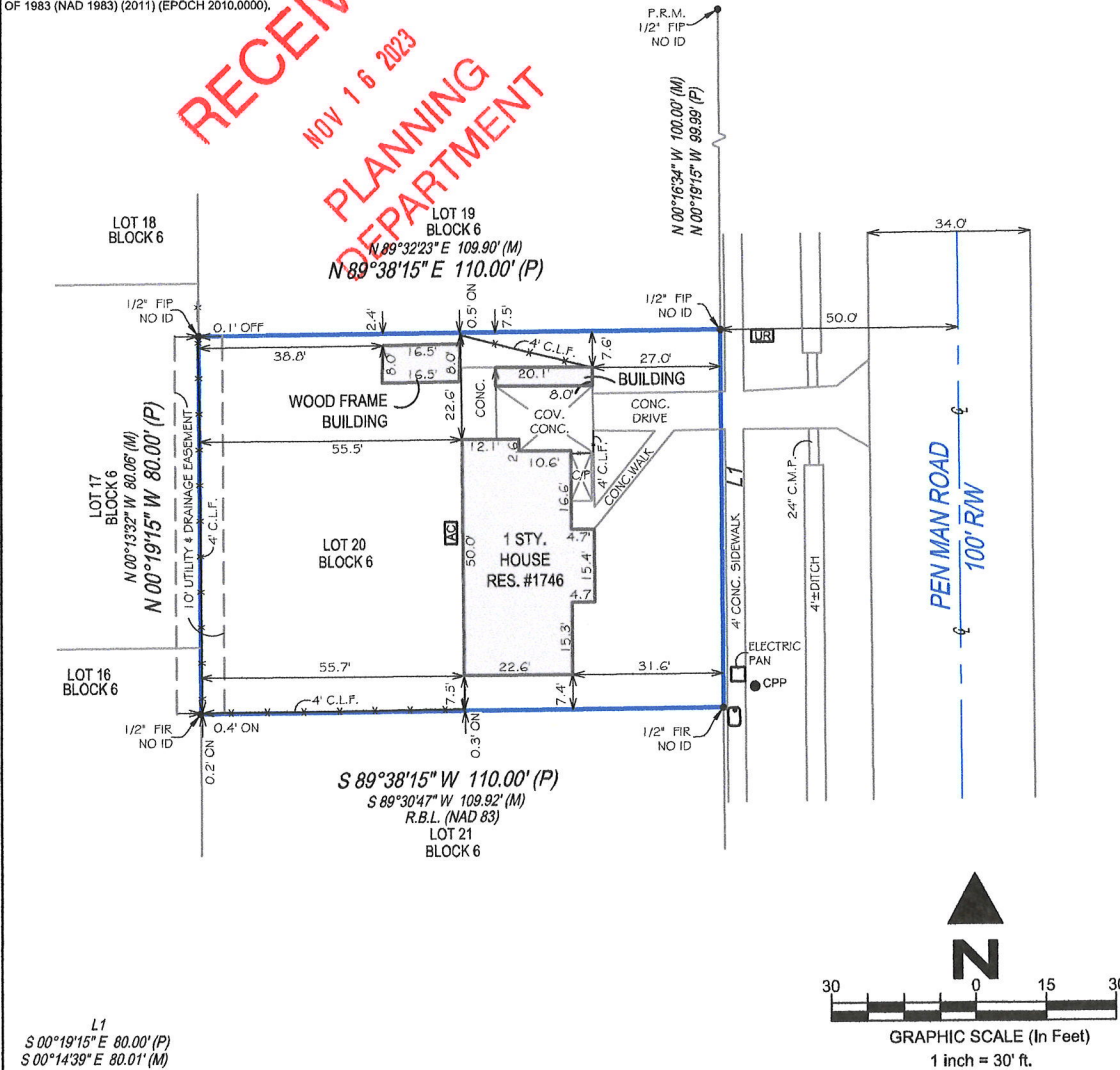


(904) 998-9733
www.landmarktitle.com



PROPERTY ADDRESS: 1746 PENMAN ROAD, JACKSONVILLE BEACH, FL 32250

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



SURVEYOR'S CERTIFICATION REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION. PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR	POINTS OF INTEREST:
DATE SIGNED: 06/23/2023 FIELD WORK DATE: 06/22/2023 REVISION DATE(S): SURVEY NUMBER: 062023.07 CERTIFIED TO: BACHMANN CONSTRUCTION CO. LLC FLORIDA SFR ASSET POOL 2021, LLC LANDMARK TITLE LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY	RIVER CITY SURVEYING & MAPPING LB#8484 904-487-9054 F. 904-998-9736 7220 FINANCIAL WAY JACKSONVILLE, FL 32256 SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1746 PENMAN ROAD, JACKSONVILLE BEACH, FL 32250

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 20, BLOCK 6, OCEAN FOREST UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 28, 28A AND 28B, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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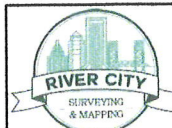
SURVEYOR'S LEGEND

AC = Air Conditioner	CM = Concrete Monument	BRL = Building Restriction Line	C.M.P. = Corrugated Metal Pipe
AP = Aluminum Pole	FIP = Found Iron Pipe (Size Delineated)	CL = Centerline	C.B. = Catch Basin
APL = Aluminum Pole with Lights	FIR = Found Iron Rod (Size Delineated)	CLD = Centerline Ditch	CCEC = Clay County Electric Cooperative
BLDG = Building	FIPC = Found Iron Pipe/Cap	D.E. = Drainage Easement	CCUA = Clay County Utility Association
CI = Cap, Illegal	FIRC = Found Iron Rod/Cap	EC = Edge of Concrete	CEC = Clay Electric Cooperative
CO = Clean Out	PCPI = Permanent Control Point	EP = Edge of Asphalt/Pavement	COJ = City of Jacksonville
CONC = Concrete	PK = Parkway - Kikon Nail or Mag Nail	EOP = Edge of Pavement	F.A.C. = Florida Administrative Code
C.P. = Covered Porch	PRM = Permanent Reference Monument	ESMT = Edge of Water	FP = Florida Power
CPL = Concrete Pole with Lights	IP = Iron Pipe	ESMT = Easement	FPL = Florida Power & Light
CPP = Concrete Power Pole	IR = Iron Rod	R.B.L. = Reference Bearing Line	FP&L = Florida Power & Light
DWAY = Driveway	SIP = Set Iron Pipe	R/W = Right-Of-Way	FPLE = Florida Power & Light Easement
DWAY = Driveway	SIR = Set Iron Rod	TOB = Top of Bank	JEA = Jacksonville Electric Authority
EUB = Electronic Utility Box	SIRC = Set Iron Rod & Cap	TOW = Top of Water	JEA-E = Jacksonville Electric Authority Easement
FT = Feet	D.B. = Dead Book	(P) = Plat Cell	JEA-EE = Jacksonville Electric Authority Equipment Easement
GUY = Guy Wire/Anchor	MB = Map Book	(M) = Field Measured Value	OREMC = Okfenoke Rural Electric Cooperative
ICV = Irrigation Control Valve	O.R.B. = Official Records Book	(C) = Calculated Value	—○— = Sign (Single Post)
ID = Identification	ORV = Official Record Volume	(D) = Deed Call	AC = Air Conditioner/ Heat Pump on Pad
LP = Light Pole	PG = Page	Δ = Delta or Central Angle	UR = Utility Riser
not = now or formerly (owned by)	PC = Point of Curvature	RAD = Radius	EUB = Electric Utility Box
OHL = Overhead Wire/Line	PCC = Point of Compound Curvature	CH = Chord Bearing & Distance	PE = Pool Equipment on Pad
PP = Power Pole	PI = Point of Intersection	L = Arc Length	PF = Pool Filter/Machinery on Pad
PPL = Power Pole with Lights	POB = Point of Beginning	CO = Cleanout	D.&A.E. = Drainage & Access Easement
RES. = Residence	POC = Point of Commencement	CPP = Wood Power Pole	P.U.D.E. = Public Utility & Drainage Easement
SCO = Sewer Clean Out	POI = Point of Interest	IR = Irrigation Control Valve (ICV)	
SQ = Square	PRC = Point of Reverse Curvature	SM = Sanitary Sewer Manhole	
STY = Story	PT = Point of Tangency	JEA = JEA Manhole	
UR = Utility Riser	LB = Licensed Survey Business	SD = Stormwater Drainage Manhole	
WPL = Wood Pole with Lights	LS = Licensed Surveyor	—G— = Guy Anchor (If - Dimension to Ground Entry Point - Underground Extent not Determined)	
WPP = Wood Power Pole	RLS = Registered Licensed Surveyor		
CLF = Chain Link Fence	PLS = Professional Licensed Surveyor		
F = Face Side of Wood Fence	PSM = Professional Surveyor & Mapper		
MF = Metal Fence	PS = Professional Surveyor		
P = Past Side of Wood Fence	S = Section		
VF = Vinyl/PVC Fence	T = Township		
WF = Wood Fence	R = Range		
WIF = Wire Fence			

⊙ = Well ⚡ = Fire Hydrant (FH) ☼ = Light Pole (LP) Ⓜ = Water Meter (WM)

GENERAL SURVEYOR NOTES:

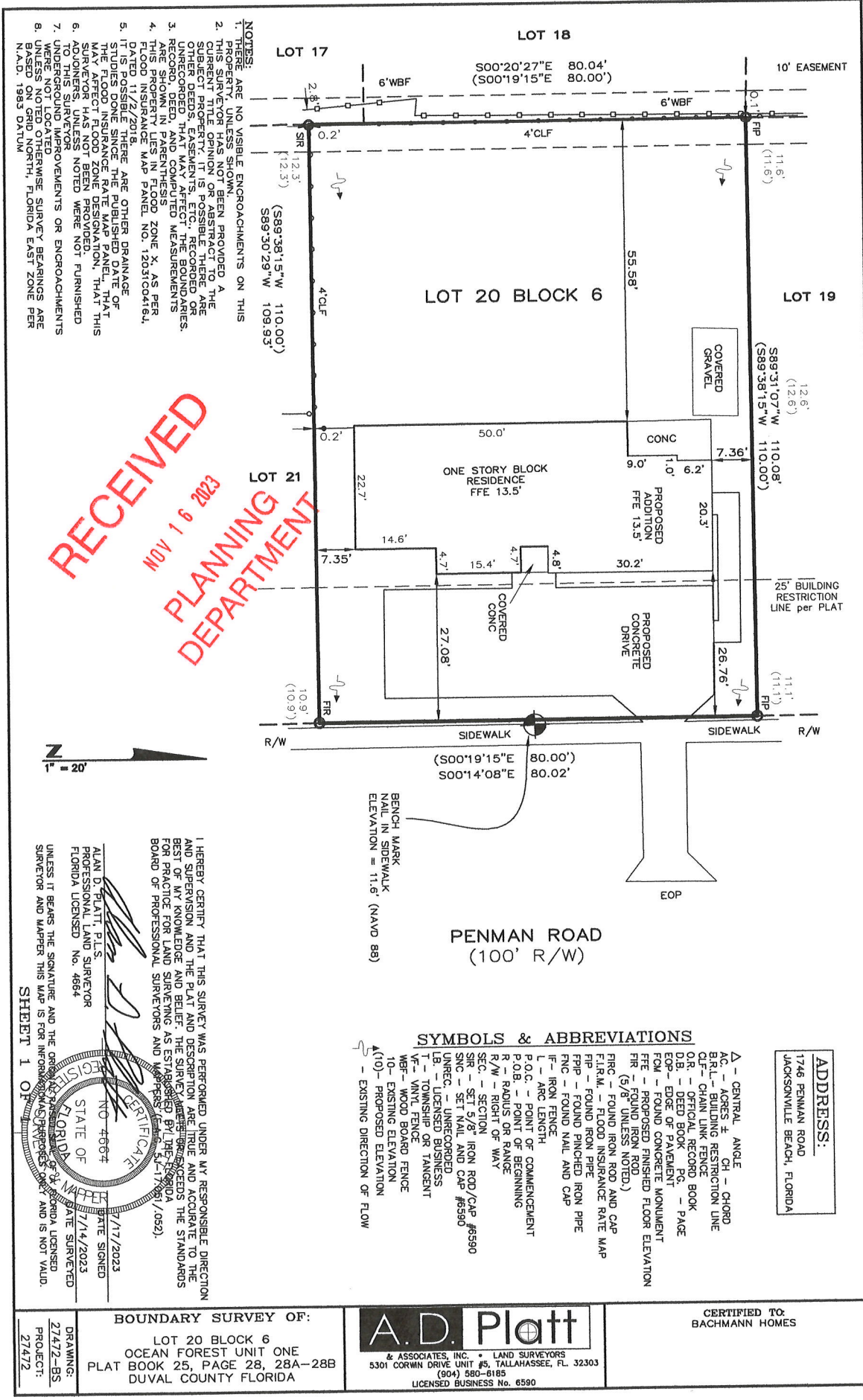
1. Legal Description has been furnished or by confirmed the Client or his/her Agents.
2. The Surveyor hereon is not responsible for easements of record other than those shown on a Plat if applicable, or in a Title Commitment provided at the time of order. Any condition that might represent an unrecorded easement is shown hereon and marked as a Point of Interest, (POI) Above-Ground evidences of Utilities may or may not represent an unrecorded easement.
3. Measurements shown hereon are in US Standard feet and decimals thereof.
4. TYPE OF SURVEY: Florida Boundary with Above-Ground Improvements shown.
5. STATED PURPOSE OF THIS SURVEY: Mortgage, Purchase, Sale, Permits, Planning.
6. Main Building and Ancillary Structure measurements are to the exterior of those buildings, so may not be adequate for Engineered or Architectural additions. Design Professionals should make their own measurements for attachments to Buildings shown hereon.
7. This survey does not show any underground improvements, foundations, or utilities, etc. No underground investigation of any feature including Septic Tank has been performed.
8. Any underground Septic or Well feature shown has been uncovered by the seller or his Agents.
9. All ABOVE-GROUND evidences of Utility Easements lie within their Respective Easements unless noted.
10. This Survey is not intended to Reflect or Determine Ownership.
11. Construct Improvements to Iron Markers as described only. Wood Laths and Wire Flags ARE NOT Property Corners.
12. This survey is COPYRIGHTED and is not intended for, nor Insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for a Certificate hereon, use is restricted to Certifyees hereon for the Purposes listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.
13. Streets shown hereon are Centered in R/W provided unless otherwise noted and dimensioned.
14. Water shorelines shown on this drawing are current for date shown only. This is NOT a "Mean High Water Survey" as per Chapter 177.39 F.A.C. or any other relevant Local, State, or Federal rule.
15. State Plane Coordinates shown, if any, are based on the North American Datum (NAD) of 1983, Florida East Zone (841)-(2011)-(epoch 2010.0000).
16. Elevations, if shown, are based on the North American Vertical Datum (NAVD) 1988.
17. All dimensions hereon reflect the Deed/Plat call AND the corresponding field measured value. Calculated values are shown if reference Irons are set.
18. Electronic (PDF) files are valid with Chapter 6J-17.032 (3) F.A.C and FS 0425.025 conforming Electronic (PDF) Seal attached. As per rules listed, the electronic signature file name/number is present on the invoice presented to the client or his/her agents. Hard sealed copies of the drawing are stored at the Surveyor's office and will be furnished on request (gratis) to certifyees hereon for 60 days from date of signature. Hard copies will be furnished to said Certifyees for an Archival Fee after 60 days.
19. Symbols hereon may differ in scale from the Legend and Abbreviations/Symbols list hereon for clarity.
20. Pursuant to F.S. 558.0035, no individual employee or Agent may be held personally liable for Negligence.
21. This drawing reflects information gathered, analyzed, presented and preserved solely by River City Surveying, L.L.C. Third Party references, Business Cards etc. attached do not infer or create liability in any form.
22. Fence Ownership is Not Determined



