



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, June 4, 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 May 7, 2024 meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#24-100020**
Applicant: Christopher & Mary Dell
Agent: N/A
Owner: Christopher & Mary Dell
Property Address: 813 N 7th Ave
Parcel ID: 174402-0000
Legal Description: Lot 8, Block 89, Replat of Part of, *Pablo Beach North*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)(c)(2) for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, and 34-337(e)(1)(e), for 44.4% lot coverage in lieu of 35% maximum, for a two-story addition in the rear of property to an existing single-family dwelling located at **property addressed** 813 N 7th Ave, **RE#** 174402-0000, **legally described as** Lot 8, Block 89, Replat of Part of, *Pablo Beach North*
- B. **Case Number(s): BOA#24-100022**
Applicant: Jacksonville Homes, LLC
Agent: Hunter Faulkner
Owner: Jacksonville Homes, LLC
Property Address: 0 S 6th Ave (lot 7)
Parcel ID: 176433-0000

Legal Description: Lot 7, Block 6, Oceanside Park
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)(c)(3), rear yard setback of 20 feet in lieu of 30 feet minimum; 34-337(e)(1)(e), for 41.8% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling located at **property addressed** 0 S 6th Ave (lot 7), **RE#** 176433-0000, **legally described as** Lot 7, Block 6, Oceanside Park

C. **Case Number(s):** **BOA#24-100023**

Applicant: Andrew & Margaret Gurley
Agent: N/A
Owner: Andrew & Margaret Gurley
Property Address: 10 N San Pablo Cir
Parcel ID: 178235-0000
Legal Description: Lot 8, Block 3, *San Pablo Manor*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(e), for 41.18% lot coverage in lieu of 35% maximum, for proposed concrete walkway to a single family dwelling **located at property addressed** 10 N San Pablo Cir, **RE#** 178235-0000, **legally described as** Lot 8, Block 3, *San Pablo Manor*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

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

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any

decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, May 7, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley

Vice-Chairperson: Jeff Truhlar

Board Members: John Moreland (absent) Todd Smith (absent) Jennifer Williams (absent)

Alternates: Matt Metz Laura Tierney (absent)

Planner Danevsky Joseph and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Metz, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on April 16, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#24-100017

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

Agent: N/A

Property Address: 3604 Ocean Dr

Parcel ID: 181438-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)(c)(2), for a westerly side yard setback of 7 feet in lieu of 10 feet minimum; 34-336(e)(1)(c)(3), for a rear yard setback of 7 feet in lieu of 30 feet minimum; 34-336(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, for construction of a single-family dwelling, for property addressed 3604 Ocean Dr., RE# 181438-0000, legally described as, Lot 10, Block 12, *Atlantic Shores Ocean Front Section Division A*

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

Agent: Rick Johnston, 3525 Ocean Drive South, Jacksonville Beach, stated the hardship was a nonconforming and irregular lot. He distributed a handout [on file] to the Board.

Discussion ensued about the number of stories and input from neighbors.

Public Hearing:

The following spoke in support of the variance:

- Collin Spelts, 1612 15th Street South, Jacksonville Beach

The following spoke in opposition to the variance:

- Blake Deal, 1525 B The Greens Way, Suite 200, Jacksonville Beach
Mr. Deal provided a handout [on file] to the Board.

Mr. Johnston addressed the concerns expressed by Mr. Deal.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100017 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the hardship.

Roll Call Vote: Ayes – Jeff Truhlar, Matt Metz, and Owen Curley

The motion passed unanimously.

B. Case Number: BOA#24-100018

Applicant/Owner: Michael Desa
Agent: N/A
Property Address: 774 S 14th Ave
Parcel ID: 176774-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(e), for 40.4% lot coverage in lieu of 35% maximum, and 34-337(e)(1)(g) for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, for construction of a new swimming a pool and deck addition to a single-family dwelling located at property addressed 774 S 14th Ave, RE# 176889-0000, legally described as Lot 5, Block 148, *Oceanside Park*

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

Applicant: Michael Desa, 774 South 14th Ave, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Truhlar, to approve BOA#24-100018 the applicant has met all of the conditions outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size and setback request.

Roll Call Vote: Ayes – Jeff Truhlar, Matt Metz, and Owen Curley

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The Comprehensive Plan would go to the Planning Commission for approval on May 20, 2024. (It was confirmed with Senior Planner Christian Popoli the first reading of the Comprehensive Plan was voted by the City Council to be continued on May 20, 2024). The next scheduled meeting is Tuesday, May 21, 2024, at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:28 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	05/23/2024
SUBJECT:	BOA #24-100020 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 4, 2024 Board of Adjustment Meeting.

BOA #24-100020

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

REQUEST:

Section(s): 34-337(e)(1)(c)(2) for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, and 34-337(e)(1)(e), for 44.4% lot coverage in lieu of 35% maximum, for a two-story addition in the rear of property to an existing single-family dwelling located at **property addressed** 813 N 7th Ave, **RE#** 174402-0000, **legally described as** Lot 8, Block 89, Replat of Part of, *Pablo Beach North*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1913) located in the Medium Density Residential future land use category. The property is currently in Residential single-family: RS-2 zoning district. The lot is 50 feet in width, and 125 feet in depth, with an overall lot area of 6,250 square feet. The subject home was constructed in 1977, prior to the current LDC. The lot currently has an existing one-story single-family dwelling, concrete driveway, covered concrete carport, and wood deck. The subject parcel is nonconforming in width and total lot area. In the RS-2 zoning district, the conforming width is 75 feet and the conforming lot size is 7,500 square feet. The subject property is only 6,250 square feet. The applicant is asking for a variance for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, and for 44.4% lot coverage in lieu of 35% maximum, for a two-story addition to the rear of the property. Other properties in this area have been granted similar variances to increase lot coverage to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1977 as a one-story single-family dwelling. The subject property is substandard in width and total lot area. It measures 50 feet in width rather than the 75 feet

minimum requirement in the RS-2 zoning district and is also non conforming in size at 6,250 square feet. The applicant is proposing to add a second story addition to the rear of the home to accommodate more space for expanding the family. Due to the substandard size of the lot, any structure on the property will increase lot coverage and encroach on setbacks. Allowing for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum and for 44.4% lot coverage in lieu of 35% maximum is the minimum variance needed for the reasonable use of the parcel of land. Other properties in this area have been granted similar variances to increase lot coverage to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

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

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

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

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

Staff finds that the proposed variance **will not** confer special privileges. The request for 44.4% lot coverage in lieu of 35% maximum and for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum on a lot that does not meet the minimum lot width and lot area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the RS-2 zoning district. Similar properties have been granted variances for similar projects.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Due to the nonconforming area and width of this property, any addition would require a variance from the RS-2 standards. These circumstances are not the fault of the applicant and literal interpretation of the code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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

Staff **does** find that the requested variances are the minimum variance needed needed to accommodate the proposed new addition. The minimum variance needed to accomplish the proposed additions is to allow for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum and for a 44.4% lot coverage in lieu of 35% maximum.

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

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

STAFF RECOMMENDATION:

