



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, May 7, 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 April 16, 2024 meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#24-100017**

Applicant: Rick Johnston Trustee, Gail Daphne Yarbough Irrevocable Trust

Agent: N/A

Owner: Gail Daphne Yarbough Irrevocable Trust, c/o Rick Johnston Trustee

Property Address: 3604 Ocean Dr

Parcel ID: 181438-0000

Legal Description: Lot 10, Block 12, *Atlantic Shores Ocean Front Section Division A*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)(c)(2), for a westerly side yard setback of 7 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; 34-336(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, for construction of a single-family dwelling, **for property addressed** 3604 Ocean Dr., **RE#** 181438-0000, **legally described as**, Lot 10, Block 12, *Atlantic Shores Ocean Front Section Division A*

B. **Case Number(s): BOA#24-100018**

Applicant: Micheal Desa

Agent: N/A

Owner: Micheal Desa

Property Address: 774 S 14th Ave
Parcel ID: 176889-0000
Legal Description: Lot 5, Block 148, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)(e), for 40.4% lot coverage in lieu of 35% maximum, and 34-337(e)(1)(g) for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, for construction of a new swimming a pool and deck addition to a single-family dwelling located at **property addressed** 774 S 14th Ave, **RE#** 176889-0000, **legally described as** Lot 5, Block 148, *Oceanside Park*

PLANNING DEPARTMENT REPORT

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, April 16, 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 (absent)
Board Members: John Moreland Todd Smith Jennifer Williams
Alternates: Matt Metz Laura Tierney

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on March 5, 2024
- Regular Board of Adjustment Meeting held on April 2, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100013**
Applicant: Generation Homes LLC
Agent: Cora M Johnston
Owner: Jay & Beth Finnegan
Property Address: 3901 Ponte Vedra Blvd
Parcel ID: 181725-0000

City of Jacksonville Beach Land Development Code Section(s): 4-336(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*.

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

Agent: Emily Pierce, 1301 Riverplace Boulevard, Jacksonville Beach, stated the hardship was the property location and driveway shape. She distributed a handout [on file] to the Board.

Builder: Cora Johnston, 5860 US Highway 1, Saint Augustine, addressed questions about the driveway.

Discussion ensued about the hardship, driveway, lot size, lot coverage, and project design.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100013 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the hardship.

Roll Call Vote: Ayes – Todd Smith, Owen Curley
Nays – John Moreland, Jennifer Williams and Matt Metz

The motion failed 2-3.

B. Case Number: BOA#24-100014

Applicant/Owner: Deborah Lenox
Agent: N/A
Property Address: 411 S 13th Ave
Parcel ID: 176774-0000

City of Jacksonville Beach Land Development Code 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*.

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

Agent: Bob Baker, 9413 Southwest 35th Avenue, Gainesville stated the hardship was a nonconforming lot.

Applicant: Deborah Lenox, 411 South 13th Avenue, Jacksonville Beach stated the neighbor she spoke with was in support of the plan.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100014 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued the hardship and lot coverage.

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

The motion passed unanimously.

C. Case Number: BOA#24-100015

Applicant/Owner: Eric Maurus

Agent: N/A
Property Address: 1305 N 14th Ave
Parcel ID: 175310-0000

City of Jacksonville Beach Land Development Code 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*.

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

Applicant: Eric Maurus, 1305 North 14th Avenue, 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 Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100015 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot coverage and existing structure.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, May 7, 2024, at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:31 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	03/29/2024
SUBJECT:	BOA #24-100017 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 7, 2024 Board of Adjustment Meeting.

BOA #24-100017

ZONING: RS-1
RE NO.: 181438-0000
LEGAL: Lot 10, Block 12, *Atlantic Shores Ocean Front Section Division A*
ADDRESS: 3604 Ocean Dr

REQUEST:

Section(s): 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)(c)(2), for a westerly side yard setback of 7 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; 34-336(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, for construction of a single-family dwelling, **for property addressed** 3604 Ocean Dr, **RE#** 181438-0000, **legally described as**, Lot 10, Block 12, *Atlantic Shores Ocean Front Section Division A*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1929) 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 43.85 feet in width and 125.74 feet in depth, with a total area of 6,793 square feet. The parcel is also irregularly shaped, being more trapezoidal than rectangular. The subject parcel is currently occupied by a two-story single-family dwelling, concrete driveway, deck, concrete to the rear of home, one-story wood garage, and brick steps in front, rear of home and for wood garage. The subject parcel's single-family structure was constructed in 1951, and the structure predates the existing LDC.

The subject parcel is nonconforming in total lot area and width. 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 proposed a total impervious area of 52% to accommodate the proposed improvements, which include a new main structure, garage, pool deck, driveway/walkway, and equipment pads. The minimum variance needed to accommodate the improvements would be to allow, for a front yard setback of 20 feet in lieu of 25 feet minimum, for a westerly side setback of 7 feet in lieu of 10 feet minimum, for a rear yard setback of 7 feet in lieu of 30 feet minimum, for 52% lot coverage in lieu of 35% maximum. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and irregularly shaped and the request is consistent with the comprehensive plan.

STAFF ANALYSIS:

The subject property was developed in 1951 as a two-story single-family dwelling. The applicant plans on making substantial improvements to the subject lot which will encroach on front setbacks, westerly side setbacks, rear setbacks, and increase lot coverage. Allowing a front yard setback of 20 feet in lieu of 25 feet, a westerly side yard setback of 7 feet in lieu of 10 feet, a rear yard setback of 7 feet in lieu of 30 feet, and for 52% coverage, are the minimum variances needed for the reasonable use of the parcel of land. The subject property was platted in 1929 and was platted in an irregular shape, as a corner lot and the home was constructed in 1951, 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 of being a non-conforming lot in total lot area and width. 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 6,793 square feet. Additionally the lot is an irregular shape, complicating the setbacks on an already substandard lot.

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 1951, 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 and encroaching on setbacks. Due to the irregular shape and lot size, relief is needed to build the proposed single family home.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new project. The proposed variances needed are for a front yard setback of 20 feet in lieu of 25 feet, a westerly side yard setback of 7 feet in lieu of 10 feet, a rear yard setback of 7 feet in lieu of 30 feet, and for 52% coverage, are the minimum.

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

Staff **does** 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#24-100017**

ATTACHMENTS:

1. 24-100017pics
2. 24-100017



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	03/29/2024
SUBJECT:	BOA #24-100017 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 7, 2024 Board of Adjustment Meeting.

BOA #24-100017

ZONING: RS-1
RE NO.: 181438-0000
LEGAL: Lot 10, Block 12, *Atlantic Shores Ocean Front Section Division A*
ADDRESS: 3604 Ocean Dr

REQUEST:

Section(s): 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)(c)(2), for a westerly side yard setback of 7 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; 34-336(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, for construction of a single-family dwelling, **for property addressed** 3604 Ocean Dr, **RE#** 181438-0000, **legally described as**, Lot 10, Block 12, *Atlantic Shores Ocean Front Section Division A*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1929) 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 43.85 feet in width and 125.74 feet in depth, with a total area of 6,793 square feet. The parcel is also irregularly shaped, being more trapezoidal than rectangular. The subject parcel is currently occupied by a two-story single-family dwelling, concrete driveway, deck, concrete to the rear of home, one-story wood garage, and brick steps in front, rear of home and for wood garage. The subject parcel's single-family structure was constructed in 1951, and the structure predates the existing LDC.

The subject parcel is nonconforming in total lot area and width. 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 proposed a total impervious area of 52% to accommodate the proposed improvements, which include a new main structure, garage, pool deck, driveway/walkway, and equipment pads. The minimum variance needed to accommodate the improvements would be to allow, for a front yard setback of 20 feet in lieu of 25 feet minimum, for a westerly side setback of 7 feet in lieu of 10 feet minimum, for a rear yard setback of 7 feet in lieu of 30 feet minimum, for 52% lot coverage in lieu of 35% maximum. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and irregularly shaped and the request is consistent with the comprehensive plan.

STAFF ANALYSIS:

The subject property was developed in 1951 as a two-story single-family dwelling. The applicant plans on making substantial improvements to the subject lot which will encroach on front setbacks, westerly side setbacks, rear setbacks, and increase lot coverage. Allowing a front yard setback of 20 feet in lieu of 25 feet, a westerly side yard setback of 7 feet in lieu of 10 feet, a rear yard setback of 7 feet in lieu of 30 feet, and for 52% coverage, are the minimum variances needed for the reasonable use of the parcel of land. The subject property was platted in 1929 and was platted in an irregular shape, as a corner lot and the home was constructed in 1951, 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 of being a non-conforming lot in total lot area and width. 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 6,793 square feet. Additionally the lot is an irregular shape, complicating the setbacks on an already substandard lot.

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 1951, 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 and encroaching on setbacks. Due to the irregular shape and lot size, relief is needed to build the proposed single family home.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new project. The proposed variances needed are for a front yard setback of 20 feet in lieu of 25 feet, a westerly side yard setback of 7 feet in lieu of 10 feet, a rear yard setback of 7 feet in lieu of 30 feet, and for 52% coverage, are the minimum.

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

Staff **does** 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#24-100017**

ATTACHMENTS:

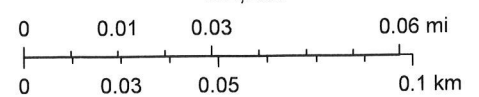
1. 24-100017pics
2. 24-100017



March 29, 2024

 Parcels

1:2,257



Map Showing a Boundary Survey of

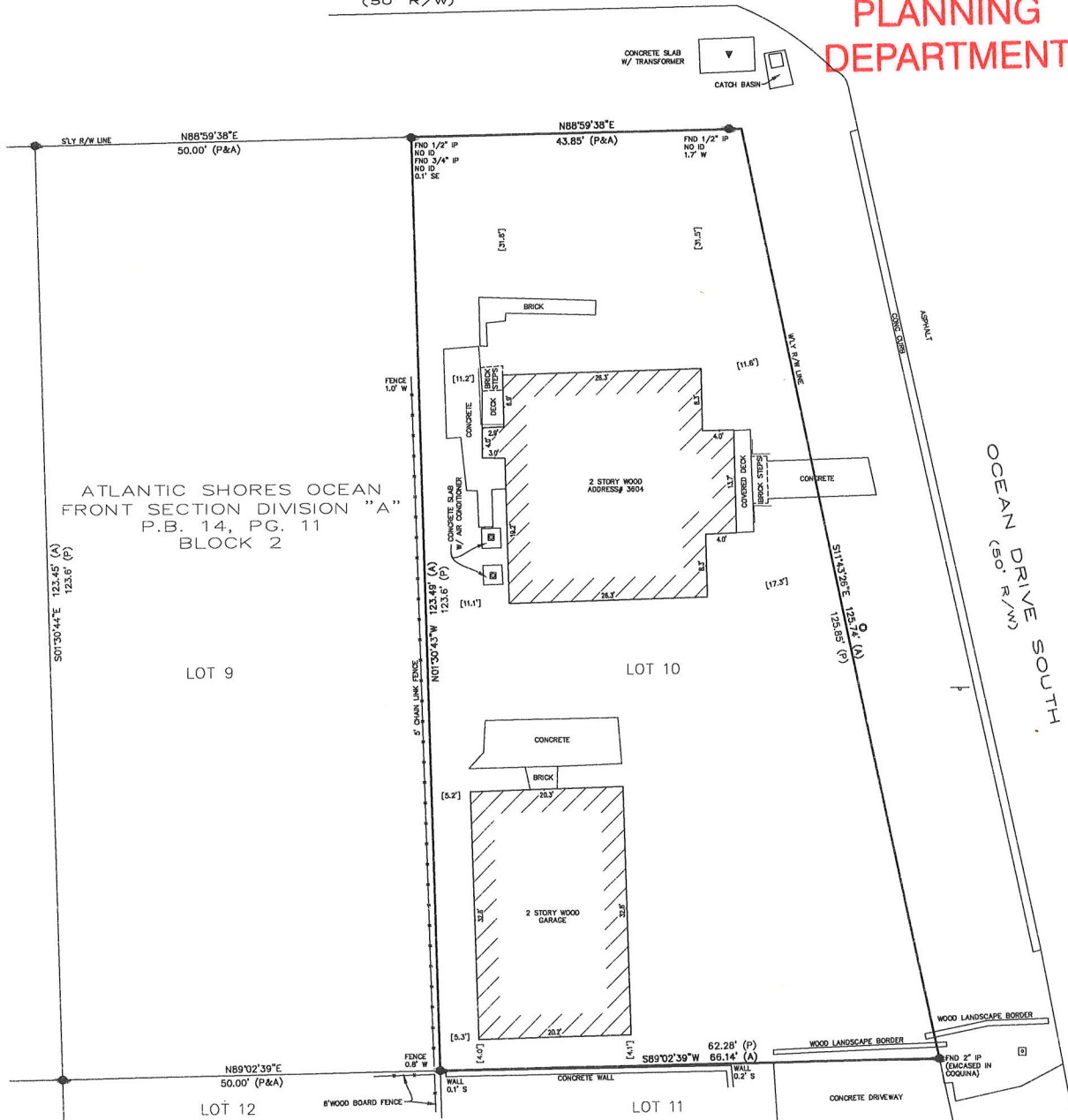
LOT 10, BLOCK 2, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A", AS RECORDED IN PLAT BOOK 14, PAGE 11, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

MAR 1 1 2024

PLANNING
DEPARTMENT



36TH AVENUE SOUTH
(50' R/W)



GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON WESTERLY RIGHT OF WAY LINE OF OCEAN DRIVE SOUTH, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A" (P.B. 14, PG. 11) AS S11°43'26"E. PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
- INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
- THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD 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) AS SHOWN ON FLOOD INSURANCE RATE MAP 0419 J, COMMUNITY NO. 120078 DATED NOVEMBER 02, 2018. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

- R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
CONC = CONCRETE
MF = METAL FENCE
WBF = WOOD BOARD FENCE
A/C = AIR CONDITIONER
CSL = CONCRETE SLAB
FND = FOUND
P = PLAT
A = ACTUAL
▽ = TRANSFORMER
□ = WIRING PULL BOX
● = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
[9.9'] = PERPENDICULAR BUILDING TIE TO PROPERTY LINE

REVISION	DATE	DRAWN	WORK ORDER NO.	REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES IN CHAPTER 39-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE).

