



City of Jacksonville Beach

Regular Meeting Amended Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, March 20, 2024

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Matt Metz, Laura Tierney

APPROVAL OF MINUTES

A. Minutes for February 21, 2024 meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s):** **BOA#24-100144**

Applicant: Joseph & Laurie Matsinger

Agent: N/A

Owner: Joseph & Laurie Matsinger

Property Address: 930 N 16th Ave

Parcel ID: 175244-0000

Legal Description: Lot 17, Block 6, Beach Homesites Unit 3

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)(c)3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; 34-336(e)(1)(c)2, for an east side yard setback of 2.8 feet in lieu of 10 feet; 34-336(e)(1)e, for 47.5% lot coverage in lieu of 35% maximum; 34-373(d), for a parking area set back of 1.2 feet in lieu of 5 feet minimum, for proposed rear additions to a single-family dwelling **for property addressed** 930 N 16th Ave, **RE#** 175244-0000, **legally described as** Lot 17, Block 6, *Beach Homesites Unit 3*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

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

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

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

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Wednesday, February 21, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Deputy City Clerk Jodilynn Byrd administered the Oath of Office to Jennifer Williams.

CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:02 P.M.

Mr. Curley noted only three board members were present and applicants would be required to get a unanimous vote for the application to be approved or they could choose to defer to another meeting.

ROLL CALL:

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

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#24-100005
Applicant/Owner: Carol Lombardo
Agent: N/A
Property Address: 47 36th Avenue South
Parcel ID: 181479-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)g, for an accessory structure setback of 3 ft in lieu of 5 ft minimum, for a new swimming pool addition to a single-family dwelling for property addressed 47 36th Avenue South, RE# 181479-0000, legally described as Lot 13, Block 5, Atlantic Shores Ocean Front Division A.

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

Agent: Katherine Duncan, 1936 San Marco Boulevard, Jacksonville, stated the hardship was an undersized lot.

A discussion ensued about the lot.

Public Hearing:

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

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to approve BOA#24-100005 as it meets the standards for approving such a request.

Discussion: A discussion ensued about the hardship.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

B. Case Number: **BOA#24-100007**
Applicant/Owner: Jennifer Hoprich
Agent: Alex Castro
Property Address: 525 10th Avenue South
Parcel ID: 176621-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(2)(c)(1), for a front yard setback of 11.5 ft in lieu of 20 ft minimum; 34-338(e)(2)(c)(1), for a secondary front yard setback of 9.5 ft. in lieu of 30 ft; 34-338(e)(2)(f), for 41.5% lot coverage in lieu of 35% maximum, to construct a new kitchen addition and new entry porch addition and to rectify existing nonconformities to half of a two- family dwelling, located at property addressed 525 10th Avenue South, RE# 176621-0000, legally described as the East 43.54 feet of Lot 9 and the West 4.2 feet of Lot 10, Block 95, Oceanside Park.

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

Agent: Alex Castro, 189 19th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot. Mr. Castro provided pictures [on file] to the Board.

A discussion ensued about the lot coverage, porch, and stairwell.

Owner/Applicant: Ramona Inglett & Jennifer Hoprich, 525 10th Avenue South, Jacksonville Beach, noted the neighbors had no issues.

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

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to approve BOA#24-100007 as it is consistent with the City of Jacksonville Beach Board of Adjustment Section 34-286 standards that are applicable.

Discussion: A discussion ensued about lot size.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

C. Case Number: **BOA#24-100008**
Applicant/Owner: Christopher Klotz
Property Address: 2006 Oak Grove Circle

Parcel ID: 178166-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(3), for a rear yard setback of 23 feet in lieu of 30 feet minimum and 34-336(e)(1)g, the construction of a rear addition to an existing single family home located at property addressed 2006 Oak Grove Circle, RE# 178166-0000, legally described as Lot 13, Block 5, San Pablo Terrace.

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

Applicant: Christopher Klotz, 2006 Oak Grove Circle, Jacksonville Beach, distributed a handout [on file] to the Board. He noted similar setbacks in the area and the proposed lot coverage.

