



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, May 4, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Owen Curley, Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held April 6, 2021
- b. Regular Board of Adjustment Meeting held April 20, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number(s):** **BOA#21-100032**
 - Applicant:** William A. Gilbert
 - Owner:** Ocean Breezy, LLC
 - Property Address:** 1 21st Avenue South
 - Parcel ID:** 179383-0900
 - Legal Description:** The easterly 27.67 feet of the southerly 20 feet of Lot 2 and the easterly 27.67 feet of Lot 3, Block M, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*
 - Current Zoning:** RM-2

Motion to Consider: **A variance from Land Development Code Sections:** 34-340(e)(4)c.1, for a front yard setback of 8.36 feet in lieu of 20 feet minimum and 34-340(e)(4)c.2, for a corner side yard setback of 4.7 feet in lieu of 5.6 feet minimum to allow for the construction of 2nd and 3rd floor open-air balcony additions to an existing townhouse dwelling

Notes: _____

b. Case Number(s): BOA#21-100035

Applicant/Owner: Keith Bogart

Property Address: 440 9th Avenue South

Parcel ID: 176416-0000

Legal Description: Lot 10, Block 5, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider: **A variance from Land Development Code Sections:** 34-337(e)(1)e, for 48.6% lot coverage in lieu of 35% maximum (41% previously approved to allow for the addition of a swimming pool with paver patio decking to an existing single-family dwelling

Notes: _____

c. Case Number(s): BOA#21-100036

Applicant/Owner: Lindsey Bloodworth

Property Address: 826 16th Avenue South

Parcel ID: 179782-0010

Legal Description: Lot 2 and the west 16 feet of Lot 3, Block 2, *Sea Side Park*

Current Zoning: RS-2

Motion to Consider: **A variance from Land Development Code Sections:** 34-337(e) (1) c.2, for combined side yard setbacks of 13.7 feet in lieu of 15 feet required to allow for substantial improvements to and the construction of an addition to an existing non-conforming single-family dwelling

Notes: _____

- d. **Case Number(s):** **BOA#21-100037**
Applicant/Owner: Shaun and Angela (Clements) Budd
Property Address: 3116 St. Johns Boulevard
Parcel ID: 180943-0000
Legal Description: Lot 13, Block 14, *Jacksonville Beach Heights*
Current Zoning: RS-2
Motion to Consider: **A variance from Land Development Code Sections: 34-337(e)(1)c.3, for a rear yard setback of 17 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 48.1% lot coverage in lieu of 35% maximum (43% previously approved) to allow for the construction of a bedroom and screen enclosure addition to an existing single family dwelling**

Notes: _____

- e. **Case Number(s):** **BOA#21-100039**
Applicant/Owner: Nathan Fletcher
Property Address: 2714 Colonies Drive
Parcel ID: 181076-1634
Legal Description: Lot 209, *Constitution Cove Unit Eight*
Current Zoning: RS-2
Motion to Consider: **A variance from Land Development Code Sections: 34-337(e)(1)c.3, for a rear yard setback of 22.7 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for a covered rear patio and swimming pool addition to an existing single-family dwelling**

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, May 18, 2021. There are six scheduled cases.

ADJOURNMENT

NOTICE

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

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

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

Minutes of Board of Adjustment Meeting
held Tuesday, April 6, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER

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

ANNOUNCEMENT

ROLL CALL

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

Building Official George Knight and Office Assistant Sheila Boman were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

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

- March 16, 2021

CORRESPONDENCE: None

NEW BUSINESS:

A. **Case Number:** BOA#21-100017
Applicant/Owner: Martin Ramos
Property Address: 1107 19th Street North
Parcel ID: 179112-0040

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum to allow for a paver patio around a pool addition to an existing single-family dwelling.

Applicant: Martin Ramos, 1107 19th Street North, Jacksonville Beach, stated his hardship was based on his lot being small at only 5,000 square feet versus the required minimum of 7,500 square feet. He further explained he planned on using pavers as well as sand and gravel for the ground coverage.

Public Hearing:

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

Mr. Moreland closed the public hearing.

Discussion: Mr. Cummings stated the request was reasonable based on the square footage of the lot. Mr. Moreland noted if this were a standard-sized lot, coverage would only be 29.4%.

Motion: It was moved by Mr. Cummings, seconded by Ms. Gonzalez, to approve BOA# 21-100017, as proposed and discussed.

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

The motion was unanimously approved.

B. Case Number: BOA#21-100020
Applicant: Delina Auld
Owner: Carlotta Miller
Property Address: 130 15th Avenue North
Parcel ID: 173992-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e, for 49.8% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Delina Auld, 106 17th Avenue North, Jacksonville Beach, stated her hardship was the lot's size, which is only 4800 square feet. Currently, the lot has two homes on it, but she planned to build a three-story, single-family home.

Public Hearing:

The following spoke in opposition of the variance:

- Sally McAfee, 222 14th Avenue North, Jacksonville Beach

The Applicant responded to Ms. McAfee's concerns regarding water runoff. She advised the backyard would be grass, the side yard gravel, and the driveway would consist of concrete blocks with gravel and grass between each one. When asked what material would be used for the walkway, the Applicant stated that had not been decided, but she was not opposed to adding pavers into the gravel area.

Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding the walkway setback. Mr. Knight clarified the 2-foot setback for the walkway was allowed per code. He further stated drainage was addressed with the completion of an Engineered Site Variance plan. Mr. Moreland advised if this were a standard-sized lot, coverage would be 39.8%.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Cummings, to approve BOA#20-100020 as it meets the standards of the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Francis Reddington, Jeff Truhlar, Scott Cummings, Francis Reddington, and John Moreland.

The motion was unanimously approved.

C. Case Number: BOA#21-100023
Applicant/Owner: Damon Mitrakos
Agent: Palace Pools, Inc.
Property Address: 3345 America Avenue
Parcel ID: 181076-1540

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 39.9% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Applicant: Damon Mitrakos, 3345 America Avenue, Jacksonville Beach, advised his hardship was due to the home being purchased with an existing lot coverage of 35.4%. He further stated the lot was located on a cul de sac and was an irregular shape.

Public Hearing:

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

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding the lack of hardship due to the lot being over the 7,500 square foot minimum.

Motion: It was moved by Mr. Reddington, seconded by Mr. Cummings, to deny BOA# 21-100023.

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

The motion to deny the variance was unanimously approved.

D. Case Number: BOA#21-100024
Applicant/Owner: Catherine Sturms
Property Address: 983 2nd Street South
Parcel ID: 176119-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard setback of 8 feet to allow for the construction of a third-floor addition and to rectify existing nonconformities to an existing building and 4 feet to allow for the construction of a third-floor porch addition, both in lieu of 20 feet required; 34-340(e)(3)c.2, for a corner side yard setback of 3 feet in

lieu of 10 feet minimum to allow for the construction of a third-floor addition to an existing building; and 34-340(e)(3)c.3, for a rear yard setback of 24 feet in lieu of 30 feet required, all to allow for the conversion of and improvements to an existing two-story, 3-unit multiple-family building into a 3-story single-family dwelling and to allow for the construction of two new 3-story dwelling units attached to the existing developed multiple-family residential structure.

Agent: Karl Sanders, 1102 A1A North, Suite 203, Ponte Vedra Beach, Applicant's Attorney, provided the Board a copy of the Applicant's 2019 approved variance [on file] that corrected nonconformities of the existing structure and allowed for two additional units to the property. Additionally, Mr. Sanders provided photos [on file] of the improvements to the property. He further stated the Applicant had reached out to her neighbors regarding the new variance and provided letters of support [on file]. General discussion ensued regarding approval of the previously granted variance.

Applicant: Catherine Sturms, 983 2nd Street South, Jacksonville Beach, advised the hardship was the property was only 50 feet wide verses the 75 feet required for a multi-family property. She stated she planned to turn the current multi-unit into a single unit where she would reside and then add two additional units on the back to use as rental property. Ms. Sturms reiterated she spoke to several neighbors who are in support of the variance. Discussion ensued regarding parking and where to put a set of outside stairs.

Public Hearing:

The following spoke in opposition of the variance:

- David Robold, 123 10th Avenue South, Jacksonville Beach
- Robert Robold, 123 10th Avenue South, Jacksonville Beach
- John F. Swindell, 115 10th Avenue South, Jacksonville Beach

Ms. Gonzalez read into the record correspondence in opposition of the variance by the following:

- Curt Clemons, 1002 2nd Street South, Jacksonville Beach

Ms. Gonzalez read into the record correspondence in support of the variance by the following:

- Robert Gray, Applicant's Architect, 5211 Pine Rocklands Avenue, Lithia, FL

Mr. Sanders addressed the concerns brought up by the speakers.

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding the need for the current variance and that the lot doesn't meet all the standards to grant the variance.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#20-100024 as it meets the standards of the Land Development Code.

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

The motion to approve the variance was denied 4-1.

E. **Case Number:** BOA#21-100029
Applicant/Owner: Brooke Sams
Property Address: 3916 Poincianna Boulevard
Parcel ID: 181370-0000

City of Jacksonville Beach Land Development Code Sections: 34-336(e)(1)e, for 49.5% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum to allow for a pool and paver patio addition to an existing single-family dwelling.

Applicant: Brooke Sams, 3916 Poincianna Boulevard, Jacksonville Beach, advised her hardship was her lot was substandard at only 6,650 square feet instead of the 10,000 square foot minimum for an RS1 zoned lot. She further noted if the lot were standard in size, lot coverage would only be 32.9%. Ms. Sams spoke to all her neighbors regarding the variance request, and they are in full support. She also provided written support [on file] from her neighbors who were directly situated to the north and south of her lot.

Public Hearing:

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

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued and the Board agreed the lot was substandard in size.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#20-100029 as it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, April 20, 2021**. There are five scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 8:41 P.M.

Submitted by: Sheila Boman
Office Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

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



CALL TO ORDER

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

ANNOUNCEMENT: None

ROLL CALL

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

Senior Permit Specialist Chandra Medford and Administrative Assistant Jodi Byrd were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

NEW BUSINESS:

A. **Case Number:** BOA#21-100025
Applicant/Owner: A1A Holding Company, LLC
Property Address: 118 13th Avenue South
Parcel ID: 176254-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.2, for side yard setbacks of 7 feet in lieu of 10 feet and 34-340(e)(3)c.3, for a rear yard setback of 25 feet in lieu of 30 feet minimum to allow for construction of a new three-unit multiple-family dwelling.

Applicant: Russell Cox, 605 12th Avenue North, Jacksonville Beach, stated the hardship of the property was due to the zoning of RM-2, and the lot width of the property is not large enough to construct a new three-unit multiple-family dwelling.

Public Hearing:

The following people submitted a letter in support of the variance:

- Timothy Nall, 127 13th Avenue South, Unit A, Jacksonville Beach
- Greg Paquin, 127 13th Avenue South, Unit B, Jacksonville Beach
- Robert Branley, 127 13th Avenue South, Unit C, Jacksonville Beach

The following person submitted a letter in opposition of the variance:

- Lillian Park, 112 13th Avenue South, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Cummings, seconded by Ms. Gonzalez, to approve BOA# 21-100025, as written and described as it meets the variance of our code.

