



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, April 16, 2024

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Matt Metz, Laura Tierney

APPROVAL OF MINUTES

- A. Minutes for March 5, 2024 meeting
- B. Minutes for April 2, 2024 meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s):** BOA#24-100013
Applicant: Generation Homes LLC
Agent: Cora M Johnson
Owner: Jay & Beth Finnegan
Property Address: 3901 Ponte Vedra Blvd
Parcel ID: 181725-0000
Legal Description: Lot 8, Block D9, *Ponte Vedra Unit Two*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(e), for 39.7% lot coverage in lieu of 35% maximum, for circular driveway and pool deck to a single family dwelling **for property addressed** 3901 Ponte Vedra Blvd, **RE#** 181725-0000, **legally described as** Lot 8, Block D9, *Ponte Vedra Unit Two*
- B. **Case Number(s):** BOA#24-100014
Applicant: Deborah Lenox
Agent: N/A
Owner: Deborah Lenox
Property Address: 411 S 13th Ave
Parcel ID: 176774-0000

Legal Description: Lot 8, Block 125, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)(e), for 40%% lot coverage in lieu of 35% maximum, to address nonconformities and for new permeable paver driveway and a pool with coping only to a single-family dwelling located at **property addressed** 411 S 13th Ave, **RE#** 176774-0000, **legally described as** Lot 8, Block 125, *Oceanside Park*

C. **Case Number(s): BOA#24-100015**

Applicant: Eric Maurus

Agent: N/A

Owner: Eric Maurus

Property Address: 1305 N 14th Ave

Parcel ID: 175310-0000

Legal Description: Lot 1, Block 12, *Beach Homesites Unit 3*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)(c)(3), for a rear yard setback of 21 feet in lieu of 30 feet minimum, 34-336(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for proposed improvements to a single-family dwelling **located at property addressed** 1305 N 14th Ave, **RE#** 175310-0000, **legally described as** Lot 1, Block 12, *Beach Homesites Unit 3*

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting of the Board of Adjustment will be May 7, 2024. There are two (2) applications

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

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

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

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

meeting. All comments received are public record.

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, March 5, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on February 6, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100137**
Applicant: Michael Shumer
Agent: N/A
Owner: Michael Shumer & Tammy Shumer
Property Address: 203 34th Ave S
Parcel ID: 180627-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)2, for westerly side setback of 5ft on Lot 11 in lieu of 10ft minimum; 34-336(e)(1)e, for 45% lot coverage on Lot 11 in lieu of 35% maximum, for proposed additions to a single-family dwelling for property addressed 203 S 34th Ave, RE#180627-0000, legally described as Lot 11 and lot 12, Block 19, Replat Unit No.1 Atlantic Shores.

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

Applicant: Michael Shumer, 203 34th Avenue South, Jacksonville Beach, stated the hardship was the lots were platted as nonconforming lots.

A discussion ensued about lot coverage, splitting the lot, the property line, hardship, and the pool.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Ms. Williams, to approve BOA#24-100137 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot and conditions.

Motion to Amend: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to modify the approval of BOA#24-100137 with a modification that it only applies to Lot 11 as discussed and shown with the removal of the pool and other ancillary nonpermanent surfaces.

Discussion: None

Motion to Amend Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Jennifer Williams, Matt Metz, and Owen Curley

The motion to amend passed unanimously.

Discussion: A discussion ensued about lot coverage, patio size, and splitting the lot.

Amended Motion Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Jennifer Williams, and Owen Curley
Nays – Matt Metz

The amended motion passed 4-1.

B. Case Number: **BOA#24-100139**
Applicant/Owner: Aimee Herdt
Agent: Bob Hamil
Property Address: 2930 S 2nd St
Parcel ID: 180692-0100

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for new pool deck and covered back patio to a single-family dwelling located at property addressed 2930 S 2nd St, RE# 180692-0100, legally described as Lot 19, Block 24, Replat Unit No.1 Atlantic Shores.

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

Agent: Bob Hamil, 725 McConnell Circle, Neptune Beach, stated the hardship was a substandard lot.

A discussion ensued about the pool.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100139 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot coverage.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Jennifer Williams, Matt Metz, and Owen Curley.

The motion passed unanimously.

C. Case Number: **BOA#24-100140**
Applicant/Owner: Donald Young
Agent: Ian Brown
Property Address: 26 N 20th Ave
Parcel ID: 174775-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)f, for 57% lot coverage in lieu of 35% maximum; 34-340(e)(1)(c)2, for side yard setback of 5ft on both side in lieu of 10ft minimum; 34-340(e)(1)(c)1, for front yard setback of 7.5ft in lieu of 20ft minimum; 34-340(e)(1)(c)3 for rear yard setback of 17.5ft in lieu of 30ft minimum, for construction of a new two-family dwelling located at property addressed 26 N 20th Ave, RE# 174775-0000, legally described as Lot 8, Pritchard-Clarsen Replat of Part of Block 201, Pablo Beach North.

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

Agent: Ian Brown, 245 Riverside Avenue, Suite 100, Jacksonville, distributed a handout [on file] and stated the hardship was an undersized and nonconforming lot.

A discussion ensued about exhibits, satellite imagery, a survey, the staff report, and parking.

Public Hearing:

The following spoke in opposition to the variance:

- Stuart Boggess, 22 20th Avenue North, Jacksonville Beach
- Kevin Gay, 20 20th Avenue North, Jacksonville Beach

The following submitted an email [on file] in opposition to the variance:

- Katharine Boggess, 22 20th Avenue North, Jacksonville Beach

Mr. Brown addressed concerns.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100140 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot size, standards, parking, and criteria.

Roll Call Vote: Ayes – Owen Curley

Nays – Jennifer Williams, John Moreland, Jeff Truhlar, Matt Metz

The motion failed 4-1.

D. Case Number: **BOA#24-100141**
Applicant/Owner: Wayne Pollard
Agent: The Batts Company
Property Address: 1182 19th St N
Parcel ID: 179110-0032

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(c)3, for rear yard setback of 22ft in lieu of 30ft minimum, to construct a covered patio area over the new pool deck, 34-337(e)(1)g, for accessory structure set back of 3.6ft from primary structure for pool for property addressed 1182 N 19th St, RE# 179110-0032, legally described as Lot 1, Block 43, Sec A Jacksonville Beach.

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

Agent: Jeff Batts, 1602 3rd Street North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the awning.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100141 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Jennifer Williams, John Moreland, Jeff Truhlar, Matt Metz, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Wednesday, March 20, 2024, at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:11 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT

**Minutes of Board of Adjustment Meeting
held Tuesday, April 2, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Deputy City Clerk Jodilynn Byrd administered the Oath of Office to Laura Tierney.

CALL TO ORDER:

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

ROLL CALL:

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

Planner Danevsky Joseph, City Attorney David Migut, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on March 20, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100146**
Applicant/Owner: Jan & John Coarsey
Agent: Chris Myers
Property Address: 544 Marshview Dr
Parcel ID: 179997-6145

City of Jacksonville Beach Land Development Code Section(s): 34-373(d), for parking area set back of 0ft in lieu of 5ft minimum; for replacement of existing concrete driveway to a single-family dwelling for property addressed 544 Marshview Dr, RE#179997-6145, legally described as Lot 28 Block 19, Replat of Marshside.

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

Applicant: John & Jan Coarsey, 544 Marshview Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100146 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Jennifer Williams, Matt Metz, and Owen Curley.

The motion passed unanimously.

B. Case Number: **BOA#24-100147**
Applicant/Owner: James Wesley Jr
Agent: N/A
Property Address: 116 N 13th Ave
Parcel ID: 174649-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)(c)(2), for a westerly side yard setback of 1.75 feet and for an easterly side yard setback of 4 feet in lieu of 10 feet; 34-340(e)(1)(c)(1), for a front yard setback of 0.5 in lieu of 20 feet minimum; 34-340(e)(1)(f), for 44.3% lot coverage in lieu of 35% maximum, to address nonconformities to a two-family dwelling located at property addressed 116 N 13th Ave, RE# 174649-0000, legally described as West 38 Feet of Lot 4 & 5, Block 132, Pablo Beach North.

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

Applicant: James Wesley Jr., 116 North 13th Avenue, Jacksonville Beach stated the hardship was a nonconforming lot.

A discussion ensued about the existing structure, alley, and neighboring lot.

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100147 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot.

Roll Call Vote: Ayes – Jeff Truhlar, Jennifer Williams, Moreland, Matt Metz, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, April 16, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:14 P.M.

Minutes of the Board of Adjustment Meeting
April 2, 2024

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	03/14/2024
SUBJECT:	BOA #24-100013 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, April 16, 2024 Board of Adjustment Meeting.

BOA #24-100013

ZONING: RS-1
RE NO.: 181725-0000
LEGAL: Lot 8, Block D9, *Ponte Vedra Unit Two*
ADDRESS: 3901 Ponte Vedra Blvd

REQUEST:

Section(s): 34-336(e)(1)(e), for 39.7% lot coverage in lieu of 35% maximum, for circular driveway and pool deck to a single family dwelling **for property addressed** 3901 Ponte Vedra Blvd, **RE#** 181725-0000, **legally described as** Lot 8, Block D9, *Ponte Vedra Unit Two*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1955) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is approximately 90 feet in width and 288 feet in depth, with a total area of 26,823 square feet. The subject parcel is currently occupied by a two-story single-family dwelling, a circular concrete driveway, and front porch. According to the applicant, the property is located on a very busy corner of 1st St S. and Ponte Vedra Blvd, and the purpose for a larger driveway is to ensure safe ingress and egress.

The subject parcel is conforming in both width and total square footage. The subject property has a total impervious area of 39.7% in lieu of 35% maximum, due to the large driveway and pool decking. The driveway accounts for 3.2% of the coverage with the pool decking making up the remaining 1.5%. The applicant states that when the pool was constructed, the builders realized that the deck area was too narrow to allow for seating around the pool, causing them to increase the decking to make it possible for reasonable use of the parcel of land, building and structure. Staff finds that the applicant is not asking for significant changes and not granting the variance would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would cause an unnecessary and undue hardship.

STAFF ANALYSIS:

The subject property was developed in 2020 as a two-story single-family dwelling. The previous home on this property also had a large circular driveway. The location of the property being at a busy intersection makes leaving the home unsafe with a smaller driveway. To ensure safe ingress and

egress for the homeowner and safe passage by vehicles utilizing the roadway, a large circular driveway is needed. The driveway plans that were submitted to the city did not adequately account for the turning radii of trucks or large cars. The irregular shape of the front of the lot also contributed to the slight alteration in the driveway shape from design to construction, again to allow a proper turning radius and driveway alignment to avoid negative impacts the driveway could have on the existing storm water swale. The increase of the pool decking is the only way to make the area usable. Without the slight increase, the area would be too narrow.

Granting this variance would provide safe and convenient traffic flow and parking access. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures in the same zoning district as similar homes in the area have been granted similar variances.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject property is located in a very busy intersection, the large driveway promotes safe and convenient traffic flow and parking, additionally, the lot is an irregular shape at the front property line, and there design submitted with the plans was not sufficiently designed to address turning radii and account for the drainage swale.

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

Staff does not find that circumstances are a result of the applicant. In order to facilitate safer traffic flow and seasonal use of the pool decking, there needs to be a bigger driveway and slightly larger decking. Additionally, there were oversights in the design of the driveway that were not discovered until construction.

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

Staff finds that the proposed variance **will not** confer special privileges. The proposed variance will not confer any special privileges, the applicant is not asking for a significant increase and needs the driveway to be larger because of safety concerns. These issues are what is currently on site, as discovered after the fact on the as-built survey.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. The applicant cannot reasonably use the driveway as was originally designed, and the pool decking proposed was not adequate for outdoor furniture and adequate safety as designed.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing non conformities. The proposed variance needed is for 39.7% lot coverage in lieu of 35% maximum, for a circular driveway and pool deck corrections to a recently built single-family dwelling.

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

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

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100013**

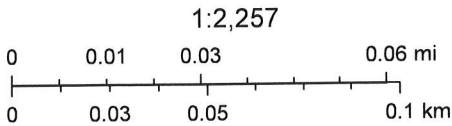
ATTACHMENTS:

1. 24-100013pics
2. 24-100013



March 15, 2024

 Parcels



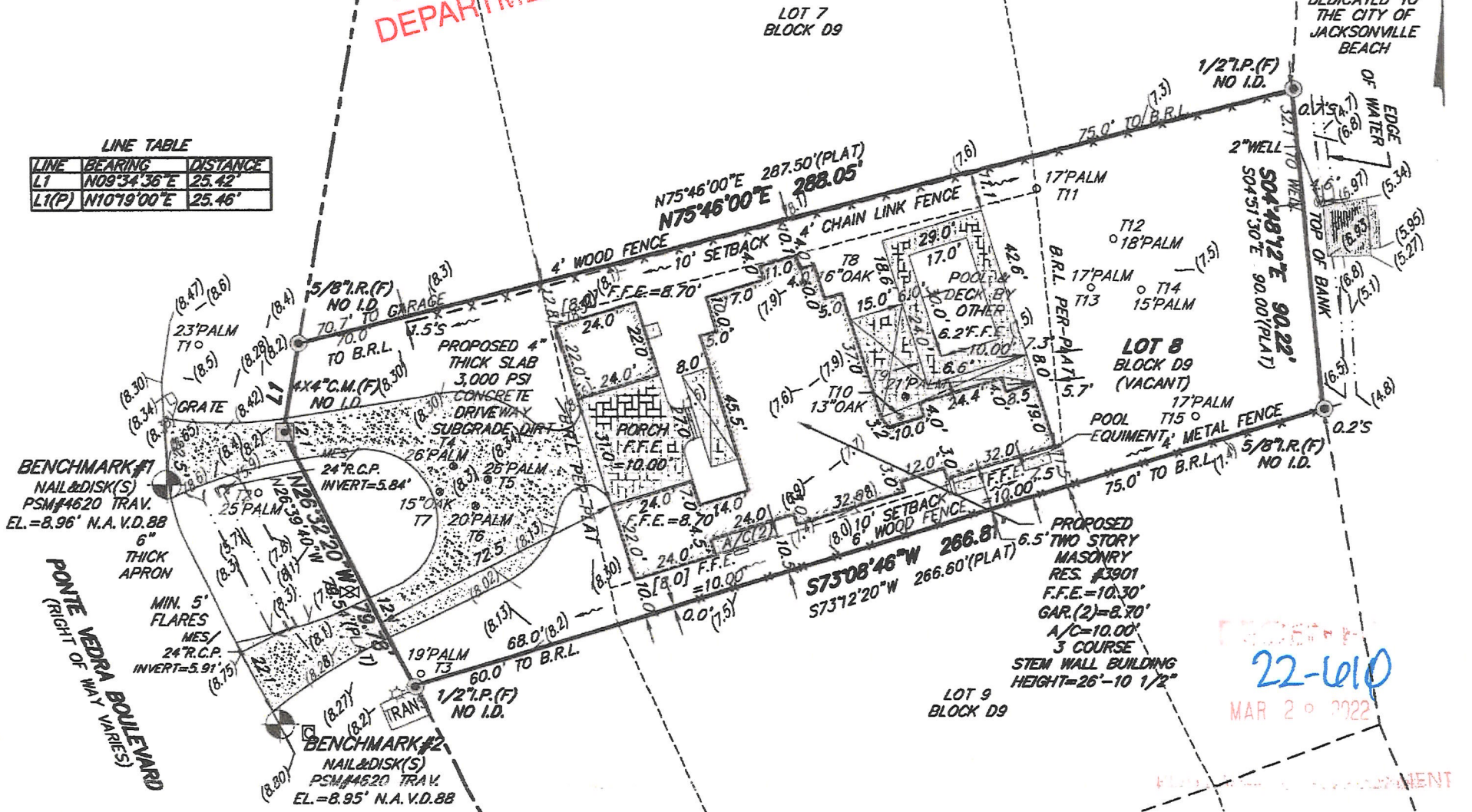
LOT 8 BLOCK D9, PONTE VEDRA-UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 6, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB COPY
THIS PLAN MUST BE
ON JOB SITE FOR
EACH INSPECTION

MUST PLANT (1)
SHADE TREE

RECEIVED
FEB 21 2024
PLANNING
DEPARTMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°34'36"E	25.42'
L1(P)	N10°19'00"E	25.46'



1. REVISED TO ADDRESS RED LINE CHANGES ON 11/08/2021.
2. REVISED TO ADDRESS TREE TABLE & REDLINE CHANGES ON 3/25/2022.

1. EROSION CONTROL MEASURES WILL BE USED AROUND THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.
2. BUILDING TIES SHOWN TO THE FURTHEST PROJECTION OF THE BUILDING FACE.
3. THE SUBJECT PROPERTY REFLECTS TYPE "B" DRAINAGE (ALL FLOWS TO THE FRONT AND REAR OF THE PROPERTY).