A discussion ensued about the neighbors and the request.

Public Hearing:

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

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to approve BOA#24-100008 because it is consistent with the City of Jacksonville Beach Board of Adjustment Section 34-286 in terms of standards that are applicable to all variances.

Discussion: A discussion ensued about lot shape.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

D. **Case Number:** BOA#24-100135
Applicant/Owner: Jordan Quick
Agent: N/A
Property Address: 1382 Eastwind Drive N
Parcel ID: 179459-3190

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)(d) for no garage or car-port in lieu of a required garage or carport, 34-338(e)(1)(g), for a detached accessory structure pool structure setback of 3 ft in lieu of 5 ft minimum from the rear yard set-back; 34-388(e)(1)(g), for an east side yard setback accessory structure setback of 2 ft in lieu of 5 ft minimum for a pool; 34-338(e)(1)(e), for lot coverage of 55% in lieu of 35% maximum for property addressed 1382 Eastwind Drive N., Re# 179459-3190, legally described as Lot 38 Seabreeze Park.

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

Planner Danevsky Joseph stated staff reviewed the proposed new application and considered it to be materially different than the original application.

Applicant: Jordan Quick, 1382 Eastwind Drive North, Jacksonville Beach, explained the proposed lot coverage was reduced and he was also seeking to get variances for existing nonconformities.

A discussion ensued about the lot coverage, bedrooms, garage, pool, and neighbors.

Public Hearing:

The following spoke in support of the variance:

- Austin Moody, 1852 Royal Fern Lane, Jacksonville Beach

The following submitted an email support of the variance:

- Stephanie Forbes, 1322 Eastwind Drive North, Jacksonville Beach
- Artsiom Naidzich, 1398 Eastwind Drive North, Jacksonville Beach
- Jeannie Clary, 1303 Eastwind Drive, Jacksonville Beach

The following submitted an email in opposition to the variance:

- Lois Maxim, (no address provided)
- Tony Komarek, 533 11th Avenue South, Jacksonville Beach

Mr. Quick addressed the concerns.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to approve BOA#24-100135 as it is consistent with the standards of Jacksonville Beach.

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

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, March 5, 2024, at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:44 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	02/27/2024
SUBJECT:	BOA #24-100144 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, March 20, 2024 Board of Adjustment Meeting.

BOA #24-100144

ZONING: RS-1
RE NO.: 175244-0000
LEGAL: Lot 17, Block 6, *Beach Homesites Unit 3*
ADDRESS: 930 N 16th Ave

REQUEST:

Section(s): 34-336(e)(1)(c)3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; 34-336(e)(1)(c)2, for an east side yard setback of 2.8 feet in lieu of 10 feet; 34-336(e)(1)e, for 47.5% lot coverage in lieu of 35% maximum; 34-373(d), for a parking area set back of 1.2 feet in lieu of 5 feet minimum, for proposed rear additions to a single-family dwelling **for property addressed** 930 N 16th Ave, **RE#** 175244-0000, **legally described as** Lot 17, Block 6, *Beach Homesites Unit 3*

EXISTING CONDITIONS:

The subject property is a lot of record, (circa 1954) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is 70 feet in width and 106.28 feet in depth, with a total area of 7,372.98 square feet. The subject parcel is currently occupied by a one-story single-family dwelling, shed, planter wall, and concrete & covered concrete areas. The subject parcel's single-family structure was constructed in 1959, and the structure predates the existing LDC.

The subject parcel is nonconforming in both width and total lot area. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. The subject property has a total impervious area of 38.7% in lieu of 35% required, a rear yard setback of 25.3 feet in lieu of 30 feet minimum, and an east side yard setback of 2.8 feet in lieu of 10 feet. These are all existing nonconformities which existed prior to the applicant's purchase of the property. The applicant is asking for a variance for a rear yard setback of 5 feet in lieu of 30 feet minimum, for an east side yard setback of 2.8 feet in lieu of 10 feet, for 47.5% lot coverage in lieu of 35% maximum, for a parking area set back of 1.2 feet in lieu of 5 feet minimum, for proposed rear additions, and to rectify existing nonconformities. Staff finds that the requested variances are the minimum variances needed to accommodate the proposed rear additions and to rectify existing nonconformities. The property is undersized and the request is consistent with the comprehensive plan.