Roll Call Vote: Ayes – Scott Cummings, Alexi Gonzalez, Owen Curley, Dan Elmaleh, and John Moreland

The motion was unanimously approved.

B. Case Number: BOA#21-100026

Applicant/Agent: John Atkins, Atkins Builders, Inc.
Owner: James Gillis III
Property Address: 536 14th Avenue North
Parcel ID: 174917-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for 37% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling on Lot 4.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach stated the hardship of the property was the undersized lot for the zoning district.

Public Hearing:

The following person submitted a letter in opposition of the variance:

- Franklin Wright, 525 13th Avenue South, Jacksonville Beach
- Robert O'Hara, 602 13th Avenue South, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#20-100026 as discussed as it meets the standards of the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Scott Cummings, Owen Curley, Dan Elmaleh, and John Moreland.

The motion was unanimously approved.

C. Case Number: BOA#21-100027
Applicant/Agent: Michael Stauffer, Architect
Owner: Simon Peter Michael, Jr.
Property Address: 22 27th Avenue South
Parcel ID: 181618-0020

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

Applicant: Michael Stauffer, 1417 Sadler Road, Fernandina Beach, stated the hardship of the property was the lot size being undersized.

Public Hearing:

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

Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding the size and layout of the lot.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA# 21-100027 as discussed because it meets the standards of the Land Development Code.

Roll Call Vote: Ayes – Scott Cummings, Alexi Gonzalez, Owen Curley, Dan Elmaleh, and John Moreland

The motion was unanimously approved.

D. Case Number: BOA#21-100028
Applicant/Agent: Michael Stauffer, Architect
Owner: Simon Peter Michael, Jr.
Property Address: 78 27th Avenue South
Parcel ID: 181621-0030

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

Applicant: Michael Stauffer, 1417 Sadler Road, Fernandina Beach, stated the hardship of the property was the lot size being undersized.

Public Hearing:

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

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#20-100028 as discussed because it meets the standards of the Land Development Code.

Roll Call Vote: Ayes – Scott Cummings, Alexi Gonzalez, Owen Curley, Dan Elmaleh, and John Moreland

The motion was unanimously approved.

E. Case Number: BOA#21-100030

Applicant/Owner: Daniel Pal
Property Address: 1701 Riley Street
Parcel ID: 179944-0995

City of Jacksonville Beach Land Development Code Sections: 34-337(e)(1)g, for the following accessory structure setbacks: a corner side yard of 3 feet in lieu of 11.5 feet required, for 3 feet in lieu of 5 feet minimum from the rear property line, for 4 feet from the principle structure in lieu of 5 feet minimum (swimming pool, paver deck, bar seating area, and outdoor shower), 0 feet from the principle structure and 4 feet from the southerly side property line in lieu of 5 feet minimum (pool storage building) and 34-337(e)(1), for 48% lot coverage in lieu of 35% maximum to allow for accessory structure additions to an existing single-family dwelling.

Applicant: Daniel Pal, 1701 Riley Street, Jacksonville Beach, stated the hardship of the lot was the builder did not allow for any improvements, and the lot was of substandard size.

Public Hearing:

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

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Cummings, seconded by Mr. Curley, to approve BOA#20-100030 as it meets the standards of the Land Development Code.

Roll Call Vote: Ayes – Scott Cummings, Owen Curley, Dan Elmaleh, and John Moreland
Nays – Alexi Gonzalez

The motion passed with a 4 -1 vote.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, May 4, 2021**. There are five scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:43 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

Board of Adjustment Public Hearing Staff Report
BOA# 21-100032 / 1 21st Avenue South / Gilbert

The easterly 27.67 feet of the southerly 20 feet of Lot 2 and the easterly 27.67 feet of Lot 3, Block M, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*

Zoning: Residential, multiple-family: RM-2

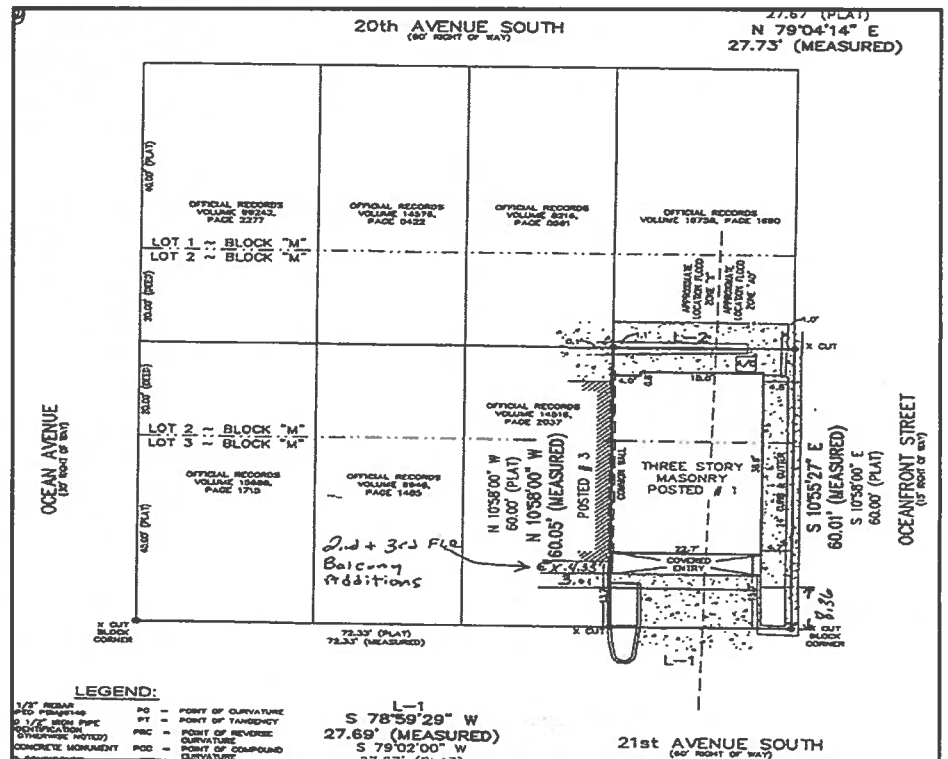
Variances Requested: Front yard of 8.36 feet in lieu of 20 feet minimum and a corner side yard setback of 4.7 feet in lieu of 5.6 feet minimum

Project: Construct 2nd and 3rd floor open-air balconies

Subject property is part of an existing platted lot of record (circa 1925) located in a high-density residential land use district containing a four-unit townhouse constructed in 1976. The applicant is requesting relief from dimensional standards to construct second and third floor open-air balconies.

The lot is substandard in area totaling 1,620 square feet. The minimum exterior townhouse unit lot area within this district is 2,500 square feet. Similar variances have been requested for parcels of comparable lot area and width located throughout this district and similar principle structure setbacks appear to exist on immediately adjacent properties. The proposed development constitutes a reasonable use of the property and should not adversely or negatively affect adjacent land.

There are no previously recorded variances or active code enforcement violations on file for the subject property.



APPLICATION FOR VARIANCE

BOA No. 21-100032
HEARING DATE 5.4.21

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

REQUIRED DOCUMENTATION

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

FEB 24 2021
2:30

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: William A. Gilbert Telephone: 614-900-2689
Mailing Address: 2100 Ocean Drive S. Unit 4A E-Mail: Williamagilbert@gmail.com
JAX Beach FL 32250
Agent Name: Same As Applicant Telephone: _____
Mailing Address: _____ E-Mail: _____
Ocean Breeze LLC
Landowner Name: Fred and Laura Gilbert Telephone: _____
Mailing Address: 873 Somerset Dr. E-Mail: _____
Sunnyvale, CA 94087

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: 1 21st Avenue South, Jax Beach FL 32250 Parcel Id # 1793830900
Legal description of property (Attach copy of deed): deed ATTACHED
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).
Balcony Additions 2nd & 3rd FLR See attached drawing. Front yard
Set back 8.36' in lieu of 20ft.

Open Aired

AFFIDAVIT

I, William A. Gilbert, 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.

William A. Gilbert
APPLICANT SIGNATURE

William A. Gilbert
PRINT APPLICANT NAME

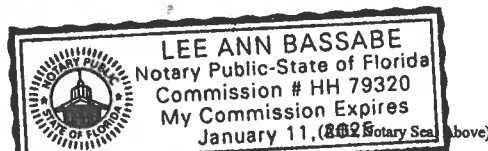
2/24/2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of February, 2021, by William Gilbert, who is personally known to me or produced Florida Drivers License as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE

Lee Ann Bassabe
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2FLOOD ZONE: XIAO

CODE SECTION (s):

34-340(e)(4)c.1, for a front yard setback of 8.36 feet in lieu of 20 feet minimum and 34-340(e)(4)c.2, for a corner side yard setback of 4.7 feet in lieu of 5.6 feet minimum to allow for the construction of 2nd and 3rd floor open-air balcony additions to an existing townhouse dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100032

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.

Gilbert / Re #179383-0900

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 RECEIVED
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	MAR 11 2021 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	No	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	Neighbors on 20 th Ave. S. (ALL 4) town Homes have Extended their porches. Just like this. Also, 5 21 st Ave S
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes No	has Extended their porch the same .3.01 feet.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	

PROPOSED

MAP SHOWING BOUNDARY SURVEY OF

THE EASTERLY 27.67 FEET OF THE SOUTHERLY 20.00 FEET OF LOT 2 AND THE EASTERLY 27.67 FEET OF LOT 3, BLOCK "M", PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

FRED P. GILBERT & LAURA L. GILBERT
EVERBANK
PONTE VEDRA TITLE, LLC/HATHAWAY & REYNOLDS, PA
CHICAGO TITLE INSURANCE COMPANY

