



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, June 15, 2021

7:00 PM

Council Chambers

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#### MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

#### CALL TO ORDER

#### ROLL CALL

John Moreland (Chairperson), Alexi Gonzalez (Vice-Chairperson), Scott Cummings, Francis Reddington, Jeff Truhlar

Alternates: Owen Curley, Dan Elmaleh

#### EX-PARTE COMMUNICATION

#### APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held June 1, 2021

#### CORRESPONDENCE

#### OLD BUSINESS

#### NEW BUSINESS

- a. **Case Number(s):** BOA#21-100064 / 21-100065 / 21-100066 / 21-100067  
**Applicant:** John Atkins, Atkins Builders  
**Owner:** Inesse Reese  
**Property Address:** 2109 Gorden Avenue  
**Parcel ID:** 179049-0000  
**Legal Description:** Lots 10, 11 and 12, Block "R", *Permenter's Replat of South Pablo or Atlantic Camp Grounds*  
**Current Zoning:** RM-2  
**Motion to Consider:** **A variance from Land Development Code Sections: 34-340(e)(4)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum; and 34-340(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of a new four unit townhouse project**

Notes: \_\_\_\_\_

**b. Case Number(s): BOA#21-100068**

Applicant/Owner: Jacob Corzine

Property Address: 530 15<sup>th</sup> Avenue South

Parcel ID: 176928

Legal Description: Lot 6, Block 156, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider: **A variance from Land Development Code Sections:** 34-337(e)(1)c.2, for a corner side yard setback of 8.5 feet in lieu of 10 feet minimum; 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio deck addition to an existing single-family dwelling

Notes: 

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**c. Case Number(s): BOA#21-100073**

Applicant/Owner: Jennifer B. Hunt

Property Address: 711 Penman Road

Parcel ID: 177862-0005

Legal Description: Lot 10, Block 11, *Pine Grove Unit 2*

Current Zoning: RS-1

Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio deck addition to an existing single-family dwelling

Notes: 

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**d. Case Number(s): BOA#21-100074**

Applicant/Owner: Jack &amp; Meghan Dunn

Property Address: 3338 Isabella Boulevard

Parcel ID: 180819-4219

Legal Description: Lot 12, Block 10, *Ocean View Highlands*

Current Zoning: RS-2

Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)e, for 49.9% lot coverage (45% previously approved) to allow for construction of a paver patio deck addition around a coping only pool to an existing single-family dwelling

Notes: 

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**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Tuesday, July 06, 2021. There are five scheduled cases.

**ADJOURNMENT****NOTICE**

*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting. Information concerning the hearing process is available online at [www.jacksonvillebeach.org/publichearinginfo](http://www.jacksonvillebeach.org/publichearinginfo) and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Board. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Board when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.*

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

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

Minutes of Board of Adjustment Meeting  
held Tuesday, June 1, 2021, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida



**CALL TO ORDER**

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

**ROLL CALL**

*Chairperson:* John Moreland  
*Vice-Chairperson:* Alexi Gonzalez  
*Board Members:* Scott Cummings (absent) Francis Reddington Jeff Truhlar  
*Alternates:* Owen Curley Dan Elmaleh (absent)

Senior Planner Christian Popoli and Administrative Assistant Jodilynn Byrd were also present.

**EX PARTE COMMUNICATION:** No ex-parte was reported.

**APPROVAL OF MINUTES:**

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

- May 18, 2021

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

A. **Case Number:** BOA#21-100057  
**Applicant:** Michael Stauffer, Architect  
**Owner:** Joseph K. Bing  
**Property Address:** 73 28<sup>th</sup> Avenue South  
**Parcel ID:** 181624-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 6 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

**Applicant:** Michael Stauffer, 1417 Sadler Road, Fernandina Beach, stated the hardship was the lot is substandard in size.

**Public Hearing:** Mr. Moreland closed the public hearing.

**Discussion:** None

**Motion:** It was moved by Mr. Reddington, seconded by Ms. Gonzalez, to approve BOA#21-100057, as it meets our standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

**B. Case Number: BOA#21-100058**

**Applicant:** Michael Stauffer, Architect  
**Owner:** Joseph K. Bing  
**Property Address:** 91 28<sup>th</sup> Avenue South  
**Parcel ID:** 181625-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for corner side and side yard setbacks of 6 feet both in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

**Applicant:** Michael Stauffer, 1417 Sadler Road, Fernandina Beach, stated the hardship was the lot is substandard in size.

**Public Hearing:**

Mr. Moreland closed the public hearing.

**Discussion:** None

**Motion:** It was moved by Mr. Reddington, seconded by Ms. Gonzalez, to approve BOA#21-100058, based on the Standards for a variance outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

**C. Case Number: BOA#21-100059**

**Applicant:** John Atkins, Atkins Builders  
**Owner:** Ossi Development, Inc.  
**Property Address:** 1952 Horn Street  
**Parcel ID:** 179928-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.2, for total side yard setbacks of 10 feet in lieu of 15 feet required to allow for construction of a new single-family dwelling.

**Applicant:** John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the lot was undersized in width and square footage. Mr. Atkins presented the Board with a printout [on file] of an overhead map and drawing of the proposed single-family dwelling.

**Public Hearing:**

The following submitted emails in opposition of the application:

- Beth and Barry Nicol, 1103 Owen Avenue
- Ross Gambrell, 1105 Theodore Avenue
- Karen Smith, 1110 Theodore Avenue
- Matthew Reimer, 1020 Theodore Avenue
- John Elrod, 1781 Horn Street
- Liz Stewart, 1125 Osceola Avenue
- Christopher Ventura, 1129 Owen Avenue
- Cari Kelley (address not provided)
- Joseph DeGance, 1019 Theodore Avenue
- April Mitzel, 1126 Owen Avenue
- Erin Alban, 1827 Horn Street
- Ivan and Ann Richter, 2030 Horn Street
- Tom Guidry, 2212 Riley Street
- Amy Frank, 1125 Theodore Avenue
- Erin Clancy, 1106 Theodore Avenue
- Robert and Suanne Peters, 1216 Theodore Avenue
- Mary-Lauren Eubank, 1064 Theodore Avenue
- Brett Eubank, 1064 Theodore Avenue

The following submitted emails in support of the application:

- David Claiser, 490 North 5<sup>th</sup> Street
- Jaclyn Fala, 941 Ruth Avenue
- Matt Roberts, 941 Ruth Avenue
- Ryan Wetherhold, 19 12<sup>th</sup> Street South

The following spoke in opposition to the application:

- Vikki Mesich, 1855 Riley Street
- Olga Goldman, 1046 Owen Avenue
- Shawn Dahbour, 1120 Owen Avenue

The following did not wish to address the Board but were in opposition of the application:

- Ross Gambrell, 1105 Theodore Avenue
- Renee McLean, 1438 Justice Drive
- Sharon Pickering, 1102 Theodore Avenue
- Erin Alban, 1827 Horn Street

- Richard Tomporowski, 1855 Riley Street
- Ann Richter, 2030 Horn Street
- Curtis Allen, 1950 Pullian Street

Mr. Moreland closed the public hearing.

**Discussion:** Conversation ensued regarding whether or not the hardship is self-imposed.

**Motion:** It was moved by Mr. Reddington, seconded by Mr. Curley, to deny BOA#21-100059 based on its failure to meet standard(s) 1 & 2; 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.

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

The motion to deny the application passed with a 4-1 vote.

**D. Case Number:** **BOA#21-100063**  
**Applicant/Owner:** Kristen & Brett McInerney  
**Property Address:** 1550 Sunset Drive  
**Parcel ID:** 178348-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard setback of 16.7 feet in lieu of 25 feet minimum and 34-336(e)(1)d, for a carport in lieu of a required one-car garage to convert the existing carport into habitable space and to allow for a carport addition to a non-conforming single-family dwelling.

**Applicant:** Brett McInerney, 1550 Sunset Drive, stated the hardship is due to the oddly shaped lot.

**Public Hearing:** Mr. Moreland closed the public hearing.

**Discussion:** None

**Motion:** It was moved by Ms. Gonzalez, seconded by Mr. Truhlar to approve BOA#21-100063 based on the Standards for a variance outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Tuesday, June 15, 2021. There are four scheduled cases.

**ADJOURNMENT**

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:51 P.M.

Submitted by: Jodilynn Byrd  
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

**BOA# 21-100064 through 21-100067 Staff Report**

**0 Gorden Ave.**

**Parcel ID: 179409-0000 and 179410-0000**

**Atkins Builders, Inc.**

*Lots 10, 11 & 12, Block R, Permenter's Replat of Atlantic Campgrounds*

**Zoning:** Residential, multiple-family: RM-2

**Variances Requested:** 34-340(e)(4)c.2, Side yard setback of 5 feet in lieu of 10 feet minimum and 34-340(e)(4)c.3, Rear yard setback of 20 feet in lieu of 30 feet minimum

**Project:** The applicant is requesting relief from dimensional standards to construct a four-unit townhouse project on three vacant lots.

**Existing Conditions:** Subject property consists of three existing platted lots of record (circa 1924) located in a low density residential land use district. The existing parcels are platted with the southernmost lot measuring 40' in width and 100' deep (4,000 Sq. Ft.) and the northern two lots measuring 50' in width and 80' deep (4,000 Sq. Ft.). The lots were platted in 1924 and the proposed development as depicted would meet the required minimum lot size of 2,500 sq. ft. for exterior lots, and 1,500 sq. ft. for interior lots.

**Analysis:** Based on a total exterior dimension of 120' by 100' (12,000 Sq. Ft.) there is adequate lot size to replat and build 4 townhouses while meeting the minimum required setbacks. Similar variances have been granted in other locations within the RM-2 zoning district. Adjacent uses are two-family dwellings to the east and multiple-family dwellings to the south. Adjacent use across Gorden Ave is the City's water tower to the west, and across 21<sup>st</sup> Ave South, a single-family home. The approval of this variance would not have an adverse impact on the surrounding properties. The maximum density is 9 units for multiple-family dwellings.

