



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, February 6, 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

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Todd Smith
Alternates: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

- A. Joint Boards Workshop held on January 10, 2024
- B. Regular BOA meeting held on January 17, 2024

CORRESPONDENCE

OLD BUSINESS

- A. **Case Number(s):** **BOA#23-100128**
 - Applicant: Chris Rood
 - Agent: N/A
 - Owner: Chris Rood
 - Property Address: 903 S 4th Ave
 - Parcel ID: 175868-0000
 - Legal Description: 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; 34-339(e)(2)d, for no garage or carport in lieu of a required garage or carport 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*

NEW BUSINESS

- A. **Case Number(s):** **BOA#23-100122**
 - Applicant: John Atkins
 - Agent: N/A
 - Owner: Atkins Builders, Inc
 - Property Address: 215 N 19th Ave
 - Parcel ID: 175442.0000

Legal Description: Lot 7, Block 203, *Elton realty Co's replat*

Current Zoning: C-1

Motion to Consider: **Section(s):** 34-342(e)(3)b, for side yard setbacks of 5ft on each side in lieu of 10ft minimum, to allow construction for a 2 unit Multifamily Structure **for property addressed** 215 N 19th Ave, **RE#**175442.0000, **legally described as** Lot 7, Block 203, *Elton realty Co's replat*

B. Case Number(s): BOA#24-100002

Applicant: Ryan Donlon

Agent: N/A

Owner: Ryan Donlon

Property Address: 840 S 7th Ave

Parcel ID: 176583.0000

Legal Description: Lot 5, Block 79, *Oceanside Park*

Current Zoning: RS-3

Motion to Consider: **Section(s):** 34-338(e)(2)f, for 38% lot coverage in lieu of 35% maximum, for a new 8 by 10 shed **for property addressed** 840 S 7th Ave, **RE#** 176583.0000, **legally described as** Lot 5, Block 79, *Oceanside Park*

PLANNING DEPARTMENT REPORT

A. Update on Comp Plan process

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 before the start of the meeting. 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

**Minutes of Joint Boards Workshop
held Wednesday, January 10, 2024, at 5:30 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



The Joint Boards Workshop began at 5:31 P.M.

The following Board Members were in attendance:

Board of Adjustment:

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

Planning Commission:

Chairperson: Margo Moehring
Vice-Chair: Colleen White (absent)
Board Members: David Dahl (absent) Nicholas Andrews Justin Lerman (absent)
Alternates: Justin Henderson Debbie Cole (absent)

Community Redevelopment Agency:

Chairperson: David McGraw
Vice-Chair: Gary Paetau
Board Members: Frances Povloski (absent) Christie Elflein

Also present were Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, Community Redevelopment Agency Coordinator Taylor Mobbs, Planner Danevsky Joseph, Blair Knighting and Sophie Brennan of Kimley-Horn and Associates, Inc., and Administrative Assistant Lauren Loria.

Purpose of Workshop

The purpose of this workshop was to discuss the first draft of the proposed updated comprehensive plan elements.

Blair Knighting of Kimley-Horn and Associates, Inc., provided a handout of the draft Comprehensive Plan [on file] and presented a PowerPoint [on file] highlighting the following topics:

- Project Timeline
- Comprehensive Plan Contents
- Comprehensive Plan Elements
- Comprehensive Plan Maps

Conversations ensued regarding the highlighted topics of the workshop.

The workshop adjourned at 6:34 P.M.

Submitted by: Lauren Loria
 Administrative Assistant

Approval:

Chairperson
Board of Adjustment

Date: _____

Chairperson
Planning Commission

Date: _____

Chairperson
Community Redevelopment Agency

Date: _____

**Minutes of Board of Adjustment Meeting
held Wednesday, January 17, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

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

Planner Danevsky Joseph and Administrative Assistant Lauren Loria were also present.

ELECTION OF CHAIR AND VICE-CHAIR

Ms. Gonzalez opened the floor for nominations for the Chair position.

Motion: It was moved by Mr. Moreland, seconded by Mr. Smith, to nominate Owen Curley for Chair.

Discussion: None

Roll Call Vote: Ayes – Owen Curley, Todd Smith, John Moreland, Matt Metz, and Alexi Gonzalez

The motion passed unanimously.

Ms. Gonzalez opened the floor for nominations for the Vice-Chair position.

Motion: It was moved by Mr. Metz, seconded by Mr. Curley, to nominate Jeff Truhlar for Vice-Chair.

Discussion: None

Roll Call Vote: Ayes – Todd Smith, John Moreland, Owen Curley, Matt Metz, and Alexi Gonzalez

The motion passed unanimously.

Mr. Curley assumed the Chair position.

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on December 19, 2023
- Regular Board of Adjustment Meeting held on January 2, 2024

CORRESPONDENCE: None

OLD BUSINESS:

A. Case Number: BOA#23-100121

Applicant/Owner: David & Joelle Caldwell
Agent: N/A
Property Address: 6 Hopson Rd
Parcel ID: 177304-0020

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for replacement of existing gravel driveway for new paver driveway to an existing single-family dwelling for property addressed 6 Hopson Rd, RE# 177304-0020, legally described as Lot 1, Waterway Estates Unit 1.

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

Applicant: David Caldwell, 6 Hopson Road, Jacksonville Beach, stated the hardship was drainage issues.

A discussion ensued about the hardship.

Public Hearing:

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

Motion: It was moved by Mr. Moreland, seconded by Ms. Gonzalez, to approve BOA#23-100121 as modified from the original proposal two weeks ago.

Discussion: A discussion ensued about reducing the lot coverage and criteria.

Motion to Amend: It was moved by Mr. Metz, seconded by Ms. Gonzalez, to amend the motion to approve at 39% as stated.

Discussion: None

Motion to Amend Roll Call Vote: Ayes – John Moreland, Todd Smith, Alexi Gonzalez, Matt Metz, and Owen Curley.

The motion to amend passed unanimously.

Amended Motion Roll Call Vote: Ayes – Todd Smith, John Moreland, Matt Metz, Alexi Gonzalez, and Owen Curley.

The amended motion passed unanimously.

NEW BUSINESS:

A. **Case Number:** **BOA#23-100131**
Applicant: Green Kay Ventures LLC
Agent: Loan Thi Hanson
Owner: Green Kay Ventures LLC
Property Address: 610 9th Ave N
Parcel ID: 174472-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)d, for no garage or carport in lieu of required garage or carport, to address nonconformities to an existing single-family dwelling for property addressed 610 9th Ave N, RE# 174472-0000, legally described as The West 40ft of lot 2, and The East 20ft of lot 3, Block 97, R/P PT Pablo Beach North.

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

Applicant: Loan Thi Hanson, 610 9th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the parking slab.

Public Hearing:

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

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Smith, to approve BOA#23-100131 based on the standards for a variance outlined in the Land Development Code.

Discussion: A discussion ensued about the request.

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

The motion passed unanimously.

B. Case Number: **BOA#24-100001**
Applicant/Owner: David Kluge
Agent: N/A
Property Address: 329 N 15th St
Parcel ID: 177653-0320

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)2, for a northern side yard setback of 6.8 feet and a southern side yard setback of 6.6 feet in lieu of 10 feet minimum for each side; 34-336(e)(1)g, for rear and side yard accessory structure setback of 2ft in lieu of 5ft minimum for a shed; 34-336(e)(1)g, for rear yard accessory structure setback of 1ft in lieu of 5ft minimum for an outdoor bar/pergola; 34-336(e)(1)g, for an accessory setback of 0ft in lieu of 2 feet required for paver walkway on northern and north west property lines; 34- 336(e)(1)c.2, for 0ft accessory side yard setback in lieu of 5ft required for a free-standing wood roofed structure; 34-336(e)(1)e, for lot coverage of 63.3% in lieu of 35% maximum to address existing nonconformities for existing single-family dwelling and associated accessory uses, for property addressed 329 N 15th St, RE# 177653-0320, legally described as Lot 4, Tall Pines.

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

Applicant: David Kluge, 329 North 15th Street, Jacksonville Beach stated the hardship were nonconformities.

A discussion ensued about the lot coverage, pool, pavers, outdoor kitchen, and the pergola.

Public Hearing:

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

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to approve BOA#24-100001 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about an amendment and lot coverage.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to amend the motion to limit the lot coverage to 50%.

Motion to Amend Roll Call Vote: Ayes – Todd Smith, John Moreland, Alexi Gonzalez, Matt Metz, and Owen Curley.

The motion to amend passed unanimously.

Amended Motion Roll Call Vote: Ayes – John Moreland, Owen Curley, Todd Smith, Alexi Gonzalez, and Matt Metz.

The amended motion passed unanimously.

C. Case Number: **BOA#24-100003**
Applicant/Owner: Capital Real Estate Collective LLC
Agent: Rick Johnston
Property Address: 120 N 5th St
Parcel ID: 173787-0000

City of Jacksonville Beach Land Development Code Section(s): 34-343(e)(3)1, for a front yard setback of 1.9 feet in lieu of 10 feet minimum, 34-425(a)(3) for no shade trees in lieu of 2 shade trees required; 34-425(b)(1), to be exempt from front landscape buffer requirements for minimal size and planting, 34-425(c) for no internal landscape islands in lieu of 10% landscaping internal to a vehicle use area; 34-373(b) for 18 foot parking isle in lieu of 23 feet minimum for two way traffic; 34-373(c), for back out parking into a City alley for 5 spaces in lieu of in lieu of no back out spaces for commercial uses; 34-373(f), for turf blocks / Eco blocks in lieu of standard pavement, for commercial office use parking and landscaping and to address existing nonconformities for property addressed 120 N 5th St, RE# 173787-0000, legally described as Lot 11, Block 16, Atlantic Park.

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

Agent: Rick Johnston, 3528 Ocean Drive South, Jacksonville Beach, stated the hardships were existing nonconformities.

A discussion ensued about the property use and parking spaces.

Public Hearing:

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

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to approve BOA#23-100003 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about property use, the setback, and drive aisle.

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

The motion passed unanimously.

D. Case Number: BOA#24-100004

Applicant/Owner: Donald E Hodges Jr.

Agent: N/A

Property Address: 1078 N 13th St

Parcel ID: 179175-0000

City of Jacksonville Beach Land Development Code Section(s): 34-373(d), for parking area set back of 1ft in lieu of 5ft minimum; 34-337(e)1(c)3 for rear yard setback of 17ft in lieu of 30ft minimum; 34-337(e)1e., for 43% lot coverage in lieu of 35% maximum, for construction of a new rear covered porch and office addition to an existing single-family dwelling for property addressed 1078 N 13th St, RE# 179175-0000, legally described as Lot 1 And the North 20t of Lot 2, Block 68, SEC A Jacksonville Beach.

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

Applicant: Donald E Hodges Jr., 1078 North 13th Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about parking and the garage.

Public Hearing:

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

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to approve BOA#23-100004 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot size.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Wednesday, February 6, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:49 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	01/08/2024
SUBJECT:	BOA #23-100128 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, February 6, 2024 Board of Adjustment Meeting.

BOA #23-100128

ZONING: RM-1
RE NO.: 175868-0000
LEGAL: 1/2 Lot 8, Block 40, Pablo beach South
ADDRESS: 903 S 4th Ave

REQUEST:

Section(s): 34-373(d), for parking area set back of 0ft in lieu of 5ft minimum; 34-339(e)(2)d, for no garage or carport in lieu of a required garage or carport 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*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1909) located in the Medium Density Residential future land use category. The property is currently in the Multiple-Family: RM-1 Zoning District with-Residential, single-family: RS-3 dimensional standards. The lot is 62 feet in width and 75 feet in depth, with an overall lot area of 4,687square feet. RS-3 dimensional standards permit a minium lot size of 6,00 square feet and a minimum width of 60 feet. This property is undersized in total lot area. The subject home was constructed in 1956, before the current LDC. The lot currently has an existing, nonconforming, one-story dwelling which lacks a carport or garage and has a concrete driveway that extends directly to the edge of the property, and a concrete walkway. The applicant received a stop work order for completing work without a permit. The applicant was performing interior work at the time of the stop work order. This variance is needed to address current nonconformities so the applicant can continue the interior work with a properly issued permit. The applicant is applying for this variance for parking area set back of 0ft in lieu of the 5ft minimum, for no garage or carport in lieu of a required garage or carport to address current nonconformities.

