



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, April 20, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Owen Curley, Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number(s):** **BOA#21-100025**
 Applicant/Owner: A1A Holding Company, LLC
 Property Address: 118 13th Avenue South
 Parcel ID: 176254-0000
 Legal Description: Lot 3, Block 132, *Pablo Beach South*
 Current Zoning: RM-2
 Motion to Consider: **A variance from Land Development Code Sections: 34-340(e)(3)c.2, for side yard setbacks of 7 feet in lieu of 10 feet and 34-340(e)(3)c.3, for a rear yard setback of 25 feet in lieu of 30 feet minimum to allow for construction of a new three unit multiple-family dwelling**

Notes: _____

b. Case Number(s): BOA#21-100026

Applicant/Agent: John Atkins, Atkins Builders, Inc.

Owner: James Gillis III

Property Address: 536 14th Avenue North

Parcel ID: 174917-0000

Legal Description: Lots 4 and 11, Block 3, *Surf Park Unit One*

Current Zoning: RS-1

Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for 37% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling on Lot 4

Notes:

c. Case Number(s): BOA#21-100027

Applicant/Agent: Michael Stauffer, Architect

Owner: Simon Peter Michael, Jr.

Property Address: 22 27th Avenue South

Parcel ID: 181618-0020

Legal Description: Lot 2, Block 4, *Atlantic Shores, Ocean Front Section Division C*

Current Zoning: RS-1

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

Notes:

- d. **Case Number(s):** **BOA#21-100028**
Applicant/Agent: Michael Stauffer, Architect
Owner: Simon Peter Michael, Jr.
Property Address: 78 27th Avenue South
Parcel ID: 181621-0030
Legal Description: Lot 3, Block 4, *Atlantic Shores, Ocean Front Section Division C*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 6 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling

Notes: _____

- e. **Case Number(s):** **BOA#21-100030**
Applicant/Owner: Daniel Pal
Property Address: 1701 Riley Street
Parcel ID: 179944-0995
Legal Description: The North ½ of Lots 20 through 24, Block 12, *Williams Coastal Boulevard Heights*
Current Zoning: RS-2
Motion to Consider: **A variance from Land Development Code Sections:** 34-337(e)(1)g, for the following accessory structure setbacks: a corner side yard of 3 feet in lieu of 11.5 feet required, for 3 feet in lieu of 5 feet minimum from the rear property line, for 4 feet from the principle structure in lieu of 5 feet minimum (swimming pool, paver deck, bar seating area, and outdoor shower), 0 feet from the principle structure and 4 feet from the southerly side property line in lieu of 5 feet minimum (pool storage building) and 34-337(e)(1), for 48 % lot coverage in lieu of 35% maximum to allow for accessory structure additions to an existing single-family dwelling

Notes: _____

PLANNING DEPARTMENT REPORT

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

ADJOURNMENT

NOTICE

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

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

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



APPLICATION FOR VARIANCE

BOA No. 21-100025
HEARING DATE 4-20-2021

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

REQUIRED DOCUMENTATION

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

FEB 16 2021

RECEIVED

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: A1A Holding Company LLC **Telephone:** (904) 424-9678
Mailing Address: 3317 Royal Palm Dr. **E-Mail:** barnesconstruction@bellsouth.net
Jacksonville Beach, Fl. 32250
Agent Name: Robert Barnes Sr. **Telephone:** (904) 424-9678
Mailing Address: 3317 Royal Palm Dr. **E-Mail:**
Jacksonville Beach, Fl. 32250
Landowner Name: A1A Holding Company LLC **Telephone:** (904) 424-9678
Mailing Address: 3317 Royal Palm Dr. **E-Mail:** barnesconstruction@bellsouth.net
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: 118 13th Ave S. RE# 176254-0000
Legal description of property (Attach copy of deed): Lot 3 Blk 132 Pablo Beach, Plat Book 3 Page 28
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).
Side yard setback of 7 feet in lieu of 10 feet and rear yard setback of 25 feet in lieu of 30 feet. To build 3 unit Condominium.

AFFIDAVIT

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

APPLICANT SIGNATURE

Robert E. Barnes Sr.
PRINT APPLICANT NAME

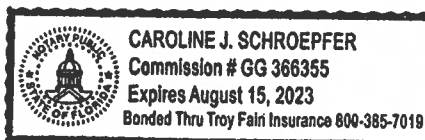
FEB. 16, 2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of February, 20 21, by Robert Barnes, who is personally known to me or produced FLDL as identification.

NOTARY PUBLIC SIGNATURE

Caroline J. Schroeffer
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2

FLOOD ZONE: X/AE

CODE SECTION (S):
34-340(e)(3)c.2, for side yard setbacks of 7 feet in lieu of 10 feet and 34-340(e)(3)c.3, for a rear yard setback of 25 feet in lieu of 30 feet minimum to allow for construction of a new 3 unit multiple-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100025

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

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below. FEB 16 2021

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is undersized. The lot is in RM-2 zoning, must be 75 feet wide. Lot is only 50 feet wide.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot was platted as is.
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 design and setbacks requested are standard for this zoning district in consideration of non conforming lots.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

October 26, 2004

John Atkins
P O Box 51262
Jacksonville Beach, FL 32240

RE: BOA 04-100327
118 South 13th Avenue

Dear Mr. Atkins:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on October 19, 2004 to consider your variance application.

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

- 34-340 (e)(3) c.1: for a front yard of 10 feet in lieu of 20 feet required
- 34-340 (e)(3) c.2: for side yards of 8 feet in lieu of 10 feet required

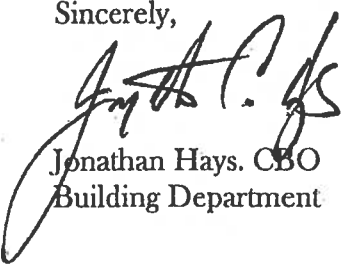
To allow for a new multi-family dwelling.

The results of the meeting were:

- Denied.

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

Sincerely,


Jonathan Hays, CBO
Building Department

RECEIVED
21-100025
FEB 16 2021

PLANNING & DEVELOPMENT

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Article Sent To: Atkins 04-100327	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No.; or PO Box No.	
City, State, ZIP+4	

7099 3400 0000 1A85 3100

2006



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

June 21, 2006

Mr. John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32250

RECEIVED
21-100025
FEB 16 2021

RE: BOA #06-100125
118 South 13th Avenue

PLANNING & DEVELOPMENT

Dear Mr. Atkins:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on June 20, 2006 to consider your variance application.

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

- 34-340 (e)(3) c.1, for a front yard of 10 feet in lieu of 20 feet required,
- 34-340 (e)(3) c.3, for a rear yard of 20 feet in lieu of 30 feet required, and
- 34-373 (d) for 0 feet in lieu of 5 feet minimum parking area set back adjacent to 2 parking spaces

The results of the meeting were; *amended and approved for:*

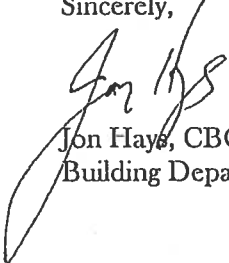
- 34-340 (e)(3) c.1, for a front yard of 10 feet in lieu of 20 feet required

To allow for a new multi-family dwelling.

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

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

Sincerely,


Jon Hays, CBO
Building Department

JACKSONVILLE BEACH

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 3040 0000 2086 1276

RECEIVED

21-100025

FEB 16 2021

July 22, 2020

7017 3040 0000 2086 1276 DEPARTMENT OF PLANNING & DEVELOPMENT

John Atkins
PO Box 51262
Jacksonville Beach, FL 32240

RE: BOA#20-100039 & BOA#20-100095
118 13th Avenue South
Lot 3, Block 132, *Pablo Beach*



FILE COPY

Dear Mr. Atkins,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, July 21, 2020, to consider the above application for a variance from the requirements of the Land Development Code.

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

- 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.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum;
- 34-340(e)(1)f, for 47.4% lot coverage in lieu of 35% maximum and
- 34-340(e)(1)h, for an accessory structure (walkway) setback of 1 foot in lieu of 2 feet minimum

To allow for construction of a new two-family dwelling.

The Board **Denied** the request.

Please remove the public hearing notice posted on your property. Attached is a copy of the submitted site plan for your records. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6231.

Sincerely,

George D. Knight, CBO
Building Official



PROPOSED

MAP SHOWING SURVEY OF

LOT 3, BLOCK 132, PABLO BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
BARNES CONSTRUCTION

SOUTH 13TH AVENUE
(80' RIGHT OF WAY)
EDGE OF ASPHALT

BACK OF CURB

BOLLARDS(2)

TRANS

5/8" I.R.(S)
PSM #4620

50.00'(PLAT)

50.00'

N81°40'28"E

1/2" I.P.(F)
NO I.D.

150' TO BLOCK CORNER

3' GRAVEL
SIDEWALK

18" PAVER
APRON

18.0'

6' WOOD FENCE

EXISTING
BUILDING
RES #118

N08°19'32"W 125.00'
125.00'(PLAT)

LOT 4
BLOCK 132

LOT 5
BLOCK 132

LOT 3
BLOCK 132

LOT 2
BLOCK 132

(BEARING BASIS ASSUMED)
125.00'(PLAT)
S07°53'52"E 123.85'

6' WOOD FENCE

TOTAL IMPERVIOUS
3148 SQ. FT.

TOTAL HEATED
UNITS A & B 2314 EA
UNIT C 2436

LOT COVERAGE 58%

3' GRAVEL
SIDEWALK

18" APRON

50.00'(PLAT)

S80°19'33"W 49.09'
EDGE OF CONG. (12' ALLEY)

5/8" I.R.(S)
PSM #4620

1/2" I.P.(F)
NO I.D.