**Active Permits or Code Violations:** None

**Previous Development Orders:** None

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

Staff does not find any circumstances that are peculiar to the parcels in question

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

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

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

Staff finds the applicant will not receive special privileges

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

Staff does not find that there is any unnecessary hardship. The current lot sizes would allow for the construction of four townhomes without any relief from the dimensional standards

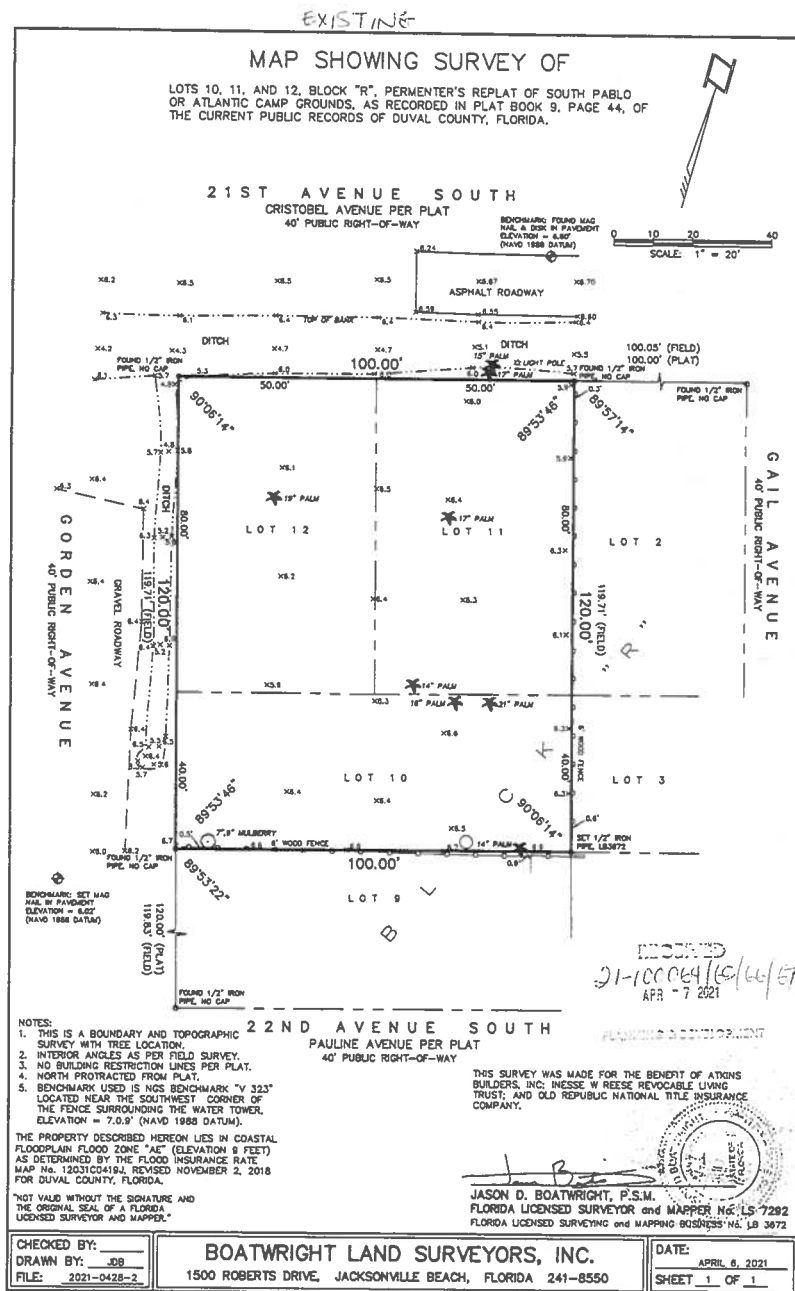
**5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary

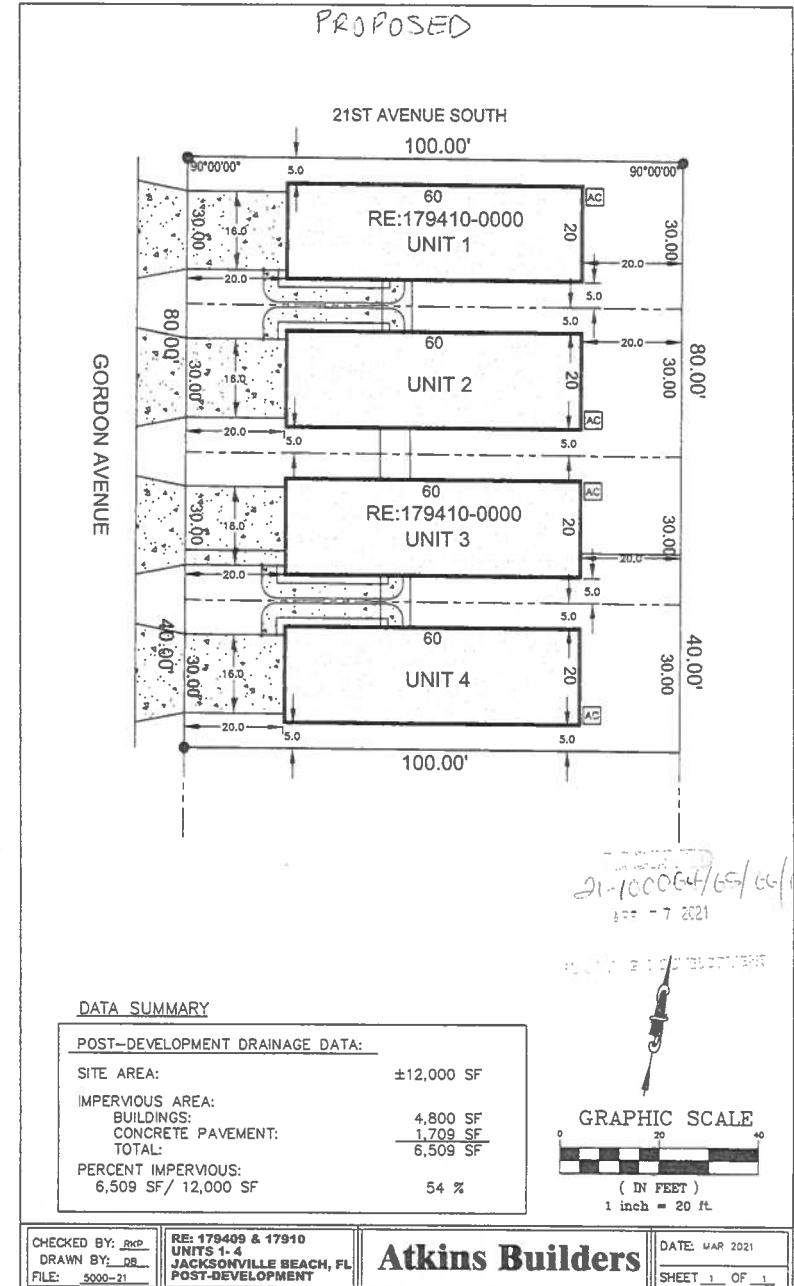
**6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan

# Existing property survey



# Proposed Site Plan



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

**REQUIRED DOCUMENTATION**

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

RECEIVED  
21-100064/65/66/67  
APR - 7 2021

**APPLICANT INFORMATION**

**PLANNING & DEVELOPMENT**

|                         |                                                  |                   |                            |
|-------------------------|--------------------------------------------------|-------------------|----------------------------|
| <b>Applicant Name:</b>  | Atkins Builders, Inc.                            | <b>Telephone:</b> | (904) 465-3749             |
| <b>Mailing Address:</b> | PO Box 51262<br>Jacksonville Beach, Fl. 32240    | <b>E-Mail:</b>    | atkinsbuilders@hotmail.com |
| <b>Agent Name:</b>      | John Atkins                                      | <b>Telephone:</b> | (904) 465-3749             |
| <b>Mailing Address:</b> | PO Box 51262<br>Jacksonville Beach, Fl. 32240    | <b>E-Mail:</b>    |                            |
| <b>Landowner Name:</b>  | Ineese Reese                                     | <b>Telephone:</b> |                            |
| <b>Mailing Address:</b> | 1814 S. 1st St.<br>Jacksonville Beach, Fl. 32250 | <b>E-Mail:</b>    |                            |

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: 0 Gorden Ave. 2109 179409-0000 Lot 10  
 Legal description of property (Attach copy of deed): Lots 10, 11 & 12 Block R Permenter's replat of Atlantic Campgrounds  
 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). 179410-0000 Lots 11 & 12  
 Rear yard setback of 20' in lieu of 30' required. Side setbacks of 5' in lieu of 10 required. MULTI-FAMILY (RM-2)

**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

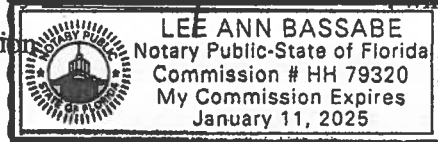
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 7 day of April, 2021 by John Atkins, who is personally known to me or has produced \_\_\_\_\_ as identification

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2

FLOOD ZONE: AE

CODE SECTION (S):

34-340(e)(4)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum; and 34-340(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of a new four unit townhouse project

## VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100064 thru 61

*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.*

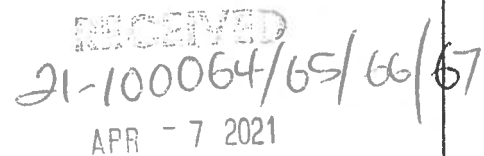
**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

APR - 7 2021

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

| Standard                                                                                                                                                                                                                             | Applies?<br>Yes/No | Circumstances/ Explanation                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | Yes                | Lots are undersized.                                                                  |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | Yes                | Lots were platted undersized.                                                         |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      | Yes                | Many, if not all properties in the area do not conform to the Land Development Code.  |
| 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                | All surrounding properties do not conform.                                            |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | Yes                | Applicant has reduced the number of units from 9 to 4.                                |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.                                               | Yes                | Granting of the variance will add a paved road and increase adjacent property values. |

21ST AVENUE SOUTH  
100.00'



POST-DEVELOPMENT DRAINAGE DATA:

IMPERVIOUS AREA:

CONCRETE PAVEMENT:

TOTAL.

6,509 SF / 12,000 SF

54 %

( IN FEET )

1 inch = 20 ft.

DRAWN BY: DB

FILE: 5000-21

**RE: 179409 & 17910  
UNITS 1- 4  
JACKSONVILLE BEACH, FL  
POST-DEVELOPMENT**

# Atkins Builders

DATE: MAR 2021

SHEET 1 OF 1

EXISTING

# MAP SHOWING SURVEY OF

LOTS 10, 11, AND 12, BLOCK "R", PERMENTER'S REPLAT OF SOUTH PABLO  
OR ATLANTIC CAMP GROUNDS, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF  
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

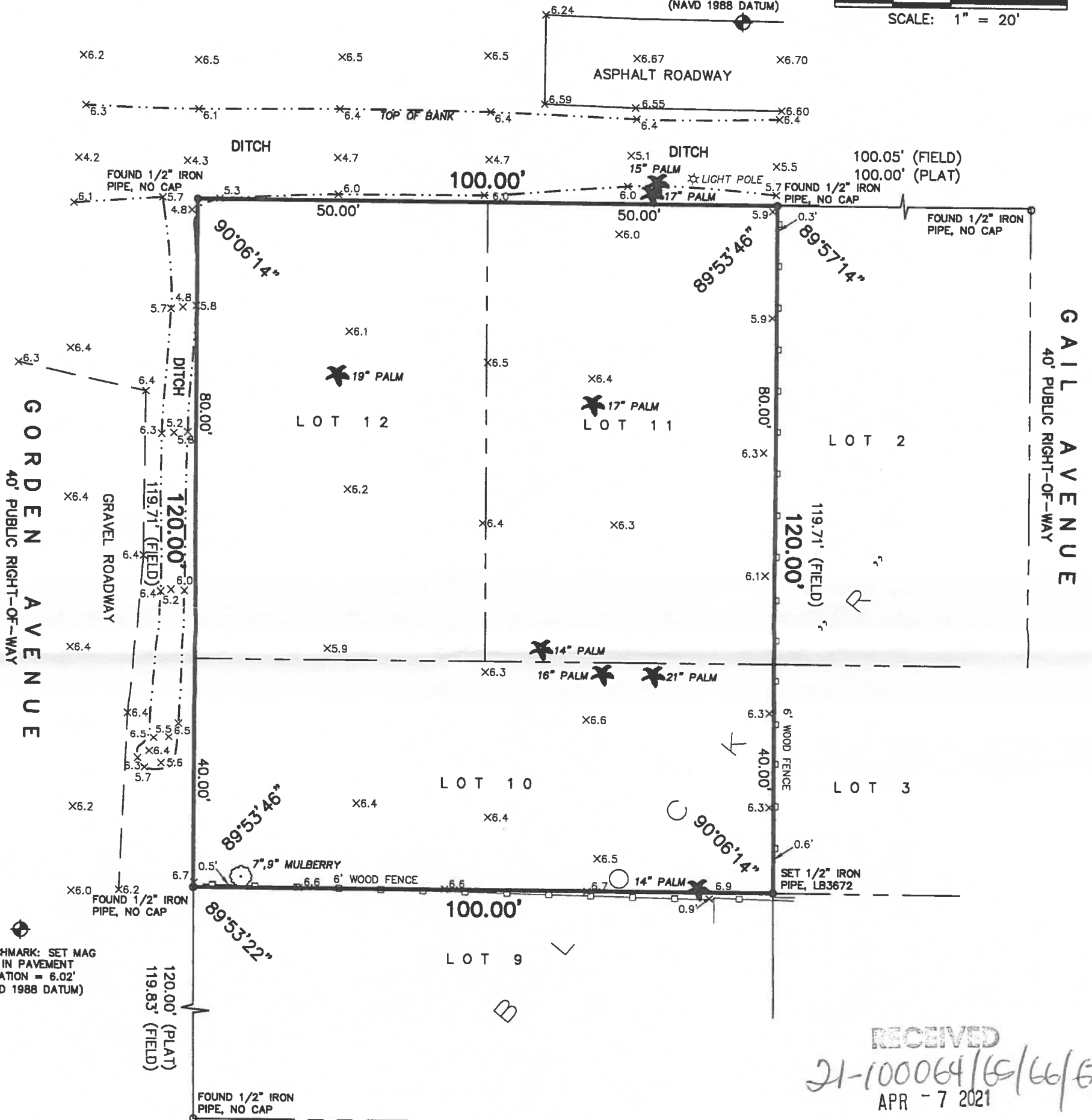
21ST AVENUE SOUTH

CRISTOBEL AVENUE PER PLAT

40' PUBLIC RIGHT-OF-WAY

BENCHMARK: FOUND MAG  
NAIL & DISK IN PAVEMENT  
ELEVATION = 6.60'  
(NAVD 1988 DATUM)