No previous BOA, no active code case, one stop work order.

STAFF ANALYSIS:

The subject property is substandard in lot area, it's measures an overall lot area of 4,687square feet, the requirement in the RS-3 zoning district is in size at 6,000 square feet. The subject property has a current stop work order due to performing interior work without a permit. The applicant will need to address the current nonconformities in order to continue this work. A variance to allow these

nonconformities is a reasonable request, as the applicant cannot perform any interior work without addressing the current issues. Any work done to the property requires a variance. There is a hardship justified by the result of the parcel nonconformities and the nonconformities associated with the existing structure are not the result of the applicant, as the lot was platted and the home constructed prior to the adoption of the current LDC.. The parcel was platted in 1909 and the home was constructed in 1956 before our current land development code. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Ten thousand (6,000) square feet.
- Minimum lot width: Ninety (60) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty-five (20) feet.
 - o Side yard: Fifteen (15) feet total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - o Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. Garages or carports shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- 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 in area. The property measures 4,687 in size and the dimensional standard state a minimum of 6,000 square feet.

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

Staff does not find that circumstances are a result of the applicant. The lot is a nonconforming lot of record platted in 1909 and the home has existing nonconformities created either at the time of construction, or still prior to the adoption of the current LDC. The applicant purchased the property with these nonconforming conditions.

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

Staff finds that the proposed variance **will not** confer special privileges. The request to address the existing nonconformities to both the lot that does not meet the minimum lot area for the RS-3 zoning district and the home, which does not meet all the current dimensional standards for a single family home would not confer a special privilege as compared to other properties in the RS-3 zoning district. Similar properties and structures have been granted variances to address 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** find that literal interpretation of the code would deprive the applicant of rights and privileges. Due to the nonconforming nature of the existing structure, any work performed in the interior and exterior of the property would require a variance to address the current nonconformities. This situation is not the fault of the applicant and will deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with nonconforming lots and structures.

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 to allow for parking area set back of 0ft in lieu of 5ft minimum and for no garage or carport in lieu of a required garage or carport to address current nonconformities that are currently conditions of the existing property and structure.

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.

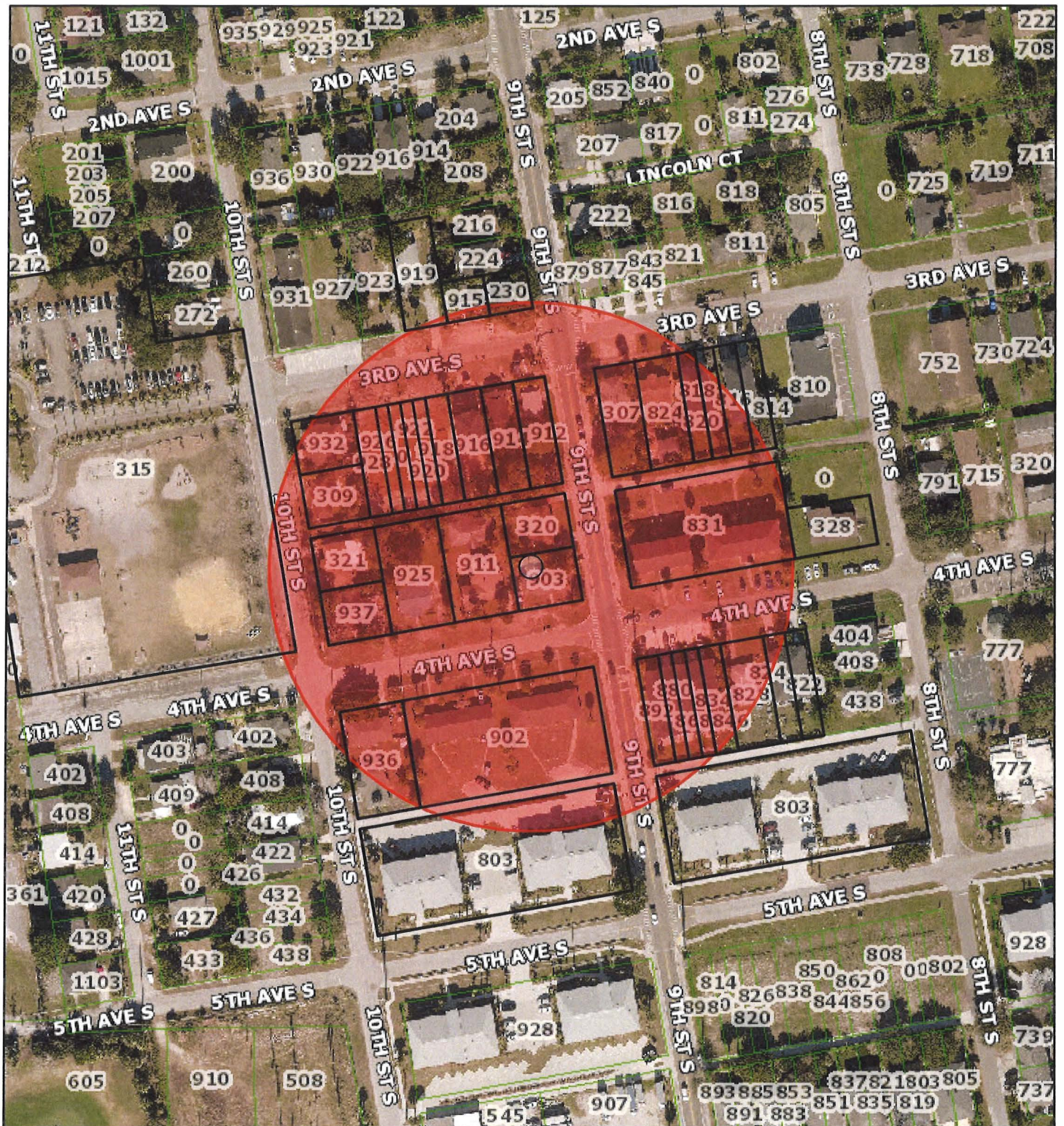
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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#23-100128**

ATTACHMENTS:

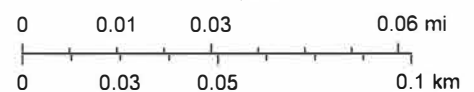
1. 23-100128pics
2. Application 23-100128



December 4, 2023

 Parcels

1:2,257



23-100124

BOUNDARY SURVEY

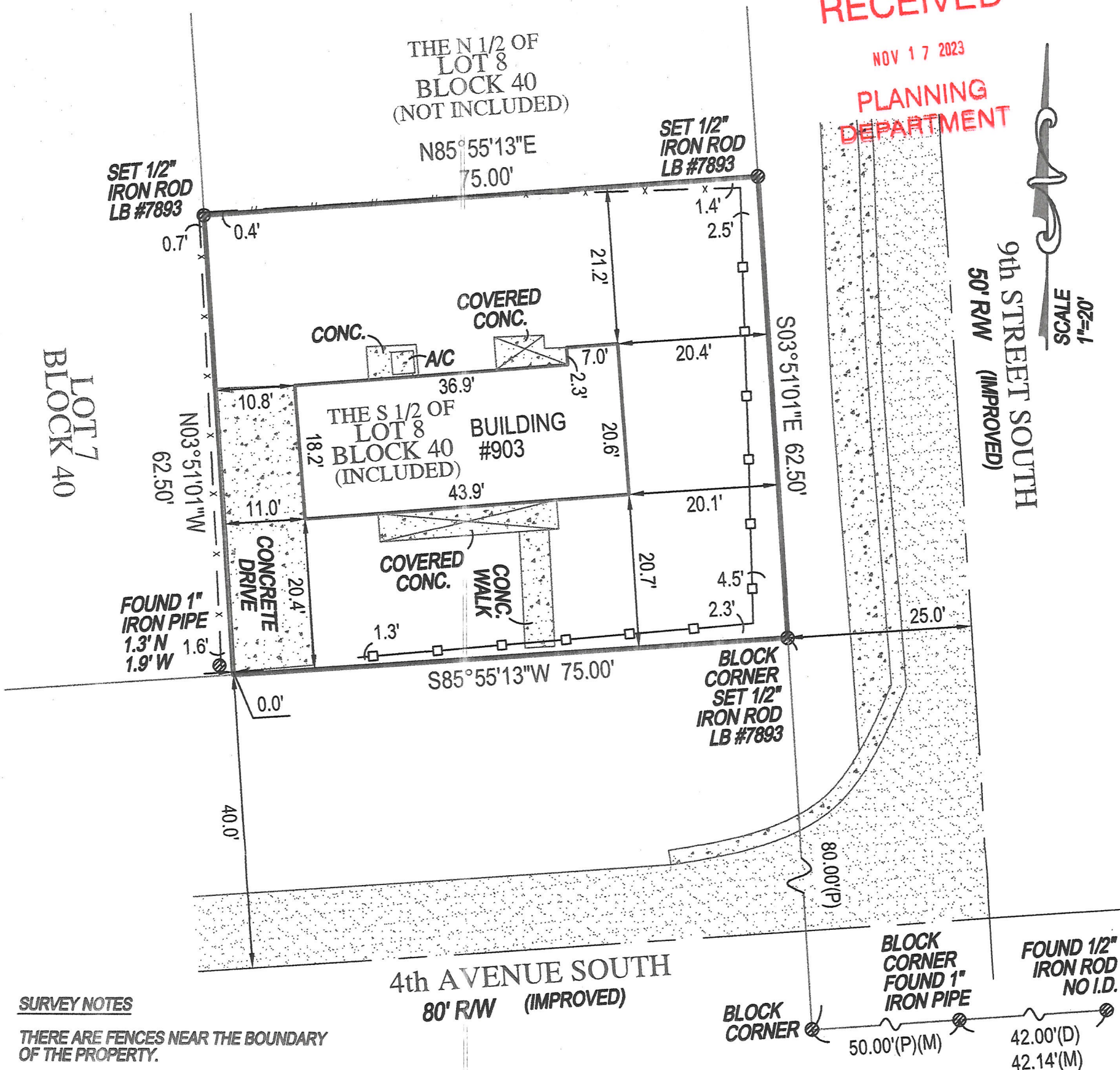
RECEIVED

NOV 17 2023

PLANNING
DEPARTMENT

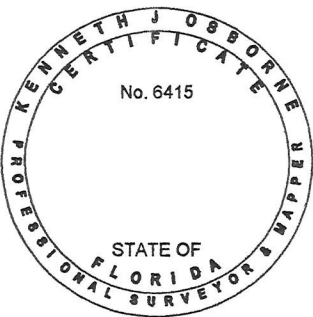
9th STREET SOUTH
50' R/W (IMPROVED)

SCALE
1"=20'



SURVEY NOTES

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SURVEYORS CERTIFICATE

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

Kenneth Osborne

Digitally signed by
Kenneth Osborne
Date: 2023.04.05
11:33:50 -05'00'

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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



TARGET
SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800

STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



APPLICATION FOR VARIANCE

BOA NO. 23-10028
HEARING DATE 1/2/27

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
NOV 17 2023
PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Teen Age Homes / Chris Rood - owner Telephone: 904-228-3593
Mailing Address: 185 8th St. Atlantic Beach, FL 32233 E-Mail: rroodical@gmail.com

Agent Name: All Weather Contractors Telephone: 904-781-7060
Mailing Address: 1702 Lindsey Road Jax, FL 32221 E-Mail: ngray@allweathercontractors.com

Landowner Name: Teen Age Homes / Chris Rood Telephone: 904-228-3593
Mailing Address: 185 8th St. Atlantic Beach, FL 32233 E-Mail: rroodical@gmail.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 903 4th Ave S, 32250 175868.000
Legal description of property (Attach copy of deed): 3-28 33-25-29E Pablo Beach South S1/2 lot 8 B1K40
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 is a 1/2 lot - Driveway is on the lot line & rear setback is small

AFFIDAVIT

I, Chris Rood Teen Age Homes, 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.

