



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, May 21, 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

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#24-100019**

Applicant: Donald Young

Agent: Ian Brown

Owner: Donald Young

Property Address: 26 N 20th Ave

Parcel ID: 174775-0000

Legal Description: Lot 8, Pritchard-Clarsen Replat of Part of Block 201, *Pablo Beach North*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-340(e)(1)f, for 57% lot coverage in lieu of 35% maximum; 34-340(e)(1)(c)2, for a side yard setback of 5 feet on both sides in lieu of 10 feet minimum; 34-340(e)(1)(c)1, for a front yard setback of 10 feet in lieu of 20 feet minimum; 34-340(e)(1)(c)3 for a rear yard setback of 15 feet in lieu of 30 feet minimum, for construction of a new single family dwelling located at **property addressed** 26 N 20th Ave, **RE#** 174775-0000, **legally described as** Lot 8, Pritchard-Clarsen Replat of Part of Block 201, *Pablo Beach North*

B. **Case Number(s): BOA#24-100020**

Applicant: Christopher & Mary Dell

Agent: N/A

Owner: Christopher & Mary Dell

Property Address: 813 N 7th Ave

Parcel ID: 174402-0000
Legal Description: Lot 8, Block 89, Replat of Part of, *Pablo Beach North*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)(c)(2) for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, and 34-337(e)(1)(e), for 40% lot coverage in lieu of 35% maximum, for a two-story addition in the rear of property to an existing single-family dwelling located at **property addressed** 813 N 7th Ave, **RE#** 174402-0000, **legally described as** Lot 8, Block 89, Replat of Part of, *Pablo Beach North*

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

BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	04/18/2024
SUBJECT:	BOA #24-100019 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 21, 2024 Board of Adjustment Meeting.

BOA #24-100019

ZONING: RM-2
 RE NO.: 174775-0000
 LEGAL: Lot 8, Pritchard-Clarsen Replat of Part of Block 201, *Pablo Beach North*
 ADDRESS: 26 N 20th Ave

REQUEST:

Section(s): 34-338(e)(1)e, for 57% lot coverage in lieu of 35% maximum; 34-338(e)(1)(c)2, for a side yard setback of 5 feet on both side in lieu of 10 feet minimum; 34-338(e)(1)(c)1, for a front yard setback of 10 feet in lieu of 20 feet minimum; 34-338(e)(1)(c)3 for a rear yard setback of 15 feet in lieu of 30 feet minimum, all for construction of a new single-family dwelling located at **property addressed** 26 N 20th Ave, **RE#** 174775-0000, **legally described** as Lot 8, Pritchard-Clarsen Replat of Part of Block 201, *Pablo Beach North*

EXISTING CONDITIONS:

The subject property is a lot of record, (circa 1924) located in the High Density Residential future land use category. The property is currently zoned Residential, multiple-family: RM-2. The subject parcel is 45 feet in width and 69.60 feet in depth, with a total area of 2,948 square feet. This lot consists of a 2-story duplex, a shed, a wood deck, and covered concrete. The subject parcel's single-family structure was constructed in 1938 and the structure predates the existing LDC. The structure is extremely old and dilapidated. The applicant plans to demolish the current building and build a new one-story single-family dwelling. This property was recently purchased by the applicant with the existing conditions. Thus, the conditions are not the result of the applicant.

The subject parcel is nonconforming in total lot size. In the RM-2 zoning district, the minimum dimensional requirement for a single-family dwelling lot area is 6,000 square feet, and the subject parcel only measures 2,948 square feet. The applicant is asking for a variance for 57% lot coverage in lieu of 35% maximum, for a side yard setback of 5 feet on both sides in lieu of 10 feet minimum, for a front yard setback of 10 feet in lieu of 20 feet minimum, and for a rear yard setback of 15 feet in lieu of 30 feet minimum, for construction of a new single-family dwelling. Staff finds that the requested variances are the minimum variances needed to accommodate the new single-family dwelling. The property is undersized and the request is consistent with the comprehensive plan.

BOA#24-100140: 34-340(e)(1)f, for 57% lot coverage in lieu of 35% maximum; 34-340(e)(1)(c)2, for

side yard setback of 5ft on both side in lieu of 10ft minimum; 34-340(e)(1)(c)1, for front yard setback of 7.5ft in lieu of 20ft minimum; 34-340(e)(1)(c)3 for rear yard setback of 17.5ft in lieu of 30ft minimum, for construction of a new two-family

No active code enforcement.

STAFF ANALYSIS:

Per Section 34.158 - Successive applications: Staff has reviewed the proposed new application and determined the overall request has been reduced by 25% in both scope of setback encroachments and by a reduction in lot coverage. Staff has approved the applicant to submit this new application under this code section, as noted below. Based on a review by the Planning and Development Director, this new application is considered "Materially Different".

The subject property was developed in 1938 as a 2-story two-family dwelling. The applicant plans on demolishing the current dilapidated structure to construct a new single-family dwelling. Due to the substandard size of the lot, building any structure on this property would encroach on setbacks and increase total lot coverage. The applicant applied for a similar variance to construct a two-family dwelling back on March 5th 2024. This request for a variance was denied due to the board believing that a two-family dwelling would cause an overflow parking issue.

The applicant has now returned with a new request which proposes a new single-family dwelling rather than a two-family dwelling. Allowing for a variance for 57% lot coverage in lieu of 35% maximum, for a side yard setback of 5 feet on both sides in lieu of 10 feet minimum, for a front yard setback of 10 feet in lieu of 20 feet minimum, and for a rear yard setback of 15 feet in lieu of 30 feet minimum are the minimum variances needed for the reasonable use of the parcel of land. The subject property was platted in 1924 and the existing home was constructed in 1938, which predated the LDC. The nonconforming lot is not the fault of the applicant and not allowing the requested variance would deprive the applicant of using the subject property to its full extent. There is a hardship justified by the lot being a nonconforming lot in total lot area, and staff recommends that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

- Height: Thirty-five (35) feet.
- Accessory structures. All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in both total lot area and width. The RM-2 requirement for single-family is for a total lot area of 6,000 square feet. This property has a total lot area of 2,948 square feet.

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

Staff **does not** find that circumstances are a result of the applicant. The subject property was platted in 1924 and the home was constructed in 1938, which predated the LDC. The nonconforming lot is not the fault of the applicant.

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 dwelling is dilapidated, and the applicant is proposing to tear down the existing house and rebuild within roughly the same area as the existing house.

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 build a single-family structure.

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 new single-family dwelling. The proposed variance will allow for the construction of the proposed single-family dwelling and adequate use of the parcel.

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

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

STAFF RECOMMENDATION:

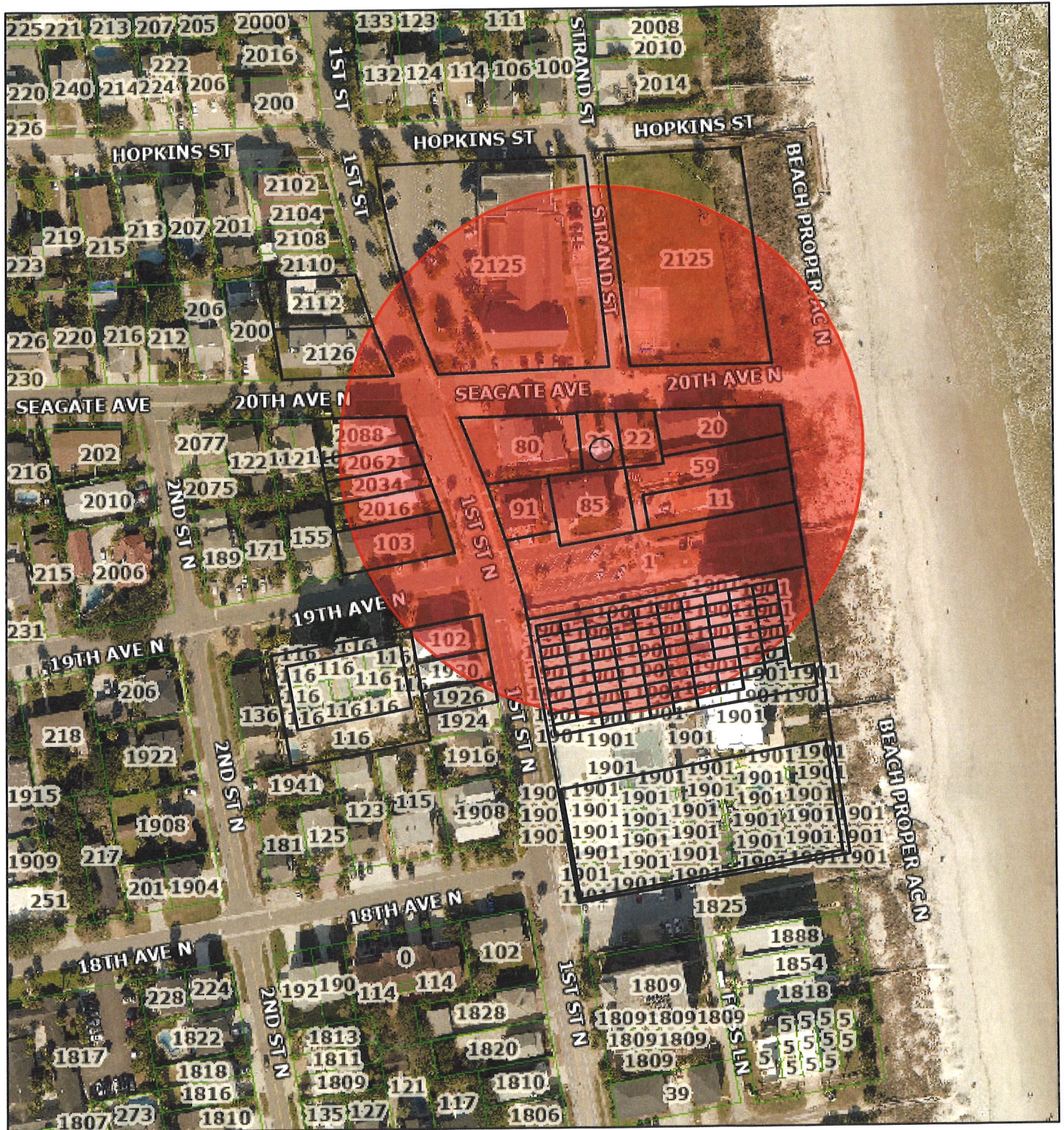
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100019**



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

ATTACHMENTS:

1. 24-100019pics
2. 24-100019



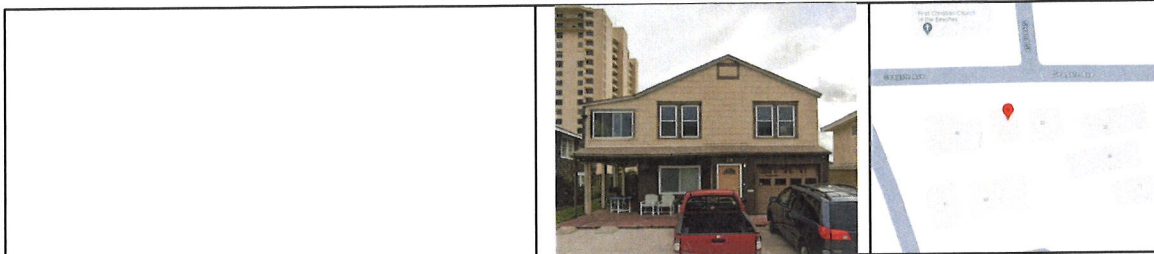
April 15, 2024

 Parcels

1:2,257

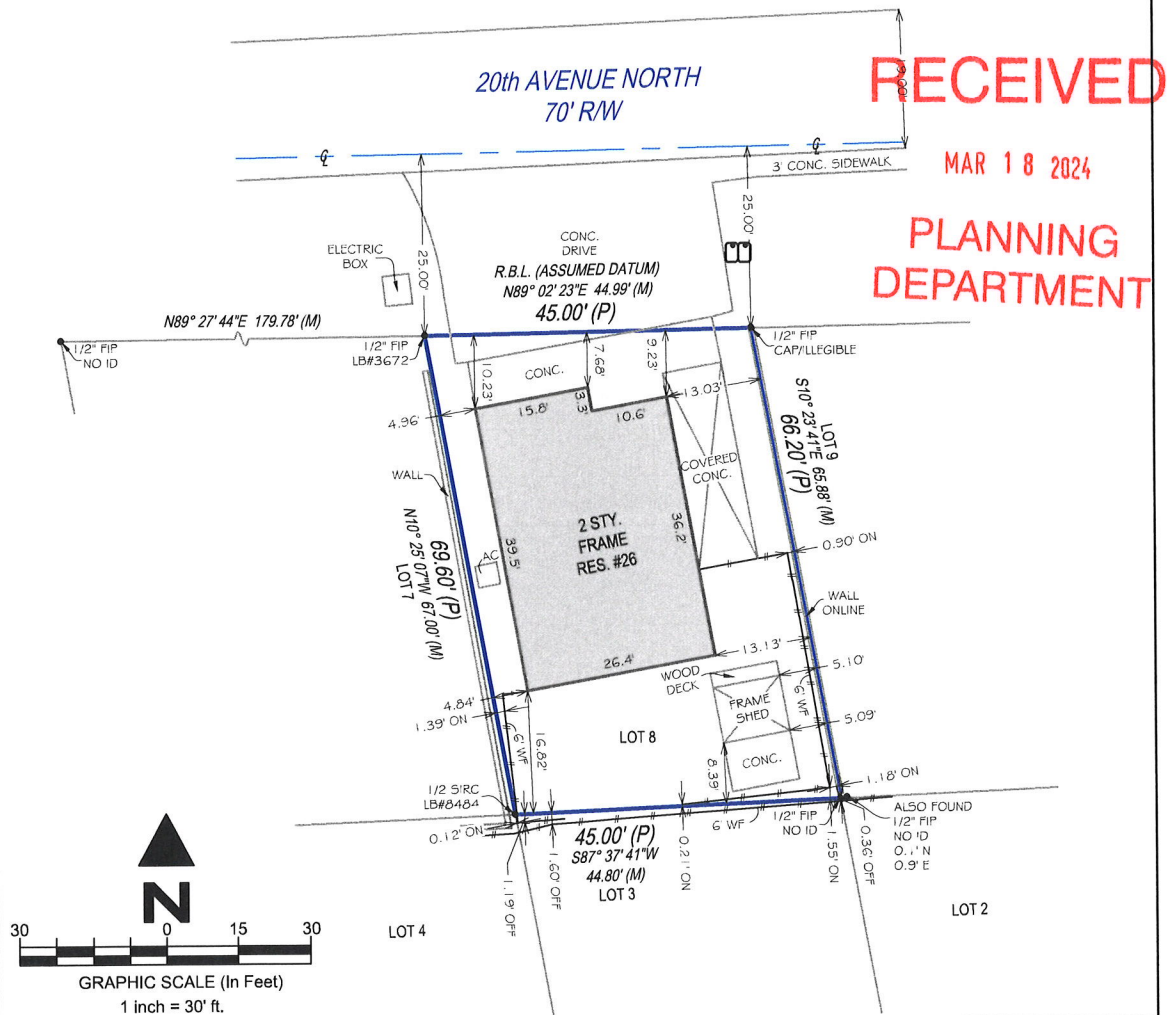
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

24-100019



PROPERTY ADDRESS: 26 20th AVENUE NORTH, JACKSONVILLE BEACH, FL. 32250

BEARINGS BASED ON ASSUMED DATUM
THE PLAT HEREON CONTAINS NO BEARINGS OR
ANGLES FOR COMPARISON TO FIELD
MEASURED VALUES.

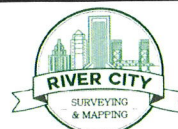


SURVEYOR'S CERTIFICATION
REPRODUCTIONS OF THIS SKETCH ARE NOT
VALID UNLESS SEALED WITH FLORIDA PSM
EMBOSSSED SEAL. THIS SKETCH OF SURVEY
OR PLAN DEPICTED HEREON CONFORMS TO
THE STANDARDS OF PRACTICE SET FORTH
BY THE FLORIDA BOARD OF SURVEYORS
AND MAPPERS IN ACCORDANCE WITH
CHAPTER 5J-17.050-17.053, PURSUANT TO
CHAPTER 472, FLORIDA STATUTES, AND WAS
DONE UNDER MY DIRECT SUPERVISION.

POINTS OF INTEREST:

DATE SIGNED: 11/14/2023
FIELD WORK DATE: 11/14/2023
REVISION DATE(S):
SURVEY NUMBER: 111023.06

CERTIFIED TO:
CAPITAL REAL ESTATE COLLECTIVE LLC
CROCKETT LAW P.L.
OLD REPUBLIC



RIVER CITY SURVEYING & MAPPING
LB#8484
904.675.9300 & 904.675.9301
F. 904-998-9736
7220 FINANCIAL WAY | JACKSONVILLE,
FL 32256

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

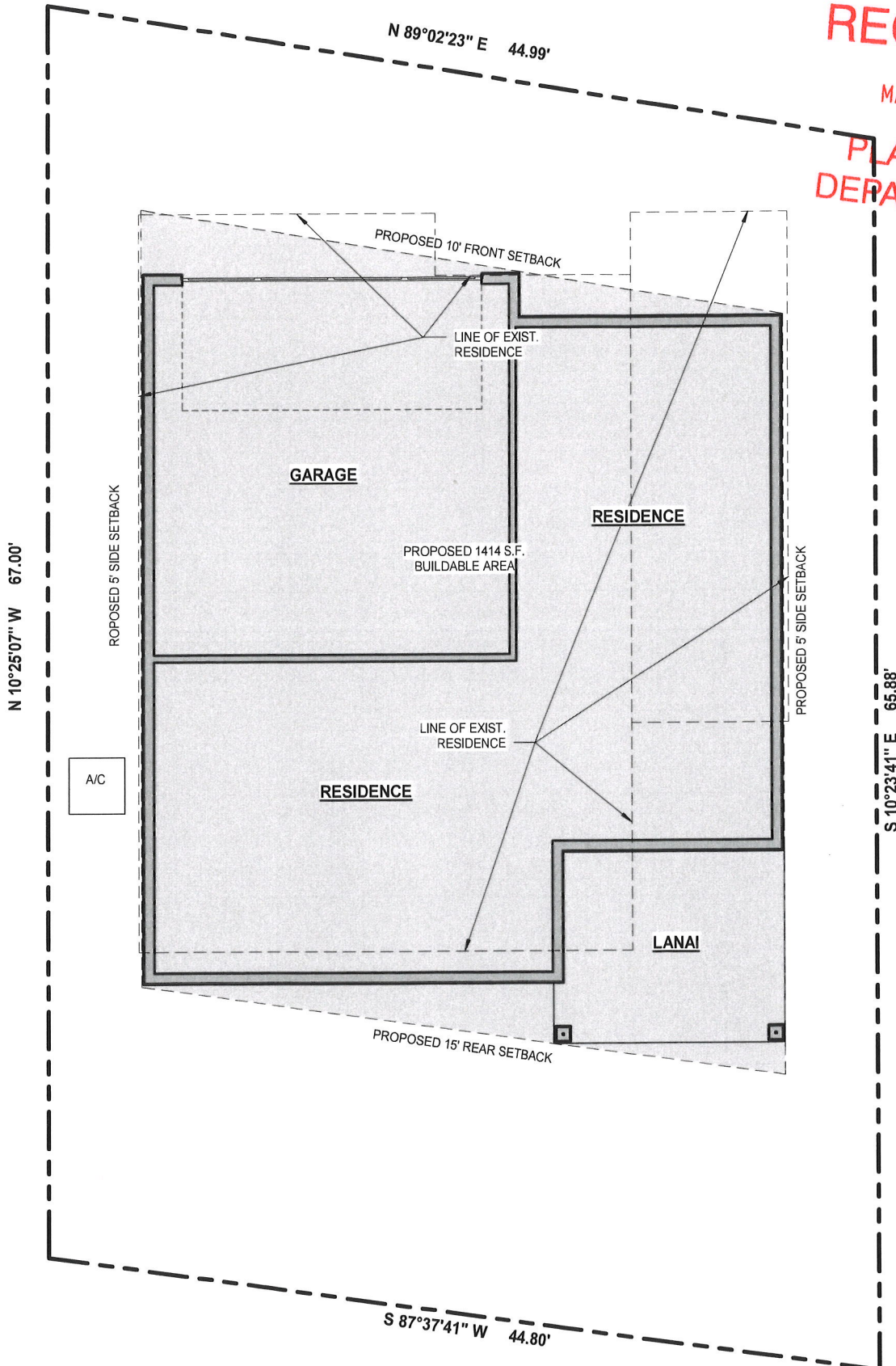
24100019

CONCRETE DRIVE

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MAR 18 2024

PLANNING
DEPARTMENT





APPLICATION FOR VARIANCE

BOA No. 24-100019
HEARING DATE 5/21/24

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 18 2024
PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Donald Young, Mbr, Capital Real Estate Collective LLC **Telephone:** (309) 397-7322
Mailing Address: 309 Ahern St **E-Mail:** dyoung@c5mi.com
Atlantic Beach, FL 32233
Agent Name: Ian A. Brown **Telephone:** (904) 625-7362
Mailing Address: 245 Riverside Ave, Suite 100 **E-Mail:** ian@yield-coach.com
Jacksonville, FL 32202
Landowner Name: Donald Young, Mbr, Capital Real Estate Collective LLC **Telephone:** (309) 397-7322
Mailing Address: 309 Ahern St **E-Mail:** dyoung@c5mi.com
Atlantic Beach, FL 32233

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: 26 N 20TH AVE, JAX BCH FL (ID#174775-0000)
Legal description of property (Attach copy of deed): See copy of deed(s) attached
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary). Single Family Home
Redevelopment of existing non-conforming residential dwelling with duplex requiring variance(s) for
minimum lot size (subject lot approximately 2,948sf), width, proposed lot coverage of 57%, proposed
side yard setbacks of 5 ft, front yard setback of XXX, and rear yard setback of XXX
10 ft front AFFIDAVIT 15 ft rear

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

[Signature]
APPLICANT SIGNATURE

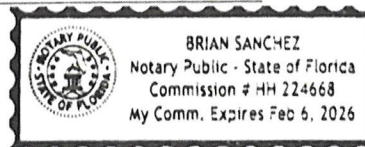
Donald Young
PRINT APPLICANT NAME

18 MAR 2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of March, 2024, by Donald Young, who is personally known to me or produced Florida Driver License as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Brian Sanchez
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RLM-2

FLOOD ZONE: X

CODE SECTION (S): _____

2410-140
RECEIVED

JAN 17 2024

**PLANNING
DEPARTMENT**

PREPARED BY & RETURN TO:

LeeAnn Chen
Crockett Law P.L.
10033 Sawgrass Drive W., Suite 125
Ponte Vedra Beach, FL 32082

File Number: 2023-203

23114854

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 17th day of November, 2023, between Martha Wright Snyder, a married woman conveying non-homestead property and as an heir at law of Josephine Shropshire Wright, hereinafter called Grantor, whose address is 3434 Blanding Blvd Unit 240, Jacksonville, FL 32210 and Capital Real Estate Collective LLC, a Wyoming Limited Liability Company, whose address is 30 N. Gould Street, Ste N, Sheridan, WY 82801, hereinafter called Grantee.

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

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

Lot 8, Pritchard - Clarsen Replat of Part of Block 201, Pablo Beach North, a subdivision according to the plat thereof recorded in Plat Book 9, Page 4, of the Public Records of Duval County, Florida.

Parcel Identification Number: 174775-0000.

SUBJECT TO taxes accruing subsequent to December 31, 2023.

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

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

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

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

The property described in this instrument is not, nor has it ever been, the constitutional homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household(s) of Grantor(s) reside thereon or have ever resided thereon.

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

Signed, sealed and delivered in our presence:

Cheryl Shearon

Witness 1 Signature

Martha Wright Snyder

Martha Wright Snyder

Cheryl Shearon

Witness 1 Printed Name

Opal M. Lynch

Witness 2 Signature

Opal M. Lynch

Witness 2 Printed Name



State of Tennessee
County of Cheatham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of November, 2023 by Martha Wright Snyder who ☒ is personally known or ☒ has produced a driver's license as identification.

[Seal]

Cheryl Shearon

Notary Public

Print Name: Cheryl Shearon

My Commission Expires: 8-22-2026

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

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

Keith E. Crockett

Witness 1 Printed Name

[Signature]
Witness 2 Signature

Joyce Keady
Witness 2 Printed Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of November, 2023 by Sarah Wright Adams who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: Keith E. Crockett
My Commission Expires: _____

Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

Keith E. Crockett

Witness 1 Printed Name

[Signature]
Witness 2 Signature

Joyce Keady
Witness 2 Printed Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of November, 2023 by Scott Adams who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: Keith E. Crockett
My Commission Expires: _____

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JAN 17 2024

PLANNING
DEPARTMENT

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24-100019

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.

MAR 18 2024

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Building was constructed in 1938, has extensive deferred maintenance, and does not conform to current code.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Property recently purchased and existing circumstances and conditions are not a result of the applicant/current owner.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	The subject will not have any special privilege and many older dwellings, on non-conforming lots, constructed prior to current building and zoning requirements require variances for redevelopment.
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	Strict application of the code would deny the owner/applicant rights commonly enjoyed by similarly constrained residential properties, with non-conforming parcels.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant worked with licensed Architect to configure the a site plan significantly improved from existing configuration and more compliant with current code.
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 purpose, goals, objectives, and policy of the comprehensive plan and no adjacent lands will be adversely impacted by proposed variance(s).