0 10 20 40  
SCALE: 1" = 20'



## NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. INTERIOR ANGLES AS PER FIELD SURVEY.
3. NO BUILDING RESTRICTION LINES PER PLAT.
4. NORTH PROTRACTED FROM PLAT.
5. BENCHMARK USED IS NGS BENCHMARK "V 323" LOCATED NEAR THE SOUTHWEST CORNER OF THE FENCE SURROUNDING THE WATER TOWER, ELEVATION = 7.0.9' (NAVD 1988 DATUM).

THE PROPERTY DESCRIBED HEREON LIES IN COASTAL FLOODPLAIN FLOOD ZONE "AE" (ELEVATION 9 FEET) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

22ND AVENUE SOUTH

PAULINE AVENUE PER PLAT

40' PUBLIC RIGHT-OF-WAY

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF ATKINS BUILDERS, INC; INESSE W REESE REVOCABLE LIVING TRUST; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

JASON D. BOATWRIGHT, P.S.M.  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292  
FLORIDA LICENSED SURVEYING and MAPPING BUSINESS No. LB 3672

CHECKED BY: \_\_\_\_\_  
DRAWN BY: JDB  
FILE: 2021-0428-2

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

DATE: APRIL 6, 2021  
SHEET 1 OF 1

## BOA#21-100068 Staff Report

530 15<sup>th</sup> Ave. South

Parcel ID: 176928-0000

Corzine

Lot 6, Block 156, *Oceanside Park*

**Zoning:** Residential, single-family: RS-2

**Variances Requested:** 34-337(e)(1)c.2, corner side setback of 8.5 feet in lieu of 10 feet minimum and 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum

**Project:** The applicant is requesting relief from dimensional standards to construct a new swimming pool and paver patio deck addition to an existing single-family home.

**Existing Conditions:** Subject property is an existing platted lot of record (circa 1922) located in a low density residential land use district. The existing parcel was platted at 50' in width and 125' in depth (6,250 sq. ft.). Minimum dimensional standards within this district include 7,500 sq. ft. lot area, width of 75 feet at the building line and 35 feet at the street and a corner side yard of 10 feet.

**Analysis:** The current structure was constructed in 1984 with a corner side yard setback of 9.7 feet at the northwest corner. The proposed improvements would be constructed 8 feet from the back wall of the house and 5 feet off the rear property line. The approval of this variance would not have an adverse impact on the surrounding properties. Adjacent uses are also single-family in nature.

**Active Permits or Code Violations:** None

**Previous Development Orders:** BZA#370-84: Corner side yard of 10 feet in lieu of 20 feet minimum to construct a 1250 sq.ft. house

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

Staff finds that this parcel is similar to other parcels in the RS-2 zoning district as well as the immediate area

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

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

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

Staff finds the applicant will not receive special privileges

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

Staff does find that there is currently a hardship based on the substandard lot size and existing home's location on the lot, as well as the existing lot coverage at or near 35%

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

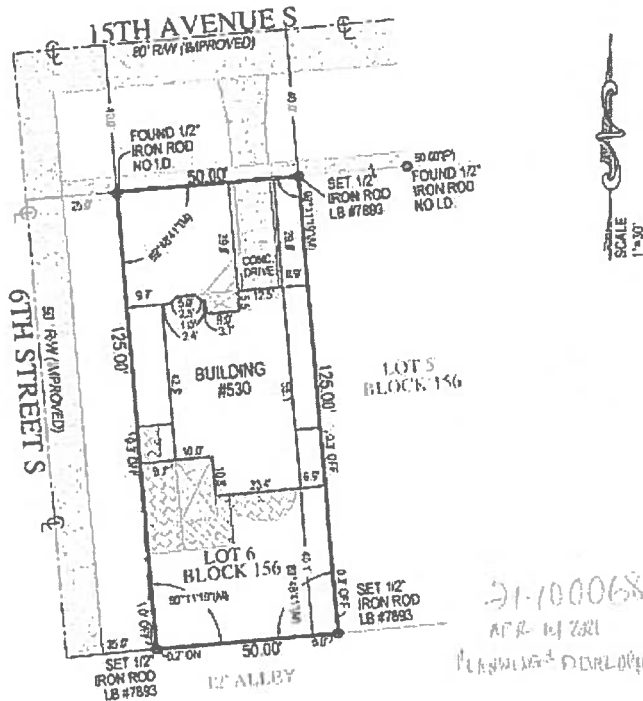
Staff does find this will be the minimum variance necessary

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

Staff does find this will be consistent with the Comprehensive Plan

# Existing property survey

## BOUNDARY SURVEY



**SURVEY NOTES:**  
CONCRETE DRIVE CROSSING INTO R/W  
ON NORTHERLY SIDE OF LOT.  
THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.

OVERALL LAND - 6,249.97 SQ/FT OR 0.1434 ACRES  
IMPERVIOUS LAND - 2,784.69 SQ/FT OR 0.0639 ACRES  
PERVIOUS LAND - 3,465.28 SQ/FT OR 0.0795 ACRES



### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY  
IS A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY PREPARED UNDER MY DIRECTION  
AND CONTROL IN ACCORDANCE WITH THE  
PROVISIONS OF CHAPTER 461, F.S., AND THE  
PROFESSIONAL STANDARDS OF THE SURVEYING  
BOARD OF THE STATE OF FLORIDA.

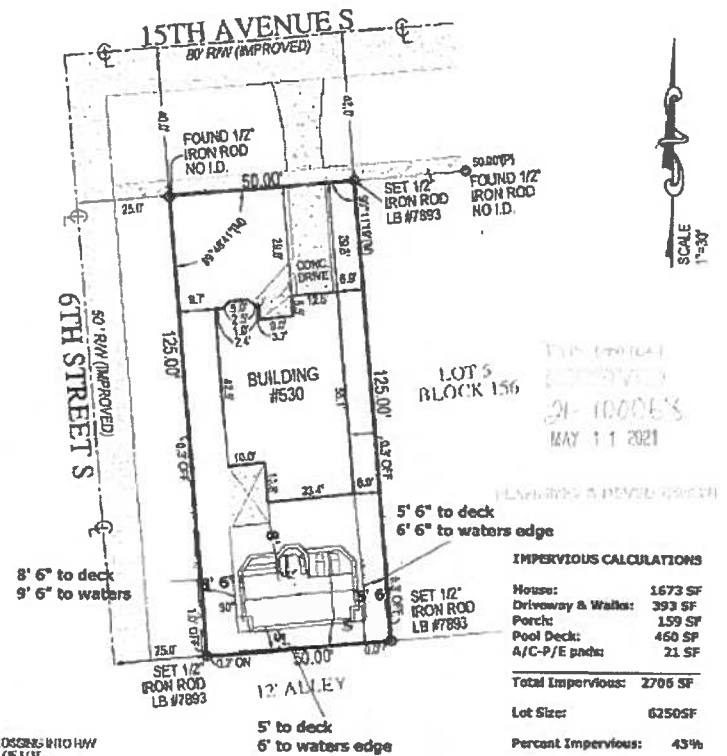
Digitally signed by  
**KENNETH J. OSBORNE**  
Date: 2020.09.23  
09:23:00 -0400

**TARGET  
SURVEYING, LLC**  
LB #7893

SERVING FLORIDA  
4250 N. MILITARY TRAIL, SUITE 100  
WEST PALM BEACH, FL 33417  
PHONE: (561) 640-4800  
STATEWIDE PHONE: (800) 225-4807  
STATEWIDE FACSIMILE: (800) 741-0075  
WEBSITE: <http://www.targetsurveying.com>

# Proposed Site Plan

## PROPOSED 111111 BOUNDARY SURVEY



**SURVEY NOTES:**  
CONCRETE DRIVE CROSSING INTO R/W  
ON NORTHERLY SIDE OF LOT.  
THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.

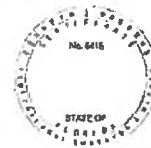
### IMPERVIOUS CALCULATIONS

|                   |         |
|-------------------|---------|
| House:            | 1673 SF |
| Driveway & Walks: | 393 SF  |
| Porch:            | 159 SF  |
| Pool Deck:        | 460 SF  |
| A/C-P/E pads:     | 21 SF   |

Total Impervious: 2706 SF

Lot Size: 6250 SF

Percent Impervious: 43%



### SURVEYORS CERTIFICATE

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IS A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY PREPARED UNDER MY DIRECTION  
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PROFESSIONAL STANDARDS OF THE SURVEYING  
BOARD OF THE STATE OF FLORIDA.

Digitally signed by  
**KENNETH J. OSBORNE**  
Date: 2020.09.21  
08:46:37 -0400

**TARGET  
SURVEYING, LLC**  
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PHONE: (561) 640-4800  
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# APPLICATION FOR VARIANCE

BOA NO. 21-100068  
HEARING DATE 6-15-21

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

## REQUIRED DOCUMENTATION

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

APR 14 2021

## APPLICANT INFORMATION

## PLANNING & DEVELOPMENT

**Applicant Name:** Jacob Corzine **Telephone:** (904) 469-5394  
**Mailing Address:** 530 15th Ave S. **E-Mail:** corzinejax@gmail.com  
Jacksonville Beach, FL 32250  
**Agent Name:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_  
**Landowner Name:** same **Telephone:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

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

## VARIANCE DATA

Street address of property and Real Estate Number: 530 15th Ave. S, Jacksonville Beach, FL 32250  
Legal description of property (Attach copy of deed): Lot 6, BLOCK 156, OCEANSIDE PARK  
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).  
lot coverage for decking around swimming pool. Requesting lot coverage of 43% in lieu of 35%.

176928-000

## AFFIDAVIT

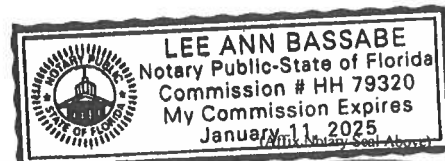
I, Jacob Corzine, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

Jacob Corzine 4/8/21  
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 8th day of April, 2021, by Jacob Corzine, who is personally known to me or produced Florida Drivers License as identification.