A/C - AIR CONDITIONER PAD
I.D. - IDENTIFICATION
N.A. V.D. - NORTH AMERICAN VERTICAL DATUM
I.R.(F) - IRON ROD FOUND
I.P.(F) - IRON PIPE FOUND
I.R.(S) - 5/8" IRON ROD SET (PSM# 4620)
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
Ⓜ - WELL
⚡ - WOOD POWER POLE
⚡ - DENOTES NOT TO SCALE
-OHE- - OVERHEAD ELECTRIC
CONC. - CONCRETE
R.C.P. - REINFORCED CONCRETE PIPE
M.E.S. - MITERED END SECTION
[] - WOOD DECK
[0.0] - PROPOSED ELEVATION

sq. ft. — SQUARE FEET
R — RADIUS
 Δ — DELTA
L — ARC LENGTH
T — TANGENT
CD — CHORD DISTANCE
CB — CHORD BEARING
 — EXPOSED CONCRETE
 — COVERED AREA
TYP. — TYPICAL
 — WATER METER
 — ELECTRIC TRANSFORMER
 — LAMP POST
 — CABLE TV RISER
 — TREE
B.R.L. — BUILDING RESTRICTION LINE
 — CONCRETE MONUMENT
(0,0) — SPOT ELEVATION
 — TREE TO BE REMOVED

1	PALM-23'	11	PALM-17'
2	PALM-25'	12	PALM-18'
3	PALM-19'	13	PALM-17'
X	PALM-26'	14	PALM-15'
X	PALM-26'	15	PALM-17'
X	PALM-20'		
X	OAK-15"		
X	OAK-16"		
X	PALM-21'		
X	OAK-13"		

TREE SCHEDULE	
LOT SQ. FT. MINUS EASEMENTS/WETLANDS	26,861±
ACRES= -/43,560	.62±
ACRES X 40 = REQ. TREE INCHES	25±
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING A MIN. OF 2" DIAMETER TREES.	
70% OR GREATER PLANTED TREES SHALL BE CANOPY TYPE, WITH NOT MORE THAN 50% OF ONE SPECIES	
TREES TO BE PLANTED	EX. TREES TO REMAIN
	REFER TO TREE TABLE

AREA SUMMARY	
AREA	SQUARE FEET
LOT GROSS	26,861±
GROUND FLOOR	3,821±
GARAGE	1,094±
ENTRY	216±
REAR PORCH	612±

LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
5,743±	26,861±	21
IMPERVIOUS COVERAGE		
IMP. SQ. FT.	LOT SQ. FT.	%
9,365±	26,822±	34

PROPOSED FILL	
AREA 1	D-WAY
12-24"	0-12"
AREA 1	
0-12"	-

GRAPHIC SCALE

40 0 20 40

1"=40'

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. Nothing herein shall be intended to give any rights or benefits to anyone other than the parties to this survey.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Dead or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 12031C0419J
effective date: 11/02/2018, the property described hereon appears to lie in Zone XS
- Basis of bearing structure: REFER TO SURVEY

- Base of elevations: <i>N.A. VD.88</i>				
JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY
21-0362	04/20/2021	1" = 40'	788/30	A.H.F.
DWG. BY			R.J.R.	
TYPE: <i>SITE PLAN</i>				
C COPYRIGHT 2021, ALL RIGHTS RESERVED. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions, deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.				
NICHOLAS H. FRANKLIN 6170 A1A SOUTH #316 ST. AUGUSTINE, FLORIDA 32088 (904) 471-8877 FAX (904) 471-8878  NICHOLAS H. FRANKLIN, P.L.S. 4620 FOR LANDTECH AND ASSOCIATES				

MAP SHOWING SURVEY OF
LOT 8 BLOCK D9, PONTE VEDRA-UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN
PLAT BOOK 26, PAGE 6, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

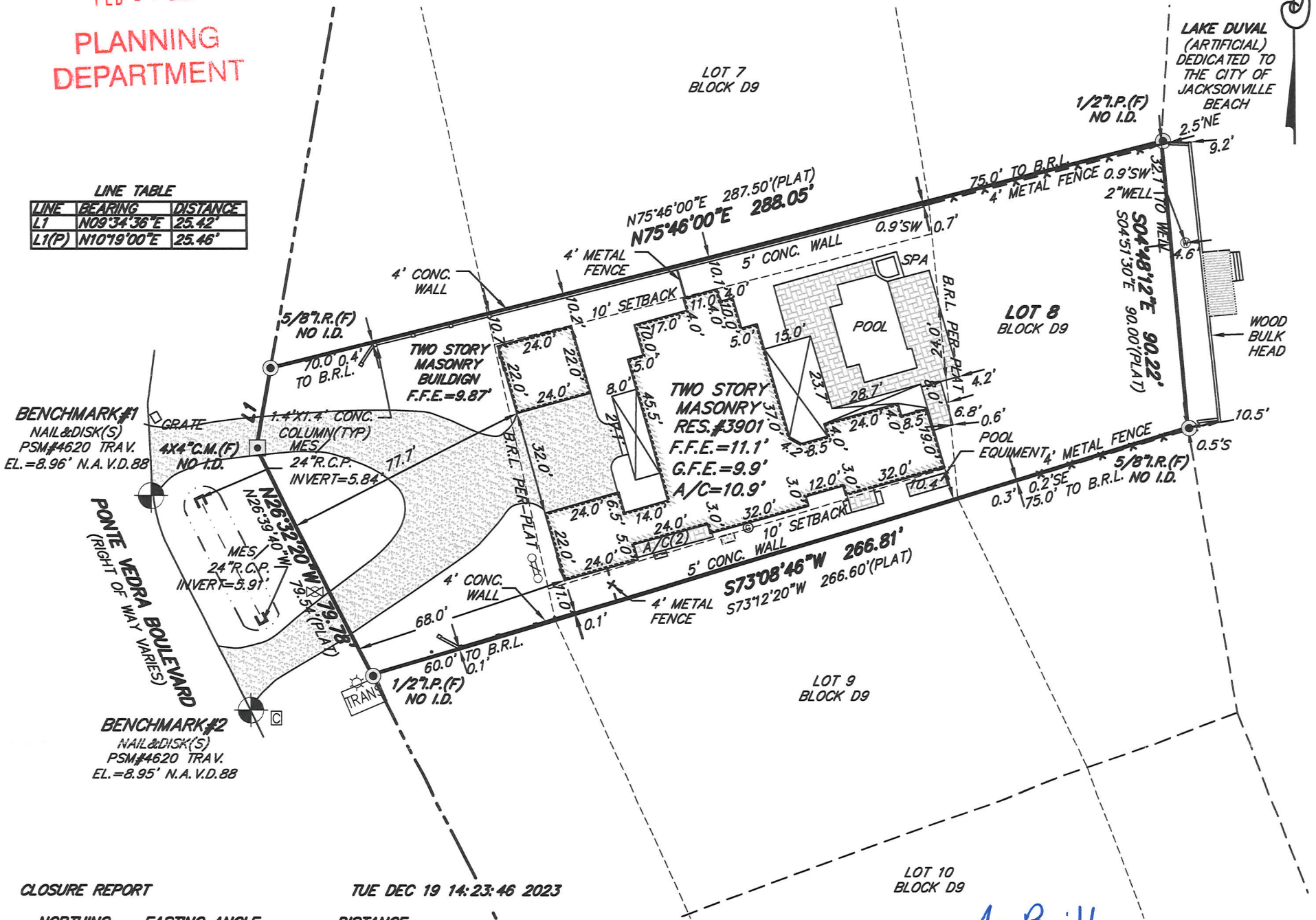
CERTIFIED TO:
JOHN R. FINNEGAN & ELISABETH M. FINNEGAN

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PLANNING
DEPARTMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°34'36"E	25.42'
L1(P)	N10°19'00"E	25.46'



CLOSURE REPORT

TUE DEC 19 14:23:46 2023

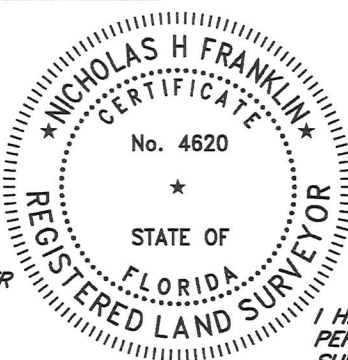
NORTHING	EASTING	ANGLE	DISTANCE
11517.2030	11191.4962	N 73°22'54" E	270.3659
11594.5259	11450.5694	N 88°23'54" W	255.7171
11601.6731	11194.9521	S 02°20'34" W	84.5278
11517.2159	11191.4967		

TOTAL 610.6109

CLOSURE ERROR DISTANCE> 0.012865 ERROR BEARING> S 02°08'08" W
CLOSURE PRECISION> 1 IN 47461.1 TOTAL DISTANCE> 610.6109
AREA NOT CALCULATED BECAUSE POLYLINE NOT CLOSED

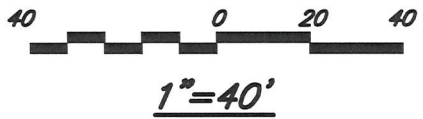
LEGEND

A/C	AIR CONDITIONER PAD	sq. ft.	SQUARE FEET
I.D.	IDENTIFICATION	R	RADIUS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	Δ	DELTA
I.R.(F)	IRON ROD FOUND	L	ARC LENGTH
I.P.(F)	IRON PIPE FOUND	T	TANGENT
I.R.(S)	5/8" IRON ROD SET (PSM# 4620)	CD	CHORD DISTANCE
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P.T.	POINT OF TANGENCY	EXP.	EXPOSED CONCRETE
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W.P.P.	WOOD POWER POLE	TYP.	TYPICAL
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CONC.	CONCRETE	LP	LAMP POST
R.C.P.	REINFORCED CONCRETE PIPE	CTV	CABLE TV RISER
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WD	WOOD DECK	B.R.L.	BUILDING RESTRICTION LINE
B.F.P.	BACK FLOW PREVENTOR	CM	CONCRETE MONUMENT
		G	GAS



AREA = 0.62 ± ACRES
OR 26,823 ± sq. ft.

GRAPHIC SCALE



I HEREBY CERTIFY THAT THE SURVEY SHOW HEREON WAS
PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT
SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN
HEREON IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS
TO SECTIONS 5J-17-.051, 5J-17.052 OF THE FLORIDA
ADMINISTRATIVE CODE.

GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
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- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

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THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 12031C0419J effective date: 11/02/2018, the property described hereon appears to lie in Zone XS
- Basis of bearing structure: EASTERLY RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
21-0362	12/19/2023	1" = 40'	824/56	N.H.F.	R.J.B.

TYPE: BOUNDARY/FINAL
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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

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NICHOLAS H. FRANKLIN, P.L.S. 4620



APPLICATION FOR VARIANCE

BOA NO. 24-100013

HEARING DATE _____

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

REQUIRED DOCUMENTATION

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

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**PLANNING
DEPARTMENT**

APPLICANT INFORMATION

Applicant Name: Generation Homes, LLC **Telephone:** (904) 268-0100
Mailing Address: 5860 US-1N **E-Mail:** coramjohnston@gmail.com
St. Augustine, FL 32095
Agent Name: Cora M Johnston **Telephone:** (904) 759-0702
Mailing Address: same **E-Mail:** _____
Landowner Name: Jay and Beth Finnegan **Telephone:** (407) 920-3629
Mailing Address: 3901 Ponte Vedra Blvd **E-Mail:** jrfinnegan@gmail.com
Jacksonville Beach FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 3901 Ponte Vedra Blvd #181725 0000
 Legal description of property (Attach copy of deed): Lot 8 Blk D9 Ponte Vedra- Unit Two Duval County 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).
We are requesting an increase to the lot coverage from 35% to 39.7%.. See attached site plan and
Response to Standards.

AFFIDAVIT

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

[Signature]
 APPLICANT SIGNATURE

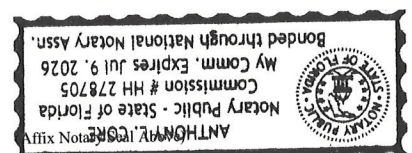
Cora M Johnston
 PRINT APPLICANT NAME

2/20/24
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of February, 2024, by Cora M Johnston, who is personally known to me or produced _____ as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Anthony L. Core
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X5

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	See attached
Special circumstances and conditions do not result from the actions of the applicant.	Yes	See attached
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	See attached
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	See attached
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	See attached
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	see attached

Responses to Standards Applicable to Variance Application

Jay and Beth Finnegan

3901 Ponte Vedra Blvd. Jacksonville Beach, FL 32250

Lot 8 Blk D9 Ponte Vedra-Unit Two

#181725-0000

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**PLANNING
DEPARTMENT**

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.