RIVER CITY SURVEYING & MAPPING
LB#8484
904-487-9054 | F. 904-998-6736
7220 FINANCIAL WAY | JACKSONVILLE,
FL 32256

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

23-100126



- NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
 2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT FLOOD ZONE MAP OR FLOOD INSURANCE MAP PANEL NO. 12031C04164, DATED 11/2/2018.
 3. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THIS MAP THAT MAY AFFECT FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
 4. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
 5. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM.

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DEPARTMENT

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAGERS (F.B.S.M.) (F.S. 17-1701/052).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED NO. 4664

7/17/2023
DATE SIGNED
7/14/2023
DATE SURVEYED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF THE SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

- SYMBOLS & ABBREVIATIONS**
- A - CENTRAL ANGLE
 - AC - ACRES ±
 - BL - BUILDING RESTRICTION LINE
 - CLF - CHAIN LINK FENCE
 - OR - OFFICIAL RECORD BOOK
 - DB - DEED BOOK PG. - PAGE
 - EOP - EDGE OF PAVEMENT
 - FCM - FOUND CONCRETE MONUMENT
 - FEE - PROPOSED FINISHED FLOOR ELEVATION (5/8" UNLESS NOTED.)
 - FIR - FOUND IRON ROD
 - FIRC - FOUND IRON ROD AND CAP
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - FIP - FOUND IRON PIPE
 - FPIP - FOUND PINCHED IRON PIPE
 - FNC - FOUND NAIL AND CAP
 - IF - IRON FENCE
 - L - ARC LENGTH
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - R - RADIUS OR RANGE
 - R/W - RIGHT-OF-WAY
 - SEC. - SECTION
 - SIR - SET 5/8" IRON ROD/CAP #6590
 - SNC - SET NAIL AND CAP #6590
 - UNREC. - UNRECORDED
 - UB - UNLICENSED BUSINESS
 - UTS - UNLICENSED OR TANGENT
 - VF - VINYL FENCE
 - WBF - WOOD BOARD FENCE
 - 10 - EXISTING ELEVATION
 - (10) - PROPOSED ELEVATION
 - - EXISTING DIRECTION OF FLOW

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL 32303
(904) 580-6185
LICENSED BUSINESS NO. 6590

CERTIFIED TO:
BACHMANN HOMES

BOUNDARY SURVEY OF:
LOT 20 BLOCK 6
OCEAN FOREST UNIT ONE
PLAT BOOK 25, PAGE 28, 28A-28B
DUVAL COUNTY FLORIDA

DRAWING: 27472-B5
PROJECT: 27472



APPLICATION FOR VARIANCE

BOA No. 23-100126

HEARING DATE 01/02/23

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.

APPLICANT INFORMATION

Applicant Name: Robert Bachmann **Telephone:** (904) 449-6261
Mailing Address: 13853 Ketch Cove Dr. **E-Mail:** bobby@bachmannhomes.com
Jacksonville, FL 32224
Agent Name: N/A **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

Landowner Name: The Bachmann Group Holdings LLC **Telephone:** (904) 449-6261
Mailing Address: 49 Oakwood Rd **E-Mail:** bobby@bachmannhomes.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: 1746 Penman Rd - RE#: 178375-0000
 Legal description of property (Attach copy of deed): (1) 25-28 38-2S-29E; (2) OCEAN FOREST UNIT 1; (3) LOT 20 BLK 6
 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).
 The lot in question is undersized for the zoning district it exists in (RS-1). The lot minimums for this district are 10,000 SQ FT, and minimum width of 90'. This lot is 8,800 SQ FT, and only 80' W. RS-1 requires for a single car garage. No garage exists. Our intent is to convert the current carport into living space, and enlarge the driveway to allow for two vehicles and a safe turnaround space to avoid having to back into heavy traffic on Penman Rd.

AFFIDAVIT

I, Robert Bachmann, 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

Robert Bachmann
 PRINT APPLICANT NAME

11/17/2023
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

[Signature]
 NOTARY PUBLIC SIGNATURE
Callie Rayeski-Bowling
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S): _____	

Prepared By and Return To:

Erin Wyse
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

23-100126
THIS IS TO CERTIFY THAT IS
A TRUE AND CERTIFIED COPY
OF THE ORIGINAL
BY: 

General Warranty Deed

Made effective the 10th day of October, 2023, by Mark Musante, a single man, and Rita L. Musante, an unmarried woman, hereinafter called the Grantor, whose address is 12380 Draketown Road, Edinboro, PA 16412 to THE BACHMANN GROUP HOLDINGS LLC, a Florida Limited Liability Company, whose post office address is: 49 Oakwood Road, Jacksonville Beach, FL 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 20, Block 6, Ocean Forest Unit One, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 28, 28A and 28B, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 178375-0000

Subject to taxes accruing subsequent to December 31, 2022.

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

Together with all the tenements, hereditaments and appurtenances 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.

RECEIVED
OCT 15 2023
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DEPARTMENT

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

Donald T. McHenry
Witness 1 Printed Name

[Signature]
Witness 2 Signature

Jerry Fellows
Witness 2 Printed Name

[Signature]
Mark Musante

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PA
STATE OF ~~FLORIDA~~
ERIE
COUNTY OF ~~DUVAL~~

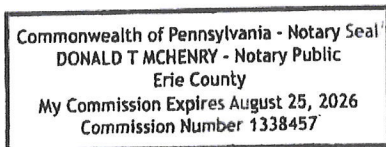
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of October, 2023, by Mark Musante.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification:

Produced: DRIVERS License



In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Angela Whitehair
Witness 1 Signature

Rita Musante
Rita Musante

Angela Whitehair
Witness 1 Printed Name

Karen K. Sulit
Witness 2 Signature

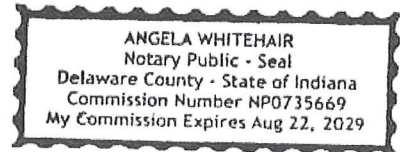
Karen K. Sulit
Witness 2 Printed Name

RECEIVED
NOV 16 2023
PLANNING
DEPARTMENT

AW 10/6/23
STATE OF ~~FLORIDA~~ INDIANA
COUNTY OF ~~DUVAL~~ BLACKFORD
AW 10/6/23

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 6th day of October, 2023, by Rita Musante.

Angela Whitehair, Notary Public
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Indiana Drivers License

Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256
(904) 998-9733

ALTA Combined Settlement Statement

File #: 23-3067 Property: 1746 Penman Road Settlement Date: 10/12/2023
Prepared: 10/12/2023 Jacksonville Beach, FL 32250 Disbursement Date: 10/12/2023
Closer: Erin Wyse Buyer: THE BACHMANN GROUP
HOLDINGS LLC
49 Oakwood Road
Jacksonville Beach, FL 32250
Seller: Mark Musante and Rita L. Musante
12380 Draketown Road
Edinboro, PA 16412
Lender: Kiavi Funding, Inc.
2 Allegheny Center, Nova
Tower 2
Suite 200
Pittsburgh, PA 15212

RECEIVED
NOV 16 2023
**PLANNING
DEPARTMENT**

**CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL**
[Signature] 10/12/23
Date

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$290,000.00	Sales Price of Property	\$290,000.00	
		Deposit		\$3,000.00
		Loan Amount		\$420,700.00
		Prorations/Adjustments		
\$615.06		County Taxes 01/01/2023 to 10/12/2023		\$615.06
		Lender - Construction Holdback	\$128,200.00	
		Loan Charges		
		Lender Service Fee	\$999.00	
		Origination Fee	\$4,207.00	
\$400.00		Survey Fee to River City Surveying & Mapping, LLC		
		Prepaid Interest (\$86.93 per day from 10/12/2023 to 11/01/2023)	\$1,738.75	
		Government Recording and Transfer Charges		
		Recording Fees	\$428.00	
		---Deed: \$44.00		
		---Mortgage: \$384.00		
\$2,030.00		Documentary Stamp Tax (State Deed Taxes) to Landmark Title Recordings Account		
		Documentary Stamp Tax (State Security Instrument Taxes) to Landmark Title Recordings Account	\$1,472.45	
		Intangible Tax (State Security Instrument Taxes) to Landmark Title Recordings Account	\$841.40	
\$18.50		Record DR 312 to Landmark Title Recordings Account		
\$27.00		Recording Fees to Landmark Title Recordings Account		
		Commissions		
		Correspondent Realtor Commission (Bachman) to Lokation Real Estate	\$9,825.00	
\$4,350.00		Listing Agent Commission to Better Homes and Gardens Real Estate Lifestyles Realty		
\$4,350.00		Selling Agent Commission to Better Homes and Gardens Real Estate Lifestyles Realty		

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100126

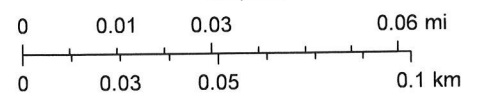
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The lot in question is undersized for the zoning district it exists in (RS-1).
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Correct - Zoning District RS-1 requires a single car garage minimum, and this property does not have one as it exists today.
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	There are other parcels of land that exist within RS-1 that suffer the same hardship of being undersized and do not contain a single car garage.
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	That is correct - granting this variance would allow this lot to be consistent with the other parcels of land 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	Correct - only variance we are requesting is to omit the requirement for a single car garage due to the undersized lot hardship.
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	We plan to build a single family home on this property that follows all applicable building codes and will have no adverse affects on the adjacent land.