LOT 11
BLOCK 132

LOT 10
BLOCK 132

LOT 9
BLOCK 132

LEGEND

A/C - AIR CONDITIONER PAD
ID. - IDENTIFICATION
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
sq. ft. - SQUARE FEET
I.P.(F) - IRON PIPE FOUND
I.R.(F) - IRON ROD FOUND
I.R.(S) - 5/8" IRON ROD SET (PSM #4620)
W - WOOD POWER POLE
E - ELECTRIC METER

RES. - RESIDENCE
C - CENTERLINE
DN - DENOTES NOT TO SCALE
W - WATER METER
X - EXPOSED CONCRETE
X - COVERED AREA
W - WELL
OHE - OVERHEAD ELECTRIC
CONC. - CONCRETE
E - ELECTRIC TRANSFORMER

AREA = 0.14 ± ACRES
OR 6,250 ± sq. ft.

21.100025
16 2021

GRAPHIC SCALE

20 0 10 20

1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor.
- All disputes hereunder shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

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

NOTE:

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

- According to the Federal Emergency Management Agency FIRM Map No: 12031C0419J effective date: 11/02/2018, the property described hereon appears to lie in Zone AE 9, XS
- Basis of bearing structure: BEARING BASIS ASSUMED

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

JOB NO. 20-0894 LAST FIELD DATE 08/18/20 SCALE 1" = 20' F.S./PAGE 777/24 CHK. BY N.H.F. DWG. BY R.J.B.

TYPE: BOUNDARY

© COPYRIGHT 2020, ALL RIGHTS RESERVED.

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

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

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES

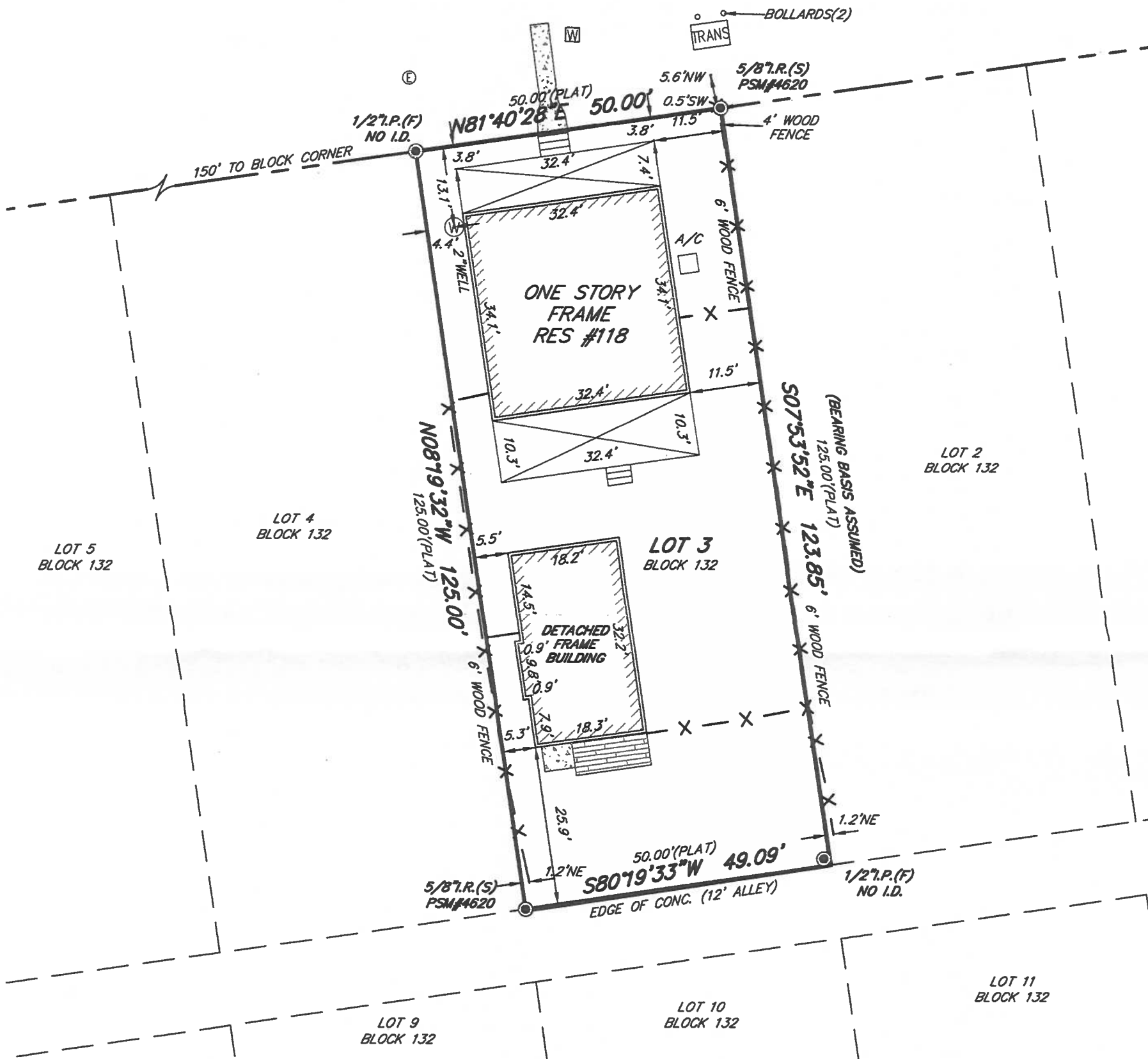
EXISTING.

MAP SHOWING SURVEY OF

LOT 3, BLOCK 132, PABLO BEACH SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
BARNES CONSTRUCTION

SOUTH 13TH AVENUE
(80' RIGHT OF WAY)
EDGE OF ASPHALT
BACK OF CURB



LEGEND

A/C - AIR CONDITIONER PAD
ID. - IDENTIFICATION
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
sq. ft. - SQUARE FEET
I.P.(F) - IRON PIPE FOUND
I.R.(F) - IRON ROD FOUND
I.R.(S) - 5/8\"/>

RES. - RESIDENCE
CL - CENTERLINE
DENOTES NOT TO SCALE
WM - WATER METER
EXPOSED CONCRETE
COVERED AREA
W - WELL
OHE - OVERHEAD ELECTRIC
CONC. - CONCRETE
ET - ELECTRIC TRANSFORMER

RECEIVED
21-100025
FEB 16 2021

AREA = 0.14 ± ACRES
OR 6,250 ± sq. ft.

GRAPHIC SCALE



1\"/>

GENERAL NOTES:

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

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

NOTE:

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

- According to the Federal Emergency Management Agency FIRM Map No: 12031C0419J effective date: 11/02/2018, the property described hereon appears to lie in Zone AE 9; XS

- Basis of bearing structure: BEARING BASIS ASSUMED

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

JOB NO.	LAST FIELD DATE	SCALE	P.B./PAGE	CHK. BY	DWG. BY
20-0994	09/18/20	1\"/>	771/24	N.H.F.	R.J.B.

TYPE: BOUNDARY

COPYRIGHT 2020, ALL RIGHTS RESERVED.

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

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

NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES

Ref # 21-100025

LeeAnn Bassabe

From: Tim Nall <tmnall07@gmail.com>
Sent: Monday, April 12, 2021 1:56 PM
To: Planning Division
Subject: Lot 3, Block 132, Pablo Beach South

I wish to state that I am totally in favor of the variance requested for the above dwelling (Apr 20, BOA#21-100025). This project will enhance the street both visually and economically.

Additionally, the tax benefits from this project will be substantial compared to the previous residence. Any disturbance or temporary inconvenience to the street during the construction phase will be well worth it.

Thank You,

Timothy Nall
127 13th Ave S. Apt A
Jax Beach, Fl 32250
801-403-5655

From: Frank Wright <fwright2015@gmail.com>
Sent: Friday, April 9, 2021 5:53 PM
To: Planning Division
Subject: BOA#21-100026 Board of Adjustment Hearing April 20, 2021

My family resides at 525 13th Ave North in Jacksonville Beach next to the property being considered for variance. I purchased this property in 1974 and have supported this community for many years.

The referenced property is part of a larger property which provided the current main structures much more flexibility for expansion over the years. Recently, the owner decided to split this property and was given a variance to legitimize the current footprint of the main structure and adjustments to setbacks. We understood why this was approved as a conditional use application to allow the owner to market and sell the other half of the property as a clean lot.

The current request BOA#21-100026 gives us a problem as it does not provide special conditions to override the Land Development Code (LDC). The property referenced is an open lot subject to the setback limits of the LDC, plain and simple. New construction should be designed to fit on the lot, not the lot to fit the construction. This is a principle that neighborhoods count on to insure standards in their neighborhoods. If new construction cannot adhere to the "LDC", then what is its purpose of the "LDC".

In spite of the visual impact a two story home will have next to us with reduced sun exposure and reduced wind circulation, we welcome new neighbors and a new home in the neighborhood. As the saying goes, a rising tide lifts all boats.

We ask the board to reject this variance and ask the builder/owner to modify their plans to comply with the "LDC" so we can all benefit.