The property is located on the very busy corner of First Street South and Ponte Vedra Boulevard. The prior house located on the property included a circular driveway to ensure safe ingress and egress from the property. The new house likewise includes a circular driveway. During construction of the house and driveway it was determined that the radius of the driveway needed to be enlarged beyond what was originally shown on the plans submitted to the City in order to accommodate the wider turning radius of trucks and larger cars. The enlargement of the driveway resulted in lot coverage in excess of the 35% permitted. However, the larger driveway is necessary in order to safeguard not only the residents of the home, but the public at large who travels the adjacent roads. Similarly, the deck around the pool was enlarged beyond what is shown on the original plans. When the pool was constructed, the builders realized that the deck area was too narrow to allow for seating around the pool. Like the driveway, the on-site circumstances dictated the need for an adjustment. The overall lot coverage with the driveway and pool decking is 39.7%, only 4.7% over what is currently allowed. The driveway accounts for 3.2% of the overage with the pool decking making up the remaining 1.5%. The conditions of the site and the structures on the site constitute special conditions peculiar to this parcel.

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

As set forth in the response above, the location of the property at the corner of two busy roads necessitates a circular driveway to ensure safe ingress and egress of the owners and safe passage by vehicles utilizing both roads. The driveway, as originally shown on the plans submitted to the City, did not adequately account for the turning radii of trucks or large cars. The location of the property on this busy intersection and the need for an operable driveway is not the result of actions by the applicant. The fact that the site must have a circular driveway in order to provide for the health, safety and welfare of the residents and passing drivers means that any increase in size of the decking around the pool necessitated by a desire to make the area usable puts the property over the lot coverage currently permitted. The pool decking accounts for only 1.5% of the lot coverage overage and is the direct result of the need to make the area around the pool functional.

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.

FEB 21 2024

The majority of the homes in the area surrounding the property include homes of similar sizes, pools with decking similar to that being proposed, and circular driveways. Many also exceed the 35% lot coverage limitation because they either received variances or were constructed prior to the adoption of the limitation. Therefore, granting the variance will not confer upon the applicant any special privileges denied by the Land Development Code to other properties in the area.

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.

The majority of the homes in the area surrounding the property include homes of similar sizes, pools with decking similar to that being proposed, and circular driveways. Many also exceed the 35% lot coverage limitation because they either received variances or were constructed prior to the adoption of the limitation. Therefore, the literal interpretation and enforcement of the terms and provisions of the code would deprive the homeowner of rights commonly enjoyed by other parcels in the area and would work an unnecessary hardship.

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

The variance being requested is only a 4.7% increase in the lot coverage otherwise permitted under the current code. 3.2% of that increase is a direct result of the need for a fully functioning circular driveway which will ensure safe ingress and egress for the homeowners and will protect residents traveling on the adjacent roadways. 1.5% of the increase is the minimum needed to make the pool decking usable for seating. Neither the individual increases, nor the overall increase is unreasonable given the location of the property and the surrounding homes with similar lot coverages.

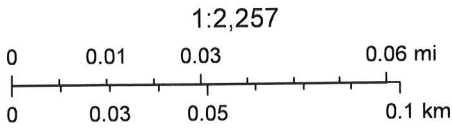
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.

The granting of the variance is generally consistent with the purposes, goals, objections and policies of the comprehensive plan including Policy LU.1.3.2 which encourages redevelopment consistent with sound planning principles recognizing community character and Objective TE 1.4 to provide for safe and convenient traffic flow and parking. The variance is also consistent with the Land Development Code which recognizes the importance of safe access and the ability to turn and maneuver on a site (see generally, Section 34.373, Design Standards). Likewise, the pool and decking complies with Section 34-392(4) of the Land Development Code which ensures that a pool does not interfere with the rights of adjoining property owners. In this case the pool is centrally located on the parcel and will not negatively impact any of the adjacent properties.



March 15, 2024

 Parcels



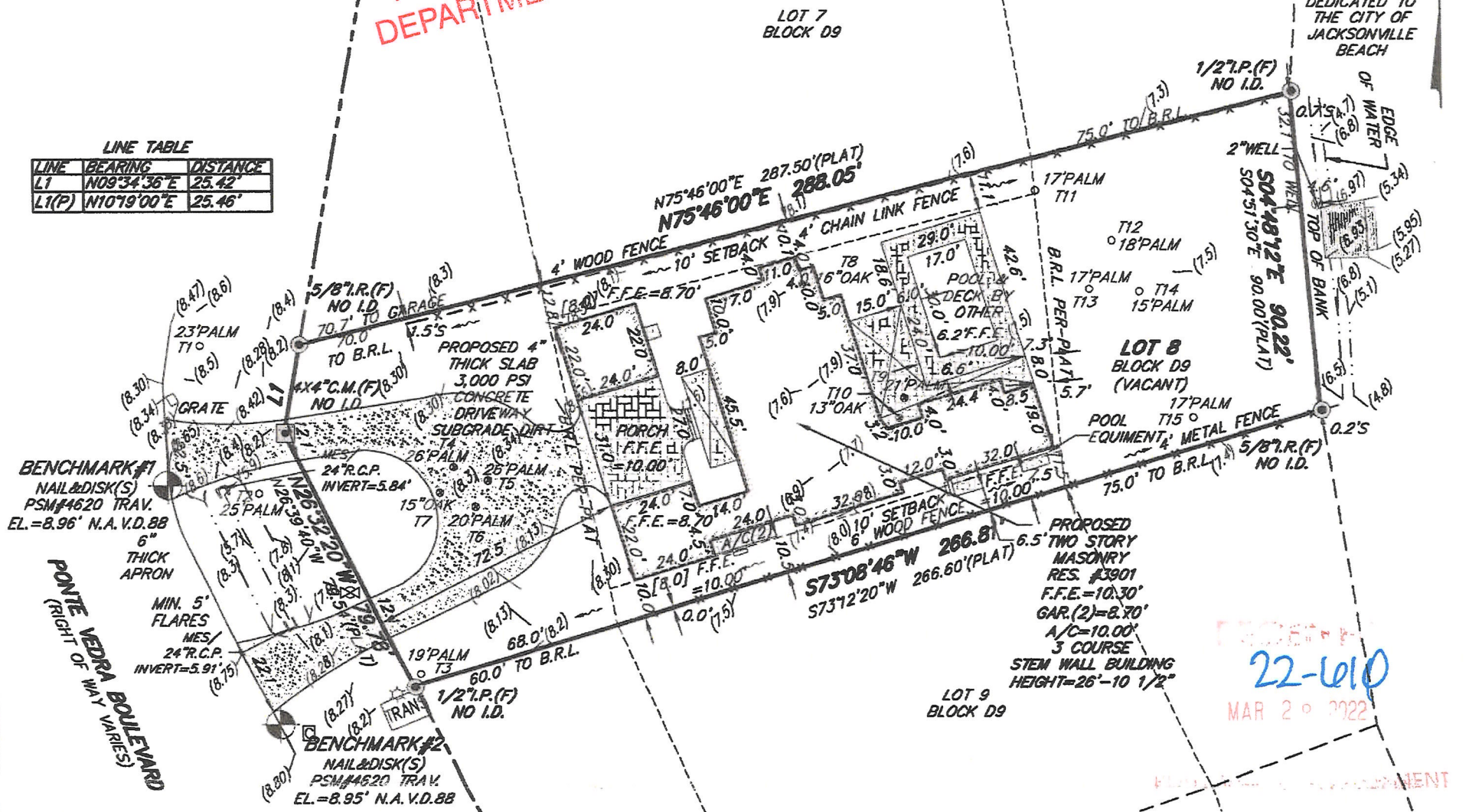
LOT 8 BLOCK D9, PONTE VEDRA-UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 6, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB COPY
THIS PLAN MUST BE
ON JOB SITE FOR
EACH INSPECTION

MUST PLANT (1)
SHADE TREE

RECEIVED
FEB 21 2024
PLANNING
DEPARTMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°34'36"E	25.42'
L1(P)	N10°19'00"E	25.46'



1. REVISED TO ADDRESS RED LINE CHANGES ON 11/08/2021.
2. REVISED TO ADDRESS TREE TABLE & REDLINE CHANGES ON 3/25/2022.

1. EROSION CONTROL MEASURES WILL BE USED AROUND THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.
2. BUILDING TIES SHOWN TO THE FURTHEST PROJECTION OF THE BUILDING FACE.
3. THE SUBJECT PROPERTY REFLECTS TYPE "B" DRAINAGE (ALL FLOWS TO THE FRONT AND REAR OF THE PROPERTY).

A/C - AIR CONDITIONER PAD
I.D. - IDENTIFICATION
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
I.R.(F) - IRON ROD FOUND
I.P.(F) - IRON PIPE FOUND
I.R.(S) - 5/8" IRON ROD SET (PSM# 4620)
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
Ⓢ - WELL
⚡ - WOOD POWER POLE
⚡ - DENOTES NOT TO SCALE
-OHE- - OVERHEAD ELECTRIC
CONC. - CONCRETE
R.C.P. - REINFORCED CONCRETE PIPE
M.E.S. - MITERED END SECTION
[] - WOOD DECK
[0.0] - PROPOSED ELEVATION

sq. ft. — SQUARE FEET
R — RADIUS
 Δ — DELTA
L — ARC LENGTH
T — TANGENT
CD — CHORD DISTANCE
CB — CHORD BEARING
 — EXPOSED CONCRETE
 — COVERED AREA
TYP. — TYPICAL
 — WATER METER
 — ELECTRIC TRANSFORMER
 — LAMP POST
 — CABLE TV RISER
 — TREE
B.R.L. — BUILDING RESTRICTION LINE
 — CONCRETE MONUMENT
(0,0) — SPOT ELEVATION
 — TREE TO BE REMOVED

1	PALM-23'	11	PALM-17'
2	PALM-25'	12	PALM-18'
3	PALM-19'	13	PALM-17'
X	PALM-26'	14	PALM-15'
X	PALM-26'	15	PALM-17'
X	PALM-20'		
X	OAK-15"		
X	OAK-16"		
X	PALM-21'		
X	OAK-13"		

TREE SCHEDULE	
LOT SQ. FT. MINUS EASEMENTS/WETLANDS	26,861±
ACRES= -/43,560	.62±
ACRES X 40 = REQ. TREE INCHES	25±
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING A MIN. OF 2" DIAMETER TREES.	
70% OR GREATER PLANTED TREES SHALL BE CANOPY TYPE, WITH NOT MORE THAN 50% OF ONE SPECIES	
TREES TO BE PLANTED	EX. TREES TO REMAIN
	REFER TO TREE TABLE

AREA SUMMARY	
AREA	SQUARE FEET
LOT GROSS	26,861±
GROUND FLOOR	3,821±
GARAGE	1,094±
ENTRY	216±
REAR PORCH	612±

LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
5,743±	26,861±	21
IMPERVIOUS COVERAGE		
IMP. SQ. FT.	LOT SQ. FT.	%
9,365±	26,822±	34

PROPOSED FILL	
AREA 1	D-WAY
12-24"	0-12"
AREA 1	
0-12"	-

GRAPHIC SCALE

40 0 20 40

$1'' = 40'$

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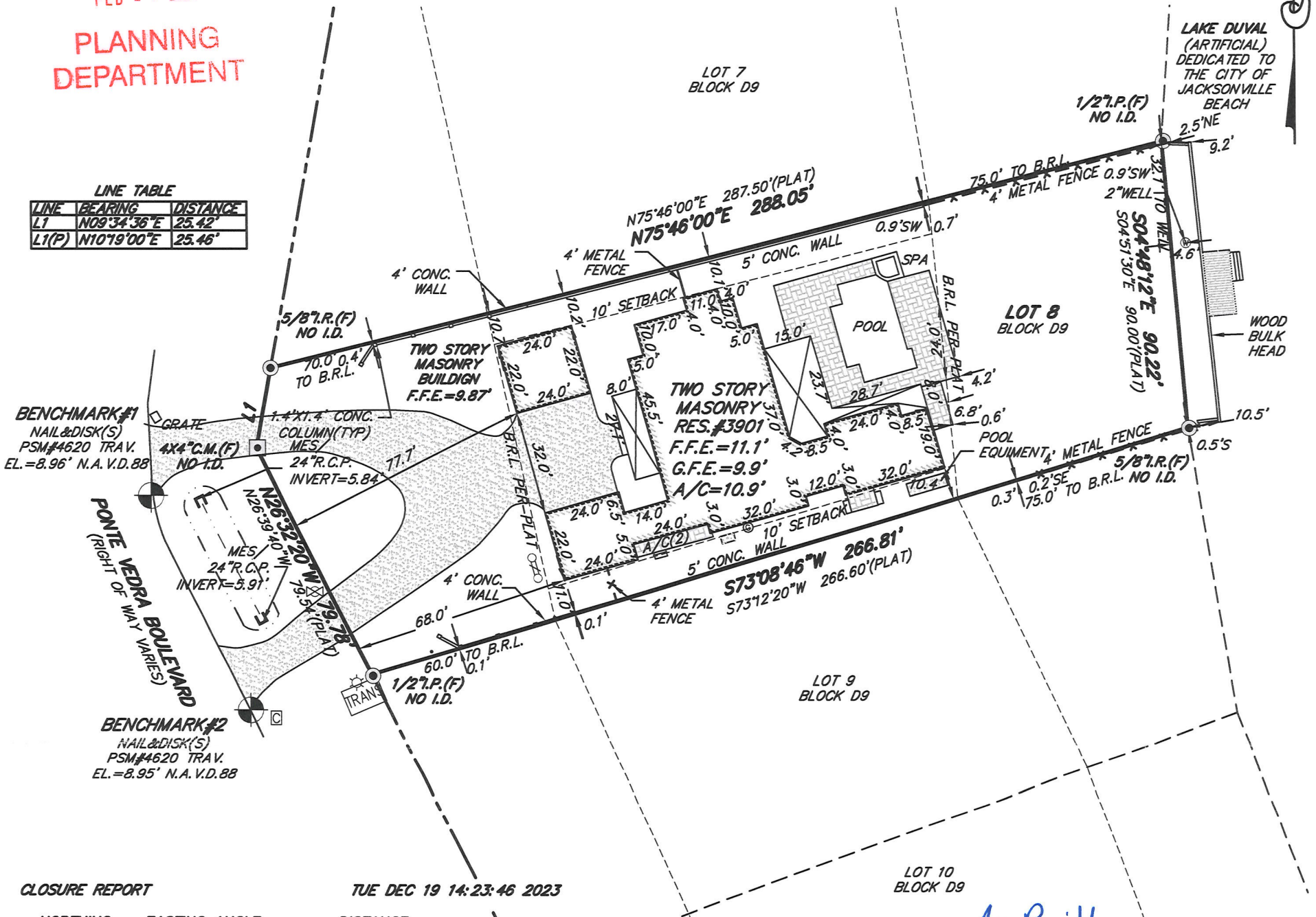
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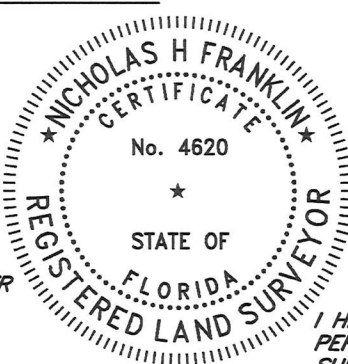
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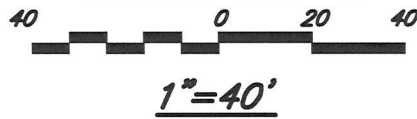
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W	WELL	COVERED	COVERED AREA
W.P.P.	WOOD POWER POLE	TYP.	TYPICAL
DN	DENOTES NOT TO SCALE	WM	WATER METER
OHE	OVERHEAD ELECTRIC	ET	ELECTRIC TRANSFORMER
CONC.	CONCRETE	LP	LAMP POST
R.C.P.	REINFORCED CONCRETE PIPE	CTV	CABLE TV RISER
M.E.S.	MITERED END SECTION	T	TREE
WD	WOOD DECK	B.R.L.	BUILDING RESTRICTION LINE
B.F.P.	BACK FLOW PREVENTOR	CM	CONCRETE MONUMENT
		G	GAS



AREA = 0.62 ± ACRES
OR 26,823 ± sq. ft.