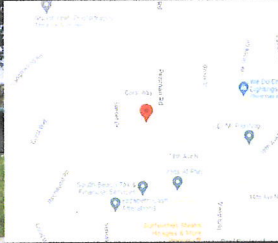
1:2,257



23 - 100126

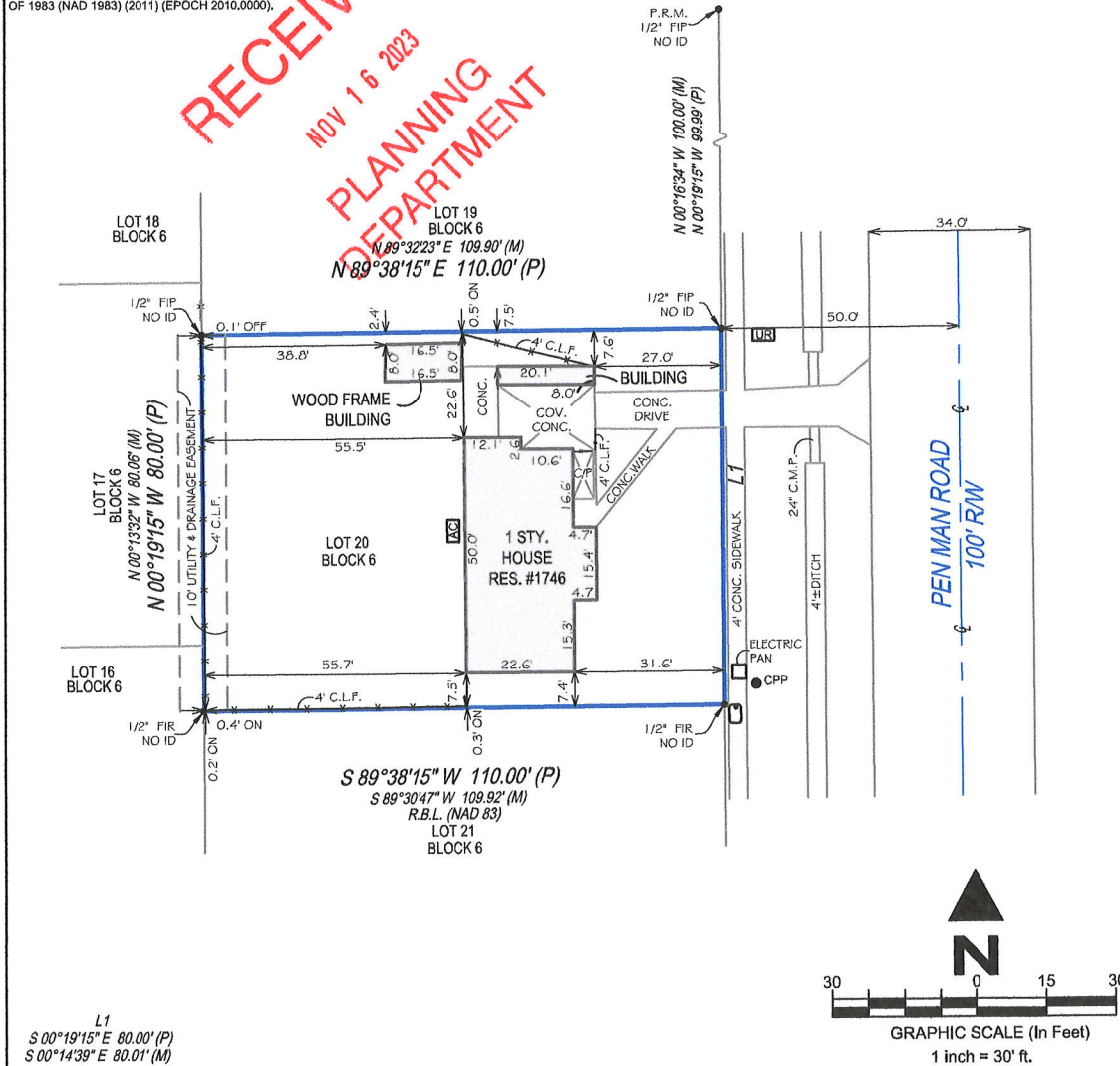


(904) 998-9733
www.landmarktitle.com



PROPERTY ADDRESS: 1746 PENMAN ROAD, JACKSONVILLE BEACH, FL 32250

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



SURVEYOR'S CERTIFICATION REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION. PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR	POINTS OF INTEREST:
DATE SIGNED: 06/23/2023 FIELD WORK DATE: 06/22/2023 REVISION DATE(S): SURVEY NUMBER: 062023.07 CERTIFIED TO: BACHMANN CONSTRUCTION CO. LLC FLORIDA SFR ASSET POOL 2021, LLC LANDMARK TITLE LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY	RIVER CITY SURVEYING & MAPPING LB#8484 904-487-9054 F. 904-998-9736 7220 FINANCIAL WAY JACKSONVILLE, FL 32256 SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1746 PENMAN ROAD, JACKSONVILLE BEACH, FL 32250

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 20, BLOCK 6, OCEAN FOREST UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 28, 28A AND 28B, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
NOV 16 2023
PLANNING
DEPARTMENT

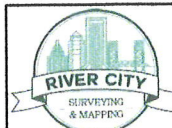
SURVEYOR'S LEGEND

AC = Air Conditioner	CM = Concrete Monument	BRL = Building Restriction Line	C.M.P. = Corrugated Metal Pipe
AP = Aluminum Pole	FIP = Found Iron Pipe (Size Delineated)	CL = Centerline	C.B. = Catch Basin
APL = Aluminum Pole with Lights	FIR = Found Iron Rod (Size Delineated)	CLD = Centerline Ditch	CCEC = Clay County Electric Cooperative
BLDG = Building	FIPC = Found Iron Pipe/Cap	D.E. = Drainage Easement	CCUA = Clay County Utility Association
CI = Cap, Illegal	FIRC = Found Iron Rod/Cap	EC = Edge of Concrete	CEC = Clay Electric Cooperative
CO = Clean Out	PCPI = Permanent Control Point	EP = Edge of Asphalt/Pavement	COJ = City of Jacksonville
CONC = Concrete	PK = Parkway - Kikon Nail or Mag Nail	EOP = Edge of Pavement	F.A.C. = Florida Administrative Code
C.P. = Covered Porch	PRM = Permanent Reference Monument	ESMT = Edge of Water	FP = Florida Power
CPL = Concrete Pole with Lights	IP = Iron Pipe	ESMT = Easement	FPL = Florida Power & Light
CPP = Concrete Power Pole	IR = Iron Rod	R.B.L. = Reference Bearing Line	FP&L = Florida Power & Light
DWAY = Driveway	SIP = Set Iron Pipe	R/W = Right-Of-Way	FPLE = Florida Power & Light Easement
DWAY = Driveway	SIR = Set Iron Rod	TOB = Top of Bank	JEA = Jacksonville Electric Authority
EUB = Electronic Utility Box	SIRC = Set Iron Rod & Cap	TOW = Top of Water	JEA-E = Jacksonville Electric Authority Easement
FT = Feet	D.B. = Deed Book	(P) = Plat Cell	JEA-EE = Jacksonville Electric Authority Equipment Easement
GUY = Guy Wire/Anchor	MB = Map Book	(M) = Field Measured Value	OREMC = Okfenoke Rural Electric Cooperative
ICV = Irrigation Control Valve	O.R.B. = Official Records Book	(C) = Calculated Value	—○— = Sign (Single Post)
ID = Identification	ORV = Official Record Volume	(D) = Deed Call	AC = Air Conditioner/ Heat Pump on Pad
LP = Light Pole	PG = Page	Δ = Delta or Central Angle	UR = Utility Riser
not = now or formerly (owned by)	PC = Point of Curvature	RAD = Radius	EUB = Electric Utility Box
OHL = Overhead Wire/Line	PCC = Point of Compound Curvature	CH = Chord Bearing & Distance	PE = Pool Equipment on Pad
PP = Power Pole	PI = Point of Intersection	L = Arc Length	PF = Pool Filter/Machinery on Pad
PPL = Power Pole with Lights	POB = Point of Beginning	CO = Cleanout	D.&A.E. = Drainage & Access Easement
RES. = Residence	POC = Point of Commencement	CPP = Wood Power Pole	P.U.D.E. = Public Utility & Drainage Easement
SCO = Sewer Clean Out	POI = Point of Interest	IR = Irrigation Control Valve (ICV)	
SQ = Square	PRC = Point of Reverse Curvature	SM = Sanitary Sewer Manhole	
STY = Story	PT = Point of Tangency	JEA = JEA Manhole	
UR = Utility Riser	LB = Licensed Survey Business	SD = Stormwater Drainage Manhole	
WPL = Wood Pole with Lights	LS = Licensed Surveyor	—G— = Guy Anchor (If - Dimension to Ground Entry Point - Underground Extent not Determined)	
WPP = Wood Power Pole	RLS = Registered Licensed Surveyor		
CLF = Chain Link Fence	PLS = Professional Licensed Surveyor		
F = Face Side of Wood Fence	PSM = Professional Surveyor & Mapper		
MF = Metal Fence	PS = Professional Surveyor		
P = Past Side of Wood Fence	S = Section		
VF = Vinyl/PVC Fence	T = Township		
WF = Wood Fence	R = Range		
WIF = Wire Fence			

⊙ = Well ⚡ = Fire Hydrant (FH) ☼ = Light Pole (LP) Ⓜ = Water Meter (WM)

GENERAL SURVEYOR NOTES:

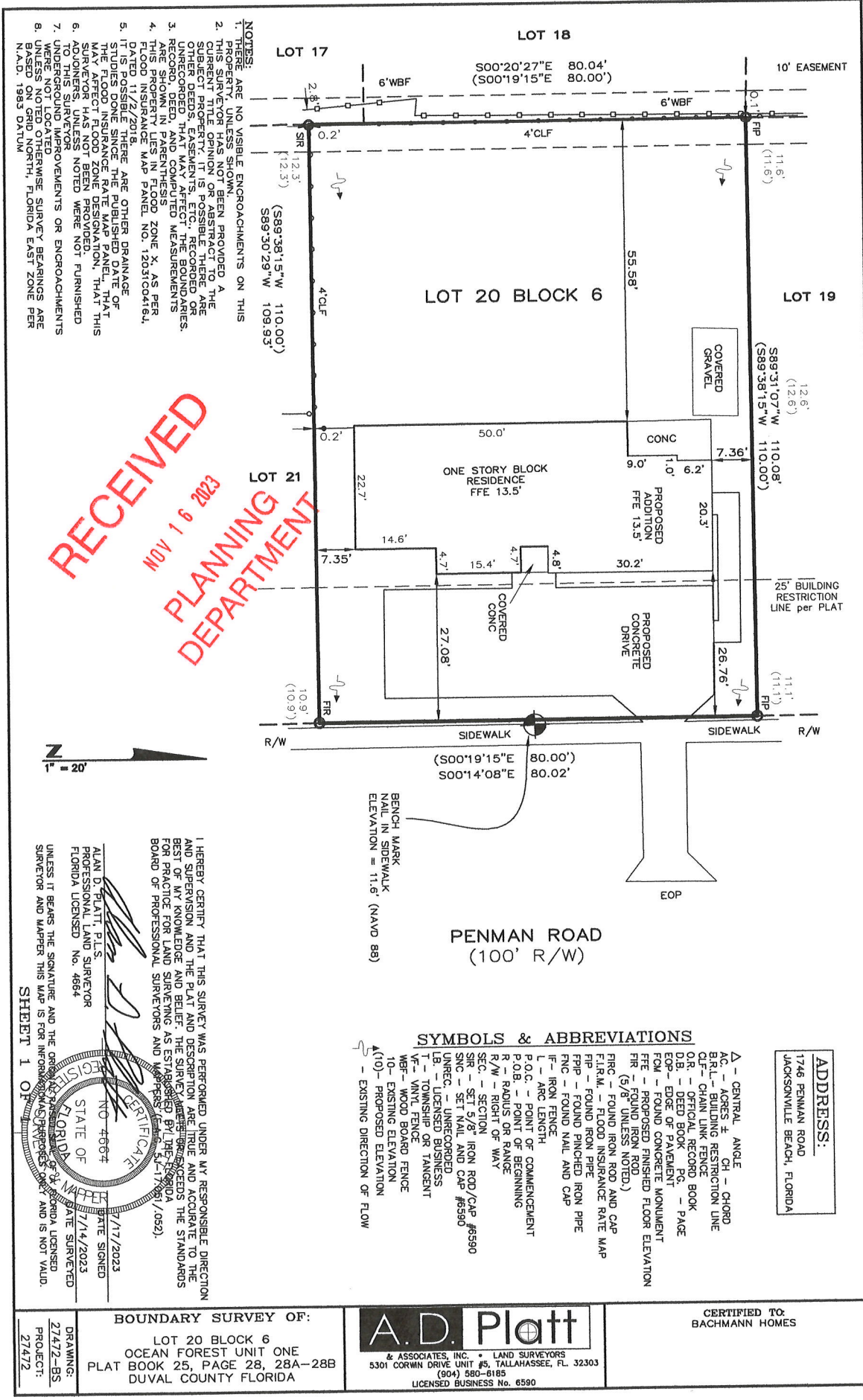
1. Legal Description has been furnished or by confirmed the Client or his/her Agents.
2. The Surveyor hereon is not responsible for easements of record other than those shown on a Plat if applicable, or in a Title Commitment provided at the time of order. Any condition that might represent an unrecorded easement is shown hereon and marked as a Point of Interest, (POI) Above-Ground evidences of Utilities may or may not represent an unrecorded easement.
3. Measurements shown hereon are in US Standard feet and decimals thereof.
4. TYPE OF SURVEY: Florida Boundary with Above-Ground Improvements shown.
5. STATED PURPOSE OF THIS SURVEY: Mortgage, Purchase, Sale, Permits, Planning.
6. Main Building and Ancillary Structure measurements are to the exterior of those buildings, so may not be adequate for Engineered or Architectural additions. Design Professionals should make their own measurements for attachments to Buildings shown hereon.
7. This survey does not show any underground improvements, foundations, or utilities, etc. No underground investigation of any feature including Septic Tank has been performed.
8. Any underground Septic or Well feature shown has been uncovered by the seller or his Agents.
9. All ABOVE-GROUND evidences of Utility Easements lie within their Respective Easements unless noted.
10. This Survey is not intended to Reflect or Determine Ownership.
11. Construct Improvements to Iron Markers as described only. Wood Laths and Wire Flags ARE NOT Property Corners.
12. This survey is COPYRIGHTED and is not intended for, nor Insured for multiple uses by multiple parties. Other than a Lender who assumes a Mortgage Note for a Certifyee hereon, use is restricted to Certifyees hereon for the Purposes listed in Note #5 above. It is illegal to copy or alter this survey drawing without permission.
13. Streets shown hereon are Centered in R/W provided unless otherwise noted and dimensioned.
14. Water shorelines shown on this drawing are current for date shown only. This is NOT a "Mean High Water Survey" as per Chapter 177.39 F.A.C. or any other relevant Local, State, or Federal rule.
15. State Plane Coordinates shown, if any, are based on the North American Datum (NAD) of 1983, Florida East Zone (841)-(2011)-(epoch 2010.0000).
16. Elevations, if shown, are based on the North American Vertical Datum (NAVD) 1988.
17. All dimensions hereon reflect the Deed/Plat call AND the corresponding field measured value. Calculated values are shown if reference Irons are set.
18. Electronic (PDF) files are valid with Chapter 6J-17.032 (3) F.A.C and FS 0425.025 conforming Electronic (PDF) Seal attached. As per rules listed, the electronic signature file name/number is present on the invoice presented to the client or his/her agents. Hard sealed copies of the drawing are stored at the Surveyor's office and will be furnished on request (gratis) to certifyees hereon for 60 days from date of signature. Hard copies will be furnished to said Certifyees for an Archival Fee after 60 days.
19. Symbols hereon may differ in scale from the Legend and Abbreviations/Symbols list hereon for clarity.
20. Pursuant to F.S. 558.0035, no individual employee or Agent may be held personally liable for Negligence.
21. This drawing reflects information gathered, analyzed, presented and preserved solely by River City Surveying, LLC. Third Party references, Business Cards etc. attached do not infer or create liability in any form.
22. Fence Ownership is Not Determined