STAFF ANALYSIS:

The subject property was developed in 1959 as a one-story single-family dwelling. The applicant plans on removing the rear shed and adding an attached rear addition to the dwelling. Due to the substandard size of the lot, adding any structure to the property will increase the lot coverage and encroach on setbacks. The home currently encroaches on the rear yard and east side yard setbacks. Allowing for a rear yard setback of 5 feet in lieu of 30 feet minimum, for an east side yard setback of 2.8 feet in lieu of 10 feet, for 47.5% lot coverage in lieu of 35% maximum, and for a parking area set back of 1.2 feet in lieu of 5 feet minimum is the minimum variance needed for the reasonable use of the parcel of land. The subject property was platted in 1954 and the home was constructed in 1959, both of which predated the existing LDC. The nonconforming lot is not the fault of the applicant along with the nonconforming lot coverage and setbacks. Not allowing additional lot coverage and encroachment on rear and east side setbacks would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variances. There is a hardship justified by the lot being a nonconforming lot in total lot area and width, staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject property is substandard in both total lot area and width. The RS-1 requirement is 90 feet in width and a total lot area of 10,000 square feet. This property measures 70 feet in width and 106.28 feet in depth, with a total area of 7,372.98 square feet. Additionally, there are existing nonconformities with the current single-family dwelling.

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

Staff does not find that circumstances are a result of the applicant. The property was developed in 1959, and was not designed to the modern LDC requirements. The applicant purchased the property in its current state and has not done anything to increase lot coverage or encroach on setbacks.

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

Staff finds that the proposed variance **will not** confer special privileges. Throughout this neighborhood, there are many nonconforming properties and they have been granted similar variances. It is a common right for single-family homes to add additions.

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

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

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities, as well as the proposed new rear addition. The proposed variances needed are for a rear yard setback of 5 feet in lieu of 30 feet minimum, for an east side yard setback of 2.8 feet in lieu of 10 feet, for 47.5% lot coverage in lieu of 35% maximum, and for a parking area set back of 1.2 feet in lieu of 5 feet minimum is the minimum.