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

DRAFTING: EJC P.C.: BRANDENBURG
JOB No. 2022-679 F.B. DIGITAL

CAD FILE: 2022-679.DWG

DATE: 12/05/22

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 8788

FILE No. SA-3648

RECEIVED

MAR 11 2024

PLANNING
DEPARTMENT

EDGE OF PAVEMENT

NON CONFORMING LOT:

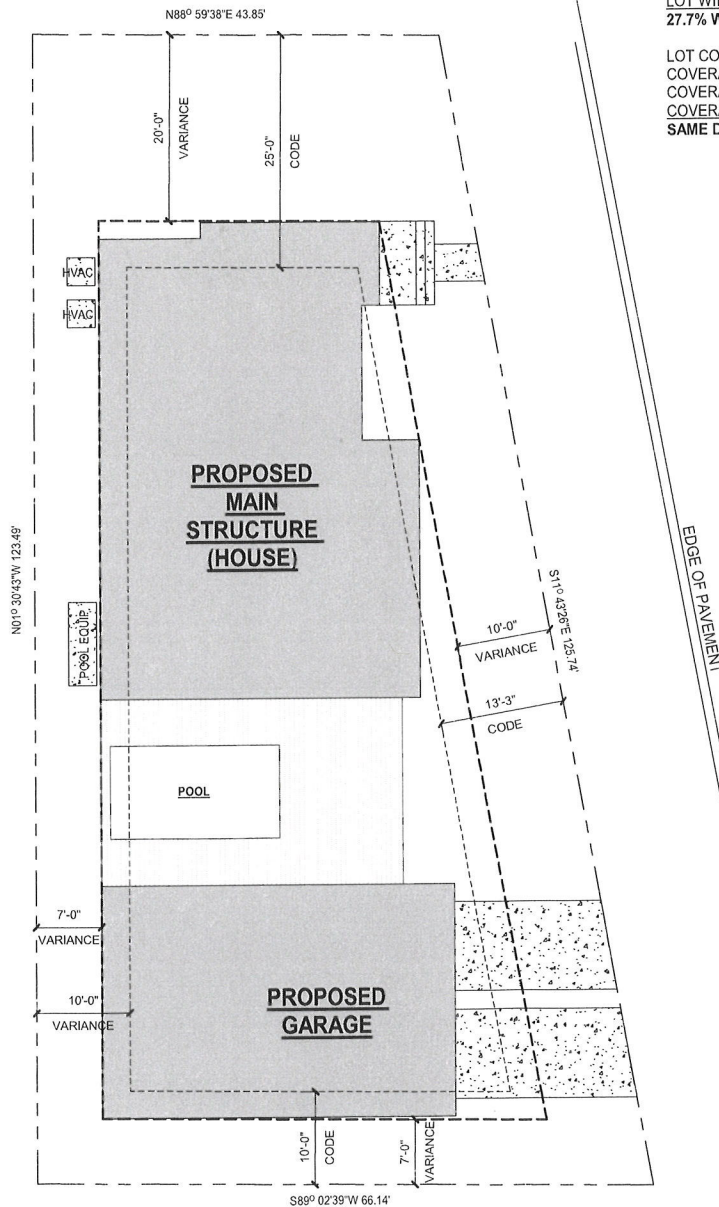
MIN LOT PER CODE: 10,000
LOT AREA: 6,793
67.9% THE SIZE OF CONFORMING LOTS

MIN WIDTH PER CODE: 90' @ BUILDING LINE
LOT WIDTH: 24'-10" @ BUILDING LINE
27.7% WIDTH OF CONFORMING LOTS

LOT COVERAGE PER CODE: 35%
COVERAGE FOR CONFORMING LOT: 3,500
COVERAGE VARIANCE REQUEST: 52%
COVERAGE SHOWN FOR VARIANCE: 3500
SAME DEVELOPABLE AREA OF 3500 sf

LOT COVERAGE BREAKDOWN:

MAIN HOUSE:	1620
GARAGE:	950
POOL DECK:	470
DRIVEWAY:	340
WALK UP:	80
EQUIPMENT PADS:	40
TOTAL:	3500
COVERAGE:	52%





RECEIVED

MAR 11 2024

PLANNING
DEPARTMENT



RECEIVED

MAR 11 2024

PLANNING
DEPARTMENT



APPLICATION FOR VARIANCE

BOA NO. 24-100017
HEARING DATE 5/7/24

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

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor 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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MAR 11 2024

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DEPARTMENT**

APPLICANT INFORMATION

Applicant Name: Rick Johnston Trustee, Gail Daphne Yarbrough Irrevocable Trust **Telephone:** (904) 219-5003
Mailing Address: 3528 Ocean Drive S **E-Mail:** rjohnston.mec@gmail.com
Jacksonville Beach, FL 32250

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

Landowner Name: Gail Daphne Yarbrough Irrevocable trust, c/o Rick Johnston Trustee **Telephone:** (904) 219-5003
Mailing Address: 3528 Ocean Dr S **E-Mail:** rjohnston.mec@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: 3604 Ocean Dr S / 181438-0000
Legal description of property (Attach copy of deed): 14-11 10-3S-29E R/P Div A Atlantic Shores Lot 10 Block 2
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) 20' set back ILO 25' Northerly front yard, 2) 7' set back ILO 10' Westerly side yard, 3) 7' set back ILO 30' Southern rear yard, 4) 3500 square feet of lot coverage or further described as 52%

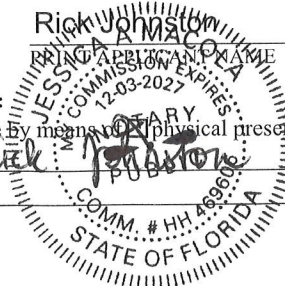
AFFIDAVIT

I, Rick 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] Rick Johnston 3/10/24
APPLICANT SIGNATURE DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of March, 2024, by Rick Johnston, who is personally known to me or produced IC DL as identification.

[Signature]
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: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
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.

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

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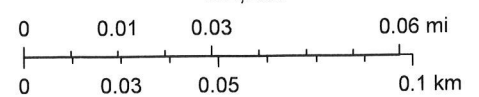
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	corner, non conforming undersize RS1 lot
Special circumstances and conditions do not result from the actions of the applicant.	yes	existing lot of record
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	consistent with area and other variances
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	corner, non conforming lot, undersize RS1 lot. surrounding parcels currently enjoy similar if not greater variance relief
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	attached site plan, does demonstrate the intent of use for the parcel based on its odd configuration
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	consistent with comprehensive plan as well as surrounding parcels architectural designs and site planning



March 29, 2024

 Parcels

1:2,257



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1. BEARINGS SHOWN HEREON ARE BASED ON WESTERLY RIGHT OF WAY LINE OF OCEAN DRIVE SOUTH, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A" (P.B. 14, PG. 11) AS S11°43'26"E. PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
2. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
3. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD 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) AS SHOWN ON FLOOD INSURANCE RATE MAP 0419 J, COMMUNITY NO. 120078 DATED NOVEMBER 02, 2018. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
6. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
CONC = CONCRETE
MF = METAL FENCE
WBF = WOOD BOARD FENCE
A/C = AIR CONDITIONER
CSL = CONCRETE SLAB
FND = FOUND
P = FLAT
A = ACTUAL
▼ = TRANSFORMER
□ = WIRING PULL BOX
⬢ = FOUND 1/2" IRON PIPE NO IDENTIFICATION
(UNLESS OTHERWISE NOTED)
[9.9'] = PERPENDICULAR BUILDING TIE TO PROPERTY LINE

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).



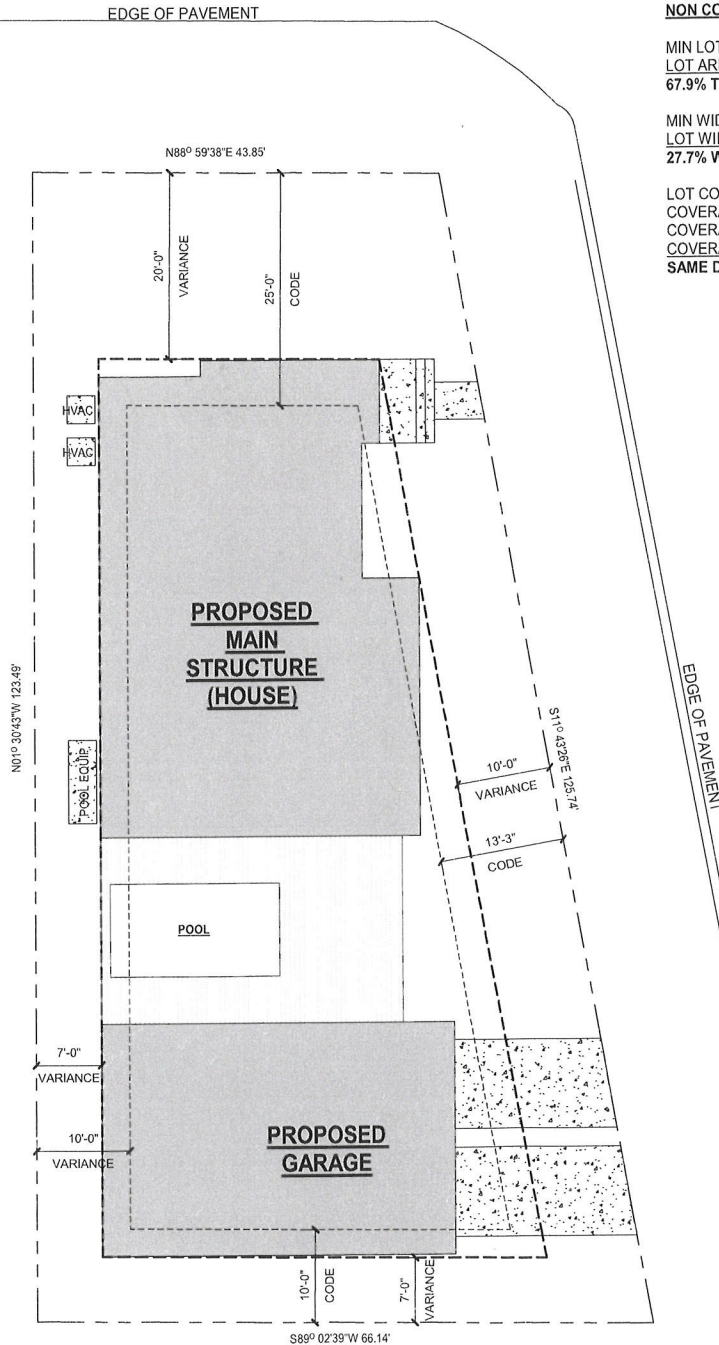
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2705
1-800-452-0004

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NON CONFORMING LOT:

MIN LOT PER CODE: 10,000
LOT AREA: 6,793
67.9% THE SIZE OF CONFORMING LOTS

MIN WIDTH PER CODE: 90' @ BUILDING LINE
LOT WIDTH: 24'-10" @ BUILDING LINE
27.7% WIDTH OF CONFORMING LOTS

LOT COVERAGE PER CODE: 35%
COVERAGE FOR CONFORMING LOT: 3,500
COVERAGE VARIANCE REQUEST: 52%
COVERAGE SHOWN FOR VARIANCE: 3500
SAME DEVELOPABLE AREA OF 3500 sf

LOT COVERAGE BREAKDOWN:

MAIN HOUSE:	1620
GARAGE:	950
POOL DECK:	470
DRIVEWAY:	340
WALK UP:	80
EQUIPMENT PADS:	40
TOTAL:	3500
COVERAGE:	52%



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Certification of Trust

Gail Daphne Yarbrough Irrevocable Trust

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I, the undersigned Trustee, declare as follows:

1. The name of the trust is: Gail Daphne Yarbrough Irrevocable Trust.
2. The trust currently exists.
3. The trust was executed on May 23, 2022.
4. The Grantor of the trust is Gail Daphne Yarbrough.
5. The trust is irrevocable.
6. The trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
7. The currently acting Trustee of the trust is:
Richard Johnston
8. The Trustee may conduct business on behalf of the trust without the consent of any other person or entity.
9. The tax identification number of the trust is 88-6446595.
10. Assets held in the trust may be titled in any manner that identifies the Trustee and the name and date of the trust, for example:
Richard Johnston, Trustee of the Gail Daphne Yarbrough Irrevocable Trust
dated May 23, 2022.
11. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests of all kinds, including accounts at financial institutions.
12. Excerpts from the trust agreement that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request.
13. The trust agreement provides that a third party may rely on this Certification of Trust in lieu of a copy of the trust agreement. It further exonerates third parties from any liability for acts or omissions in reliance on this Certification of Trust, and for the application that the Trustee makes of funds or other property delivered to the Trustee.