24-100019

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MAR 18 2024

OWNER'S AUTHORIZATION FOR AGENT/AFFIDAVIT OF ASSENT

PLANNING
DEPARTMENT

THIS FORM MUST BE FILLED OUT IN THE CASE THAT THE APPLICANT IS NOT THE OWNER OF THE PREMISES UNDER WHICH THE PARTICULAR APPLICATION IS BEING FILED.

Ian A. Brown is hereby authorized TO ACT ON BEHALF OF Donald Young, Mbr, Capital Real Estate Collective LLC, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Jacksonville Beach, Duval County, Florida, for an application related to a variance:

BY: Capital Real Estate Collective LLC



Signature of Owner

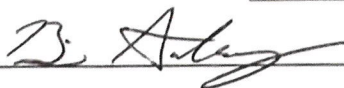
Print Name: Donald Young, Mbr

State of Florida
County of Duval

Signed and sworn before me on this 18th day of, March 2024

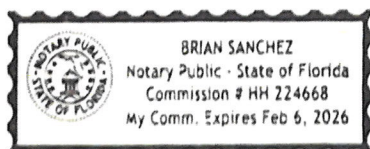
By Donald Young, Mbr, Capital Real Estate Collective LLC

Identification verified: Florida Driver License Oath Sworn Yes ☒ No



Notary Signature

My Commission expires: February 06, 2026

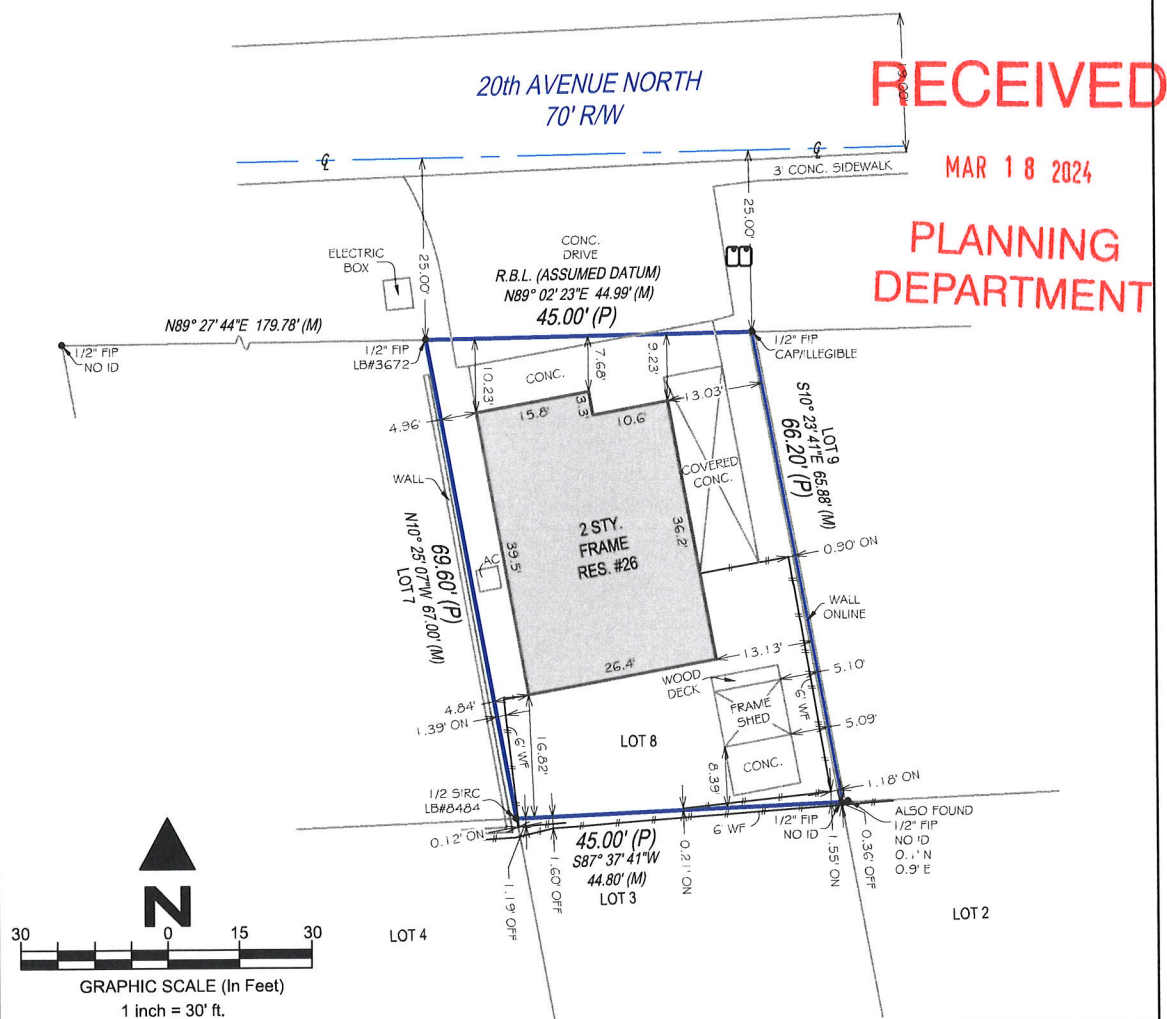


This section contains three images related to the property:

- Aerial View:** A satellite image showing the property's location within a residential neighborhood, with a red pin marking the house.
- Street View:** A photograph of the exterior of the house, a two-story structure with a gabled roof and multiple windows. A red car is parked in the driveway.
- Map:** A street map showing the intersection of the property's street and a major road, with a red pin indicating the house's location.

PROPERTY ADDRESS: 26 20th AVENUE NORTH, JACKSONVILLE BEACH, FL. 32250

BEARINGS BASED ON ASSUMED DATUM
THE PLAT HEREON CONTAINS NO BEARINGS OR
ANGLES FOR COMPARISON TO FIELD
MEASURED VALUES.



A circular professional seal for Pablo A. Alvarez, a Professional Land Surveyor in the State of Florida. The seal contains the text: "PABLO A. ALVAREZ", "LICENSE", "No. PSM #7274", "STATE OF", "FLORIDA", and "PROFESSIONAL LAND SURVEYOR". There are two stars on either side of the word "FLORIDA". A handwritten signature is written across the bottom of the seal.

SURVEYOR'S CERTIFICATION
REPRODUCTIONS OF THIS SKETCH ARE NOT
VALID UNLESS SEALED WITH FLORIDA PSM
EMBOSSED SEAL. THIS SKETCH OF SURVEY
OR PLAN DEPICTED HEREON CONFORMS TO
THE STANDARDS OF PRACTICE SET FORTH
BY THE FLORIDA BOARD OF SURVEYORS
AND MAPPERS IN ACCORDANCE WITH
CHAPTER 5J-17.050-17.053, PURSUANT TO
CHAPTER 472, FLORIDA STATUTES, AND WAS
DONE UNDER MY DIRECT SUPERVISION.

POINTS OF INTEREST:

DATE SIGNED: 11/14/2023
FIELD WORK DATE: 11/14/2023
REVISION DATE(S):
SURVEY NUMBER: 111023.06

CERTIFIED TO:
CAPITAL REAL ESTATE COLLECTIVE LLC
CROCKETT LAW P.L.
OLD REPUBLIC



RIVER CITY SURVEYING & MAPPING
LB#8484
904.675.9300 & 904.675.9301
F. 904-998-9736
220 FINANCIAL WAY | JACKSONVILLE,
FL 32256

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

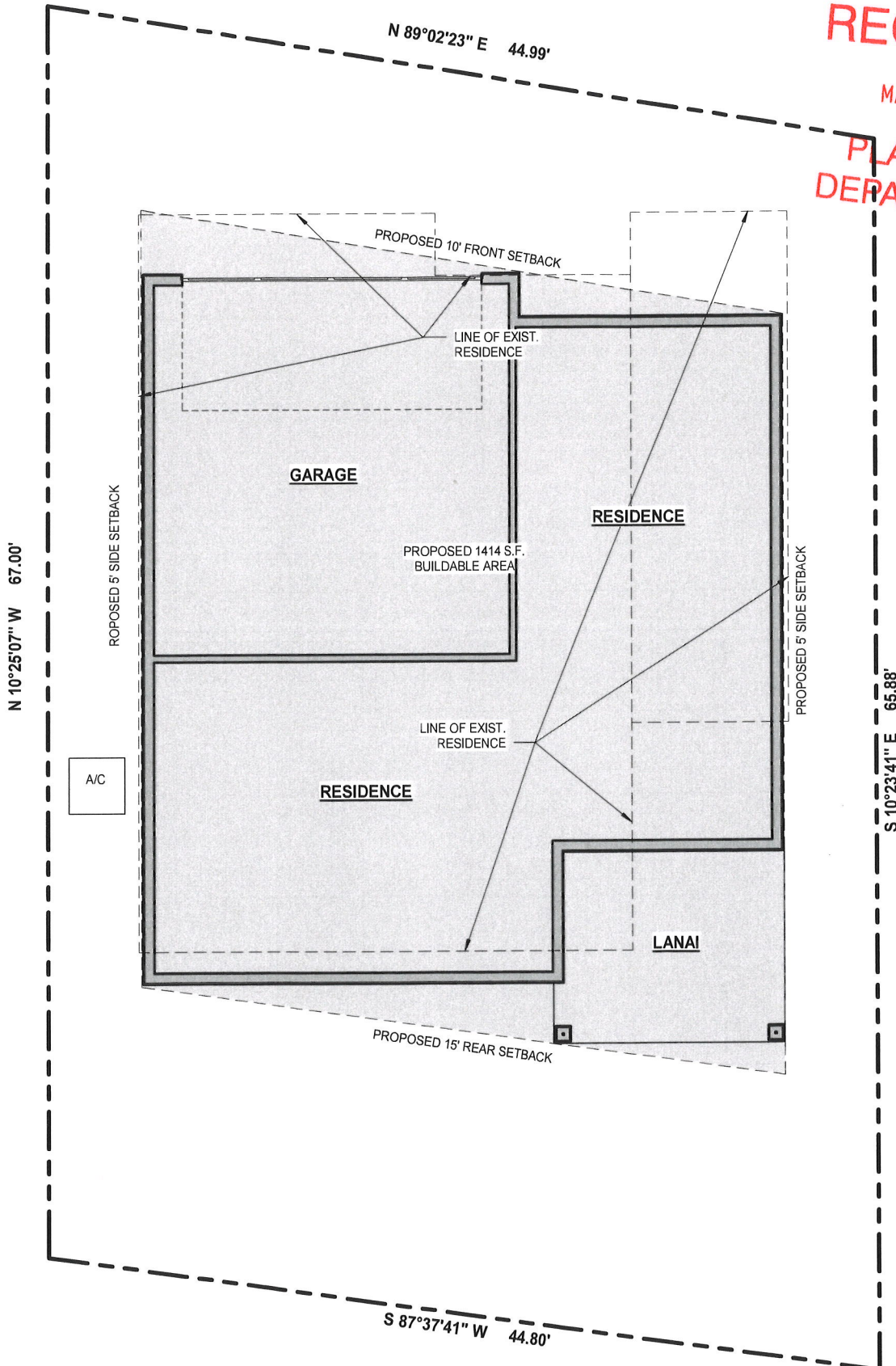
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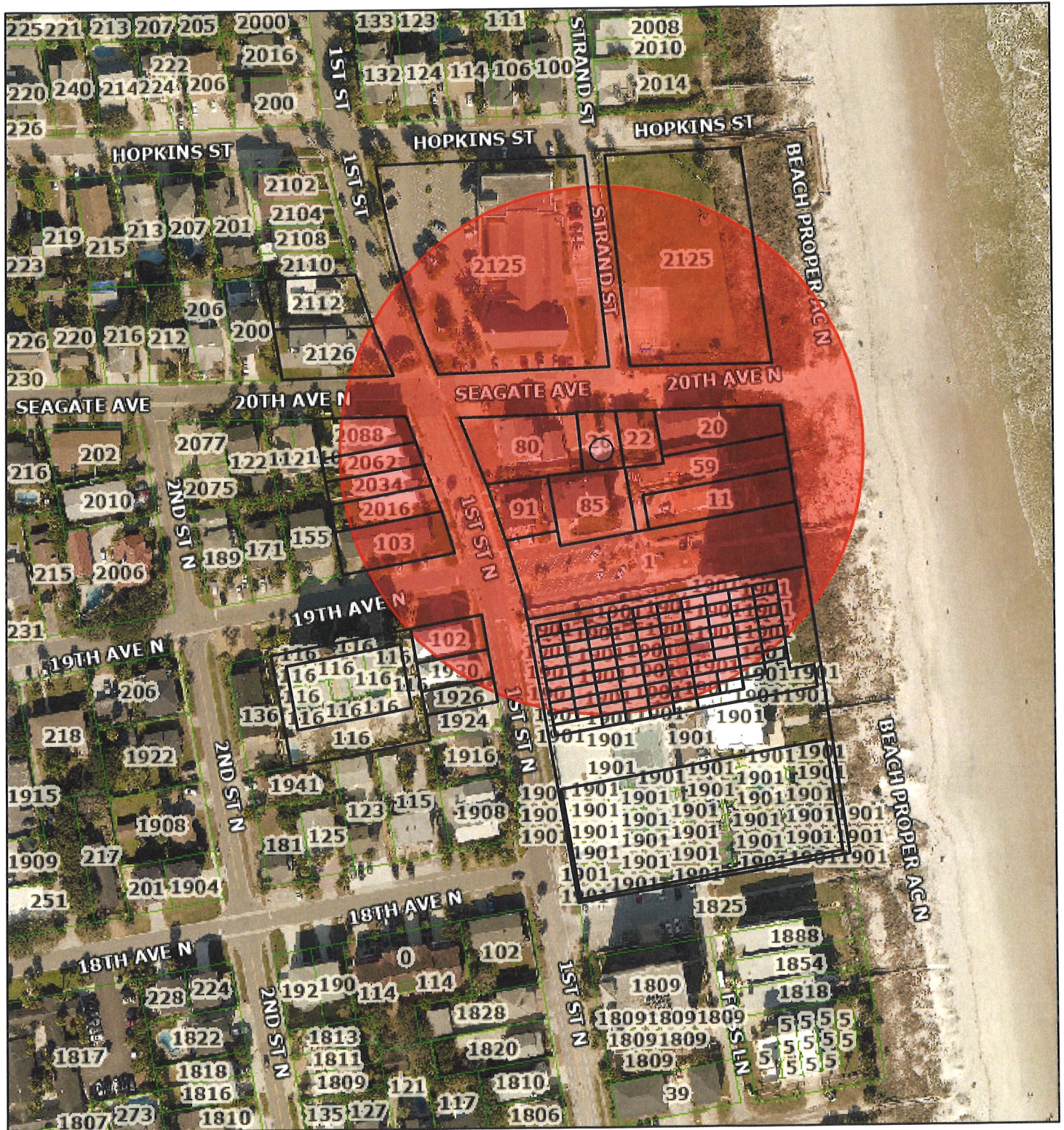
CONCRETE DRIVE