GRAPHIC SCALE



I HEREBY CERTIFY THAT THE SURVEY SHOW HEREON WAS
PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT
SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN
HEREON IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS
TO SECTIONS 5J-17-.051, 5J-17.052 OF THE FLORIDA
ADMINISTRATIVE CODE.

GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND
IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE
AND ONLY FOR THIS PARTICULAR TRANSACTION.
ANY USE OR REPRODUCTION OF THIS SURVEY
WITHOUT THE EXPRESS PERMISSION OF THE
SURVEYOR IS PROHIBITED. USE OF THIS SURVEY
IN ANY SUBSEQUENT TRANSACTION IS NOT
AUTHORIZED. THE SURVEYOR EXPRESSLY
DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN
FUTURE TRANSACTIONS. NO PERSON OTHER THAN
THOSE LISTED SHOULD RELY UPON THIS SURVEY.

According to the Federal Emergency Management Agency FIRM Map No: 12031C0419J
effective date: 11/02/2018, the property described hereon appears to lie in Zone XS
Basis of bearing structure: EASTERLY RIGHT OF WAY LINE OF PONTE VEDRA BOULEVARD

Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
21-0362	12/19/2023	1" = 40'	824/56	N.H.F.	R.J.B.

TYPE: BOUNDARY/FINAL

© COPYRIGHT 2021, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of
a Florida licensed surveyor and mapper. Additions or deletions
to survey maps or reports by other than the signing party is
prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4620

Agent Authorization

Date: 1.28.2024

City of Jacksonville Beach
Planning & Development Department
Board of Adjustment
11 North 3rd Street
Jacksonville Beach, FL 32250

RECEIVED

FEB 21 2024

PLANNING
DEPARTMENT

Re: Agent Authorization for the following site location:

3901 Ponte Vedra Boulevard (RE #181725-0000)

Ladies and Gentlemen:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Rogers Towers to act as agents to file application(s) for a zoning variance for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

Name: John R. Finnegan

Print: John R. Finnegan

Name: Elisabeth M. Finnegan

Print: Elisabeth M. Finnegan

FINNEGAN JOHN R 
 27 LANTANA LN
 STUART, FL 34996
FINNEGAN ELISABETH M

Primary Site Address
 3901 PONTE VEDRA BLVD
 Jacksonville Beach FL 32250

Official Record Book/Page
 19535-00633

Title #
 9510

3901 PONTE VEDRA BLVD

Property Detail

RE #	181725-0000
Tax District	USD2
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03285 PONTE VEDRA UNIT 2
Total Area	27071

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$1,222.00	\$1,222.00
Land Value (Market)	\$1,408,750.00	\$1,408,750.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,409,972.00	\$1,409,972.00
Assessed Value	\$1,011,786.00	\$1,112,964.00
Cap Diff/Portability Amt	\$398,186.00 / \$0.00	\$297,008.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,011,786.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19535-00633	12/8/2020	\$1,150,000.00	WD - Warranty Deed	Qualified	Vacant
19490-01303	12/8/2020	\$1,150,000.00	WD - Warranty Deed	Qualified	Vacant
18602-01874	11/8/2018	\$950,000.00	WD - Warranty Deed	Unqualified	Improved
17337-00777	9/30/2015	\$100.00	SW - Special Warranty	Unqualified	Improved
00109-00093	1/1/1899	\$100.00	- Unknown	Unqualified	Unknown

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DLWR6	Dock Wood Light Wgt	0	15	10	150.00	\$1,222.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0190	RES POND LD 3-7 UNITS PER AC	JRS-1	98.00	272.00	Common	98.00	Front Footage	\$1,408,750.00

Legal

LN	Legal Description
1	26-6 10-3S-29E .613
2	PONTE VEDRA UNIT 2
3	LOT 8,E 20FT CL S 1ST ST LYING W
4	THEREOF ORD #7531 BLK D9

Buildings

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$1,011,786.00	\$0.00	\$1,011,786.00	\$7,382.55	\$8,120.80	\$7,420.54
Public Schools: By State Law	\$1,409,972.00	\$0.00	\$1,409,972.00	\$2,976.49	\$4,487.94	\$4,137.14
By Local Board	\$1,409,972.00	\$0.00	\$1,409,972.00	\$2,067.72	\$3,169.62	\$2,874.09
FL Inland Navigation Dist.	\$1,011,786.00	\$0.00	\$1,011,786.00	\$29.43	\$29.14	\$29.14
Jax Beach	\$1,011,786.00	\$0.00	\$1,011,786.00	\$3,674.35	\$4,041.78	\$3,689.07
Water Mgmt Dist. SJRWMD	\$1,011,786.00	\$0.00	\$1,011,786.00	\$181.57	\$181.41	\$181.41
School Board Voted	\$1,409,972.00	\$0.00	\$1,409,972.00	\$0.00	\$1,409.97	\$0.00
Urban Service Dist2	\$1,011,786.00	\$0.00	\$1,011,786.00	\$0.00	\$0.00	\$0.00
			Totals	\$16,312.11	\$21,440.66	\$18,331.39
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$919,806.00	\$919,806.00	\$0.00	\$919,806.00		
Current Year	\$1,409,972.00	\$1,011,786.00	\$0.00	\$1,011,786.00		

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[2023](#)[2022](#)[2021](#)[2020](#)[2019](#)[2018](#)[2017](#)[2016](#)[2015](#)[2014](#)

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Prepared By:
Gibraltar Title Services, LLC
Attn: Ruthanne Kowalski
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Return To:
Gibraltar Title Services, LLC
Attn: David Ubbens
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Order No.: GTS-20111771

Property Appraiser's Parcel I.D. (folio) Number:
181725-0000

RECEIVED

FEB 21 2024

PLANNING
DEPARTMENT

WARRANTY DEED

THIS WARRANTY DEED dated December 8, 2020, by Lynn Bassin and David Bassin, wife and husband, whose post office address is 1836 Epping Forest Way South, Jacksonville, Florida 32217 (the "Grantor"), to John R. Finnegan and Elisabeth M. Finnegan, as husband and wife, whose post office address is 27 Lantana Lane, Stuart, Florida, 34996 (the "Grantee").

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

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

Lot 8, Block D9, Ponte Vedra - Unit two, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 6, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

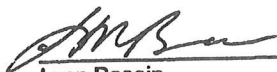
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2020.

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

Signed, sealed and delivered in presence of:

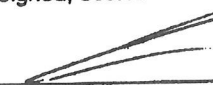


Lynn Bassin



David Bassin

Grantor Address:
1836 Epping Forest Way South
Jacksonville, FL 32217



Witness Signature

Printed Name of First Witness



Witness Signature

ALLISON STEILBERG

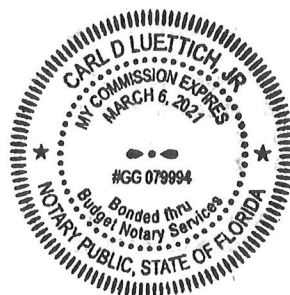
Printed Name of Second Witness

State of FL
County of Duval

THE FOREGOING instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 7th day of December, 2020, by Lynn Bassin and David Bassin, as wife and husband, who are personally known to me or who () produced _____ as identification.

Notary Public:
My Commission Expires: _____

[SEAL]



Permit Number _____

Key Number _____

NOTICE OF COMMENCEMENT

State of Florida

County of Duval County

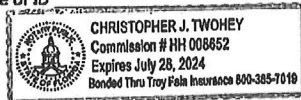
THIS AREA IS RESERVED FOR CLERK OF THE COURT CERTIFICATION

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713. Of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): See Preliminary Title
 - a. Street (job) Address: 3901 Ponte Vedra Blvd, Jacksonville Beach, FL 32250
2. General description of Improvements: Single Family Residence
3. Owner information of Lessee information if the Lessee contracted for the improvement:
 - a. Name and Address: JOHN FINNEGAN + ELISABETH FINNEGAN and 27 Lantana Ln, Stuart, FL 34996
 - b. Name and address of fee simple titleholder (if different than Owner listed above): _____
 - c. Interest in property: _____
4. Contractor Information:
 - a. Name and address: Generation Homes LLC 5860 US Hwy 1 N, St Augustine, FL 32095
 - b. Telephone Number: 904-268-0100 Fax No (optional): _____
5. Surety (if applicable, a copy of the payment bond is attached)
 - a. Name and Address: NA
 - b. Telephone No.: _____
 - c. Amount of Bond: \$
6. Lender
 - a. Name and address: SouthState Bank, N.A., 1101 First Street South, Winter Haven, FL 33890
 - b. Telephone No.: 853-804-0281
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes
 - a. Name and address: _____ Fax No.: (optional) _____
 - b. Telephone No.: _____
8. a. In addition to himself or herself, owner designates NA of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
b. Phone Number of Person or entity designated by Owner: _____
9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

[Signature] [Signature]
(Signature of Surety, or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager) (Print Name and Provide Signatory's Title/Office)
The foregoing instrument was acknowledged before me this 27 day of April, 2022
By Christopher J. Twohey As Notary
(Name of person) (Type of authority, e.g., officer, trustee, attorney in fact)
For John Finnegan + Elisabeth Finnegan (name of party on behalf of whom instrument was executed)
Personally Known ☐ Produced ID ☒
Type of ID Notary Signature [Signature]





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	03/14/2024
SUBJECT:	BOA #24-100014 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, April 16, 2024 Board of Adjustment Meeting.

BOA #24-100014

ZONING: RS-2
RE NO.: 176774-0000
LEGAL: Lot 8, Block 125, *Oceanside Park*
ADDRESS: 411 S 13th Ave

REQUEST:

Section(s): 34-337(e)(1)(e), for 40%% lot coverage in lieu of 35% maximum, to address nonconformities and for new permeable paver driveway and a pool with coping only to a single-family dwelling **located at property addressed** 411 S 13th Ave, **RE#** 176774-0000, **legally described as** Lot 8, Block 125, *Oceanside Park*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1922) located in the Low Density Residential future land use category. The property is currently in Residential single-family RS-2 zoning district. The lot is 50 feet in width, and 125 feet in depth, with an overall lot area of 6,250 square feet. The subject home was constructed in 1977, prior to the current LDC. The lot currently has an existing one-story dwelling, covered concrete, a storage sheds, pavers, wood deck, carport, and concrete driveway/walkway. The applicant is proposing to add a swimming pool with coping. The lot is currently non conforming in lot coverage. The current lot coverage is 44%. However, the applicant will remove 24 square feet of pavers and 47 square feet of a fire pit. This will make the new lot coverage 40%. The subject property is only 6,250 square feet. The applicant is asking for a variance of 40%% lot coverage in lieu of 35% maximum, to address non conformities and for a new permeable paver driveway, and a pool with coping only for an existing single-family dwelling. Staff does find that the requested variance is the minimum variance needed to address current non conformities. The property is undersized and the request is consistent with the comprehensive plan.

STAFF ANALYSIS:

The subject property was developed in 1977 as a one-story single-family dwelling. The subject property is substandard in width. It measures 50 feet in width rather than the 75 feet minimum requirement in the RS-2 zoning district and is also non conforming in size at 6,250 square feet. The applicant is proposing to address non conformities and for new permeable paver driveway and a pool with coping only. Due to the substandard size of the lot, any structure on the property will increase lot coverage. Allowing for a 40% lieu of 35% maximum is the minimum variance needed for the

reasonable use of the parcel of land. The new additions will decrease lot coverage by 4%. The applicant will remove some coverage and add permeable pavers. The new additions will not exceed 40% coverage. Other properties in this area have been granted similar variances to increase lot coverage to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty (20) feet.
 - o Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - o Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject lot is nonconforming and substandard in area and width. The property measures 50 feet in width rather than the 125 feet minimum and is nonconforming in size, at 6,250 square feet, slightly less than the required 7,500 square foot minimum.

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

Staff does not find that circumstances are a result of the applicant. The lot is a nonconforming lot of record platted in 1922 and the applicant purchased the property with these nonconforming conditions.

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

Staff finds that the proposed variance will not confer special privileges. The request for 40% lot coverage in lieu of 35% maximum to address nonconformities and for new permeable paver driveway and a pool with coping only on a lot that does not meet the minimum lot width and lot area for the RS-2 zoning district would not confer a special privilege as compared to other

properties in the RS-2 zoning district. Similar properties have been granted variances for similar projects.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Due to the nonconforming area and width of this property, any addition would require a variance from the RS-2 standards. These circumstances are not the fault of the applicant and literal interpretation of the code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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

Staff **does** find that the requested variance is the minimum variance needed to accommodate the existing non conformities as well as the proposed new permeable paver driveway and a pool with coping only. The minimum variance needed to accomplish the proposed additions and rectify non conformities is to allow for 40% lot coverage in lieu of 35% maximum.