RECEIVED

21-100032

MAR 1 2021

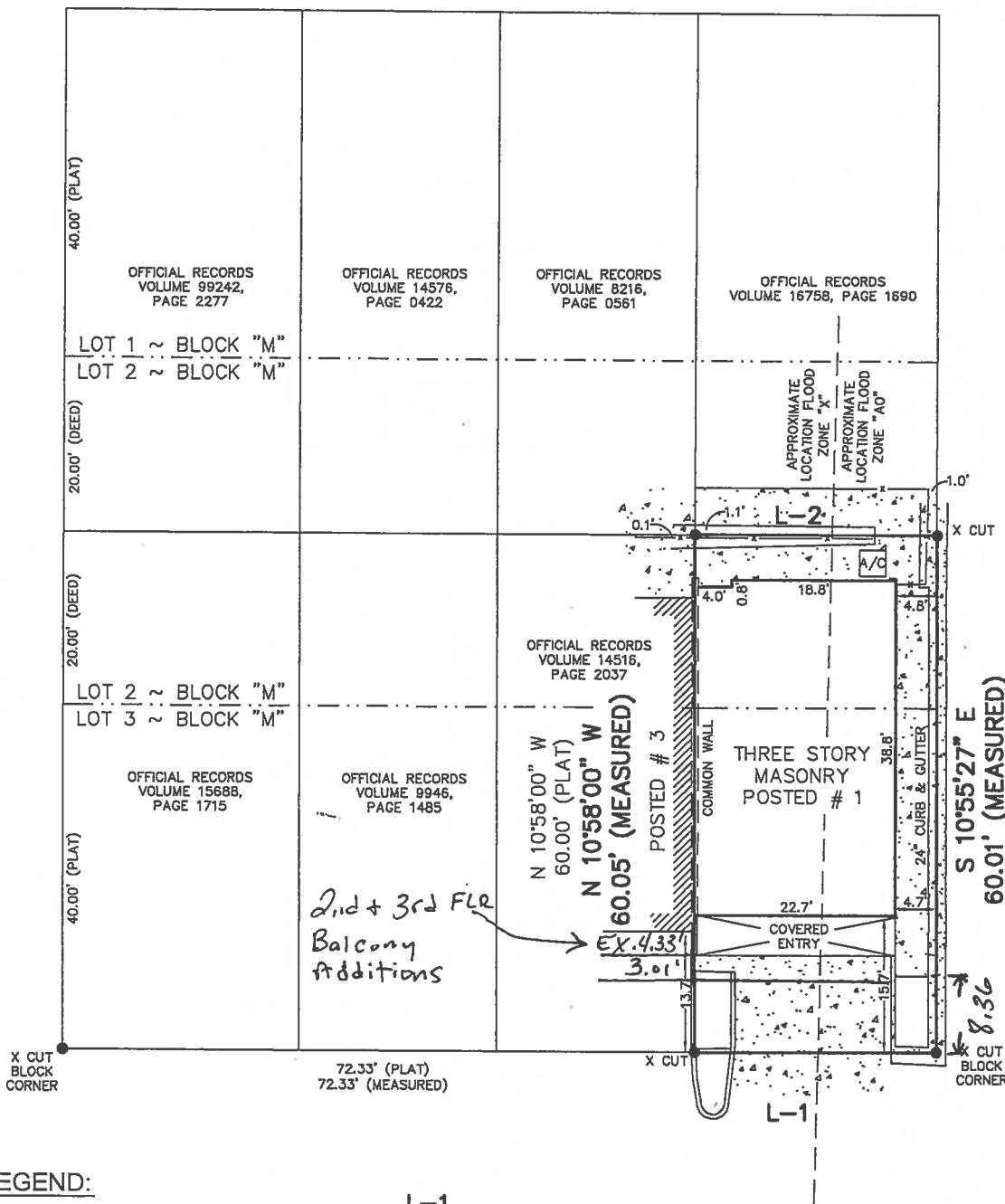
PLANNING & DEVELOPMENT

20th AVENUE SOUTH
(60' RIGHT OF WAY)

L-2
N 79°02'00" E
27.67' (PLAT)
N 79°04'14" E
27.73' (MEASURED)

OCEAN AVENUE
(30' RIGHT OF WAY)

OCEANFRONT STREET
(15' RIGHT OF WAY)



LEGEND:

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

L-1
S 78°59'29" W
27.69' (MEASURED)
S 79°02'00" W
27.67' (PLAT)

21st AVENUE SOUTH
(60' RIGHT OF WAY)

Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

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

PONTE VEDRA TITLE, L.L.C.

REVISIONS

DATE	DESCRIPTION

JOB # 26857

DATE OF FIELD SURVEY: 6-1-2015

SCALE: 1" = 20'

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 10°58'00" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X & AO AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: JUNE 3, 2013, COMMUNITY NUMBER: 120078 PANEL 0419 H.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHT OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARD PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
LICENSE # 7469

LAND SURVEYS

○

CONSTRUCTION SURVEYS

○

SUBDIVISIONS

EXISTING

MAP SHOWING BOUNDARY SURVEY OF

THE EASTERLY 27.67 FEET OF THE SOUTHERLY 20.00 FEET OF LOT 2 AND THE EASTERLY 27.67 FEET OF LOT 3, BLOCK "M", PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

FRED P. GILBERT & LAURA L. GILBERT
EVERBANK

PONTE VEDRA TITLE, LLC/HATHAWAY & REYNOLDS, PA
CHICAGO TITLE INSURANCE COMPANY

RECORDED
21-100032
MAR 11 2021

PLANNING & DEVELOPMENT L-2

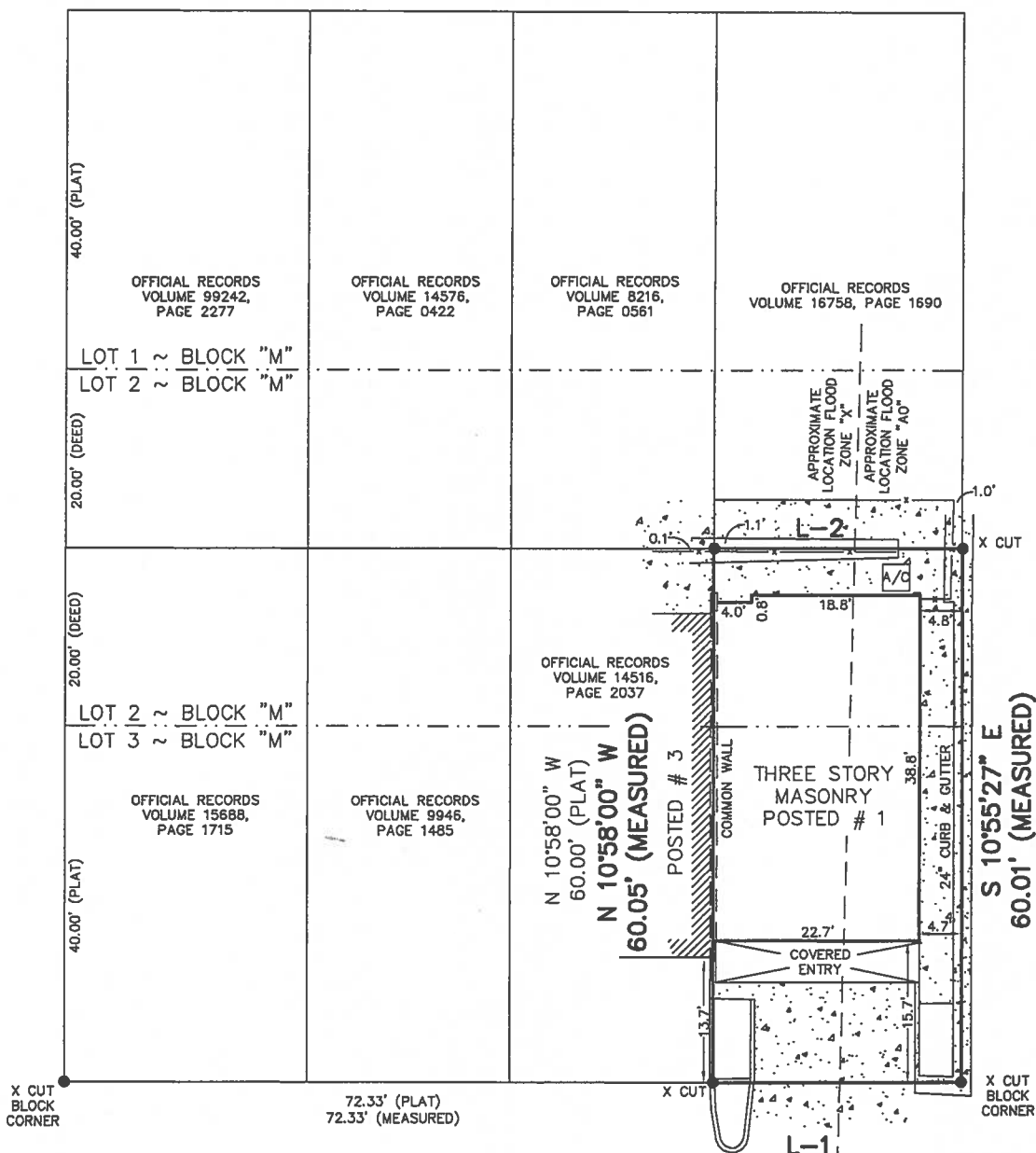
N 79°02'00" E
27.67' (PLAT)

N 79°04'14" E
27.73' (MEASURED)

20th AVENUE SOUTH
(60' RIGHT OF WAY)

OCEAN AVENUE
(30' RIGHT OF WAY)

OCEANFRONT STREET
(15' RIGHT OF WAY)



LEGEND:

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

L-1
S 78°59'29" W
27.69' (MEASURED)
S 79°02'00" W
27.67' (PLAT)

21st AVENUE SOUTH
(60' RIGHT OF WAY)

Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

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

PONTE VEDRA TITLE, L.L.C.

REVISIONS

DATE	DESCRIPTION

JOB # 26857

DATE OF FIELD SURVEY: 6-1-2015

SCALE: 1" = 20'

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 10°58'00" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X & AO" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: JUNE 3, 2013, COMMUNITY NUMBER: 120078 PANEL Q419 H.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHT OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARD PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

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

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS

Board of Adjustment Public Hearing Staff Report
BOA# 21-100035 / 440 9th Avenue South / Bogart
Lot 10, Block 5, Oceanside Park

Zoning: Residential, single-family: RS-2

Variances Requested: 48.6% lot coverage in lieu of 35% maximum

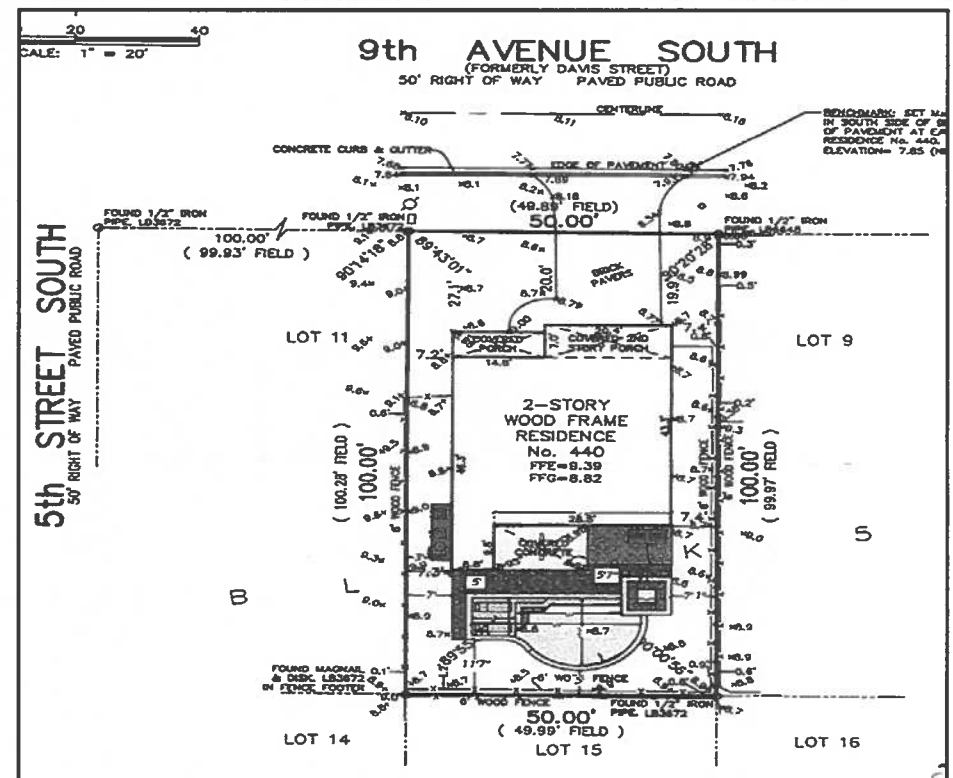
Project: Swimming pool with paver patio decking

Subject property is an existing platted lot of record (circa 1922) located in a medium-density residential land use district containing a single-family dwelling constructed in 2013. The property owner is requesting relief from dimensional standards to allow for a swimming pool and paver patio deck accessory additions.