--

Franklin Wright
525 13th Ave North
Jacksonville Beach, FL

April 20, 2021 - Board of Adjustment Public Hearing

Staff Report

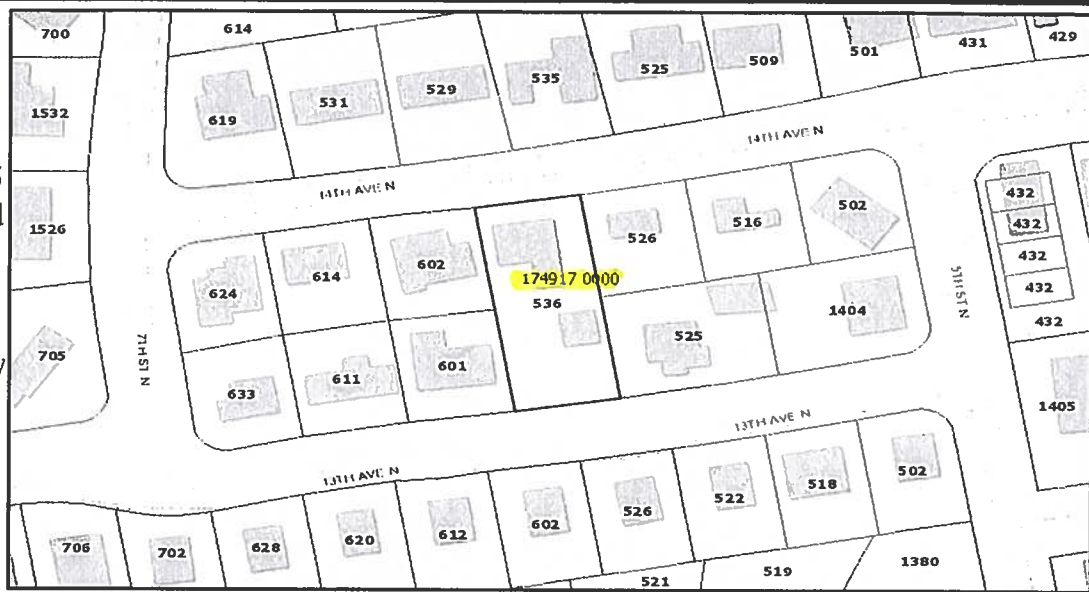
BOA# 21-100026 / 536 14th Avenue North (Lot 4) / Atkins Builders, Inc.

Lot 4, Block 3, Surf Park - Unit One - Replat

Zoning: Residential,
single-family: RS-1

Variances Requested:
Side yard setbacks of 7.5
feet in lieu of 10 feet and
37% lot coverage in lieu
of 35% maximum

Project: Construct a new
single-family dwelling
on Lot 4



This parcel consists of two existing platted lots of record (circa 1946 and re-platted in 1947); the property owner of record for Lot 11, which contains a single-family dwelling constructed in 1948, was recently granted a development permit (reference BOA#20-100200) to rectify existing non-conformities which would allow Lot 4, which contains an existing detached garage constructed in 1978, to be separated from it. The applicant is requesting relief from dimensional standards to construct a new single-family dwelling on Lot 4.

Lot 4 is substandard in area and width, totaling 7,200 square feet and measuring 80.01 feet wide. Minimum lot area and width within this district is 10,000 square feet and 90 feet at the building line respectfully. Properties with comparable lot area exist within this district and similar setback and lot coverage variances have been requested to allow for the construction of new single-family dwellings. The proposed development constitutes a reasonable use of the property and should not adversely affect adjacent land.

There are no previously recorded variance requests on file for Lot 4. One previously recorded variance request is on file for the overall parcel, which does not directly apply to this request.



APPLICATION FOR VARIANCE

BOA No. 21-100036

HEARING DATE 4-20-2021

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

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

FEB 17 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Atkins Builders, Inc. **Telephone:** (904) 465-3749
Mailing Address: PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com
 Jacksonville Beach, Fl. 32240
Agent Name: John Atkins **Telephone:** (904) 465-3749
Mailing Address: PO Box 51262 **E-Mail:**
 Jacksonville Beach, Fl. 32240
Landowner Name: James Gillis **Telephone:** (904) 994-7022
Mailing Address: PO Box 51262 **E-Mail:** jdgillis3@gmail.com
 Jacksonville Beach, Fl. 32240

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: 536 14th Ave. N. 174917-0000
 Legal description of property (Attach copy of deed): Lot 4, Block 3, Surf Park, Unit 1
 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).
 Side setbacks of 7.0 in lieu of 10' required. 37.0% Impervious in lieu of 35% SINGLE FAMILY DWELLING

AFFIDAVIT

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

APPLICANT SIGNATURE

John Atkins

PRINT APPLICANT NAME

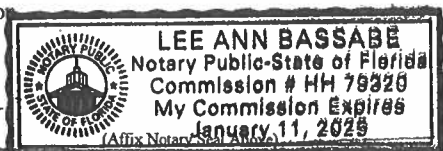
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 17 day of February, 2021 by John Atkins, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION:

RS-1

FLOOD ZONE:

X

CODE SECTION (S):

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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100026

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

RECEIVED

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is in the RS-1 Zoning district. Minimum lot size is 10,000 sf and 90' width.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Platted lot of record. 7200 SF. 80' width.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Many if not all properties in the area do not comply with all setback and coverage requirements.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	

CERTIFIED MAIL RETURN - RECEIPT REQUESTED

CM# 7017 3040 0000 2086 2358

January 13, 2021

James D. Gillis, III
536 14th Avenue North
Jacksonville Beach, FL 32250



RE: **DEVELOPMENT ORDER**
BOA#20-100200
536 14th Avenue North
Lots 4 and 11, Block 3, *Surf Park – Unit One*

Dear Mr. Gillis, III,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, January 5, 2021, in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider the above development permit application(s) for a variance from the requirements of the Land Development Code.

As indicated in the application(s), the following deviations were requested:

- 34-336(e)(1)c.1, for a front yard setback of 18.8 feet in lieu of 25 feet minimum;
- 34-336(e)(1)c.2, for side-yard setbacks of 6.1 feet each in lieu of 10 feet minimum;
- 34-336(e)(1)c.3, for a rear yard setback of 14 feet in lieu of 30 feet minimum; and
- 34-336(e)(1)e, for 58.6% lot coverage in lieu of 35% maximum

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

Based on the review and discussion of said application(s) and the consideration of any testimony provided during the duly advertised public hearing, the Board of Adjustment determined this application for development met the standards applicable for authorizing a variance pursuant to Land Development Code § 34-286.

The Board **Approved and Amended** the requested variance as follows:

- 34-336(e)(1)c.1, for a front yard setback of 18.8 feet in lieu of 25 feet minimum;
- 34-336(e)(1)c.2, for side-yard setbacks of 6.1 feet each in lieu of 10 feet minimum;
- 34-336(e)(1)c.3, for a rear yard setback of 14 feet in lieu of 30 feet minimum; and
- 34-336(e)(1)e, for 49.9% lot coverage in lieu of 35% maximum

To rectify non-conformities of an existing single-family dwelling and allow Lot 4 to be separated from Lot 11.

This development order does not constitute final approval to commence the development proposed in the referenced application(s). The applicant shall comply with all other applicable requirements of the Land Development Code, including any additional review requirements, and shall apply for and obtain all necessary permits before initiating development.

CONTINUED ON PAGE 2





Please remove the public hearing notice(s) posted on your property. Information about permitting, including official address assignments, application forms, and checklists, is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Attached is a copy of the submitted site plan for your records. Copies of this development order and the attached site plan shall be submitted when applying for any future development or building permit applications. If you have any questions please feel free to call me at (904) 247-6231.

Sincerely,

George D. Knight, CBO
Building Official

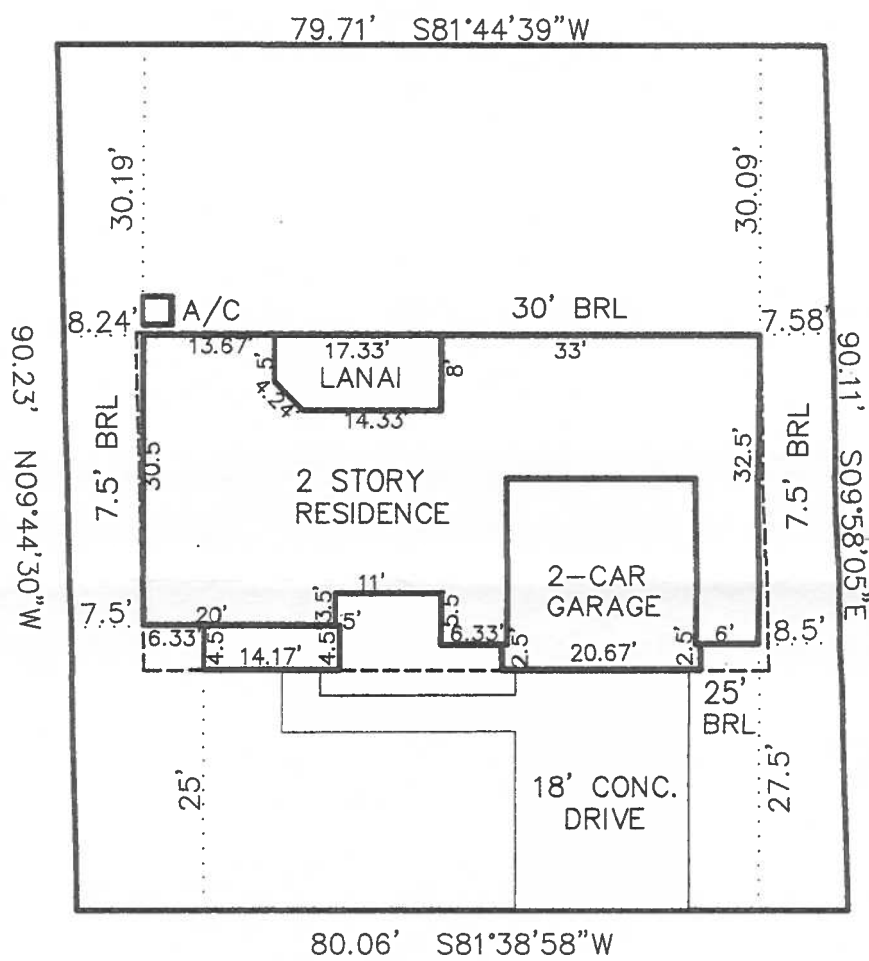
City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net
www.jacksonvillebeach.org



DISCLAIMER

As provided by subsection 166.033(6), Florida Statutes, issuance of a variance by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. It is hereby a condition that all other applicable state or federal permits be obtained before commencement of the development.