Lee Ann Bassabe  
NOTARY PUBLIC SIGNATURE  
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X  
CODE SECTION (S):  
34-337(e)(1)c.2, for a corner side yard setback of 8.5 feet in lieu of 10 feet minimum and 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio deck addition to an existing single-family dwelling

# VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100068

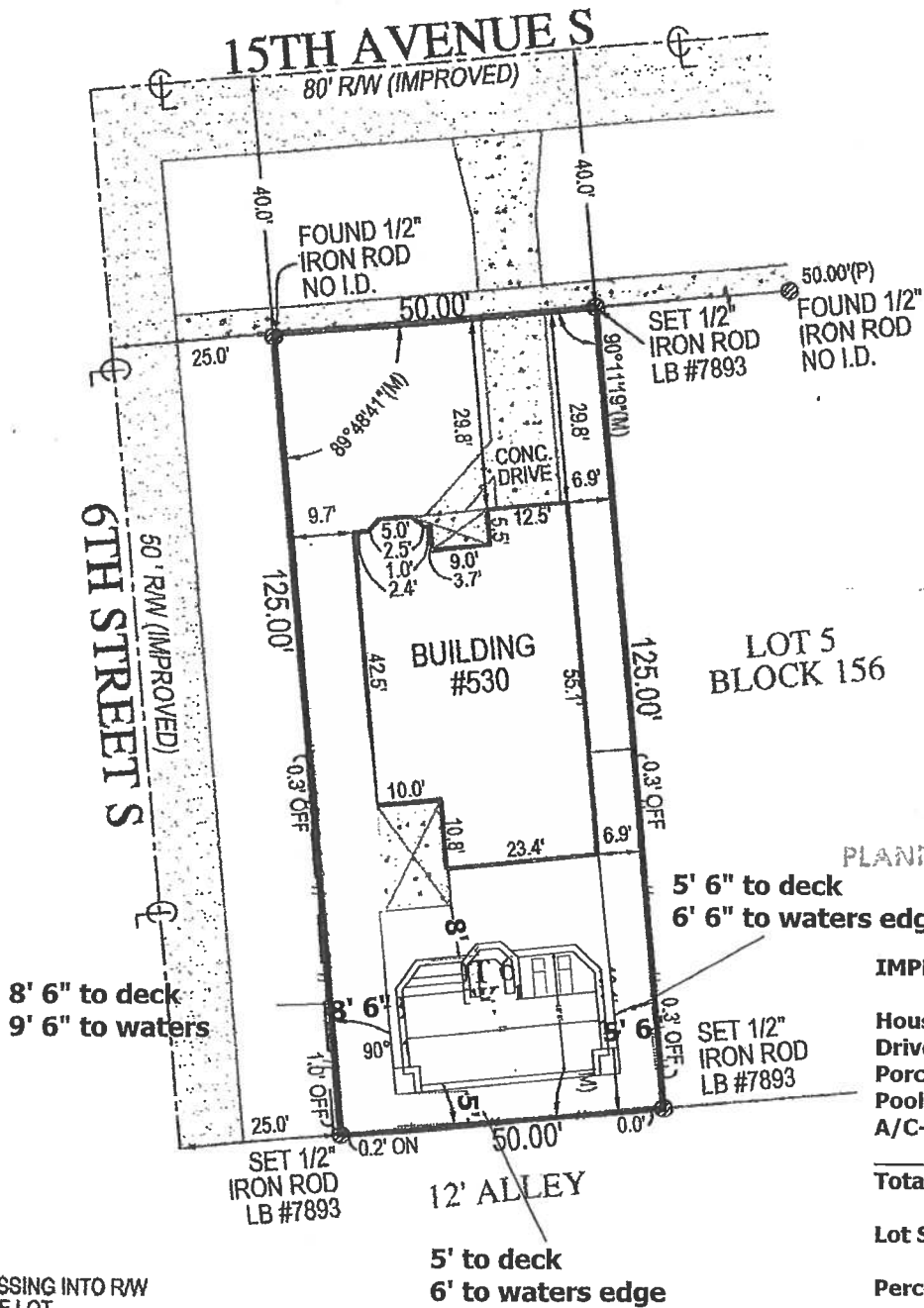
**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

via email  
MAY 11 2021

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

| Standard                                                                                                                                                                                                                             | Applies?<br>Yes/No | Circumstances/ Explanation                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | YES                | LIMITED SPACE ALLOWED FOR MINIMAL PAVER DECKING TO BE UTILIZED AROUND POOL                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | YES                | The limited amount of paver decking requested is based on the limited size of the property along with lot coverage restrictions, which is not something the applicants have direct control over. As the property resides on a street corner there is ample space, however restrictions prevent expanding into that space, which the applicants are respectful of.                                                                                                                           |
| 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 applicants can only speak to the properties owned by them (namely this one), and do not have others that can be used for comparison. The applicants do not believe that the result of a grant of variance in this instance conveys any visibly distinguishable characteristics to their property from other surrounding properties of the same size/type within the same zoning district.                                                                                               |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | YES                | A literal interpretation and enforcement of the terms and provisions of this code would prevent the applicants from installing minimal paver decking, which is a commonly applied feature in other parcels of land in the same zoning district. Prevention of such would present itself as a burden to the applicants, as any differing solution would then need to be researched, validated, and cost assessed. A process that itself would cost the applicants additional time and money. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | YES                | MINIMAL AMOUNT OF PAVER DECKING FROM HOUSE TO POOL ALLOWING USE OF ENTRY AND EXIT FROM POOL                                                                                                                                                                                                                                                                                                                                                                                                 |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.                                               | YES                | PROPOSED PAVER DECKING IS FROM HOUSE TO POOL INSIDE PAVER AREA AND DOES NOT AFFECT DRAINAGE OR ADVERSELY AFFECT ADJACENT LAND                                                                                                                                                                                                                                                                                                                                                               |

# PROPOSED PL-10F2 BOUNDARY SURVEY



RECEIVED  
21-100068  
MAY 11 2021

## PLANNING & DEVELOPMENT

### IMPERVIOUS CALCULATIONS

|                   |         |
|-------------------|---------|
| House:            | 1673 SF |
| Driveway & Walks: | 393 SF  |
| Porch:            | 159 SF  |
| Pool Deck:        | 460 SF  |
| A/C-P/E pads:     | 21 SF   |

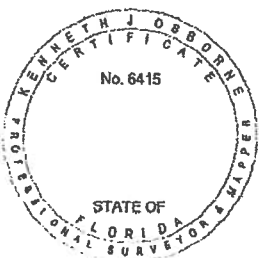
Total Impervious: 2706 SF

Lot Size: 6250SF

Percent Impervious: 43%

**SURVEY NOTES**  
CONCRETE DRIVE CROSSING INTO R/W  
ON NORTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.



### SURVEYORS CERTIFICATE

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

**KENNETH OSBORNE**

Digitally signed by  
KENNETH OSBORNE  
Date: 2020.09.01  
08:46:37 -04'00'

# 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) 228-4807

STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: <http://targetsurveying.net>

(SIGNED)

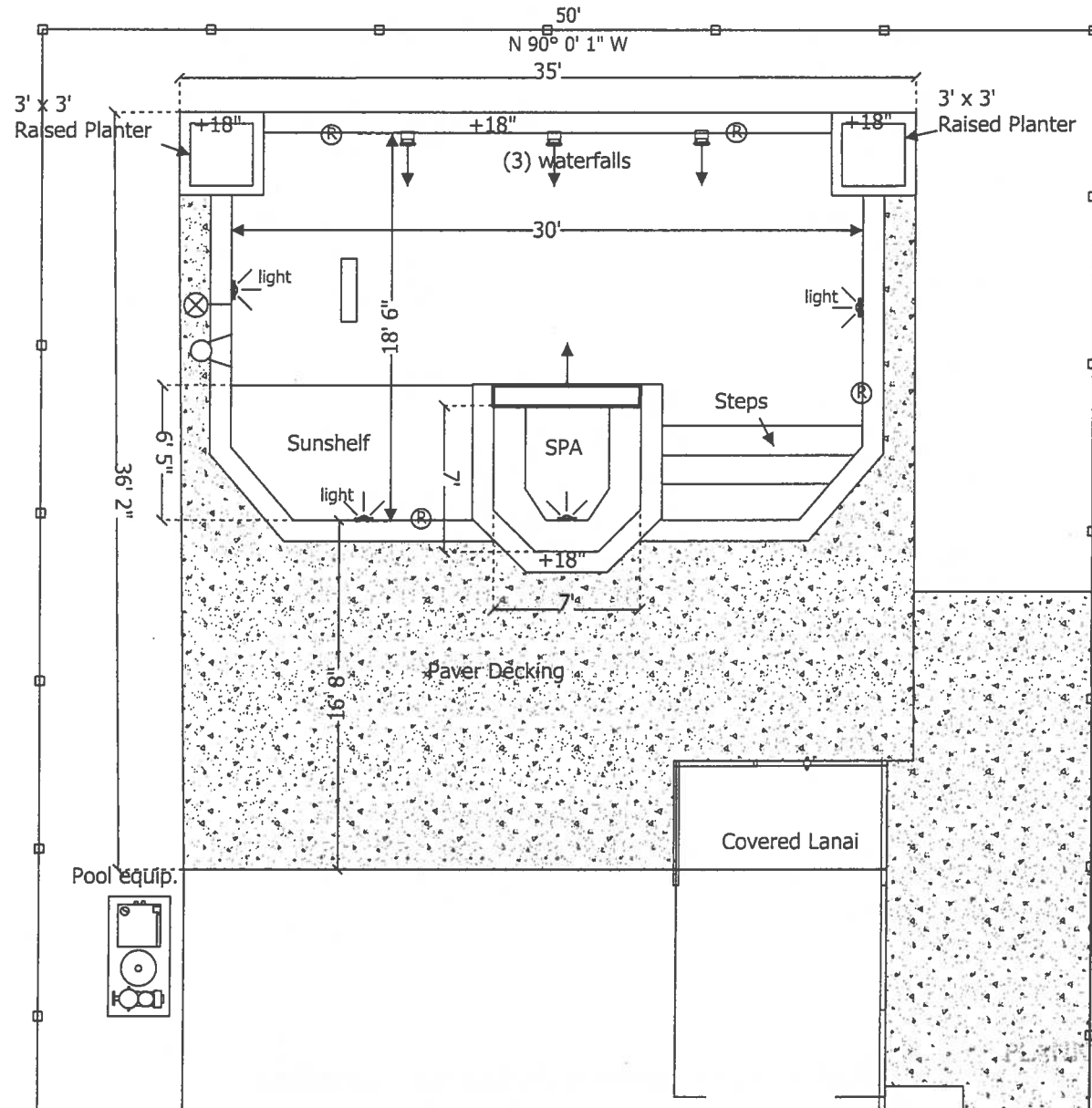
KENNETH J. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