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

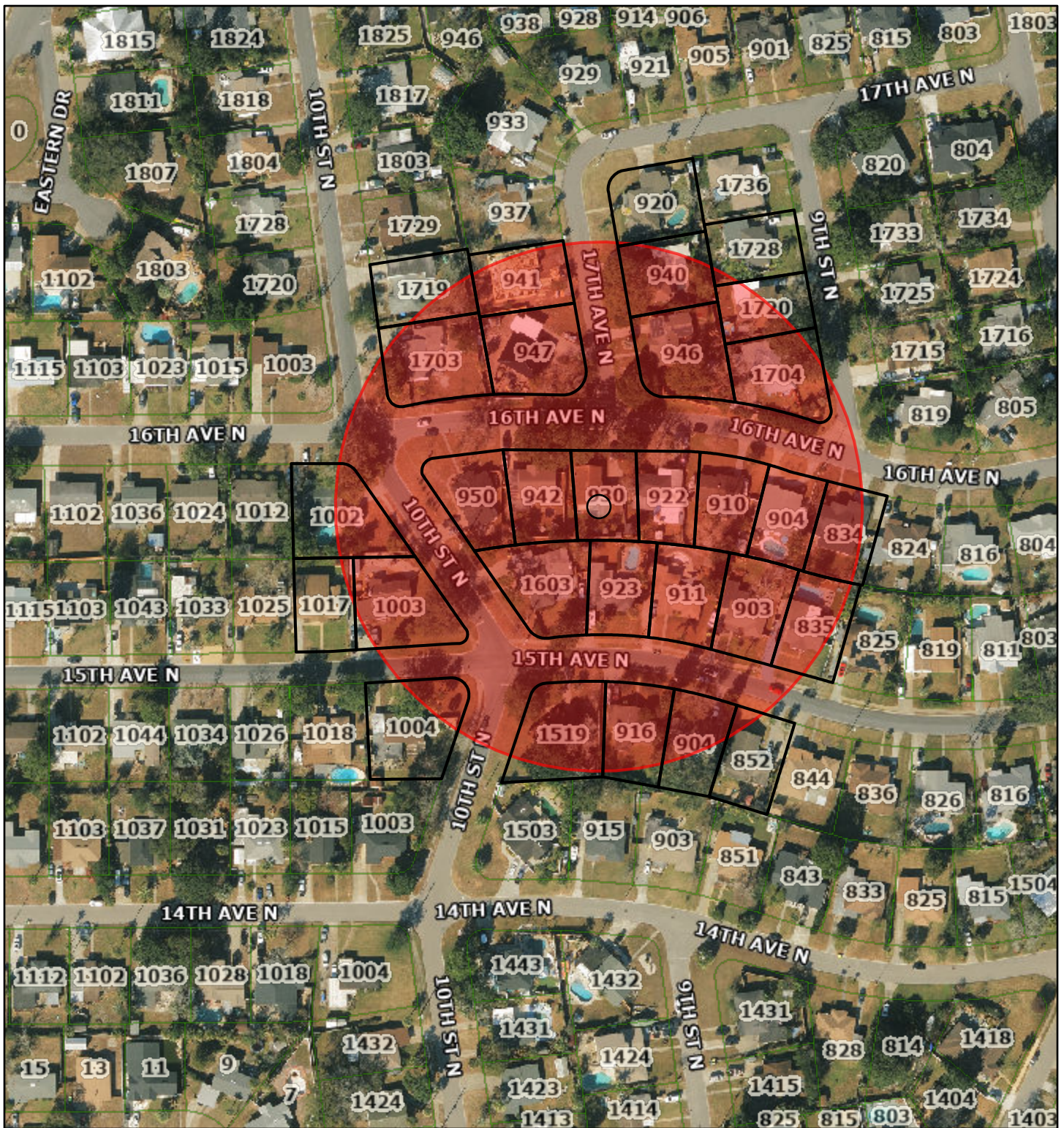
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100144**