RECEIVED

MAR 18 2024

PLANNING
DEPARTMENT





April 15, 2024

 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	04/18/2024
SUBJECT:	BOA #24-100020 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 21, 2024 Board of Adjustment Meeting.

BOA #24-100020

ZONING: RS-2
RE NO.: 174402-0000
LEGAL: Lot 8, Block 89, Replat of Part of, *Pablo Beach North*
ADDRESS: 813 7th Avenue North

REQUEST:

Section(s): 34-337(e)(1)(c)(2) for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, and 34-337(e)(1)(e), for 40% lot coverage in lieu of 35% maximum, for a two-story addition in the rear of property to an existing single-family dwelling

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1913) located in the Medium Density Residential future land use category. The property is currently in Residential single-family: RS-2 zoning district. The lot is 50 feet in width, and 125 feet in depth, with an overall lot area of 6,250 square feet. The subject home was constructed in 1977, prior to the current LDC. The lot currently has an existing one-story single-family dwelling, concrete driveway, covered concrete carport, and wood deck. The subject parcel is nonconforming in width and total lot area. In the RS-2 zoning district, the conforming width is 75 feet and the conforming lot size is 7,500 square feet. The subject property is only 6,250 square feet. The applicant is asking for a variance for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, and for 40% lot coverage in lieu of 35% maximum, for a two-story addition to the rear of the property. Other properties in this area have been granted similar variances to increase lot coverage to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1977 as a one-story single-family dwelling. The subject property is substandard in width and total lot area. It measures 50 feet in width rather than the 75 feet minimum requirement in the RS-2 zoning district and is also non conforming in size at 6,250 square feet. The applicant is proposing to add a second story addition to the rear of the home to accommodate

more space for expanding the family. Due to the substandard size of the lot, any structure on the property will increase lot coverage and encroach on setbacks. Allowing for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum and for 40% lot coverage in lieu of 35% maximum is the minimum variance needed for the reasonable use of the parcel of land. The new additions will increase lot coverage by 2.89%. The applicant will only cover 37.8% of the lot and is asking for 40% to accommodate future additions such as a shed. The new addition will not exceed 40% coverage. Other properties in this area have been granted similar variances to increase lot coverage to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

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

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

Staff does not find that circumstances are a result of the applicant. The lot is a nonconforming lot of record platted in 1913 and the applicant purchased the property with these nonconforming conditions.

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

Staff finds that the proposed variance **will not** confer special privileges. The request for 40% lot coverage in lieu of 35% maximum and for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum 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 addition. The minimum variance needed to accomplish the proposed additions is to allow for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum and for a 40% lot coverage in lieu of 35% maximum.

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

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

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100020**

ATTACHMENTS:

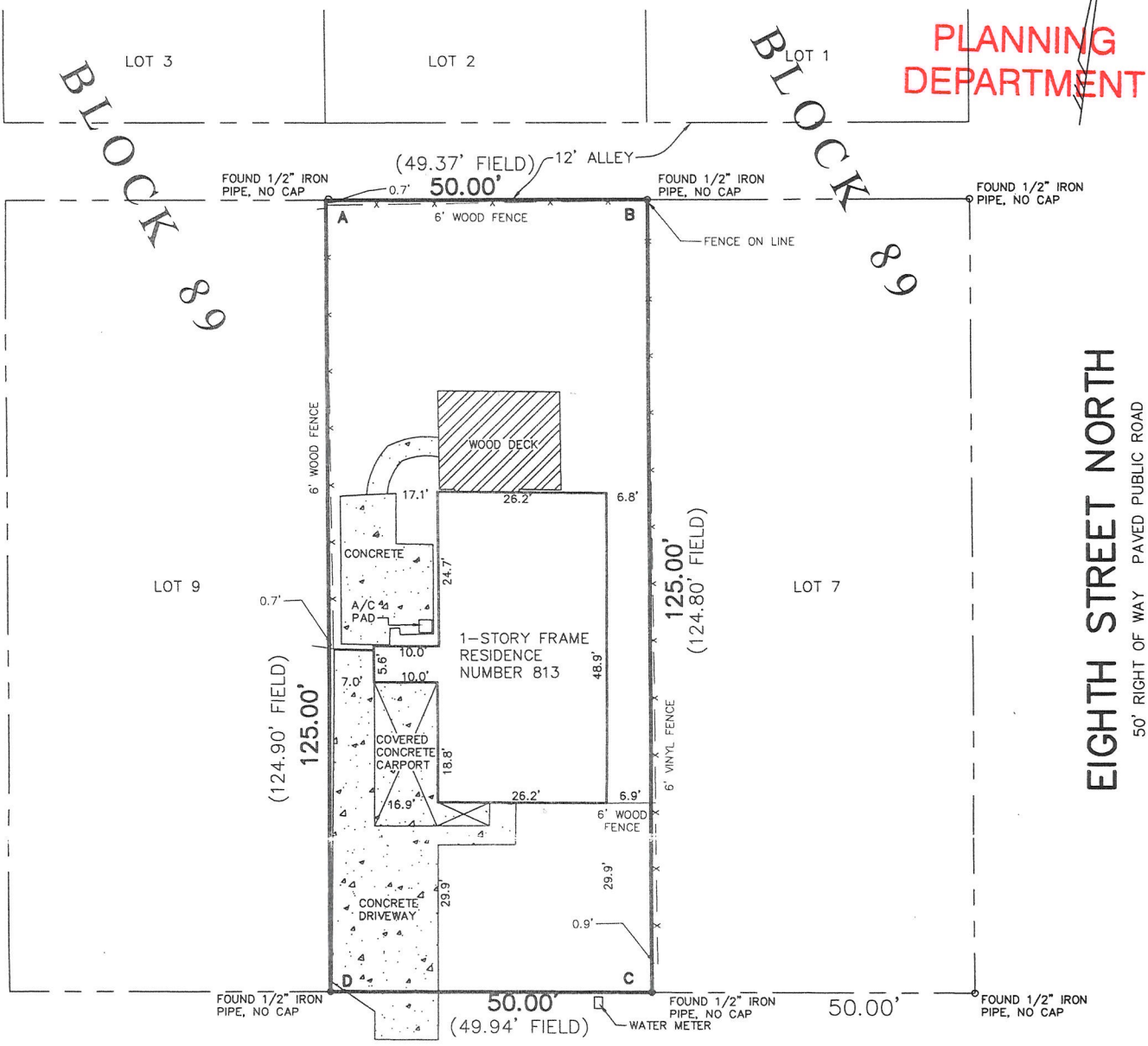
1. 24-100020pics
2. 24-100020

24-100020

MAP SHOWING SURVEY OF

LOT 8, BLOCK 89, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF THE NORTHERN PORTION OF PABLO BEACH AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

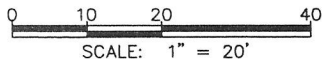
RECEIVED
MAR 28 2024
PLANNING
DEPARTMENT



SEVENTH AVENUE NORTH
(FORMERLY HERNANDO AVENUE)

80' RIGHT OF WAY PAVED PUBLIC ROAD

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NO BUILDING RESTRICTION LINES AS PER PLAT.
 3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 89°56'50"
B = 90°18'52"
C = 89°47'42"
D = 89°56'36"
 4. NORTH PROTRACTED FROM PLAT.



THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF CHRISTOPHER MERRITT DELL; JP MORGAN CHASE BANK, N.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BRILEY & DEAL, LLC

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

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

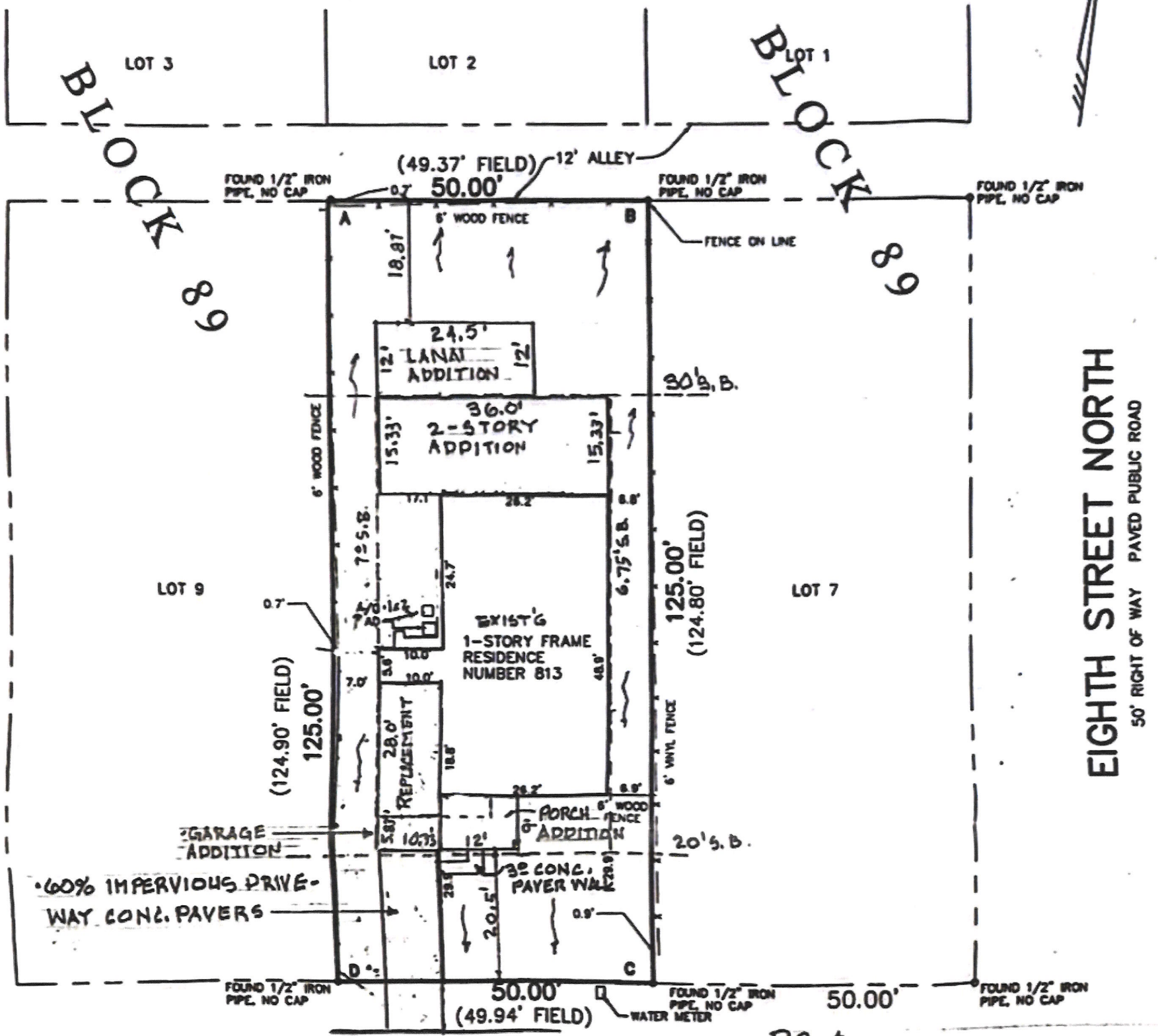
CHECKED BY: _____
DRAWN BY: AC
FILE: 2018-483

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

DATE: APRIL 4, 2018
SHEET 1 OF 1

MAP SHOWING SURVEY OF

LOT 8, BLOCK 89, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF THE NORTHERN PORTION OF PABLO BEACH AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SEVENTH AVENUE NORTH (FORMERLY HERNANDO AVENUE)
LOT SIZE 6,250 S.F.
80' RIGHT OF WAY PAVED PUBLIC ROAD

RS-2 ZONING

LOT COVERAGE ANALYSIS:	
TOTAL UNDER ROOF COVERAGE	2,575 S.F.
TOTAL IMPERVIOUS COVERAGE	204 S.F.
TOTAL LOT COVERAGE	2,779 S.F.
$2,779 \text{ S.F.} \div 6,250 \text{ S.F.} = 44.4\% \text{ COVERAGE}$	

PROPOSED PROJECT SITE PLAN

DELL RESIDENCE
813 SEVENTH AVE. NORTH
JACKSONVILLE BEACH, FLA.