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

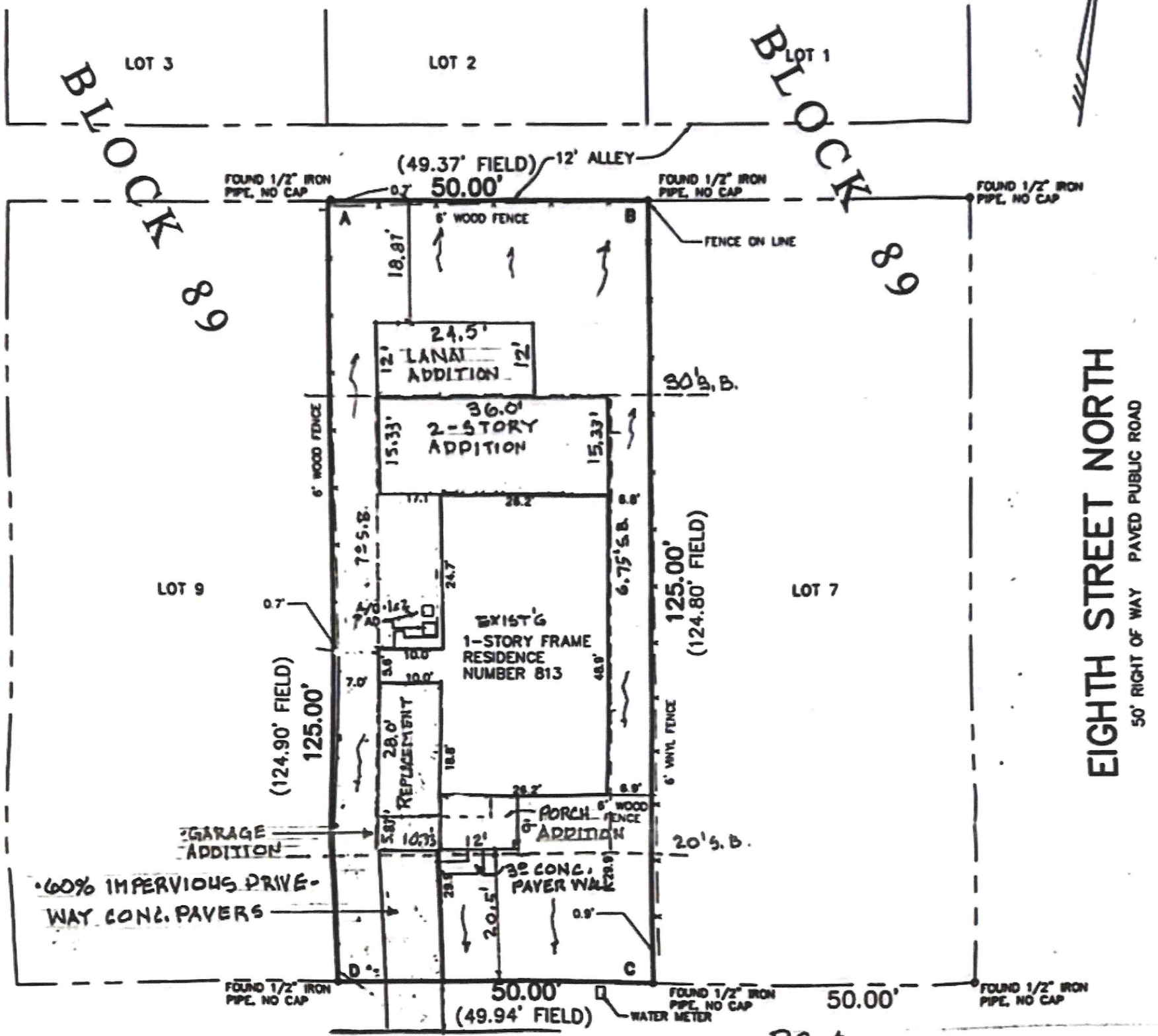
ATTACHMENTS:

1. 24-100020pics
2. 24-100020

DATE: APRIL 4, 2018
SHEET 1 OF 1

MAP SHOWING SURVEY OF

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



SEVENTH AVENUE NORTH (FORMERLY HERNANDO AVENUE) LOT SIZE 6,250 S.F.

RS-2 ZONING

80' RIGHT OF WAY PAVED PUBLIC ROAD

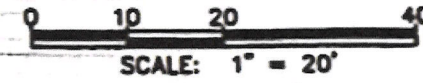
LOT COVERAGE ANALYSIS:	
TOTAL UNDER ROOF COVERAGE	2,575 S.F.
TOTAL IMPERVIOUS COVERAGE	204 S.F.
TOTAL LOT COVERAGE	2,779 S.F.
$2,779 \text{ S.F.} \div 6,250 \text{ S.F.} = 44.4\% \text{ COVERAGE}$	

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

PROPOSED PROJECT SITE PLAN

RHB DESIGNS INC.
S.P. 1 of 1

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



REVISION
APRIL 11, 2024

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

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

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

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

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

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

DATE: APRIL 4, 2018
SHEET 1 OF 1

LOT COVERAGE ANALYSIS:

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

SQUARE FOOTAGE INFORMATION:

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

STRUCTURE HEIGHT AND # OF STORIES:

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

TYPE OF CONSTRUCTION:

• TYPE V (UNPROTECTED, UNSPRINKLERED)

MATERIAL INFORMATION: FLORIDA PRODUCT APPROVAL CERTIFICATION TO FOLLOW BY CONTRACTOR

ROOFING (MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS)

• ROOF UNDERLAYMENT - ASTM 4869 TYPE 1
• ROOF FLASHING (DIP, RAKE, CAP, VALLEY) - 28 GAUGE
• ROOF SHINGLES - ASTM D3492 & ASTM D3181 TYPE I WIND RESISTANCE MODIFIED TO 110 MPH ASTM E 108 CLASS-A FIRE RESISTANCE RATING

• SHINGLE NAILING - (4 NAILS PER SHINGLE) PER MANUFACTURER'S SPECIFICATIONS

WINDOWS AND DOORS (SEE ATTACHED ENGINEERING AND/OR MASTERED ENGINEERING)

• WINDOWS SINGLE HUNG - VINYL, INSULATED (130 MPH MIN.)

• WINDOWS FIXED GLASS - VINYL, INSULATED (130 MPH MIN.)

• WINDOWS HORIZONTAL SLIDING - VINYL, INSULATED (130 MPH)

• SLIDING GLASS DOORS

• GLASS BLOCK WINDOWS

• EXTERIOR DOORS - FIBERGLASS, STEEL (130 MPH)

• GARAGE DOOR - FIBERGLASS, 130 MPH MIN.

• SELF FLASHING WINDOWS PER FRC. SECT. R. 703.8(1)

WIND ZONE INFORMATION

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

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION

• BUILDING IS ENCLOSED

• BASIC WIND SPEED (MPH - 3 SECOND GUSTS) 130 MPH

• RISK CATEGORY II

• BUILDING CATEGORY B

• WIND EXPOSURE CATEGORY SEE STRUCTURAL

• INTERNAL PRESSURE COEFFICIENT

METHOD FOR MEETING WIND BORNE DEBRIS PROTECTION:

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

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

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

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

Notes:

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

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

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

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

Exceed 130 mph (58 m/s).

INDEX OF DRAWINGS SHEETS

ARCHITECTURAL SHEETS

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

STRUCTURAL SHEETS BY OTHERS

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

SITE PLAN

S.P. 1 OF 1 SEE ATTACHED

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

TYPE OF CONSTRUCTION

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

ZONING DISTRICT

- ☐ RS-1
☒ RS-2
☐ RS-3
☐ OTHER _____

ATTACHMENTS (PER BUILDER)

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

APPLICABLE CODES:

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

REVISIONS	BY

Construction from these plans should not be undertaken without the assistance of a construction professional. The builder shall be responsible for obtaining all necessary permits and for compliance with applicable building codes prior to commencement of construction. Any discrepancy or error in notes, dimensions or references to other drawings shall be the responsibility of the designer. Any revisions or changes, not related to the correction of error, shall be the responsibility of the designer. All drawings shall be submitted to the designer for review and approval prior to construction. The designer shall be responsible for the accuracy of the information provided in these plans. The designer shall be responsible for the accuracy of the information provided in these plans. The designer shall be responsible for the accuracy of the information provided in these plans.

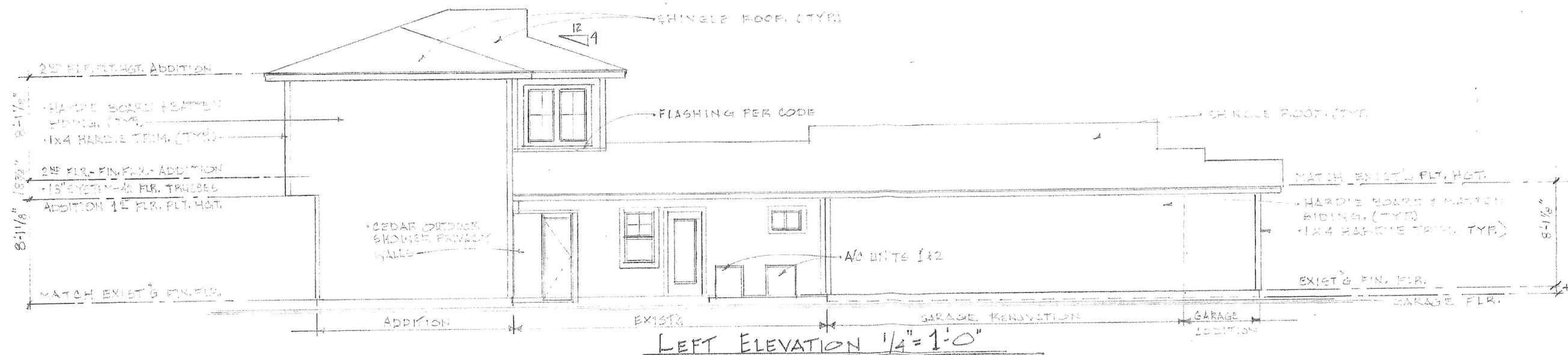
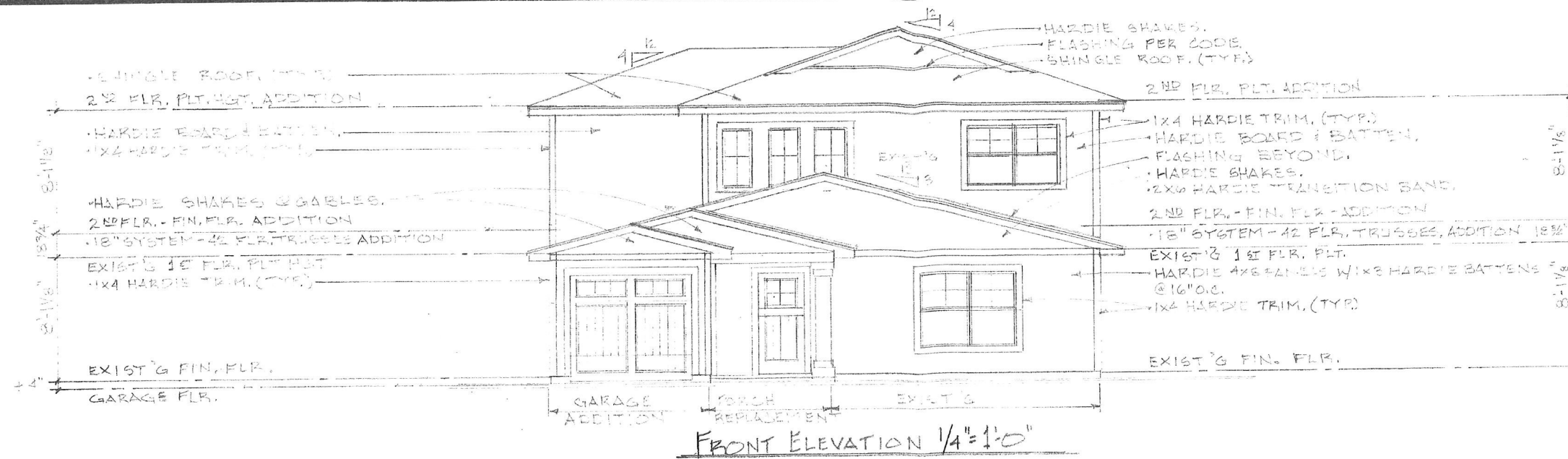
MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