RIVER CITY SURVEYING & MAPPING
LB#8484
904-487-9054 | F. 904-998-6736
7220 FINANCIAL WAY | JACKSONVILLE,
FL 32256

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

23-100126



- NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
 2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT FLOOD ZONE MAP OR FLOOD INSURANCE MAP PANEL NO. 12031C04164, DATED 11/2/2018.
 3. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THIS MAP THAT MAY AFFECT FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
 4. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
 5. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.B.S.M.) (F.S. 54-17-001 / 002).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED NO. 4664

7/17/2023
DATE SIGNED
7/14/2023
DATE SURVEYED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF THE SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

- SYMBOLS & ABBREVIATIONS**
- A - CENTRAL ANGLE
 - AC - ACRES ±
 - BL - BUILDING RESTRICTION LINE
 - CLF - CHAIN LINK FENCE
 - OR - OFFICIAL RECORD BOOK
 - DB - DEED BOOK PG. - PAGE
 - ED - EDGE OF PAVEMENT
 - FCM - FOUND CONCRETE MONUMENT
 - FEE - PROPOSED FINISHED FLOOR ELEVATION (5/8" UNLESS NOTED.)
 - FIR - FOUND IRON ROD
 - FIRC - FOUND IRON ROD AND CAP
 - FIRM - FLOOD INSURANCE RATE MAP
 - FIP - FOUND IRON PIPE
 - FIP - FOUND PINCHED IRON PIPE
 - FNC - FOUND NAIL AND CAP
 - IF - IRON FENCE
 - L - ARC LENGTH
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - R - RADIUS OR RANGE
 - R/W - RIGHT-OF-WAY
 - SEC. - SECTION
 - SIR - SET 5/8" IRON ROD / CAP #5390
 - SNC - SET NAIL AND CAP #5390
 - UNREC. - UNRECORDED
 - UB - UNLICENSED BUSINESS
 - UT - UNLICENSED OR TANGENT
 - VF - VINYL FENCE
 - WBF - WOOD BOARD FENCE
 - 10 - EXISTING ELEVATION
 - (10) - PROPOSED ELEVATION
 - - EXISTING DIRECTION OF FLOW

ADDRESS:
1746 PENMAN ROAD
JACKSONVILLE BEACH, FLORIDA

BOUNDARY SURVEY OF:

LOT 20 BLOCK 6
OCEAN FOREST UNIT ONE
PLAT BOOK 25, PAGE 28, 28A-28B
DUVAL COUNTY FLORIDA

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL 32303
(904) 580-6185
LICENSED BUSINESS NO. 6590

CERTIFIED TO:
BACHMANN HOMES

DRAWING:
27472-B5
PROJECT:
27472



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/04/2023
SUBJECT:	BOA #23-100127 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 2, 2024 Board of Adjustment Meeting.

BOA #23-100127

ZONING: RS-2
RE NO.: 179150-0000
LEGAL: Lot 6, Block 55, *Section A Jacksonville Beach*
ADDRESS: 1102 N 13th St

REQUEST:

Section(s): 34-337(e)(1)c(3), for rear yard setback of 20ft in lieu of 30ft minimum; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling **for property addressed** 1102 N 13th St, **RE#** 179150-0000, **legally described as** Lot 6, Block 55, *Section A Jacksonville Beach*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1944) located in the Medium Density Residential future land use category. The property is currently located in the Residential Single Family: RS-2 Zoning District. The lot is 50 feet in width, and 102 feet in depth, with an overall lot area of 5,108.31 sq. ft. The subject property currently has a two-story dwelling, which the applicant will demolish for construction of a new single-family dwelling if approved. The applicant is applying for these variances for rear yard setback of 20 ft in lieu of 30 ft minimum, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling. The minimum dimensional standards in this district require a minimum lot area of 7,500 sq.ft. and a minimum lot width of 75 ft. The subject lot is undersized at just over 5,100 sq. ft. and with a width of 50 ft.

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 ft minimum requirement in the RS-2 zoning district and is nonconforming in area at just over 5,100 sq. ft., which is below the RS-2 minimum lot size requirement of 7,500 square feet. The applicant is proposing to build a new single-family dwelling. A variance to allow the proposed project is a reasonable request, as the applicant cannot construct the new home without exceeding the allowable lot coverage and encroaching into the rear yard setback. Any addition to the property requires an increase in lot coverage. 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 needed to

accomplish the proposed design, and were this a full sized RS-2 lot, the lot coverage would be 45% and rear yard setback of 20 ft.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Seven thousand 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.
- 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 lot is nonconforming and substandard in area and width. The property measures 50 feet in width rather than the 75 feet minimum and is nonconforming in size at 5,100 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 conditions existed prior to lot purchase and was platted in 1944 before the current LDC.

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

Staff finds that the proposed variance **will not** confer special privileges. The request to add a new single-family dwelling to a vacant lot which does not meet the minimum lot width and area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the same 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. If the lot was sized appropriately for the zoning district in which it exists, there would be

room to accommodate the proposed dwelling.

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

Staff **does find** that the requested variances are the minimum variance needed to accommodate the proposed addition to the existing property. The minimum variance needed to accomplish the proposed design for a new single-family dwelling is for a rear yard setback of 20 ft in lieu of 30 ft minimum and for lot coverage of 45% in lieu of 35% maximum.

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

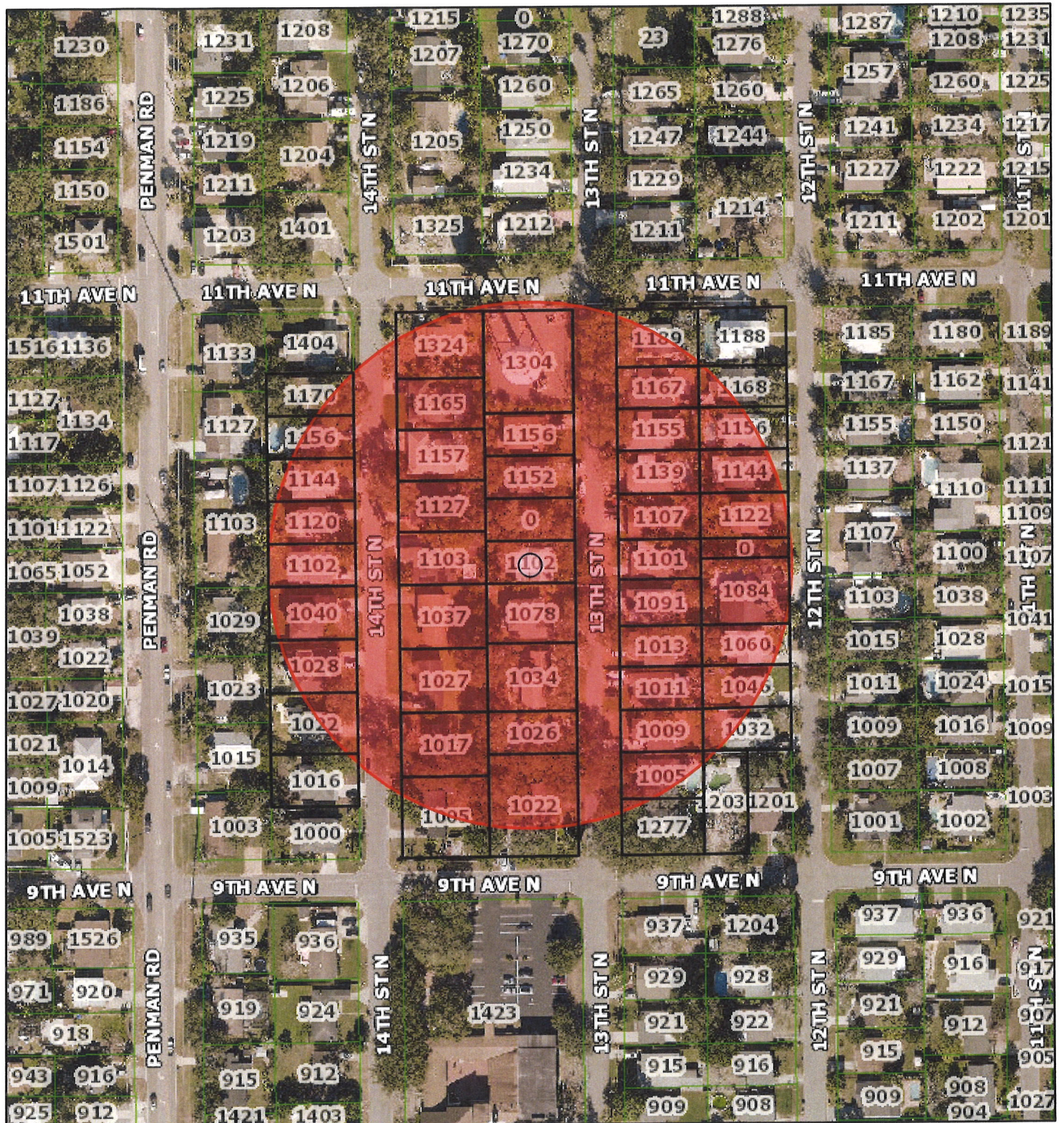
Staff **does find** that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and, is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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#23-100127**

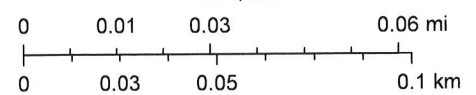
ATTACHMENTS:

1. BOA#23-100127 Pics
2. 23-100127



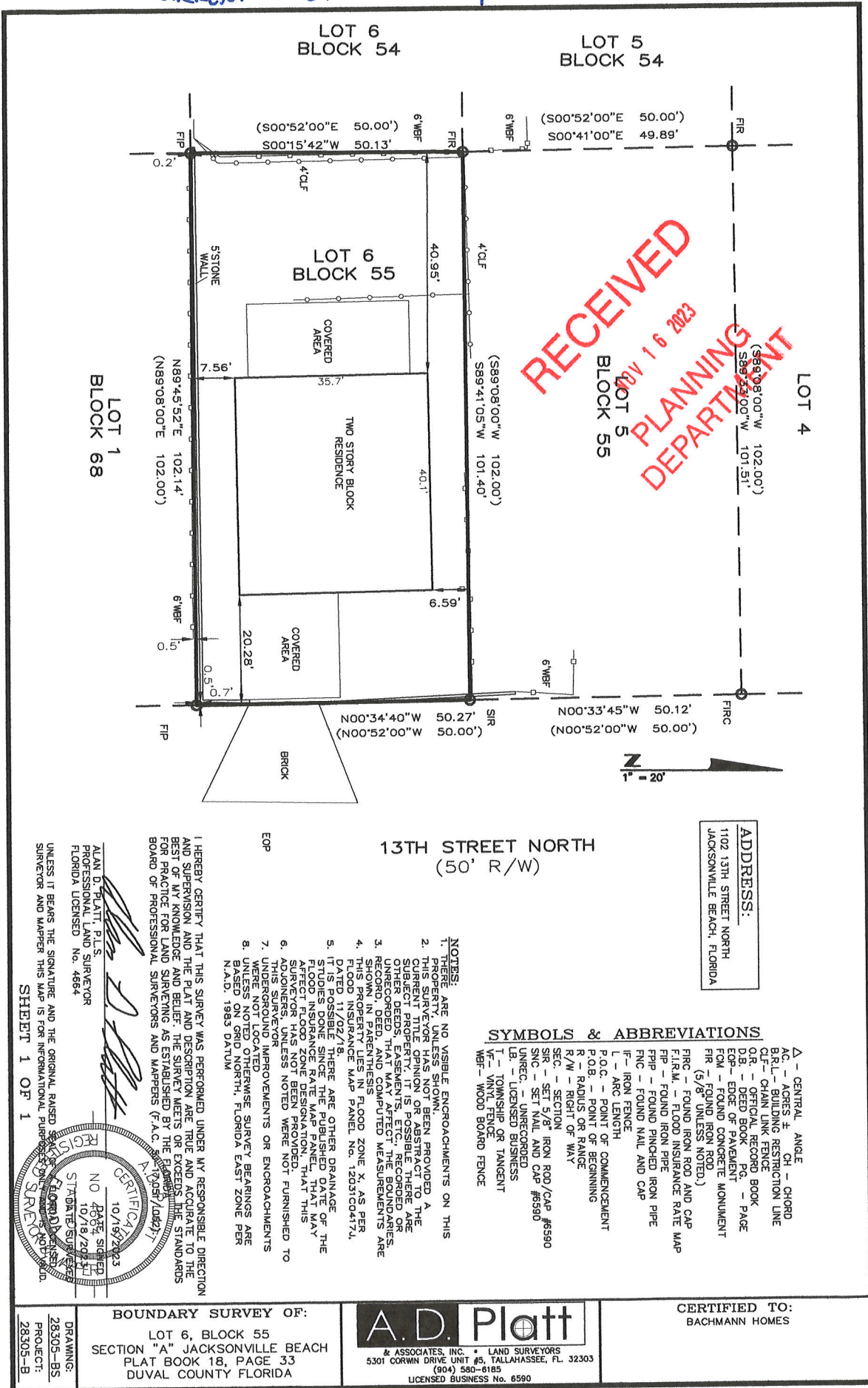
December 4, 2023

1:2,257

 Parcels

CURRENT LOT SURVEY

22-100127





APPLICATION FOR VARIANCE

BOA No. 23-100127
HEARING DATE 8/10/23

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.

APPLICANT INFORMATION

Applicant Name: Robert Bachmann **Telephone:** (904) 449-6261
Mailing Address: 13853 Ketch Cove Dr. **E-Mail:** bobby@bachmannhomes.com
Jacksonville, FL 32224

Agent Name: N/A **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

Landowner Name: The Bachmann Group Holdings LLC **Telephone:** (904) 449-6261
Mailing Address: 49 Oakwood Rd **E-Mail:** bobby@bachmannhomes.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: 1102 N 13th St - RE# 179150-0000
Legal description of property (Attach copy of deed): (1)18-33 38-2S-29E; (2) SEC A JACKSONVILLE BEACH; (3) LOT 6 BLK 55
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).
This lot is undersized based on the zoning requirements for JRS-2. We are requesting to adjust the rear yard setback of 20' in lieu of 30' and increase Lot Coverage allowance from 35% up to 45%.

AFFIDAVIT

I, Robert Bachmann, 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

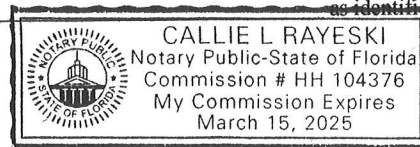
Robert Bachmann
PRINT APPLICANT NAME

11/17/2023
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

[Signature]
NOTARY PUBLIC SIGNATURE
Callie Rayeski-Bowling
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): _____

Prepared By and Return To:
Erin Wyse
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

23-100127
THIS IS TO CERTIFY THAT IS
A TRUE AND CERTIFIED COPY
OF THE ORIGINAL
BY: 

General Warranty Deed

Made effective the 9th day of November, 2023, by Lynn Callia Howard, a single man, hereinafter called the Grantor, whose address is 1107 13th Street North, Jacksonville Beach, FL 32250 to THE BACHMANN GROUP HOLDINGS LLC, a Florida Limited Liability Company, whose post office address is: 49 Oakwood Road, Jacksonville Beach, FL 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot Six (6), Block Fifty-Five (55), Section "A" Jacksonville Beach, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 33, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 179150-0000

Subject to taxes accruing subsequent to December 31, 2023.

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

Together with all the tenements, hereditaments and appurtenances 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.

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In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

Erin M Wyse
Witness 1 Printed Name

[Signature]
Lynn Callia Howard

[Signature]
Witness 2 Signature

Thomas Puleo
Witness 2 Printed Name

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DEPARTMENT

STATE OF FLORIDA
COUNTY OF DUVAL

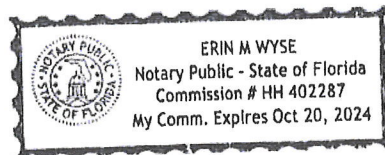
The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this
9 day of November 2023 by Lynn Callia Howard.

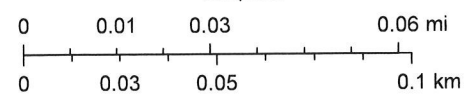
[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: [Signature]





VARIANCE APPLICATION STANDARDS AND CONDITIONS

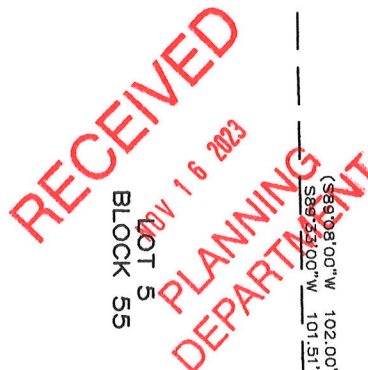
BOA No. 23-100127

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	Correct - This lot is undersized based on the zoning requirements for JRS-2.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot conditions existed prior to purchase of property.
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	That is correct, this lot is undersized for the zoning district it exists in.
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	Correct - If this lot was sized properly for the zoning district it exists, there would be ample room for this structure to be built within RS-2 zoning requirements.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Our current floorplan would fit exactly within the adjusted setback, and the allowance up to 45% would be just within the impervious lot coverage of 44% per our site plan.
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	We plan to build a single family home on this property that follows all applicable building codes and will have no adverse affects on the adjacent land.

27-100127



DRAWING:
28305-BS

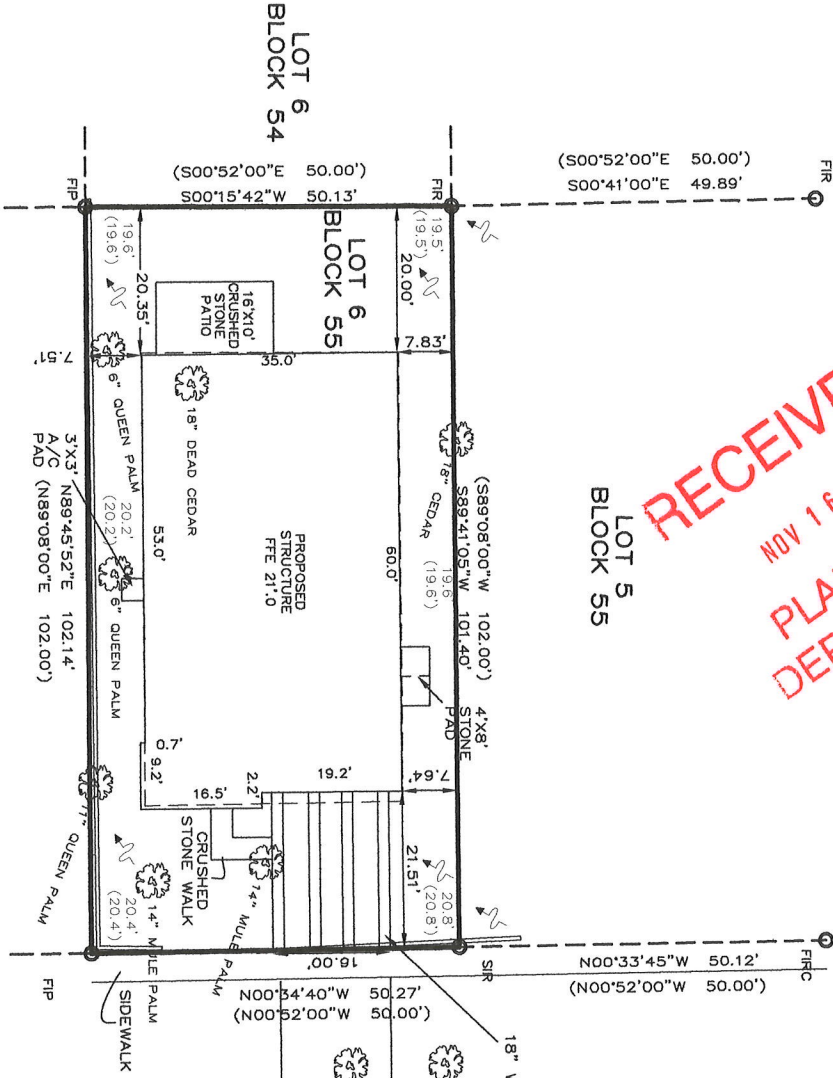
PROJECT:
28305-B

ADDRESS:
1102 13TH STREET NORTH
JACKSONVILLE BEACH, FLORIDA

FRONT SETBACK 20'
SIDE SETBACK 7.5'
REAR SETBACK 20'

LOT 1
BLOCK 68

TREE SPECIES HAVE NOT BEEN
VERIFIED BY A CERTIFIED ARBORIST



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13TH STREET NORTH
(50' R/W)

TOTAL AREA: 5108.31
PROPOSED IMPERVIOUS
AREA: 2269.80 BEING
44% OF TOTAL AREA

BENCHMARK
NAIL IN ROAD
ELEVATION = 19.82' (NAVD 88)

SYMBOLS & ABBREVIATIONS

- Δ - CENTRAL ANGLE
- AC - ACRES #
- BL - BUILDING RESTRICTION LINE
- CH - CHAIN LINE
- CR - CRUSHED STONE
- DB - DEED BOOK
- EG - EASEMENT
- ED - EDGE OF PAVEMENT
- FCM - FOUND CONCRETE MONUMENT
- FEE - PROPOSED FINISHED FLOOR ELEVATION
- FIR - FOUND IRON ROD
- FIR.M - FOUND IRON ROD AND CAP
- FIP - FOUND IRON PIPE
- FIP - FOUND PINCHED IRON PIPE
- FNC - FOUND NAIL AND CAP
- IF - IRON FENCE
- L - ARC LENGTH
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- R - RADIUS OR RANGE
- R/W - RIGHT OF WAY
- SEC. - SECTION
- SIR - SET 5/8" IRON ROD/CAP #6590
- SNC - SET NAIL AND CAP #6590
- UNREC. - UNRECORDED
- LB - LICENSED BUSINESS
- T - TOWNSHIP OR TANGENT
- WF - WIND FENCE
- WB - WOOD BOARD FENCE
- 10 - EXISTING ELEVATION
- (10) - PROPOSED ELEVATION
- - EXISTING DIRECTION OF FLOW

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION
AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE
BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS
FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA SURVEYING
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.S.M.).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED NO. 4664
[Signature]
NOV 19 2023
STATE OF FLORIDA
SHEET 1 OF 1

SITE PLAN OF:
LOT 6, BLOCK 55
SECTION "A" JACKSONVILLE BEACH
PLAT BOOK 18, PAGE 33
DUVAL COUNTY FLORIDA

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL. 32303
(904) 580-6185
LICENSED BUSINESS No. 6590

CERTIFIED TO:
BACHMANN HOMES

DRAWING:
PROJECT:
28305-B



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/04/2023
SUBJECT:	BOA #23-100129 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 2, 2024 Board of Adjustment Meeting.