SCALE: 1" = 20'

REVISION
APRIL 11, 2024

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF CHRISTOPHER MERRITT DELL; JP MORGAN CHASE BANK, N.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BRILEY & DEAL, LLC

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FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
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CHECKED BY: _____
DRAWN BY: AC
FILE: 2018-483

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

DATE: APRIL 4, 2018
SHEET 1 OF 1

LOT COVERAGE ANALYSIS:

• TOTAL UNDER ROOF COVERAGE	2,196 S.F.
• TOTAL IMPERVIOUS	169 S.F.
• TOTAL COVERAGE	2,365 S.F.
• LOT SIZE	6,250 S.F.
• 2,365 S.F. ÷ 6,250 S.F. = 37.8% COVERAGE	

SQUARE FOOTAGE INFORMATION:	EXIST'G	ADDITIONS
• CONDITION SPACE FIRST FLOOR SQ. FT.	1269 S.F.	555 S.F.
• CONDITION SPACE SECOND FLOOR SQ. FT.	—	753 S.F.
• UNCONDITIONED SPACE SQ. FT. (GARAGE)	2809 S.F.	609 S.F.
• UNENCLOSED SPACE (PORCHES) SQ. FT.	—	—
• IMPERVIOUS AREA SQ. FT.	—	169 S.F.
• LOT AREA (EXCLUDING WETLANDS & BODIES OF WATER) SQ. FT.	6,250 S.F.	—

STRUCTURE HEIGHT AND # OF STORIES:

• APPROXIMATE HEIGHT OF HIGHEST POINT OF ROOF ABOVE FINISHED FLOOR	22'-8"
• NUMBER OF STORIES - ADDITION	Two

TYPE OF CONSTRUCTION:

- TYPE V (UNPROTECTED, UNSPRINKLERED)

MATERIAL INFORMATION: FLORIDA PRODUCT APPROVAL CERTIFICATION TO FOLLOW BY CONTRACTOR

ROOFING (MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS)

- ROOF UNDERLAYMENT - ASTM 4869 TYPE 1
- ROOF FLASHING (DIP, RAKE, CAP, VALLEY) - 28 GAUGE
- ROOF SHINGLES - ASTM D3492 & ASTM D3181 TYPE I WIND RESISTANCE MODIFIED TO 110 MPH ASTM E 108 CLASS-A FIRE RESISTANCE RATING
- SHINGLE NAILING - (4 NAILS PER SHINGLE) PER MANUFACTURER'S SPECIFICATIONS
- WINDOWS AND DOORS (SEE ATTACHED ENGINEERING AND/OR MASTERED ENGINEERING)
- WINDOWS SINGLE HUNG - VINYL, INSULATED (130 MPH MIN.)
- WINDOWS FIXED GLASS - VINYL, INSULATED (130 MPH MIN.)
- WINDOWS HORIZONTAL SLIDING - VINYL, INSULATED (130 MPH)
- SLIDING GLASS DOORS
- GLASS BLOCK WINDOWS
- EXTERIOR DOORS - FIBERGLASS, STEEL (130 MPH)
- GARAGE DOOR - FIBERGLASS, 130 MPH MIN.
- SELF FLASHING WINDOWS PER FRC. SECT. R. 703.8(1)

WIND ZONE INFORMATION

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE AND MEETS THE REQUIREMENTS OF SECTION ____ OF THE 2020 EDITION OF THE FLORIDA BUILDING CODE, F.B.C.-R 2020

THIS BUILDING IS ~~NOT~~ LOCATED IN THE WIND BORNE DEBRIS REGION

- BUILDING IS ENCLOSED ✓
- BASIC WIND SPEED (MPH - 3 SECOND GUSTS) 130 MPH
- RISK CATEGORY II
- BUILDING CATEGORY "B"
- WIND EXPOSURE CATEGORY SEE STRUCTURAL
- INTERNAL PRESSURE COEFFICIENT

METHOD FOR MEETING WIND BORNE DEBRIS PROTECTION:

DESIGN WIND PRESSURE (PSF) USED TO DESIGN COMPONENT & CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THE REGISTERED DESIGN PROFESSIONAL

SEE STRUCTURAL ENGINEERING SHEETS FOR COMPONENTS AND CLADDING (END ZONE AND INTERIOR ZONE) INFORMATION

TABLE 301.2.1.2 WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS				
	FASTENER SPACING (in.) ^{1,2}			
	Panel Span 2 ft.	2 ft. < Panel Span < 4 ft.	4 ft. < Panel Span < 6 ft.	6 ft. < Panel Span < 8 ft.
2 1/2" #8 Wood Screw ³	16	16	12	9
2 1/2" #8 Wood Screw ³	16	16	16	12
Double-Headed Nails ⁴	12	6	4	3

SI: 1 inch = 25.4 mm 1 foot = 305 mm

Notes:

This table is based on maximum wind speed of 130 mph (58 m/s) and mean roof height of 33 feet (10m) or less.

Fasteners shall be installed at opposing ends of the wood structural panel.

Where screws are attached to masonry/stucco, they shall be attached using vibration-resistant anchors having a minimum withdrawal capacity of 400 lb (2180 kN).

Nails shall be 10d common or 12d box double headed nails

Exceed 130 mph (58 m/s).

INDEX OF DRAWINGS SHEETS

ARCHITECTURAL SHEETS

1. COVER SHEET, INDEX
2. ELEVATIONS
3. AS-BUILT/DEMOLITION PLAN & REAR ELEVATION
4. FIRST & SECOND FLOOR PLAN
5. _____
6. _____
7. _____
8. _____

STRUCTURAL SHEETS BY OTHERS

- S-1 _____
- S-2 _____
- S-3 _____
- S-4 _____

SITE PLAN

S.P. 1 OF 1 SEE ATTACHED

OCCUPANCY R-3 F.B.C. / 2020

TYPE OF CONSTRUCTION

- ☒ TYPE V-B UNPROTECTED
- ☐ TYPE V-A SPRINKLED FIRE PROTECTION
- ☐ TYPE V-A ONE HOUR FIRE PROTECTION

ZONING DISTRICT

- ☐ RS-1
- ☒ RS-2
- ☐ RS-3
- ☐ OTHER _____

ATTACHMENTS (PER BUILDER)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

APPLICABLE CODES:

- CURRENT 2020 F.B.C. EDITION.
- NBC 2020
- 2020 CURRENT EDITION FIRE CODE
- CURRENT JACKSONVILLE BEACH LAND DEVELOPMENT CODE

REVISIONS	BY

Construction from these plans should not be undertaken without the assistance of a construction professional. The builder shall be responsible for obtaining all necessary permits and for compliance with applicable building codes prior to commencement of construction. Any discrepancy or error in notes, dimensions or references to other drawings shall be the responsibility of the designer. Any revisions or changes, not related to the correction of error, shall be the responsibility of the designer. All drawings shall be submitted for review and approval by the local building department prior to construction. Plans that have been prepared and approved by a registered professional shall be subject to additional fees.

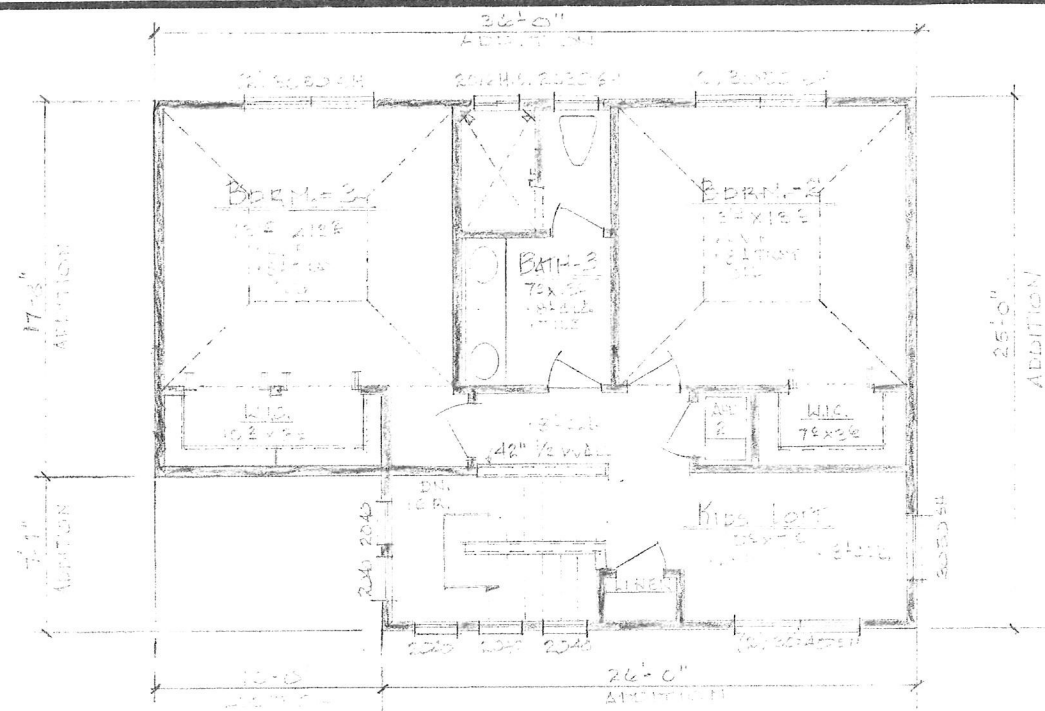
MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

ADDITIONS & RENOVATIONS
DELL RESIDENCE
813 SEVENTH AVE. N.
JACKSONVILLE BEACH, FLA.