PROPOSED



13TH AVENUE NORTH
50' RIGHT OF WAY

DRIVE/WALK: 556 SQ. FT.
A/C: 9 SQ. FT.
LOT COVERAGE BY BUILDING: 2100/7201=29.1%
ISR % = 556+9+2100/7201=37%

RECEIVED
21-100026
FEB 17 2021

PLANNING & DEVELOPMENT

PROPERTY IS LOCATED IN FLOOD ZONE SHADED 'X'
EROSION CONTROL IS REQUIRED AROUND THE PROPERTY BOUNDARY

Lot 4 Block 3 Surf Park Unit One - Replat

SCALE: 1" = 20'

DATE: 02-18-21 DRAWN: LP

REVISED:

REVISED:

PLAT BOOK 20 PAGE 27
OF THE CURRENT PUBLIC RECORDS
OF Duval COUNTY, FL

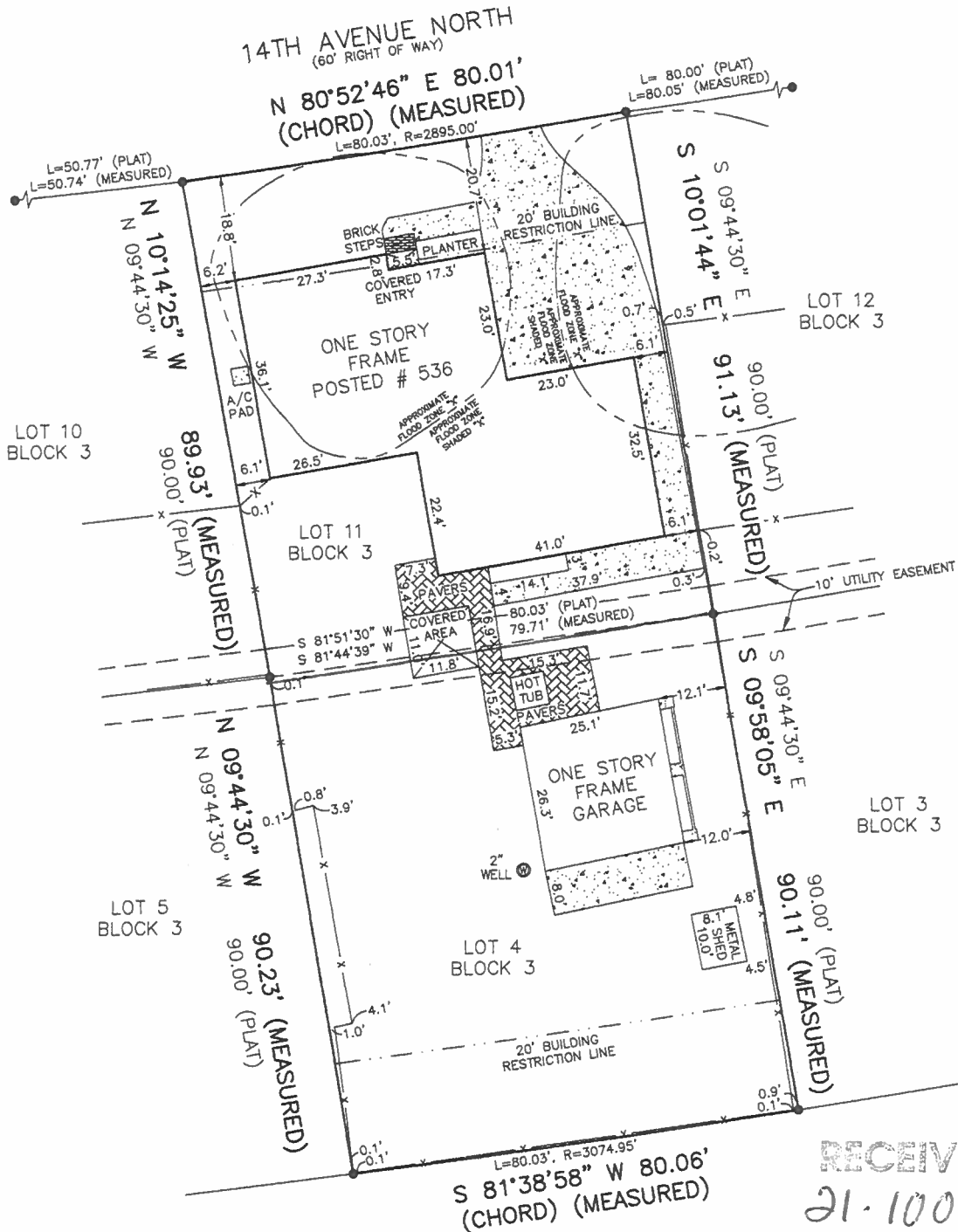
LOT	SQ. FT.	FOOTPRINT	JOB #
7201	7201	2100	4SP

Existing

MAP SHOWING BOUNDARY SURVEY OF

LOTS 4 & 11, BLOCK 3, SURF PARK - UNIT ONE - REPLAT, AS RECORDED IN PLAT BOOK 20,
PAGE 27, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



RECEIVED

21-100026

FEB 17 2021

LEGEND:

—X— = FENCE

○ = CONCRETE

○ = SET 1/2" REBAR STAMPED PSM#6146

● = FOUND 1/2" IRON PIPE NO IDENTIFICATION
(UNLESS OTHERWISE NOTED)

■ = 4"x4" CONCRETE MONUMENT

A/C = AIR CONDITIONER

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY

PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 09°44'30" W ALONG THE WEST BOUNDARY LINE OF LOT 4, BLOCK 3.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" & SHADED "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 0417 J.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 40369

DATE OF FIELD SURVEY: 9-2-20

SCALE: 1" = 30'

Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

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

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.02, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS NO. 7469

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS

April 20, 2021 - Board of Adjustment Public Hearing

Staff Report

BOA# 21-100027 / 22 27th Avenue South / Stauffer

Lot 2, Block 4, *Atlantic Shores, Ocean Front Section Division 'C'*

Zoning: Residential,
single-family: RS-1

Variances Requested:
Front yard of 14 feet in
lieu of 25 feet minimum,
side yards of 6 feet in
lieu of 10 feet, a rear
yard of 7 feet in lieu of
30 feet minimum and
49% lot coverage in lieu
of 35% maximum

Project: Construct a new
single-family dwelling



Subject property is an existing platted lot of record (circa 1933). The applicant is requesting relief from dimensional standards to allow for construction of a new single-family dwelling on a vacant lot.

The lot is substandard in area and width, totaling 3,500 square feet and measuring 50 feet wide. Minimum lot area and width within this district is 10,000 square feet and 90 feet at the building line respectfully. Properties with comparable lot area and width exist within this district and similar setback and lot coverage variances have been requested to allow for the construction of new single-family dwellings. There are no previously recorded variance requests on file for the subject property. The proposed development constitutes a reasonable use of the property and should not adversely affect adjacent land.

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

REQUIRED DOCUMENTATION

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

RECEIVED

FEB 17 2021

APPLICANT INFORMATION

Applicant Name:	<u>Michael Stauffer Architect</u>	PLANNING & DEVELOPMENT
Mailing Address:	<u>1417 Sadler Rd #195</u>	Telephone: (904) 540-6059
	<u>Fernandina Beach, FL 32034</u>	E-Mail: <u>mike@mstaufferarchitect.com</u>
Agent Name:	<u>Michael Stauffer Architect</u>	Telephone: (904) 540-6059
Mailing Address:	<u>1417 Sadler Rd #195</u>	E-Mail: <u>mike@mstaufferarchitect.com</u>
	<u>Fernandina Beach, FL 32034</u>	
Landowner Name:	<u>Simon Peter Michael Jr</u>	Telephone: (904) 333-8072
Mailing Address:	<u>2980 St Augustine Rd</u>	E-Mail: <u>spm1us@gmail.com</u>
	<u>Jacksonville, FL 32207</u>	

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

VARIANCE DATA

Street address of property and Real Estate Number: 0 1st Street; RE #181618-0028
 Legal description of property (Attach copy of deed): Lot 2 Block 4 Atlantic Shores Ocean Front Section Div C (see 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).
See attached memo

AFFIDAVIT

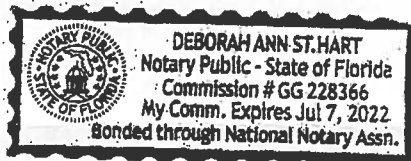
I, Michael Stauffer, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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] Michael Stauffer 2/16/2021
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of February, 2021, by Michael Donald Stauffer, who is personally known to me or produced FLORIDA DRIVER'S LICENSE as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Deborah Ann St. Hart
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AE
 CODE SECTION (S):
 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 6 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100027

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

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

FEB 17 2021

PLANNING & DEVELOPMENT

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	This lot is zoned RS-1 and is a non-conforming lot of record of 3,430 SF (vs. min req'd 10,000 SF per LDC).
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The RS-1 zoning per the LDC was placed over this non-conforming lot by the City.
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	Other non-conforming lots have the same right to apply for a variance as have other lots in the vicinity.
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	Conforming lots in the RS-1 zoning which would have a minimum size of 10,000 SF per the LDC and therefore allowed 3500 SF of lot coverage. This non-conforming lot cannot reach the 3500 SF at 35% due to the smaller size and the setbacks make the lot unbuildable.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	A new house designed for this lot will be a three story home and will work within the proposed variances for setbacks and lot coverage.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	This request is the minimum needed for this project and allow for the development of this parcel with a new home that will add to the value of the City and adjacent properties.