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

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

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100014**

ATTACHMENTS:

1. 24-100014pics
2. 24-100014

MAP SHOWING SURVEY OF

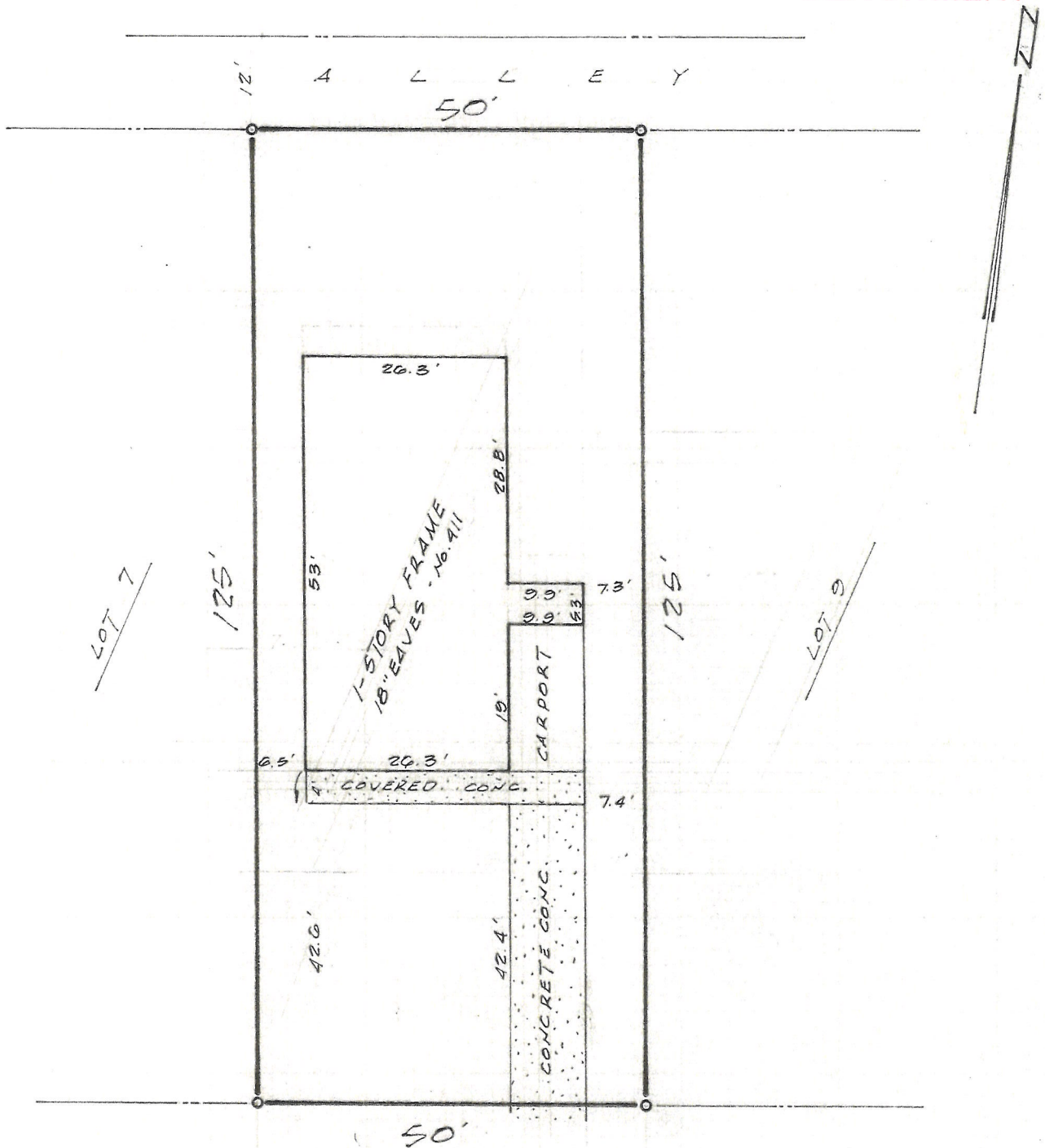
Lot 8, Block 125, as shown on the Plat of Oceanside Park, as recorded in Plat Book 8, Page 13 of the Current Public Records of Duval County, Florida.

For: David Baker

RECEIVED

FEB 21 2024

PLANNING
DEPARTMENT



13TH AVENUE SOUTH
(FORMERLY HAMILTON AVE.)
80' R/W

RECHECKED FEB. 4, 1977 - NO CORNERS SET
FOR: DAVID BAKER

(Signature)

CORNERS SET

RECHECKED DECEMBER 22, 1976, NO CORNERS SET
FOR: DAVID BAKER

MAP SHOWING SITE PLAN OF:

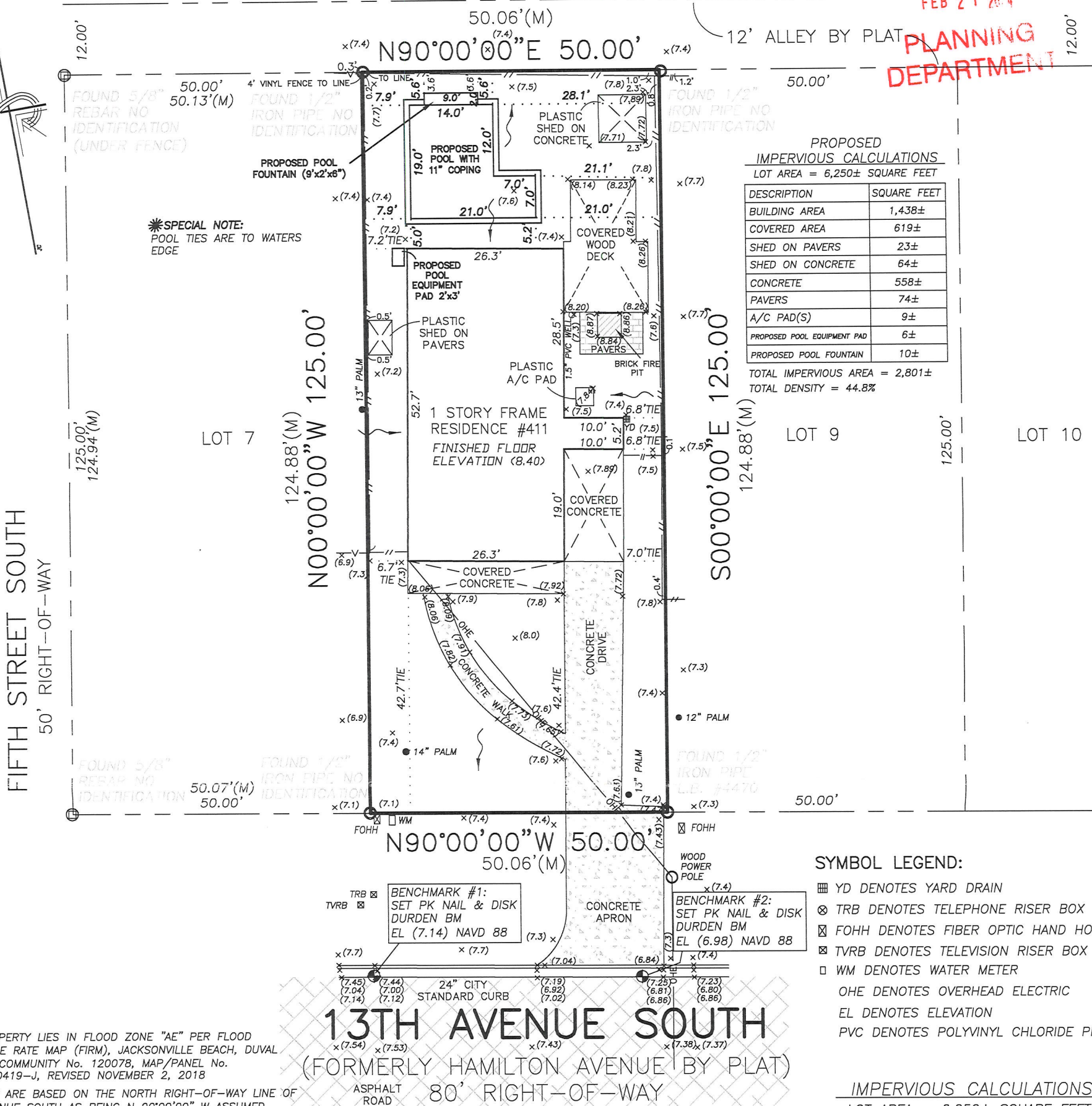
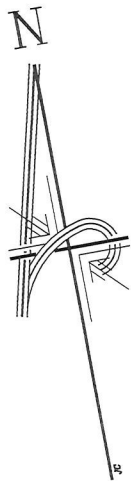
LOT 8, BLOCK 125, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

"CITY OF JACKSONVILLE BEACH"
REAL ESTATE #176772-0000
0 12TH AVENUE SOUTH

RECEIVED

FEB 21 2024

PLANNING
DEPARTMENT



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "AE" PER FLOOD
INSURANCE RATE MAP (FIRM), JACKSONVILLE BEACH, DUVAL
COUNTY, COMMUNITY No. 120078, MAP/PANEL No.
12031C-0419-J, REVISED NOVEMBER 2, 2018

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF
13TH AVENUE SOUTH AS BEING N 90°00'00" W ASSUMED

ELEVATIONS SHOWN AS THUS (7.14) AND ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREES SHOWN HAVE NOT BEEN IDENTIFIED BY A CERTIFIED ARBORIST
AND HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER
CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH
(DIAMETER BREST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

NO BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

— denotes EXISTING DRAINAGE FLOW

(M) DENOTES FIELD MEASURED BEARING/DISTANCE

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 125 EXCEPT AS NOTED

—V— DENOTES 4' VINYL FENCE EXCEPT AS NOTED

—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS
OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

LEE M. LENOX

01/17/2024 CONDUCTED BOUNDARY & TOPOGRAPHIC SURVEY (B-10410)

SYMBOL LEGEND:

- YD DENOTES YARD DRAIN
- TRB DENOTES TELEPHONE RISER BOX
- FOHH DENOTES FIBER OPTIC HAND HOLE
- TVRB DENOTES TELEVISION RISER BOX
- WM DENOTES WATER METER
- OHE DENOTES OVERHEAD ELECTRIC
- EL DENOTES ELEVATION
- PVC DENOTES POLYVINYL CHLORIDE PIPE

IMPERVIOUS CALCULATIONS

LOT AREA = 6,250± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,438±
COVERED AREA	619±
SHED ON PAVERS	23±
SHED ON CONCRETE	64±
CONCRETE	558±
PAVERS	74±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 2,785±
TOTAL DENSITY = 44.6%



DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX(904) 853-6825
DURDENSURVEYING@GMAIL.COM
LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND
THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS
REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF
EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS,
RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE.
THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the
standards of practice as set forth by
the Florida Board of Land Surveyors, pursuant to
Section 472.027 Florida Statutes and Chapter
5J17 Florida Administrative Code

Bruce Durdén Jr.
FLORIDA REGISTERED SURVEYOR No. 4707
H. BRUCE DURDEN, Jr.

FIELD: JANUARY 17, 2024 CAD: FEBRUARY 9, 2024

CAD FILE NO. L-8,B-125(411 13TH AVE S).DWG

SCALE: 1" = 20'

WORK ORDER NUMBER: 24036

B-10411



APPLICATION FOR VARIANCE

BOA No. 24 180014
HEARING DATE _____

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

REQUIRED DOCUMENTATION

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

RECEIVED

FEB 21 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Deborah Lenox Telephone: 904-472-0085
Mailing Address: 411 13th Ave South E-Mail: uni263@gmail.com
Jax beach FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: _____

Legal description of property (Attach copy of deed): _____

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

ASKING TO ADD .2% COVERAGE FOR POOL BUT ALSO THAT COVERED DECK BE CONVERTED AT 50%.
REMOVING 71 SQ FT OF PAVER'S ALSO AND CONSIDERATION. OVERALL ADDITION OF POOL TO RESULT
IN REDUCED COVERAGE %. AND ALLOWANCE FOR UNDER SIZED LOT. POSSIBLE APPROX 40% COVERAGE.

AFFIDAVIT

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

[Signature]
APPLICANT SIGNATURE

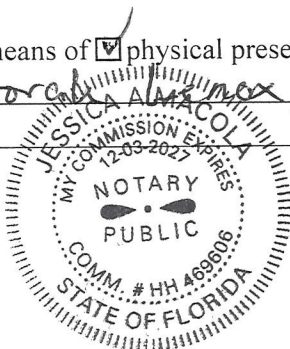
Deborah Lenox
PRINT APPLICANT NAME

2/21/2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of February, 2024, by Deborah Lenox, who is personally known to me or produced FL DL as identification.

Jessica A Macola
NOTARY PUBLIC SIGNATURE
Jessica A Macola
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: AE

CODE SECTION (S): _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applica- ble to other parcels of land, structures or buildings in the same zoning district.	y	Undersized Lot Coverage existed prior to purchase of home.
Special circumstances and conditions do not result from the actions of the applicant.	y	Didn't add anything to property
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or struc- tures, in the same zoning district.	y	Similar properties also undersized
Literal interpretation and enforcement of the terms and provisions of this code would de- prive the applicant of rights commonly en- joyed by other parcels of land in the same zoning district, and would work an unneces- sary hardship.	y	" "
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	y	Anything added would add extra coverage
Grant of variance will be generally con- sistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adja- cent land.	y	

MAP SHOWING SURVEY OF

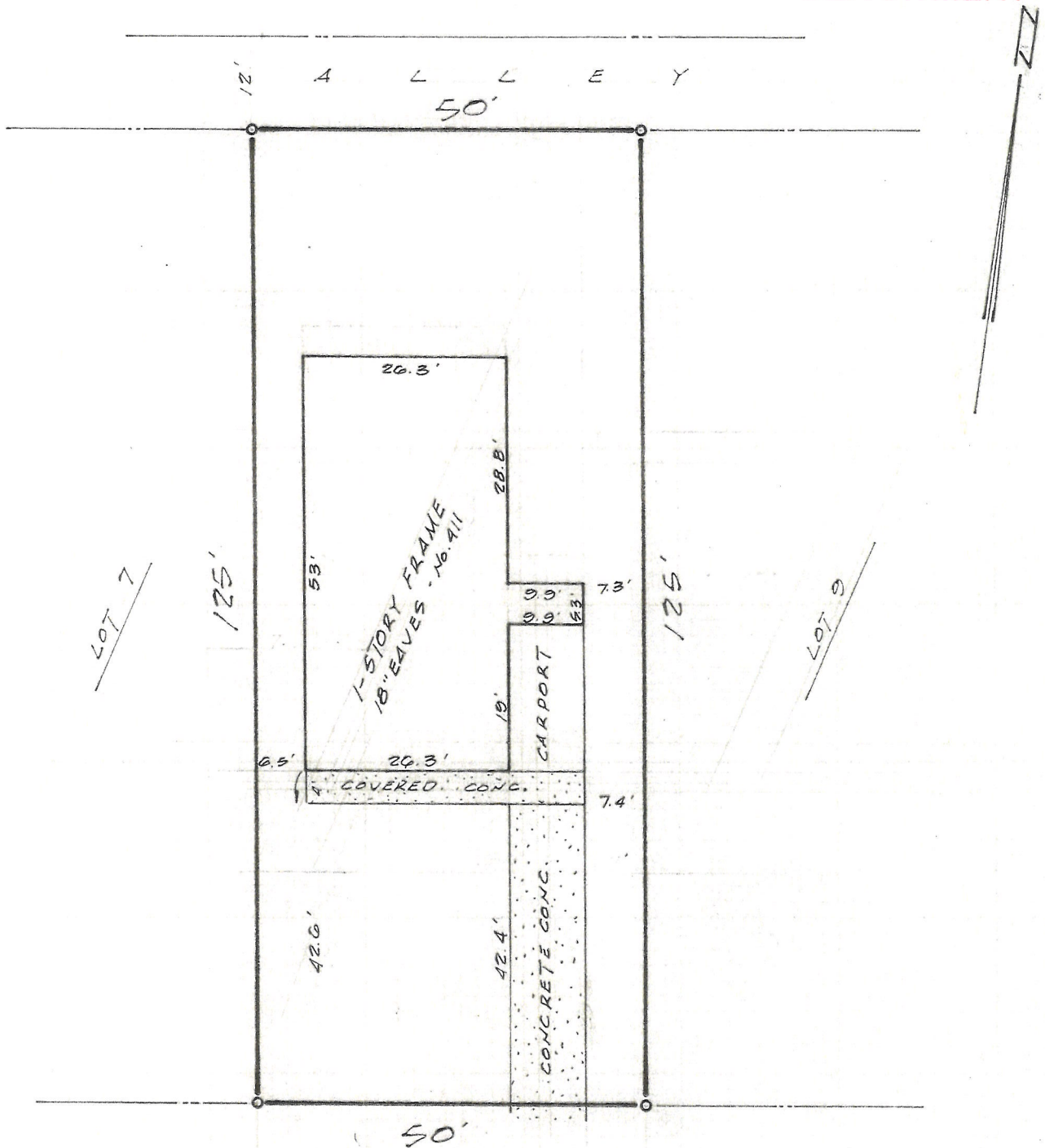
Lot 8, Block 125, as shown on the Plat of Oceanside Park, as recorded in Plat Book 8, Page 13 of the Current Public Records of Duval County, Florida.