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



PROPOSED  
PG 20F2

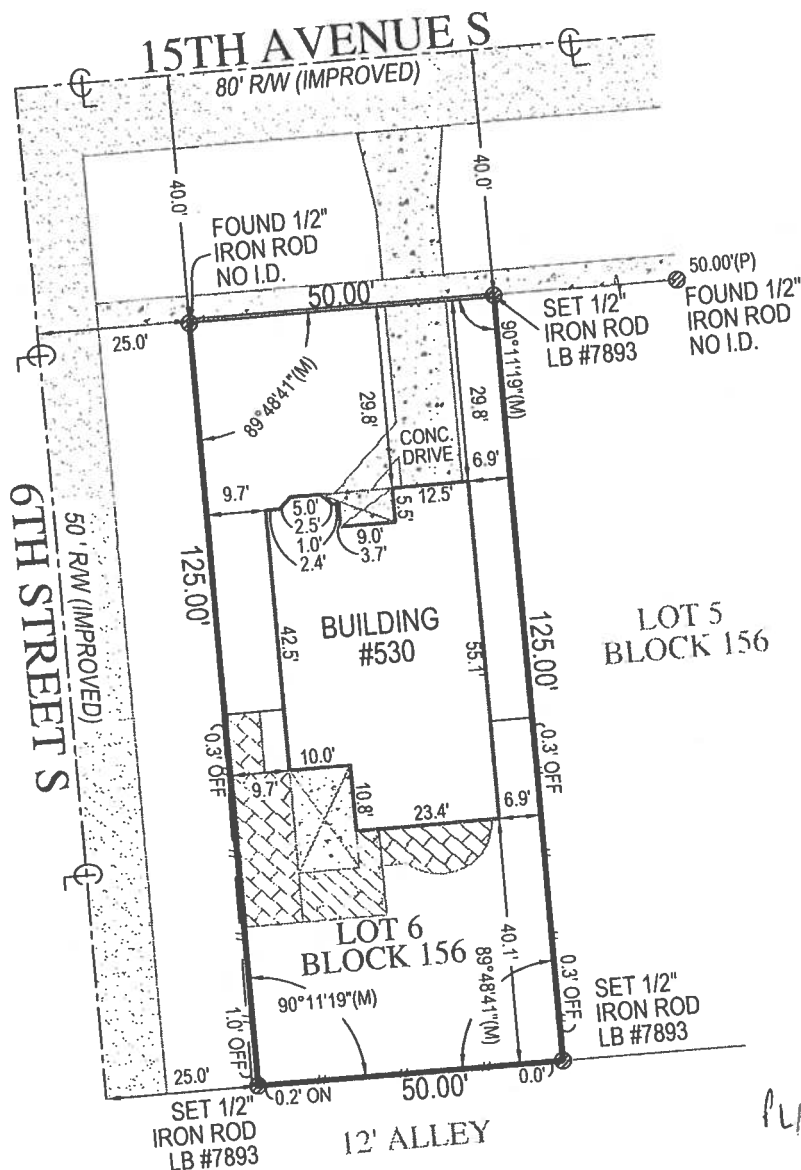
Owner: Corzine Residence State: FL  
Address: 530 15th Ave South Zip: 32250  
City: Jacksonville Beach  
Phone: 904-612-4375



RECEIVED  
51100068  
APR 14 2021

PLANNING & DEVELOPMENT

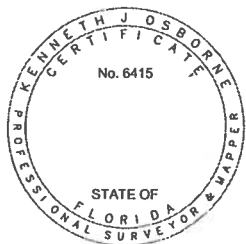
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**KENNETH  
OSBORNE**

Digitally signed by  
KENNETH  
OSBORNE  
Date: 2020.09.23

(SIGNED)

KENNETH J OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 11:06:04 '00'  
(NOT COMPLETE WITHOUT PAGE 1)



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WEBSITE: <http://targetsurveying.net>

## LEGAL DESCRIPTION AND CERTIFICATION

LOT 6, BLOCK 156, OCEANSIDE PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Community Number: 120078 Panel: 0419 Suffix: J Flood Zone: X Field Work: 8/25/2020

## Certified To:

JACOB CORZINE AND LINDSAY CORZINE; MILESTONE TITLE SERVICES, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; UNITED WHOLESALE MORTGAGE, its successors and/or assigns.

## Property Address:

530 15TH AVENUE SOUTH  
JACKSONVILLE BEACH, FL 32250

Survey Number: 430770

Client File Number: 20-3524

RECEIVED  
21-100068  
APR 14 2021

PLANNING & DEVELOPMENT

## ABBREVIATION DESCRIPTION:

|        |                         |          |                           |        |                         |
|--------|-------------------------|----------|---------------------------|--------|-------------------------|
| A.E.   | ANCHOR EASEMENT         | F.F. EL. | FINISH FLOOR ELEVATION    | O.R.B. | OFFICIAL RECORDS BOOK   |
| A/C    | AIR CONDITIONER         | F.I.P.   | FOUND IRON PIPE           | (P)    | PLAT                    |
| B.M.   | BENCH MARK              | F.I.R.   | FOUND IRON ROD            | P.B.   | PLAT BOOK               |
| B.R.   | BEARING REFERENCE       | F.P.K.   | FOUND PARKER-KALON NAIL   | P.C.   | POINT OF CURVATURE      |
| (C)    | CALCULATED              | (L)      | LENGTH                    | P.C.C. | POINT OF COMPOUND CURVE |
| Δ      | CENTRAL / DELTA ANGLE   | L.A.E.   | LIMITED ACCESS EASEMENT   | P.O.B. | POINT OF BEGINNING      |
| CH     | CHORD                   | L.M.E.   | LAKE MAINTENANCE EASEMENT | P.O.C. | POINT OF COMMENCEMENT   |
| (D)    | DEED / DESCRIPTION      | (M)      | MEASURED / FIELD VERIFIED | P.R.C. | POINT OF REVERSE CURVE  |
| D.E.   | DRAINAGE EASEMENT       | M.H.     | MANHOLE                   | P.T.   | POINT OF TANGENCY       |
| D.H.   | DRILL HOLE              | N&D      | NAIL & DISK               | R/W    | RIGHT-OF-WAY            |
| D/W    | DRIVEWAY                | N.R.     | NOT RADIAL                | (R)    | RADIAL / RADIUS         |
| E.O.W. | EDGE OF WATER           | N.T.S.   | NOT TO SCALE              | S.I.R. | SET IRON ROD            |
| F.C.M. | FOUND CONCRETE MONUMENT | O.H.L.   | OVERHEAD UTILITY LINES    | T.O.B. | TOP OF BANK             |
|        |                         |          |                           | U.E.   | UTILITY EASEMENT        |

## SYMBOL DESCRIPTIONS:

|                                                                                       |                      |                                                                                       |                   |
|---------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------|-------------------|
|  | = CATCH BASIN        |  | = MISC. FENCE     |
|  | = CENTERLINE ROAD    |  | = PROPERTY CORNER |
|  | = COVERED AREA       |  | = UTILITY BOX     |
|  | = 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.

 **TARGET**  
**SURVEYING, LLC**  
LB #7893

## SERVING FLORIDA

8250 N. MILITARY TRAIL, SUITE 102  
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WEBSITE: <http://targetsurveying.net>

Regular meeting of the Board of Zoning and Adjustment held on Tuesday, June 5, 1984 in the Council Chamber of City Hall at 8:00 p.m.

|                                                    |                                                                                                                                                                                                                                                              |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Call to order                                      | The meeting was called to order by Mr. Craig.                                                                                                                                                                                                                |
| Roll Call                                          | Present: Guy Craig, Charles Jolley, Reid McCormick, David Polovina, Richard Shore                                                                                                                                                                            |
|                                                    | Also present were Walter Henderson, Building Department and Gerald Lute, Fire Department.                                                                                                                                                                    |
| Approval of minutes                                | The minutes of the previous meeting were approved as written.                                                                                                                                                                                                |
| 367-84<br>Julian Moss                              | Julian Moss, Ocean Drive South, north of 19th Avenue, setback variance request, rear yard 15 feet in lieu of 30 feet required, front setback of 19'8" in lieu of 20 feet, air encroachment of 2' on the side for overhang and 6'8" in the front for balcony. |
|                                                    | Darwin Torres, Architect and Julian Moss were present. This will be Mr. Moss's residence.                                                                                                                                                                    |
|                                                    | Robert H. Abbott, 1812 Ocean Drive asked to see the plans. He lives to the north and does not object.                                                                                                                                                        |
| Motion to approve                                  | Mr. Shore moved, seconded by Mr. McCormick to approve the variance as requested. Vote resulted in all ayes.                                                                                                                                                  |
| 368-84<br>Vera Bates                               | Vera Bates, 131 Coral Way, setback variance in front of 10 feet in lieu of 25 feet required. She would like to build a carport with a roof to protect her cars.                                                                                              |
|                                                    | The carport could be built beside the existing one car garage without stabilizing the new driveway.                                                                                                                                                          |
| Motion to deny                                     | Mr. Shore moved to deny the variance as requested, seconded by Mr. Polovina.                                                                                                                                                                                 |
| Discussion                                         | Mr. Shore stated that none of the other houses in this neighborhood are built into the front setback.                                                                                                                                                        |
|                                                    | Mr. Polovina does not believe the droppings from birds and trees constitutes a hardship.                                                                                                                                                                     |
| Vote on motion to deny<br>369-84<br>Judith Northup | Vote on the motion to deny resulted in all ayes.                                                                                                                                                                                                             |
|                                                    | Judith Northup, 3416 Ocean Drive South, variance for deck on second floor of 5'4" in lieu of 20'.                                                                                                                                                            |
| Motion to approve                                  | Mr. Jolley moved to approve the variance, seconded by Mr. Shore. Vote resulted in 4 ayes and 1 nay, McCormick.                                                                                                                                               |
| 370-84<br>Charles Dixon                            | Charles Dixon, Lots 1,6,7,12, Block 156, setbacks for corner lots 10 feet in lieu of 20 feet.                                                                                                                                                                |
|                                                    | Mr. Dixon stated that the state has increased the energy code and in order to get a 1250 sq.ft. house which is energy efficient, he needs the 10 foot setback.                                                                                               |
| Motion to approve                                  | Mr. Jolley moved to approve the variance, seconded by Mr. Shore.                                                                                                                                                                                             |
|                                                    | Robert Baxter, 426 5th Avenue South came forward and stated he had no objection to this plan.                                                                                                                                                                |
| Vote on motion to approve                          | Vote on the motion resulted in all ayes.                                                                                                                                                                                                                     |

## BOA# 21-100073 Staff Report

711 Penman Road

Parcel ID: 177862-0005

Hunt

Lot 10 Block 11, *Pine Grove Unit 2*

**Zoning:** Residential, single-family: RS-1

**Variances Requested:** 34-336(e)(1)e: for 44% lot coverage in lieu of 35% maximum

**Project:** The applicant is requesting relief from dimensional standards to construct a new swimming pool and paver patio deck addition to an existing single-family home

**Existing Conditions:** Subject property is an existing platted lot of record (circa 1943) located in a low density residential land use district containing a single-family dwelling recently constructed in 2020. The parcel is platted in an irregular shape and located on a curve, with the frontage on Penman Road measuring roughly 40 feet in width and the widest part of the lot measuring 75 feet in width at the rear property line. Minimum dimensional standards within this district include 10,000 sq. ft. lot area and width of 90 feet at the building line and 35 feet at the street.

**Analysis:** The overall lot size is 7,521 sq. ft. and the proposed improvement would cover 3,301 sq. ft. of the lot, accounting for 44% impervious horizontal surface area. The approval of this variance would not have an adverse impact on the surrounding properties. Adjacent uses are also single-family in nature.

**Active Permits or Code Violations:** None

**Previous Development Orders:** None

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

Staff finds that this parcel is similar to other parcels in the RS-2 zoning district as well as the immediate area.

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

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

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

Staff finds the applicant will not receive special privileges.

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

Staff does find that there is currently a hardship based on the substandard lot and existing home's location on the lot, as well as the existing lot coverage of 35%.