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

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

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

OF SHEETS



REVISIONS	BY

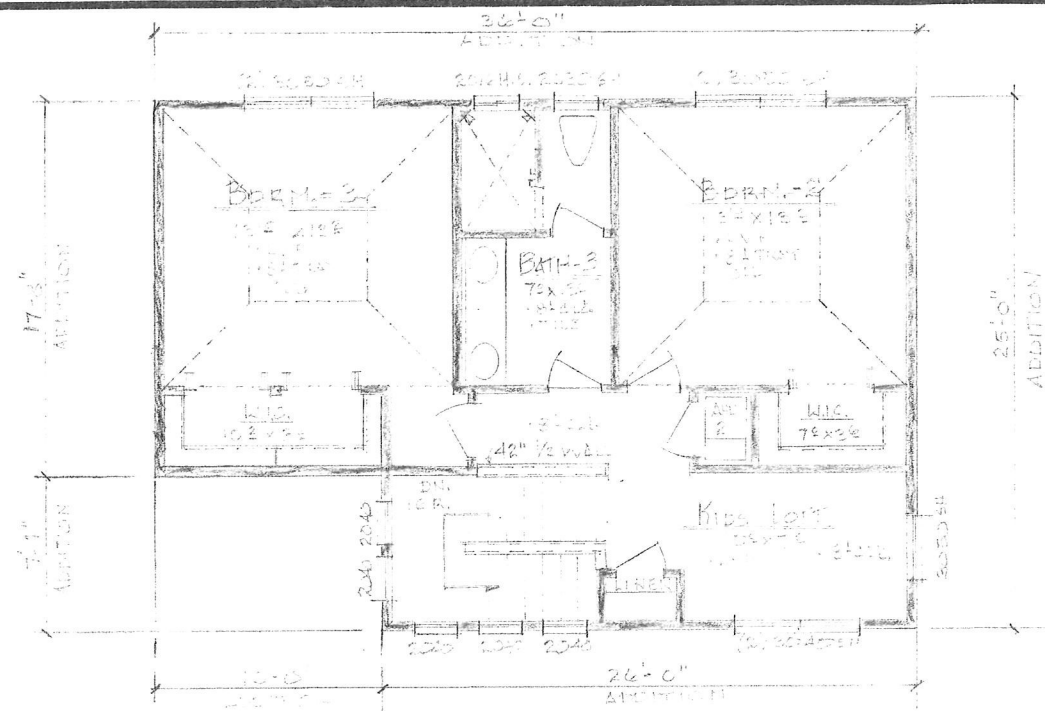
Consultation from these plans should not be undertaken without the assistance of a construction professional. The designer shall not be responsible for any errors or omissions in the plans, specifications, or any other documents prepared by or for the designer. Any discrepancy or error in the plans,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

MEMBER
A B D
AMERICAN INSTITUTE OF BUILDING DESIGN

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

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

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

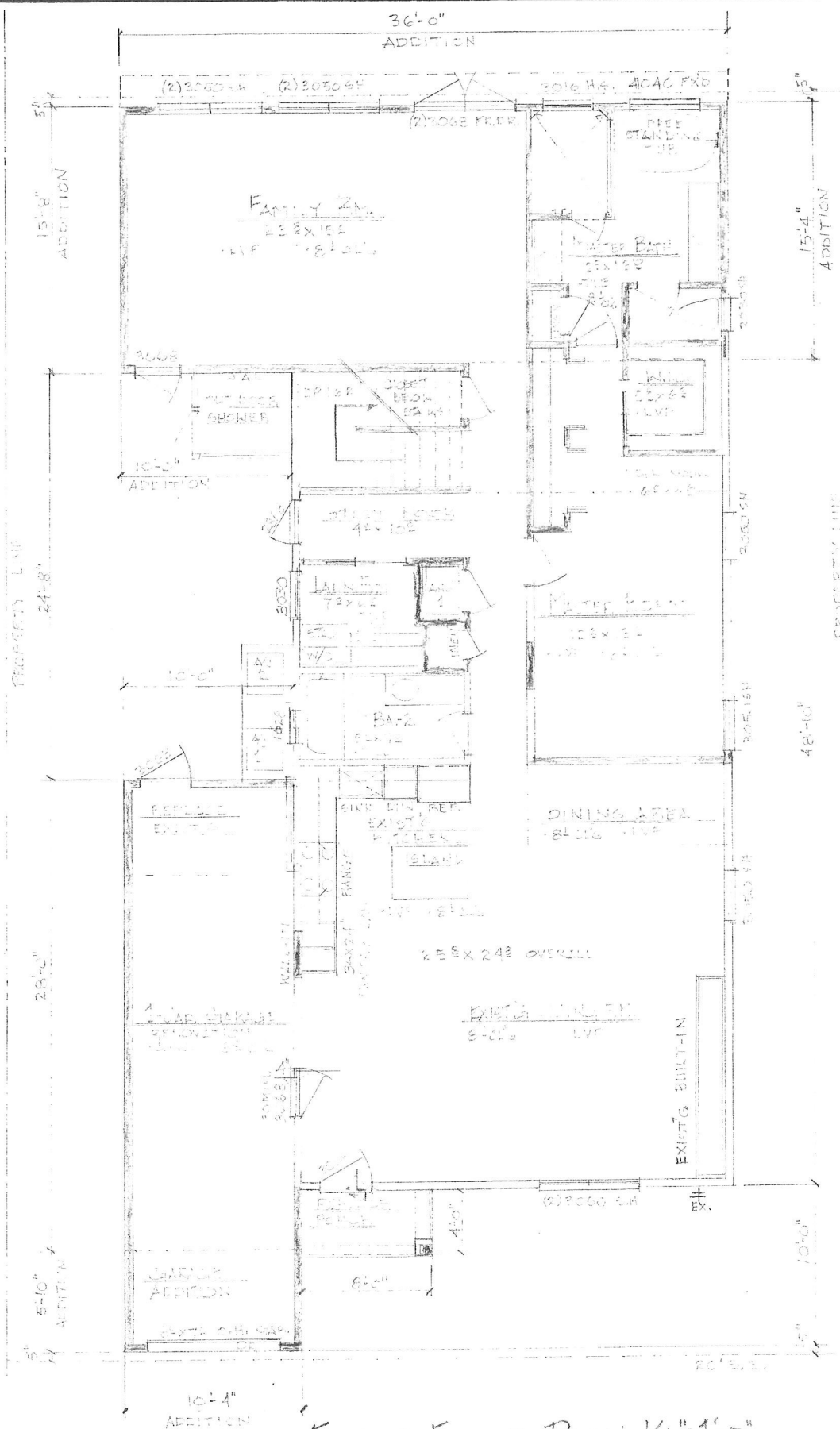


AREA TABLET (S.F.)