The lot is substandard in area and width, totaling 5,000 square feet and measures 50 feet wide. Minimum lot area and width within this district is 7,500 square feet and 75 feet at the building line respectfully. While variances for similar accessory structures have been requested for parcels of comparable lot area and width located throughout this district, none appear to exist on immediately adjacent properties. The proposed development constitutes a reasonable use of the property and should not adversely or negatively affect adjacent land.

One previously recorded variance and no active code enforcement violations on file for the subject property:

1. BOA#13-100065-2013: Rear yard of 27 feet in lieu of 30 feet minimum and 41% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling





APPLICATION FOR VARIANCE

BOA No. 21-100035

HEARING DATE 5/4/2021

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

REQUIRED DOCUMENTATION

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

APR - 1 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Keith Bogart Telephone: (904) 254-0474
Mailing Address: 440 9th Ave S E-Mail: keithgbogart@gmail.com
Jacksonville Beach, FL 32250
Agent Name: N/A Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Keith Bogart Telephone: (904) 254-0474
Mailing Address: 440 9th Ave S E-Mail: keithgbogart@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: 176416-0000 440 9th Ave South
Legal description of property (Attach copy of deed): Lot 10, Block 5, Oceanside Park
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
48.6% lot coverage in lieu of 35% maximum to allow for a paver patio around swimming pool. 3'
setback in lieu of 5' for pool equipment to lot line.

AFFIDAVIT

I, Keith Bogart, 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

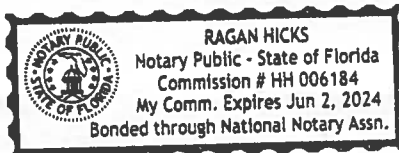
Keith Bogart
PRINT APPLICANT NAME

4/1/2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of April, 2021, by Keith Bogart, who is personally known to me or produced Florida license as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Ragan Hicks
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: XS

CODE SECTION (S):
34-337(e)(1)e, for 48.6% lot coverage in lieu of 35% maximum (41% previously approved)

to allow for the addition of a swimming pool with paver patio decking to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100035

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

APR - 1 2021

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The lot is only 5,000 sq. ft (50' x 100'). It's a legal non-conforming lot of record in the RS-2 zoning district that doesn't meet the minimum lot size of 7500 sq. ft. or the min width of 75'
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The lot size and house were in the existing condition when I purchased the property.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	
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	For a legal size lot the impervious area allowed is 2625 SF. My request for total impervious area is below this amount.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Additional paved area adjacent to the pool has been minimized. Due to existing trees and lot line setbacks the side of the house is the only reasonable area for the pool equipment. Pool equipment has been located as close to the house as feasible.
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	



City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

May 10, 2013

Mid Channel, LLC
Attn: Robert E. Barnes
3317 Royal Palm Drive
Jacksonville FL 32217



RE: BOA #13-100065
440 9th Avenue South

Dear Mr. Barnes:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, May 7, 2013 to consider your variance application.

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

- 34-337(e)(1)c.3, for a rear yard of 27 feet in lieu of 30 feet required; and
- 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

The results of the meeting were:

- Approved

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

Sincerely,

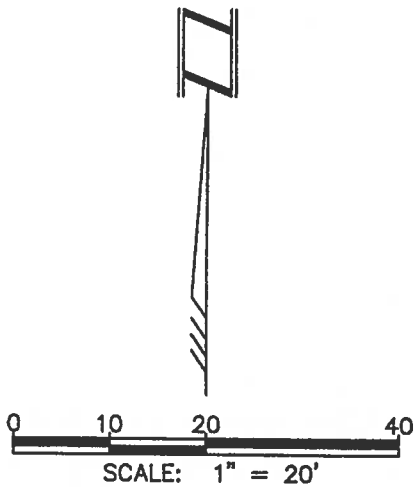
A handwritten signature in black ink, appearing to read "Jon Hays".

Jon Hays, CBO
Building Department



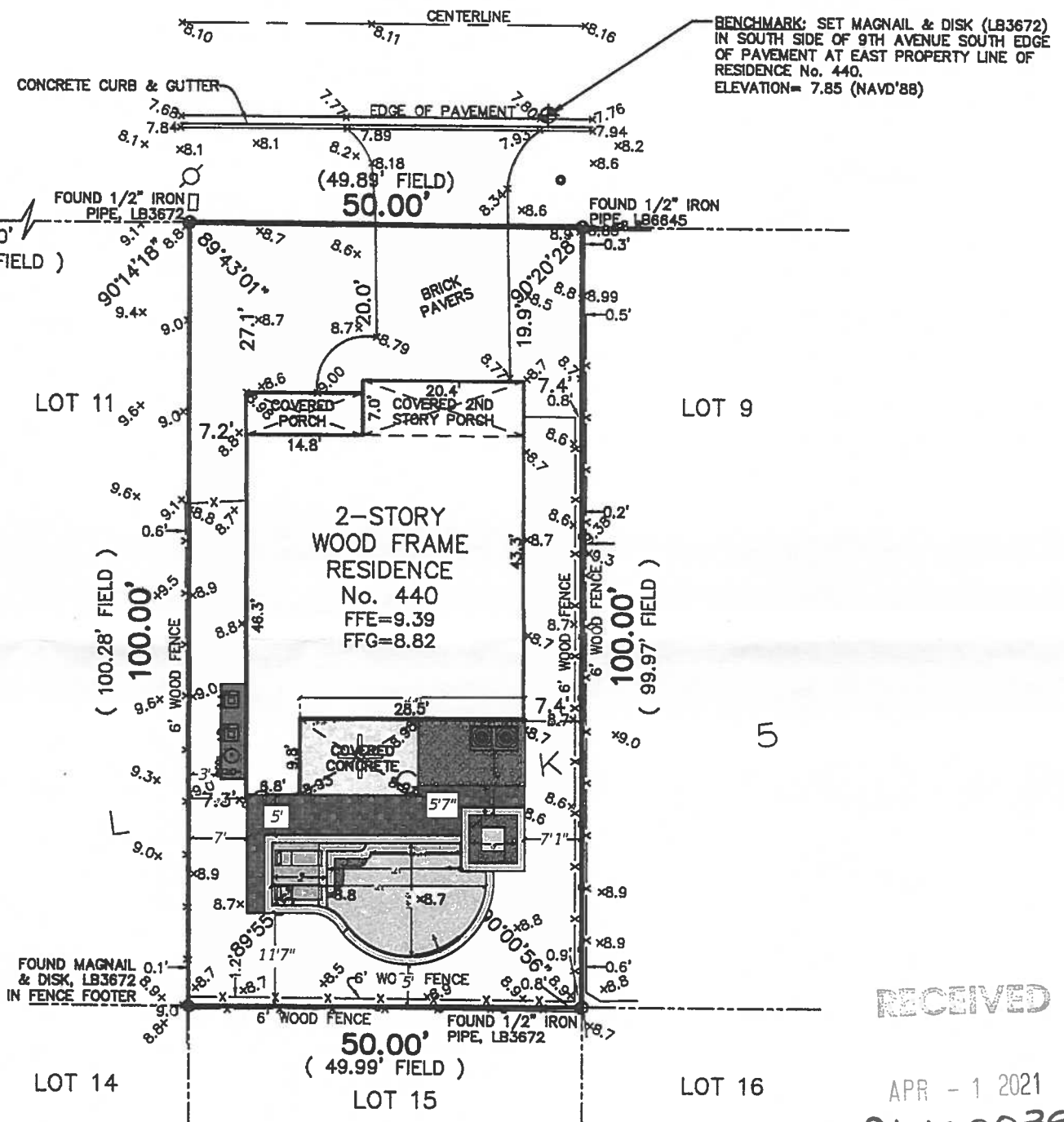
PROPOSED

MAP SHOWING SURVEY OF
LOT 10, BLOCK 5, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8,
PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



9th AVENUE SOUTH
(FORMERLY DAVIS STREET)
50' RIGHT OF WAY PAVED PUBLIC ROAD

5th STREET SOUTH
50' RIGHT OF WAY PAVED PUBLIC ROAD



NOTES

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY.
2. INTERIOR ANGLES AS PER FIELD SURVEY.
3. NORTH PROTRACTED FROM PLAT.
4. NO BUILDING RESTRICTION LINES PER PLAT.
5. BENCHMARK DERIVED FROM A CLOSED LEVEL LOOP FROM PREVIOUSLY ESTABLISHED GPS OBSERVATION BY THIS FIRM UNDER W.O. #2020-0420.
6. FFE DENOTES FINISHED FLOOR ELEVATION.
7. FFG DENOTES FINISHED FLOOR GARAGE.

PROPOSED IMPERVIOUS AREA

DECK	= 186.5 square feet
COPING	= 92.0 square feet
EQUIPMENT PAD	= 36.0 square feet
TOTAL PROPOSED IMPERVIOUS	= 314.5 square feet
	= 6.3% IMPERVIOUS

EXISTING IMPERVIOUS AREA

LOT (AS PLATTED)	= 5,000 square feet
HOUSE	
(INCLUDING COVERED PORCHES)	= 1,719 square feet
A/C PAD	= 17 square feet
BRICK PAVEMENT DRIVEWAY	= 380 square feet
TOTAL IMPERVIOUS	= 2,116 square feet
	42.3% IMPERVIOUS
	+6.3% IMPERVIOUS
	= 48.6% IMPERVIOUS

THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN FLOOD ZONE "X"(SHADED)(AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF KEITH GORDON BOGART; AND CAITLIN NAOMI BOGART.