The statements made above are accurate and the trust has not been revoked or amended in any way that would cause the representations in this Certification of Trust to be incorrect. All currently acting Trustees of the trust are identified above and are signatories to this Certification of Trust.

Dated: May 23, 2022

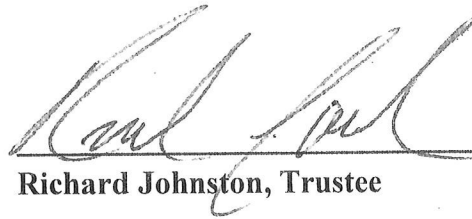
Certification of Trust for the Gail Daphne Yarbrough Irrevocable Trust

Page 1

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MAR 11 2024

PLANNING
DEPARTMENT


Richard Johnston, Trustee

STATE OF FLORIDA

)

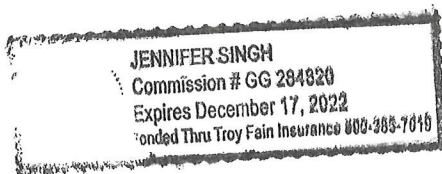
) ss.:

COUNTY OF DUVAL

)

The foregoing instrument was acknowledged before me on May 23, 2022 by Richard Johnston (by means of ☒ physical presence OR ☐ online notarization, and ☐ who is personally known to me OR ☒ who has produced FL DL as identification).

[Seal]




Jennifer Singh,



MAR 11 2024

PLANNING
DEPARTMENT

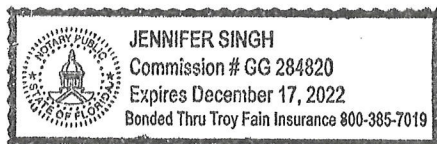
Richard Johnston, Trustee of the Gail Daphne Yarbrough Irrevocable Trust dated May 23, 2022, and any amendments thereto.

Dated: May 23, 2022

Gail Daphne Yarbrough
Gail Daphne Yarbrough, Assignor

STATE OF FLORIDA)
) ss.:
COUNTY OF DUVAL)

[Seal]




Jennifer Singh,

City of Jacksonville Beach

RE: Agent Authorization / 3604 Ocean Dr S

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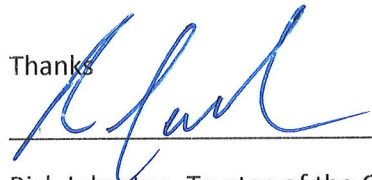
MAR 11 2024

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DEPARTMENT

To whom I may concern:

Please allow this correspondence to serve as notification of appointment and designation by the owners (Yarbrough, Gail Daphne Irrevocable Trust) for Rick Johnston, Trustee of the Gail Daphne Yarbrough Irrevocable Trust dated May 23, 2022 to serve as Authorized Agent. In his capacity as Authorized Agent he will seek to secure variance, use type designation and building permits for all COJB jurisdictional matters including submittals to the Board of adjustment and COJB building permits.

Thanks

 3/10/2024

Rick Johnston, Trustee of the Gail Daphne Yarbrough Irrevocable Trust

YARBROUGH GAIL DAPHNE
3604 OCEAN DR
JACKSONVILLE BEACH, FL 32250-5971

Primary Site Address
3604 OCEAN DR
Jacksonville Beach FL 32250-

Official Record Book/Page
03098-00723

Title #
9510

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MAR 11 2024

3604 OCEAN DR

Property Detail

RE #	181438-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03276 ATLANTIC SHORES DIV A R/P
Total Area	6679

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$147,084.00	\$145,926.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$924,000.00	\$1,161,600.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,071,084.00	\$1,307,526.00
Assessed Value	\$230,211.00	\$237,117.00
Cap Diff/Portability Amt	\$840,873.00 / \$0.00	\$1,070,409.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$180,211.00	See below

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.](#)

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

Assessed Value	\$237,117.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

Taxable Value \$187,117.00

SJRWMD/FIND Taxable Value

Assessed Value	\$237,117.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

Taxable Value \$187,117.00

School Taxable Value

Assessed Value	\$237,117.00
Homestead (HX)	- \$25,000.00

Taxable Value \$212,117.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03098-00723	4/9/1970	\$23,500.00	MS - Miscellaneous	Unqualified	Improved
03263-00627	9/9/1971	\$27,000.00	MS - Miscellaneous	Unqualified	Improved
06721-01531	6/16/1989	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	55.00	124.00	Common	55.00	Front Footage	\$1,161,600.00

Legal

LN	Legal Description
1	14-11 10-3S-29E
2	R/P DIV A ATLANTIC SHORES
3	LOT 10 BLK 2

Buildings

Building 1

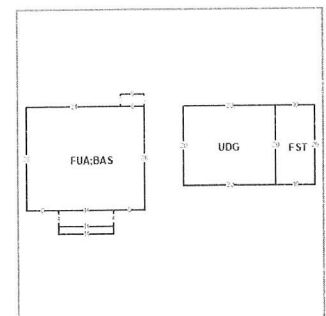
Building 1 Site Address
3604 OCEAN DR Unit
Jacksonville Beach FL 32250-

Building Type	0102 - SFR 2 STORY
Year Built	1951
Building Value	\$145,926.00

Type	Gross Area	Heated Area	Effective Area
Unfin Det Garage	460	0	230
Finished Storage	200	0	100
Finished upper story 1	780	780	741
Base Area	780	780	780
Base Area	56	56	56
Finished Open Porch	28	0	8
Finished Open	18	0	5

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	2.000	
Rooms / Units	1.000	



Porch			
Total	2322	1616	1920

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$230,211.00	\$50,000.00	\$180,211.00	\$1,392.59	\$1,446.41	\$1,321.69
Public Schools: By State Law	\$230,211.00	\$25,000.00	\$205,211.00	\$642.37	\$653.19	\$602.13
By Local Board	\$230,211.00	\$25,000.00	\$205,211.00	\$446.24	\$461.31	\$418.30
FL Inland Navigation Dist.	\$230,211.00	\$50,000.00	\$180,211.00	\$5.55	\$5.19	\$5.19
Jax Beach	\$230,211.00	\$50,000.00	\$180,211.00	\$693.10	\$719.89	\$657.07
Water Mgmt Dist. SJRWMD	\$230,211.00	\$50,000.00	\$180,211.00	\$34.25	\$32.31	\$32.31
School Board Voted	\$230,211.00	\$25,000.00	\$205,211.00	\$0.00	\$205.21	\$0.00
Urban Service Dist2	\$230,211.00	\$50,000.00	\$180,211.00	\$0.00	\$0.00	\$0.00
Totals				\$3,214.10	\$3,523.51	\$3,036.69

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$937,957.00	\$223,506.00	\$50,000.00	\$173,506.00
Current Year	\$1,071,084.00	\$230,211.00	\$50,000.00	\$180,211.00

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](#)



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	03/29/2024
SUBJECT:	BOA #24-100018 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 7, 2024 Board of Adjustment Meeting.

BOA #24-100018

ZONING: RS-2
RE NO.: 176889-0000
LEGAL: Lot 5, Block 148, *Oceanside Park*
ADDRESS: 774 S 14th Ave

REQUEST:

Section(s): 34-337(e)(1)(e), for 40.4% lot coverage in lieu of 35% maximum, and 34-337(e)(1)(g) for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, for construction of a new swimming pool and deck addition to a single-family dwelling located at **property addressed** 774 S 14th Ave, **RE#** 176889-0000, **legally described as** Lot 5, Block 148, *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 located in the 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 property currently has a one-story home, a concrete driveway/walkway, a front covered porch, a rear screened porch, and a covered wood deck. The applicant is applying for this variance for 40.4% lot coverage in lieu of 35% maximum and for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, for construction of a new swimming pool and deck. The property is undersized and predates the current LDC. Adding any structure on this property will increase the lot of coverage. The minimum dimensional standards in this zoning district call for a minimum lot area of 7,500 square feet and a minimum lot width of 75 feet. The subject lot is undersized at 6,250 sq.ft., and with a nonconforming width of 50 feet. 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 1993 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 40.4% lot coverage in lieu of 35% maximum and for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, for construction of a new swimming pool and deck. Due to the substandard size of the lot, adding any structure to the property will encroach on the

accessory setbacks and increase lot coverage. Allowing relief from current codes is the minimum variance needed for the reasonable use of the parcel of land. The new additions will only encroach on rear yard by 1 foot and increase lot coverage by 5.4%. Other properties in this area have been granted similar variances to encroach on required accessory rear yard setbacks and an increase in lot coverage to accommodate 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 75 feet minimum and is nonconforming, 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 in August of 2023.

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 40.4% lot coverage in lieu of 35% maximum and for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, 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 variances are the minimum variance needed to accommodate the proposed new swimming pool and deck. The minimum variance needed to accomplish the proposed additions would be for 40.4% lot coverage in lieu of 35% maximum and for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house.

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#24-100018**

ATTACHMENTS:

1. 24-100018pics
2. 24-100018



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	03/29/2024
SUBJECT:	BOA #24-100018 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 7, 2024 Board of Adjustment Meeting.

BOA #24-100018

ZONING: RS-2
RE NO.: 176889-0000
LEGAL: Lot 5, Block 148, *Oceanside Park*
ADDRESS: 774 S 14th Ave

REQUEST:

Section(s): 34-337(e)(1)(e), for 40.4% lot coverage in lieu of 35% maximum, and 34-337(e)(1)(g) for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, for construction of a new swimming pool and deck addition to a single-family dwelling located at **property addressed** 774 S 14th Ave, **RE#** 176889-0000, **legally described as** Lot 5, Block 148, *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 located in the 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 property currently has a one-story home, a concrete driveway/walkway, a front covered porch, a rear screened porch, and a covered wood deck. The applicant is applying for this variance for 40.4% lot coverage in lieu of 35% maximum and for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, for construction of a new swimming pool and deck. The property is undersized and predates the current LDC. Adding any structure on this property will increase the lot of coverage. The minimum dimensional standards in this zoning district call for a minimum lot area of 7,500 square feet and a minimum lot width of 75 feet. The subject lot is undersized at 6,250 sq.ft., and with a nonconforming width of 50 feet. 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 1993 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 40.4% lot coverage in lieu of 35% maximum and for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, for construction of a new swimming pool and deck. Due to the substandard size of the lot, adding any structure to the property will encroach on the

accessory setbacks and increase lot coverage. Allowing relief from current codes is the minimum variance needed for the reasonable use of the parcel of land. The new additions will only encroach on rear yard by 1 foot and increase lot coverage by 5.4%. Other properties in this area have been granted similar variances to encroach on required accessory rear yard setbacks and an increase in lot coverage to accommodate 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 75 feet minimum and is nonconforming, 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 in August of 2023.

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 40.4% lot coverage in lieu of 35% maximum and for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, 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 variances are the minimum variance needed to accommodate the proposed new swimming pool and deck. The minimum variance needed to accomplish the proposed additions would be for 40.4% lot coverage in lieu of 35% maximum and for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house.

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#24-100018**

ATTACHMENTS:

1. 24-100018pics
2. 24-100018

SYMBOL LEGEND

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

TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- FENCE OWNERSHIP IS NOT DETERMINED.
- THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0419J, EFFECTIVE DATE OF 11/2/2018.