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

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

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



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

REVISIONS	BY

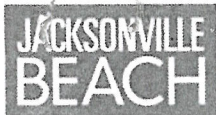
Construction from these plans should not be undertaken without the assistance of a construction professional. The professional shall be responsible to review and verify all notes, dimensions and references to applicable building codes prior to commencement of construction. Any discrepancy or error in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



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

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

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



APPLICATION FOR VARIANCE

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

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

REQUIRED DOCUMENTATION

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

RECEIVED

MAR 28 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: christopher & Mary Dell **Telephone:** 267-229-4117
Mailing Address: 813 7th Ave N **E-Mail:** marybethdell@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Christopher Dell, Mary S. Dell **Telephone:** 978-771-3501
Mailing Address: 813 7th Ave N **E-Mail:** chrismdell@outlook.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 813 7th Ave N. 174402-0000
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
lot coverage of 40%. Our addition/renovation according to attached plans brings us to 37.8% lot coverage, but asking for 40% allowance in event we add small shed (detached) to backyard.

AFFIDAVIT

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

MARY S. DELL
APPLICANT SIGNATURE

MARY S. DELL
PRINT APPLICANT NAME

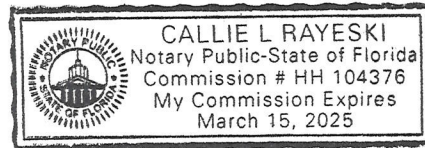
03/27/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

Callie Rayeski-Bowling
NOTARY PUBLIC SIGNATURE

Callie Rayeski-Bowling
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S): _____

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

RECEIVED

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

MAR 28 2024

PLANNING DEPARTMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Y	we have an undersized lot; standard lot size is 75 and ours is 50
Special circumstances and conditions do not result from the actions of the applicant.	Y	we have an undersized lot standard lot size is 75 and ours is 50
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Y	we have an undersized lot standard lot size is 75 and ours is 50
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Y	we have an undersized lot standard lot size is 75 and ours is 50
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	we have an undersized lot standard lot size is 75 and ours is 50
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Y	we have an undersized lot standard lot size is 75 and ours is 50

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

RECEIVED

MAR 28 2024

PLANNING
DEPARTMENT

24-100020

RECORDED ELECTRONICALLY	
2018086 BS	County Duval
Date 4/13/18	Time 9:47am
simplifile www.simplifile.com 68814615657	

OR Book 18349 page 500

General Warranty Deed

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

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

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

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

Parcel ID Number: 174402-0000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims

24100-20

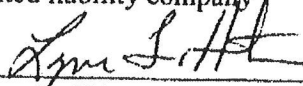
of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in our presence:

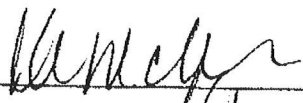

Witness Printed Name D. Randall Hileman

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

By:  (Seal)

Lynn L. Hileman, Manager

Address: 1713 Penman Road
Jacksonville Beach, Florida 32250


Witness Printed Name _____

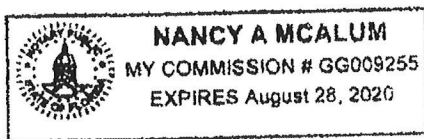
State of Florida
County of Duval

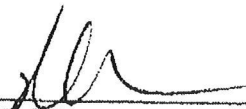
RECEIVED

MAR 28 2024

PLANNING
DEPARTMENT

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

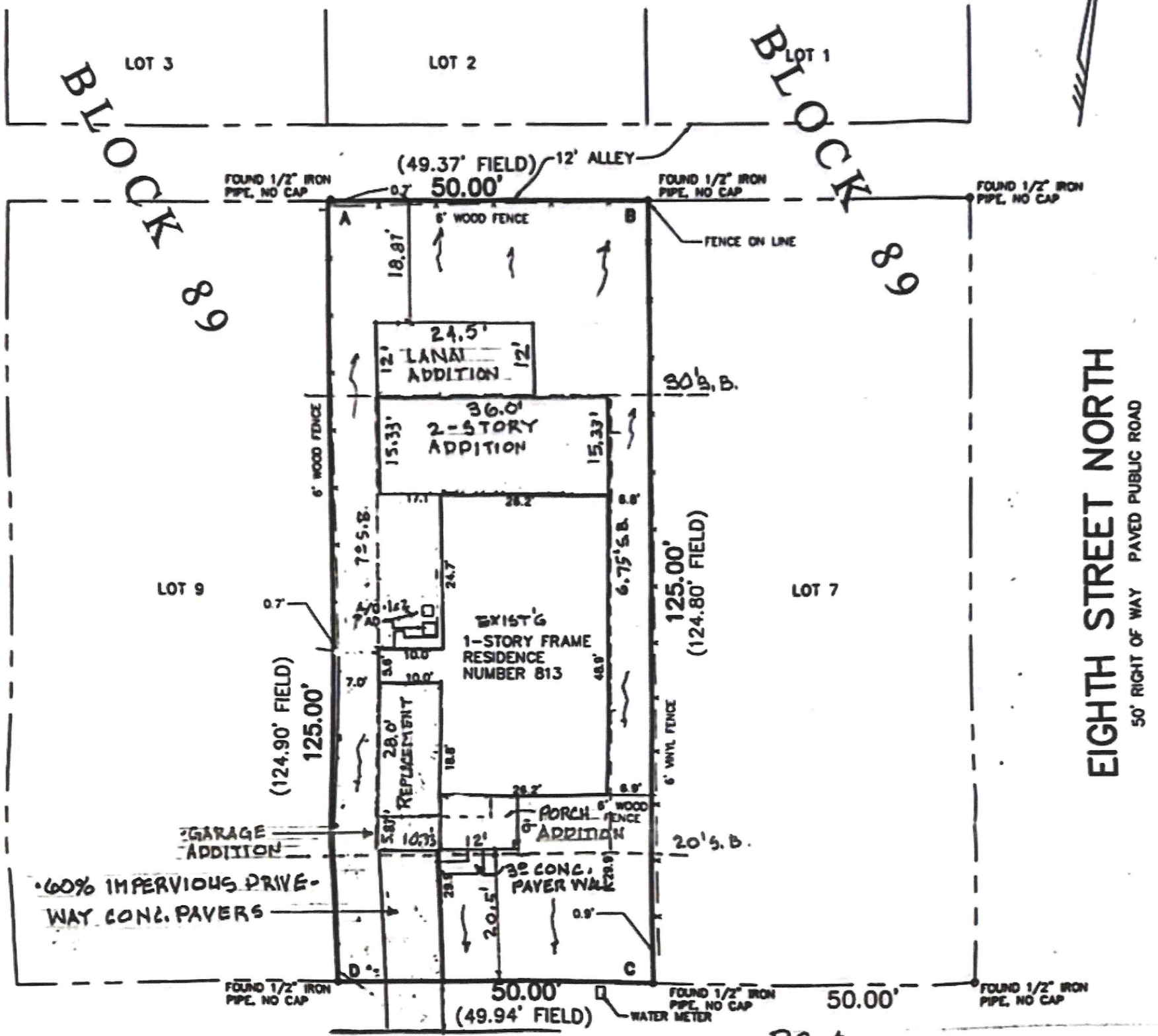



Notary Public

DATE: APRIL 4, 2018
SHEET 1 OF 1

MAP SHOWING SURVEY OF

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



SEVENTH AVENUE NORTH

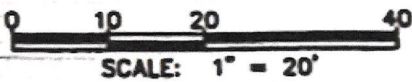
(FORMERLY HERNANDO AVENUE)

80' RIGHT OF WAY PAVED PUBLIC ROAD

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

PROPOSED PROJECT SITE PLAN

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



REVISION
APRIL 11, 2024

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

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

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

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

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

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

DATE: APRIL 4, 2018
SHEET 1 OF 1

LOT COVERAGE ANALYSIS:

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

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

STRUCTURE HEIGHT AND # OF STORIES:

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

TYPE OF CONSTRUCTION:

- TYPE V (UNPROTECTED, UNSPRINKLERED)

MATERIAL INFORMATION: FLORIDA PRODUCT APPROVAL CERTIFICATION TO FOLLOW BY CONTRACTOR

ROOFING (MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS)

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

WIND ZONE INFORMATION

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

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

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

METHOD FOR MEETING WIND BORNE DEBRIS PROTECTION:

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

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

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

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

Notes:

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

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

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

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

Exceed 130 mph (58 m/s).