Memorandum

Date: February 16, 2021
To: Jacksonville Beach Board of Adjustment
From: Michael Stauffer
RE: **Variance Application**
Lot 2 Block 4 Atlantic Shores – RE # 181618-0028

RECEIVED
21-100027
MAY 24 2021

PLANNING & DEVELOPMENT

The zoning variance application for this property seeks variances from the Jacksonville Beach Land Development Code Section 34-336. – Residential Single Family: RS-1 as follows:

Section 34-336. (e) (1) c. 1 – for a front yard setback of 14' in lieu of required 25'

Section 34-336. (e) (1) c. 2 – for side yard setbacks of 6' in lieu of required 10'

Section 34-336. (e) (1) c. 3 – for a rear yard setback of 7' in lieu of required 30'

Section 34-336. (e) (1) e. – a maximum lot coverage of 49% in lieu of required 35%

Lot size is 50' wide x 70' long in a parallelogram shape.

The total area of the lot is 3,430 SF so 49% would be 1680 SF.

See attached site plan as well.

Updated March 19, 2021

Lot coverage

Lot coverage allowed = 1680 SF

Shown on Conceptual Site Plan

House	1360
Driveway ribbons	150
Walks/paving	50
Patio	120
Total	1680 SF

PROPOSED

27TH AVENUE SOUTH

EDGE OF PAVEMENT

RECEIVED

21-100087

MAR 24 2021

PLANNING & DEVELOPMENT

DRIVEWAY
APRON
PAVING

50'-0" PROPERTY LINE

N 88° 36' 00" E

14'
FRONT
SETBACK
PROPOSED

WALKWAY

RIBBON
DRAWS

GARAGE
ENTRY

CONCEPTUAL
FOOTPRINT

6' SIDE
SETBACK
PROPOSED

N 11° 04' 30" W
70'-0" PROP. LINE
(PART)

70'-0" PROP. LINE (PART)
S 11° 04' 30" E

6' SIDE
SETBACK
PROPOSED

7' REAR
SETBACK
PROPOSED

PATIO
10'x12'
PAVING

50'-0" PROP. LINE S 88° 36' 00" W

LOT COVERAGE

LOT AREA = 3,430 SF

49% = 1,680 SF

CONCEPTUAL SITE PLAN

1"=10'-0"

LOT 2 BLOCK 4 ATLANTIC SHORES OCEAN

FRONT SECTION DIV. C

RE # 181618-0028

NORTH

REVISED 3/23/2021

2/15/2021

ACTUAL

HOUSE 1360

DRIVEWAY 150

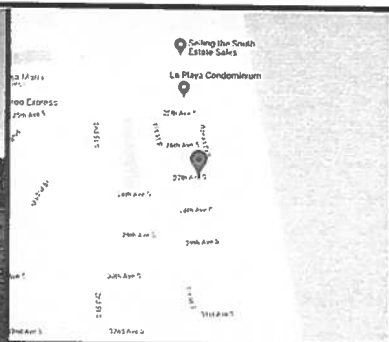
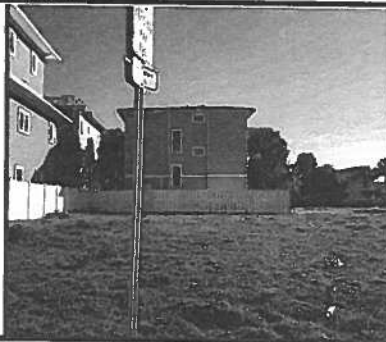
WALK/PAVING 50

PATIO 120

TOTAL 1,680 SF



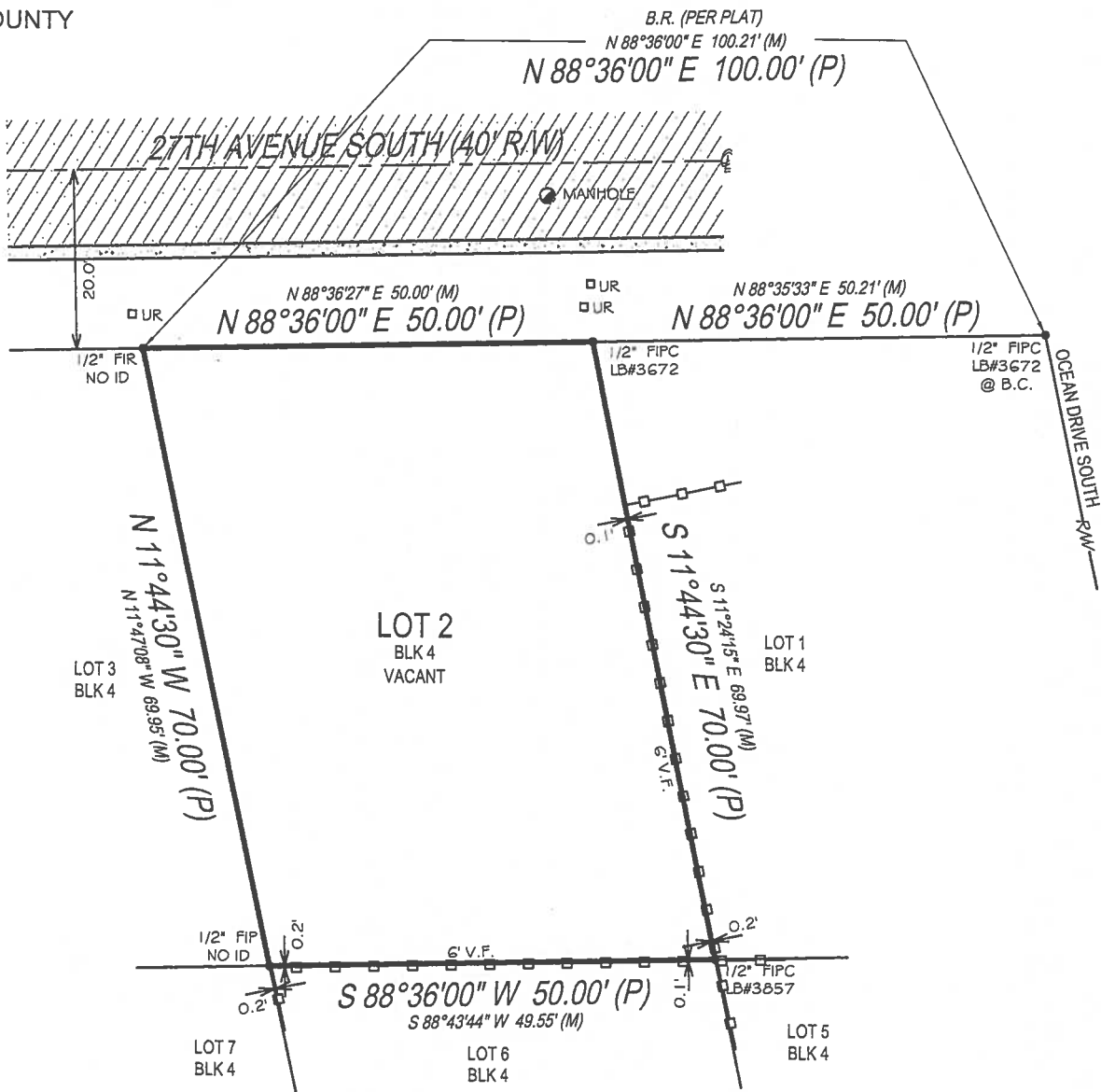
ASSOCIATED SURVEYORS
AN EXACTA COMPANY
3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468
CERTIFICATE OF AUTHORIZATION NO. LB 8291



PROPERTY ADDRESS: 0 27TH AVENUE S, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2101.4398

2101.4398
BOUNDARY SURVEY
DUVAL COUNTY



GRAPHIC SCALE (In Feet)
1 inch = 20' ft.



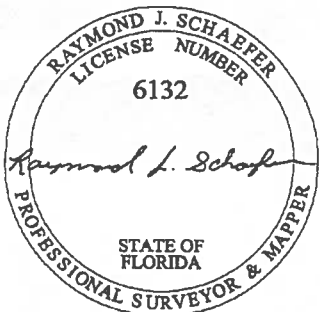
SURVEYORS CERTIFICATION:

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

POINTS OF INTEREST:
NONE VISIBLE

RECEIVED
21-100087
MAR 24 2021

PLANNING & DEVELOPMENT



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



AFFILIATE MEMBERS

DATE OF SURVEY: 02/01/21
FIELD WORK DATE: 1/28/2021
REVISION DATE(S): (REV.0 2/1/2021)

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

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 88 DEGREES 36 MINUTES 00 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 27TH AVENUE S, LOCATED WITHIN ATLANTIC SHORES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 1 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 2, BLOCK 4, ATLANTIC SHORES, OCEAN FRONT SECTION DIVISION C, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 1 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

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7. Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