RHR
Designs
Inc.
3456 Thalia Road
Jacksonville, FL 32209
904.558.8373
RHRDESIGNS@gmail.com

DRAWN
RHR
CHECKED
DATE
JAN. 7, 2024
SCALE
N.A.
JOB NO.
24-2944-A1P
SHEET
A-1

OF SHEETS

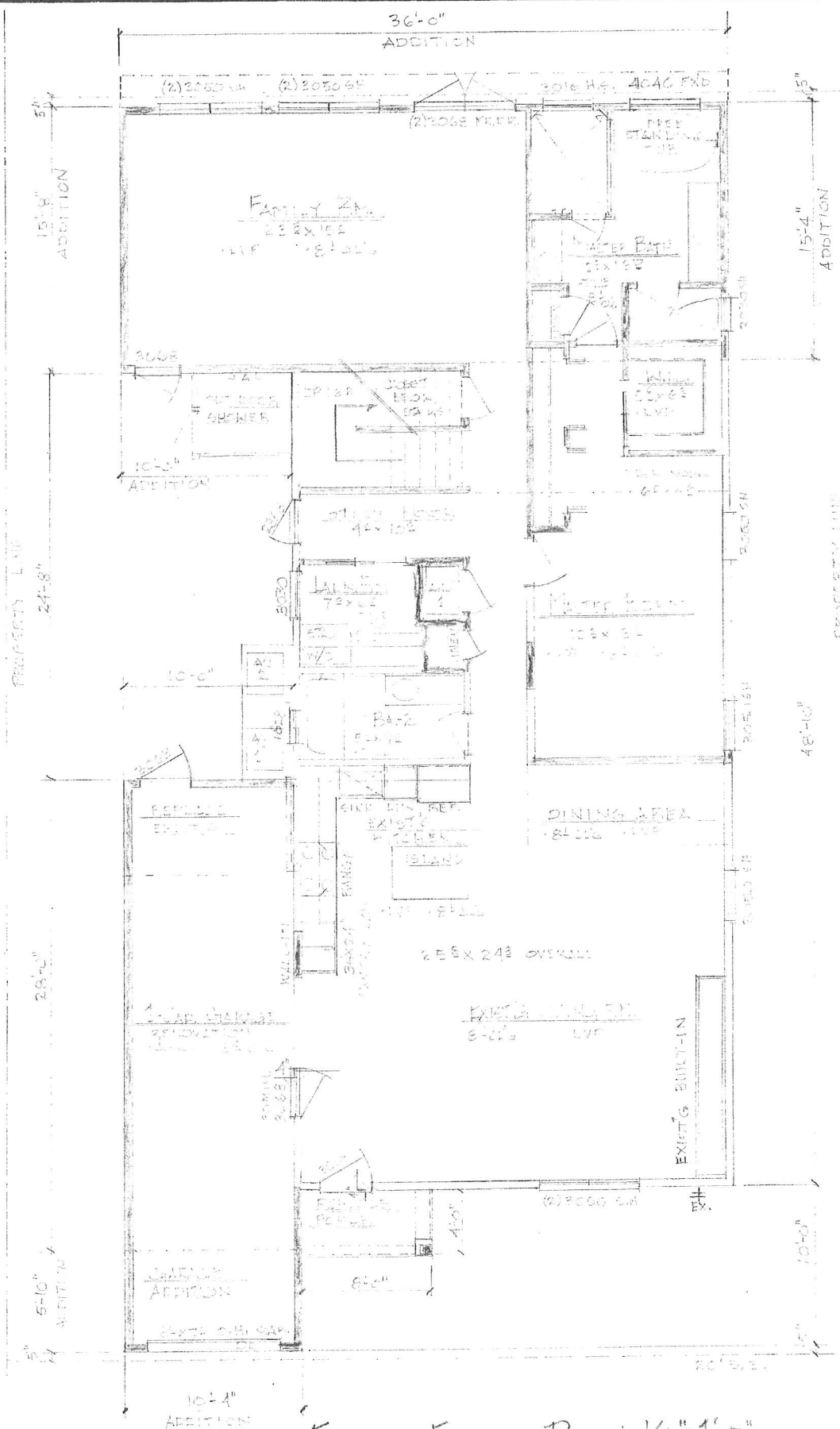


AREA TABLE (S.F.)

1st FLOOR CONDITIONED ADDITION	555 S.F.
2nd FLOOR CONDITIONED ADDITION	753 S.F.
TOTAL CONDITIONED ADDITIONS	1,308 S.F.
GARAGE ADDITION	60 S.F.
TOTAL ADDITIONS	1,368 S.F.
EXIST'G & NEW RENOVATIONS	1,269 S.F.
GARAGE RENOVATIONS	220 S.F.
FRONT PORCH RENOVATIONS	32 S.F.
TOTAL PROJECT	2,949 S.F.

SECOND FLOOR PLAN 1/4"=1'-0"

PLAN NOTES & LEGEND:
 1. SHADED WALLS INDICATES NEW CONSTRUCTION.



FIRST FLOOR PLAN 1/4"=1'-0"

REVISIONS	BY

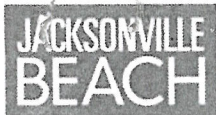
Construction from these plans should not be undertaken without the assistance of a construction professional. The professional shall be responsible to review and verify all notes, dimensions and references to applicable building codes prior to commencement of construction. Any discrepancy or error in notes, dimensions or references to applicable building codes shall be the responsibility of the design professional. Any revisions or changes not noted in the correction of error that are made after the plans have been completed shall be subject to additional fees.



ADDITIONS & RENOVATIONS
DELL RESIDENCE
 813 SEVENTH AVE. N.
 JACKSONVILLE BEACH, FLA.

RHR Designs Inc.
 3455 Thule Road
 Jacksonville, FL 32250
 Business: (904) 886-8373
 RHRDESIGNS@gmail.com

DRAWN RHR	CHECKED
DATE JAN. 3, 2024	SCALE 1/4"=1'-0"
SHEET NO. 24-2020-A1R	SHEET A-4



APPLICATION FOR VARIANCE

BOA No. 24/00020
HEARING DATE 5/21/24

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.

RECEIVED

MAR 28 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: christopher & Mary Dell Telephone: 267-229-4117
Mailing Address: 813 7th Ave N E-Mail: marybethdell@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Christopher Dell, Mary S. Dell Telephone: 978-771-3501
Mailing Address: 813 7th Ave N E-Mail: chrismdell@outlook.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: 813 7th Ave N. 174402-0000
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
lot coverage of 40%. Our addition/renovation according to attached plans brings us to 37.8% lot coverage, but asking for 40% allowance in event we add small shed (detached) to backyard.

AFFIDAVIT

I, MARY S. DELL, 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.

MARY S. DELL
APPLICANT SIGNATURE

MARY S. DELL
PRINT APPLICANT NAME

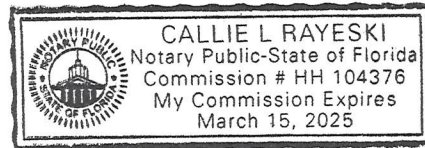
03/27/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of march, 2024, by Mary Dell, who is personally known to me or produced drivers license as identification.

NOTARY PUBLIC SIGNATURE

Callie Rayeski-Bowling
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S): _____

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 28 2024

PLANNING DEPARTMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Y	we have an undersized lot; standard lot size is 75 and ours is 50
Special circumstances and conditions do not result from the actions of the applicant.	Y	we have an undersized lot standard lot size is 75 and ours is 50
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.	Y	we have an undersized lot standard lot size is 75 and ours is 50
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.	Y	we have an undersized lot standard lot size is 75 and ours is 50
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	we have an undersized lot standard lot size is 75 and ours is 50
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.	Y	we have an undersized lot standard lot size is 75 and ours is 50

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
2215 Third Street, South, Suite 101
Jacksonville Beach, Florida 32250
File No. 18-0049

RECEIVED

MAR 28 2024

PLANNING
DEPARTMENT

24-100020

RECORDED ELECTRONICALLY	
2018086 BS	County Duval
Date 4/13/18	Time 9:47am
simplifile www.simplifile.com 888.860.5657	

OR Book 18349 page 500

General Warranty Deed

Made this 12th day of April, 2018, by **H & H Seaside Development, L.L.C.**, a Florida limited liability company, hereinafter called the grantor, to **Christopher Merritt Dell, Mary Elizabeth Summerall and Jay Patrick Summerall**, as joint tenants with rights of survivorship, whose post office address is: 39 Little Bay Harbor Drive, Ponte Vedra Beach, Florida 32082, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$345,500.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida**, viz:

Lot 8, Block 89, Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach, according to plat thereof recorded in Plat Book 5, page 66, of the current public records of Duval County, Florida.

Parcel ID Number: 174402-0000

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

Subject To taxes subsequent to December 31, 2018, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

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

24100-20

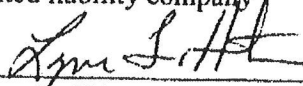
of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

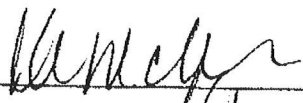

Witness Printed Name D. Randall Hileman

H & H Seaside Development, L.L.C., a Florida
limited liability company

By:  (Seal)

Lynn L. Hileman, Manager

Address: 1713 Penman Road
Jacksonville Beach, Florida 32250


Witness Printed Name _____

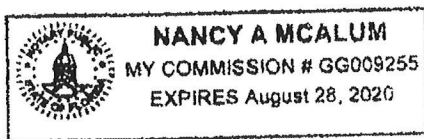
State of Florida
County of Duval

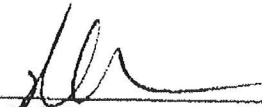
RECEIVED

MAR 28 2024

PLANNING
DEPARTMENT

The foregoing instrument was acknowledged before me this 12th day of April, 2018, by Lynn L. Hileman, as Manager of H & H Seaside Development, L.L.C., a Florida limited liability company, who produced a driver's license as identification.



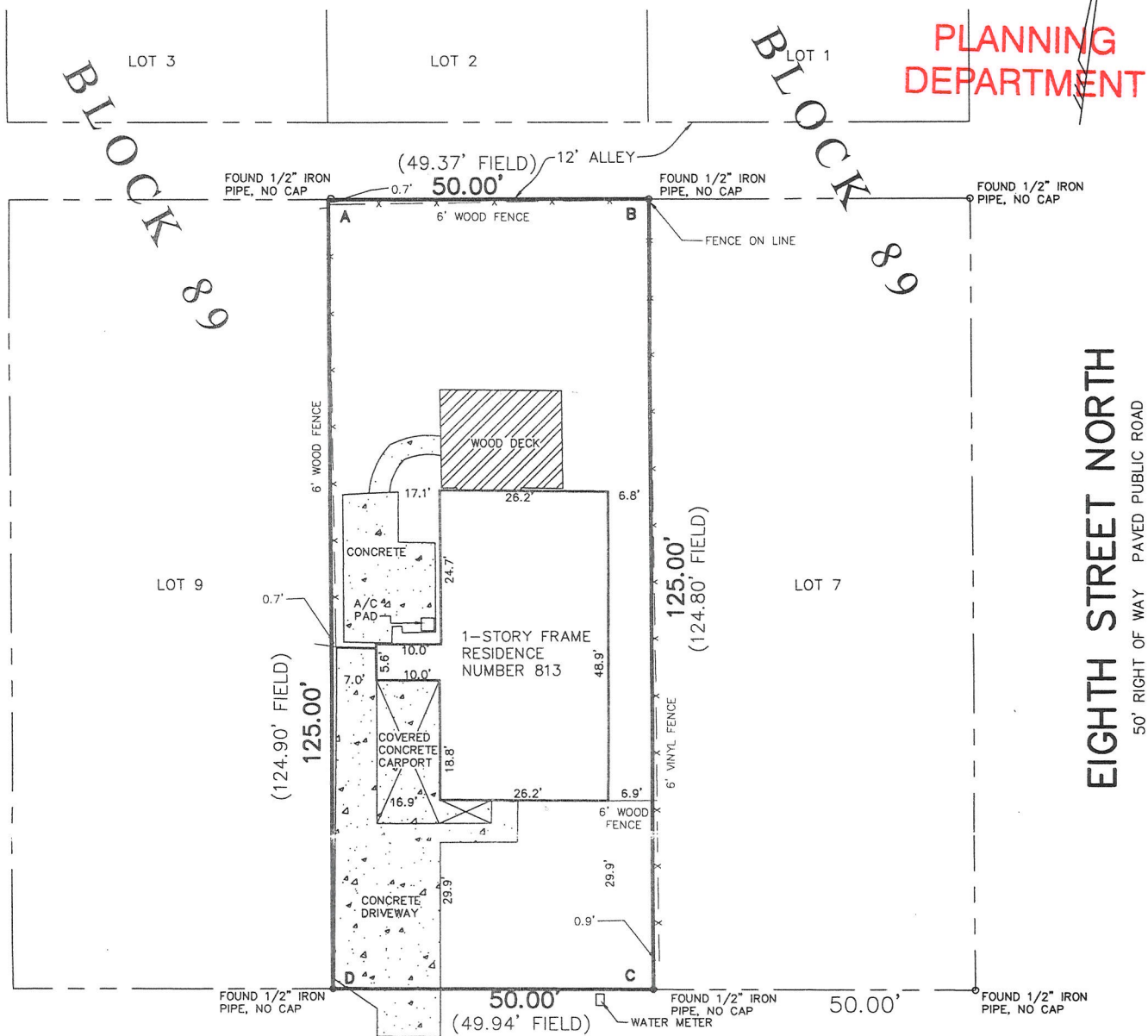

Notary Public

24-100020

MAP SHOWING SURVEY OF

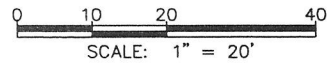
LOT 8, BLOCK 89, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF THE NORTHERN PORTION OF PABLO BEACH AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
MAR 28 2024
PLANNING
DEPARTMENT



SEVENTH AVENUE NORTH
(FORMERLY HERNANDO AVENUE)
80' RIGHT OF WAY PAVED PUBLIC ROAD

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NO BUILDING RESTRICTION LINES AS PER PLAT.
 3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 89°56'50"
B = 90°18'52"
C = 89°47'42"
D = 89°56'36"
 4. NORTH PROTRACTED FROM PLAT.



THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF CHRISTOPHER MERRITT DELL; JP MORGAN CHASE BANK, N.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BRILEY & DEAL, LLC

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

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

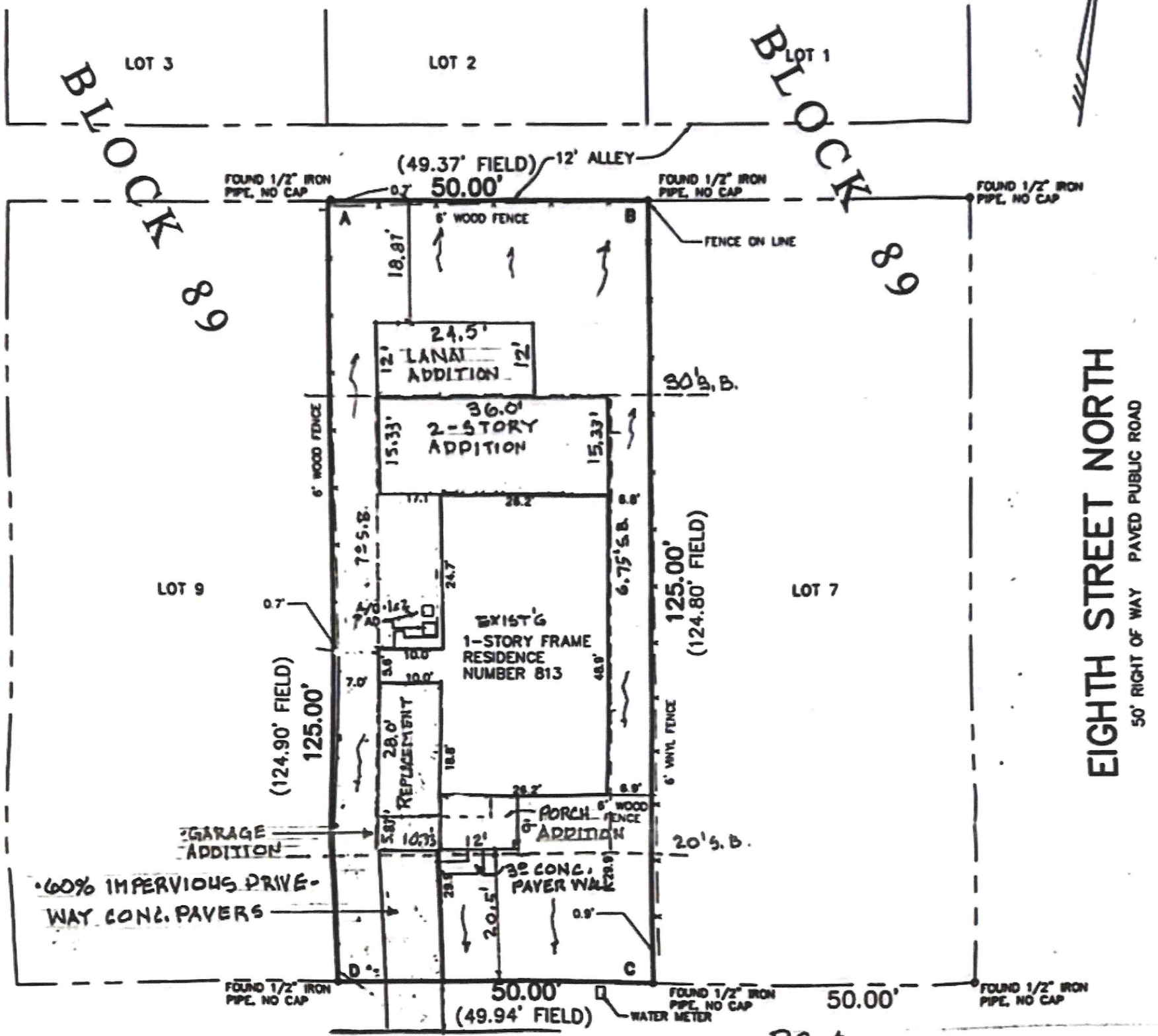
CHECKED BY: _____
DRAWN BY: AC
FILE: 2018-483

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

DATE: APRIL 4, 2018
SHEET 1 OF 1

MAP SHOWING SURVEY OF

LOT 8, BLOCK 89, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF THE NORTHERN PORTION OF PABLO BEACH AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SEVENTH AVENUE NORTH

(FORMERLY HERNANDO AVENUE)

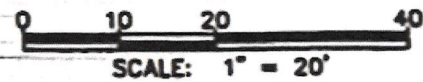
80' RIGHT OF WAY PAVED PUBLIC ROAD

LOT COVERAGE ANALYSIS:

TOTAL UNDER ROOF COVERAGE	2,575 S.F.
TOTAL IMPERVIOUS COVERAGE	204 S.F.
TOTAL LOT COVERAGE	2,779 S.F.
$2,779 \text{ S.F.} \div 6,250 \text{ S.F.} = 44.4\% \text{ COVERAGE}$	

PROPOSED PROJECT SITE PLAN

DELL RESIDENCE
813 SEVENTH AVE. NORTH
JACKSONVILLE BEACH, FLA.



REVISION
APRIL 11, 2024

- NOTES:
- THIS IS A BOUNDARY SURVEY.
 - NO BUILDING RESTRICTION LINES AS PER PLAT.
 - INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 89°56'50"
B = 90°18'52"
C = 89°47'42"
D = 89°56'36"
 - NORTH PROTRACTED FROM PLAT.

RHB DESIGNS INC.
S.P. 1 of 1

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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CHECKED BY: _____
DRAWN BY: AC
FILE: 2018-483

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

DATE: APRIL 4, 2018
SHEET 1 OF 1

LOT COVERAGE ANALYSIS:

• TOTAL UNDER ROOF COVERAGE 2,196 S.F.
• TOTAL IMPERVIOUS 169 S.F.
• TOTAL COVERAGE 2,365 S.F.
• LOT SIZE 6,250 S.F.
• 2,365 S.F. ÷ 6,250 S.F. = 37.8% COVERAGE

SQUARE FOOTAGE INFORMATION:	EXIST'G	ADDITIONS
• CONDITION SPACE FIRST FLOOR SQ. FT.	1269 S.F.	555 S.F.
• CONDITION SPACE SECOND FLOOR SQ. FT.	—	753 S.F.
• UNCONDITIONED SPACE SQ. FT. (GARAGE)	2809 S.F.	609 S.F.
• UNENCLOSED SPACE (PORCHES) SQ. FT.	—	—
• IMPERVIOUS AREA SQ. FT.	—	169 S.F.
• LOT AREA (EXCLUDING WETLANDS & BODIES OF WATER) SQ. FT.	6,250 S.F.	—

STRUCTURE HEIGHT AND # OF STORIES:

• APPROXIMATE HEIGHT OF HIGHEST POINT OF ROOF ABOVE FINISHED FLOOR 22'-8"
• NUMBER OF STORIES - ADDITION TWO

TYPE OF CONSTRUCTION:

• TYPE V (UNPROTECTED, UNSPRINKLERED)

MATERIAL INFORMATION: FLORIDA PRODUCT APPROVAL CERTIFICATION TO FOLLOW BY CONTRACTOR

ROOFING (MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS)

- ROOF UNDERLAYMENT - ASTM 4869 TYPE 1
- ROOF FLASHING (DIP, RAKE, CAP, VALLEY) - 28 GAUGE
- ROOF SHINGLES - ASTM D3492 & ASTM D3181 TYPE I WIND RESISTANCE MODIFIED TO 110 MPH ASTM E 108 CLASS-A FIRE RESISTANCE RATING
- SHINGLE NAILING - (4 NAILS PER SHINGLE) PER MANUFACTURER'S SPECIFICATIONS
- WINDOWS AND DOORS (SEE ATTACHED ENGINEERING AND/OR MASTERED ENGINEERING)
- WINDOWS SINGLE HUNG - VINYL, INSULATED (130 MPH MIN.)
- WINDOWS FIXED GLASS - VINYL, INSULATED (130 MPH MIN.)
- WINDOWS HORIZONTAL SLIDING - VINYL, INSULATED (130 MPH)
- SLIDING GLASS DOORS
- GLASS BLOCK WINDOWS
- EXTERIOR DOORS - FIBERGLASS, STEEL (130 MPH)
- GARAGE DOOR - FIBERGLASS, 130 MPH MIN.
- SELF FLASHING WINDOWS PER FRC. SECT. R. 703.8(1)

WIND ZONE INFORMATION

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE AND MEETS THE REQUIREMENTS OF SECTION 1609 OF THE 2020 EDITION OF THE FLORIDA BUILDING CODE, F.B.C.-R 2020

THIS BUILDING IS ~~NOT~~ LOCATED IN THE WIND BORNE DEBRIS REGION

- BUILDING IS ENCLOSED ✓
- BASIC WIND SPEED (MPH - 3 SECOND GUSTS) 130 MPH
- RISK CATEGORY II
- BUILDING CATEGORY B
- WIND EXPOSURE CATEGORY B
- INTERNAL PRESSURE COEFFICIENT SEE STRUCTURAL

METHOD FOR MEETING WIND BORNE DEBRIS PROTECTION:

DESIGN WIND PRESSURE (PSF) USED TO DESIGN COMPONENT & CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THE REGISTERED DESIGN PROFESSIONAL

SEE STRUCTURAL ENGINEERING SHEETS FOR COMPONENTS AND CLADDING (END ZONE AND INTERIOR ZONE) INFORMATION

TABLE 301.2.1.2 WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS				
	FASTENER SPACING (in.) ^{1,2}			
	Panel Span 2 ft.	2 ft. < Panel Span < 4 ft.	4 ft. < Panel Span < 6 ft.	6 ft. < Panel Span < 8 ft.
2 1/2" #8 Wood Screw ³	16	16	12	9
2 1/2" #8 Wood Screw ³	16	16	16	12
Double-Headed Nails ⁴	12	6	4	3

SI: 1 inch = 25.4 mm 1 foot = 305 mm

Notes:

This table is based on maximum wind speed of 130 mph (58 m/s) and mean roof height of 33 feet (10m) or less.

Fasteners shall be installed at opposing ends of the wood structural panel.

Where screws are attached to masonry/stucco, they shall be attached using vibration-resistant anchors having a minimum withdrawal capacity of 400 lb (2180 kN).

Nails shall be 10d common or 12d box double headed nails

Exceed 130 mph (58 m/s).

INDEX OF DRAWINGS SHEETS

ARCHITECTURAL SHEETS

1. COVER SHEET, INDEX
2. ELEVATIONS
3. AS-BUILT/DEMOLITION PLAN & REAR ELEVATION
4. FIRST & SECOND FLOOR PLAN
5. _____
6. _____
7. _____
8. _____

STRUCTURAL SHEETS BY OTHERS

- S-1 _____
- S-2 _____
- S-3 _____
- S-4 _____

SITE PLAN

S.P. 1 OF 1 SEE ATTACHED

OCCUPANCY R-3 F.B.C. / 2020

TYPE OF CONSTRUCTION

- ☒ TYPE V-B UNPROTECTED
- ☐ TYPE V-A SPRINKLED FIRE PROTECTION
- ☐ TYPE V-A ONE HOUR FIRE PROTECTION

ZONING DISTRICT

- ☐ RS-1
- ☒ RS-2
- ☐ RS-3
- ☐ OTHER _____

ATTACHMENTS (PER BUILDER)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

APPLICABLE CODES:

- CURRENT 2020 F.B.C. EDITION.
- NBC 2020
- 2020 CURRENT EDITION FIRE CODE
- CURRENT JACKSONVILLE BEACH LAND DEVELOPMENT CODE

REVISIONS	BY

Construction from these plans should not be undertaken without the assistance of a construction professional. The builder shall be responsible for obtaining all necessary permits and for compliance with applicable building codes prior to commencement of construction. Any discrepancy or error in notes, dimensions or reference to other drawings shall be the responsibility of the designer. Any revisions or changes, not related to the correction of error, shall be the responsibility of the designer. All drawings shall be submitted for review and approval by the local authority having jurisdiction. Plans that have been computed shall be subject to additional fees.