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

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

CHECKED BY: _____
DRAWN BY: ADT
FILE: 2021-0240

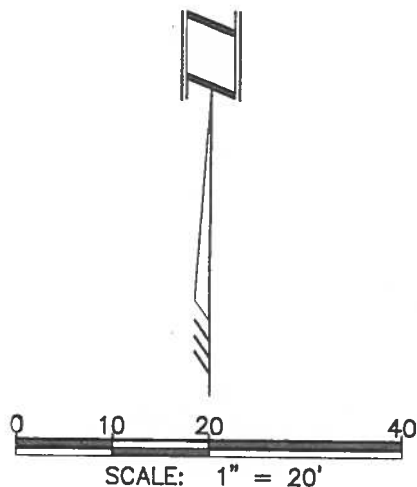
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550

DATE: FEBRUARY 16, 2021
SHEET 1 OF 1

EXISTING

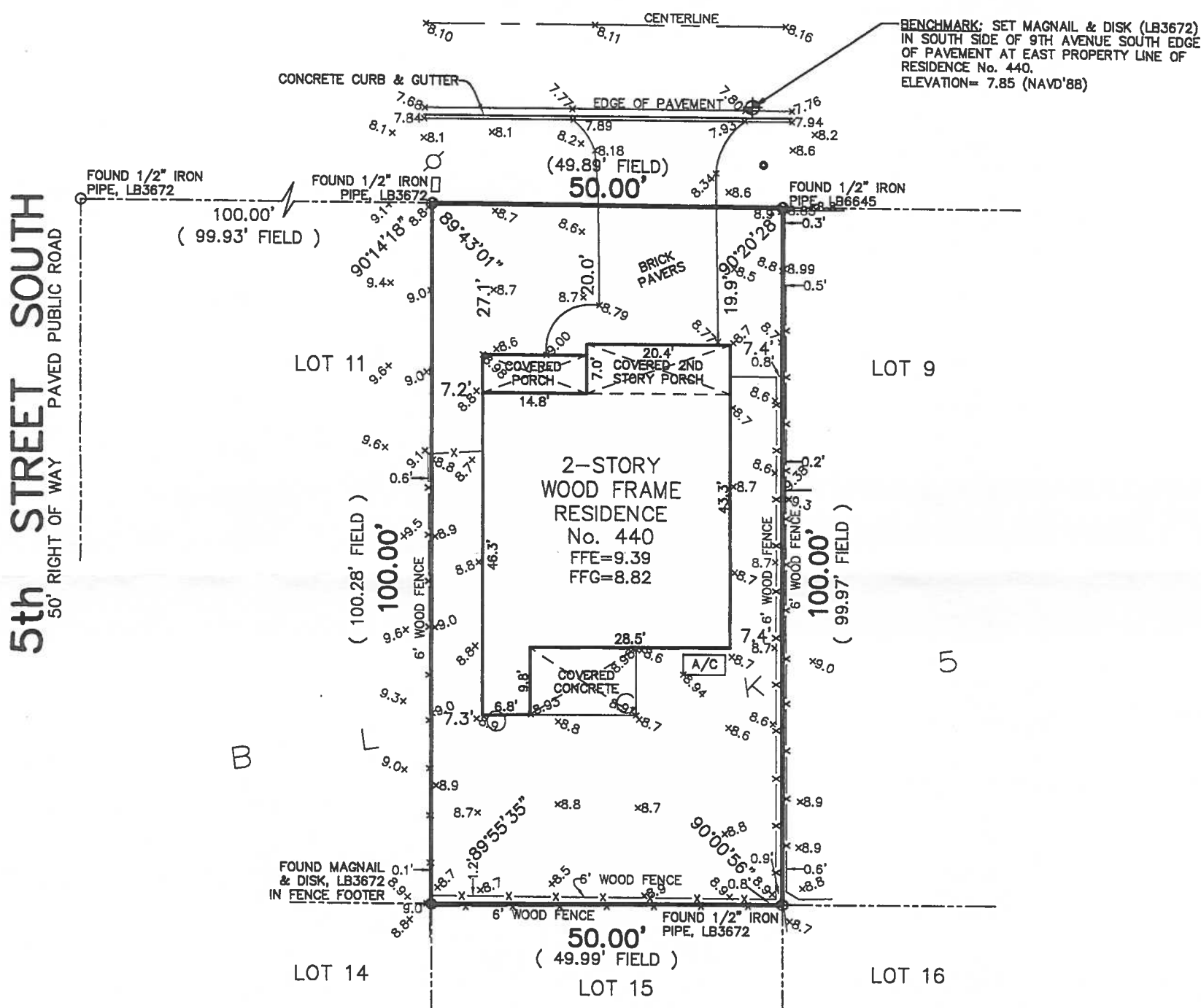
MAP SHOWING SURVEY OF

LOT 10, BLOCK 5, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8,
PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



9th AVENUE SOUTH

(FORMERLY DAVIS STREET)
50' RIGHT OF WAY PAVED PUBLIC ROAD



NOTES

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY.
2. INTERIOR ANGLES AS PER FIELD SURVEY.
3. NORTH PROTRACTED FROM PLAT.
4. NO BUILDING RESTRICTION LINES PER PLAT.
5. BENCHMARK DERIVED FROM A CLOSED LEVEL LOOP FROM PREVIOUSLY ESTABLISHED GPS OBSERVATION BY THIS FIRM UNDER W.O. #2020-0420.
6. FFE DENOTES FINISHED FLOOR ELEVATION.
7. FFG DENOTES FINISHED FLOOR GARAGE.

EXISTING IMPERVIOUS AREA

LOT (AS PLATTED)	= 5,000 square feet
HOUSE	
(INCLUDING COVERED PORCHES)	= 1,719 square feet
A/C PAD	= 17 square feet
BRICK PAVER DRIVEWAY	= 380 square feet
TOTAL IMPERVIOUS	= 2,116 square feet
	42.3% IMPERVIOUS

THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN FLOOD ZONE "X"(SHADED)(AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF KEITH GORDON BOGART; AND CAITLIN NAOMI BOGART.

MAR 19 2021

PLANNING & DEVELOPMENT

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

CHECKED BY: _____
DRAWN BY: _____ ADT
FILE: 2021-0240

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550

DATE: FEBRUARY 16, 2021
SHEET 1 OF 1

Board of Adjustment Public Hearing Staff Report

BOA# 21-100036 / 826 16th Avenue South /

Lot 2 and the west 16 feet of Lot 3, Block 2, *Sea Side Park*

Zoning: Residential, single-family: RS-2

Variances Requested: Combined side yard setbacks of 13.7 feet in lieu of 15 feet required

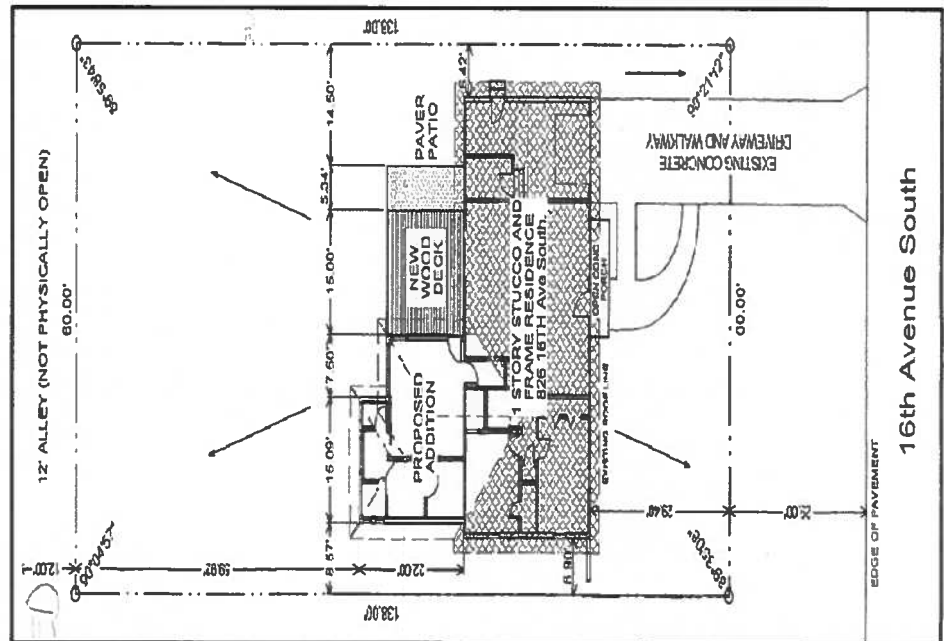
Project: Substantial improvements to and the construction of an addition to an existing single-family dwelling

Subject property consists of portions of two existing platted lots of record (circa 1926) located in a low-density residential land use district. The property owner is requesting relief from dimensional standards to rectify nonconforming total side yard setbacks in order to renovate and construct an addition to the existing single-family dwelling constructed in 1972.

The parcel is substandard in width measuring 66 feet wide. Minimum lot area and width within this district is 7,500 square feet and 75 feet at the building line respectfully. Properties of comparable lot area and width exist throughout this district and similar setback variances have been requested to rectify nonconformities that predate the current code. The property owners applied for a construction permit (reference 21-246) in February 2021 and it was determined that although the proposed addition would meet the minimum setbacks, maintenance of the existing dwelling would be considered a substantial improvement based on the current assessed value of the structure. The proposed development constitutes a reasonable use of the property and should not adversely or negatively affect adjacent land.

There are no previously recorded variances or active code enforcement violations on file for the subject property.

Note: Pursuant to Section 34-623 of the LDC, a nonconforming structure may be maintained or repaired if the project value does not exceed more than 15% of the current assessed value of the structure as long as it is not enlarged or expanded in area occupied.





APPLICATION FOR VARIANCE

BOA No. 21-100036
HEARING DATE 5.4.2021

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

MAR - 4 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Lindsey Bloodworth Telephone: 904-294-5656
Mailing Address: 826 16th Ave S E-Mail: LINDSEYAPARKER@GMAIL.COM
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Lindsey Bloodworth Telephone: 904-294-5656
Mailing Address: 826 16th Ave S E-Mail: LINDSEYAPARKER@GMAIL.COM
Thomas S. JR. 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: 826 16th Ave S Jax Beach 32250
Legal description of property (Attach copy of deed): Lot 2 West 16' of Lot 3 Block 2, SeaSide Park
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Asking for a combined side yard setback of 13.7'
instead of required 15', to correct a non-conformity
and allow a substantial improvement.

179782-0010

AFFIDAVIT

I, Lindsey Bloodworth, 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.

Lindsey Bloodworth Lindsey Bloodworth 3/2/2021
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3RD day of MARCH, 2021, by LINDSEY BLOODWORTH, who is personally known to me or produced _____ as identification.

Jacalyn B Skeels
NOTARY PUBLIC SIGNATURE
JACALYN B SKEELS
PRINT NOTARY NAME



JACALYN B SKEELS
Commission # GG 221612
Expires June 23, 2022
Bonded Thru Budget Notary Services
(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S):
34-337(e)(1)c.2, for combined side yard setbacks of 13.7 feet in lieu of 15 feet required to allow for substantial improvements to and the construction of an addition to an existing non-conforming single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100036

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.