BOA #23-100129

ZONING: RS-1
RE NO.: 177908-0000,
LEGAL: Lot 13, Block 1, *Pine Grove Unit 4*
ADDRESS: 1649 N 6th Ave

REQUEST:

Section(s): 34-336(e)1(c)2, for side yard setback of 7.8ft in lieu of 10ft minimum to address existing nonconformities to a single-family dwelling **for property addressed** 1649 N 6th Ave, **RE#** 177908-0000, **legally described as** Lot 13, Block 1, Pine Grove Unit 4

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1946), located in the Low Density Residential future land use category. The property is currently located in the Residential Single Family: RS-1 zoning district. The property has an overall lot area of 7,500 sq. ft. The subject home was constructed in 1962, prior to the current LDC. The lot coverage is currently conforming at 35%. The subject parcel has an existing two-story dwelling unit, concrete driveway, and a screened in porch. The applicant is asking for a variance for a side yard setback of 7.8 ft in lieu of 10 ft minimum to address existing nonconformities to the single-family dwelling. The applicant will not make any alterations and wishes to keep the footprint of the structure as is. All work will be internal to the house and the extent of said work is what triggered the need for the variance.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is conforming in total lot coverage, in the RS-1 zoning district, and the minimum lot size is 10,000 sq. ft. The applicant's current lot has a total lot area of 7,500 sq. ft. The applicant is not proposing to build anything new but wants to address the side yard nonconformity. The subject home was constructed prior to the current LDC with the current side yard setback of 7.8 ft rather than the 10 ft minimum required. A variance to allow for a 7.8 ft side yard setback is a reasonable request, as the applicant is addressing current existing nonconformities. The home was purchased with the current nonconformities.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Ten thousand (10,000) square feet.
- Minimum lot width: Ninety (90) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty-five (25) feet.
 - o Side yard: Ten (10) feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - o Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area and a one (1) car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

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 property is undersized. In the RS-1 district, you are required to have a minimum lot area of 10,000 square feet, and this property measures 7,500 sq. ft. Additionally, the current home was constructed in its current location in 1962 with the existing nonconforming side yard setback.

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

Staff does not find that circumstances are a result of the applicant. The applicant purchased the home with the current nonconforming setbacks. The house was built in 1962 before the current LDC.

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 home was built with non-conforming dimensions. It is common for single-family homes to be renovated to maintain their value and modernize older technologies and materials.

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 size of the property and the location of the existing home, this is the minimum variance needed to address this issue.



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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities. The minimum variance needed is for a side yard setback of 7.8 ft in lieu of 10 ft minimum to allow for the internal renovations.

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

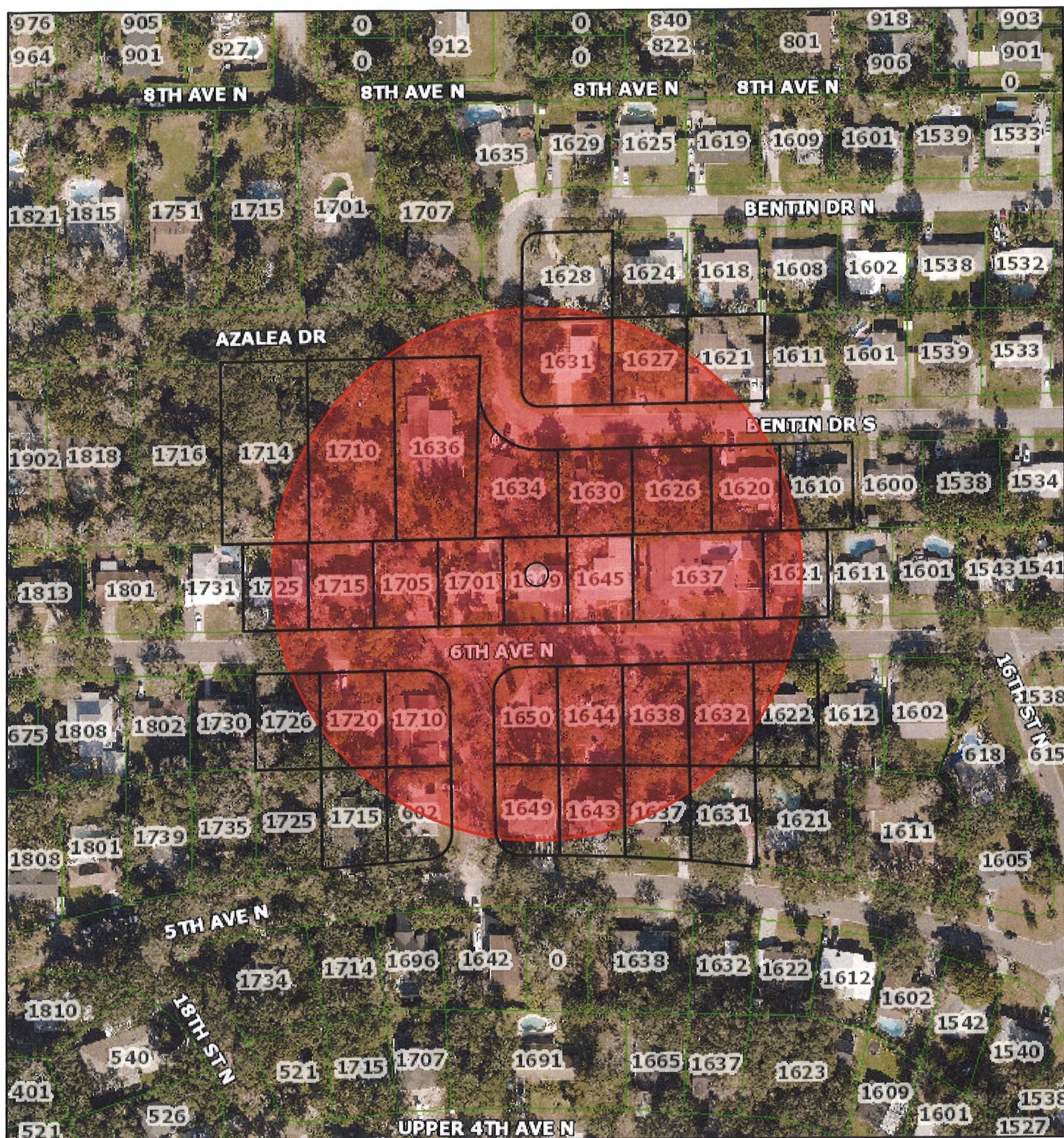
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

STAFF RECOMMENDATION:

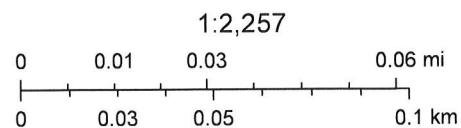
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#23-100129**

ATTACHMENTS:

1. BOA#23-100129 Pics
2. 23-100129



December 4, 2023

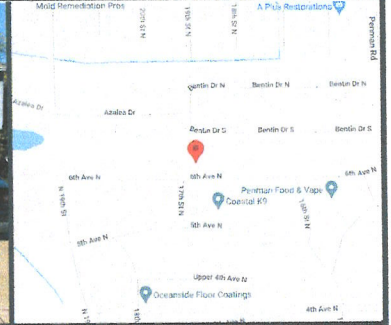
 Parcels

EXISTING

22100129



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



PROPERTY ADDRESS: 1649 6TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2301.1255

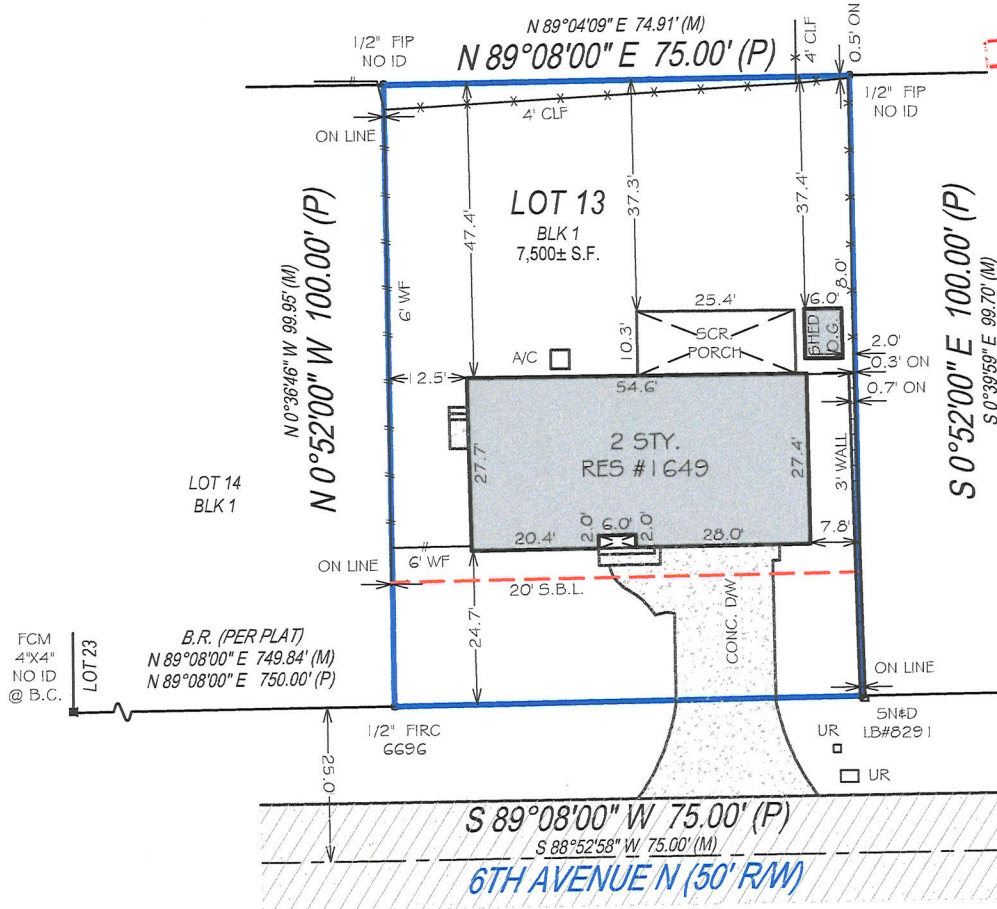
FL2301.1255
BOUNDARY SURVEY
DUVAL COUNTY

BENTIN ESTATES
PLAT BOOK 29, PAGE 40

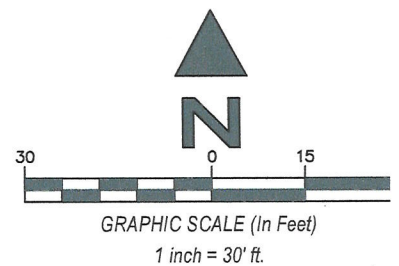
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NOV 20 2023

PLANNING
DEPARTMENT



SURVEYOR'S NOTES:
SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED
FENCE OWNERSHIP NOT DETERMINED.



KEITH A. STEPHENSON
State of Florida Professional Surveyor and Mapper
License Number 6521

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

NONE VISIBLE



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE
MEMBERS

DATE SIGNED: 01/25/23
FIELD WORK DATE: 1/18/2023
REVISION DATE(S): (REV.0 1/25/2023)

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

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 89 DEGREES 08 MINUTES 00 SECONDS EAST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF 6TH AVENUE N, LOCATED WITHIN PINE GROVE UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 44 AND 44A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 13, BLOCK 1, PINE GROVE UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 44 AND 44A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.

10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of
- the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

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

CERTIFIED TO:

JAMES T KINCHEN AND JESSICA D KINCHEN; ATLANTIC COAST TITLE & ESCROW; OLD REPUBLIC NATIONAL TITLE;

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, PANEL NUMBER 0416 DATED 11/02/2018.