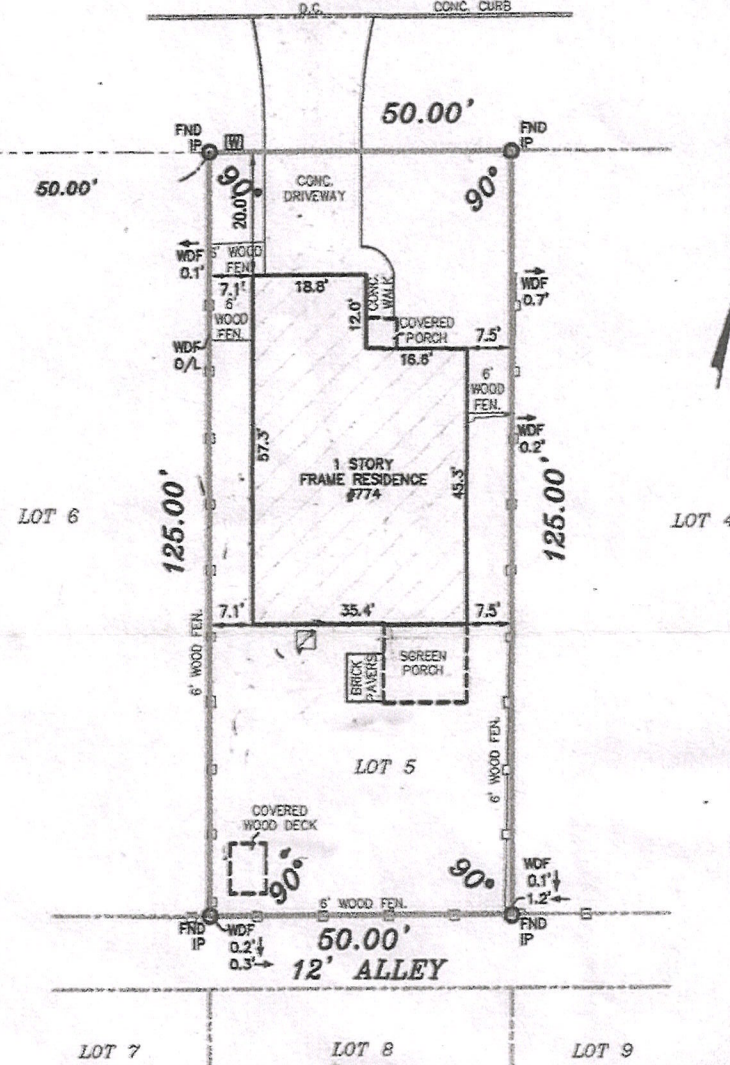
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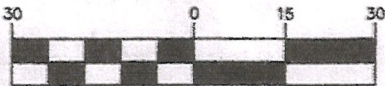
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14th AVENUE SOUTH
AKA JACKSON AVENUE
(80' WIDE)

8th STREET SOUTH
(50' WIDE)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Daniel
Jackson

Digitally signed
by Daniel Jackson
Date: 2023.07.25
05:23:28 -04'00'

PREPARED FOR AND CERTIFIED TO:

MICHAEL L. DESA
DEBORAH T. DESA
ATLANTIC COAST TITLE & ESCROW
OLD REPUBLIC NATIONAL TITLE

SURVEYORS CERTIFICATE

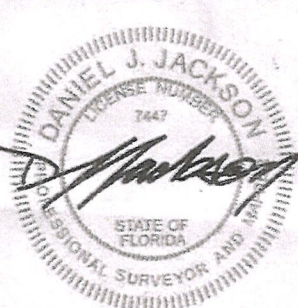
"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE,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

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



SCAN ME

LOT AREA
6,250.00 S.F.
0.14 AC.



FIRM LB8534



SCALICE
land surveying

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

BOUNDARY SURVEY

774 14TH AVENUE SOUTH, JACKSONVILLE BEACH, FLORIDA 32250
LOT 5, BLOCK 148, OCEANSIDE PARK, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13,
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB No.
D23-2778

TAX NO.
176889-0000

SCALE: 1" = 30'

DATE SURVEYED:
07/21/2023

CREW:RR

DR.:MC

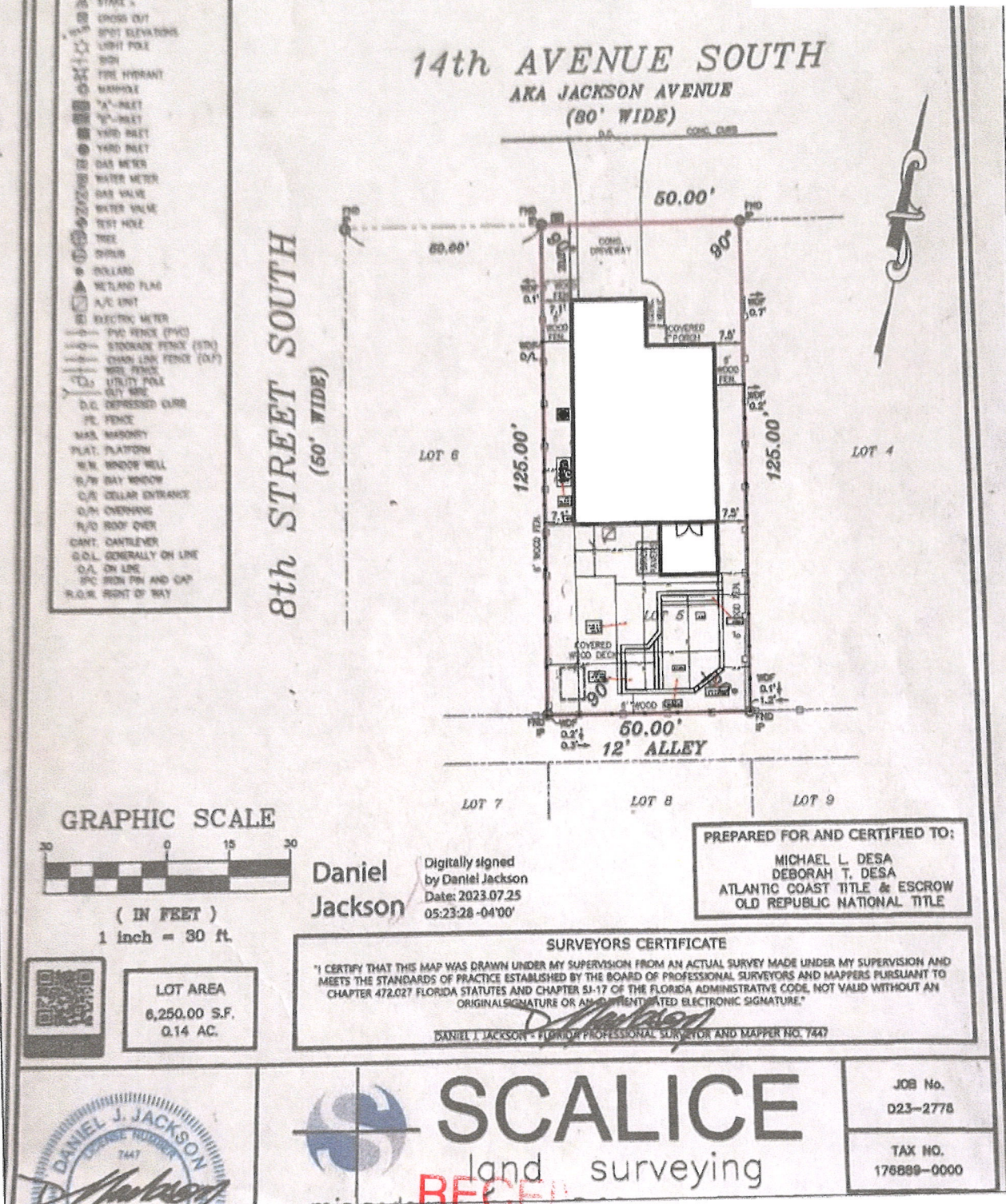
(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND ORIGINAL. (3) COPIATIONS OF THIS BOUNDARY SURVEY MAP SHOWING THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATION HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND APPROXIMATIONS OR ENCROACHMENTS ARE NOT ALWAYS SHOWN AND OTHER MUST BE ESTIMATED. IF ANY UNDERGROUND APPROXIMATIONS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE APPROXIMATIONS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIO PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE
3. FOUND IN PUBLIC RECORDS OF THIS COUNTY.
4. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT
5. FENCE OWNERSHIP IS NOT DETERMINED.
6. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X AREA OF MINIMAL FLOOD HAZARD
7. PANEL NO. 12891G0413A, EFFECTIVE DATE OF 11/29/2018.

COUNTY

SEPARATE

**COUNTY REGULATIONS MAY REQUIRE
SEPARATE AND DISTINCT DOOR ALARMS
ON ANY DOOR OPENING INTO THE POOL AREA**



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Survey Plan

75 YEARS
FOUNDED 1946
ANTHONY & SYEVAN[®]
POOLS

© 2024 ANTHONY & SYLVAN POOLS CORP.

DESA		JOB NO:		2414110012	
CUSTOMER INFORMATION					
CUSTOMER:	MICHAEL DESA	CUSTOMER:	DEBORAH DESA		
ADDRESS:	774 14TH AVE. S	SUBDIVISION:	N/A		
CITY:	JACKSONVILLE BEACH	STATE:	FL		
ZIP:	32250	COUNTY:	DUVAL		
MR. CELL:	407-221-3124	MS. CELL:	-		
MR. EMAIL:	mike.desa@gmail.com	MS. EMAIL:	ddesa0426@gmail.com		

Map



Directions

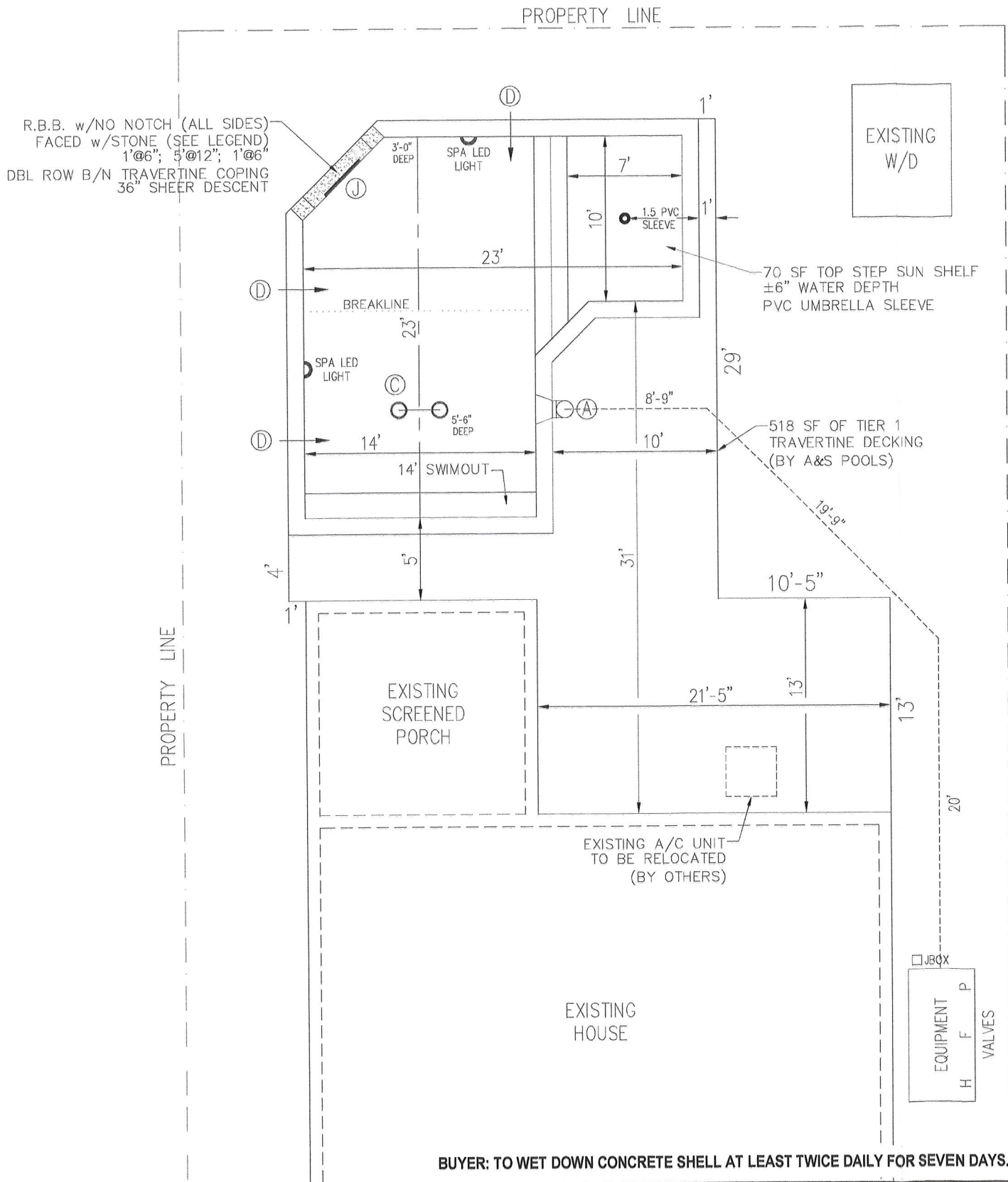
DIRECTIONS:

DUVAL COUNTY
MAP PG NA GRID NA

CROSS STREET: NA

SITE CONDITIONS							
WATER SOURCE:		CITY WATER		SEWER:		PUBLIC SEWER	
BACKYARD FEATURES							
WALLS:	NONE	0	SQFT	WALLS:	NONE	0	SQFT
FOOTER:	NONE	0	LF	WALL COPING:	NONE	0	LF
WALL COPING:	NONE	0	LF	WALL FACING:	NONE	0	SQFT
WALL FACING:	NONE	0	SQFT	MISCELLANEOUS:	NONE	0	QTY
POOL SETBACKS							
REAR:	5'		FT.	EQUIPMENT:	2.5		FT.
SIDES:	EAST - 7'6" WEST- 19'5"		FT.	FENCE:	ON PROPERTY LINE		FT.
HOUSE:	5'		FT.	OTHER SETBACKS:			FT.
ANTHONY & SYLVAN CO							
DESIGNER:	MAURICE BUSHROE			CELL PHONE NO:	-		
A&S OFFICE:	JACKSONVILLE			OFFICE PHONE NO:	904-604-5227		
ADDRESS:	10151 DEERWOOD PARK BLVD., BLDG. 200, SUITE 250, JACKSONVILLE						
GENERAL MANAGER:	DOMINGO CLEMENTE			OFFICE PHONE NO:	904-604-5227		
PROJECT MANAGER:	DAVID GEIGER			CELL PHONE NO:	725-295-3982		