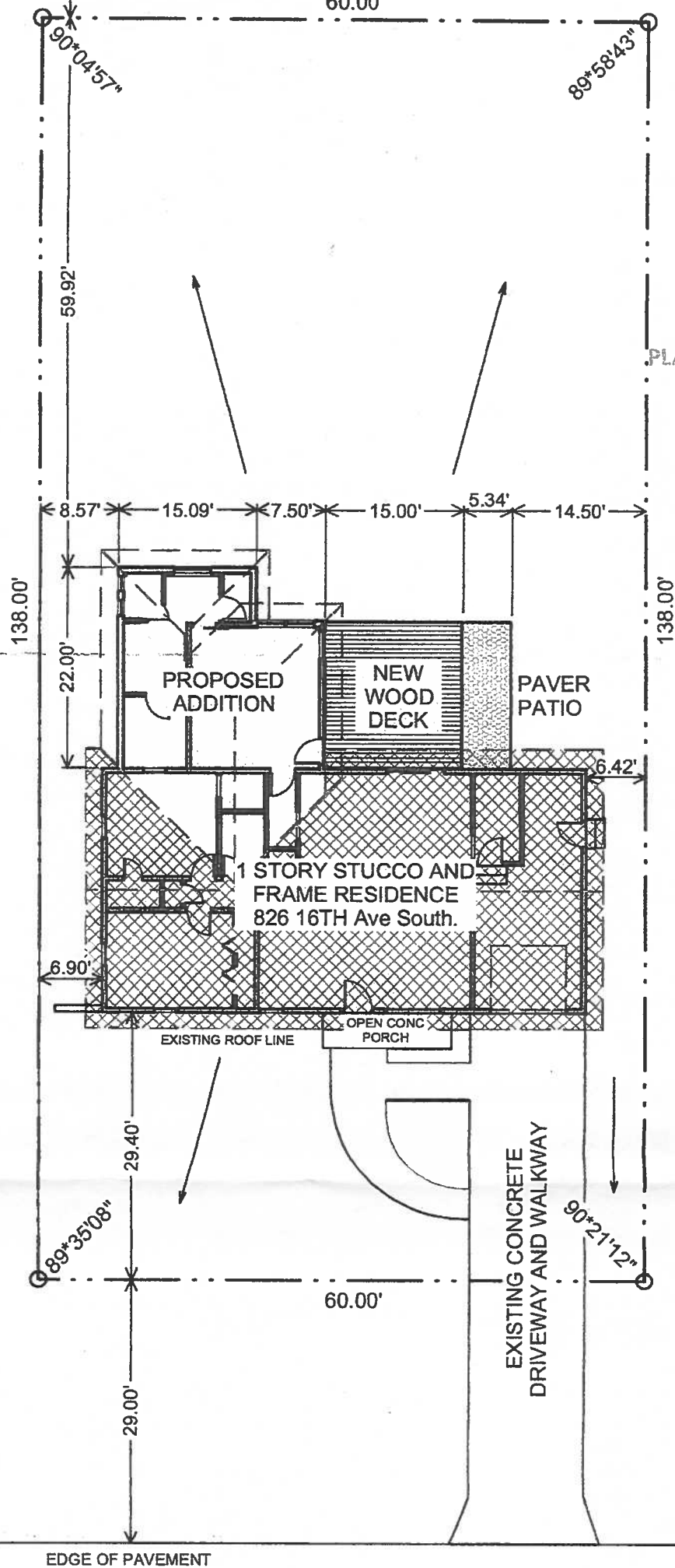
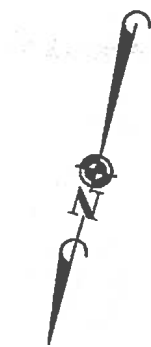
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	RECEIVED MAR - 4 2021 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	Yes	does not conform to new side lot allowance (13.6 ft instead of 15')
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	
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	
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	

PROPOSED

12' ALLEY (NOT PHYSICALLY OPEN)

RECEIVED
21-100036
MAR - 4 2021

PLANNING & DEVELOPMENT



16th Avenue South

Site Plan

PROPOSED ADDITION FOR

Mr. & Mrs. T. Bloodworth

826 16th. Avenue South,
Jacksonville Beach, Florida
Duval County

Lot 2 and the West 16 Feet of Lot 3, Block 2, according to the
plat of Sea Side Park as recorded in Plat Book 12, Page 98 of
the current public records of Duval County, Florida

Area Calculations

EXISTING HOUSE AREA	1,627 SQ.FT.
EXISTING DRIVEWAY AND PADS	892 SQ.FT.
EXISTING LOT COVERAGE	2,519 SQ.FT.

NEW ADDITION	502 SQ.FT.
NEW WOOD DECK	240 SQ.FT.
PAVER PATIO	85 SQ.FT.
PORCH TO BE DEMOLISHED	(242 SQ.FT.)

TOTAL PROPOSED LOT COVERAGE 3,104 SQ.FT.

LOT SIZE 9,108 SQ.FT.

PERCENT LOT COVERAGE 34.1 %

Scale - 1" = 15'

EXISTING

MAP SHOWING BOUNDARY SURVEY OF
LOT 2 AND THE WEST 16 FEET OF LOT 3, BLOCK 2, ACCORDING TO THE PLAT OF
SEA SIDE PARK
AS RECORDED IN PLAT BOOK 12 , PAGE(S) 98 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

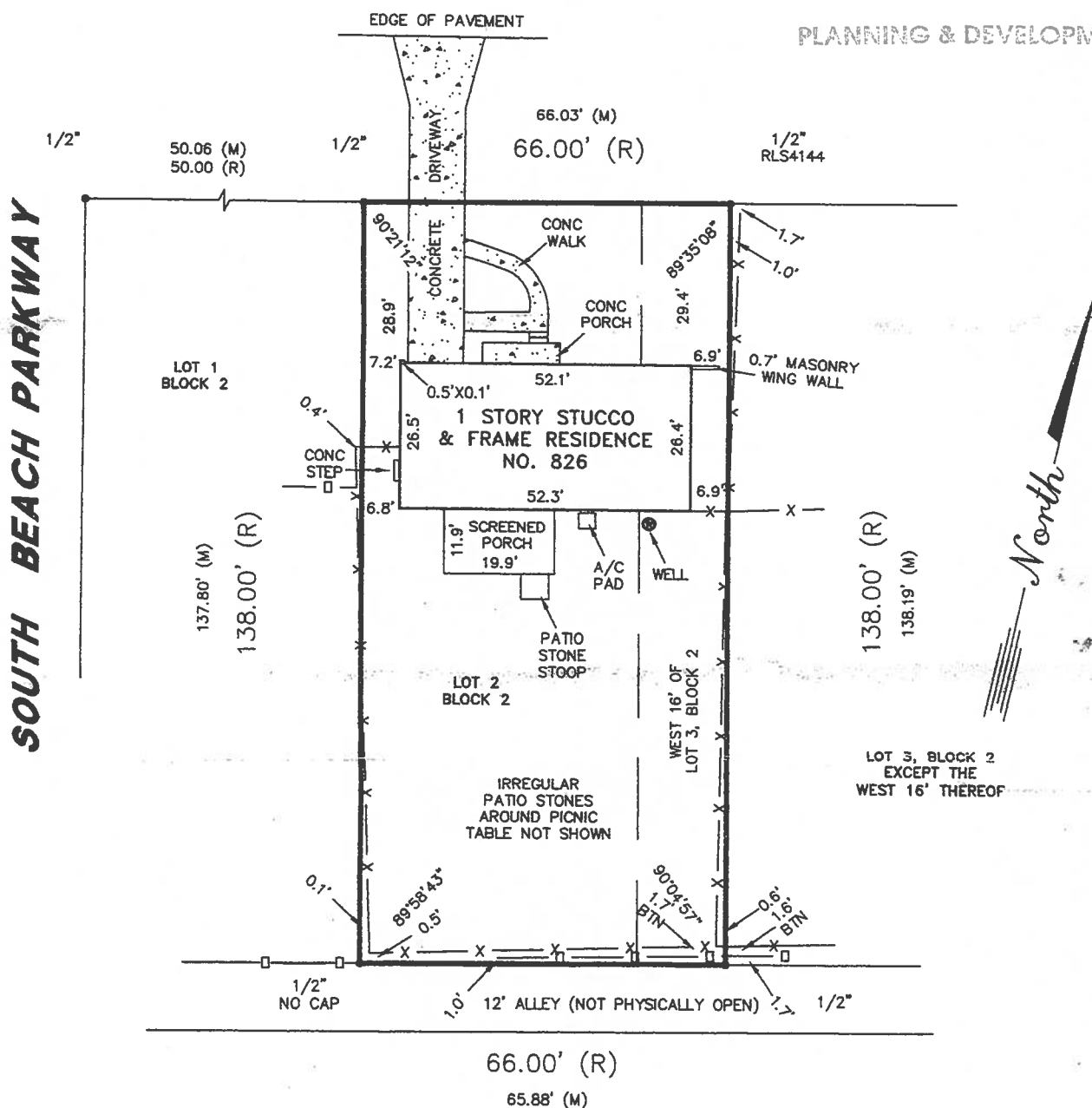
CERTIFIED TO:

THOMAS S. BLOODWORTH, JR.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
KEITH WATSON TITLE SERVICES, INC.,
AND WELLS FARGO HOME MORTGAGE.

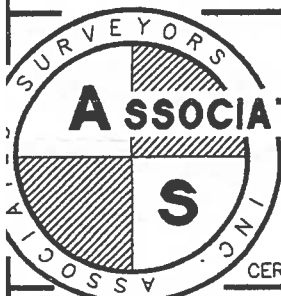
RECEIVED
21-100036
MAR - 4 2021

16TH AVENUE SOUTH
(80' R/W)

PLANNING & DEVELOPMENT



FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS

3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaefer*
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 57632

DATE 05-24-2010

SCALE: 1" = 30'

DRAFTER *d.b.j.*

GENERAL NOTES:

1. ANGLES ARE SHOWN FOR THIS SURVEY
2. STRUCTURE NO. 826 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 2 DATED 04-17-1989.
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND/ABBREVIATIONS

○ SET IRON PIPE OR REBAR	P.C. = POINT OF CURVE	CH = CHORD
"ASSOC. SURVEY" OR L.B. 5488	P.T. = POINT OF TANGENCY	(R) = RECORD
● FOUND IRON PIN OR PIPE (IP)	-O.U.- = OVER HEAD UTILITIES	(M) = MEASURED
■ FOUND CONCRETE MONUMENT (C.M.)	○ = FIRE HYDRANT	(C) = COMPUTED DATA
X = CROSS CUT OR DRILL HOLE	CONC. = CONCRETE	R. = RADIUS
O.R.B. = OFFICIAL RECORD BOOK	A/C = AIR CONDITIONER	L = ARC LENGTH
O.R.V. = OFFICIAL RECORD VOLUME	W = WATER METER	Φ = PHONE RISER
P.R.M. = PERMANENT REFERENCE MONUMENT	P.E.Q. = POOL EQUIPMENT	R/W = RIGHT OF WAY
B.R.L. = BUILDING RESTRICTION LINE	X-X CHAIN LINK FENCE	B.T. = BUILDING TIE
E.T. = ELECTRIC TRANSFORMER & PAD	W-W WIRE FENCE	○ = UTILITY POLE
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY	U U WOOD FENCE	→ = GUY ANCHOR
C & R = COVENANTS & RESTRICTIONS	I-I IRON FENCE	COVD = COVERED
P.C.C. = POINT OF COMPOUND CURVE	BTN. = BETWEEN	E.B. = ELECTRIC BOX
P.R.C. = POINT OF REVERSE CURVE	(E.T.) = EAVE TIE	

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

Board of Adjustment Public Hearing Staff Report
BOA# 21-100037 / 3116 St. Johns Boulevard / Budd
Lot 13, Block 14, Jacksonville Beach Heights

Zoning: Residential, single-family: RS-2

Variances Requested: Rear yard setback of 17 feet in lieu of 30 feet minimum and 48.1% lot coverage in lieu of 35% maximum

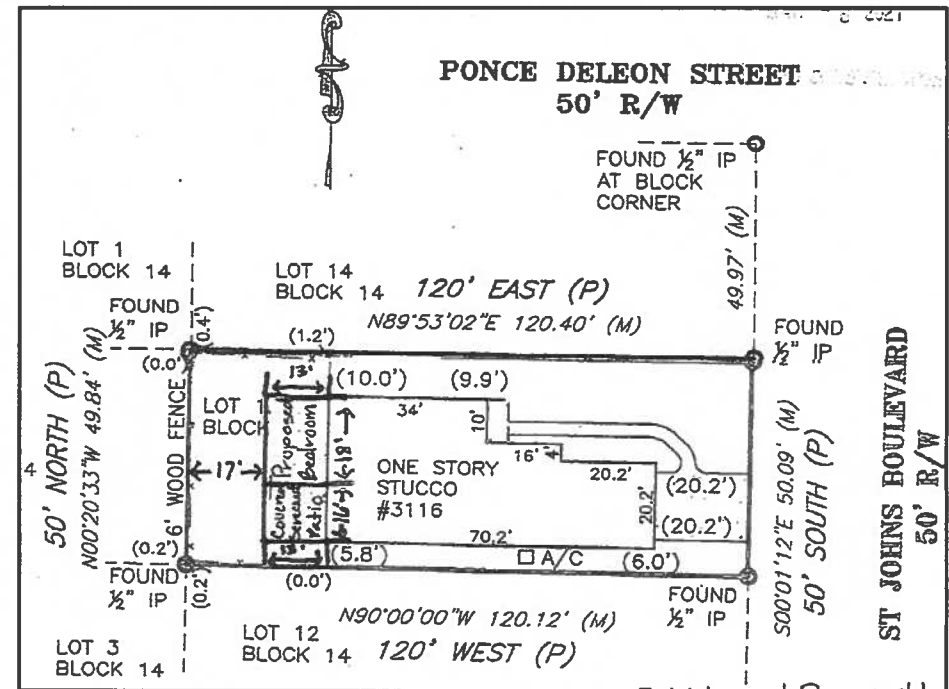
Project: Bedroom and screen enclosure addition

Subject property is an existing platted lot of record (circa 1925) located in the South Beach mixed land use district. The property owner is requesting relief from dimensional standards to allow for additions to an existing single-family dwelling constructed in 2001.