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15. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES		Elevation		C/S - Concrete Slab		FIR - Found Iron Rod		ORB - Official Records Book		S/W - Sidewalk	
	Boundary Line		Fire Hydrant	CATV - Cable TV Riser		FIRC - Found Iron Rod & Cap		ORV - Official Record Volume		SBL - Setback Line	
	Center Line		Find or Set Monument	CB - Concrete Block		FN - Found Nail		O/A - Overall		SCL - Survey Closure Line	
	Chain Link or Wire Fence			CH - Chord Bearing		FN&D - Found Nail & Disc		O/S - Offset		SCR - Screen	
	Easement		Guywire or Anchor	CHIM - Chimney		FRRSPK - Found Rail Road Spike		OFF - Outside Subject Property		SEC - Section	
	Edge of Water		Manhole	CLF - Chain Link Fence		GAR - Garage		OHL - Overhead Utility Lines		SEP - Septic Tank	
	Iron Fence		Tree	CME - Canal Maintenance Easement		GM - Gas Meter		ON - Inside Subject Property		SIRC - Set Iron Rod & Cap	
	Overhead Lines		Utility or Light Pole	CO - Clean Out		ID - Identification		P/E - Pool Equipment		SMWE - Storm Water Management Easement	
	Structure		Well	CONC - Concrete		IE/EE - Ingress/Egress Easement		PB - Plat Book		SN&D - Set Nail and Disc	
	Survey Tie Line			COR - Corner		ILL - Illegible		PC - Point of Curvature		SQFT - Square Feet	
	Vinyl Fence			CS/W - Concrete Sidewalk		INST - Instrument		PCC - Point of Compound Curvature		STL - Survey Tie Line	
	Wall or Party Wall			CUE - Control Utility Easement		INT - Intersection		PCP - Permanent Control Point		STY - Story	
	Wood Fence			CVG - Concrete Valley Gutter		IRRE - Irrigation Easement		PI - Point of Intersection		SV - Sewer Valve	
SURFACE TYPES		ABBREVIATIONS		D/W - Driveway <th colspan="2">L - Length<th colspan="2">PLS - Professional Land Surveyor<th colspan="2">SWE - Sidewalk Easement</th></th></th>		L - Length <th colspan="2">PLS - Professional Land Surveyor<th colspan="2">SWE - Sidewalk Easement</th></th>		PLS - Professional Land Surveyor <th colspan="2">SWE - Sidewalk Easement</th>		SWE - Sidewalk Easement	
	Asphalt	(C) - Calculated		DE - Drainage Easement		LAE - Limited Access Easement		PLT - Planter		TBM - Temporary Bench Mark	
	Brick or Tile	(D) - Deed		DF - Drain Field		LB# - License No. (Business)		POB - Point of Beginning		TEL - Telephone Facilities	
	Concrete	(F) - Field		DH - Drill Hole		LBE - Limited Buffer Easement		POC - Point of Commencement		TOB - Top of Bank	
	Covered Area	(M) - Measured		DUE - Drainage & Utility Easement		LE - Landscape Easement		PRC - Point of Reverse Curvature		TUE - Technological Utility Easement	
	Water	(P) - Plat		ELEV - Elevation		LME - Lake/Landscape Maintenance Easement		PSM - Professional Surveyor & Mapper		TWP - Township	
	Wood	(S) - Survey		EM - Electric Meter		LS# - License No. (Surveyor)		PT - Point of Tangency		UG - Underground	
SYMBOLS		A/C - Air Conditioning		ENCL - Enclosure		MB - Map Book		PUE - Public Utility Easement		UP - Utility Pole	
	Benchmark	AE - Access Easement		ENT - Entrance		ME - Maintenance Easement		R - Radius or Radial		UR - Utility Riser	
	Center Line	ANE - Anchor Easement		EOP - Edge of Pavement		MES - Mitered End Section		R/W - Right of Way		VF - Vinyl Fence	
	Central Angle or Delta	ASBL - Accessory Setback Line		EOW - Edge of Water		MF - Metal Fence		RES - Residential		W/C - Witness Corner	
	Common Ownership	B/W - Bay/Box Window		ESMT - Easement		MH - Manhole		RGE - Range		W/F - Water Filter	
	Control Point	BC - Block Corner		EUB - Electric Utility Box		NR - Non-Radial		ROE - Roof Overhang Easement		WF - Wood Fence	
	Catch Basin	BFP - Backflow Preventer		F/DH - Found Drill Hole		NTS - Not to Scale		RP - Radius Point		WM - Water Meter/Valve Box	
		BLDG - Building		FCM - Found Concrete Monument		NAVD88 - North American Vertical Datum 1988				WW - Water value	
		BLK - Block		FF - Finished Floor		NGVD29 - National Geodetic Vertical Datum 1929					
		BM - Benchmark		FIP - Found Iron Pipe		OG - On Ground					
		BR - Bearing Reference		FIPC - Found Iron Pipe & Cap							
		BRL - Building Restriction Line									
		BSMT - Basement									
		C - Curve									
		C/L - Center Line									
		C/P - Covered Porch									



April 20, 2021 - Board of Adjustment Public Hearing

Staff Report

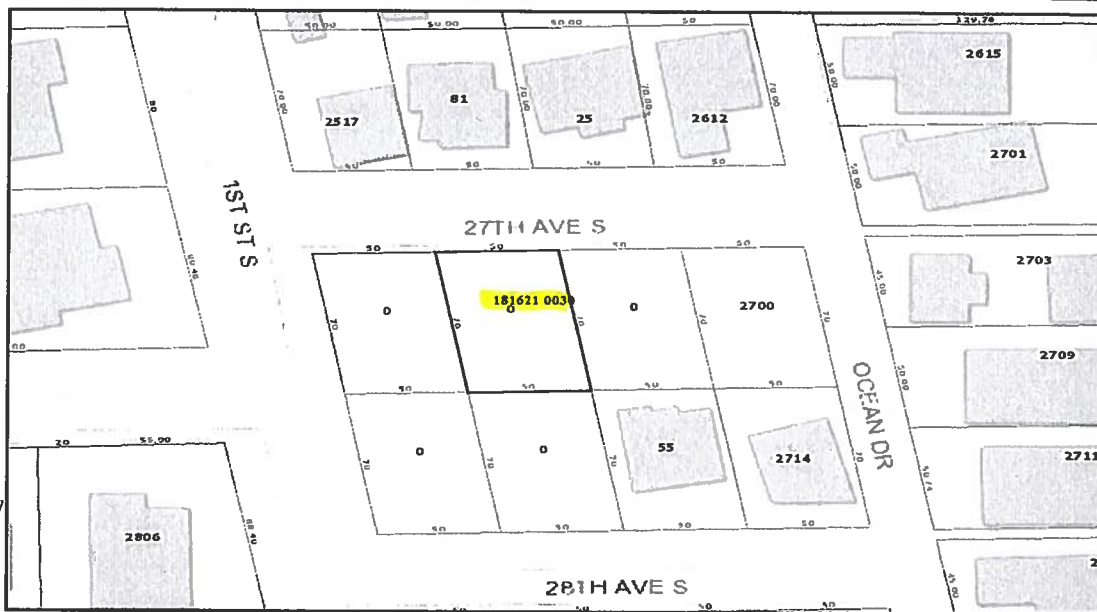
BOA# 21-100028 / Stauffer / 78 27th Avenue South

Lot 3, Block 4, *Atlantic Shores, Ocean Front Section Division 'C'*

Zoning: Residential,
single-family: RS-1

Variances Requested:
Front yard of 14 feet in
lieu of 25 feet minimum,
side yards of 6 feet in
lieu of 10 feet, a rear
yard of 7 feet in lieu of
30 feet minimum and
49% lot coverage in lieu
of 35% maximum

Project: Construct a new
single-family dwelling



Subject property is an existing platted lot of record (circa 1933). The applicant is requesting relief from dimensional standards to allow for construction of a new single-family dwelling on a vacant lot.

The lot is substandard in area and width, totaling 3,500 square feet and measuring 50 feet wide. Minimum lot area and width within this district is 10,000 square feet and 90 feet at the building line. Properties with comparable lot area and width exist within this district and similar setback and lot coverage variances have been requested to allow for the construction of new single-family dwellings. There are no previously recorded variance requests on file for the subject property. The proposed development constitutes a reasonable use of the property and should not adversely affect adjacent land.

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

REQUIRED DOCUMENTATION

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

RECEIVED

FEB 17 2021

APPLICANT INFORMATION

Applicant Name:	<u>Michael Stauffer Architect</u>	PLANNING & DEVELOPMENT
Mailing Address:	<u>1417 Sadler Rd #195</u> <u>Fernandina Beach, FL 32034</u>	Telephone: <u>(904) 540-6059</u> E-Mail: <u>mike@mstaufferarchitect.com</u>
Agent Name:	<u>Michael Stauffer Architect</u>	Telephone: <u>(904) 540-6059</u> E-Mail: <u>mike@mstaufferarchitect.com</u>
Mailing Address:	<u>1417 Sadler Rd #195</u> <u>Fernandina Beach, FL 32034</u>	
Landowner Name:	<u>Simon Peter Michael Jr</u>	Telephone: <u>(904) 333-8072</u> E-Mail: <u>spm1us@gmail.com</u>
Mailing Address:	<u>2980 St Augustine Rd</u> <u>Jacksonville, FL 32207</u>	

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

VARIANCE DATA

Street address of property and Real Estate Number: 0 1st Street; RE #181621-0030 78 27th Ave S
 Legal description of property (Attach copy of deed): Lot 3 Block 4 Atlantic Shores Ocean Front Section Div C (see 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).
 See attached memo _____

AFFIDAVIT

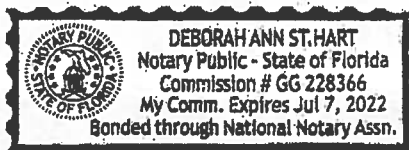
I, Michael Stauffer, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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] Michael Stauffer 2/16/2021
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of February, 2021, by Michael Donald Stauffer, who is personally known to me or produced Florida Drivers License as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Deborah Ann St. Hart
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AE
 CODE SECTION (S):
 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 6 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100028

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.