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

Staff does find this will be the minimum variance necessary

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

Staff does find this will be consistent with the Comprehensive Plan

|                          |
|--------------------------|
| Existing property survey |
|--------------------------|



## Proposed Site Plan





# APPLICATION FOR VARIANCE

BOA No. 21-10007

HEARING DATE 6-15-21

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

## REQUIRED DOCUMENTATION

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

RECEIVED

APR 20 2021

## APPLICANT INFORMATION

## PLANNING & DEVELOPMENT

Applicant Name: Jennifer B Hunt  
Mailing Address: 711 Penman rd.  
Jacksonville beach FL 32250  
Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Telephone: 954-296-2175  
E-Mail: Andrew and Jennifer @ Gm  
Telephone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Landowner Name: Jennifer B Hunt Andrew Hunt  
Mailing Address: 711 Penman rd.  
Jacksonville Beach FL 32250

Telephone: 954-296-2175  
E-Mail: Andrew and Jennifer @ Gm  
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: 711 Penman rd  
Legal description of property (Attach copy of deed): Lot 10 Block 11 As shown on Plat of Pine Grove  
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).  
Pool, coping, and brick pavers. lot coverage of 44%

## AFFIDAVIT

I, Jennifer B Hunt, 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.

Jennifer B Hunt  
APPLICANT SIGNATURE

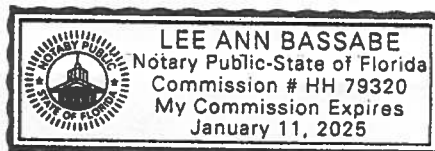
Jennifer B Hunt  
PRINT APPLICANT NAME

03/02/21  
DATE

## STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization; this 2nd day of April, 2021, by Jennifer Hunt, who is personally known to me or produced Florida Drivers License as identification.

LeeAnn Bassabe  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

CODE SECTION (S):

34-336(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio deck addition to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**BOA No. 21-100073

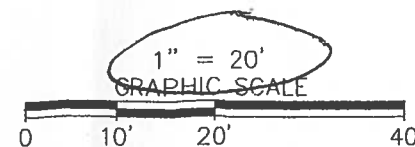
**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

APR 20 2021

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

| Standard                                                                                                                                                                                                                             | Applies?<br>Yes/No | Circumstances/ Explanation                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | Yes                | Being on a corner Lot there is plenty of undeveloped permeable land around our property.      |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | Yes                | This would not be uncommon amount of non-permeable materials compared to other homes.         |
| 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 would not be more than allowed.                                                          |
| 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                | adding a coping only pool would be less desirable for potential future buyers.                |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | Yes                | We would only be asking for a normal reasonable amount of materials. - to make space usable.  |
| 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                | with so much un-developed city land around our home we would not impose on any adjacent land. |

PROPOSED

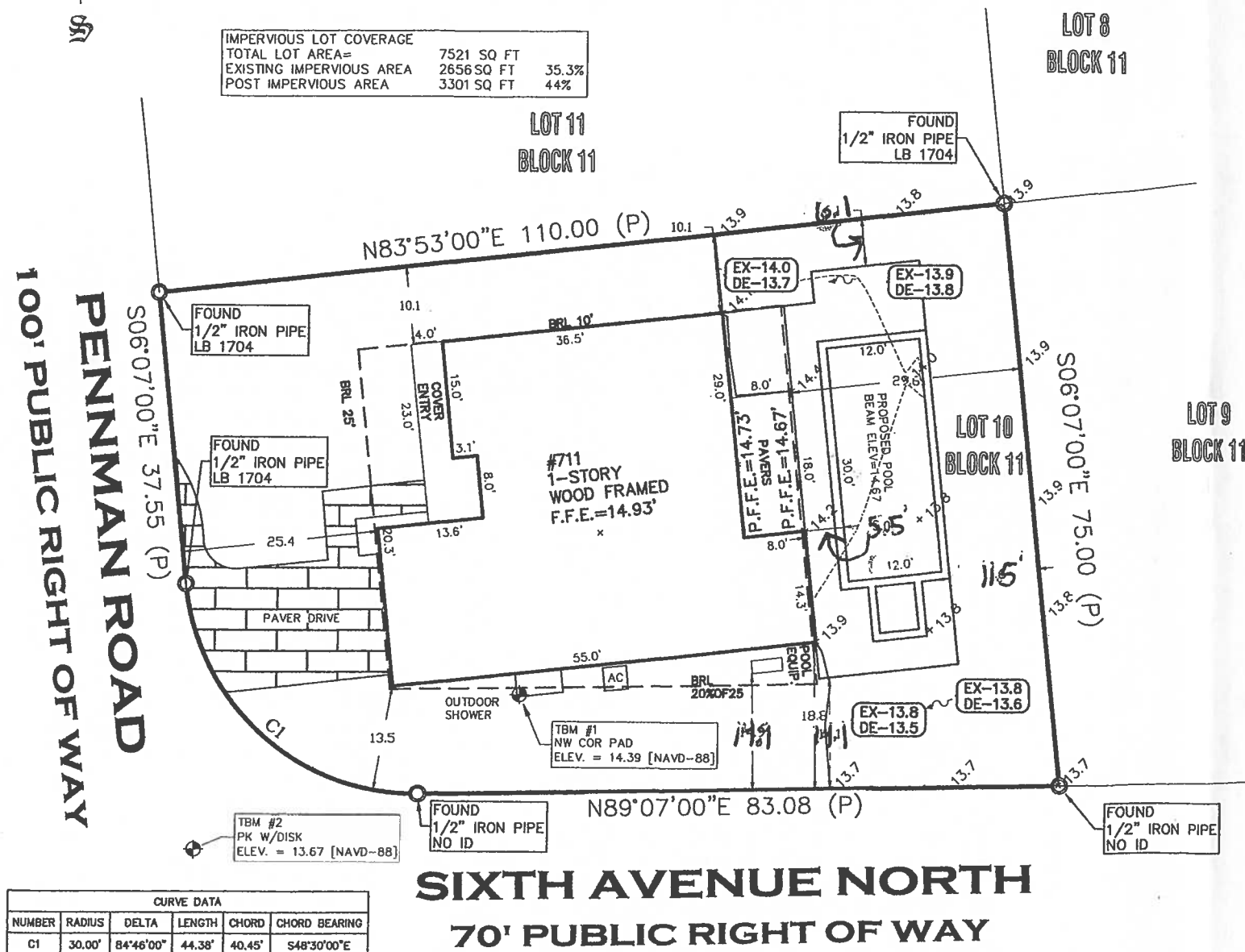


**SPECIFIC PURPOSE SURVEY OF:**  
LOT 10, BLOCK 11, PINE GROVE UNIT 2, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 17, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF  
DUVAL COUNTY, FLORIDA  
FOR:  
**ANDREW J. HUNT**

| LEGEND |                       |         |                             |
|--------|-----------------------|---------|-----------------------------|
| DE     | DESIGN ELEVATION      | PFFE    | PATIO FINAL FLOOR ELEVATION |
| EL.    | ELEVATION             | (P)     | PLAT                        |
| EX     | EXISTING ELEVATION    | NW      | NORTH WEST                  |
| ID.    | IDENTIFICATION        | COR     | CORNER                      |
| LB     | LICENSED BUSINESS     | AC      | AIR CONDINTIOER             |
| BRL    | BUILDING RESTRICTION  | NAVD-88 | NORTH AMERICAN              |
| FFE    | FINAL FLOOR ELEVATION |         | VERTICAL DATUM              |

**GENERAL NOTES:**

1. THIS IS NOT BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SURVEY IS TO DISPLAY TOPOGRAPHIC FEATURES IN ACCORDANCE WITH THE CITY OF JACKSONVILLE BEACH POOL & SPA STANDARDS.
3. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD\_88), AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION CAICE DATA BASE 7210012, TBM #9, BEING A FOUND BOX CUT ON AN INLET IN THE SE QUADRANT OF PALM TREE DRIVE AND 8TH AVE. N., ELEVATION 11.33.
4. BEARINGS SHOWN HEREON BASED ON THE NORTHERLY RIGHT OF WAY LINE OF PENMAN ROAD OF PINE GROVE UNIT 2, RECORDED PLAT BOOK 17, PAGE 18, BEING S06°07'00"E.
5. UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.
6. MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 J-17.050-.052 REQUIREMENTS.
7. ALL DATA SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.



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21-100073  
APR 20 2021

PLANNING & DEVELOPMENT

|                                                                                                                                                      |                         |            |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------|-----|
| JOB No. 21-039<br>FILE No. A-147<br>PARTY CHIEF: K. Hozlehurst<br>F.B. 2013<br>DRAWN BY: T. Hodge<br>CHECKED BY: J. Thomas<br>SURVEY DATE 12-13-2017 | REVISION:               | DATE:      | BY: |
|                                                                                                                                                      | ADDED POOL EQUIP        | 04/09/2021 | TBH |
|                                                                                                                                                      | ADDED DIM PER CLIENT RQ | 04/20/2021 | TBH |
|                                                                                                                                                      |                         |            |     |
|                                                                                                                                                      |                         |            |     |

CAD FILE: P:\21\21-039 COJB 711 PENMAN RD FOR ISL POOLS\SENT\RD\04-20-2021\21-039 711 PENMAN ROAD-POOL SURVEY.DWG



**GHIOTTO & ASSOCIATES, INC.**  
NATIONALLY CERTIFIED SURVEYORS & MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB 6508  
2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071  
(904) 886-7174 FAX  
www.GHIOTTO.com

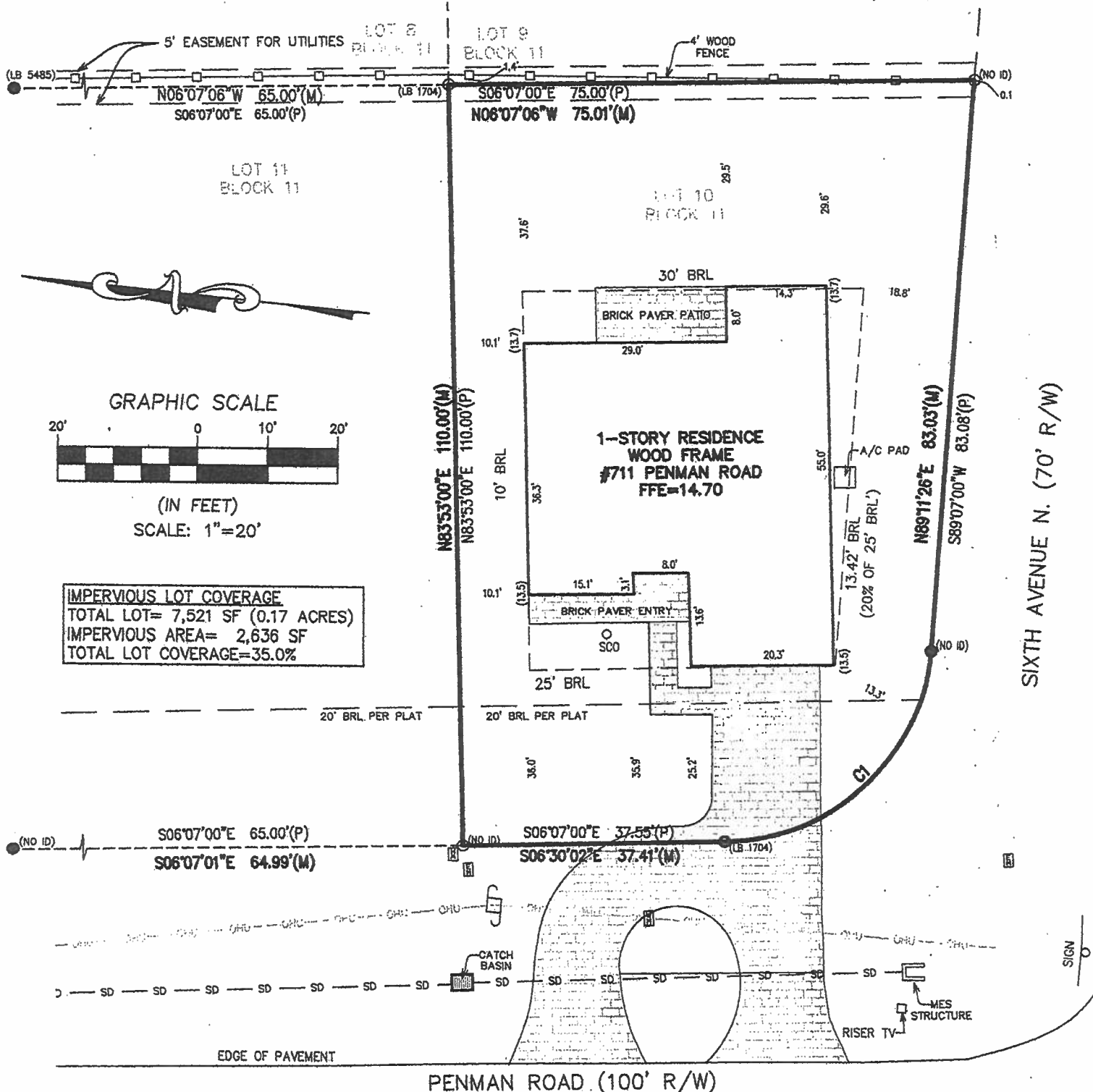
*John S. Thomas*  
JOHN S. THOMAS P.S.M. No. 6223