INDEX OF DRAWINGS SHEETS

ARCHITECTURAL SHEETS

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

STRUCTURAL SHEETS BY OTHERS

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

SITE PLAN

S.P. 1 OF 1 SEE ATTACHED

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

TYPE OF CONSTRUCTION

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

ZONING DISTRICT

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

ATTACHMENTS (PER BUILDER)

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

APPLICABLE CODES:

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

REVISIONS	BY

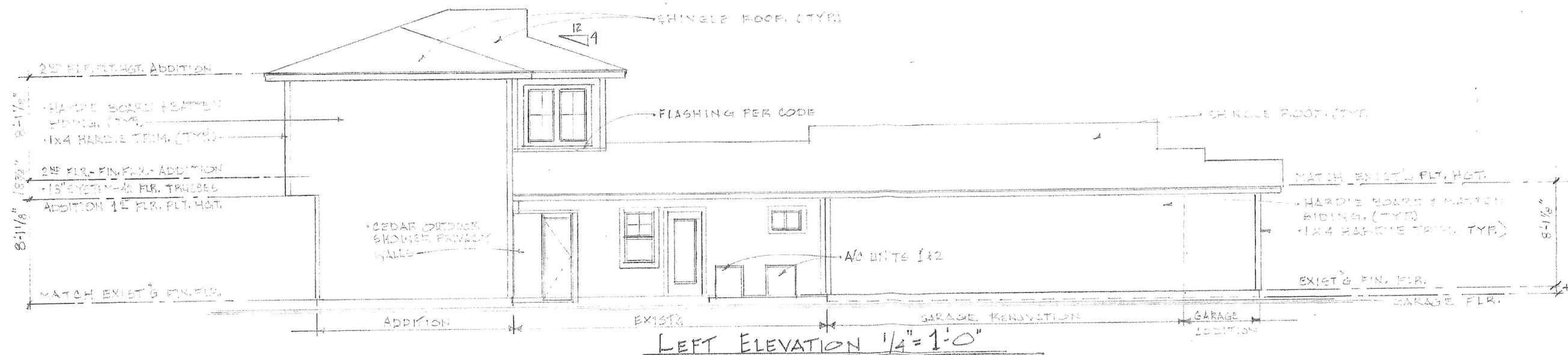
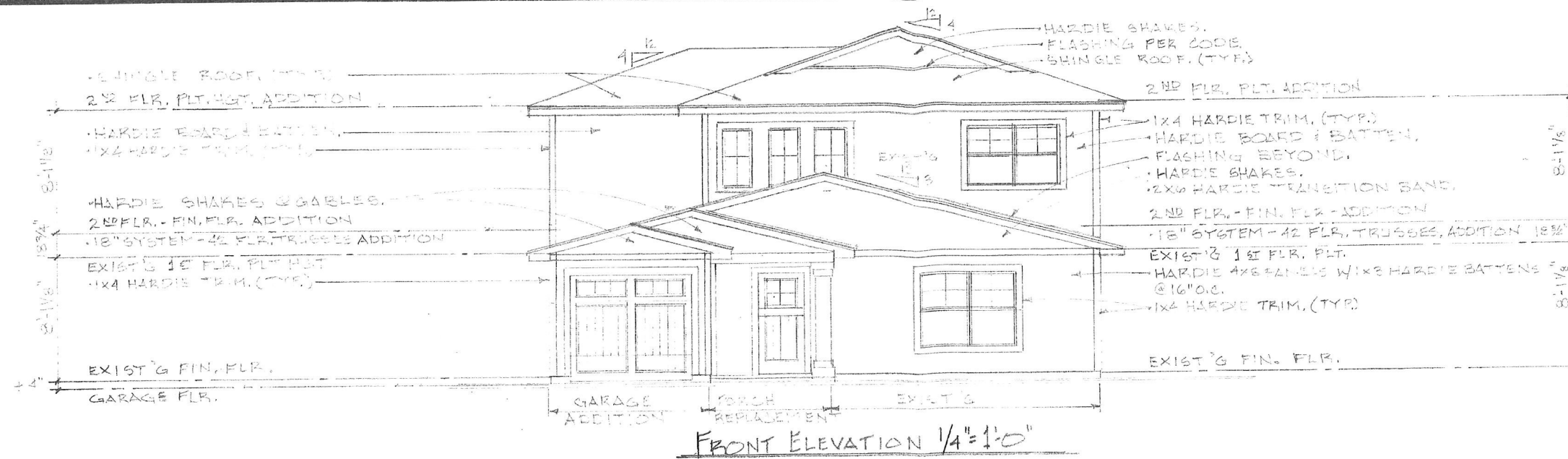
Construction from these plans should not be undertaken without the assistance of a construction professional. The builder shall be responsible for obtaining all necessary permits and for compliance with applicable building codes prior to commencement of construction. Any discrepancy or error in notes,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

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

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

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

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



REVISIONS	BY

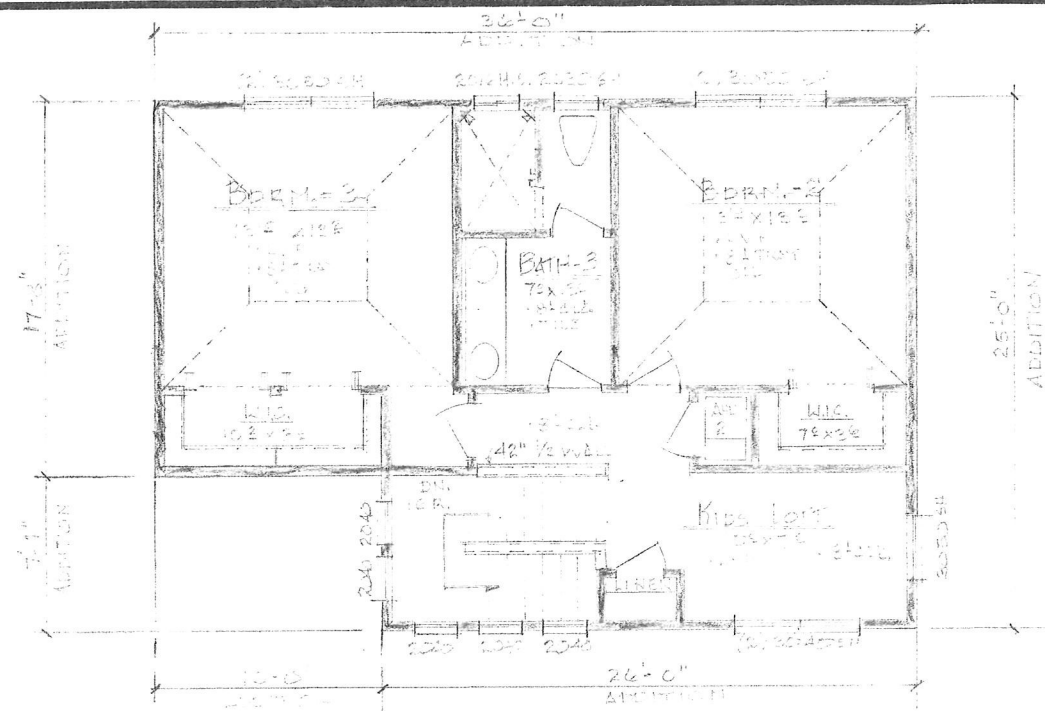
Consultation from these plans should not be undertaken without the assistance of a construction professional. The contractor shall be responsible for verifying the building and construction details shown on these plans. Any discrepancy or error in notes, dimensions or references to applicable building codes prior to commencement of construction shall be the responsibility of the contractor. Any revision or change not related to the correction of error, that is not shown on these plans shall be subject to additional fees.