FEB 17 2021

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This lot is zoned RS-1 and is a non-conforming lot of record of 3,430 SF (vs. min req'd 10,000 SF per LDC).
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The RS-1 zoning per the LDC was placed over this non-conforming lot by the City.
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	Other non-conforming lots have the same right to apply for a variance as have other lots in the vicinity.
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	Conforming lots in the RS-1 zoning which would have a minimum size of 10,000 SF per the LDC and therefore allowed 3500 SF of lot coverage. This non-conforming lot cannot reach the 3500 SF at 35% due to the smaller size and the setbacks make the lot unbuildable.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	A new house designed for this lot will be a three story home and will work within the proposed variances for setbacks and lot coverage.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	This request is the minimum needed for this project and allow for the development of this parcel with a new home that will add to the value of the City and adjacent properties.

Memorandum

Date: February 16, 2021 Updated March 19, 2021
To: Jacksonville Beach Board of Adjustment
From: Michael Stauffer
RE: **Variance Application**
Lot 3 Block 4 Atlantic Shores – RE # 181621-0030

RECEIVED
21-100028
MAR 24 2021

PLANNING & DEVELOPMENT

The zoning variance application for this property seeks variances from the Jacksonville Beach Land Development Code Section 34-336. – Residential Single Family: RS-1 as follows:

Section 34-336. (e) (1) c. 1 – for a front yard setback of 14' in lieu of required 25'

Section 34-336. (e) (1) c. 2 – for side yard setbacks of 6' in lieu of required 10'

Section 34-336. (e) (1) c. 3 – for a rear yard setback of 7' in lieu of required 30'

Section 34-336. (e) (1) e. – a maximum lot coverage of 49% in lieu of required 35%

Lot size is 50' wide x 70' long in a parallelogram shape.

The total area of the lot is 3,430 SF so 49% would be 1680 SF.

See attached site plan as well.

Updated March 19, 2021

Lot coverage

Lot coverage allowed = 1680 SF

Shown on Conceptual Site Plan

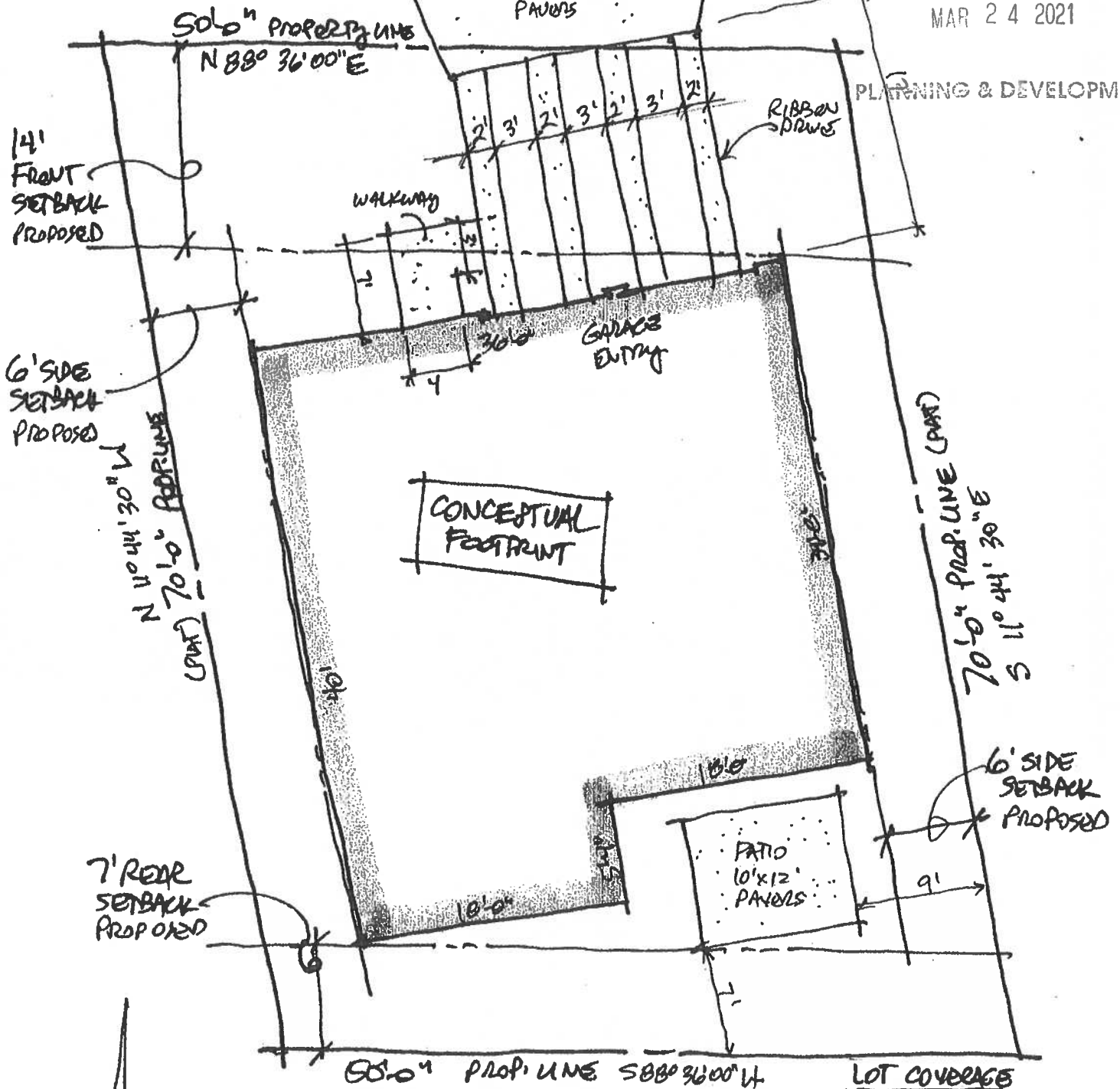
House	1360
Driveway ribbons	150
Walks/paving	50
Patio	<u>120</u>
Total	1680 SF

PROPOSED 27TH AVENUE SOUTH

EDGE OF PAVEMENT

RECEIVED
21-100028
MAR 24 2021

PLANNING & DEVELOPMENT



CONCEPTUAL SITE PLAN

1"=40'-0"

LOT 3 BLOCK 4 ATLANTIC SHORES OCEAN
FRONT SECTION DIV. C

RE # 181621-0030

REVISED 3/23/2021

2/15/2021

LOT COVERAGE

LOT AREA = 3,430 SF

49% = 1,680 SF

ACTUAL

HOUSE	1360
DRIVEWAY	150
WALK/PAVING	50
PATIO	120
TOTAL	1,680 SF

NORTH

EXISTING



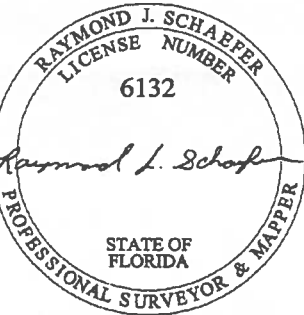
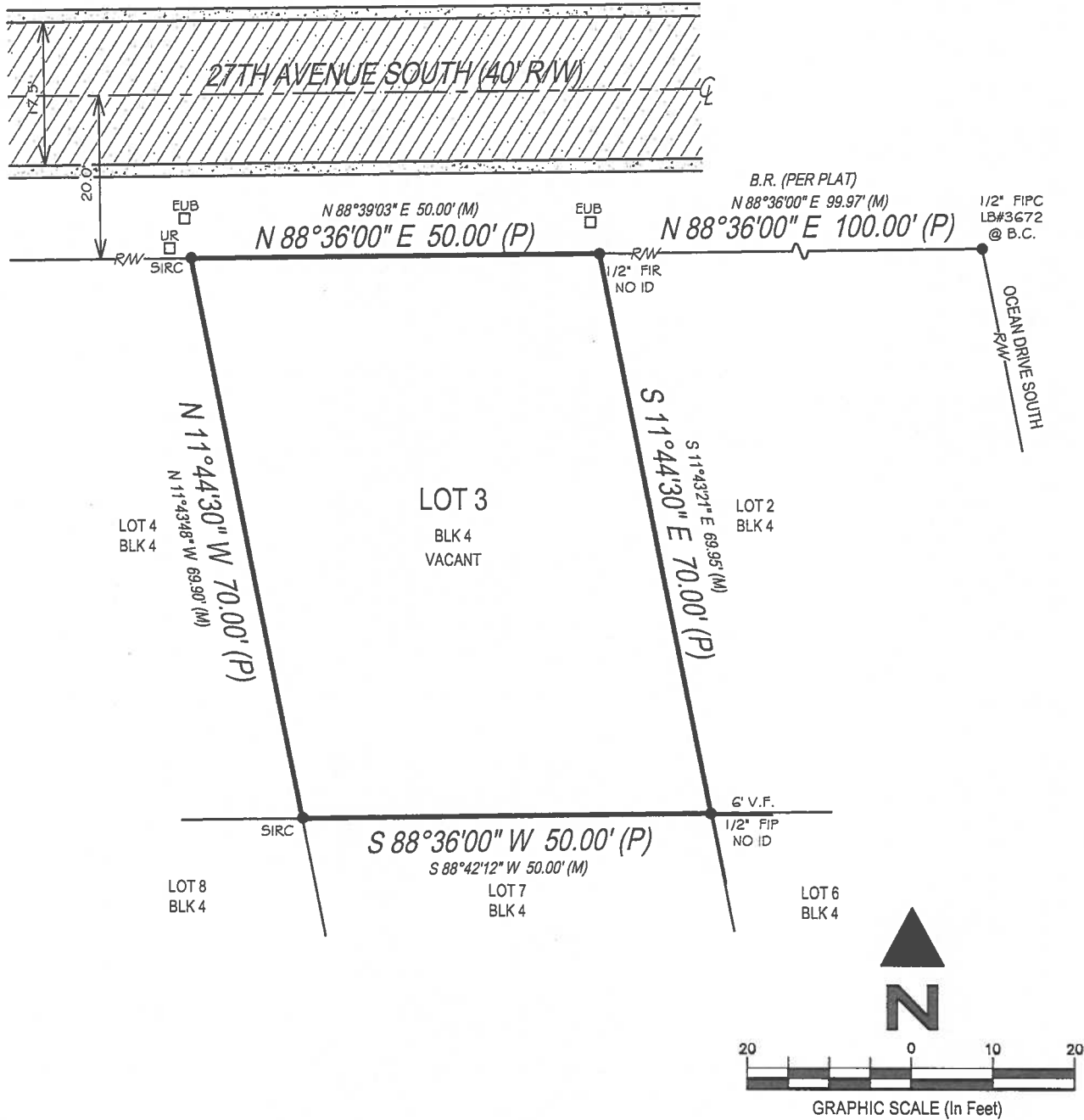
ASSOCIATED SURVEYORS
AN EXACTA COMPANY
3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468
CERTIFICATE OF AUTHORIZATION NO. LB 8291