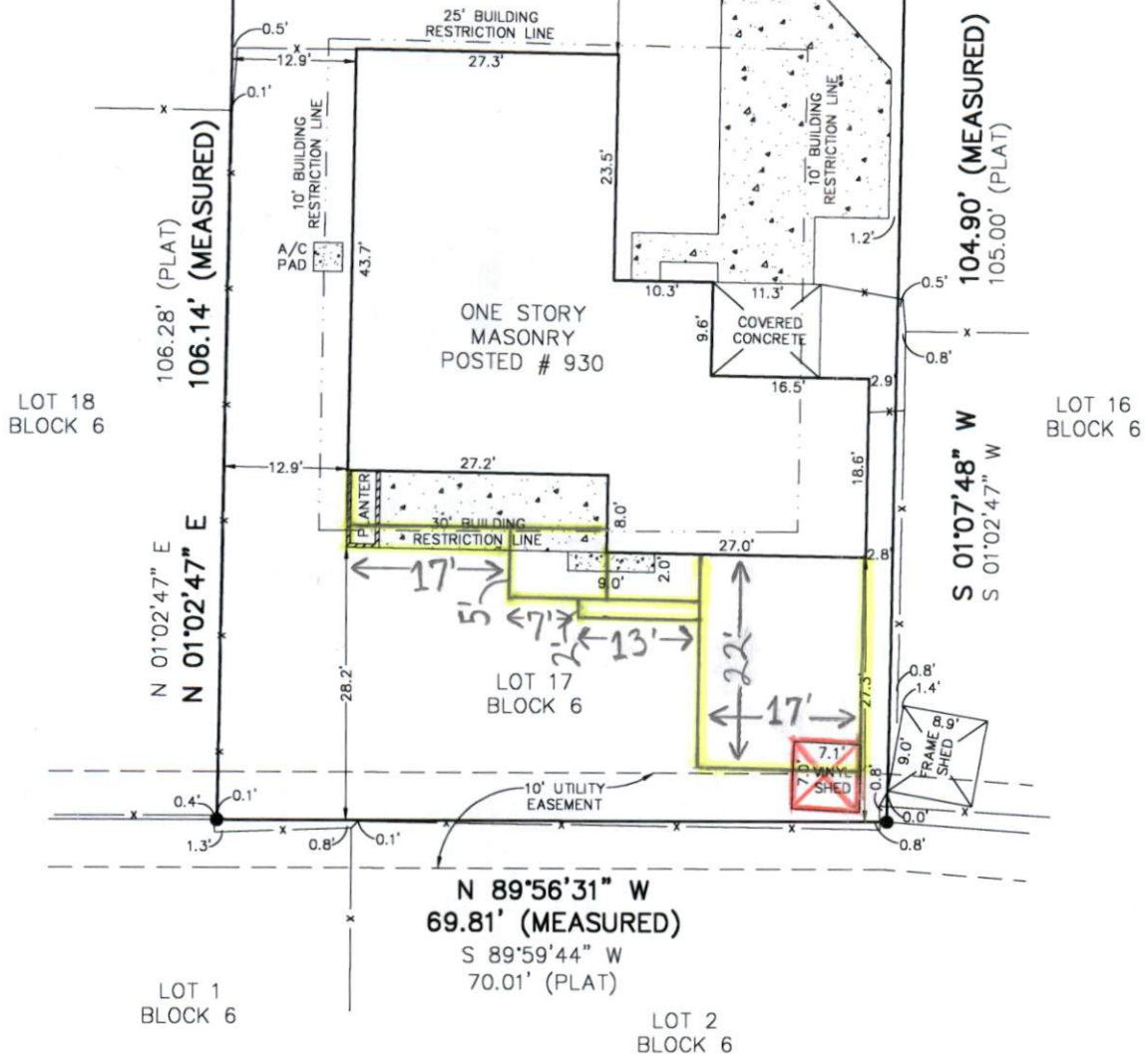
ATTACHMENTS:

1. 24-100144pics
2. 24-100144



1:2,257

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.03, and 0.06. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.03, 0.05, and 0.1. The scales are aligned such that 0.01 mi corresponds to 0.016 km, 0.03 mi corresponds to 0.048 km, and 0.06 mi corresponds to 0.096 km.



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

SETBACKS SHOWN HEREON ARE PROVIDED BY CLIENT

PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY

LOT CALCULATIONS:

TOTAL LOT AREA = 7372.98 SQUARE FEET

IMPERVIOUS AREA:

FOUNDATION = 1791.97 SQUARE FEET
 SHED = 49.05 SQUARE FEET
 PLANTER WALL = 7.44 SQUARE FEET
 CONCRETE & COVERED CONCRETE = 1001.86 SQUARE FEET
 TOTAL = 2850.32 SQUARE FEET

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 01°02'47" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120077, 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
4-21-21	UPDATE SURVEY
12-13-23	LOT CALCULATIONS & SETBACKS

JOB # 27236-B

DATE OF FIELD SURVEY: 7-13-15

SCALE: 1" = 20'



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 SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 400.027, FLORIDA STATUTES.