X
APPLICANT SIGNATURE

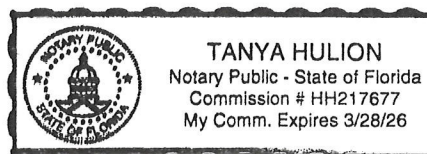
Chris Rood
PRINT APPLICANT NAME

10/6/23
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of October, 2023, by Chris Rood, who is personally known to me or produced N/A as identification.

Tanya Hulion
NOTARY PUBLIC SIGNATURE
Tanya Hulion
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1

FLOOD ZONE: X

CODE SECTION (S):

23-100128

RECEIVED

NOV 17 2023

PLANNING
DEPARTMENT

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

General Warranty Deed

Made effective the 7th day of April, 2023, by Bernita Correlly, a/k/a Bernita Currelly, an unmarried woman, whose address is 903 4th Avenue South, Jacksonville Beach, FL 32250 hereinafter called the Grantor, to Teen Age Homes LLC, a Florida Limited Liability Company, whose address is 185 8th Street, Atlantic Beach, FL 32233, 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:

THE SOUTH ONE-HALF (1/2) OF LOT EIGHT (8) IN BLOCK (40) OF PABLO BEACH SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel ID Number: 175868-0000

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.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 23-100128

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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NOV 17 2023

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	1/2 lot
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Driveway is on the lot line & rear setback is small
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.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	1/2 lot & driveway is on lot line
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	Does not affect other properties

23-100124

BOUNDARY SURVEY

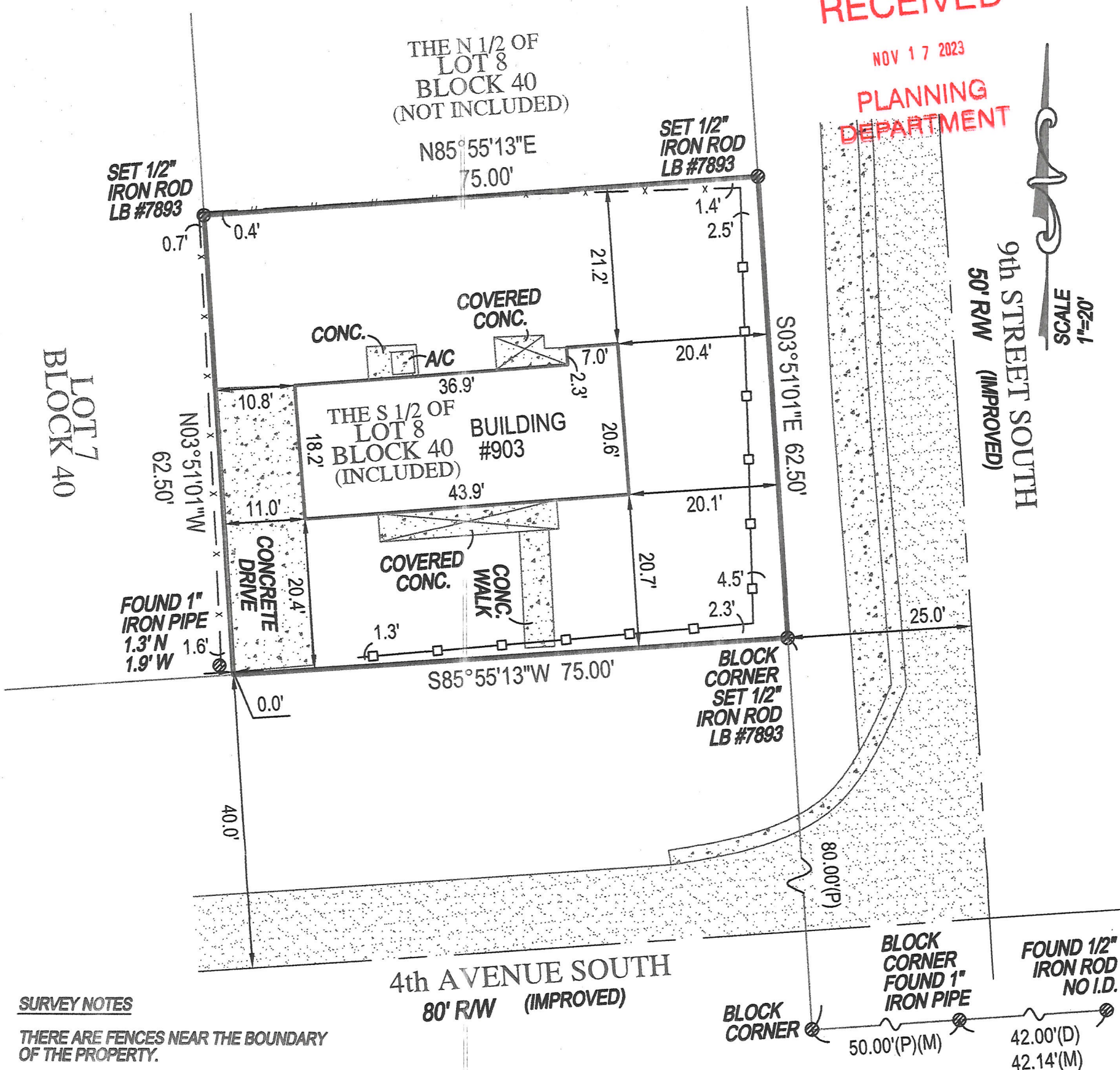
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PLANNING
DEPARTMENT

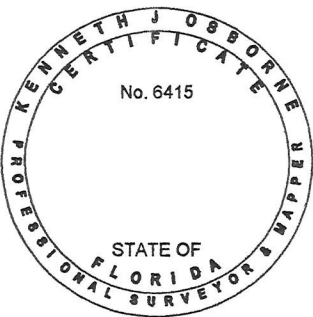
9th STREET SOUTH
50' R/W (IMPROVED)

SCALE
1"=20'



SURVEY NOTES

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SURVEYORS CERTIFICATE

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

Kenneth Osborne

Digitally signed by Kenneth Osborne
Date: 2023.04.05
11:33:50 -05'00'

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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



TARGET
SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800

STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

LEGAL DESCRIPTION AND CERTIFICATION

THE SOUTH ONE-HALF (1/2) OF LOT EIGHT (8) IN BLOCK (40) OF PABLO BEACH SOUTH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Community Number: 120078 Panel: 0417 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 4/4/2023

Certified To:
TEEN AGE HOMES LLC; LANDMARK TITLE INSURANCE; FIRST AMERICAN; CASH TRANSACTION

Property Address:
903 4TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

Survey Number: 581568

Client File Number: 23-1660

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NOV 17 2023

PLANNING
DEPARTMENT

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
+ X.XX	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

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

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES.
- IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
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WEBSITE: <http://targetsurveying.net>



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	01/08/2024
SUBJECT:	BOA #23-100122 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, February 6, 2024 Board of Adjustment Meeting.

BOA #23-100122

ZONING: C-1
RE NO.: 175442-0000
LEGAL: Lot 7,Block 203, *Elton realty Co's replat*
ADDRESS: 215 N 19th Ave

REQUEST:

Section(s): 34-342(e)(3)b, for side yard setbacks of 5ft on each side in lieu of 10ft minimum, to allow construction for a 2 unit multifamily structure **for property addressed** 215 N 19th Ave, **RE#**175442.0000, **legally described as** Lot 7,Block 203, *Elton realty Co's replat*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1925) located in the Commercial future land use category. The property is currently zoned Commercial Limited: C-1. The original subject sight is 141 feet wide by 40 feet in depth, with an overall area of 5,640 square feet. The subject property currently has a 1-story single family home, which will be demolished. The single family home is a non-conforming structure within the Commercial Limited district. The applicant plans on building a two-unit multifamily structure in place of the current single family dwelling. The variance, if granted, will allow the applicant to build a multifamily structure with a side yard set back 5 in lieu of the 10 feet minimum. The applicant applied for a conditional use permit to allow this use. This conditional use application is still pending and this is the minimum variance that will make possible the reasonable use of the parcel and land. Per the definition of the LDC, a town home project must be 3 or more units and a two-family dwelling is only entitled to 35% lot coverage. Therefore, the request is only for a two-unit multifamily structure.

No active code enforcement cases.

STAFF ANALYSIS:

The proposed redevelopment of this lot will consist of a 2400 square feet town home. The subject parcel is smaller than some residential parcels, but is currently zoned C-1. Given the small nature of this parcel, reducing the side setback is a reasonable request. Although there is no minimum lot size and width in this zoning district, it would be very difficult to build this structure without encroaching on the side setbacks. The applicant will meet other dimensional and building requirements for this district.

The new multifamily structure will be consistent with the neighborhood. There is a hardship justified by having a nonconforming lot. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure. C-1 does not allow for single family homes, and a 2 unit multifamily structure is the only option that makes reasonable use of the land and is the lowest intensity use allowed.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: None.
- Minimum lot width: None.
- Minimum yards:
 - o Front yard: Ten (10) feet.
 - o Side yard: None, except where adjacent to streets. If adjacent to a street ten (10) feet, for a corner lot, the side yard on the corner shall be ten (10) feet.
 - o Rear yard: None. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.
- Floor area: None.
- Maximum lot coverage: Eighty-five (85) percent.
- Height: Thirty-five (35) feet.

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 site is zone C-1 and has no minimum lot size requirement, but the applicant is not able to demolish the current structure and rebuild the structure as a single family home, as this is not an allowed use in the C-1 zoning district. and new use would require relief on side setbacks, due to the small nature of this parcel. The applicant is entitled to 65% lot coverage for a multifamily structure so has not requested any relief for lot coverage.

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 width of this parcel is 40 feet and was platted in 1925, before current land development codes.

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. Other parcels in this district have been granted similar variances to build similar structures. Most recent a two unit multifamily was granted at 312 1st Ave. North as an example of a similar request.

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

Staff does find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief from side yard setbacks, the applicant is limited on the size of the dwelling that can be constructed. the proposed unit size is 15 feet in width, and this would be the practical minimum to allow for a single car garage and a reasonable dwelling space.

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 new home. The minimum variance needed to accommodate this two-unit multifamily structure would be to allow for side yard setbacks of 5ft on each side in lieu of a 10 feet minimum.

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.

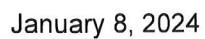
Staff **does/does not** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

STAFF RECOMMENDATION:

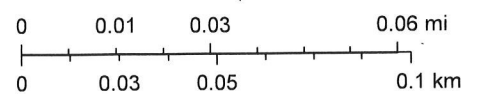
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of **BOA#23-100122**

ATTACHMENTS:

1. 23-100122 pics
2. Application 23-100122



1:2,257



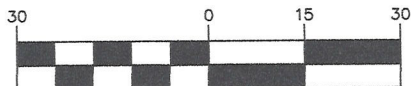
TITLE AND BOUNDARY NOTES

23-100122

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
4. FENCE OWNERSHIP IS NOT DETERMINED.
5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0417J, EFFECTIVE DATE OF 11/02/2018.