MEMBER
A B D
AMERICAN INSTITUTE OF BUILDING DESIGN

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

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

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

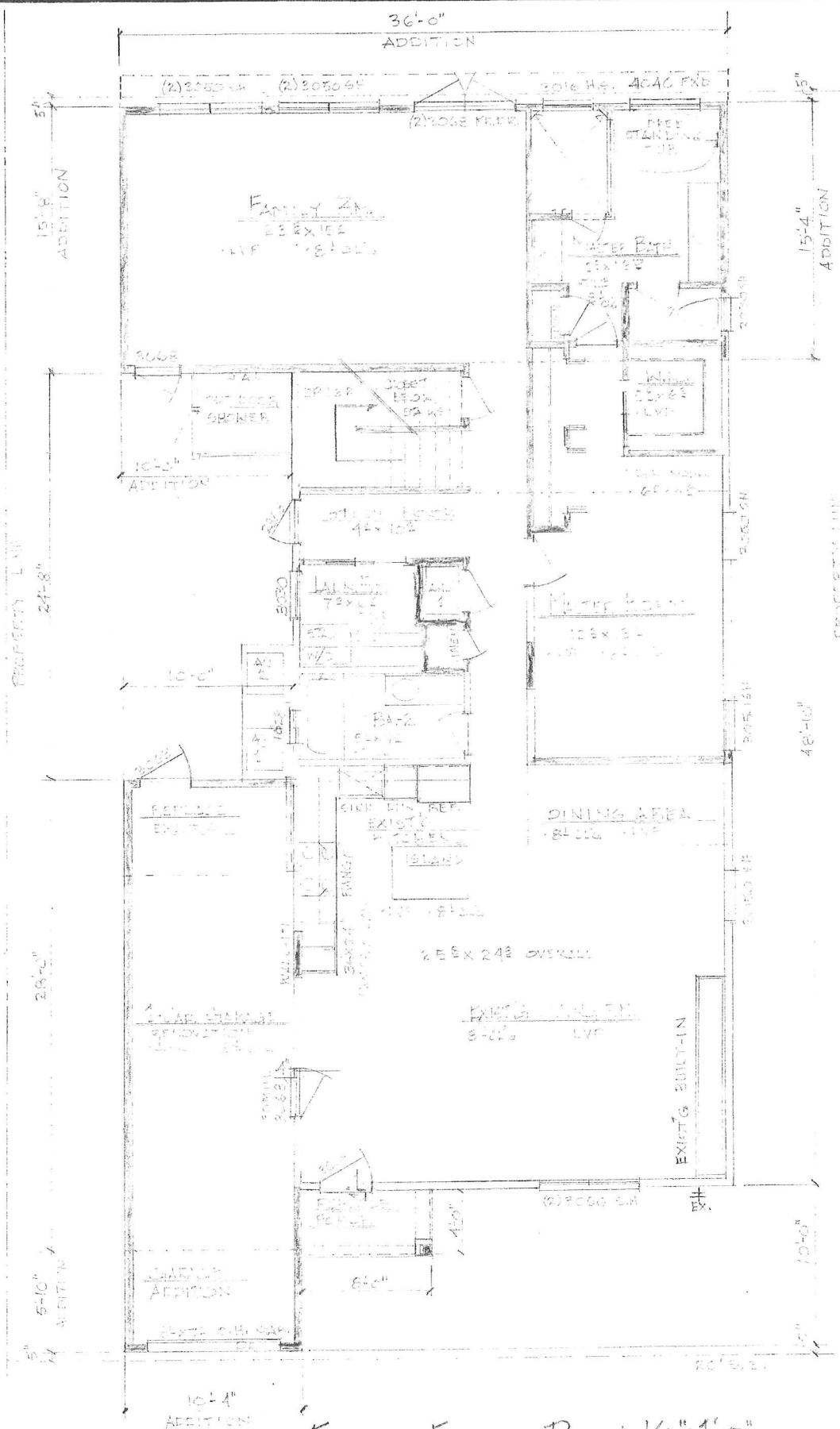


AREA TABLET (EN):

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

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

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



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

REVISIONS	BY

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



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

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

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



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	05/03/2024
SUBJECT:	BOA #24-100022 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 4, 2024 Board of Adjustment Meeting.

BOA #24-100022

ZONING: RS-2
RE NO.: 176433-0000
LEGAL: Lot 7, Block 6, *Oceanside Park*
ADDRESS: 0 S 6th Ave (lot 7)

REQUEST:

Section(s): 34-337(e)(1)(c)(3), rear yard setback of 20 feet in lieu of 30 feet minimum; 34-337(e)(1)(e), for 41.8% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling located at **property addressed** 0 S 6th Ave (lot 7), **RE#** 176433-0000, **legally described as** Lot 7, Block 6, *Oceanside Park*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1922) located in the Medium Density Residential future land use category. The property is currently in Residential single-family RS-2 zoning district. The lot is 50 feet in width and 75 feet in depth, with an overall lot area of 4,965.74 square feet. The subject property is currently vacant. This property consists of two lots (6&7), the subject lot relevant to this case is lot 7. Lot 6 is approved for a rear yard setback of 18 feet and lot coverage of 52%. The applicant plans on splitting the property and building a single family home on each lot. In order to start this project, the applicant needs variances on lot 7 for rear yard setback of 20 feet in lieu of 30 feet minimum and for 41.8% lot coverage in lieu of 35% maximum. The subject parcel is nonconforming in width and total lot area. In the RS-2 zoning district, the conforming width is 75 feet and the conforming lot size is 7,500 square feet. The subject property is only 4,965.74 square feet. Other properties in this area have been granted similar variances to increase lot coverage to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

BOA#06-100059 Amended and approved for a rear yard setback of 18 feet in lieu of 30 feet required and for 52% lot coverage in lieu of 35% maximum, all limited to lot 6.
No active code case.

STAFF ANALYSIS:

The subject property is vacant, it consists of two lots (6&7) which are currently combined. The applicant will split these lots and construct two single family dwellings. After the applicant splits the lots, which is allowed under section 34-624 of the LDC, each lot will become a nonconforming lot of record and is considered legal to build on under the same code section. Lot six already has variances granting additional lot coverage and encroachments on rear yard setbacks. The requirements in RS-2 zoning permits width of 75 feet lot size of 7,500 square feet, the subject property is only 4,965.74 square feet with a width of 50 feet. Granting this variance will not confer any special privileges, other properties in this area have been granted similar variances to increase lot coverage to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure. were this lot a conforming size, the proposed lot coverage would only amount to 28%.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject lot is a nonconforming lot of record and substandard in area and width. The property measures 50 feet in width rather than the 75 feet minimum and is nonconforming in size, at 4,965.74 square feet, slightly less than the required 7,500 square foot minimum.

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

Staff does not find that circumstances are a result of the applicant. The lot is a nonconforming lot of record platted in 1922 and the applicant purchased the property with these nonconforming conditions.

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

Staff finds that the proposed variance will not confer special privileges. The request for a rear yard setback of 20 feet in lieu of 30 feet minimum and for 41.8% lot coverage in lieu of 35% maximum on a lot that does not meet the minimum lot width and lot area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the RS-2 zoning district. Similar properties have been granted variances for similar projects.

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

Staff does find that literal interpretation of the code would deprive the applicant of rights and privileges. Due to the nonconforming area and width of this property, any addition would require a variance from the RS-2 standards. These circumstances are not the fault of the applicant and literal interpretation of the code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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

Staff does find that the requested variances are the minimum variance needed to accommodate the construction of a new single family dwelling. The minimum variance needed to accomplish the proposed additions is to allow for 20 feet in lieu of 30 feet minimum and for 41.8% lot coverage in lieu of 35% maximum.

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

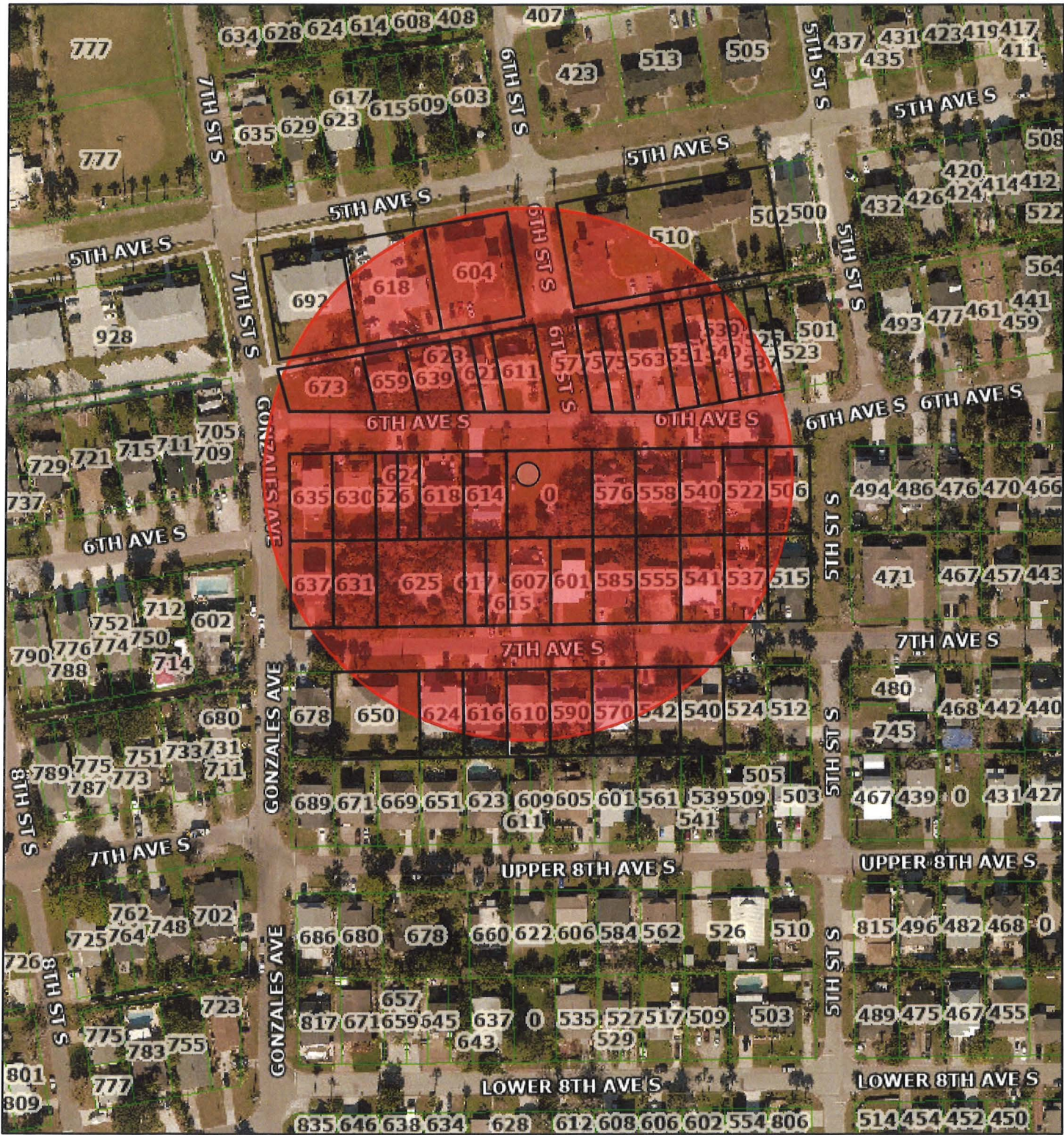
Staff does find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100022**