PROP TIER 1 TRAVERTINE DECK
TO BE FINALIZED BY BUYER
AND DECK CONTRACTOR
DECK AS SHOWN IS 518 SQ FT



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PLUMBING		SIZE	RUN
A	SKIMMER	2.0	0
C	POOL DRAIN	2.0	0
D	RETURNS	2.0	0
J	SHEER DESCENT	2.0	0

DRAWING SCALE: 1/8" = 1'
Unless otherwise noted

***MISCELLANEOUS**

FILTER WITHIN 50' OF WATER LINE
100 LN FT ELECTRICAL CONDUIT
ADDITIONAL ELECTRICAL CONDUIT AT OWNERS EXPENSE
EQUIPOTENTIAL BONDING GRID
TRUCK-IN WATER: BY OWNER
DOOR/WINDOW ALARMS INCLUDED

AGREEMENT DOES NOT INCLUDE ANY ADDITIONAL
DECK, RETAINING WALLS, OR YARD DRAINS

DESA				JOB NO:		2414110012	
CUSTOMER INFORMATION							
CUSTOMER:	MICHAEL DESA			CUSTOMER:	DEBORAH DESA		
ADDRESS:	774 14TH AVE. S			SUBDIVISION:	N/A		
CITY:	JACKSONVILLE BEACH			STATE:	FL		
ZIP:	32250			COUNTY:	DUVAL		
MR. CELL:	407-221-3124			MS. CELL:	-		
MR. EMAIL:	mike.desa@gmail.com			MS. EMAIL:	ddesa0426@gmail.com		
POOL INFORMATION							
MAX. WIDTH:	13.0	FT	POOL/NEB PERIMETER:	84	FT		
MAX. LENGTH:	26.0	FT	POOL/NEB SQ. FT.:	229	SQFT		
DEPTH:	3.5 to 5.5		APPROX. VOLUME/T.O.:	8,000	GAL		
DIVING POOL:	No		INTERNAL AREA:	607	SQFT		
EXCAVATION							
DIG TYPE:	STANDARD		CONCRETE REMOVAL:	0	SF		
STUMP REMOVAL:	0	QTY	ADD. GRADING HRS:	0	HRS		
FENCE/WALL REMOVAL:	NO	LF	SILT FENCE TYPE:	NONE	0	LF	
DIRT HAUL:	HAUL						
POOL SPECIFICATIONS							
POOL COPING:	12" X 24" TRAVERTINE (TIER 1)		POOL COPING LF:	84	LF		
EBB COPING:	NONE		SPA/RBB COPING LF:	0	LF		
COPING COLOR CHOICE:	TO BE DETERMINED		NOTCH BEAM:	0	LF		
COPING GROUT COLOR:	TO BE DETERMINED		BROWN COAT:	0	SF		
EXT. 2ND STEP/BENCH:	0	LF	TILE CHOICE:	TO BE DETERMINED			
SWIM OUT:	14	LF	TILE GROUT COLOR:	TO BE DETERMINED			
SUN SHELF:	70	QTY	TRIM TILE:	NONE			
12" RAISED BOND BEAM	5	LF	INTERIOR FINISH TYPE:	CRYSTALSTONES NATURAL TIER 1			
NONE	5	LF	INTERIOR FINISH COLOR:	TO BE DETERMINED			
NONE	0	LF	INTERIOR OPTIONS:	NONE			
6" RAISED BOND BEAM	2	LF	FITTINGS:	TO BE DETERMINED			
POOL EQUIPMENT							
FILTER TYPE:	200 SQ. FT. CARTRIDGE FILTER		BOOSTER PUMP:	NONE			
FILTER RUN FT:	50	SIZE: 2.0"	BOOSTER PUMP RUN:	0	SIZE: 2.0"		
POOL PUMP	1.85 HP VS PUMP		BOOSTER PUMP:	NONE			
SKIMMERS:	1	QTY	BOOSTER PUMP RUN:	0	SIZE: 2.0"		
ADDL. SKIMMERS RUN:	50	LF	AUTOMATION:	JANDY SPEED SET - ONE PER PUMP REQD.			
RETURNS:	2	QTY	AUTO MISC:	NONE	0		
FILL TYPE:	NONE		CHLORINATOR:	FUSION SALT - NO CONTROLLER			
FILL LINE DISTANCE:	0	LF	SANITIZER:	NONE			
HEATER:	HEAT CHILL (INSTALLED W/POOL EQUIP)		SANITIZER:	NONE			
POOL LIGHTS:	LED POOL LIGHT	QTY 2	2ND HEATER:	NONE			
OTHER POOL LIGHTS:	NONE	QTY 0	CLEANER:	NONE			
ACCESSORIES:	NONE		CLEANER:	NONE			
ACCESSORIES:	NONE		VACUUM KIT:	YES			
CUP ANCHORS:	NO		POOL COVER:				
COVER PUMP:	None		AUTO COVER LID:	NO			
WATER FEATURES							
WATER FEATURE 1:	SHEER DESCENT 3FT		NEGATIVE EDGE:	NO			
W/F 1 QTY/RUN:	1	LF	NEGATIVE EDGE RUN:	0	LF		
WATER FEATURE 2:	NONE		ACCESSORIES:	NONE			
W/F 2 QTY/RUN:	0	LF	ACCESSORIES RUN:	0	LF		
WATER FEATURE 3:	NONE		ACCESSORIES:	NONE			
W/F 3 QTY/RUN:	0	LF	ACCESSORIES RUN:	0	LF		
WATER FEATURE 4:	NONE						
W/F 4 QTY/RUN:	0	LF					
SPA SPECIFICATIONS							
SPA SQ. FT.:	0		WIDTH/LENGTH				
SPA PERIMETER:	0	LF	SPA PLBG RUN:	50	SIZE: 2.0"		
SPA LIGHT(S) TYPE:	NONE	QTY 0	SPA RAISED HEIGHT:	NONE			
AIR BLOWER:	NONE		SPA FACING (POOLSIDE):				
JETS (QTY):	0		SPA FACING (DRYSIDE):				
SPA ACCESSORIES:	NONE	QTY 0	SPA VENEER AREA:	SQFT			
SPA ACCESSORIES:	NONE	QTY 0	SPILLWAY TYPE/WIDTH:	NEG. EDGE	LF		
DECK - ELECTRIC - GAS SPECIFICATIONS							
POOL DECK AREA:	510	SF	POOL DECK DRAINAGE:	DECK O DRAIN	35		
POOL DECK MATERIAL:	TRAVERTINE (STANDARD) SET IN SAND		OTHER DECK DRAINAGE:	NONE			
POOL DECK COLOR:	TO BE DETERMINED		OTHER DECK DRAINAGE:	NONE			
EXISTING DECK TOPPING	NONE		DOWNSPOUT CONNECTS				
EXISTING DECK AREA:	0		DECK OTHER:	NONE			
DECK CONTRACTOR:	A&S		DECK OTHER:	NONE			
ELECTRIC CONTRACTOR:	A&S		CONCRETE PUMP:	No			
SUB PANEL:	YES		STEP TREAD/RISER:	NONE			
FENCE CONTRACTOR:	NONE		POOL DECK STEPS:	0	LF		
DOOR / GATE ALARMS:	NONE		TURNDOWN:	0	SQFT		
HEATER GAS PLUMB:	0	LF	OTHER GAS PLUMB:	0	LF		
GAS SIZE & TYPE:	N/A		GAS SIZE & TYPE:	N/A			
HEATER GAS TRENCH:	NONE		OTHER GAS TRENCH:	NONE			

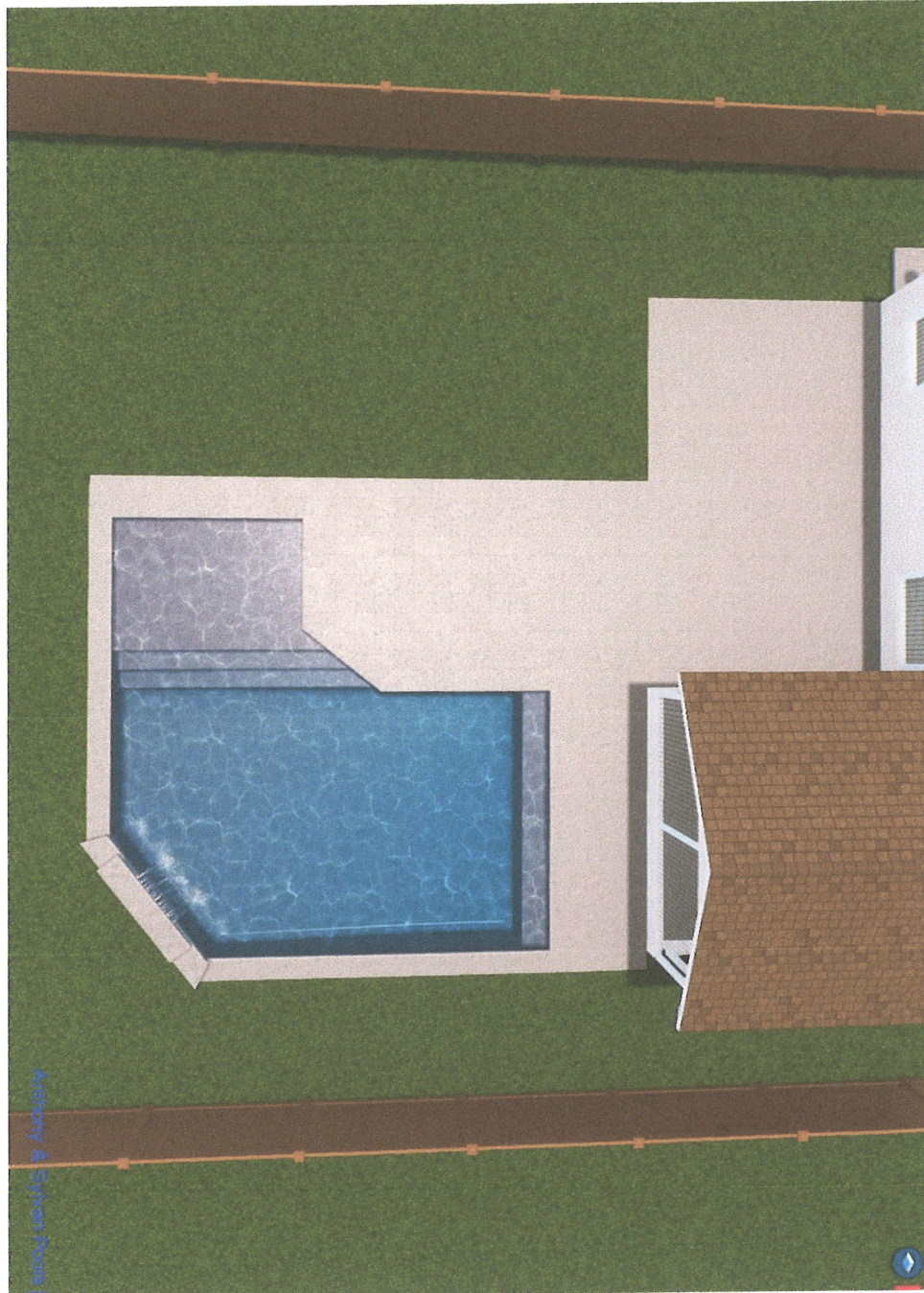


NOTE		APPROVAL STAMP		NOTE: To be numbered and referred to on Plan via Symbol		REVISIONS	
Changes from the agreement are by addendum only, signed by both parties and paid in full at time of affixing signature. No changes will occur prior to signing addendum.		Approved TBD		T.O.C. = ?		Date	Description
				T.O.B. = ?		03.12.24	CONSTRUCTION DRAWING BY JOE
				---		---	---
				---		---	---