PREPARED FOR AND CERTIFIED TO:

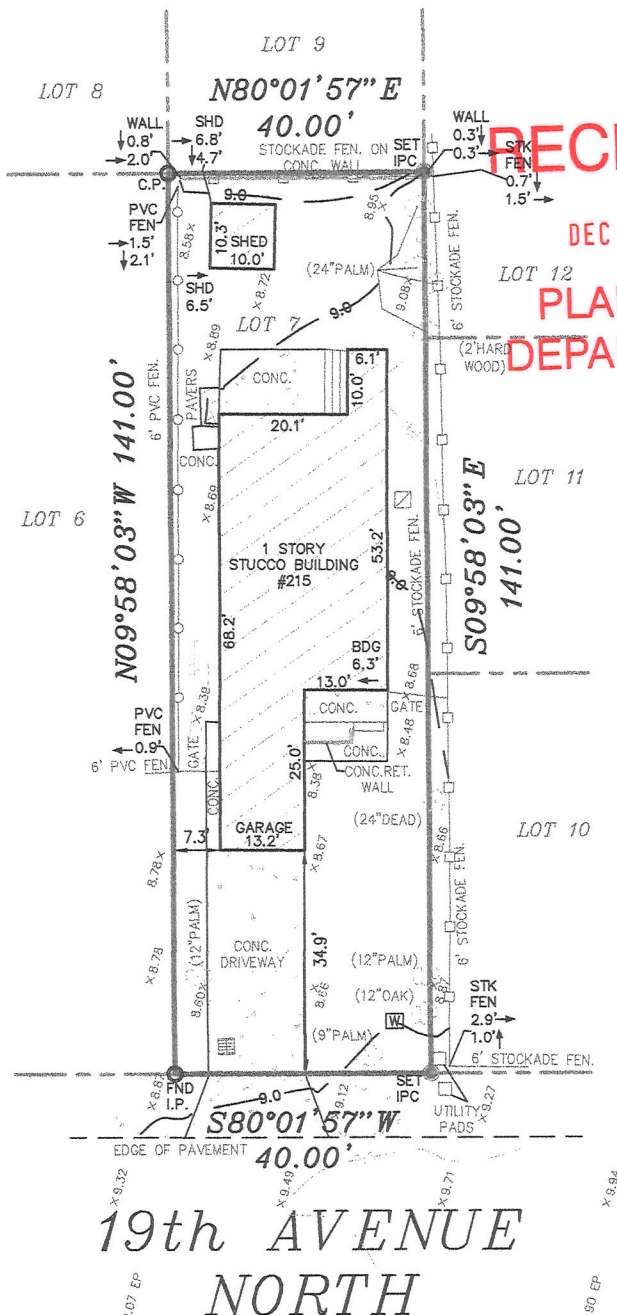
ATKINS BUILDERS, INC., A FLORIDA CORPORATION
OSBORNE & SHEFFIELD TILE SERVICES, LLC
FIRST AMERICAN TILE INSURANCE COMPANY



(IN FEET)
1 inch = 30 ft.

SYMBOL LEGEND

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



Daniel Jackson Digitally signed by Daniel Jackson
Date: 2023.10.26 06:58:46 -04'00'

* ALL ELEVATIONS REFER TO NAVD88' DATUM

SURVEYORS CERTIFICATE

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

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



SCAN ME

LOT AREA
5,640.00 S.F.
0.13 AC.



SCALICE
land surveying

mjslandsurvey.com P:904-413-9355
205 Marketside Avenue, Suite 200, Ponte Vedra, FL 32081

BOUNDARY SURVEY

215 19TH AVENUE NORTH, JACKSONVILLE BEACH, FLORIDA 32250
LOT 7, BLOCK 203, ELTON REALTY CO'S REPLAT, ACCORDING TO
PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB No.
D23-4488

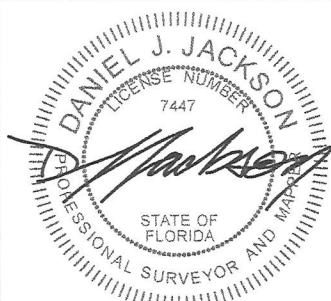
TAX NO.
175442-0000

SCALE: 1" = 30'

DATE SURVEYED:
10/19/2023

CREW.:ES

DR.:MC

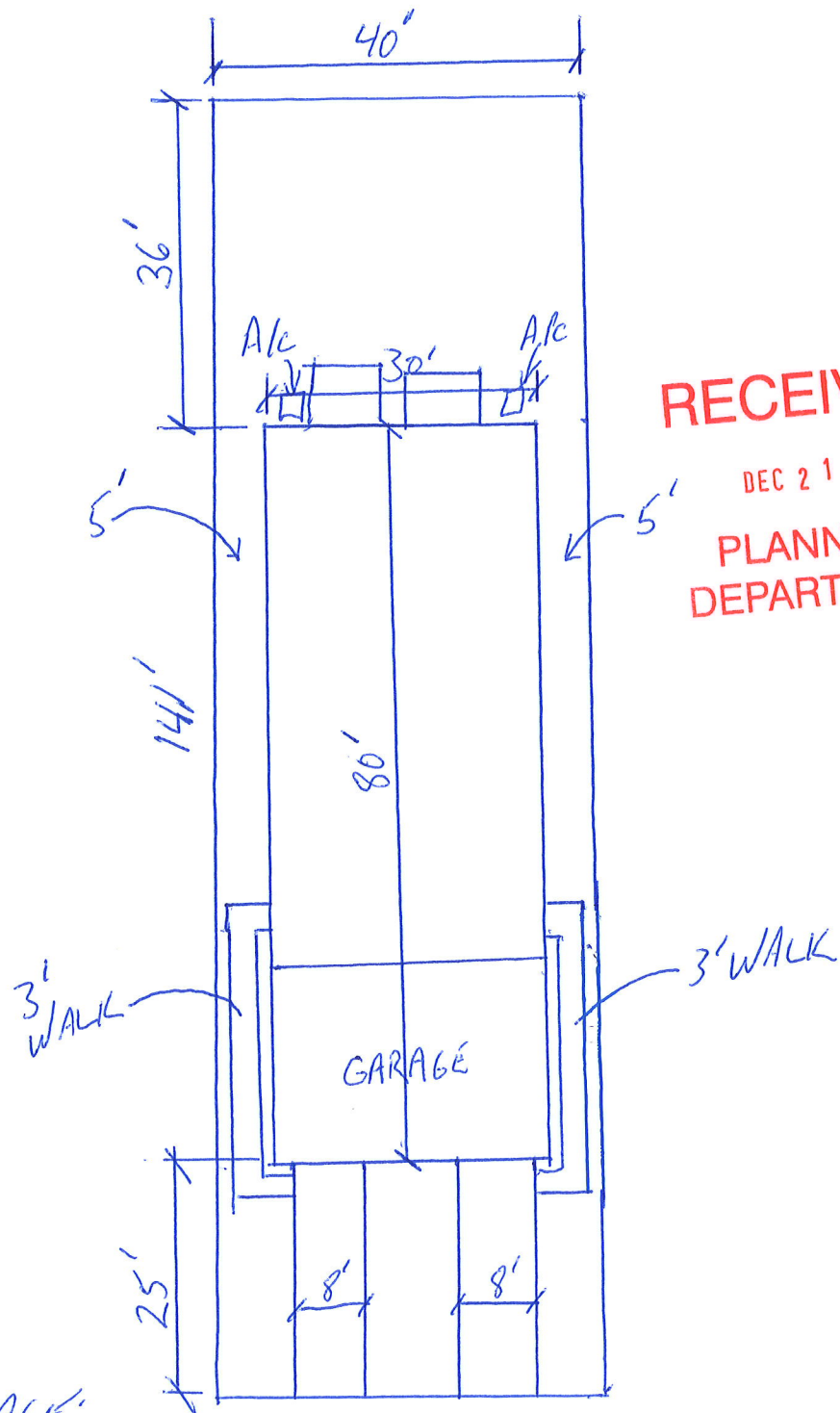


FIRM LB8534

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND PREPARED TO THE TITLE COMPANY, TO THE OVERSEASER, AGENT AND THE LICENSED SURVEYOR. (3) THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED TO BE AFFIXED TO THE BOUNDARY SURVEY MAP. (4) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SHOW THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYING. (5) THE BOUNDARY SURVEY MAP IS PREPARED TO THE TITLE COMPANY, TO THE OVERSEASER, AGENT AND THE LICENSED SURVEYOR. (6) THE BOUNDARY SURVEY MAP IS NOT TRANSFERABLE. (7) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OTHER MUST BE ESTIMATED. (8) ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (9) THE OFFSET (OR DIMENSIONS) SHOWN HEREIN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, PLOTS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (10) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (11) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

215 19TH AVE N.

23-100122



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DEC 21 2023

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DEPARTMENT

LOT COVERAGE:

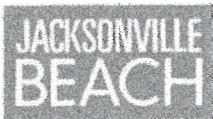
LOT: 5640 ϕ

BUILDING: 2400 ϕ

DRIVEWAY 400 ϕ

PATIO, WALKS,
AND A/C: 346 ϕ

TOTAL IMPER. 3146 ϕ 54% IMPERVIOUS



APPLICATION FOR VARIANCE

BOA No. 23400122
HEARING DATE 2/6/24

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

REQUIRED DOCUMENTATION

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

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APPLICANT INFORMATION

Applicant Name: John Atkins **Telephone:** (904) 465-3749
Mailing Address: PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Atkins Builders, Inc **Telephone:** (904) 465-3749
Mailing Address: PO Box 51262 **E-Mail:** _____
Jacksonville Beach, FL 32240

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: 215 19th Ave N.
Legal description of property (Attach copy of deed): Lot 7, Block 203 Elton Realty Co's replat, Plat Book 10 Page 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).
Side yard setbacks of 5' each in lieu of 15' total, provided no side is less than 5'.

AFFIDAVIT

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

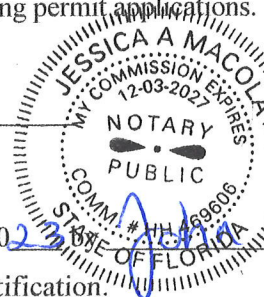
APPLICANT SIGNATURE

John Atkins

PRINT APPLICANT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 21st day of December, 2023, John Atkins, who is personally known to me or has produced FL DL as identification.



22/21/23
DATE

C-1

X

23-100122

PREPARED BY, RECORD AND RETURN TO:
Osborne & Sheffield Title Services, LLC
4776 Hodges Boulevard, Suite 206
Jacksonville, Florida 32224

File #: 2023-335T

Parcel Identification Number:
175442-0000

RECEIVED

DEC 21 2023

PLANNING
DEPARTMENT

FILE COPY

WARRANTY DEED

THIS WARRANTY DEED made this 30th day of **October, 2023**, by **William W. Seymour, Jr. a/k/a William W. Seymour, a single man**, hereinafter called Grantor, whether one or more, whose post office address is 215 19th Avenue N., Jacksonville Beach, Florida 32250-7450, to **Atkins Builders, Inc., a Florida corporation**, hereinafter called Grantee, whether one or more, and whose post office address is **P O Box 51262, Jacksonville Beach, Florida 32240**.

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

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **Duval**, State of Florida, to-wit:

Lot 7, Block 203, together with that portion of the North 10 feet of that certain street closed by Ordinance #5748 of the City of Jacksonville Beach lying between the Southerly extension of the East and West line of said Lot 7, ELTON REALTY CO'S REPLAT, according to the Plat thereof as recorded in Plat Book 10, Page 14, of the public records of Duval County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2023.