For: David Baker

RECEIVED

FEB 21 2024

PLANNING
DEPARTMENT



13TH AVENUE SOUTH
(FORMERLY HAMILTON AVE.)
80' R/W

RECHECKED FEB. 4, 1977 - NO CORNERS SET
FOR: DAVID BAKER

(Signature)

CORNERS SET

RECHECKED DECEMBER 22, 1976, NO CORNERS SET
FOR: DAVID BAKER

MAP SHOWING SITE PLAN OF:

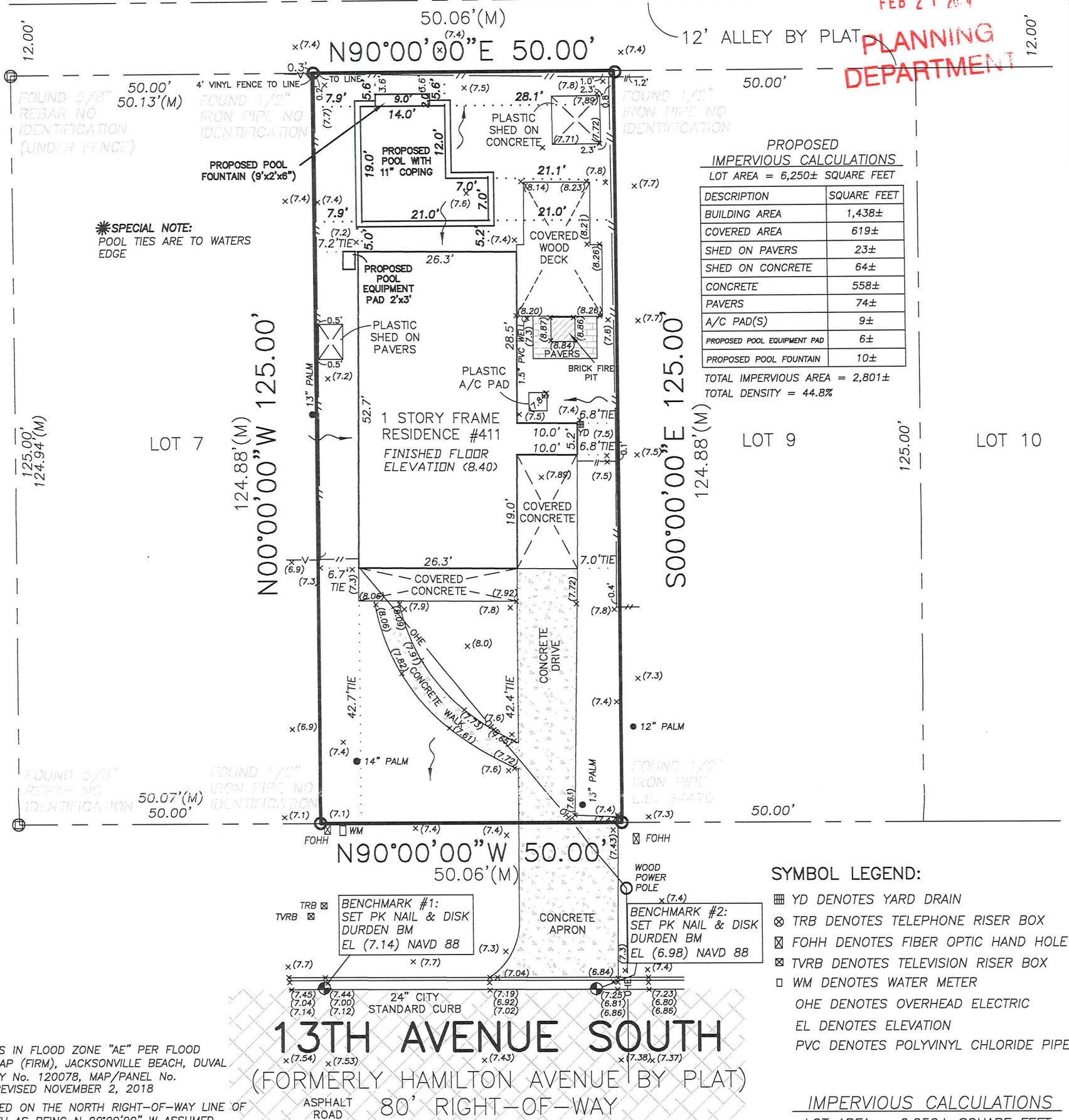
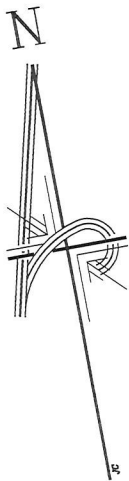
LOT 8, BLOCK 125, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

"CITY OF JACKSONVILLE BEACH"
REAL ESTATE #176772-0000
0 12TH AVENUE SOUTH

RECEIVED

FEB 21 2024

PLANNING
DEPARTMENT



PROPOSED IMPERVIOUS CALCULATIONS

LOT AREA = 6,250± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,438±
COVERED AREA	619±
SHED ON PAVERS	23±
SHED ON CONCRETE	64±
CONCRETE	558±
PAVERS	74±
A/C PAD(S)	9±
PROPOSED POOL EQUIPMENT PAD	6±
PROPOSED POOL FOUNTAIN	10±

TOTAL IMPERVIOUS AREA = 2,801±
TOTAL DENSITY = 44.8%

SYMBOL LEGEND:

- YD DENOTES YARD DRAIN
- TRB DENOTES TELEPHONE RISER BOX
- FOHH DENOTES FIBER OPTIC HAND HOLE
- TVRB DENOTES TELEVISION RISER BOX
- WM DENOTES WATER METER
- OHE DENOTES OVERHEAD ELECTRIC
- EL DENOTES ELEVATION
- PVC DENOTES POLYVINYL CHLORIDE PIPE

IMPERVIOUS CALCULATIONS

LOT AREA = 6,250± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,438±
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CONCRETE	558±
PAVERS	74±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 2,785±
TOTAL DENSITY = 44.6%

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "AE" PER FLOOD INSURANCE RATE MAP (FIRM), JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF 13TH AVENUE SOUTH AS BEING N 90°00'00" W ASSUMED

ELEVATIONS SHOWN AS THUS (7.14) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREES SHOWN HAVE NOT BEEN IDENTIFIED BY A CERTIFIED ARBORIST AND HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

NO BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

— DENOTES EXISTING DRAINAGE FLOW

(M) DENOTES FIELD MEASURED BEARING/DISTANCE

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 125 EXCEPT AS NOTED

—V— DENOTES 4' VINYL FENCE EXCEPT AS NOTED

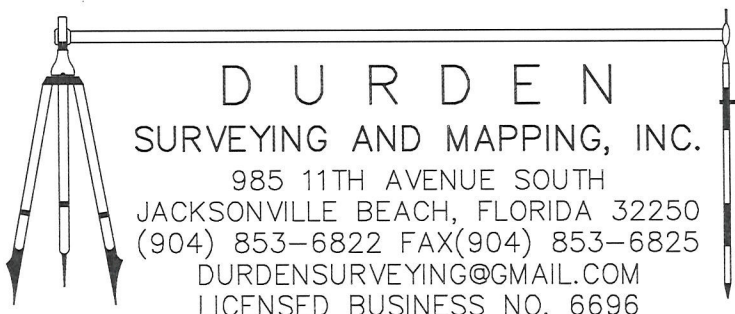
—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

LEE M. LENOX

01/17/2024 CONDUCTED BOUNDARY & TOPOGRAPHIC SURVEY (B-10410)



I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

Bruce Durdan Jr.
FLORIDA REGISTERED SURVEYOR No. 4707
H. BRUCE DURDEN, Jr.

FIELD: JANUARY 17, 2024 CAD: FEBRUARY 9, 2024
CAD FILE NO. L-8,B-125(411 13TH AVE S).DWG
SCALE: 1" = 20'
WORK ORDER NUMBER: 24036

B-10411

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

Variance Pre-App Worksheet
(Please present with Application as proof of meeting)

Application and Attachments

☒	Survey to Scale	
☒	Site Plan	
☒	Lot coverage calculations	
☒	Setbacks for all structures	
☒	Setbacks for anything proposed.	

Notes

* AS-2 44% LC (current)

- Will remove 24sq of pavers & Fire pit (47sq)

pavers

- Proposing to go down 40%

THIS INSTRUMENT PREPARED BY:
Watson & Osborne, PA
WATSON & OSBORNE, P.A.
208 Ponte Vedra Park Drive, Suite 101
Ponte Vedra Beach, Florida 32082

74331
RECORD AND RETURN TO:
Lee M. Lenox
411 13th Avenue South
Jacksonville Beach, Florida 32250

RE PARCEL ID #: 176774-0000
BUYER'S TIN

Book 10242 Page 1254
11/28/2001 12:30:05 PM
Doc# 2001301269
Book 10242
Page 1254 - 1255
Filed & Recorded
11/28/2001 12:30:05 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 1,211.00
RECORDING \$ 9.00
BOOK NUMBER 10242 PAGE 1255

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of October, 2001 by Sandy K. Stalder, hereinafter called Grantor, and whose address is 134 Bonaire Drive, Panama City, Florida 32413 to Lee M. Lenox and Deborah Lenox, his wife, hereinafter called Grantee and whose address is 411 13th Avenue South, Jacksonville Beach, Florida 32250.

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

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

Lot 8, Block 125, OCEANSIDE PARK, according to the plat thereof as recorded in Plat Book 8, Page 13, of the current public records of Duval County, Florida.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

Doc# 2001301269
Book: 10242
Pages: 1254 - 1255
Filed & Recorded
11/28/2001 12:30:05 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 1,211.00
RECORDING \$ 9.00

12/11/00
(2)
10:50

SUBJECT TO taxes accruing subsequent to December 31, 2001.

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

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

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

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

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



JODY PHILLIPS
Clerk of the Circuit Court
501 W Adams
Jacksonville, FL 32202
Tel. (904) 255-2000
<http://www.duvalclerk.com/>
<http://oncore.duvalclerk.com/>

Receipt #:

4743910

Trans #: 4940144
Cashier Date: 2/21/2024 2:44:28PM

CUSTOMER INFORMATION

DEBORAH LENOX

TRANSACTION INFORMATION

Date Received: 2/21/2024 2:41:51PM
Location: BEACH
Return Code: PASSPORT RETURN
Trans Type: Recording
Cashier: SSULLIVAN

PAYMENT SUMMARY

Total Fees: \$4.00
Total Payments: \$4.00
Balance Due: \$0.00

Cash Tendered: \$4.00
Change: \$0.00

Payment

Cash

\$4.00

Miscellaneous Item

COPY

Fees	CERTIFY	\$2.00
Fees	COPY	\$2.00



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	03/14/2024
SUBJECT:	BOA #24-100015 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, April 16, 2024 Board of Adjustment Meeting.

BOA #24-100015

ZONING: RS-1
RE NO.: 175310-0000
LEGAL: Lot 1, Block 12, *Beach Homesites Unit 3*
ADDRESS: 1305 N 14th Ave

REQUEST:

Section(s): 34-336(e)(1)(c)(3), for rear yard setback of 21 feet in lieu of 30 feet minimum, 34-336(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for proposed improvements to a single-family dwelling located at **property addressed** 1305 N 14th Ave, **RE#** 175310-0000, **legally described as** Lot 1, Block 12, *Beach Homesites Unit 3*

EXISTING CONDITIONS:

The subject property consists of one lot of record, (circa 1954) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is 90 feet in width and 108 feet in depth, with a total area of 8,640 square feet. The subject parcel is currently occupied by a one-story single-family dwelling, a paver drive/walkway, swimming pool surrounded by pavers, tree house, and vinyl shed. The subject parcel's single-family structure was constructed in 1956, predating the existing LDC. The subject parcel is nonconforming in total lot area. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. The subject property has a total impervious area of 40% and the proposed improvements will increase the impervious area to 41%. The applicant is asking for a variance for a rear yard setback of 21 feet in lieu of 30 feet minimum, and for 42% lot coverage in lieu of 35% maximum, for proposed improvements to a single -family dwelling. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and the request is consistent with the comprehensive plan.

STAFF ANALYSIS:

The subject property was developed in 1954 as a one-story single-family dwelling. The applicant plans on adding a paver patio, and rectify existing non-conformities. Due to the substandard size of the lot, adding any structure to the property will increase the lot coverage, and result in exceeding the 35% maximum requirement. Allowing 42% coverage and a rear yard setback of 21 feet in lieu of 30 feet are the minimum variances needed for the reasonable use of the parcel of land. The subject property was platted in 1954 and the home was constructed in 1956, both of which predated the existing LDC.

The nonconforming lot is not the fault of the applicant and not allowing more lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variance. There is a hardship justified by the lot being a non-conforming lot in total lot area. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in total lot area. The RS-1 requirement is 90 feet in width and a total lot area of 10,000 square feet. This property has a total lot area of 8,640 square feet.

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

Staff **does not** find that circumstances are a result of the applicant. The property was developed in 1956, and was never designed to accommodate the modern LDC requirements. The applicant purchased the property in its current state.

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

Staff finds that the proposed variance **will not** confer special privileges. Throughout this neighborhood, there are many nonconforming properties and they have been granted similar variances.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief from the LDC requirements, the applicant cannot add anything to this property without exceeding the 35% maximum lot coverage.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing non-conformities, as well as the proposed improvements to the existing single-family dwelling. The proposed variances needed are for rear yard setback of 21 feet in lieu of 30 feet minimum and for 42%% lot coverage in lieu of 35% maximum.