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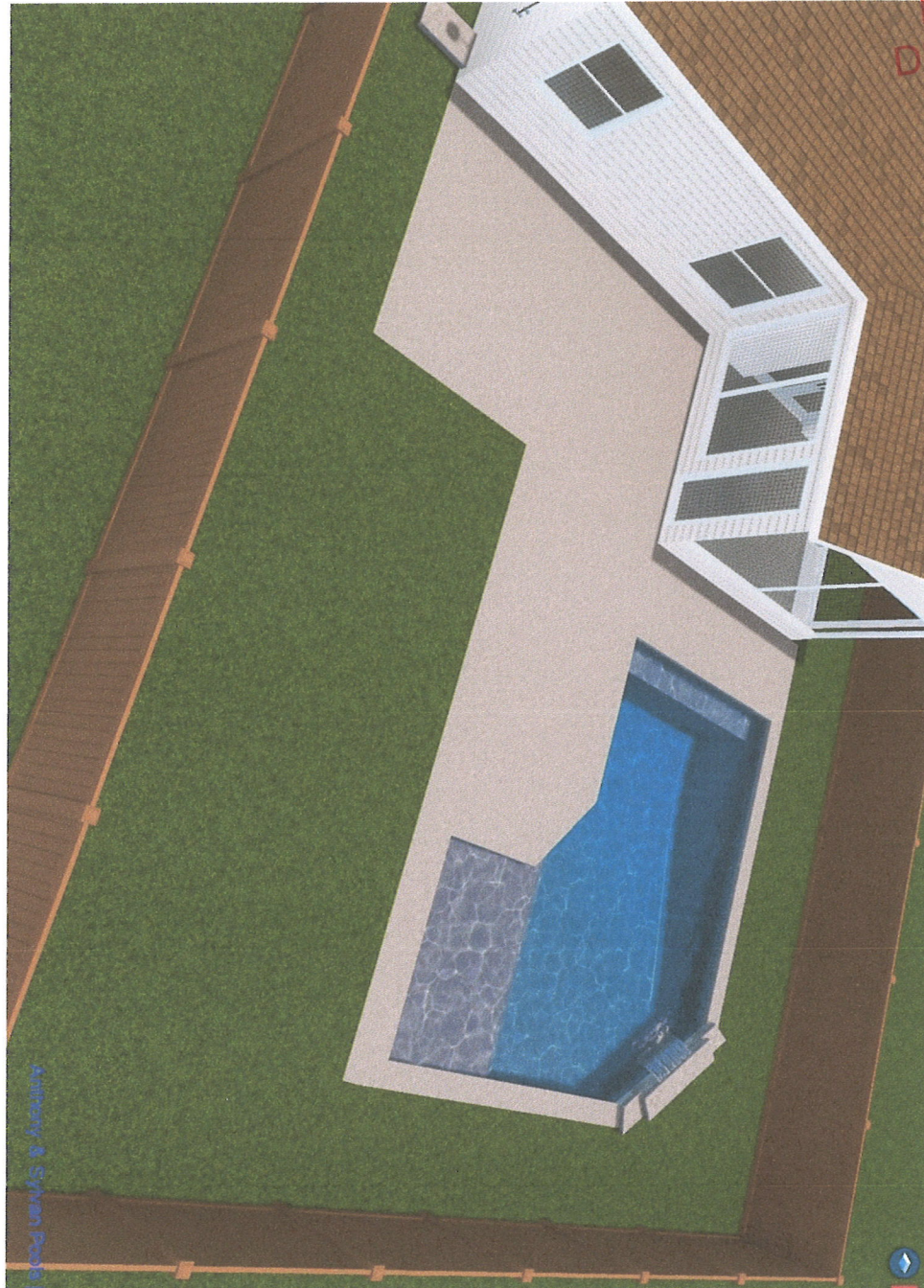


Anthony A. Sykes Photo

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APPLICATION FOR VARIANCE

BOA No. 24-100012
HEARING DATE 8/7/24

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

REQUIRED DOCUMENTATION

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

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APPLICANT INFORMATION

Applicant Name: Michael Desa Telephone: 407 221-3124
Mailing Address: 774 14th AVE S E-Mail: MIKE.DESA@GMAIL.COM
JACKSONVILLE BEACH, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Michael Desa Telephone: 407 221 3124
Mailing Address: 774 14th AVE S E-Mail: MIKE.DESA@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: 774 14th AVE S, JACKSONVILLE BEACH, FL 32250
Legal description of property (Attach copy of deed): LOT 5, BLOCK 148, OCEANSIDE PARK, PLAT BOOK 8 PAGE 13
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).
APPROVE LOT COVERAGE OF 40.4% (BASED ON DATA, DUVAL COUNTY RECORDS)
TO ALLOW FOR CONSTRUCTION OF A NEW SWIMMING POOL
AND DECK TO AN EXISTING SINGLE FAMILY DWELLING

AFFIDAVIT

I, Michael Desa, 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.

Michael Desa
APPLICANT SIGNATURE

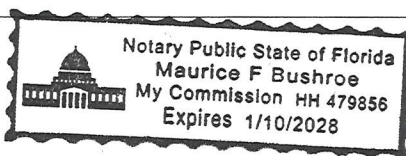
Michael Desa
PRINT APPLICANT NAME

3/13/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of MARCH, 2024, by MICHAEL DESA, who is personally known to me or produced _____ as identification.

Maurice F Bushroe
NOTARY PUBLIC SIGNATURE
MAURICE F BUSHROE
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: AS-2

FLOOD ZONE: X

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.

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.

MAR 13 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	EXISTING PROPERTY IS 50 FEET DEEP AND 125 IN WIDTH AND 125 FEET DEEP, WITH AN OVERALL AREA OF 6250 FEET WHICH IS SUB STANDARD
Special circumstances and conditions do not result from the actions of the applicant.	Yes	APPLICANT PURCHASED THE HOME IN AUG 23, HAS NOT MADE ANY CHANGES. ALL CONDITIONS ARE PRE-EXISTING OWNERSHIP
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	ADDING A POOL AND DECK IS A COMMON ADDITION
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	IT WOULD DENY MY ABILITY TO ADD THE POOL & DECK A RIGHT COMMONLY ENJOYED BY OTHER HOMES ON THE BLOCK
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	THE REQUESTED COVERAGE IS MINIMUM NEEDED TO ACCOMPLISH THE PROPOSED POOL & DECK
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	APPLICATION IS CONSISTENT WITH THE GOALS, OBJECTIVES AND POLICIES OF THE PLAN AND WILL NOT AFFECT ADJACENT LAND

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MAR 13 2024

PLANNING
DEPARTMENT

Prepared by and return to:

Maria Coutu
Atlantic Coast Title & Escrow
1525-B The Greens Way, Suite 100
Jacksonville Beach, FL 32250
(904) 372-4834
File Number: 2023-21720
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of August, 2023 between **Deborah Pounds, a single person, Trustee of the Samuel A Davis, Special Needs Trust and Deborah Pounds, a single person** whose post office address is **PO Box 10337, Bradenton, FL 34282**, grantor, and **Michael L. Desa and Deborah T. Desa, A Married Couple**, as joint tenants with the right of survivorship, and not as tenants in common whose post office address is **774 14th Ave S, Jacksonville Beach, FL 32250**, grantee:

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

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

Lot 5, Block 148, OCEANSIDE PARK, according to the plat thereof, as recorded in Plat Book 8, page 13, Public Records of Duval County, Florida

Parcel Identification Number: 176889-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2022**.

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

Signed, sealed and delivered in our presence:

M. Coutu

Witness

Printed Name: Maria Coutu

PO Address: 1525 B The Greens Way
Jax Beach FL 32250

C. Pierce

Witness

Printed Name: Catherine Pierce

PO Address: 1525 B The Greens Way
Jax Beach FL 32250

M. Coutu

Witness

Printed Name: Maria Coutu

PO Address: 1525 B The Greens Way
Jax Beach FL 32250

C. Pierce

Witness

Printed Name: Catherine Pierce

PO Address: 1525 B The Greens Way
Jax Beach FL 32250

Samuel A Davis, Special Needs Trust, a Florida Trust

By: Deborah Pounds, Trustee
Deborah Pounds, Trustee

Deborah Pounds
Deborah Pounds

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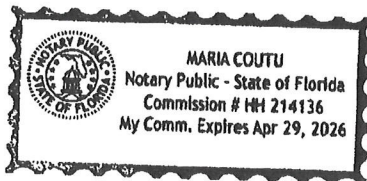
PLANNING
DEPARTMENT

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of August, 2023 by Deborah Pounds, Trustee of the Samuel A Davis, Special Needs Trust and Deborah Pounds who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]

M. Coutu
Notary Public
Print Name: Maria DiMartino Coutu
My Commission Expires: April 29, 2026



DESA MICHAEL L 
 774 14TH AVE S
 JACKSONVILLE BEACH, FL 32250
DESA DEBORAH T R/S

Primary Site Address
 774 S 14TH AVE
 Jacksonville Beach FL 32250-

Official Record Book/Page
 20769-00681

Title #
 9504

MAR 13 2024

**PLANNING
DEPARTMENT**

774 S 14TH AVE

Property Detail

RE #	176889-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03205 OCEANSIDE PARK
Total Area	6250

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$157,902.00	\$156,849.00
Extra Feature Value	\$898.00	\$802.00
Land Value (Market)	\$275,000.00	\$275,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$433,800.00	\$432,651.00
Assessed Value	\$378,878.00	\$432,651.00
Cap Diff/Portability Amt	\$54,922.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$378,878.00	See below

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.](#)

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-2	50.00	125.00	Common	1.00	Lot	\$275,000.00

Legal

LN	Legal Description
1	8-13 04-3S-29E
2	OCEANSIDE PARK
3	LOT 5 BLK 148

Buildings

Building 1

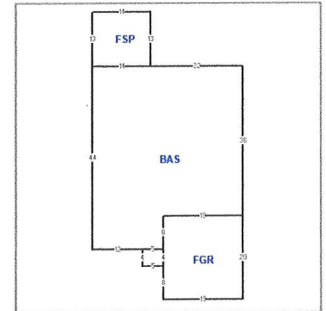
Building 1 Site Address
 774 S 14TH AVE Unit
 Jacksonville Beach FL 32250-

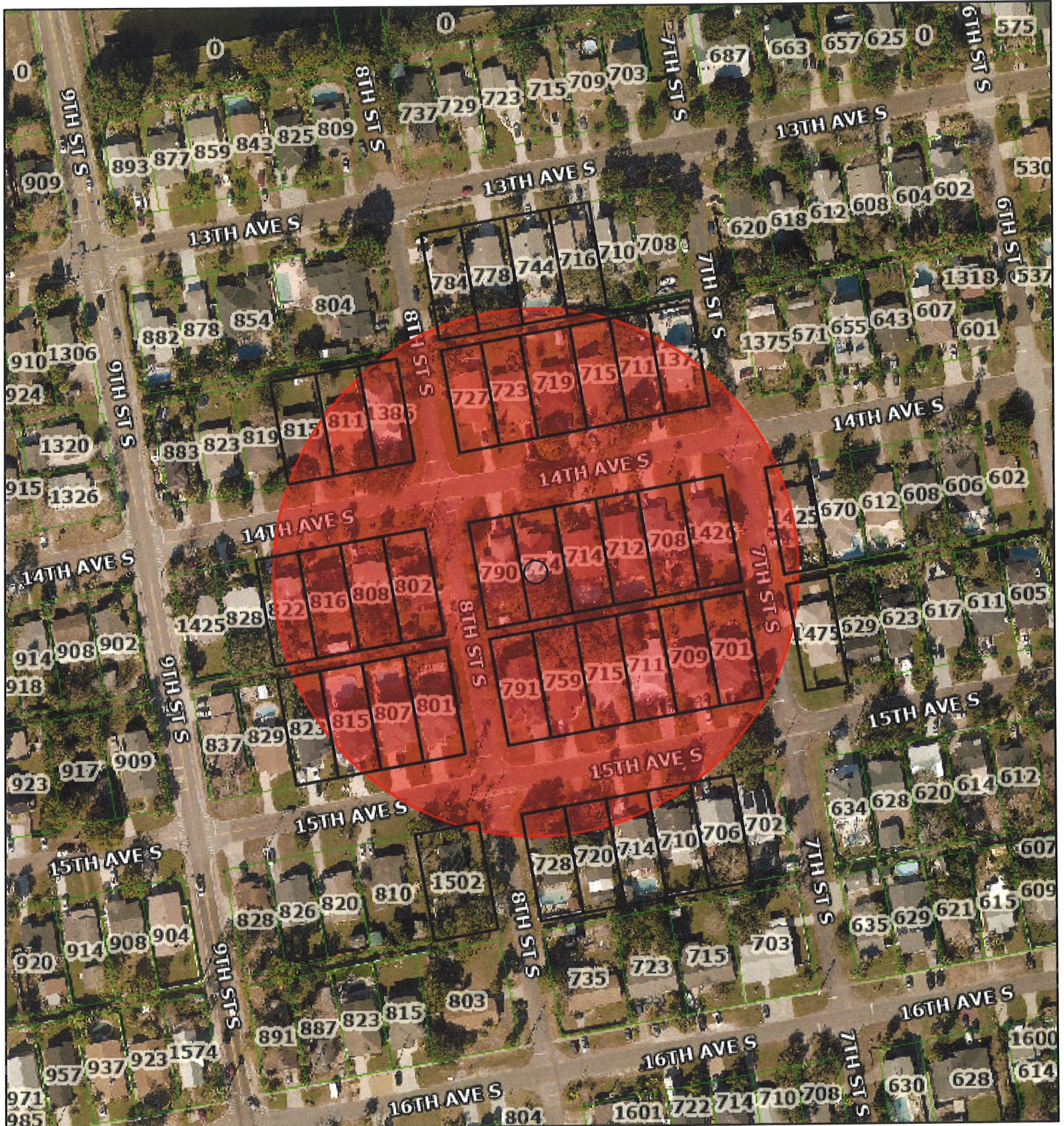
Building Type	0101 - SFR 1 STORY
Year Built	1993
Building Value	\$156,849.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1432	1432	1432
Fin Screened Porch	182	0	64
Finished Open Porch	20	0	6
Finished Garage	380	0	190
Total	2014	1432	1692

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	

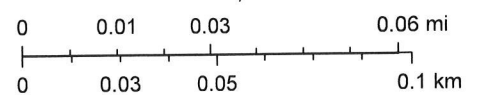




March 29, 2024

 Parcels

1:2,257



SYMBOL LEGEND

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

TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- FENCE OWNERSHIP IS NOT DETERMINED.
- THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0419J, EFFECTIVE DATE OF 11/2/2018.