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

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

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

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

IN WITNESS WHEREOF, the said Grantor has set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Colleen Bording
Witness #1 signature

Colleen Bording
Witness #1 printed name

Witness #2 signature

Lee S. Osborne
Witness #2 printed name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 30th day of October, 2023, by William W. Seymour, Jr. a/k/a William W. Seymour, a single man, who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced FL Identification Card as identification.



x William W. Seymour Jr.

x William W. Seymour
William W. Seymour, Jr.
a/k/a William W. Seymour

RECEIVED
DEC 21 2023
PLANNING
DEPARTMENT

Lee S. Osborne
Notary Public
My Commission Expires:
(Notary Seal)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No

23-100122

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

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This is a platted lot of record that has no other contiguous available parcels
Special circumstances and conditions do not result from the actions of the applicant.	Yes	This is a platted lot of record prior to the current Land Development Code.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	This is consistent with other variances granted to the same size parcel.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Literal interpretation would render the parcel un-buildable.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	5' setbacks are permitted on one side of house in this zoning district.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	New home would be consistent with the neighborhood.

BEARINGS SHOWN HEREON ARE BASED
ON US STATE PLANE, NAD 83 (2011
EPOCH), FLORIDA EAST ZONE

TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- FENCE OWNERSHIP IS NOT DETERMINED.
- THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0417J, EFFECTIVE DATE OF 11/02/2018.

GRAPHIC SCALE



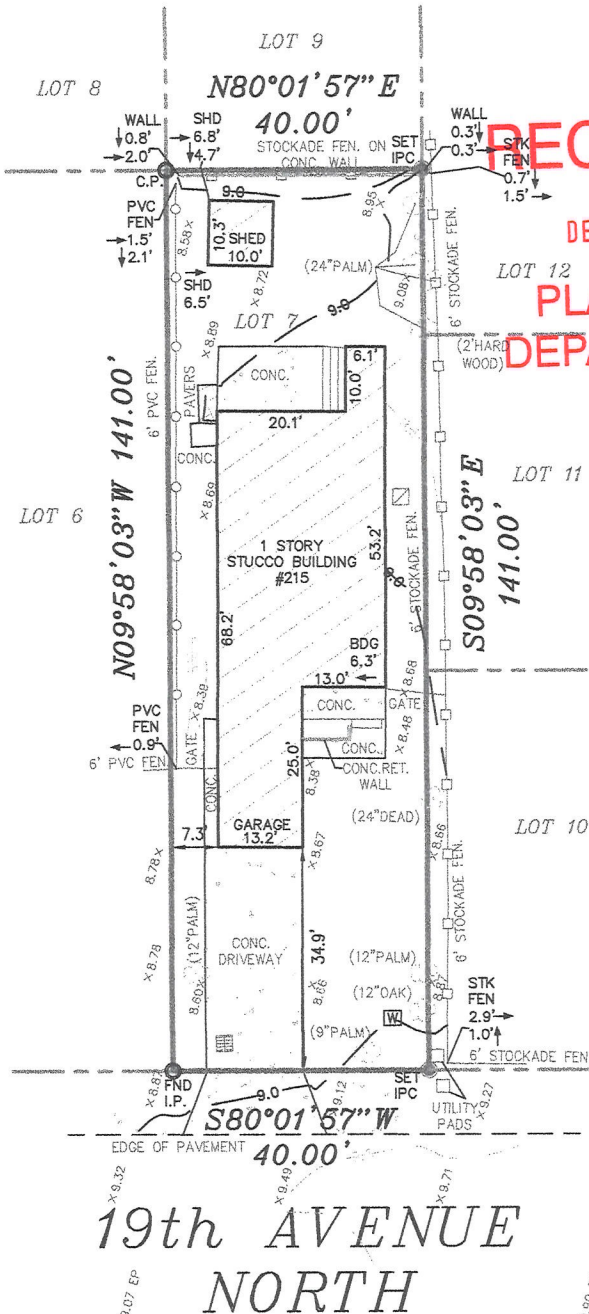
(IN FEET)
1 inch = 30 ft.

PREPARED FOR AND CERTIFIED TO:

ATKINS BUILDERS, INC., A FLORIDA CORPORATION
OSBORNE & SHEFFIELD TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

SYMBOL LEGEND

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



Daniel Jackson
Digitally signed by
Daniel Jackson
Date: 2023.10.26
06:58:46 -04'00'

* ALL ELEVATIONS REFER TO NAVD88' DATUM

SURVEYORS CERTIFICATE

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

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

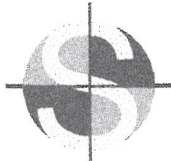


SCAN ME

LOT AREA
5,640.00 S.F.
0.13 AC.



FIRM LB8534



SCALICE
land surveying

mjslandsurvey.com P:904-413-9355
205 Marketside Avenue, Suite 200, Ponte Vedra, FL 32081

BOUNDARY SURVEY

215 19TH AVENUE NORTH, JACKSONVILLE BEACH, FLORIDA 32250
LOT 7, BLOCK 203, ELTON REALTY CO'S REPLAT, ACCORDING TO
PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB No.
D23-4488

TAX NO.
175442-0000

SCALE: 1" = 30'

DATE SURVEYED:
10/19/2023

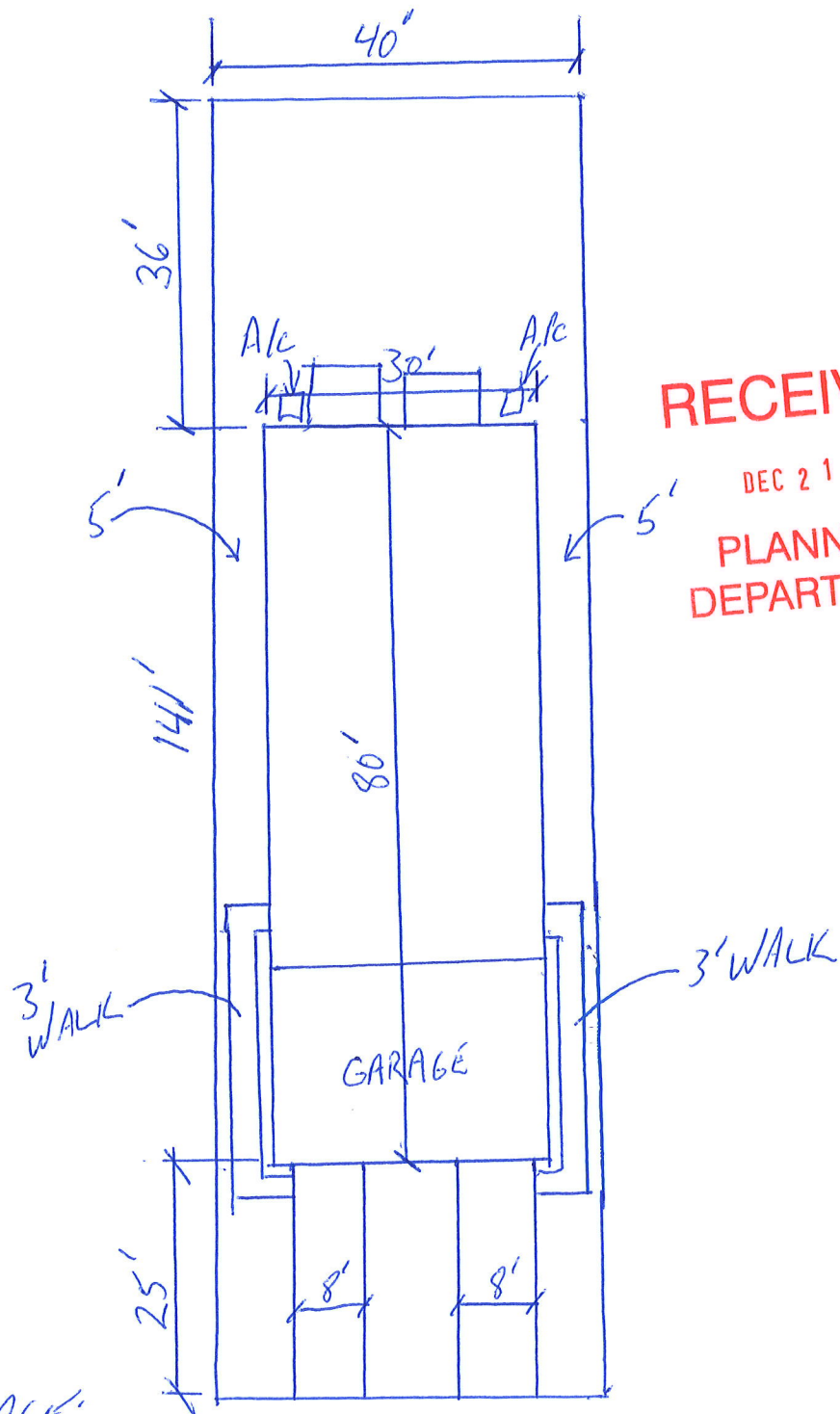
CREW.:ES

DR.:MC

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAWR. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALKINS KNOWN AND OTHER MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

215 19TH AVE N.

23-100122



RECEIVED

DEC 21 2023

PLANNING
DEPARTMENT

LOT COVERAGE:

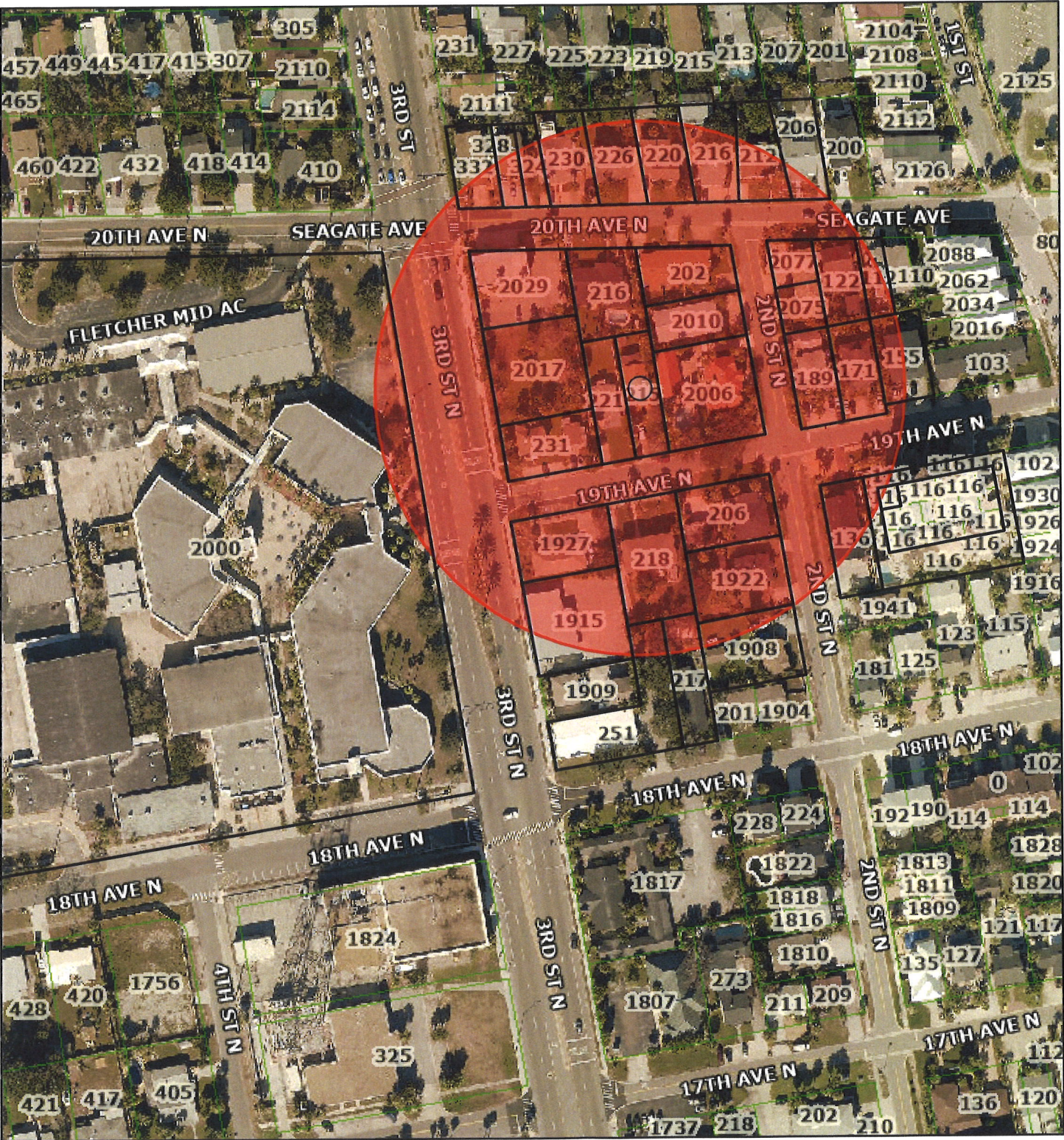
LOT: 5640 ϕ

BUILDING: 2400 ϕ

DRIVEWAY 400 ϕ

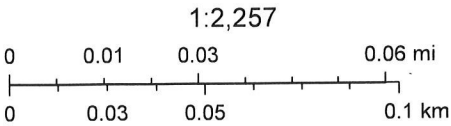
PATIO, WALKS,
AND A/C: 346 ϕ

TOTAL IMPER. 3146 ϕ 54% IMPERVIOUS



January 8, 2024

 Parcels





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	01/08/2024
SUBJECT:	BOA #24-100002 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, February 6, 2024 Board of Adjustment Meeting.

BOA #24-100002

ZONING: RS-3
RE NO.: 176583-0000
LEGAL: Lot 5, Block 79, Oceanside Park
ADDRESS: 840 S 7th Ave

REQUEST:

Section(s): 34-338(e)(2)f, for 38% lot coverage in lieu of 35% maximum, for a new 8 by 10 shed **for property addressed** 840 S 7th Ave, **RE#** 176583.0000, **legally described as** Lot 5, Block 79, *Oceanside Park*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1922), located in the Medium Density Residential future land use category. The property is currently zoned Residential, single-family: RS-3. The subject parcel is 50ft with a total area of 6,243.74 square feet. This does not conform with RS-3 standards in width. The subject property is occupied by a two-family dwelling, a driveway, and a covered rear yard patio. Totalling 2,271.74 sq ft of impervious space or 36.% lot coverage. The applicant is asking for a variance for 38% lot coverage in lieu of 35% maximum, for a new 8 by 10 shed. The shed addition will add 80 sq ft of impervious area, making the new lot coverage 38%.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is substandard in width, as it originally measured 50 in width rather than the 60 feet minimum requirement in the RS-3 zoning district. The applicant is requesting a variance for 38% lot coverage in lieu of 35% maximum, for a new 8 by 10 shed. There is a hardship justified by having a nonconforming lot. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Six thousand (6,000) square feet.
- Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty (20) feet.
 - o Side yard: Fifteen (15) feet total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - o Rear Yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. Garages or carports shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject parcel is nonconforming in width and. The subject parcel is 6,271.74 sq ft square feet and 50 feet in width. The minimum lot area: Six thousand (6,000) square feet and the minimum width is 60 feet.

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

Staff **does** find that circumstances are a result of the applicant. The lot is substandard, the existing lot coverage and setbacks for the two-family dwelling are not the result of the applicant, and therefore are not self-imposed.

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

Staff finds that the proposed variance **will/will not** confer special privileges. The request to allow for 38% lot coverage in lieu of 35% maximum, for a new 8 by 10 shed to a lot that does not meet the minimum lot width for the RS-3 zoning district would not confer a special privilege as compared to other properties in the same zoning district.

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

Staff **does not** find that literal interpretation of the code would deprive the applicant of rights and privileges. Due to the width of this property, you cannot add any accessory structures and meet RS-3 standards. This situation is not the fault of the applicant and will deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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

Staff **does not** find that the requested variances are the minimum variance needed to accommodate the proposed new shed. The minimum variance needed would be to approve the proposed 38% lot coverage in lieu of 35% maximum, for a new 8 by 10 shed.

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

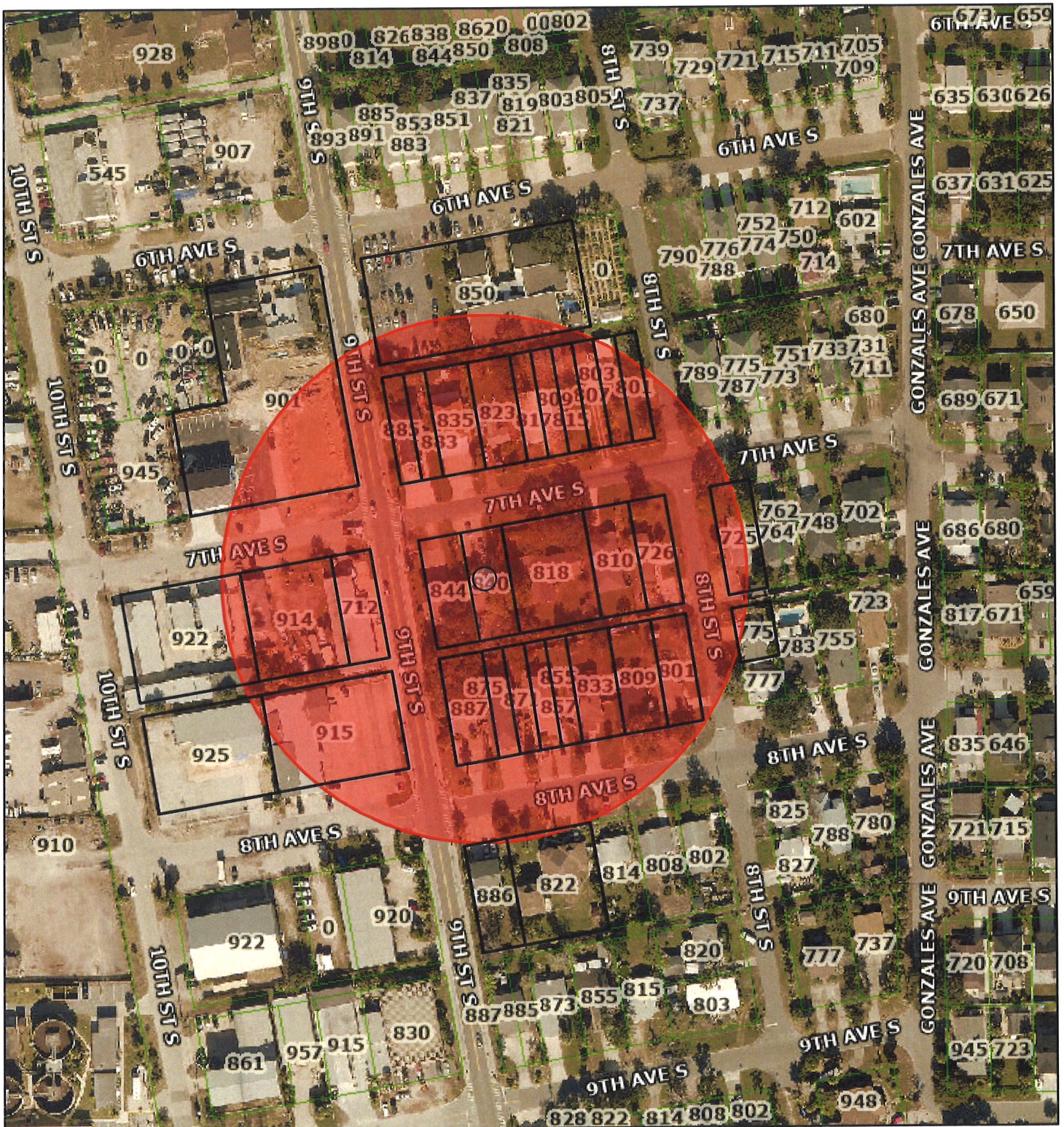
Staff **does/does not** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100002**

ATTACHMENTS:

1. 24-100002pics
2. Application 24-100002



January 8, 2024

 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

Current

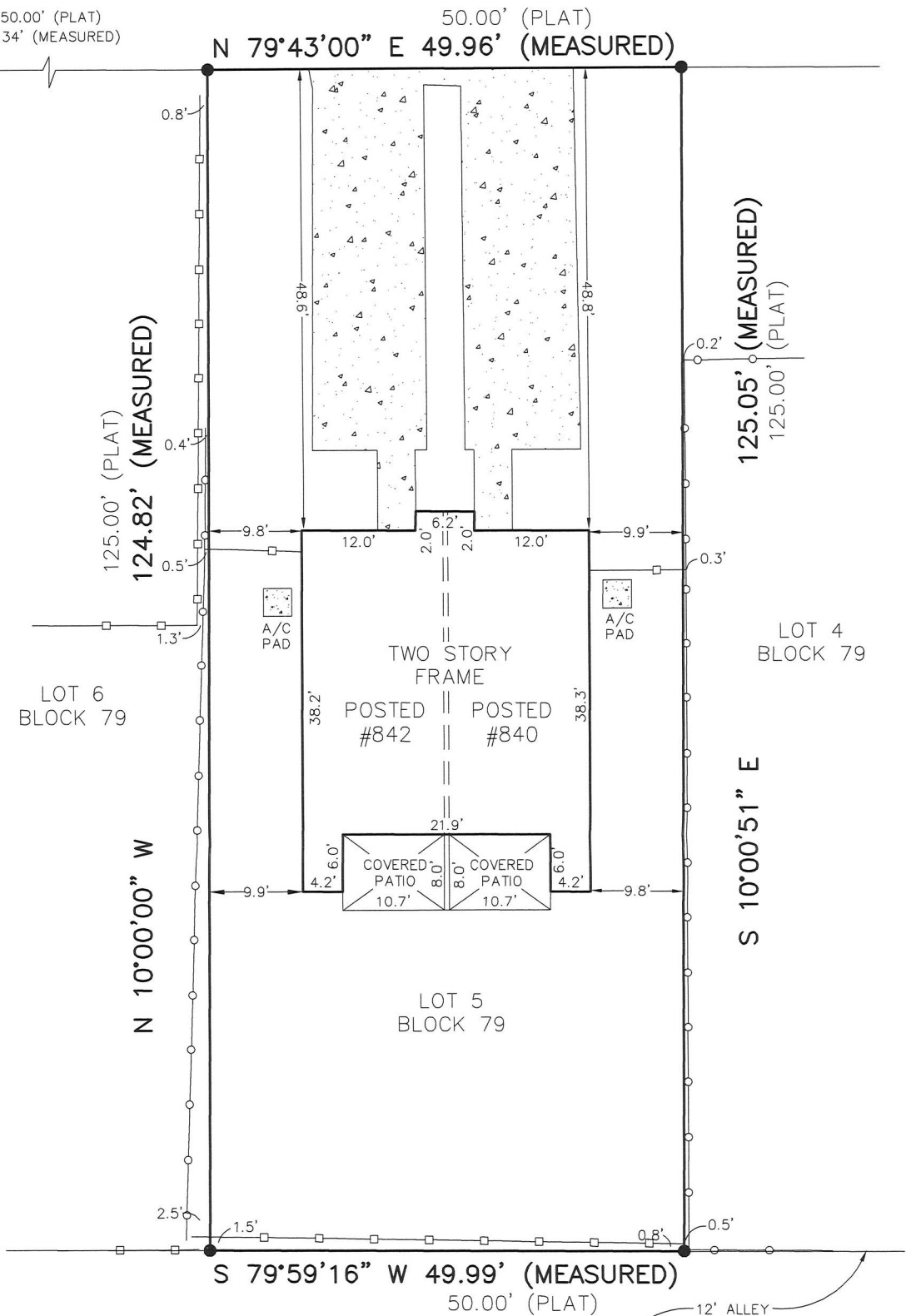
MAP SHOWING BOUNDARY SURVEY OF
LOT 5, BLOCK 79, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8,
PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