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

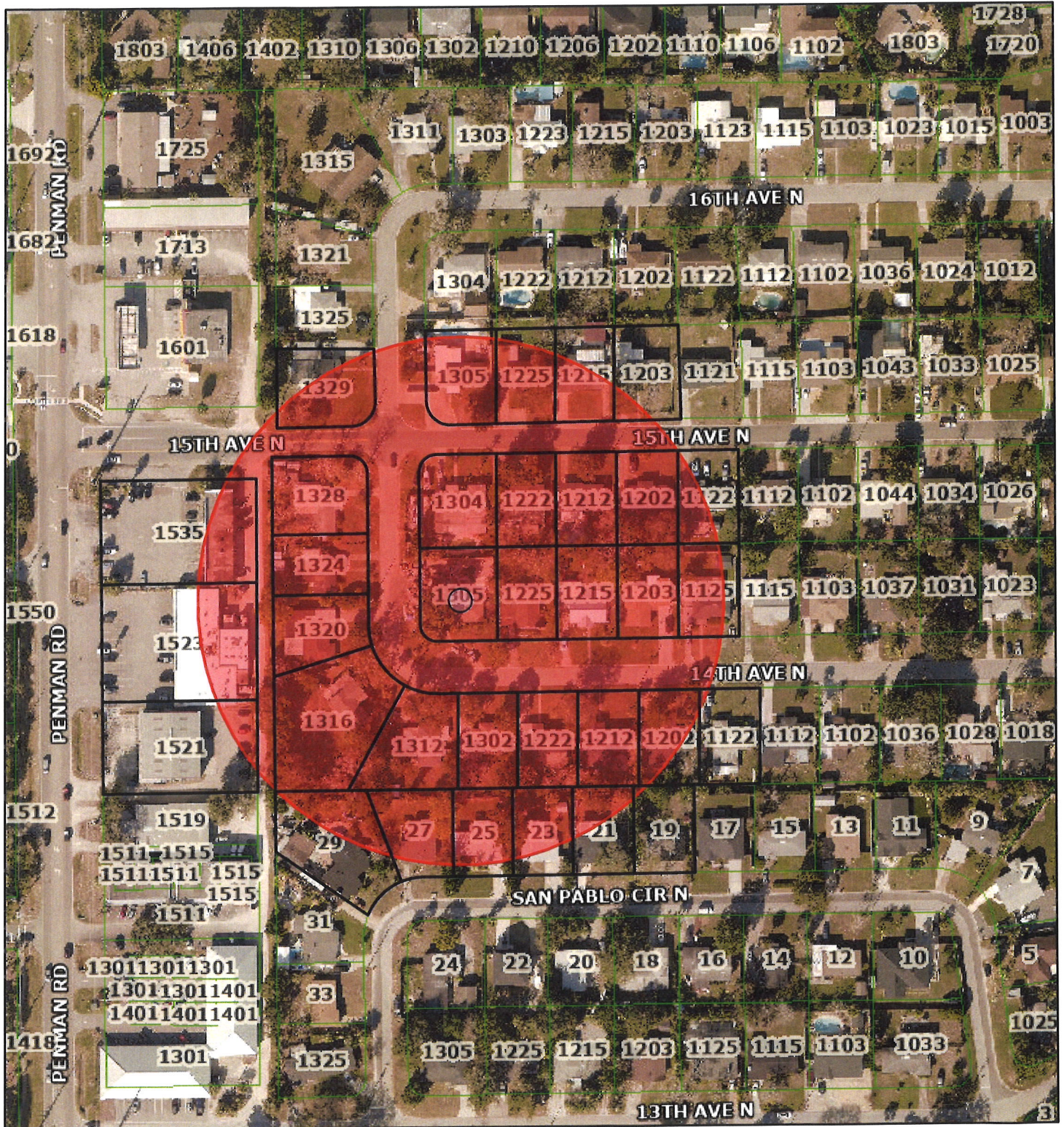
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100015**

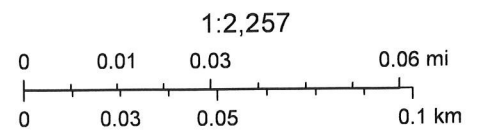
ATTACHMENTS:

1. 24-100015pics
2. 24-100015



March 15, 2024

 Parcels





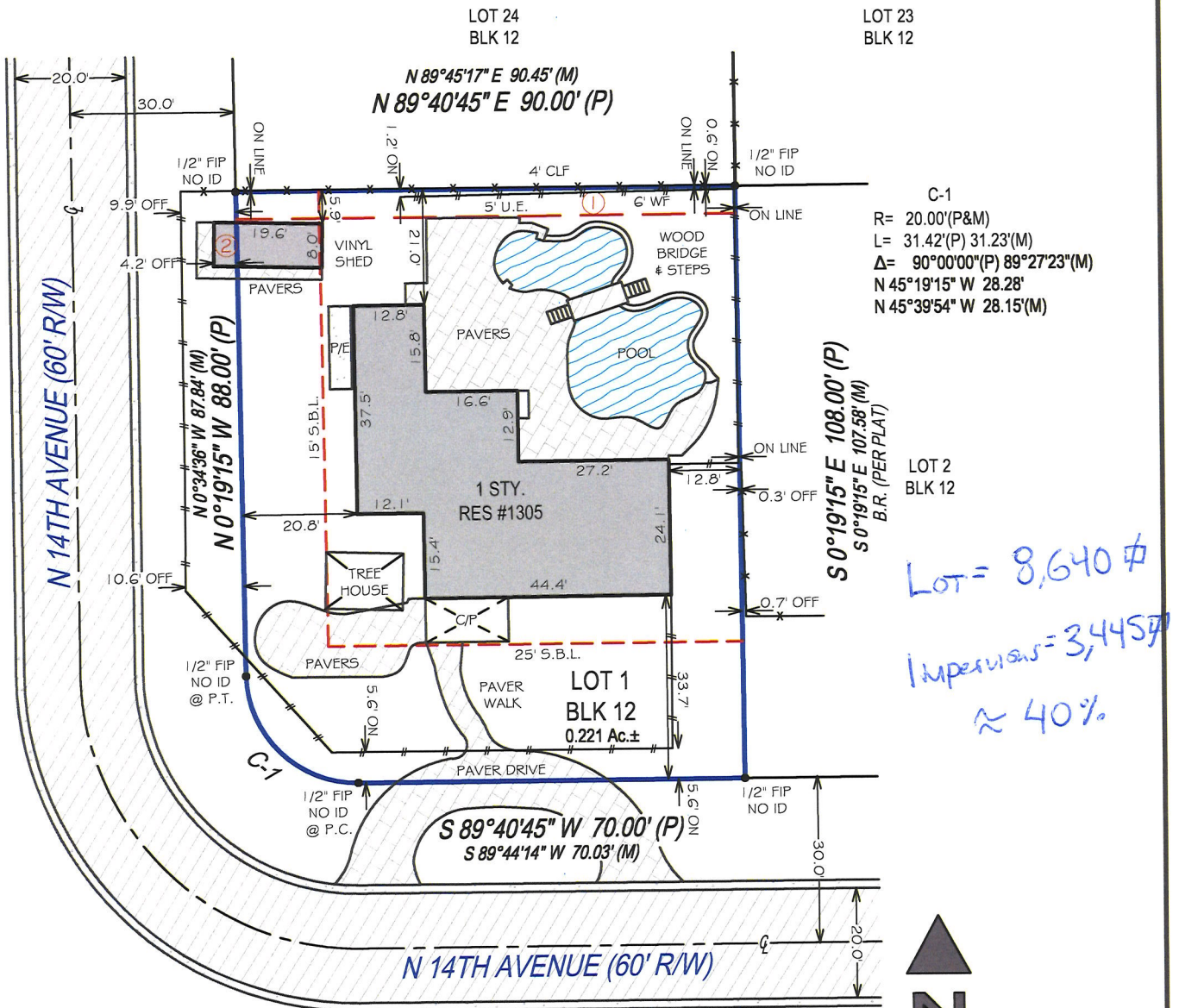
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



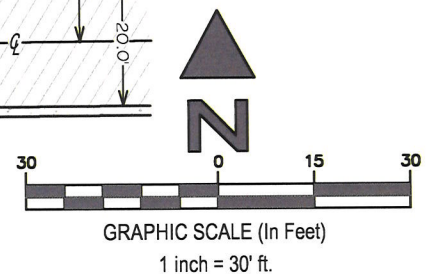
PROPERTY ADDRESS: 1305 N 14TH AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2402.3791

24023791
BOUNDARY SURVEY
DUVAL COUNTY



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



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATION:

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

POINTS OF INTEREST:

1. 6' WOOD FENCE OVER 5' UTILITY EASEMENT. 2. VINYL SHED OVER PROPERTY LINE.



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE
MEMBERS

DATE SIGNED: 02/27/24
FIELD WORK DATE: 2/26/2024
REVISION DATE(S): (REV.0 2/27/2024)

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



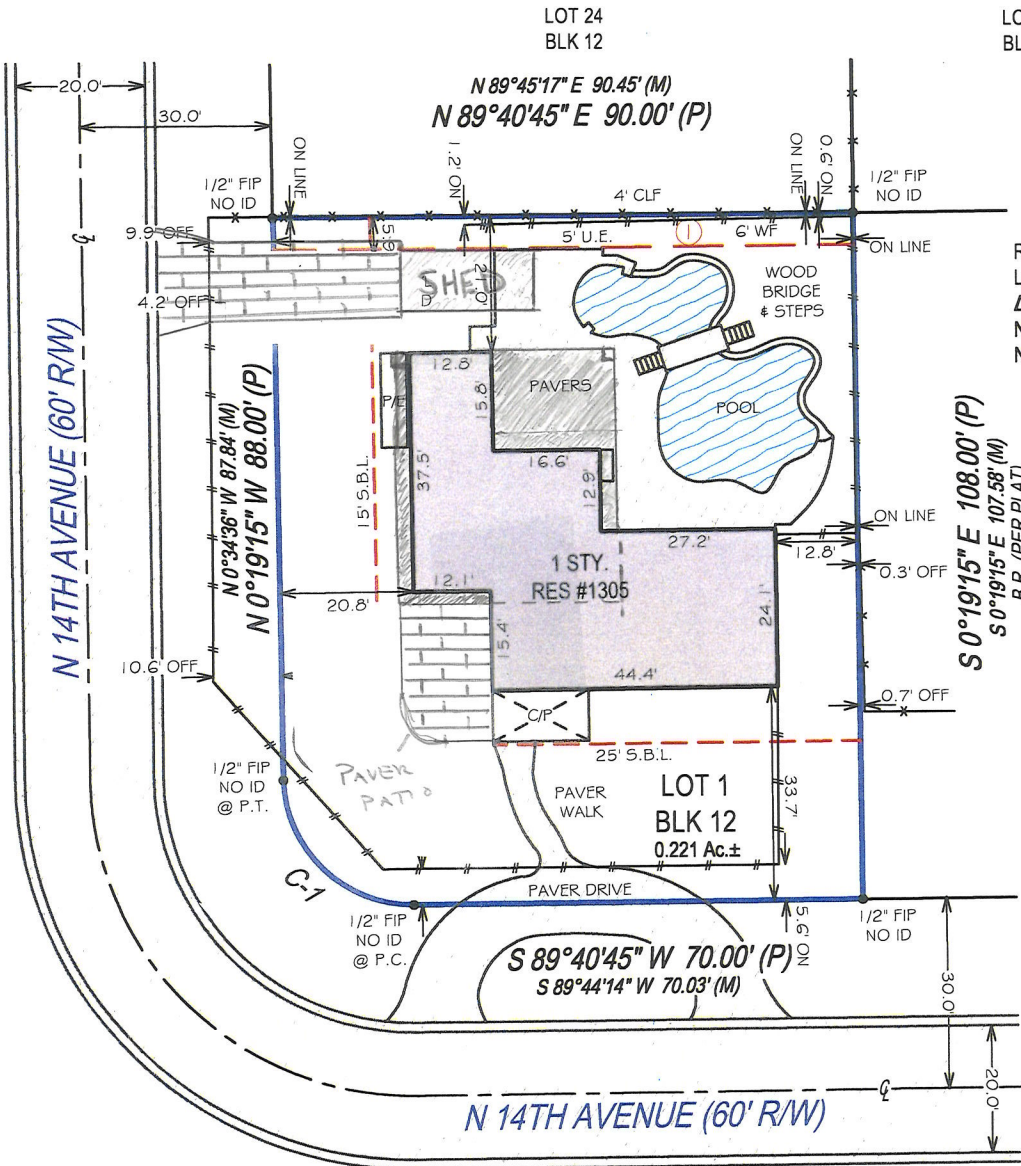
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 1305 N 14TH AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2402.3791

24023791
BOUNDARY SURVEY
DUVAL COUNTY

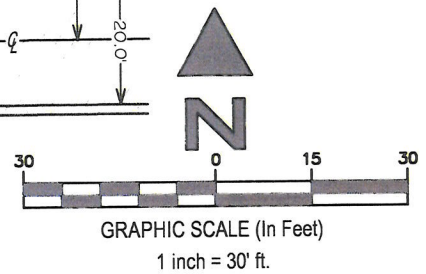


C-1
R= 20.00'(P&M)
L= 31.42'(P) 31.23'(M)
 Δ = 90°00'00"(P) 89°27'23"(M)
N 45°19'15" W 28.28'
N 45°39'54" W 28.15'(M)

LOT 2
BLK 12

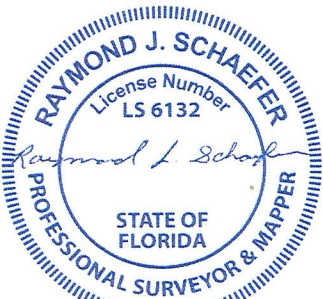
Lot = 8.640±
Impervious = 3502±
≈ 41%

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



SURVEYORS CERTIFICATION:

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RAYMOND J. SCHAEFER

State of Florida Professional Surveyor and Mapper
License Number 6132

Exacta Land Surveyors, LLC | LB# 8291

POINTS OF INTEREST:

1. 6' WOOD FENCE OVER 5' UTILITY EASEMENT. 2. VINYL SHED OVER PROPERTY LINE.



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o: 866.735.1916 | f: 866.744.2882

131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE
MEMBERS

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



APPLICATION FOR VARIANCE

BOA No. 24 100015

HEARING DATE _____

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

REQUIRED DOCUMENTATION

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

RECEIVED

FEB 28 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Eric Marus **Telephone:** 338-2768
Mailing Address: 1305 14th Ave N **E-Mail:** jaxpooldoctor@yahoo.co

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

Landowner Name: Eric Marus **Telephone:** 338-2768
Mailing Address: 1305 14th Ave N **E-Mail:** jaxpooldoctor@yahoo.co

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: 1305 14th Ave N 175310-0000
 Legal description of property (Attach copy of deed): RES LD 3-7 UNITS PER AC
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Rear yard set back of 21' in lieu of 30', impervious lot coverage increase to 42% in lieu of 35% for
proposed improvements

AFFIDAVIT

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

[Signature]
 APPLICANT SIGNATURE

Eric Marus

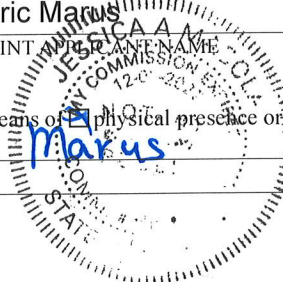
PRINT NAME

2-28-24
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of February, 2024, by Eric Marus, who is personally known to me or produced FL DL as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Jessica A Macela
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S): _____	

PREPARED BY & RETURN TO:

LeeAnn Chen
Crockett Title, LLC
10033 Sawgrass Dr. W., Suite 125
Ponte Vedra Beach, FL 32082

File Number: CT-116

\$344000

(Space Above This Line For Recording Data)

Warranty Deed

19013939
This Warranty Deed made this 25th day of March, 2019, between Matthew Hulst and Kathryn Hulst, husband and wife, hereinafter called Grantor, whose address is 7488 Bradburn Blvd., Westminster, CO 80030 and Eric M. Marus and Tiffany Nicole Marus, husband and wife, whose address is 1305 14th Avenue North, Jacksonville Beach, FL 32250, hereinafter called Grantee.