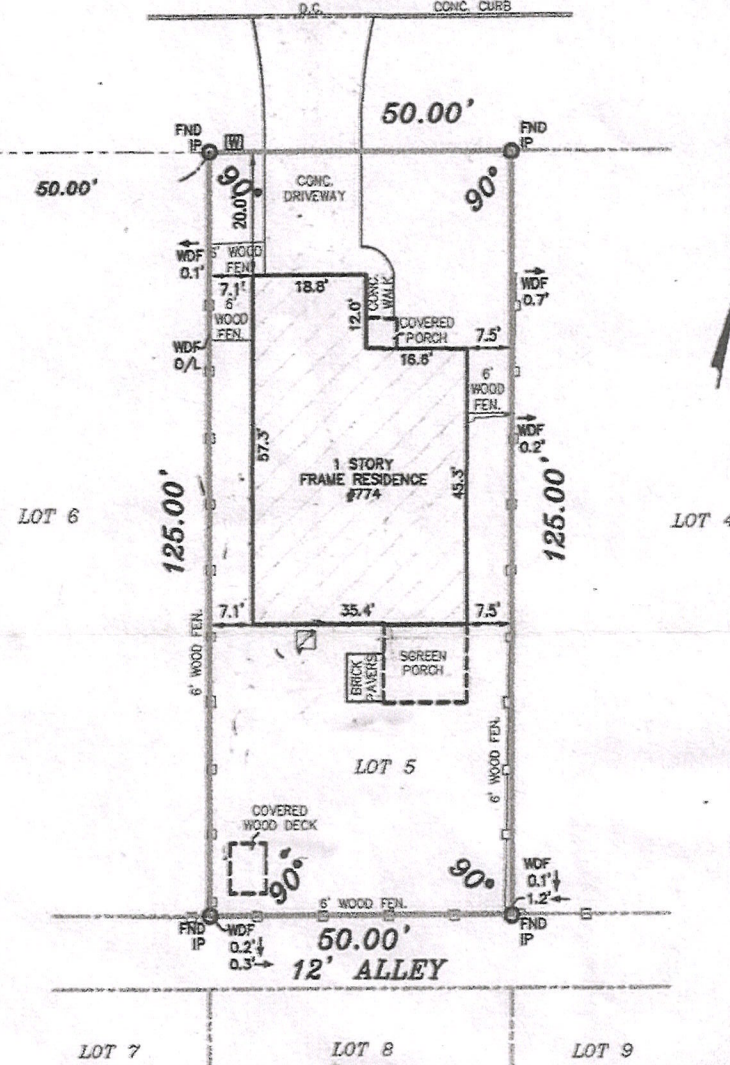
RECEIVED

MAR 13 2024

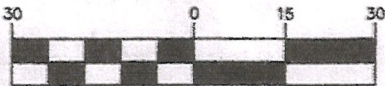
PLANNING
DEPARTMENT

**14th AVENUE SOUTH
AKA JACKSON AVENUE
(80' WIDE)**

**8th STREET SOUTH
(50' WIDE)**



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Daniel
Jackson

Digitally signed
by Daniel Jackson
Date: 2023.07.25
05:23:28 -04'00'

PREPARED FOR AND CERTIFIED TO:

MICHAEL L. DESA
DEBORAH T. DESA
ATLANTIC COAST TITLE & ESCROW
OLD REPUBLIC NATIONAL TITLE

SURVEYORS CERTIFICATE

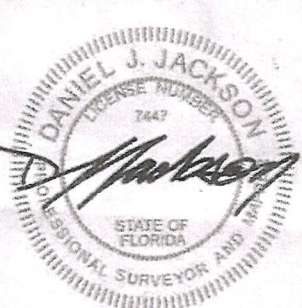
"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE,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

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



SCAN ME

LOT AREA
6,250.00 S.F.
0.14 AC.



FIRM LB8534



SCALICE
land surveying

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

BOUNDARY SURVEY

774 14TH AVENUE SOUTH, JACKSONVILLE BEACH, FLORIDA 32250
LOT 5, BLOCK 148, OCEANSIDE PARK, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13,
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB No.
D23-2778

TAX NO.
176889-0000

SCALE: 1" = 30'

DATE SURVEYED:
07/21/2023

CREW:RR

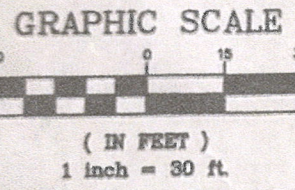
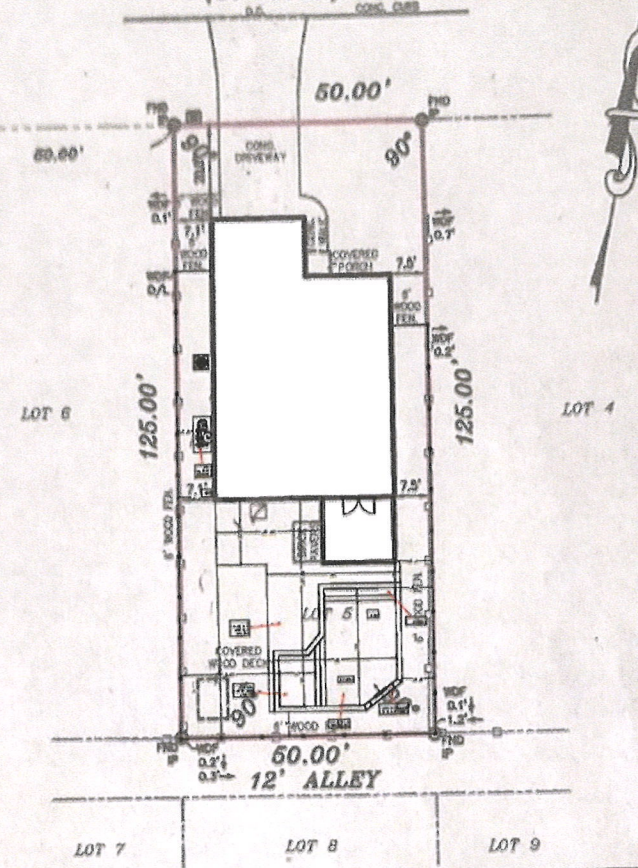
DR.:MC

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND ORIGINAL. (3) COPIATIONS OF THIS BOUNDARY SURVEY MAP SHOWING THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATION HEREON IS NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND APPROXIMATIONS OR ENCROACHMENTS ARE NOT ALWAYS SHOWN AND OTHER MUST BE ESTIMATED. IF ANY UNDERGROUND APPROXIMATIONS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE APPROXIMATIONS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIO PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF

- LEGEND**
- 1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
 - 2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
 - 3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED BY THIS SURVEY.
 - 4. FENCE OWNERSHIP IS NOT DETERMINED.
 - 5. THIS LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD).
 - 6. PANEL NO. 12081004154, EFFECTIVE DATE OF 11/29/2015.
1. DISTANCE FROM CORNER TO CORNER
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100. DISTANCE FROM CORNER TO CENTERLINE

8th STREET SOUTH
(60' WIDE)

14th AVENUE SOUTH
AKA JACKSON AVENUE
(80' WIDE)



Daniel Jackson
Digitally signed by Daniel Jackson
Date: 2023.07.25
05:23:28 -04'00'

PREPARED FOR AND CERTIFIED TO:
MICHAEL L. DESA
DEBORAH T. DESA
ATLANTIC COAST TITLE & ESCROW
OLD REPUBLIC NATIONAL TITLE

SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

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

LOT AREA
6,250.00 S.F.
0.14 AC.



SCALICE
land surveying

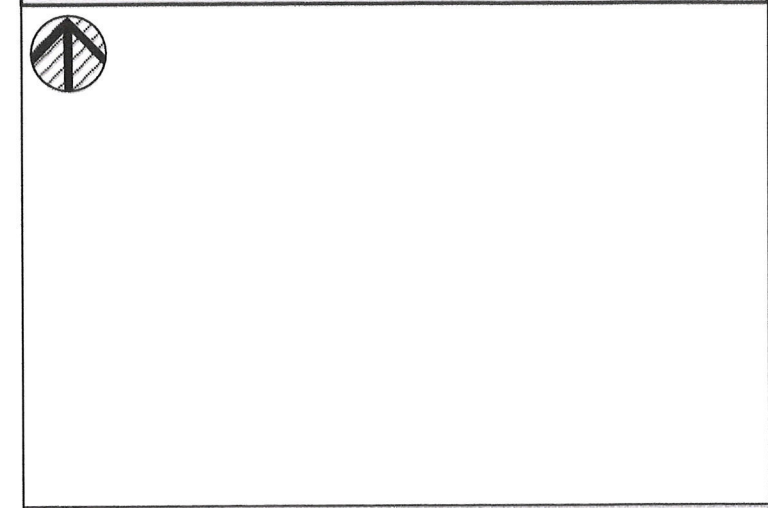
JOB No.
023-2775
TAX NO.
176889-0000

COUNTY REGULATIONS MAY REQUIRE
SEPARATE AND DISTINCT DOOR ALARMS
ON ANY DOOR OPENING INTO THE POOL AREA

DESA JOB NO: 2414110012

CUSTOMER INFORMATION			
CUSTOMER:	MICHAEL DESA	CUSTOMER:	DEBORAH DESA
ADDRESS:	774 14TH AVE. S	SUBDIVISION:	N/A
CITY:	JACKSONVILLE BEACH	STATE:	FL
ZIP:	32250	COUNTY:	DUVAL
MR. CELL:	407-221-3124	MS. CELL:	-
MR. EMAIL:	mike.desa@gmail.com	MS. EMAIL:	ddesa0426@gmail.com

Map

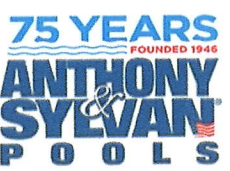


Directions

DIRECTIONS:

DUVAL COUNTY
MAP PG NA GRID NA
CROSS STREET: NA

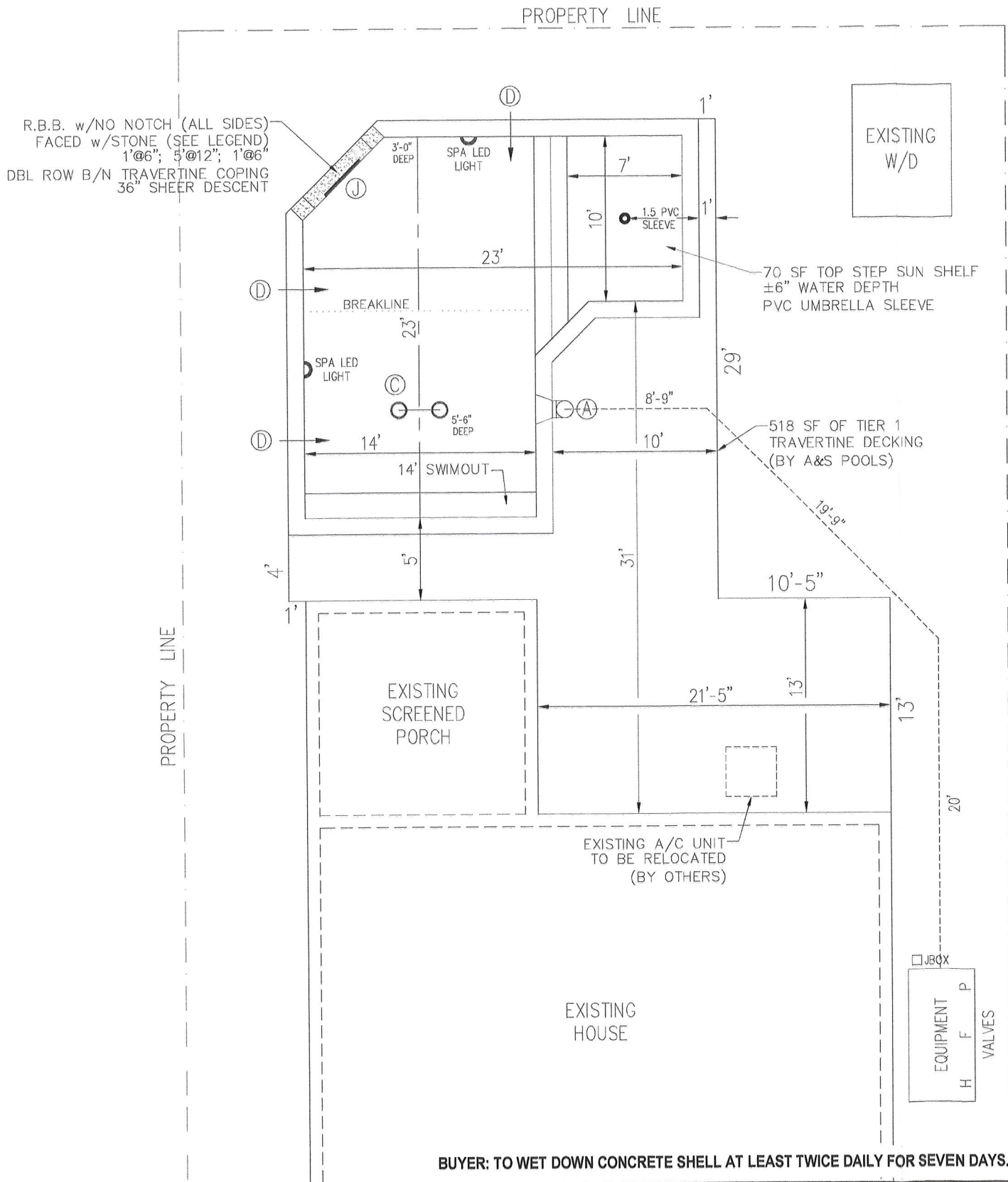
SITE CONDITIONS							
WATER SOURCE:	CITY WATER			SEWER:	PUBLIC SEWER		
BACKYARD FEATURES							
WALLS:	NONE	0	SQFT	WALLS:	NONE	0	SQFT
FOOTER:	NONE	0	LF	WALL COPING:	NONE	0	LF
WALL COPING:	NONE	0	LF	WALL FACING:	NONE	0	SQFT
WALL FACING:	NONE	0	SQFT	MISCELLANEOUS:	NONE	0	QTY
POOL SETBACKS							
REAR:	5'		FT.	EQUIPMENT:	2.5		FT.
SIDES:	EAST - 7'6" WEST- 19'5"		FT.	FENCE:	ON PROPERTY LINE		FT.
HOUSE:	5'		FT.	OTHER SETBACKS:	FT.		
ANTHONY & SYLVAN CO							
DESIGNER:	MAURICE BUSHROE			CELL PHONE NO:	-		
A&S OFFICE:	JACKSONVILLE			OFFICE PHONE NO:	904-604-5227		
ADDRESS:	10151 DEERWOOD PARK BLVD., BLDG. 200, SUITE 250, JACKSONVILLE						
GENERAL MANAGER:	DOMINGO CLEMENTE			OFFICE PHONE NO:	904-604-5227		
PROJECT MANAGER:	DAVID GEIGER			CELL PHONE NO:	725-295-3982		