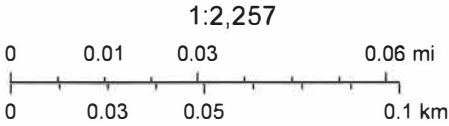
ATTACHMENTS:

1. 24-100022pics
2. 24-100022



April 26, 2024

 Parcels



24-100022

LEGEND

- ☒ = SITE BENCHMARK
● = SET 1/2" IRON ROD LB#8139
○ = FOUND 1/2" IRON ROD WITH NO IDENTIFICATION
PP = POWER POLE
CO = CLEAN OUT
EB = ELECTRIC BOX
= 6' WOOD FENCE
= 4' CHAIN LINK FENCE
10.0 = EXISTING ELEVATION
= PROPOSED ELEVATION
= EXISTING GROUND ELEVATIONS
= EXISTING DRAINAGE FLOW
= EXISTING TREE
= PERVIOUS PAVERS

- A/C = AIR CONDITIONER ON PAD
EB = ELECTRICAL METER BOX
PE = POOL EQUIPMENT
PVC = POLYVINYL CHLORIDE
CODOM = CODOMINANT
JEA = JACKSONVILLE ELECTRIC AUTHORITY
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
R/W = RIGHT-OF-WAY LINE
EOP = EDGE OF PAVEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
RBL = REFERENCE BEARING LINE
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
JEA = JACKSONVILLE ELECTRIC AUTHORITY
JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
JEA-EE = JEA ELECTRICAL EASEMENT
= PROPOSED CONCRETE
= COVERED OR ENCLOSED

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- AS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- Electrical panel to be added to the left side of proposed building.
- See house plans for additional details.
- Plot hereon contains no angles or bearings for comparison to field measured values.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" With 0.2% annual Flood Chance, according to flood insurance rate map panel: #12031C0417J, effective on 11/2/2018.
- Revision: Revised notes on survey per clients request - 04/17/2024

ZONING INFORMATION RS-2 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 20'
- SIDE 7.5'
- REAR 20'

LOT AREA TABLE, ft ²	
LOT	4965.74
PROPOSED BUILDING	1852.0
AC PAD / PE	27.00
DRIVEWAY/SW TO R/W	199.10
TOTAL IMPERVIOUS AREA:	2078.1 (41.8%)



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SET OF PLANS ARE VOID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DETICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, INC. (F.B.S.), PURSUANT TO CHAPTER 472, F.S., AND THE RULES, REGULATIONS, AND ORDINANCES OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, INC. (F.B.S.), DONE UNDER MY SUPERVISION.

Signature Date
Brandon D. Shugart, PSM #7009
surveying@imecivil.com

LEGAL DESCRIPTION

**LOT 7, BLOCK 6, OCEANSIDE PARK, A
SUBDIVISION ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 8, PAGE 13, OF THE
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

**PLOT PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE**

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

Copyright
Do not copy or reproduce without permission.

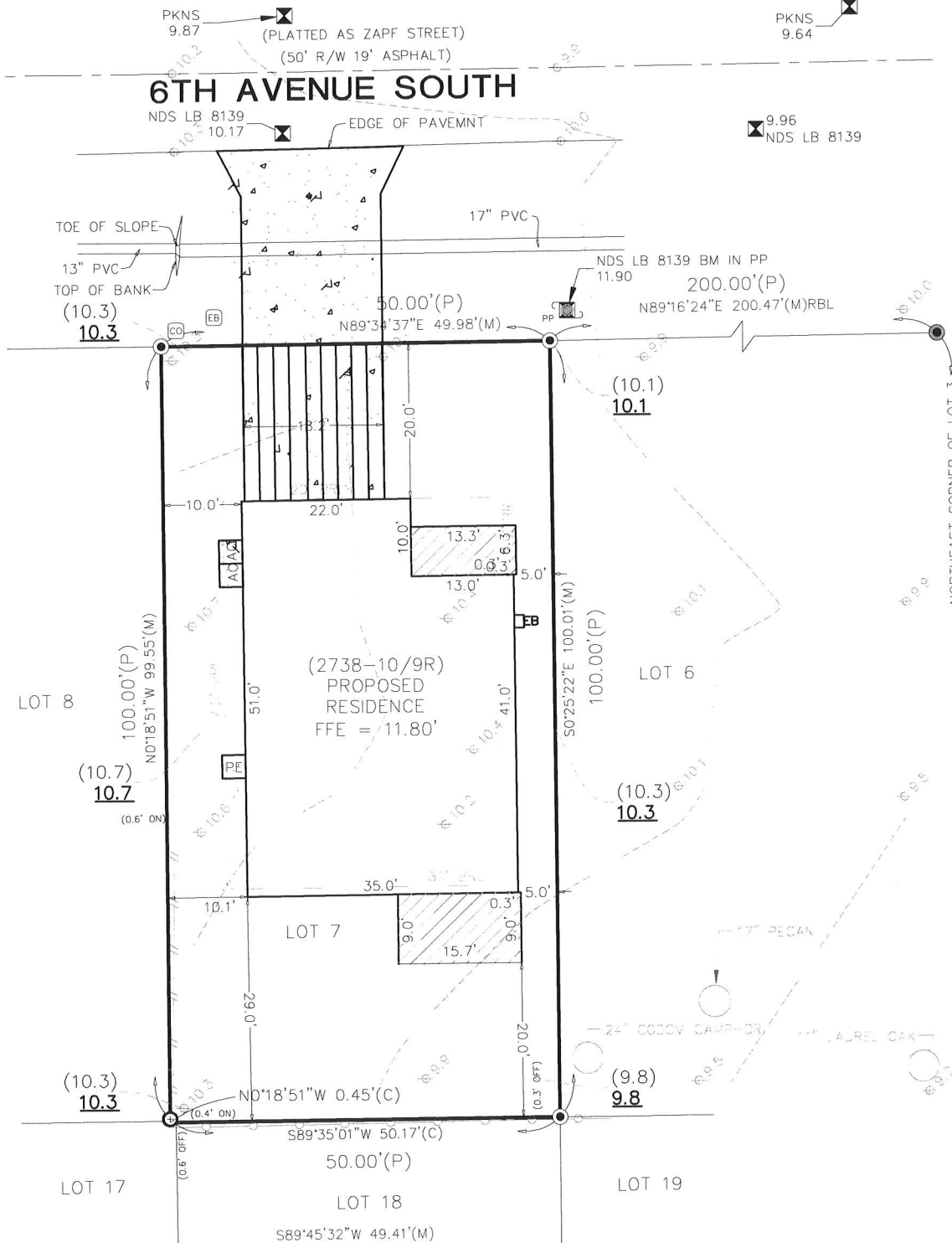
ADDRESS OF PROPERTY SHOWN HEREON:

FOR: AMERICAN CLASSIC HOMES
AT: XX 6TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

Drawn By: VG/DP/JQS
Field Survey Date: 03/08/2024
FB/PG: 12-120

Scale 1" = 20 Feet
Drawing/File #: 030524.6
Plot Date: 03/12/2024

Additional Information/Certifications:
XXXXX





APPLICATION FOR VARIANCE

BOA No. 24-100022
HEARING DATE 6/4/24

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name:	<u>Jacksonville Homes, LLC</u>	Telephone:	<u>(904) 351-0308</u>
Mailing Address:	<u>4550 St. Augustine Rd.</u> <u>Jacksonville, FL 32207</u>	E-Mail:	<u>richardbriggs@bellsouth.net</u>
Agent Name:	<u>Hunter Faulkner</u>	Telephone:	<u>(904) 389-0050</u>
Mailing Address:	<u>1 Independent Dr., Suite 1400</u> <u>Jacksonville, FL 32202</u>	E-Mail:	<u>hfaulkner@jimersonfirm.com</u>
Landowner Name:	<u>Jacksonville Homes, LLC</u>	Telephone:	<u>(904) 351-0308</u>
Mailing Address:	<u>4550 St. Augustine Rd.</u> <u>Jacksonville, FL 32207</u>	E-Mail:	<u>richardbriggs@bellsouth.net</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 6th Ave. S., Jacksonville Beach, FL 32250; RE# 176433-0000
Legal description of property (Attach copy of deed): See attached 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).
Rear yard setback of 20 feet in lieu of 30 feet. Lot coverage of 41.8% in lieu of 35%.