Raymond Thompson
 No. 8146

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

LAND SURVEYS

O

CONSTRUCTION SURVEYS

ALL SURVEY SUBDIVISIONS







7. Completed application.

APPLICANT INFORMATION

Applicant Name: Joseph & Laurie Matsinger Telephone: 864-506-5388
Mailing Address: 930 16th Ave N E-Mail: jlmatsinger@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Joseph & Laurie Matsinger Telephone: 864-506-5388
Mailing Address: 930 16th Ave N E-Mail: jlmatsinger@gmail.com
Jacksonville Beach, FL 32250

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

Parcel ID: 175244-000

VARIANCE DATA

Street address of property and Real Estate Number: 930 16th Ave N, Jacksonville Beach FL 32250
Legal description of property (Attach copy of deed): 25-38 28-25-29E Beach Homesites Unit 3 Lot 17 Blk 6
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).
To allow for new rear addition and to allow for non-conformance of rear yard 5 ft in lieu of 30 ft, east side yard 2.8 ft in lieu of 10 ft, and coverage of 47.5% (including 3% to accommodate future plans) in lieu of 35%.

AFFIDAVIT

I, Joseph R. Matsinger, 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.

Joseph R. Matsinger
APPLICANT SIGNATURE

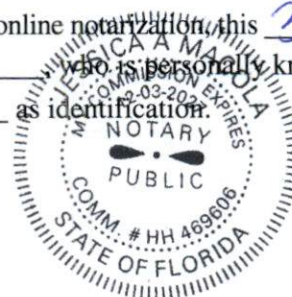
Joseph R. Matsinger
PRINT APPLICANT NAME

1/31/2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of January, 2024, by Joseph R. Matsinger who is personally known to me or produced as identification.

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



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: AS-1

FLOOD ZONE: X

CODE SECTION (S): _____

Prepared by and Return to:

M.J. DeCastro

MTI Title Insurance Agency, Inc.

1914 Southside Boulevard, Suite 2

Jacksonville, FL 32216

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #175244-0000

File- MFL-2243904

Consideration Amount \$380,000.00

WARRANTY DEED

This Indenture, Made this May 3, 2021, between James R. Matsinger and Nancy M. Matsinger, husband and wife, whose post office address is: 930 16th Ave N Jacksonville Beach, FL 32250, hereinafter called the "Grantor"*, and, **Joseph Richard Matsinger and Laurie Michelle Matsinger, a married couple,** whose post office address is: 930 16th Ave N, Jacksonville Beach, FL 32250, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Duval County, FL, and being further described as follows:

Lot 17, Block 6, of BEACH HOMESITES UNIT THREE, A SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 25, Page 38, 38A and 38B, of the Public Records of Duval County, Florida.

Property Address: 930 16th Ave N, Jacksonville Beach, FL 32250

Property is the homestead of the Grantor(s).

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

James Ralph Matsinger
James Ralph Matsinger

Nancy Marie Matsinger
Nancy Marie Matsinger

Madelyn Perot
Witness #1 Signature

Manuel J. DeCastro Jr
Witness #2 Signature

Madelyn Perot
Witness #1 Print Name

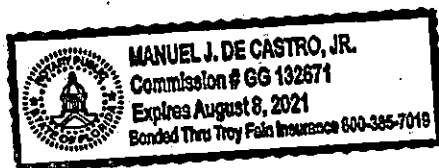
Manuel J. DeCastro Jr
Witness #2 Print Name

State of Florida ; County of Duval

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this May 3, 2021 by: James R. Matsinger and Nancy M. Matsinger, husband and wife who is/are personally known by me or who has/have produced: Drivers License as identification.

Manuel J. DeCastro Jr
Notary Public

My Commission Expires: _____





**2023 PAID REAL ESTATE
NOTICE OF AD VALOREM & NON-AD VALOREM ASSESSMENTS
JIM OVERTON, TAX COLLECTOR**

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 (904) 255-5700, option 4 www.duvaltaxcollect.net

ACCOUNT NUMBER: 175244-0000

MATSINGER JOSEPH RICHARD
MATSINGER LAURIE MICHELLE
930 16TH AVE N
JACKSONVILLE BEACH, FL 32250

ESCROW CODE/COMPANY : CL-0020977 PENNYMAC
LOCATION ADDRESS: 930 N 16TH AVE,
JACKSONVILLE BEACH,
32250
LEGAL DESCRIPTION: 25-38 28-2S-29E
BEACH HOMESITES UNIT 3
LOT 17 BLK 6