MAR 13 2024
PLANNING
DEPARTMENT

Survey Plan

PROP TIER 1 TRAVERTINE DECK
TO BE FINALIZED BY BUYER
AND DECK CONTRACTOR
DECK AS SHOWN IS 518 SQ FT



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DEPARTMENT

PLUMBING		SIZE	RUN
A	SKIMMER	2.0	0
C	POOL DRAIN	2.0	0
D	RETURNS	2.0	0
J	SHEER DESCENT	2.0	0

DRAWING SCALE: 1/8" = 1'
Unless otherwise noted

***MISCELLANEOUS**

FILTER WITHIN 50' OF WATER LINE
100 LN FT ELECTRICAL CONDUIT
ADDITIONAL ELECTRICAL CONDUIT AT OWNERS EXPENSE
EQUIPOTENTIAL BONDING GRID
TRUCK-IN WATER: BY OWNER
DOOR/WINDOW ALARMS INCLUDED

AGREEMENT DOES NOT INCLUDE ANY ADDITIONAL
DECK, RETAINING WALLS, OR YARD DRAINS

DESA				JOB NO:		2414110012	
CUSTOMER INFORMATION							
CUSTOMER:	MICHAEL DESA			CUSTOMER:	DEBORAH DESA		
ADDRESS:	774 14TH AVE. S			SUBDIVISION:	N/A		
CITY:	JACKSONVILLE BEACH			STATE:	FL		
ZIP:	32250			COUNTY:	DUVAL		
MR. CELL:	407-221-3124			MS. CELL:	-		
MR. EMAIL:	mike.desa@gmail.com			MS. EMAIL:	ddesa0426@gmail.com		
POOL INFORMATION							
MAX. WIDTH:	13.0	FT	POOL/NEB PERIMETER:	84	FT		
MAX. LENGTH:	26.0	FT	POOL/NEB SQ. FT.:	229	SQFT		
DEPTH:	3.5 to 5.5		APPROX. VOLUME/T.O.:	8,000	GAL		
DIVING POOL:	No		INTERNAL AREA:	607	SQFT		
EXCAVATION							
DIG TYPE:	STANDARD		CONCRETE REMOVAL:	0	SF		
STUMP REMOVAL:	0	QTY	ADD. GRADING HRS:	0	HRS		
FENCE/WALL REMOVAL:	NO	LF	SILT FENCE TYPE:	NONE	0	LF	
DIRT HAUL:	HAUL						
POOL SPECIFICATIONS							
POOL COPING:	12" X 24" TRAVERTINE (TIER 1)		POOL COPING LF:	84	LF		
EBB COPING:	NONE		SPA/RBB COPING LF:	0	LF		
COPING COLOR CHOICE:	TO BE DETERMINED		NOTCH BEAM:	0	LF		
COPING GROUT COLOR:	TO BE DETERMINED		BROWN COAT:	0	SF		
EXT. 2ND STEP/BENCH:	0	LF	TILE CHOICE:	TO BE DETERMINED			
SWIM OUT:	14	LF	TILE GROUT COLOR:	TO BE DETERMINED			
SUN SHELF:	70	QTY	TRIM TILE:	NONE			
12" RAISED BOND BEAM	5	LF	INTERIOR FINISH TYPE:	CRYSTALSTONES NATURAL TIER 1			
NONE	5	LF	INTERIOR FINISH COLOR:	TO BE DETERMINED			
NONE	0	LF	INTERIOR OPTIONS:	NONE			
6" RAISED BOND BEAM	2	LF	FITTINGS:	TO BE DETERMINED			
POOL EQUIPMENT							
FILTER TYPE:	200 SQ. FT. CARTRIDGE FILTER		BOOSTER PUMP:	NONE			
FILTER RUN FT:	50	SIZE: 2.0"	BOOSTER PUMP RUN:	0	SIZE:	2.0"	
POOL PUMP	1.85 HP VS PUMP		BOOSTER PUMP:	NONE			
SKIMMERS:	1	QTY	BOOSTER PUMP RUN:	0	SIZE:	2.0"	
ADDL. SKIMMERS RUN:	50	LF	AUTOMATION:	JANDY SPEED SET - ONE PER PUMP REQD.			
RETURNS:	2	QTY	AUTO MISC:	NONE	0		
FILL TYPE:	NONE		CHLORINATOR:	FUSION SALT - NO CONTROLLER			
FILL LINE DISTANCE:	0	LF	SANITIZER:	NONE			
HEATER:	HEAT CHILL (INSTALLED W/POOL EQUIP)		SANITIZER:	NONE			
POOL LIGHTS:	LED POOL LIGHT	QTY 2	2ND HEATER:	NONE			
OTHER POOL LIGHTS:	NONE	QTY 0	CLEANER:	NONE			
ACCESSORIES:	NONE		CLEANER:	NONE			
ACCESSORIES:	NONE		VACUUM KIT:	YES			
CUP ANCHORS:	NO		POOL COVER:				
COVER PUMP:	None		AUTO COVER LID:	NO			
WATER FEATURES							
WATER FEATURE 1:	SHEER DESCENT 3FT		NEGATIVE EDGE:	NO			
W/F 1 QTY/RUN:	1	LF	NEGATIVE EDGE RUN:	0	LF		
WATER FEATURE 2:	NONE		ACCESSORIES:	NONE			
W/F 2 QTY/RUN:	0	LF	ACCESSORIES RUN:	0	LF		
WATER FEATURE 3:	NONE		ACCESSORIES:	NONE			
W/F 3 QTY/RUN:	0	LF	ACCESSORIES RUN:	0	LF		
WATER FEATURE 4:	NONE						
W/F 4 QTY/RUN:	0	LF					
SPA SPECIFICATIONS							
SPA SQ.FT:	0		WIDTH/LENGTH:				
SPA PERIMETER:	0	LF	SPA PLBG RUN:	50	SIZE:	2.0"	
SPA LIGHT(S) TYPE:	NONE	QTY 0	SPA RAISED HEIGHT:	NONE			
AIR BLOWER:	NONE		SPA FACING (POOLSIDE):				
JETS (QTY):	0		SPA FACING (DRYSIDE):				
SPA ACCESSORIES:	NONE	QTY 0	SPA VENEER AREA:	SQFT			
SPA ACCESSORIES:	NONE	QTY 0	SPILLWAY TYPE/WIDTH:	NEG. EDGE	LF		
DECK - ELECTRIC - GAS SPECIFICATIONS							
POOL DECK AREA:	510	SF	POOL DECK DRAINAGE:	DECK O DRAIN	35		
POOL DECK MATERIAL:	TRAVERTINE (STANDARD) SET IN SAND		OTHER DECK DRAINAGE:	NONE			
POOL DECK COLOR:	TO BE DETERMINED		OTHER DECK DRAINAGE:	NONE			
EXISTING DECK TOPPING:	NONE		DOWNSPOUT CONNECTS:				
EXISTING DECK AREA:	0		DECK OTHER:	NONE			
DECK CONTRACTOR:	A&S		DECK OTHER:	NONE			
ELECTRIC CONTRACTOR:	A&S		CONCRETE PUMP:	No			
SUB PANEL:	YES		STEP TREAD/RISER:	NONE			
FENCE CONTRACTOR:	NONE		POOL DECK STEPS:	0	LF		
DOOR / GATE ALARMS:	NONE		TURNDOWN:	0	SQFT		
HEATER GAS PLUMB:	0	LF	OTHER GAS PLUMB:	0	LF		
GAS SIZE & TYPE:	N/A		GAS SIZE & TYPE:	N/A			
HEATER GAS TRENCH:	NONE	0	OTHER GAS TRENCH:	NONE			

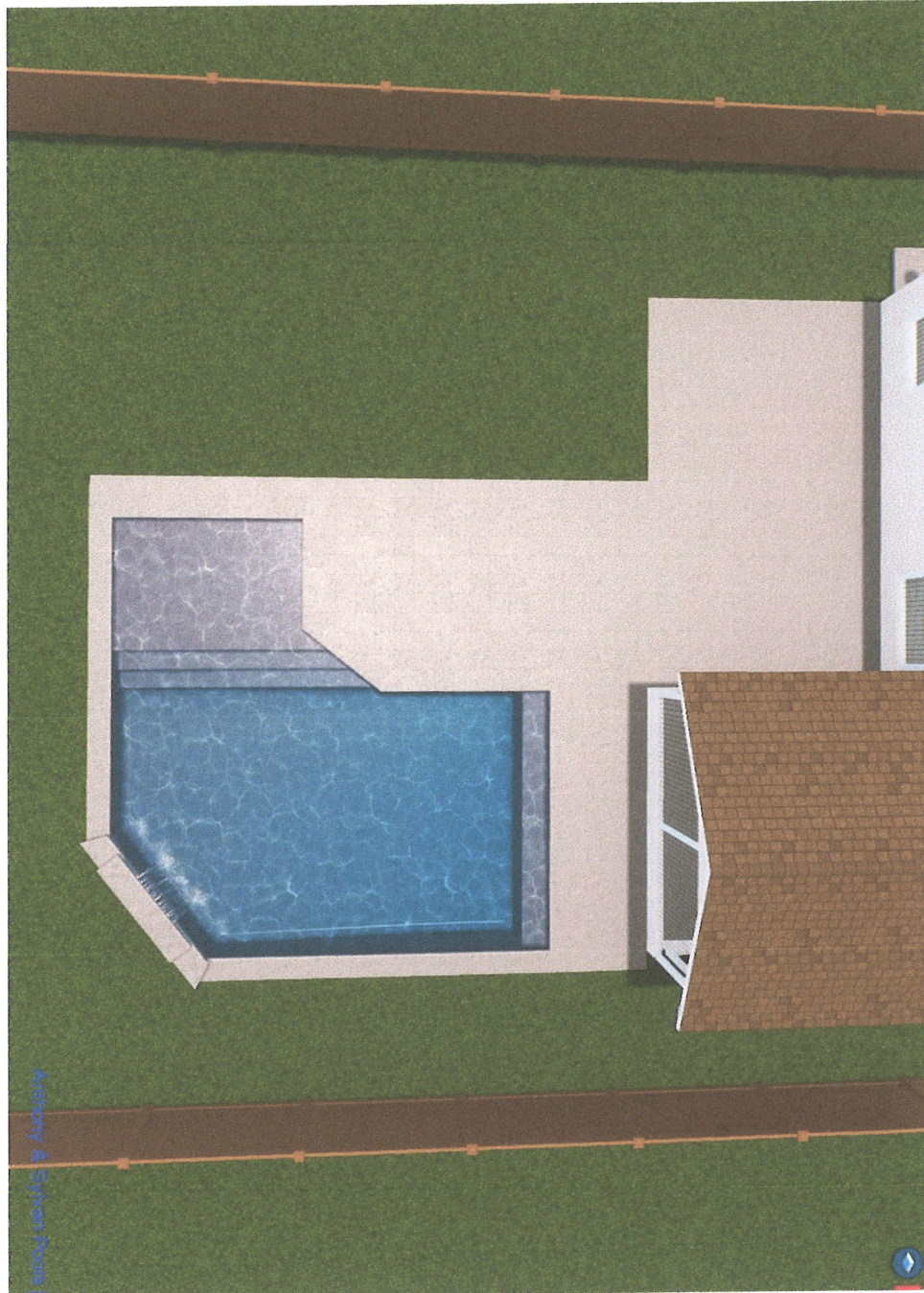


NOTE		APPROVAL STAMP	NOTE:	To be numbered and referred to on Plan via Symbol		REVISIONS	
Changes from the agreement are by addendum only, signed by both parties and paid in full at time of affixing signature. No changes will occur prior to signing addendum.		Approved TBD		T.O.C. = ?	Date	Description	
				T.O.B. = ?	03.12.24	CONSTRUCTION DRAWING BY JOE	
							
							

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Anthony A. Sykes Photo 1

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