PROPERTY ADDRESS: 27TH AVENUE SOUTH, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2101.4565

2101.4565
BOUNDARY SURVEY
DUVAL COUNTY



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

SURVEYORS CERTIFICATION:

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

POINTS OF INTEREST:
NONE VISIBLE

RECEIVED
21-100028
MAR 24 2021

PLANNING & DEVELOPMENT



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3846 BLANDING BOULEVARD
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Florida Land
Title Association

AFFILIATE
MEMBERS

DATE OF SURVEY: 02/03/21
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REVISION DATE(S): (REV.0 2/3/2021)

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EXISTING PG 2

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Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve		Elevation		Fire Hydrant		Find or Set Monument		Guywire or Anchor		Manhole		Tree		Utility or Light Pole		Well
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CERTIFIED TO:

NICK STAM; DALE G. WESTLING SR, P.A.; WESTCOR LAND TITLE INSURANCE COMPANY

DATE OF SURVEY: 02/03/21

BUYER: NICK STAM

LENDER:

TITLE COMPANY: DALE G. WESTLING SR, P.A.

TITLE COMMITMENT:

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 9). THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, PANEL NUMBER 0419 DATED 11/02/2018.

RECEIVED

21-100028

MAR 24 2021



April 20, 2021 - Board of Adjustment Public Hearing

Staff Report

BOA# 21-100030 / 1701 Riley Street / Pal

North ½ of Lots 20 through 24, Block 12, *Williams Coastal Boulevard Heights*

Zoning: Residential,
single-family: RS-2

Variances Requested:
Various Accessory
structure setbacks (0, 3
and 4 feet) and 48% lot
coverage in lieu of 35%
maximum

Project: Accessory
structure additions to an
existing single-family
dwelling



This parcel consists of the northerly portion of four existing platted lots of record (circa 1925), containing a single-family dwelling recently constructed in 2020. The property owner is requesting relief from dimensional standards to allow for a swimming pool, paver deck, bar seating area, outdoor shower and pool storage building accessory structure additions.

The property is substandard in lot area and width totaling 7,331 square feet and measuring approximately 57.50 feet wide. Minimum lot area and width within this district is 7,500 square feet and 75 feet at the building line. Properties with comparable lot area and width exist within this district and similar setback and lot coverage variances have been requested to allow accessory structure additions. There are no previously recorded variance requests on file for the subject property. The proposed development constitutes a reasonable use of the property and should not adversely affect adjacent land.

2/23/21



APPLICATION FOR VARIANCE

BOA No. 21-100030
HEARING DATE 4.20.2021

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

REQUIRED DOCUMENTATION

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

RECEIVED
11:50
FEB 24 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Daniel Pal Telephone: 330-507-9267
Mailing Address: 1701 Riley St E-Mail: d.pal@live.com
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Daniel Pal Telephone: 330-507-9267
Mailing Address: 1701 Riley St E-Mail: _____
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: 1701 Riley St 179944-0995
Legal description of property (Attach copy of deed): The north 1/2 of Lots 20 thru 24 block 12
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).
Back and side yard 3 foot set back instead of 5 foot. Total Impervious coverage of the lot of 47.9% for swimming pool and pavers.
48%

AFFIDAVIT

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

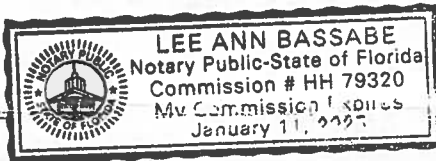
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of February, 2021, by Daniel Pal, who is personally known to me or produced Florida Drivers License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100030

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.

FEB 24 2021

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	No special conditions exist that are not available in other parts of the district.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	No, the builder split the original lot not leaving ample room for improvements.
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	No, others within the zone currently have pools we are only asking for the variance as the builder split the original lot and did not leave room for improvements.
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	1112 Seabreeze 1218 Seabreeze 956 Seabreeze These addresses are built to the same specs with lot coverage and pools.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The builder did not allow for capital improvement and actually went over the current variance. The design of the house uses a ribbon drive already to help with the overage variance.
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	The current design will allow for use of the area without removal of trees for improvements allowing water absorption and not harming neighboring land.

Original

SEABREEZE AVENUE
(VARIABLE RIGHT OF WAY)

SITE BENCHMARK:
FND NAIL & DISK; LB 3857
AT C.L.I. OF RUTH AVENUE
& RILEY STREET
ELEVATION: (18.62)
ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

MAP SHOWING BOUNDARY SURVEY OF
THE NORTH 1/2 OF LOTS 20 THROUGH 24 BLOCK
12 AS SHOWN ON MAP OF
WILLIAMS' COASTAL BOULEVARD HEIGHTS

AS RECORDED IN PLAT BOOK 10 PAGE 19 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: REBECCA L. AUSTIN & DANIEL J. PAL

TRUSTLINE MORTGAGE, INC.

ALLIANT NATIONAL TITLE INSURANCE COMPANY

SUNSHINE TITLE CORPORATION

RECEIVED
21-100030
FEB 24 2021
PLANNING & DEVELOPMENT

NORTH 1/2 LOTS 20-24	
LOT SIZE	7,331± SQ. FT.
DRIVEWAY TO R/W	262± SQ. FT.
LEAD WALK	48± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	57.50 FT.
TOTAL BUILDING COVERAGE	2,032± SQ. FT. 28%
TOTAL IMPERVIOUS COVERAGE	3,526± SQ. FT. 48%
TOTAL EASEMENT AREA	0± SQ. FT.

RECEIVED
21-100030
MAR 26 2021
Proposed

PLANNING & DEVELOPMENT

RECERTIFICATION; W.O. #182738; 06-23-2020 (FIELD)
FINAL; W.O. #178979; 12-31-19 (FIELD)
LOT & HOUSE S-O(GOOD SET F.F.E.) W.O.#174717; 07-18-19 (FIELD)
REVISE DRIVEWAY; 03-22-19 (OFFICE)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- DENOTES FOUND 1/2" IRON PIPE LB 4596 UNLESS OTHERWISE NOTED
- WM - DENOTES WATER METER
EB - DENOTES ELECTRIC BOX
EHH - DENOTES ELECTRIC HANDHOLE
CRB - DENOTES CABLE RISER BOX
UGCV - DENOTES UNDERGROUND CONTROL VAULT
CTVRB - DENOTES CONTROL TELEVISION RISER BOX

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M. INDEX DATE 11-02-18

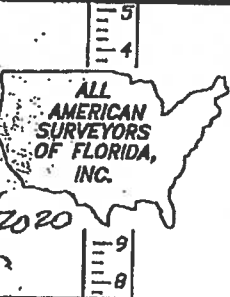
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/278-0088 - LICENSED LAND BUSINESS NO. 3857

- Legend
- (TYP.) = TYPICAL
FND = FOUND
CONC = CONCRETE
MON. = MONUMENT
I.P. = IRON PIPE
L.B. = LEAD BOLT
CH = CHORD
A = ARC LENGTH
R = RADIUS
CALC. = CALCULATED
DEED = DEED
PLAT = PLAT
RADIAL = RADIAL
C.L. = CENTER LINE
R/W = RIGHT-OF-WAY
DW = DRIVEWAY
W = WITNESS
- P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVE
P.R.C. = POINT OF REVERSE CURVE
P.C.C. = POINT OF COMPOUND CURVE
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N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.T.S. = NOT TO SCALE
P.I. = POINT OF INTERSECTION
EW = EDGE OF WATER
T.O.B. = TOP OF BANK
L.B. = LICENSED BUSINESS

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED
UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT
THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND THAT
THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL
STANDARDS SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO
CHAPTER 472.027, CHAPTER 472.028, FLORIDA STATUTES.

SURVEYED AND UNLESS EMPLOYED BY SEAL
JAMES D. HARRISON, No. 2847
MICHAEL A. GARNETT, No. 6643
DATE 02-08-19



REFERENCE BENCHMARK:
FND 1/2" IRON ROD; NO I.D.
IN NORTHERLY R/W LINE OF RUTH
AVENUE BETWEEN LOTS 9 & 10, BLOCK 5
ELEVATION: (15.70)
ELEVATIONS SHOWN HEREON
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Original

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RECEIVED
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FEB 24 2021
Existing
PLANNING & DEVELOPMENT

RILEY STREET
(50' RIGHT OF WAY)

HORN DRIVE
(50' RIGHT OF WAY)

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SURVEY NOT VALID UNLESS EMBOSSED BY SEAL

JAMES D. HARRISON, JR., No. 2647

MICHAEL A. GARRETT, No. 6643

6/24/2020

FLORIDA REGISTERED SURVEYOR AND MAPPER

SCALE 1"=20'

DATE 02-08-19

REFERENCE BENCHMARK:
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