7TH AVENUE SOUTH
(FORMERLY KNOWN AS JONES AVENUE)
(50' RIGHT OF WAY)

9TH STREET SOUTH
(50' RIGHT OF WAY)



LEGEND:

- x— = BARB/HOG WIRE FENCE
- = VINYL/WOOD FENCE
- = METAL/CHAIN LINK FENCE
- = CONCRETE

- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

LOT CALCULATIONS:

TOTAL LOT AREA = 6243.74 SQUARE FEET

IMPERVIOUS AREA:

FOUNDATION = 1213.66 SQUARE FEET
CONCRETE = 1058.08 SQUARE FEET
TOTAL = 2271.74 SQUARE FEET

NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 10°00'00" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 0419 J.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

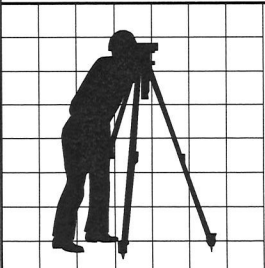
REVISIONS

DATE	DESCRIPTION
12-18-23	UPDATE

JOB # 30155-A

DATE OF FIELD SURVEY: 6-15-16

SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

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

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

O

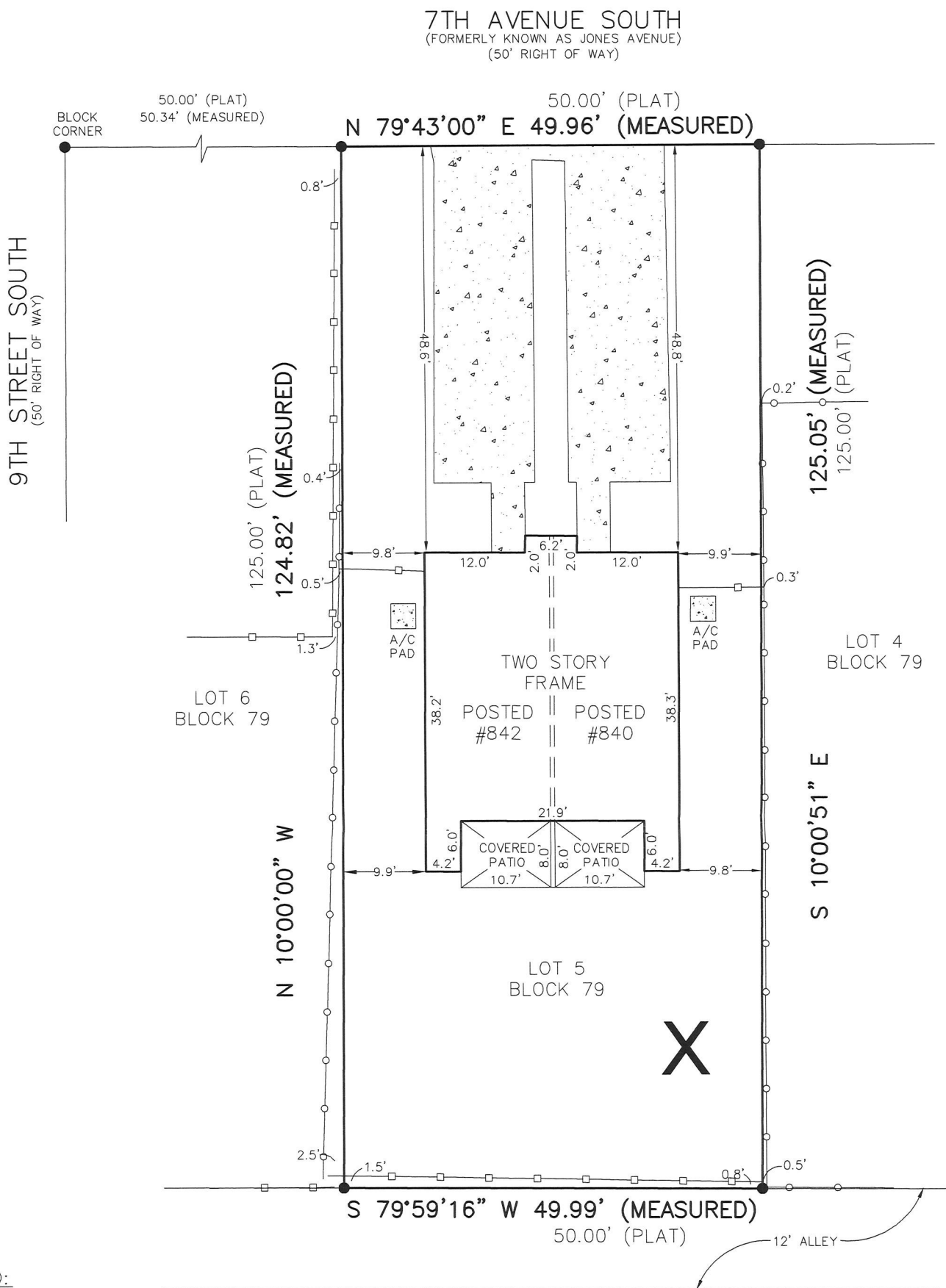
CONSTRUCTION SURVEYS

SUBDIVISIONS

Proposed

MAP SHOWING BOUNDARY SURVEY OF
LOT 5, BLOCK 79, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8,
PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



LEGEND:

- x— = BARB/HOG WIRE FENCE
- = VINYL/WOOD FENCE
- = METAL/CHAIN LINK FENCE
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- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
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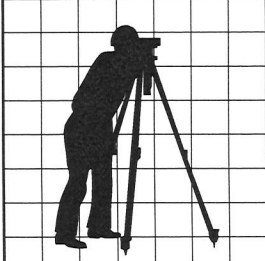
REVISIONS

DATE	DESCRIPTION
12-18-23	UPDATE

JOB # 30155-A

DATE OF FIELD SURVEY: 6-15-16

SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

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

CERTIFICATE

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Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

O

CONSTRUCTION SURVEYS

LAND SUBDIVISIONS



APPLICATION FOR VARIANCE

BOA NO. 24-100002

HEARING DATE _____

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

DEC 04 2023

PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: RYAN DONLON Telephone: 207-710-4614
 Mailing Address: 840 7TH AVE SOUTH E-Mail: donlonryan144@gmail.com
JACKSONVILLE BEACH FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: _____ 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: 840 7TH AVE SOUTH 176583-0000
 Legal description of property (Attach copy of deed): _____
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
8' x 10' SHED FOR STORAGE IN BACKYARD

AFFIDAVIT

I, RYAN DONLON, 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.

Ryan Donlon
 APPLICANT SIGNATURE

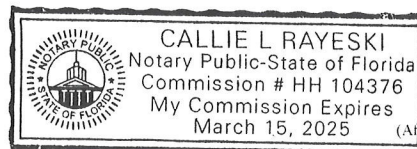
RYAN DONLON
 PRINT APPLICANT NAME

05 DEC 2023
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of December, 2023, by Ryan Donlon, who is personally known to me or produced _____ as identification.

Callie Rayeski-Bowling
 NOTARY PUBLIC SIGNATURE
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: AS-7

FLOOD ZONE: X

CODE SECTION (S): _____

Prepared By and Return To:
Johnni Nicole Causey
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

24-100002
RECEIVED

DEC 04 2023

**PLANNING
DEPARTMENT**

General Warranty Deed

Made effective the 14th day of August, 2023, by Michal Janosek a/k/a Michael Janosek, a married man, whose address is 141 Cabrillo Lane, Ponte Vedra Beach, FL 32082 hereinafter called the Grantor, to Victoria N. Cavazos and Ryan P. Donlon, wife and husband, whose address is 840 7th Avenue South, 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 79, Oceanside Park, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 13, of the Public Records of Duval County, Florida.

Parcel ID Number: 176583-0000

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.

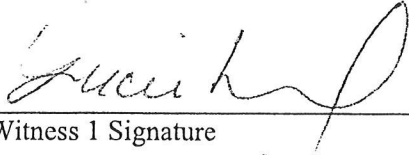
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

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

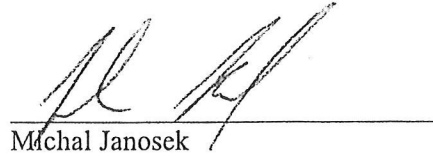
Signed, sealed and delivered in our presence:



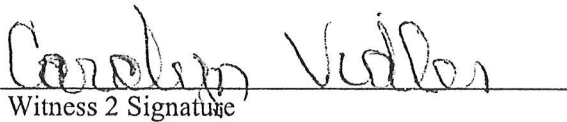
Witness 1 Signature

Lucie Welch

Witness 1 Printed Name



Michal Janosek



Witness 2 Signature

CAROLYN VIDLER

Witness 2 Printed Name

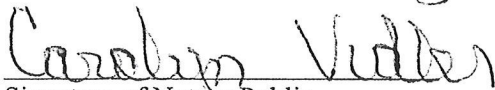
RECEIVED

DEC 04 2023

PLANNING
DEPARTMENT

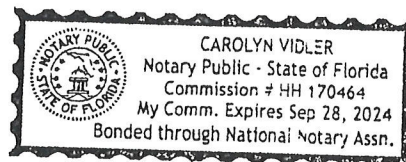
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of August, 2023, by Michal Janosek.



Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: DL

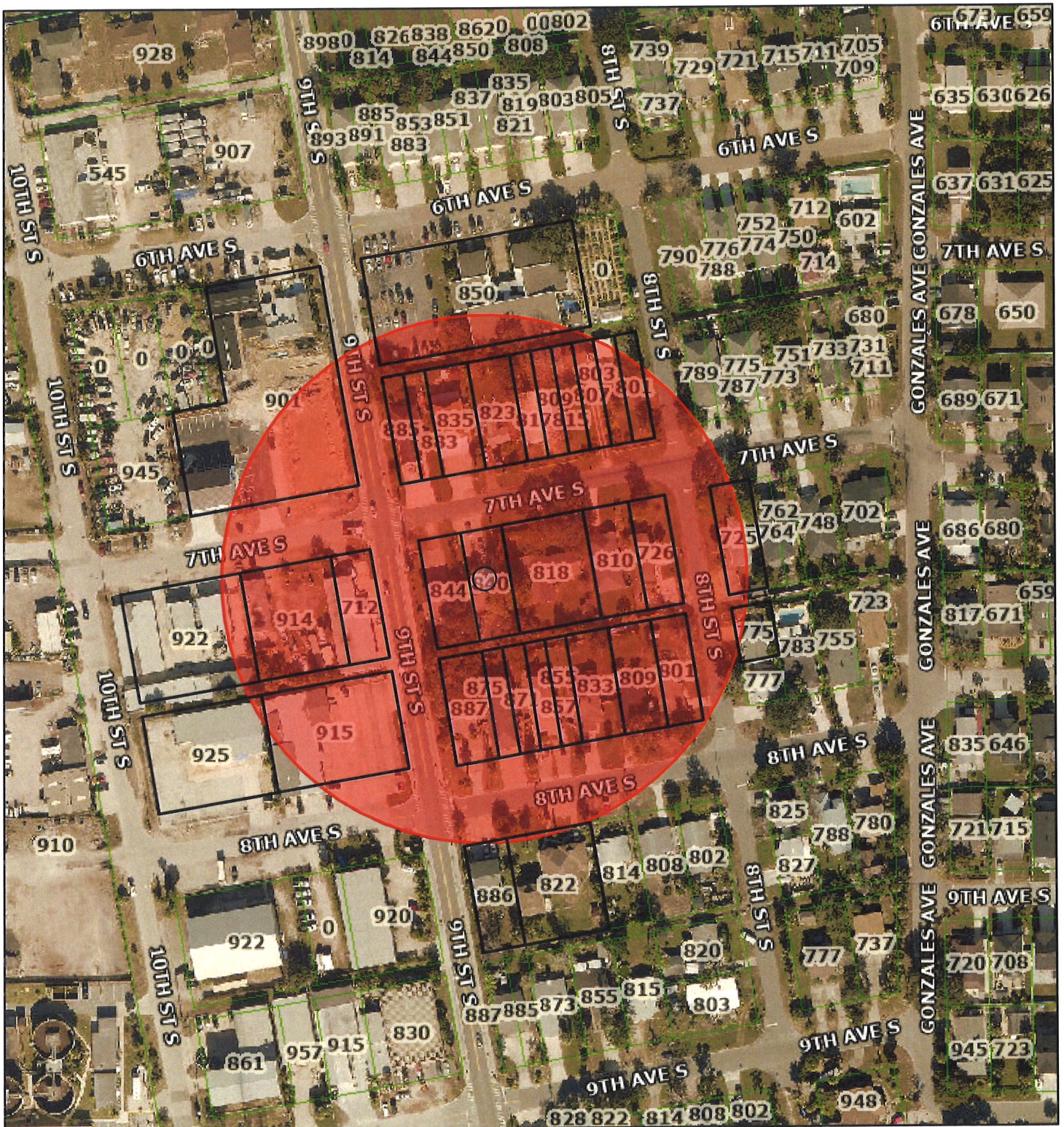
VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24-100002

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.	NO	RECEIVED DEC 04 2023 PLANNING DEPARTMENT
Special circumstances and conditions do not result from the actions of the applicant.	NO	
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.	NO	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	NO	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Require SPED FOR STORAGE CURRENT MIN% EXCEEDED FOR PARCEL ALLOTMENT
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.	NO	



January 8, 2024

 Parcels

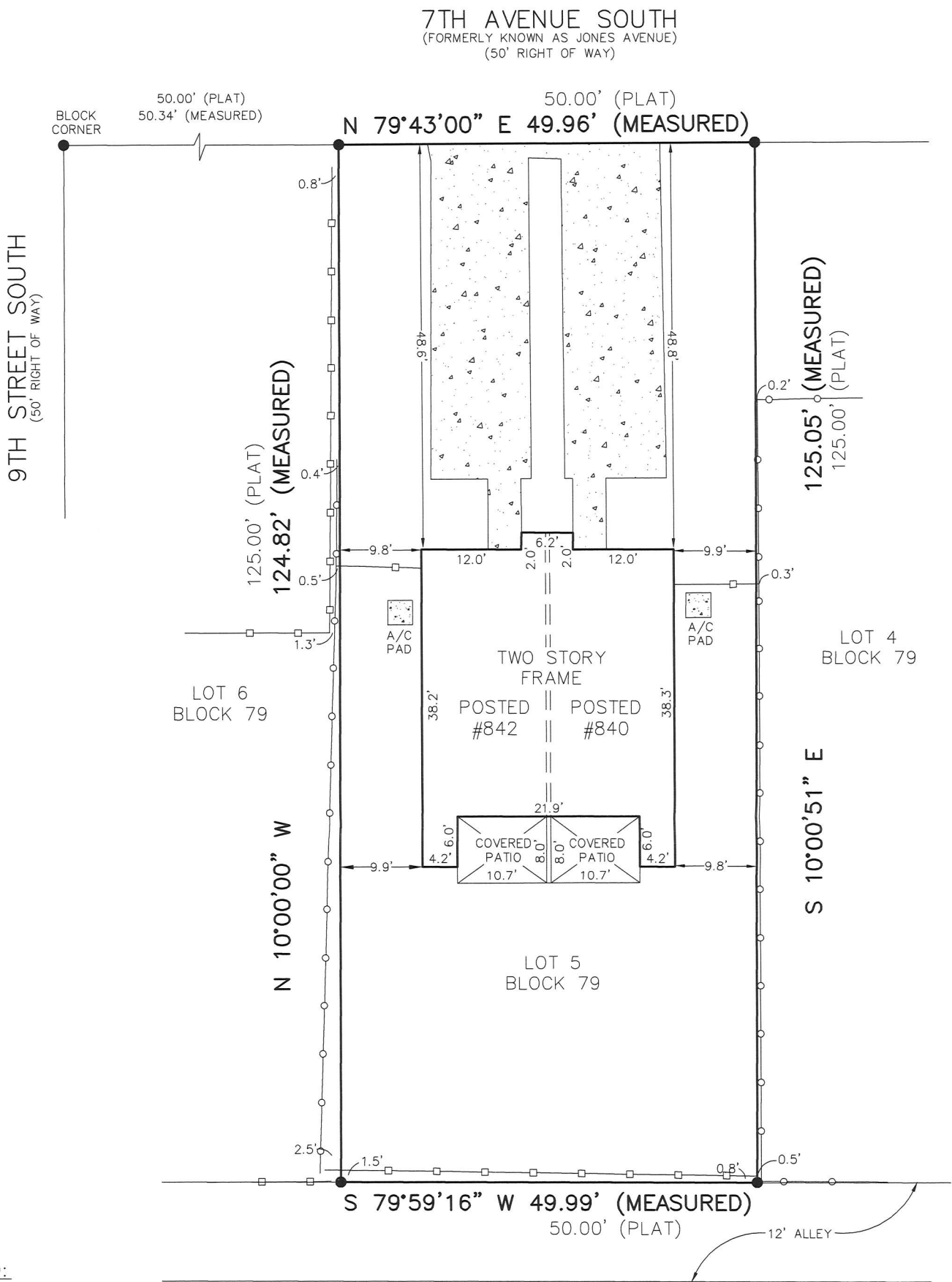
1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

Current

MAP SHOWING BOUNDARY SURVEY OF
LOT 5, BLOCK 79, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8,
PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



LEGEND:

- x— = BARB/HOG WIRE FENCE
—□— = VINYL/WOOD FENCE
—○— = METAL/CHAIN LINK FENCE
● = CONCRETE
○ = SET 1/2" REBAR STAMPED PSM#6146
● = FOUND 1/2" IRON PIPE NO IDENTIFICATION
(UNLESS OTHERWISE NOTED)
■ = 4"x4" CONCRETE MONUMENT
A/C = AIR CONDITIONER

LOT CALCULATIONS:

TOTAL LOT AREA = 6243.74 SQUARE FEET

IMPERVIOUS AREA:

FOUNDATION = 1213.66 SQUARE FEET
CONCRETE = 1058.08 SQUARE FEET
TOTAL = 2271.74 SQUARE FEET

NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 10°00'00" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 0419 J.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

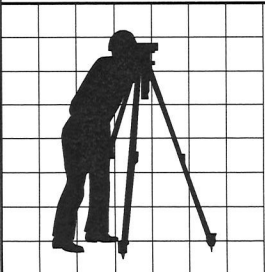
REVISIONS

DATE	DESCRIPTION
12-18-23	UPDATE

JOB # 30155-A

DATE OF FIELD SURVEY: 6-15-16

SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

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

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

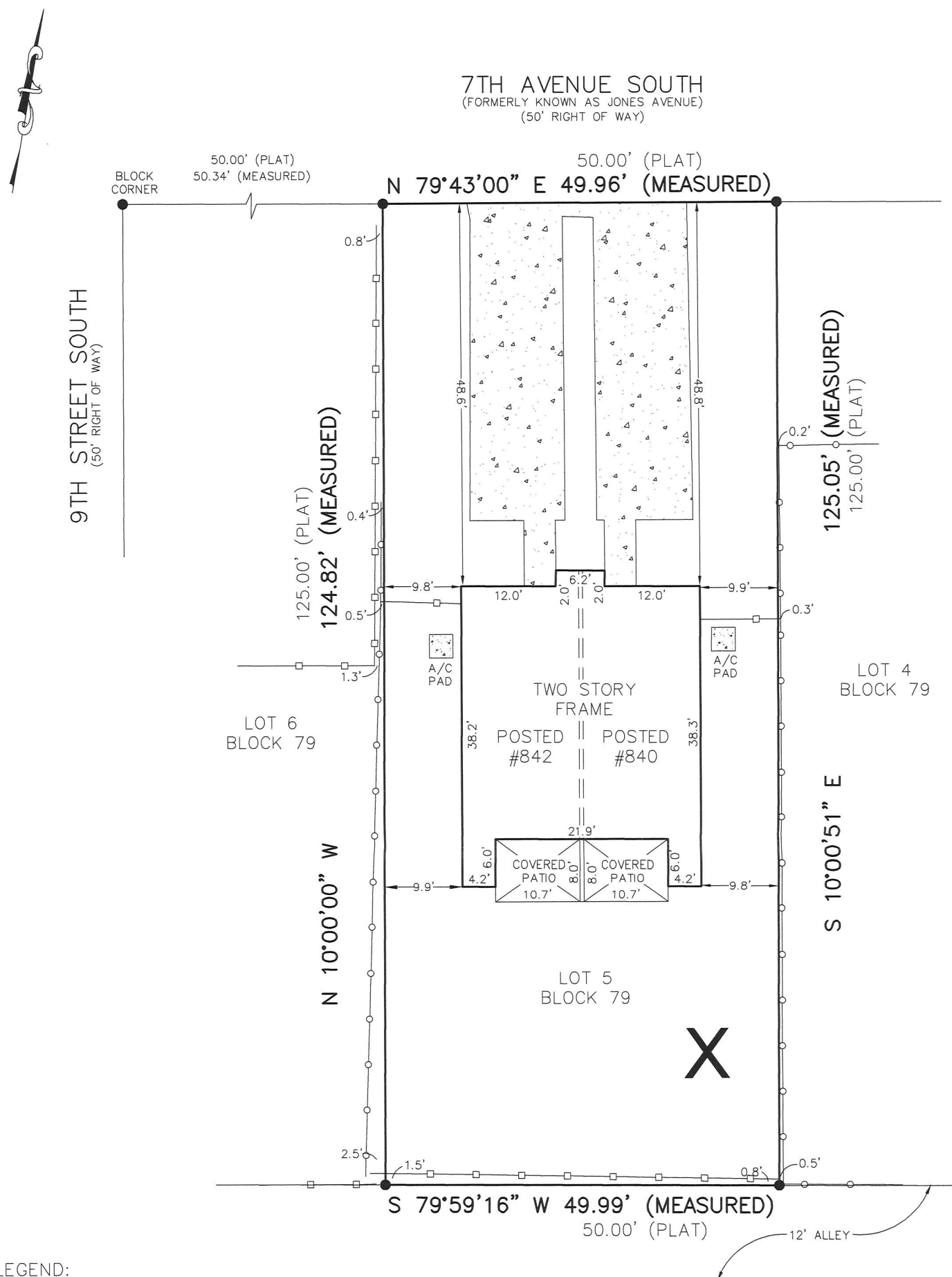
O

CONSTRUCTION SURVEYS

SUBDIVISIONS

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- NOTES:
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RAYMOND THOMPS
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

O

CONSTRUCTION SURVEYS

LOCAL SURVEYOR SUBDIVISIONS