The parcel is substandard in lot area and width, containing approximately 6,009 square feet and measures +/- 50 feet wide. Minimum lot area and width within this district is 7,500 square feet and 75 feet at the building line respectfully. While variances for similar improvements have been requested for parcels of comparable lot area and width located throughout this district, none appear to exist on immediately adjacent properties. The proposed development constitutes a reasonable use of the property and should not adversely or negatively affect adjacent land.

One previously recorded variance and no active code enforcement violations on file for the subject property:

1. BOA#128-2000: 43% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling



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.

*Clements***APPLICANT INFORMATION**

Applicant Name: Shaun and Angela Budd Telephone: (904) 545-3562
Mailing Address: 3116 St Johns Blvd E-Mail: angie.clements@gmail.com
Jacksonville Beach, Florida 32250

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

Landowner Name: Shaun and Angela Budd Telephone: _____
Mailing Address: 3116 St Johns Blvd E-Mail: _____
Jacksonville Beach, Florida 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: 3116 St Johns Blvd / 180943-0000

Legal description of property (Attach copy of deed): Lot 13, Block 14, Jacksonville Beach Heights, according to the plat thereof, as recorded in plat book 11, page 40

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

Requesting a variance for a rear house addition consisting of additional bedroom space and a covered, screened-in patio. We're requesting a rear yard setback of 17' in lieu of 30', and a total lot coverage allowance increase to 48.1% (currently 42.8% coverage).

AFFIDAVIT

I, Angela Budd, 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.

Angela Budd
APPLICANT SIGNATURE

Angela Budd
PRINT APPLICANT NAME

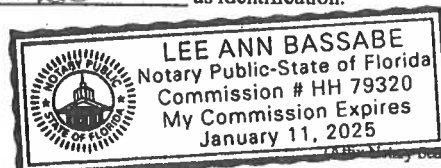
4-7-2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE

Lee Ann Bassabe
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (s):
34-337(e)(1)c.3, for a rear yard setback of 17 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 48.1% lot coverage in lieu of 35% maximum (43% previously approved) to allow for the construction of a bedroom and screen enclosure addition to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO. 21-100037

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

APR - 2 2021

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The current lot is a Substandard lot size for zoning district RS-2. We only have 6000 square-feet in a minimum 7500 square-foot district, so remaining within the setbacks and lot coverage % for a 7500 square-foot lot presents a clear hardship.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The lot and house already existed below zoning requirements for RS-2 prior to purchase. Current lot size is only 6000 SF and current lot coverage as originally designed and approved/permitted is 42.8% lot coverage.
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	Most of our neighbors have already added additions of 'Florida rooms' or similar screened structures that are well within the 30' rear setback.
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	As stated above, our lot is a substandard size and most of our neighbors have already added space on to the back of their houses; and several of them have the identical lot size, house size & floor plan as ours.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We want to add the needed living space to make our house work for our growing family. We've been unsuccessful buying a bigger house in the current housing market due to soaring prices and extreme competition as a result of the limited home availability/inventory.
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	This will improve the value of the home by adding square-footage making it more comparable to the newer, larger homes being built in the area.



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Ref: BOA#21-100037

November 22, 2000

Gary Garrison
102 Water Oak Drive
Ponte Vedra Bch, FL 32082

RE: Case No. #BOA 128-2000
3180, 3148, 3116, 3084 St. Johns Blvd.



Dear Mr. Garrison:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. on **November 21, 2000** to consider your variance application.

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

- Section 34-337 (e) (1) (e) for 43% lot coverage in lieu of 35% maximum to allow for new single family dwellings.

The results of the meeting were:

- Approved for 43% lot coverage.

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

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

Sincerely,

Steven Lindorff, Director
Planning & Development

Attachment(s)

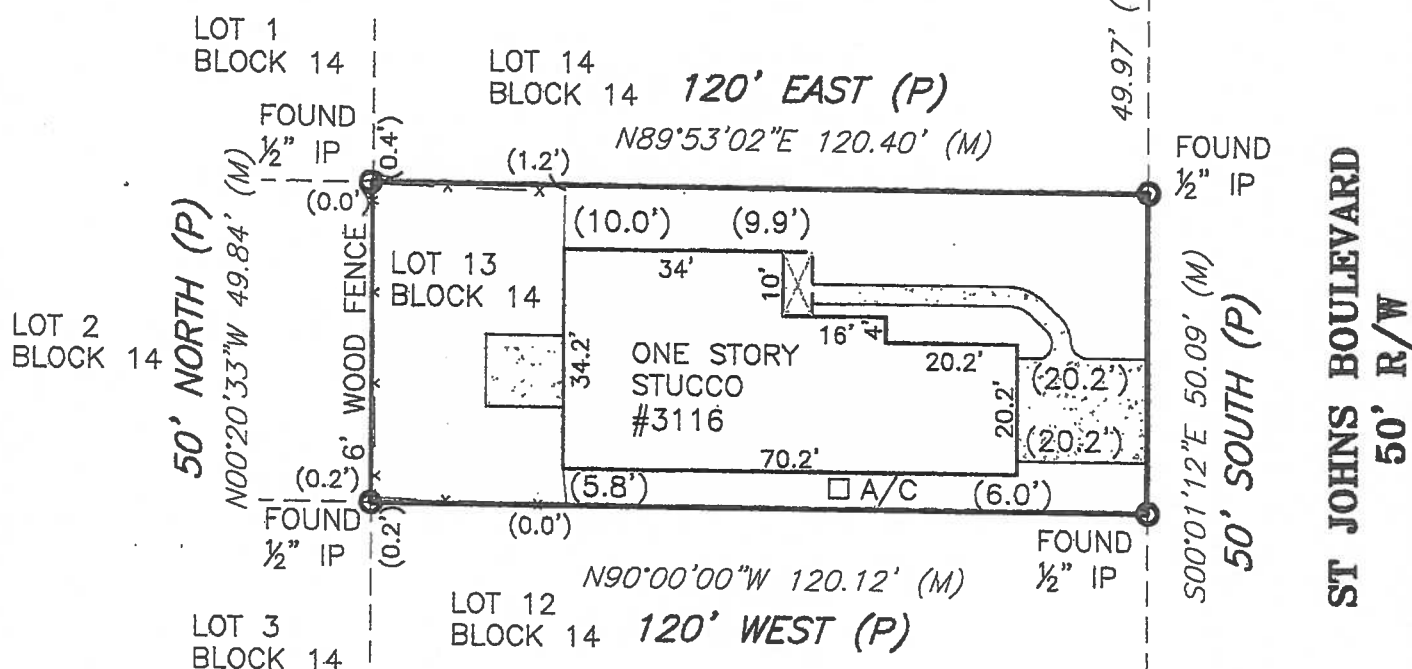
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA SURVEYOR AND MAPPER

ANGELA CLEMENTS, BRANCH BANKING AND TRUST, ESTATE TITLE & TRUST, FIRST AMERICAN TITLE

42.8% lot coverage

21-100037
MAR - 8 2021

FOUND 1/2" IP
AT BLOCK
CORNER



R/W= RIGHT-OF-WAY

CONC.= CONCRETE

WF-WOOD FENCE

CM- CONCRETE MON

SCALE: 1"=30'

FLOOD ZONE MAPS ARE SUBJECT TO CHANGE

THE STATE OF FLORIDA
 THURMAN B. KING
 N7. 4424
 THURMAN B. KING
 SALES
 FLORIDA REGISTERED LAND SURVEYOR
 PSM# 4424
 1984

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

Ref. BOA #21-100037

LeeAnn Bassabe

From: Patti Mason <pmason3113@gmail.com>
Sent: Saturday, April 24, 2021 8:31 PM
To: Planning Division
Subject: Support of Variance

Public Hearing Date: May 4, 2021
BOA #21-100037

We would like to support the variance requested by Shaun and Angie Budd at 3116 St John's Boulevard.

This addition to their home would not be obtrusive and would fit the character of our neighborhood. Other homes on our street have 2 stories and this addition would not be out of place.

Please consider granting their request.

Patti and Chuck Mason
3113 St John's Boulevard
32250

Ref BOA #21-100037

LeeAnn Bassabe

From: Krisita Burket <kburket@hanger.com>
Sent: Monday, April 26, 2021 5:28 PM
To: Planning Division
Subject: BOA#21-100037, May 4, 7 p.m.

To Whom it May Concern,

I am fully supportive of granting a variance for my neighbors, and would encourage the Board of Adjustment to vote yes during the public hearing on May 4, 2021 at 7 p.m.

Please don't hesitate to reach out if I can be of any further assistance.

Best,
Krisita

Krisita Burket
Vice President, Public Relations and Communications

Hanger, Inc.

Ref. BOA # 21-100037

LeeAnn Bassabe

From: Deborah Usselman <usse.deb@gmail.com>
Sent: Monday, April 26, 2021 10:37 PM
To: Planning Division
Subject: Variance Application - 3116 Saint Johns Blvd

Dear Sir or Madam,

I received the Public Notice for Application for Variance at 3116 Saint Johns Blvd., hearing date May 4, BOA#21-100037.

As a neighbor at 3148 Saint Johns Blvd, I support the owner's application for variance.

Sincerely,

Deborah Usselman

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 (8 1/2" 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

MAR - 9 2021

APPLICANT INFORMATION**PLANNING & DEVELOPMENT**

Applicant Name: Nathan Fletcher Telephone: (252) 670-3352
Mailing Address: 2714 colonies dr E-Mail: nate@natefl.com
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Nathan & Colleen Fletcher Telephone: (252) 670-3352
Mailing Address: 2714 colonies dr E-Mail: nate@natefl.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: 2714 colonies dr Jacksonville Beach, FL 32250

Legal description of property (Attach copy of deed): 36-24 09-3S-29F Constitution Cove Unit 8 Lot 209

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).