AD VALOREM TAXES FOR REAL ESTATE

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	352.508	50.000	302.508	8.0262	2,427.99	HB, HX
ST JOHNS RIVER WTR MGN	352.508	50.000	302.508	0.1793	54.24	
FL INLAND NAVIGATION	352.508	50.000	302.508	0.0288	8.71	
USD2-JAX BEACH SCHOOLS	352.508	50.000	302.508	3.9947	1,208.43	
SCH DISCRETIONARY	352.508	25.000	327.508	0.7480	244.98	
SCH CAPITAL OUTLAY	352.508	25.000	327.508	1.5000	491.26	
SCHOOLS-LOCAL	352.508	25.000	327.508	3.1830	1,042.46	
SCHOOLS-VTR APPRVD	352.508	25.000	327.508	1.0000	327.51	

AD VALOREM TOTALS

MILL CODE: USC

18.6600

\$5,805.58

NON-AD VALOREM ASSESSMENTS FOR SERVICES

LEVYING AUTHORITY	AMOUNT \$
NON-AD VALOREM TOTALS	\$0.00

REMARKS:

PAYMENTS MUST BE MADE IN US FUNDS.

IF PAID BY:

Nov 30, 2023

**PLEASE PAY
ONE AMOUNT:**

\$0.00

DUVAL COUNTY 2023 PAID REAL ESTATE

ACCOUNT NUMBER: 175244-0000

ESCROW CODE/COMPANY: CL-0020977 PENNYMAC

LOCATION ADDRESS: 930 N 16TH AVE,
JACKSONVILLE BEACH,
32250

ALTERNATE KEY: 1361497

**MAKE CHECKS PAYABLE TO:
DUVAL COUNTY TAX COLLECTOR**

IF PAID BY:	PLEASE PAY ONE AMOUNT:
Nov 30, 2023	\$0.00
TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 175244-0000	

**JIM OVERTON, TAX COLLECTOR
PO BOX 44009
JACKSONVILLE, FL 32231-4009**

**11/22/2023
PENNYMAC**

**EEX-24-00923927
-5573.36**

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS. RECEIPTS AVAILABLE ONLINE.

RETURN WITH PAYMENT

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 24-100144

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	Land is non-conforming: Lot 7,372.98 sqft in lieu of 10,000 sqft Coverage 38.7% in lieu of 35% Rear Yard 25.3ft in lieu of 30 ft East Side Yard 2.8 ft in lieu of 10 ft
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Subject property was developed/platted before land development code.
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	Land is non-conforming: Lot 7,372.98 sqft in lieu of 10,000 sqft Coverage 38.7% in lieu of 35% Rear Yard 25.3ft in lieu of 30 ft East Side Yard 2.8 ft in lieu of 10 ft
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	There are similar lots in neighborhood that are also non-conforming and granted similar variances.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This is the minimum variance needed to be able to add addition to conform.
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 is the minimum variance needed to conform with LDC.







January 29, 2024

To Whom It May Concern,

We are writing to you in support of Joseph and Laurie Matsinger's plans for a home addition to their property at 930 16th AVE N.

We have seen their plan for proposed construction and have no reservations to have them proceed with their plans. Furthermore, the proposed style and structure of the house is in line with the existing neighborhood; and, the proposed plan would not only result in an overall increase in value and tax basis of the property itself but also add value to the neighborhood as a whole.

Sincerely,

923-15th AVE. N.
Michael A. A.

923 15th AVE N.

Jacksonville Beach, FL 32250

January 29, 2024

To Whom It May Concern,

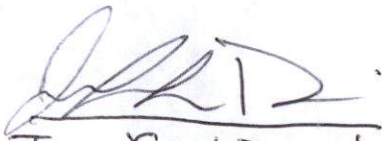
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Sincerely,

922 16th AVE N.

Jacksonville Beach, FL 32250



Jennifer L. Davis