DATE SIGNED: 01/25/23

BUYER: JAMES T KINCHEN AND JESSICA D KINCHEN

LENDER:

TITLE COMPANY: ATLANTIC COAST TITLE & ESCROW

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 2023-21472

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210

PROPOSED

23-100/29



www.exactalands.com | office 866.735.1916 | fax 866.744.2882



PROPERTY ADDRESS: 1649 6TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250

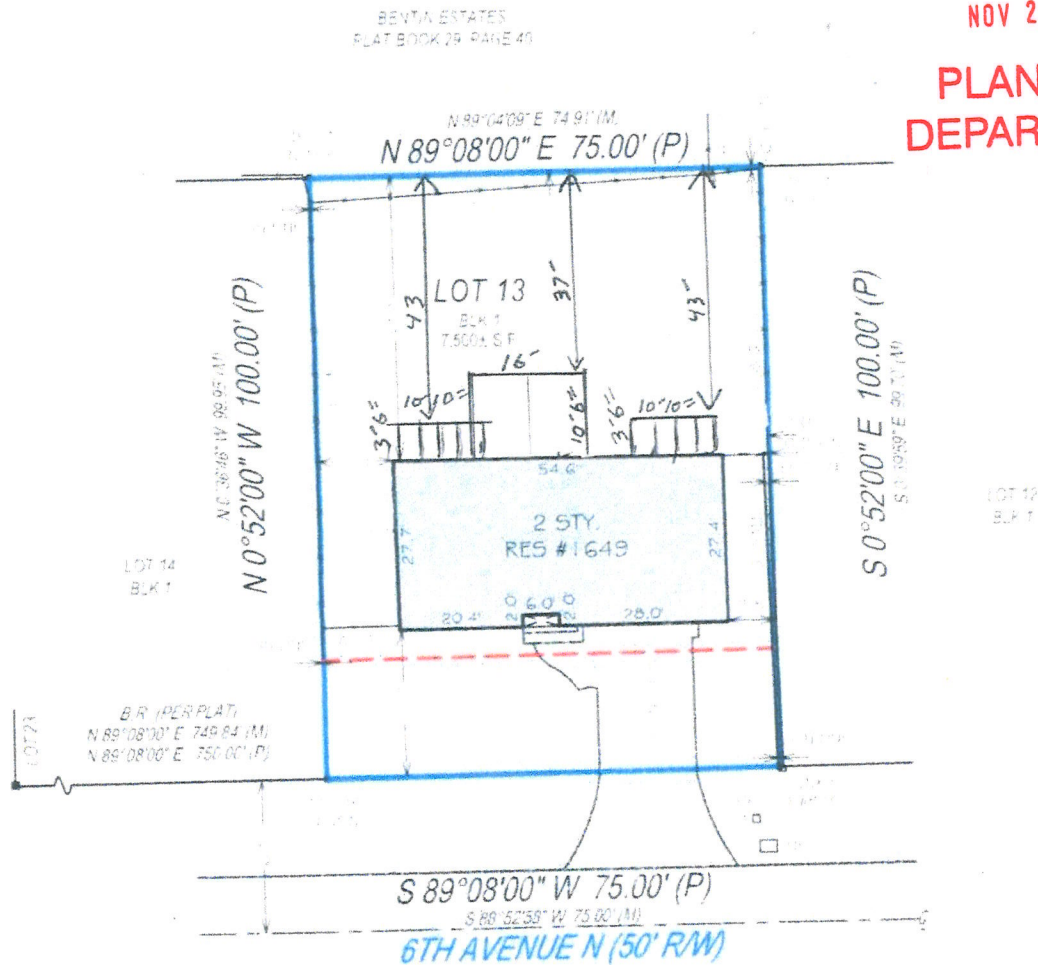
SURVEY NUMBER: FL2301.1255

FL2301.1255
BOUNDARY SURVEY
DUVAL COUNTY

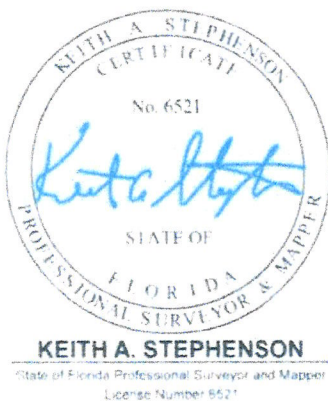
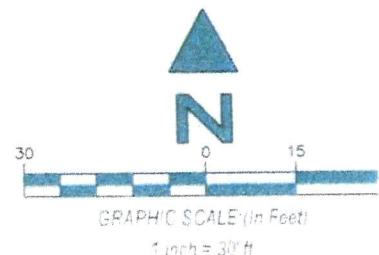
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NOV 20 2023

PLANNING
DEPARTMENT



SURVEYOR'S NOTES
SETBACK INFORMATION SHOWN ON PLAT NOT VERIFIED
FENCE OWNERSHIP NOT DETERMINED

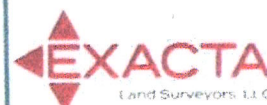


SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

NONE VISIBLE



Exacta Land Surveyors, LLC
FL2301.1255
1649 6TH AVENUE N, JACKSONVILLE BEACH, FL 32250



AFFILIATE
MEMBERS

DATE SIGNED: 01/25/23
FIELD WORK DATE: 1-18-2023
REVISION DATE(S): (REV. 1-25-2023)

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

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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**PLANNING
DEPARTMENT****APPLICANT INFORMATION**

Applicant Name: James Thomas Kinchen III Telephone: 904-813-1402
Mailing Address: 1649 6th Ave North E-Mail: Tommy.Kinchen@gmail.com
Jacksonville Beach, FL 32250

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

Landowner Name: James Thomas Kinchen III Telephone: 904-813-1402
Mailing Address: 1649 6th Ave North E-Mail: Tommy.Kinchen@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: 1649 N 6th Ave, Jacksonville Beach, RE 177908-0000

Legal description of property (Attach copy of deed): 14-44 38-25-29E Pine Grove Unit 4 S/D Lot 13 Blk 1

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).

East Side yard setback of 7'-8" in lieu of 10' as house was built
this way in 1962 with no alterations to side of structure.
Several houses built on the same road in the same time share this side yard problem
for renovation of structure

AFFIDAVIT

I, James Thomas Kinchen III, 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.

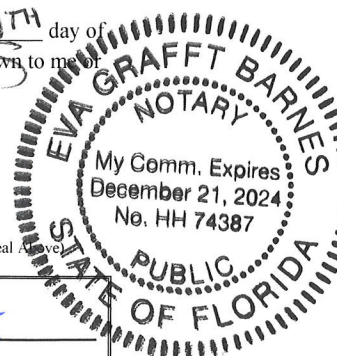
James Thomas Kinchen III James Thomas Kinchen III 11/10/23
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of NOVEMBER, 2023, by JAMES T. KINCEN III, who is personally known to me, produced _____ as identification.

Eva G. Barnes
NOTARY PUBLIC SIGNATURE
EVA G. BARNES
PRINT NOTARY NAME

(Affix Notary Seal Above)

**THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE**CURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X

CODE SECTION (S): _____

23-100129

Doc # 2023028978, OR BK 20581 Page 769, Number Pages: 2,
Recorded 02/13/2023 01:29 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING \$18.50 DEED DOC ST \$2625.00

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PLANNING
DEPARTMENT

Prepared by and return to:

Maria Coutu
Atlantic Coast Title & Escrow
1525-B The Greens Way, Suite 100
Jacksonville Beach, FL 32250
(904) 372-4834
File Number: 2023-21472
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of February, 2023 between **Raymond C. Jellison**, a single man whose post office address is **260 Holly Lane, Portsmouth, NH 03801**, grantor, and **James T. Kinchen and Jessica D Kinchen, A Married Couple** whose post office address is **1649 6th Ave N, Jacksonville Beach, FL 32250**, grantee:

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

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

Lot 13, Block 1, Pine Grove, - Unit No. 4, according to the plat thereof as recorded in Plat Book 19, Page 44, Public Records of Duval County, Florida.

Parcel Identification Number: 177908-0000

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 12/31/2022.

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

Signed, sealed and delivered in our presence:

M. Coutu

Witness

Printed Name: Maria Coutu

C. Pierce

Witness

Printed Name: Catherine Pierce

Raymond C. Jellison

Raymond C. Jellison

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2023 by Raymond C. Jellison who ☐ is personally known or ☒ has produced a driver's license as identification.

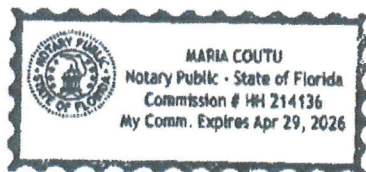
[Seal]

M. DiMartino Coutu

Notary Public

Print Name: Maria DiMartino Coutu

My Commission Expires: April 29, 2026



VARIANCE APPLICATION STANDARDS AND CONDITIONS

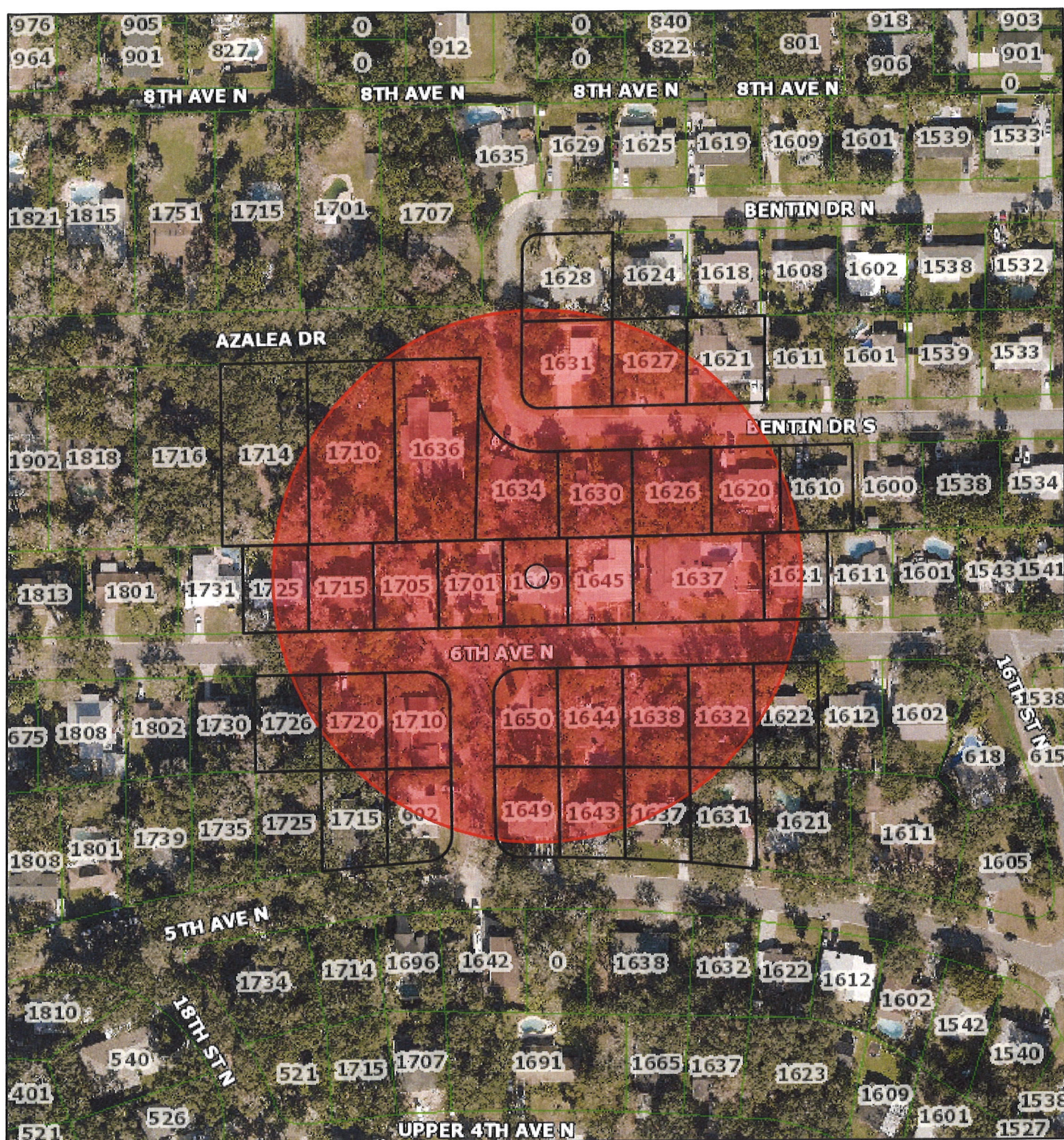
BOA No. 23-100129

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

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

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Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The current structure was built in 1962 and has an existing outside setback of 7'8" which is non compliant to today's existing 10' side yard setback.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	We are asking to leave east side of structure as is, a 7'8" setback as built in 1962.
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 structure east side to remain the same.
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	We are asking to not have to make any alterations to the east side setback.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	No changes to the structure would assist in not creating any hardship to current owner.
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	Any improvements or alterations will not change the existing setbacks of the structure built in 1962.



December 4, 2023

 Parcels

1:2,257

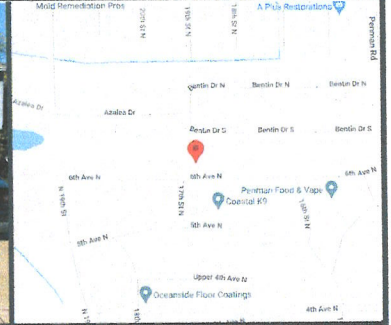
A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.03, and 0.06. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.03, 0.05, and 0.1. The scales are aligned such that 0.01 mi corresponds to 0.016 km, 0.03 mi corresponds to 0.048 km, and 0.06 mi corresponds to 0.096 km.