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

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, to-wit:

Lot 1, Block 12, Beach Homesites Unit Three, a subdivision according to the plat thereof recorded in Plat Book 25, Pages 38, 38A and 38B, of the Public Records of Duval County, Florida.

Parcel Identification Number: 175310-0000.

SUBJECT TO taxes accruing subsequent to December 31, 2018.

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

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

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

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

RECEIVED

FEB 28 2024

PLANNING
DEPARTMENT

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

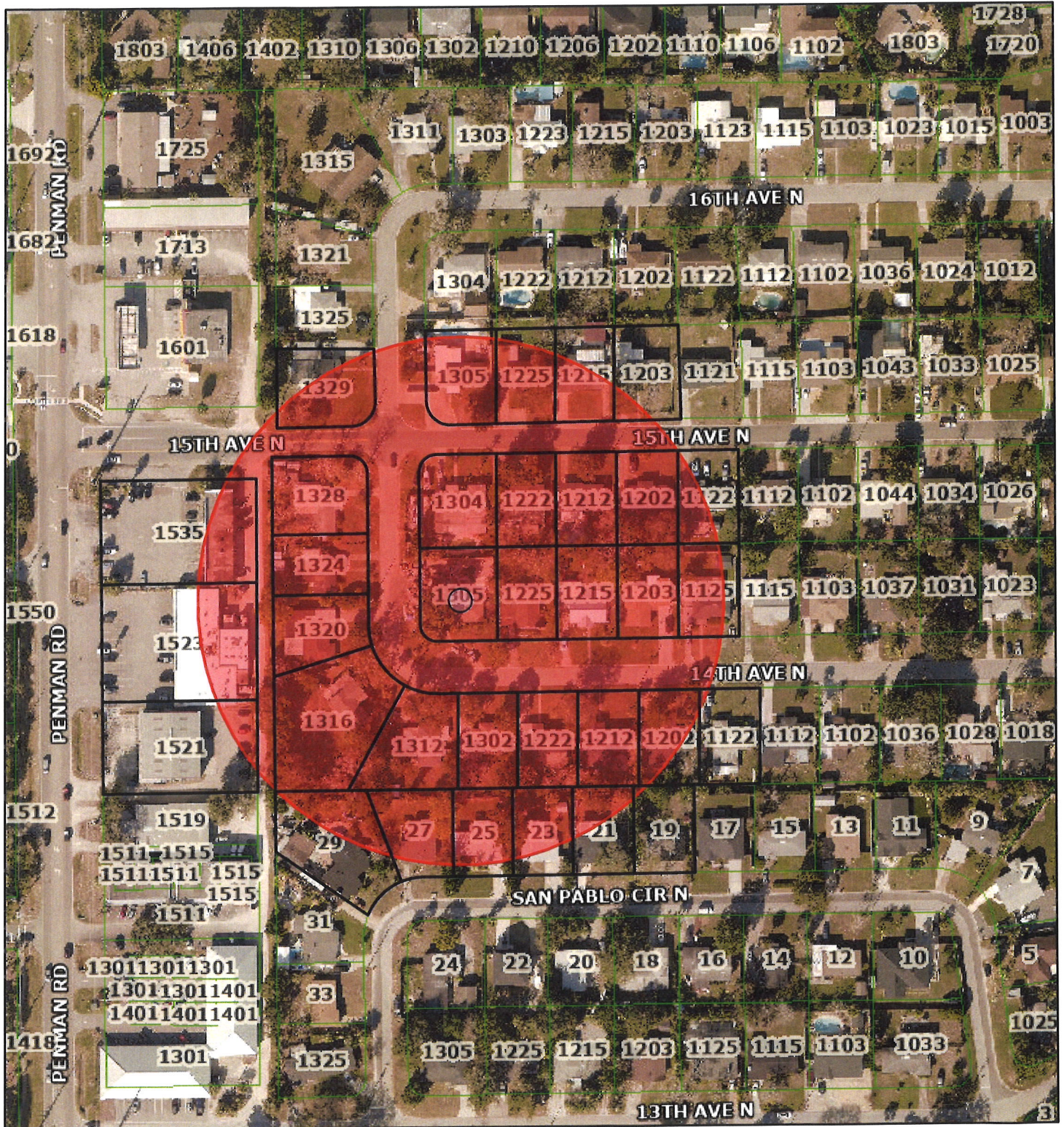
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

RECEIVED

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.

FEB 28 2024
PLANNING
DEPARTMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	Lot is under 10,000 ft. The existing structure is currently in the rear set back and is 21' from the property line.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot is under 10,000 ft. The existing structure is currently in the rear set back and is 21' from the property line.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	This is a reasonable ask and is typical of other properties in the area. Denying variance would deny privileges given to other similar properties.
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 other properties have a covered patio area and there is nowhere else on the property we could put one. Many other properties have over 35% lot coverage and many variances have been
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	We are looking to improve the property to make it as livable for our family and create a nice curb appeal for the neighborhood also.



March 15, 2024

 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km



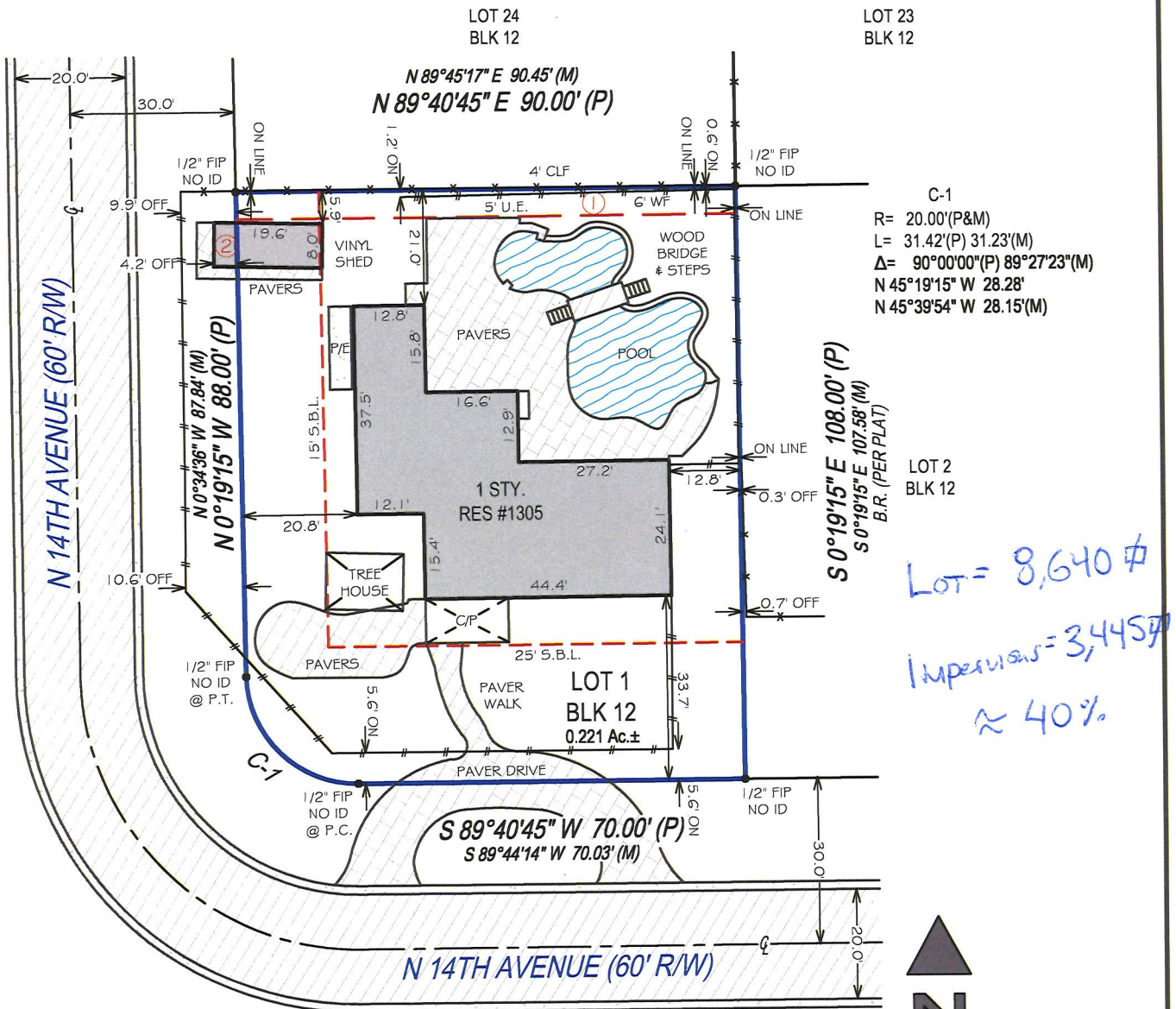
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



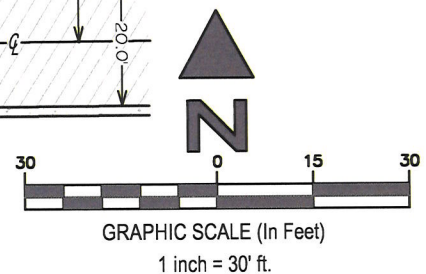
PROPERTY ADDRESS: 1305 N 14TH AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2402.3791

24023791
BOUNDARY SURVEY
DUVAL COUNTY



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



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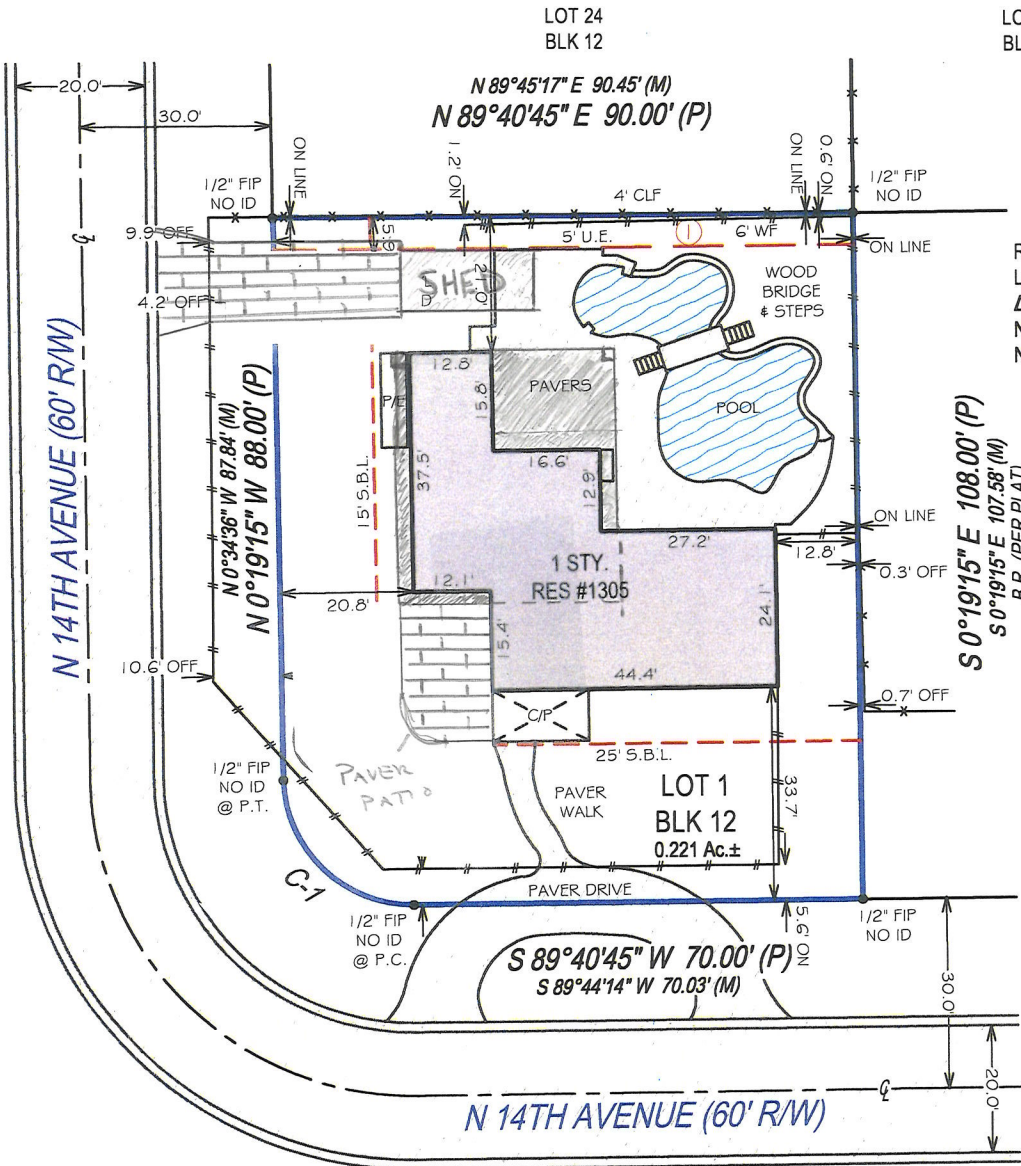
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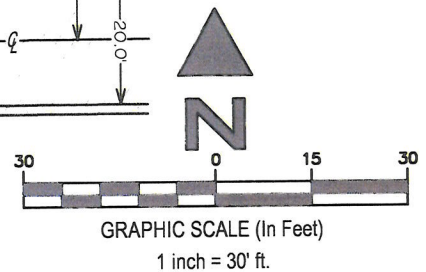


C-1
R= 20.00'(P&M)
L= 31.42'(P) 31.23'(M)
 Δ = 90°00'00"(P) 89°27'23"(M)
N 45°19'15" W 28.28'
N 45°39'54" W 28.15'(M)

LOT 2
BLK 12

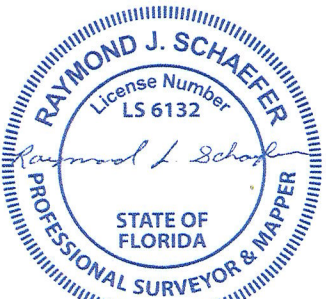
Lot = 8.640±
Impervious = 3502±
≈ 41%

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