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

EXISTING

# MAP SHOWING BOUNDARY SURVEY OF LOT 10, BLOCK 11 AS SHOWN ON PLAT OF PINE GROVE UNIT 2

RECORDED IN PLAT BOOK 17, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



## NOTES:

1. THIS IS AN ABOVE SURFACE SURVEY ONLY. UNDERGROUND INFORMATION, EXCEPT STORM DRAINAGE PIPE, NOT LOCATED OR SHOWN.
2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 12031 C 0417 J, DATED NOVEMBER 2, 2018.
3. BEARINGS AND DISTANCES SHOWN THUS: (P) REFER TO ABOVE MENTIONED PLAT, BEARINGS AND DISTANCES SHOWN THUS: (M) REFER TO ACTUAL FIELD MEASUREMENTS OR CALCULATIONS THEREFROM.
4. ELEVATIONS SHOWN THUS: (XX.X) AND REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. NO ABSTRACT OF TITLE OR EASEMENTS FURNISHED TO US FOR THIS SURVEY.
6. BUILDING RESTRICTION LINES (BRL) WERE SPECIFIED BY CLIENT.
7. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND/OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
8. THIS SURVEY AND/OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED HEREON AND FOR THIS TRANSACTION ONLY.
9. BUILDING TIES SHOWN THUS: XX.X' ARE FROM THE PROPERTY LINE TO THE FOUNDATION.
10. PAVER DRIVEWAY SHOWN HEREON IS APPROXIMATE.

REVISED (04/22/2020) : ADDED AREA TABLE AS REQUESTED BY CLIENT AND UPDATED NOTES.  
REVISED (04/17/2020) : ADDED FFE, GRADE ELEVATIONS & BUILDING TIES AS REQUESTED BY CLIENT.  
REVISED (09/30/2019) : SHOW FINAL HOUSE SURVEY  
REVISED (03/06/2019) : UPDATED BOUNDARY AND BRL'S



Surveyed and Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

CERTIFIED TO:  
PIPER HOMES

| CURVE TABLE |        |        |           |               |            |      |
|-------------|--------|--------|-----------|---------------|------------|------|
| CURVE #     | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD DIST | TYPE |
| C1          | 44.41' | 30.15' | 84°24'28" | S48°25'45"E   | 40.50'     | M    |
|             | 44.38' | 30.00' | 84°45'34" | S48°25'45"E   | 40.44'     | P    |

| LEGEND   |                                        |
|----------|----------------------------------------|
| ●        | FOUND 1/2" IRON PIPE OR ROD (AS NOTED) |
| ○        | SET 1/2" IRON PIPE OR ROD (LB 1704)    |
| R/W      | RIGHT OF WAY                           |
| O.R.     | OFFICIAL RECORDS BOOK OR VOLUME        |
| WF       | WOODEN FENCE                           |
| SD-SD-SD | STORM DRAINAGE                         |
| EM       | ELECTRIC METER                         |
| WM       | WATER METER                            |
| ○        | SET MAG NAIL AND DISK (LB 1704)        |

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property, except as shown.

Date of Survey: SEPTEMBER 30, 2019 Drafted By: [Signature]  
Survey Scale: 1"=20' Reviewed By: [Signature]  
Field Bk/Pg: 935/938 Project No: 19-032  
Cred. Chief: [Signature]  
Professional Surveyor and Mapper No. 6793, State of Florida  
WILLIAM D. PINKSTON  
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

S:\Subdivisions\Duval County\Pine Grove\Unit 2\Block 11\19-032 Lot 10\dwg\LOT 10 FINAL SURVEY.dwg

RECEIVED  
21-100073  
APR 20 2021

PLANNING & DEVELOPMENT

## BOA# 21-100074 Staff Report

3338 Isabella Boulevard

Parcel ID: 180819-0000

Dunn

Lot 12, Block 10, *Ocean View Highlands*

**Zoning:** Residential, single-family: RS-1

**Variances Requested:** 34-336(e)(1)e, for 49.9% lot coverage in lieu of 35% maximum

**Project:** The applicant is requesting relief from dimensional standards to build a deck around a coping only swimming pool currently under construction by Aqua Design Jax, LLC. which would abut a covered paver patio attached to an existing single-family home.

**Existing Conditions:** Subject property is an existing platted lot of record (circa 1926) located in the South Beach mixed land use district containing a single-family dwelling constructed in 2016 for the current owner of record (reference SFD Permit#16-609). The parcel is platted roughly 50 feet in width and 120 feet in depth. Minimum dimensional standards within this district include 10,000 sq. ft. lot area, minimum width of 90 feet at the building line and 35 feet at the street, and maximum lot coverage of 35%.

**Analysis:** The overall lot size is 5,980.77 sq. ft. and the proposed improvement would cover 2,983.97 sq. ft. of the lot, accounting for 49.9% impervious horizontal surface area. The approval of this variance would not have an adverse impact on the surrounding properties. Adjacent uses are also single-family in nature.

**Active Permits or Code Violations:** Swimming Pool Permit#21-422 issued March 12, 2021

**Previous Development Orders:** BOA#15-100007: 8-foot side yard setback, 27.5-foot rear yard setback and 45% lot coverage in lieu of 35% maximum to construct a new single-family dwelling

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

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

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

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

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

Staff finds the applicant will not receive special privileges.

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

Staff does find that there is currently a hardship based on the substandard lot and existing home's location on the lot, as well as the existing lot coverage of 43%

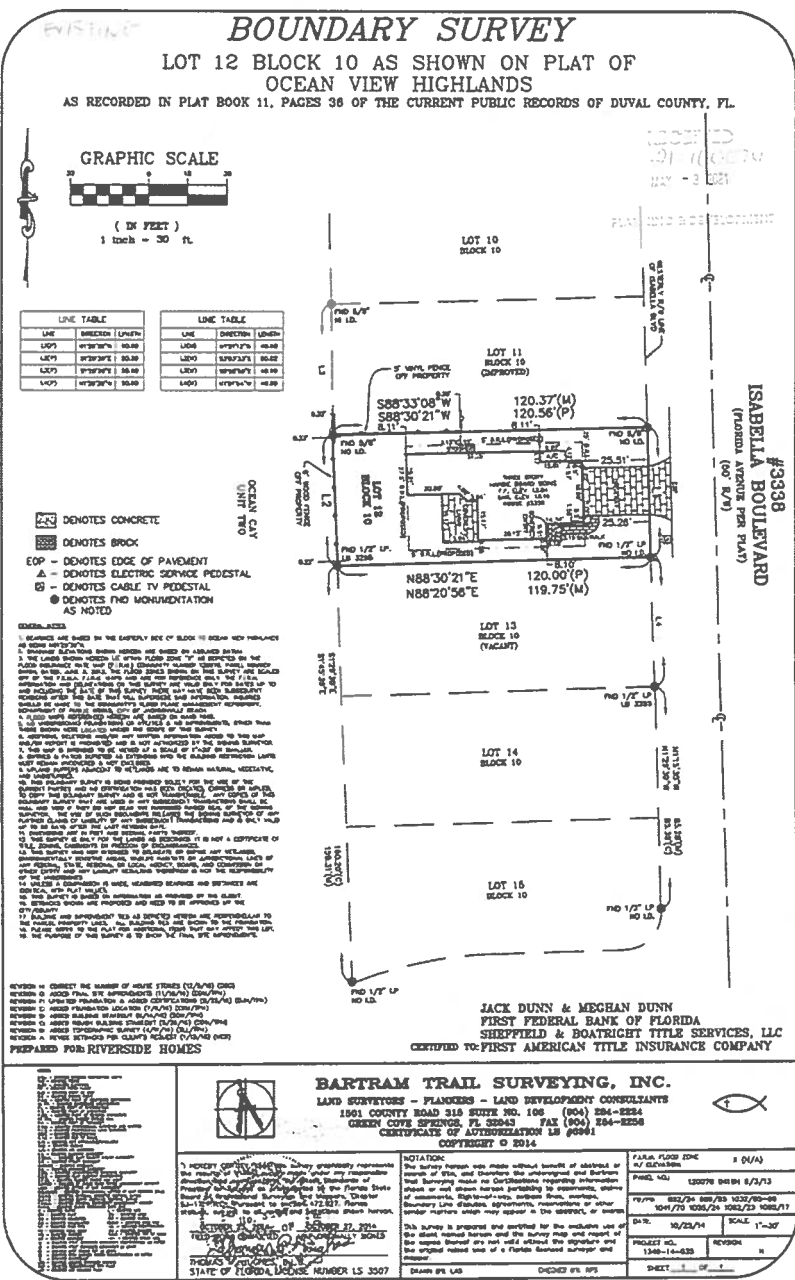
**5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance required