1. Reduce backyard setback to 2ft. in lieu of 30ft. to allow for covering of existing paver patio.
2. Increase of allowable impervious lot coverage to 41% to allow for covered patio and future pool.

AFFIDAVIT

I, Nathan T. Fletcher, 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.

Nathan Fletcher
APPLICANT SIGNATURE

Nathan Fletcher
PRINT APPLICANT NAME

3/9/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of March, 2021, by Nathan Fletcher, who is personally known to me or produced FL DL as identification.

Deanna Yoders
NOTARY PUBLIC SIGNATURE
Deanna Yoders
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2FLOOD ZONE: XS/AE-5ft

CODE SECTION (s):
34-337(e)(1)c.3, for a rear yard setback of 22.7 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for a covered rear patio and swimming pool addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100039

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	Home was built with larger driveway due to side entry garage design which consumes a large amount of impervious lot coverage.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	A previous owner installed paver stone patio which has placed us outside of the 30' rear setback minimum.
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	Like properties within same zone/street have been granted similar requests within recent years. * 2728 Colonies Dr 32250 * 2796 Colonies Dr 32250 * 2706 Colonies Dr 32250
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	Like properties within same zone/street have been granted similar requests within recent years. * 2728 Colonies Dr 32250 * 2796 Colonies Dr 32250 * 2706 Colonies Dr 32250
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	RECEIVED MAR - 9 2021
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	PLANNING & DEVELOPMENT

PROPOSED MAP SHOWING SITE PLAN

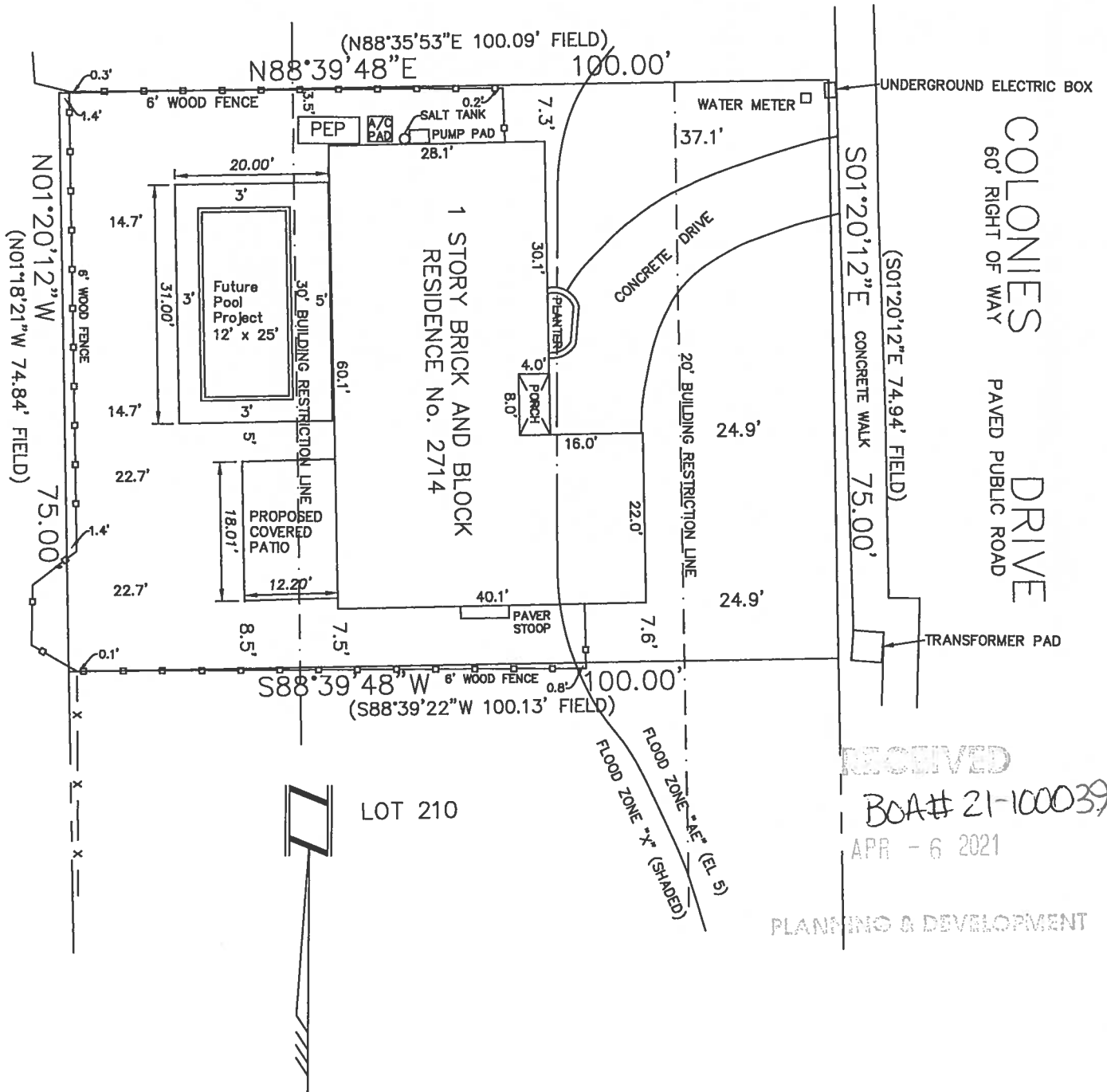
CURRENT IMPERVIOUS CALCULATIONS:

LOT AREA = 7500 square feet
 HOUSE AREA = 1919 square feet
 CONCRETE AREAS = 601 square feet
 PAVER AREAS = 260 square feet
 TOTAL IMPERVIOUS = 2780 square feet
 = 37%

PROPOSED IMPERVIOUS CALCULATIONS:

LOT AREA = 7500 square feet
 HOUSE AREA = 1919 square feet
 CONCRETE AREAS = 601 square feet
 PAVER AREAS = 260 square feet
 POOL DECKING = 320 square feet
 P.E.P = 28 square feet
 COVERED PATIO = 247 square feet
 TOTAL IMPERVIOUS = 3115 square feet
 = 41%

PART OF GOVERNMENT LOT 5, SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 29 EAST



COLONIES DRIVE
60' RIGHT OF WAY
PAVED PUBLIC ROAD

RECEIVED
BOA# 21-100039
APR - 6 2021

PLANNING & DEVELOPMENT



EXISTING

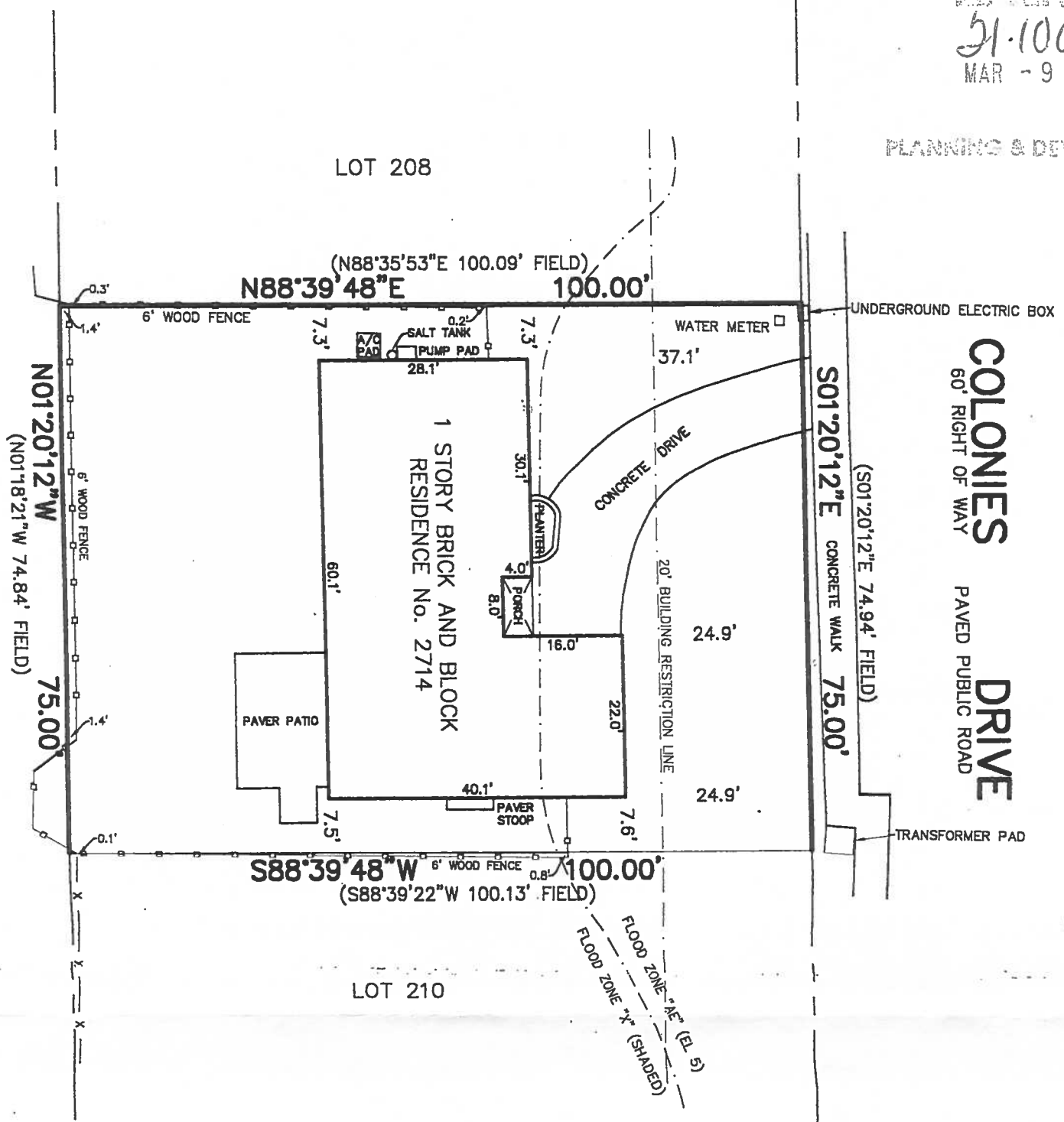
MAP SHOWING SURVEY OF

LOT 209, CONSTITUTION COVE UNIT EIGHT AS RECORDED IN PLAT BOOK 36, PAGES 24 AND 24A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
21-100039
MAR - 9 2021

PLANNING & DEVELOPMENT

PART OF GOVERNMENT LOT 5, SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 29 EAST



NOTES

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE EAST LINE OF LOT 209 BEING SOUTH 01°20'12" EAST, AS PER PLAT.
3. BUILDING RESTRICTION LINE SHOWN AS PER PLAT.

IMPERVIOUS CALCULATIONS:

LOT AREA	= 7500 square feet
HOUSE AREA	= 1919 square feet
CONCRETE AREAS	= 601 square feet
PAVER AREAS	= 260 square feet
TOTAL IMPERVIOUS	= 2780 square feet
	= 37%

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES "AE" (EL 5) AND "X" (SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

0 10 20 40
SCALE: 1" = 20'

THIS SURVEY WAS MADE FOR THE BENEFIT OF
NATHAN I. FLETCHER AND COLLEEN S. FLETCHER.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: SWC
FILE: 2019-0371

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

DATE: MARCH 12, 2019
SHEET 1 OF 1