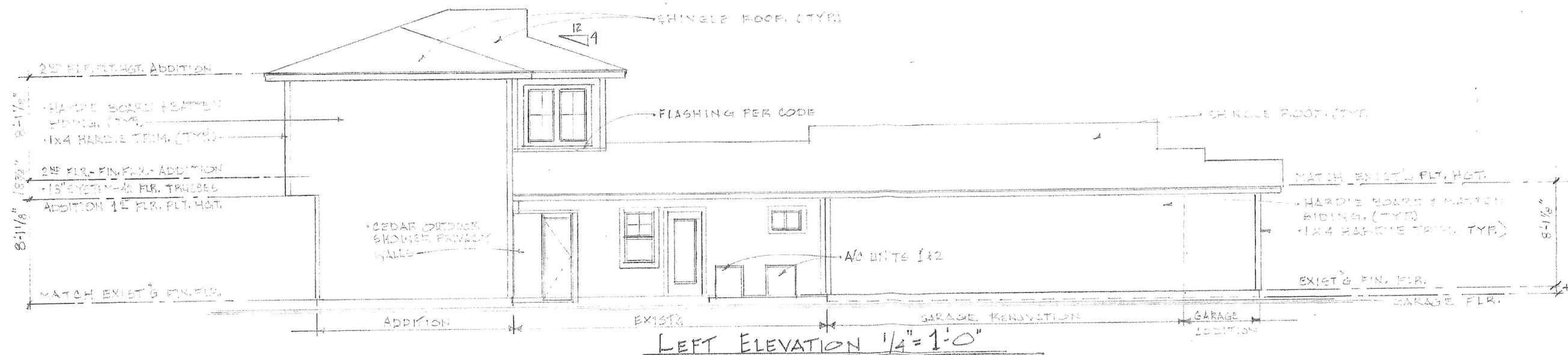
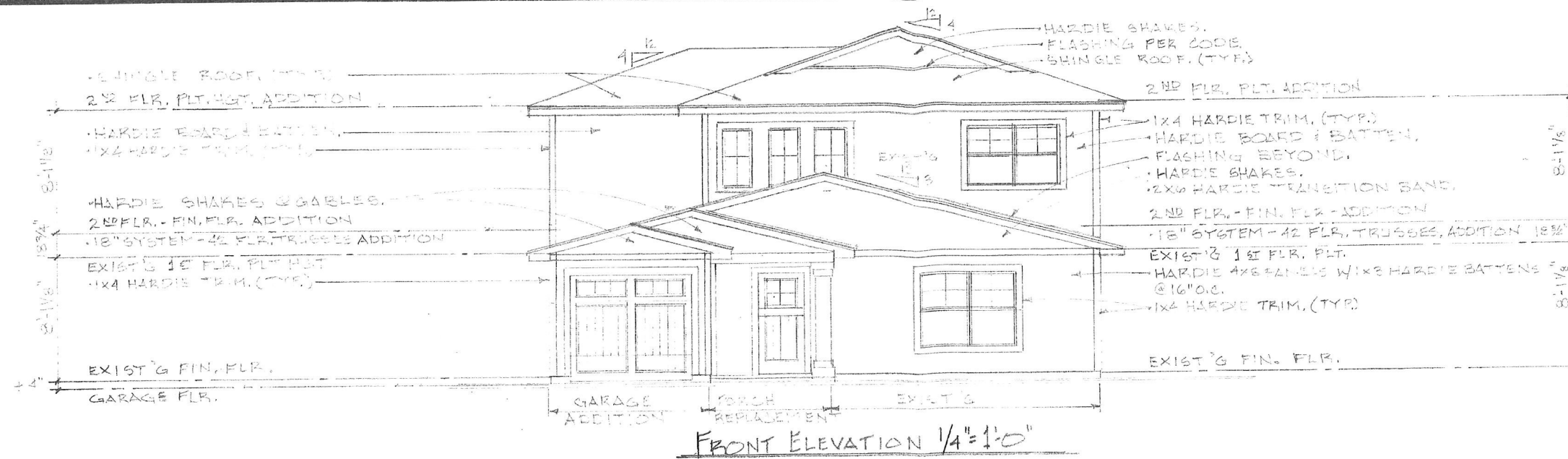
MEMBER
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AMERICAN INSTITUTE OF
BUILDING DESIGN

ADDITIONS & RENOVATIONS
DELL RESIDENCE
813 SEVENTH AVE. N.
JACKSONVILLE BEACH, FLA.

RHR
Designs
Inc.
3456 Thalia Road
Jacksonville, FL 32209
904.888.8373
RHRDESIGNS@gmail.com

DRAWN
RHR
CHECKED
DATE
JAN. 7, 2024
SCALE
N.A.
JOB NO.
24-2944-A1P
SHEET
A-1

OF SHEETS



REVISIONS	BY

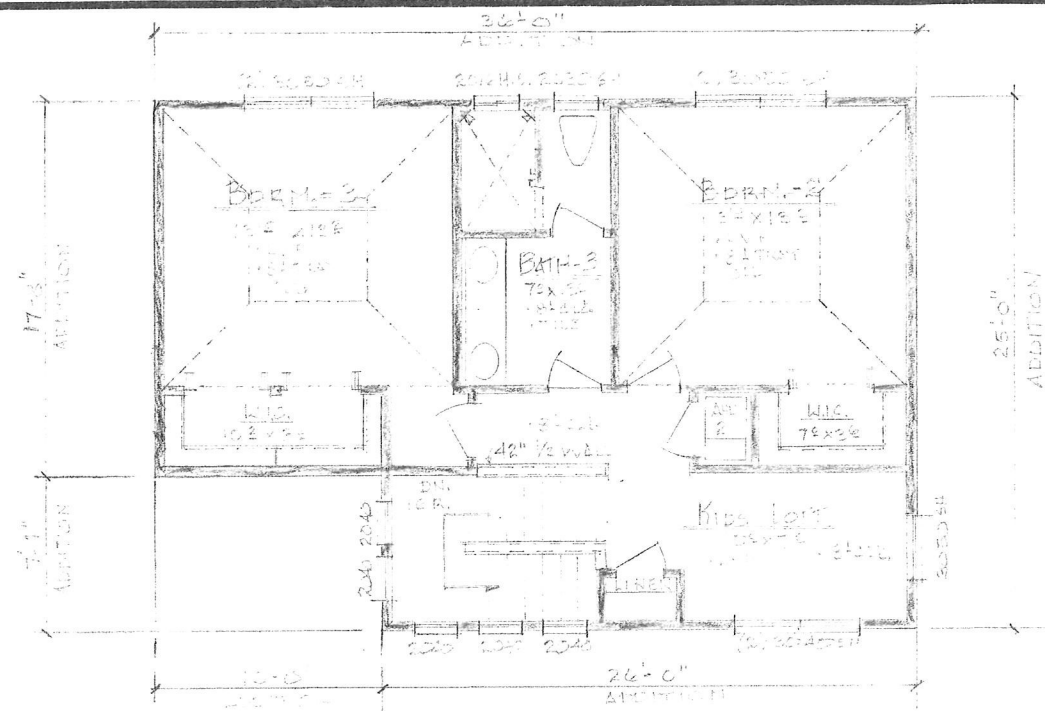
Consultation from these plans should not be undertaken without the assistance of a construction professional. The designer shall not be responsible for any errors or omissions in the plans, specifications, or any other documents prepared by or for the designer. Any discrepancy or error in the plans, specifications, or any other documents shall be the responsibility of the client. Any revision or change to the plans, specifications, or any other documents shall be subject to additional fees.

MEMBER
A B D
AMERICAN INSTITUTE OF BUILDING DESIGN

ADDITIONS & RENOVATIONS
DELL RESIDENCE
813 SEVENTH AVE. N.
JACKSONVILLE BEACH, FLA.

RHR Designs Inc.
3455 Thalia Road
Jacksonville, FL 32256
RHRDESIGNS@gmail.com

DRAWN
RHR
CHECKED
DATE
JAN. 2024
SCALE
1/4" = 1'-0"
JOB NO.
24-2048-A1R
SHEET
A-2
OF
SHEETS

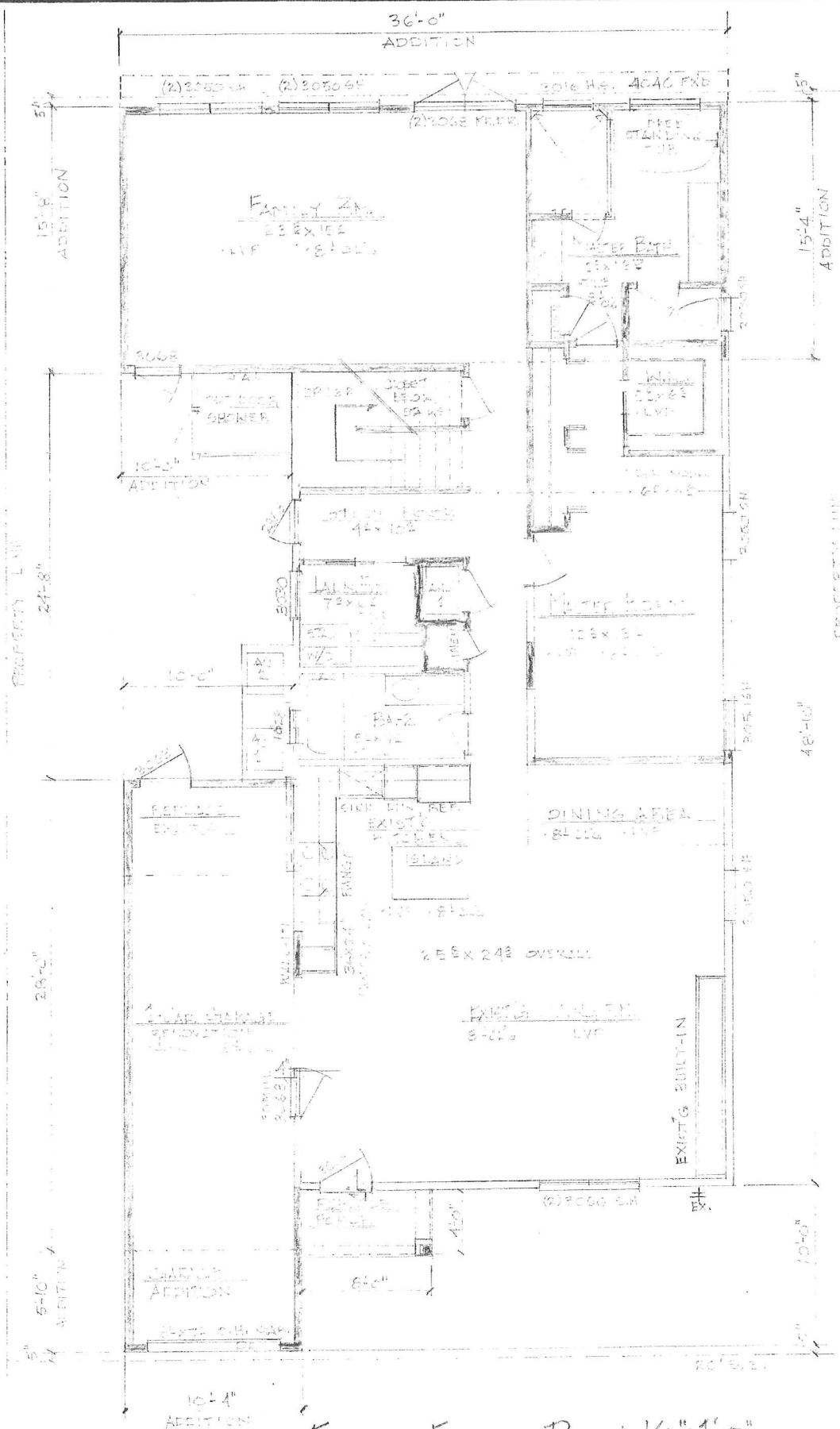


AREA TABLET (S.F.)

1st FLOOR CONDITIONED ADDITION	555 S.F.
2nd FLOOR CONDITIONED ADDITION	753 S.F.
TOTAL CONDITIONED ADDITIONS	1,308 S.F.
GARAGE ADDITION	60 S.F.
TOTAL ADDITIONS	1,368 S.F.
EXIST'G & CONDT'G RENOVATIONS	1,269 S.F.
GARAGE RENOVATIONS	220 S.F.
FRONT PORCH RENOVATIONS	32 S.F.
TOTAL PROJECT	2,949 S.F.

SECOND FLOOR PLAN 1/4"=1'-0"

PLAN NOTES & LEGEND:
 1. SHADED WALLS INDICATES NEW CONSTRUCTION.



FIRST FLOOR PLAN 1/4"=1'-0"

REVISIONS	BY

Construction from these plans should not be undertaken without the assistance of a construction professional. The professional shall be responsible to review and verify all notes, dimensions and references to applicable building codes prior to commencement of construction. Any discrepancy or error in notes, dimensions or references to applicable building codes shall be the responsibility of the design professional. Any revisions or changes not noted in the correction of error that are made after the plans have been completed shall be subject to additional fees.



ADDITIONS & RENOVATIONS
DELL RESIDENCE
 813 SEVENTH AVE. N.
 JACKSONVILLE BEACH, FLA.

RHR Designs Inc.
 3455 Thule Road
 Jacksonville, FL 32250
 Business: (904) 886-8373
 RHRDESIGNS@gmail.com

DRAWN	RHR
CHECKED	
DATE	1/20/24
SCALE	1/4"=1'-0"
SHEET NO.	24-2020-A1R
SHEET	A-4