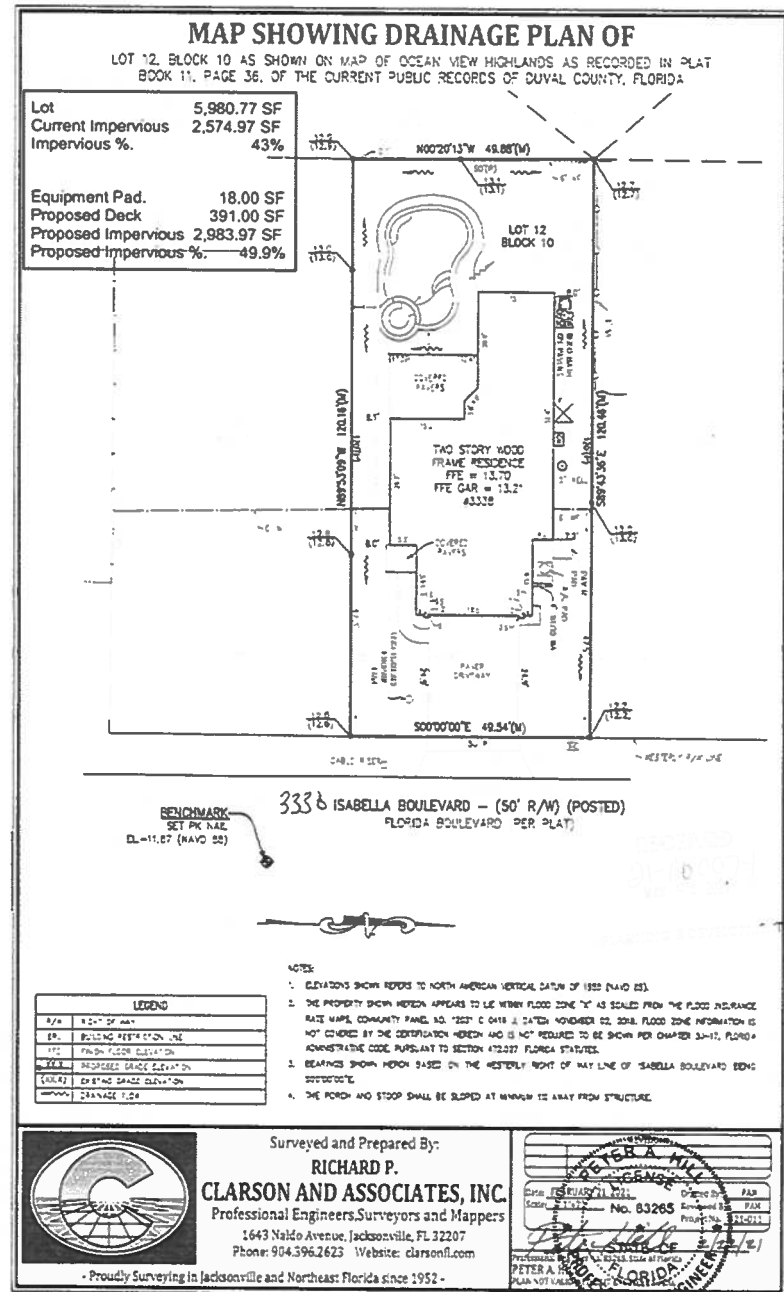
**6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan

## Existing property survey



## Proposed Site Plan





# APPLICATION FOR VARIANCE

BOA No. 21-100074

HEARING DATE 6-15-21

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

## REQUIRED DOCUMENTATION

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

MAY - 3 2021

## PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Jack and Meghan Dunn Telephone: 904-868-4219  
 Mailing Address: 3338 Isabella Blvd. Jacksonville Beach, FL 32250 E-Mail: jackcdunn@comcast.net  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: Same as above Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

### VARIANCE DATA

Street address of property and Real Estate Number: 3338 Isabella Blvd. Jax Bch 32250 180819-0000  
 Legal description of property (Attach copy of deed): Lot 12 elk 10 Oceanview Highlands 11/36 Public Records Duval FL  
 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 on lot coverage of 49.9% to allow for modest decking around the swimming pool.

### AFFIDAVIT

I, Jack Dunn, 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

PRINT APPLICANT NAME

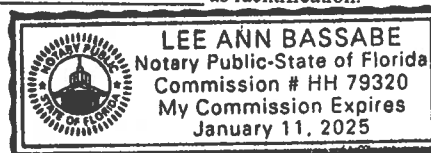
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of May, 2021, by Jack & Meghan Dunn, who is personally known to me or produced Florida Drivers License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S):

34-336(e)(1)e, for 49.9% lot coverage (45% previously approved) to allow for construction of a paver patio deck addition around a coping only pool to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 21-100074

**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.

MAY - 6 2021

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

| Standard                                                                                                                                                                                                                             | Applies?<br>Yes/No | Circumstances/ Explanation                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | YES                | This lot does not meet the minimum square footage of a standard lot .<br>per the land development code.                                                                                               |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | NO                 | Exisiting house is built within the lot setbacks and is in line with the neighboring homes. The undersized lot is the hardship.                                                                       |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      | YES                | Requesting what has already been approved for many of our neighbors with the same lot conditions.                                                                                                     |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | YES                | Many homes in our area have a lot coverage variance for the same purpose due to the undersized lot. This code deprives us of the rights comonly enjoyed by other parcels in the same zoning district. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | YES                | Would allow for a modest swimming pool with minimal decking around for walking and cleaning with one small area for tables and chairs                                                                 |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.                                               | YES                | Variance would be consistant with adjacent lots with the same hardship. Water drainage/retention would be designed by a Civil Engineer to not affect surrounding lots.                                |



# Reference

DEPARTMENT OF PLANNING & DEVELOPMENT

**CERTIFIED MAIL# 7012 2210 0002 4634 9713**

March 5, 2015

Jack & Meghan Dunn  
541 Margaret Street  
Neptune Beach FL 32266

RECEIVED  
21-100074  
MAY - 3 2021

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

RE: BOA# 15-100007  
3338 Isabella Boulevard  
(Lot 12, Block 10, Ocean View Highlands)

PLANNING & DEVELOPMENT

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

Dear Mr. & Mrs. Dunn,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, March 3, 2015, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-336(e)(1)c.2 for side yards of 5 feet in lieu of 10 feet required;
- 34-336(e)(1)c.3 for a rear yard of 27.5 feet in lieu of 30 feet required; and
- 34-336(e)(1)e for 45% lot coverage in lieu of 35% maximum

The Board **Amended** and **Approved** the request as follows:

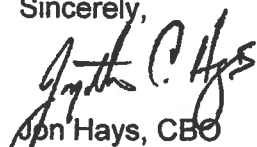
- 34-336(e)(1)c.2 for side yards of 8 feet in lieu of 10 feet required;
- 34-336(e)(1)c.3 for a rear yard of 27.5 feet in lieu of 30 feet required; and
- 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>.

Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

  
Jon Hays, CBO

Building Department



PROPOSED

SITE PLAN

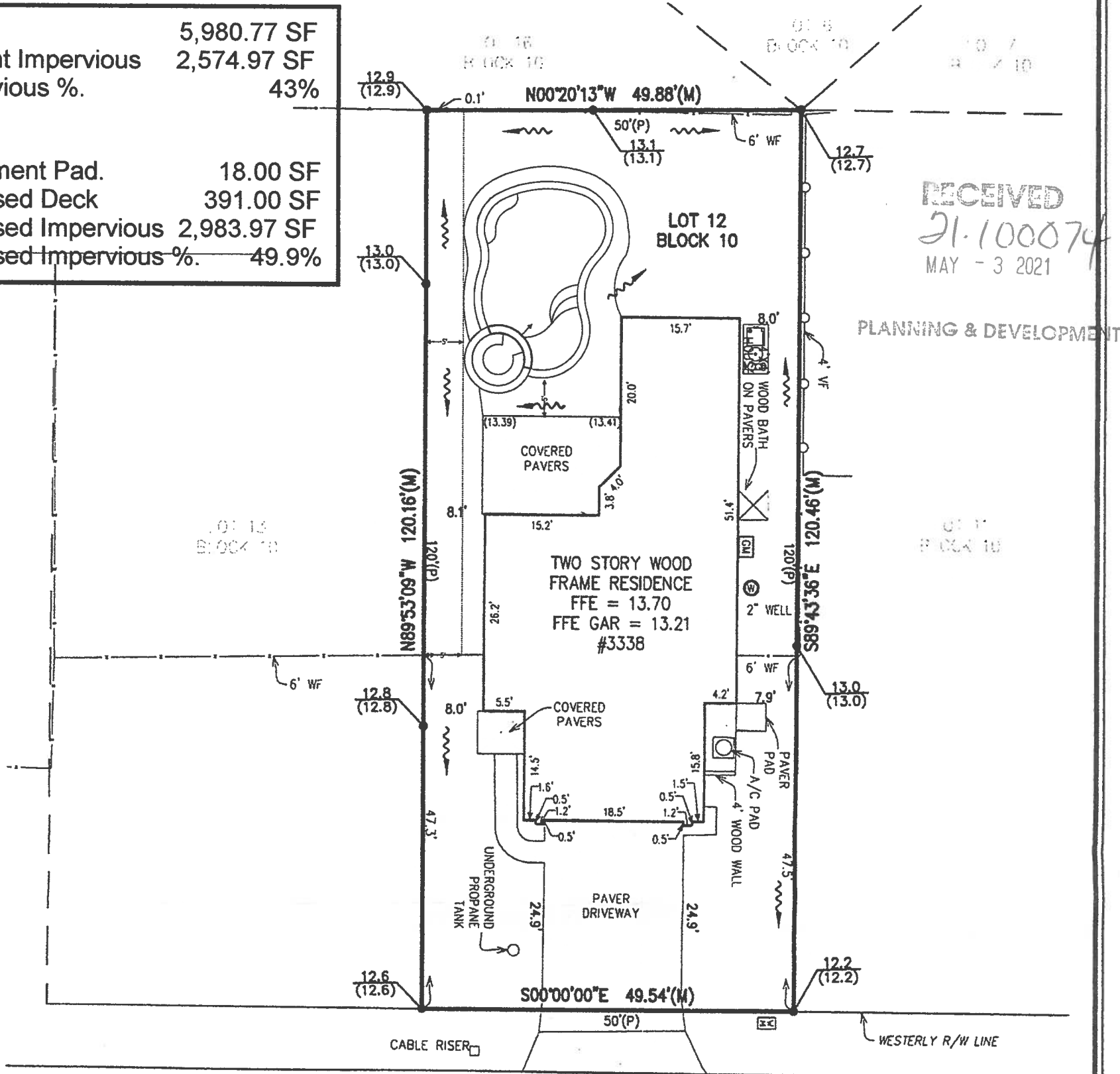
#1. NTS

# MAP SHOWING DRAINAGE PLAN OF

LOT 12, BLOCK 10 AS SHOWN ON MAP OF OCEAN VIEW HIGHLANDS AS RECORDED IN PLAT BOOK 11, PAGE 36, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

Lot 5,980.77 SF  
Current Impervious 2,574.97 SF  
Impervious %. 43%

Equipment Pad. 18.00 SF  
Proposed Deck 391.00 SF  
Proposed Impervious 2,983.97 SF  
Proposed Impervious %. 49.9%



RECEIVED

21-100074  
MAY - 3 2021

PLANNING & DEVELOPMENT

BENCHMARK  
SET PK NAIL  
EL.=11.87 (NAVD 88)

ISABELLA BOULEVARD - (50' R/W) (POSTED)  
FLORIDA BOULEVARD (PER PLAT)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=20'

## NOTES:

- ELEVATIONS SHOWN REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12031 C 0419 J, DATED: NOVEMBER 02, 2018. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT REQUIRED TO BE SHOWN PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- BEARINGS SHOWN HEREON BASED ON THE WESTERLY RIGHT OF WAY LINE OF ISABELLA BOULEVARD BEING S00°00'00"E.
- THE PORCH AND STOOP SHALL BE SLOPED AT MINIMUM 1% AWAY FROM STRUCTURE.

| LEGEND |                           |
|--------|---------------------------|
| R/W    | RIGHT OF WAY              |
| BRL    | BUILDING RESTRICTION LINE |
| FFE    | FINISH FLOOR ELEVATION    |
| XX.X   | PROPOSED GRADE ELEVATION  |
| (XX.X) | EXISTING GRADE ELEVATION  |
| ---    | DRAINAGE FLOW             |



Surveyed and Prepared By:

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|                                                   |                 |
|---------------------------------------------------|-----------------|
| REVISIONS                                         |                 |
| PETER A. HILL                                     |                 |
| LICENSE                                           |                 |
| Date: FEBRUARY 21, 2021                           | Drafted By: PAH |
| Scale: 1"=20'                                     | No. 83265       |
| Reviewed By: PAH                                  |                 |
| Project No. 21-011                                |                 |
| Professional Engineer No. 83265, State of Florida |                 |
| PETER A. HILL                                     |                 |
| FLORIDA                                           |                 |
| PROFESSIONAL ENGINEER                             |                 |

SHEET 1 OF 1