EXISTING

22100129



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



PROPERTY ADDRESS: 1649 6TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2301.1255

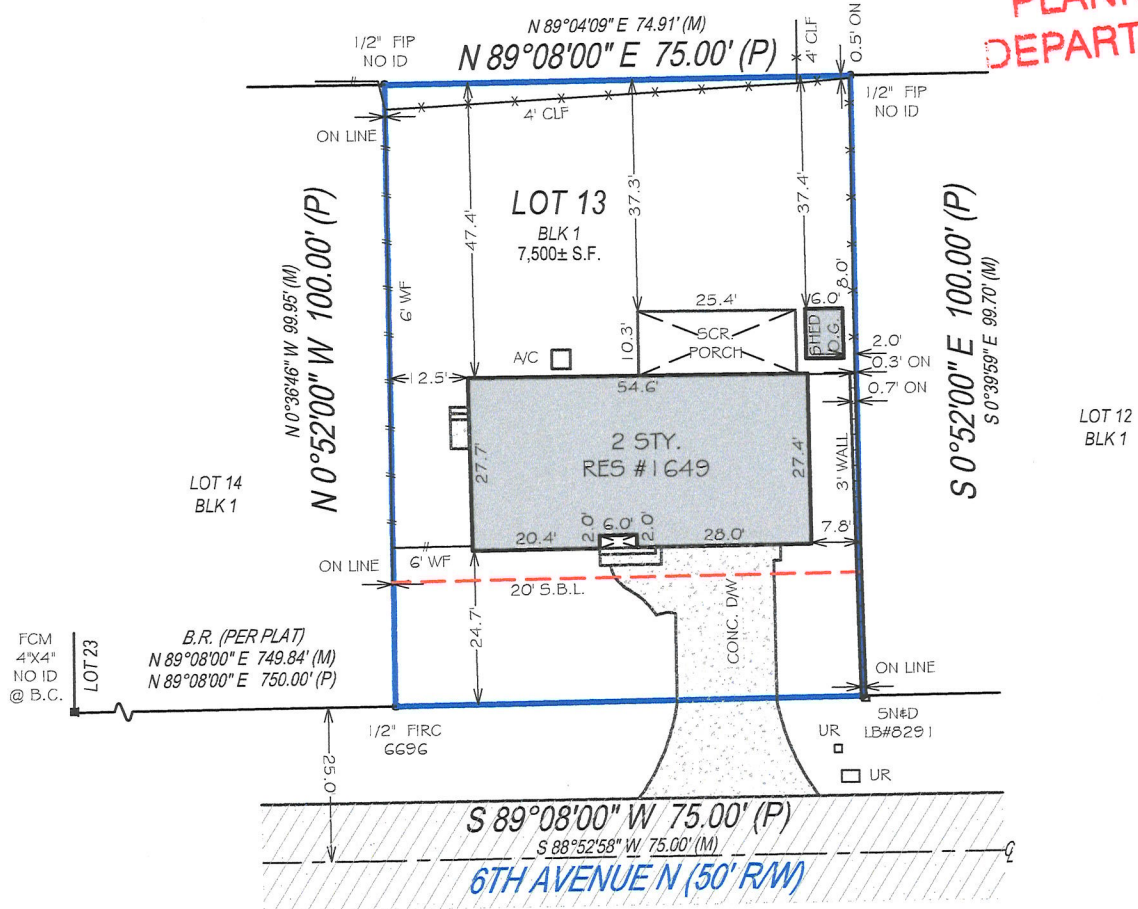
FL2301.1255
BOUNDARY SURVEY
DUVAL COUNTY

BENTIN ESTATES
PLAT BOOK 29, PAGE 40

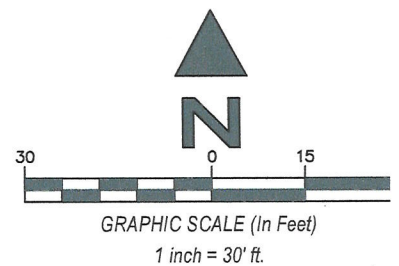
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NOV 20 2023

PLANNING
DEPARTMENT



SURVEYOR'S NOTES:
SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED
FENCE OWNERSHIP NOT DETERMINED.



KEITH A. STEPHENSON
State of Florida Professional Surveyor and Mapper
License Number 6521

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

NONE VISIBLE



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE
MEMBERS

DATE SIGNED: 01/25/23
FIELD WORK DATE: 1/18/2023
REVISION DATE(S): (REV.0 1/25/2023)

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

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 89 DEGREES 08 MINUTES 00 SECONDS EAST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF 6TH AVENUE N, LOCATED WITHIN PINE GROVE UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 44 AND 44A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 13, BLOCK 1, PINE GROVE UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 44 AND 44A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.

10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of
- the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

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

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

ABBREVIATIONS

- (C) - Calculated
- (D) - Deed
- (F) - Field
- (M) - Measured
- (P) - Plat
- (R) - Record
- (S) - Survey
- A/C - Air Conditioning
- AE - Access Easement
- ANE - Anchor Easement
- ASBL - Accessory Setback Line
- B/W - Bay/Box Window
- BC - Block Corner
- BFP - Backflow Preventer
- BLDG - Building
- BLK - Block
- BM - Benchmark
- BR - Bearing Reference
- BRL - Building Restriction Line
- BSMT - Basement
- C - Curve
- C/L - Center Line

- C/P - Covered Porch
- C/S - Concrete Slab
- CATV - Cable TV Riser
- CB - Concrete Block
- CH - Chord Bearing
- CHIM - Chimney
- CLF - Chain Link Fence
- CME - Canal Maintenance Easement
- CO - Clean Out
- CONC - Concrete
- COR - Corner
- CS/W - Concrete Sidewalk
- CUE - Control Utility Easement
- CVG - Concrete Valley Gutter
- D/W - Driveway
- DE - Drainage Easement
- DF - Drain Field
- DH - Drill Hole
- DUE - Drainage & Utility Easement
- ELEV - Elevation
- EM - Electric Meter
- ENCL - Enclosure
- ENT - Entrance
- EOP - Edge of Pavement
- EOW - Edge of Water
- ESMT - Easement
- EUB - Electric Utility Box
- F/DH - Found Drill Hole
- FCM - Found Concrete Monument
- FF - Finished Floor
- FIP - Found Iron Pipe
- FIPC - Found Iron Pipe & Cap

- FIR - Found Iron Rod
- FIRC - Found Iron Rod & Cap
- FN - Found Nail
- FN&D - Found Nail & Disc
- FRRSPPK - Found Rail Road Spike
- GAR - Garage
- GM - Gas Meter
- ID - Identification
- IE/EE - Ingress/Egress Easement
- ILL - Illegible
- INST - Instrument
- INT - Intersection
- IRRE - Irrigation Easement
- L - Length
- LAE - Limited Access Easement
- LB# - License No. (Business)
- LBE - Limited Buffer Easement
- LE - Landscape Easement
- LME - Lake/Landscape Maintenance Easement
- LS# - License No. (Surveyor)
- MB - Map Book
- ME - Maintenance Easement
- MES - Mitered End Section
- MF - Metal Fence
- MH - Manhole
- MHWL - Mean High Water Line
- NR - Non-Radial
- NTS - Not to Scale
- NAVD88 - North American Vertical Datum 1988
- NGVD29 - National Geodetic Vertical Datum 1929
- OG - On Ground

- ORB - Official Records Book
- ORV - Official Record Volume
- O/A - Overall
- O/S - Offset
- OFF - Outside Subject Property
- OH - Overhang
- OHL - Overhead Utility Lines
- OHWL - Ordinary High Water Line
- ON - Inside Subject Property
- P/E - Pool Equipment
- PB - Plat Book
- PC - Point of Curvature
- PCC - Point of Compound Curvature
- PCP - Permanent Control Point
- PI - Point of Intersection
- PLS - Professional Land Surveyor
- PLT - Planter
- POB - Point of Beginning
- POC - Point of Commencement
- PRC - Point of Reverse Curvature
- PRM - Permanent Reference Monument
- PSM - Professional Surveyor & Mapper
- PT - Point of Tangency
- PUE - Public Utility Easement
- R - Radius or Radial
- R/W - Right of Way
- RES - Residential
- RGE - Range
- ROE - Roof Overhang Easement
- RP - Radius Point

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

CERTIFIED TO:

JAMES T KINCHEN AND JESSICA D KINCHEN; ATLANTIC COAST TITLE & ESCROW; OLD REPUBLIC NATIONAL TITLE;

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, PANEL NUMBER 0416 DATED 11/02/2018.

DATE SIGNED: 01/25/23

BUYER: JAMES T KINCHEN AND JESSICA D KINCHEN

LENDER:

TITLE COMPANY: ATLANTIC COAST TITLE & ESCROW

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 2023-21472

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210

PROPOSED

23-100/29



www.exacta.land.com | office 866.735.1916 | fax 866.744.2882



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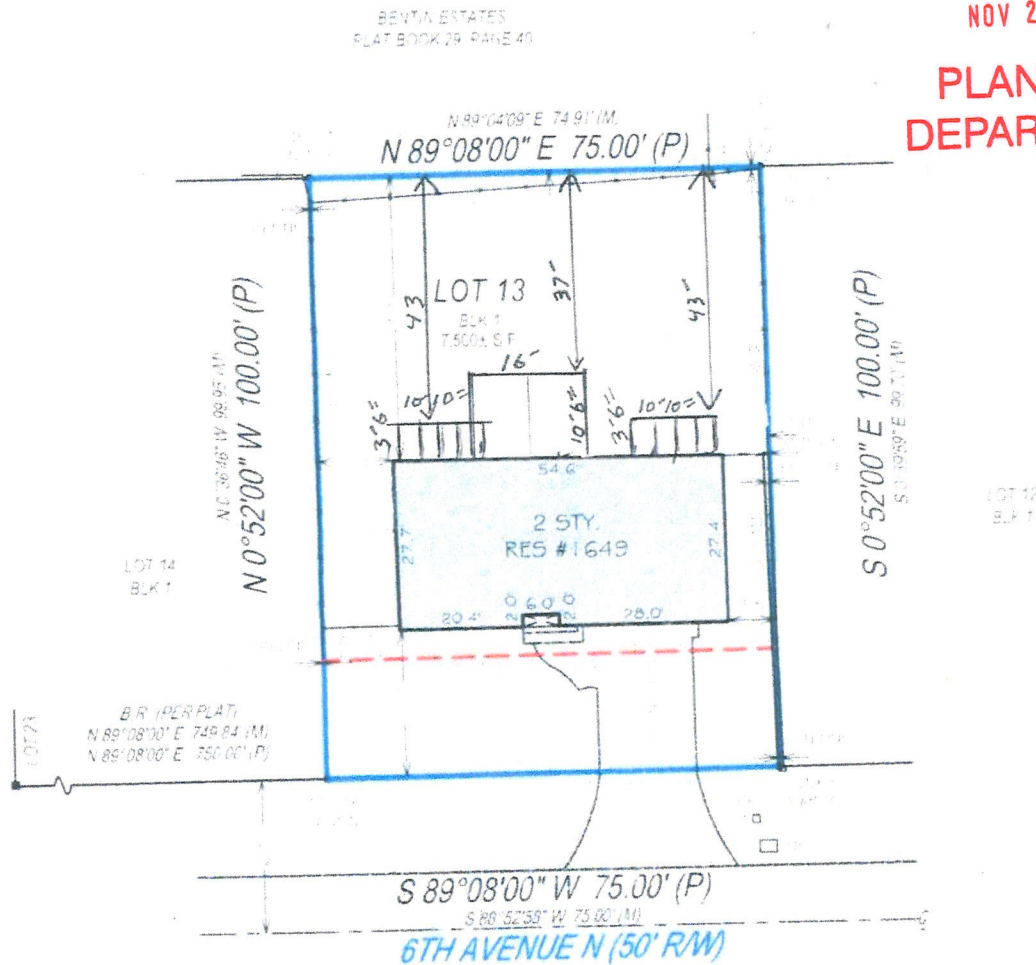
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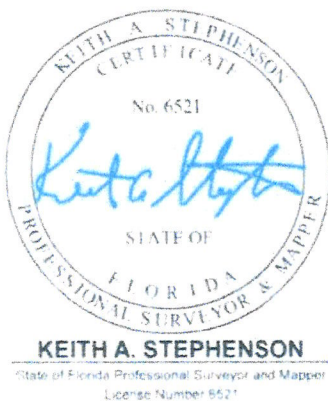
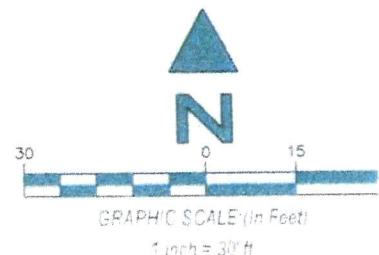
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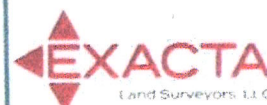


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