AFFIDAVIT

I, Richard Briggs, manager of Jacksonville Homes, LLC, 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

Richard Briggs

PRINT APPLICANT NAME

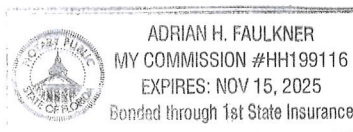
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 20 24, by Richard Briggs, manager of Jacksonville Homes, LLC, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

Adrian H. Faulkner
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): _____

24-100022

Prepared by and return to:

Bryan C. Goode, III
Attorney at Law
Bryan C. Goode III, P.A.
320 1st Street North Suite 613
Jacksonville Beach, FL 32250
904-247-1755
File Number: 24-0112
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of January, 2024 between William M. Stang whose post office address is 1020 19th Street N., Jacksonville Beach, FL 32250, grantor, and Jacksonville Homes, LLC, a Florida Limited Liability Company whose post office address is 4550 St. Augustine Road, Jacksonville, FL 32207, grantee:

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

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

Lots 6 and 7, Block 6, Oceanside Park, a subdivision according to the plat thereof recorded in Plat Book 8, Page 13, of the Public Records of Duval County, Florida.

Parcel Identification Number: 176433-0000

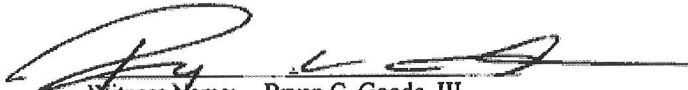
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

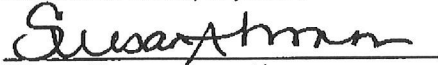
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: Bryan C. Goode, III
Witness Address: 320 1st Street North, Suite 613,
Jacksonville Beach, FL, 32250

 (Seal)
William M. Stang

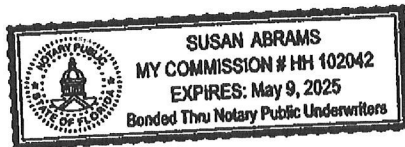


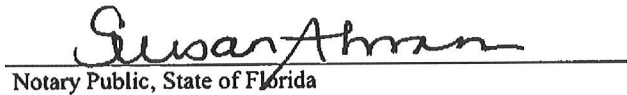
Witness Name: Susan Abrams
Witness Address: 320 1st Street North, Suite 613,
Jacksonville Beach, FL, 32250

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of January, 2024 by William M. Stang, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public, State of Florida

Printed Name: Susan Abrams

My Commission Expires: _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24-100022

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.

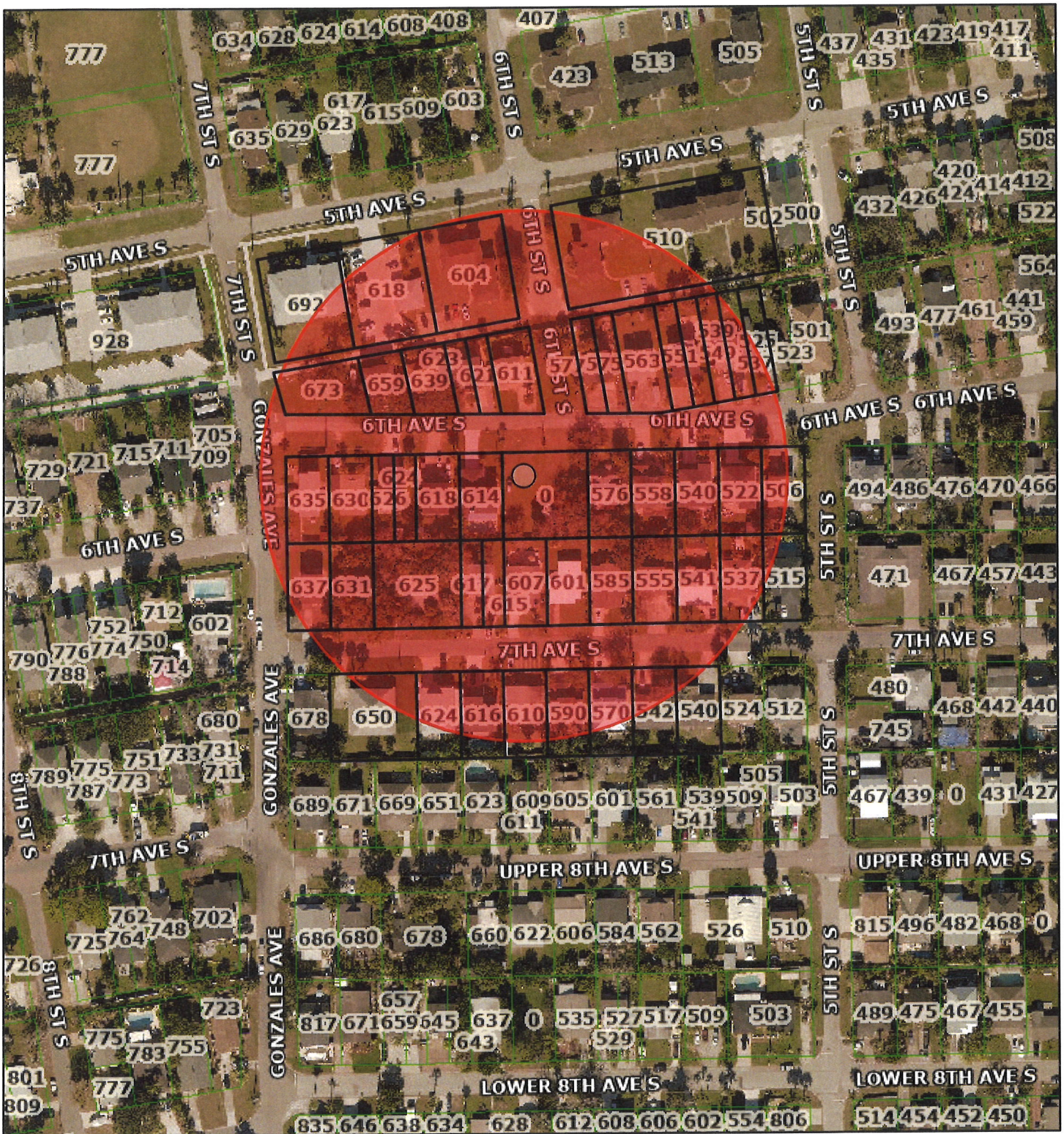
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The subject parcel is a substandard lot pursuant to Sec. 34-337(e) of the Land Development Code. It is only 50 feet wide, and the minimum width for RS-2 lots is 75 feet. The parcel is only 4,965.74 square feet, and the minimum lot size for RS-2 lots is 7,500 square feet.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The subject parcel is a substandard lot pursuant to Sec. 34-337(e) of the Land Development Code. It is only 50 feet wide, and the minimum width for RS-2 lots is 75 feet. The parcel is only 4,965.74 square feet, and the minimum lot size for RS-2 lots is 7,500 square feet.
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 special privileges would be conferred upon the applicant by granting the variance. There are RS-2 lots improved with single family homes immediately adjacent to the parcel to the east, west, and south zoned RS-2 with similar lot width and size characteristics.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	As provided above, RS-2 lots immediately adjacent to the parcel to the east, west, and south that are similar in width and size are improved with single-family homes. Denying the application would deny the applicant rights currently enjoyed by the applicant's neighbors.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The applicant is requesting the minimum variance for the property to make possible the reasonable use of the parcel for a new single-family home.
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	Granting this variance would be consistent with the comprehensive plan by allowing for additional single-family homes on a parcel where that use is permitted. Adjacent parcels would not be negatively affected, as the use on the adjacent parcels is the same as the proposed use.

24-100022

Supplemental Information

Variance Application: 0 6th Ave. S., Jacksonville, Beach, FL 32250
RE# 176433-000

Applicant, Jacksonville Homes, LLC, owns the above-referenced property (the "Property"). The Property is zoned R-2 and is currently vacant. Applicant intends to split the Property into two (2) separate parcels and improve each with a new single-family home. The attached Variance Application is required to improve one (1) of the two (2) new lots with the attached site plan. The parcel split will result in lots very similar in size as the immediately adjacent and surrounding properties to the east, west, and south.



April 26, 2024

 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

24-100022

LEGEND

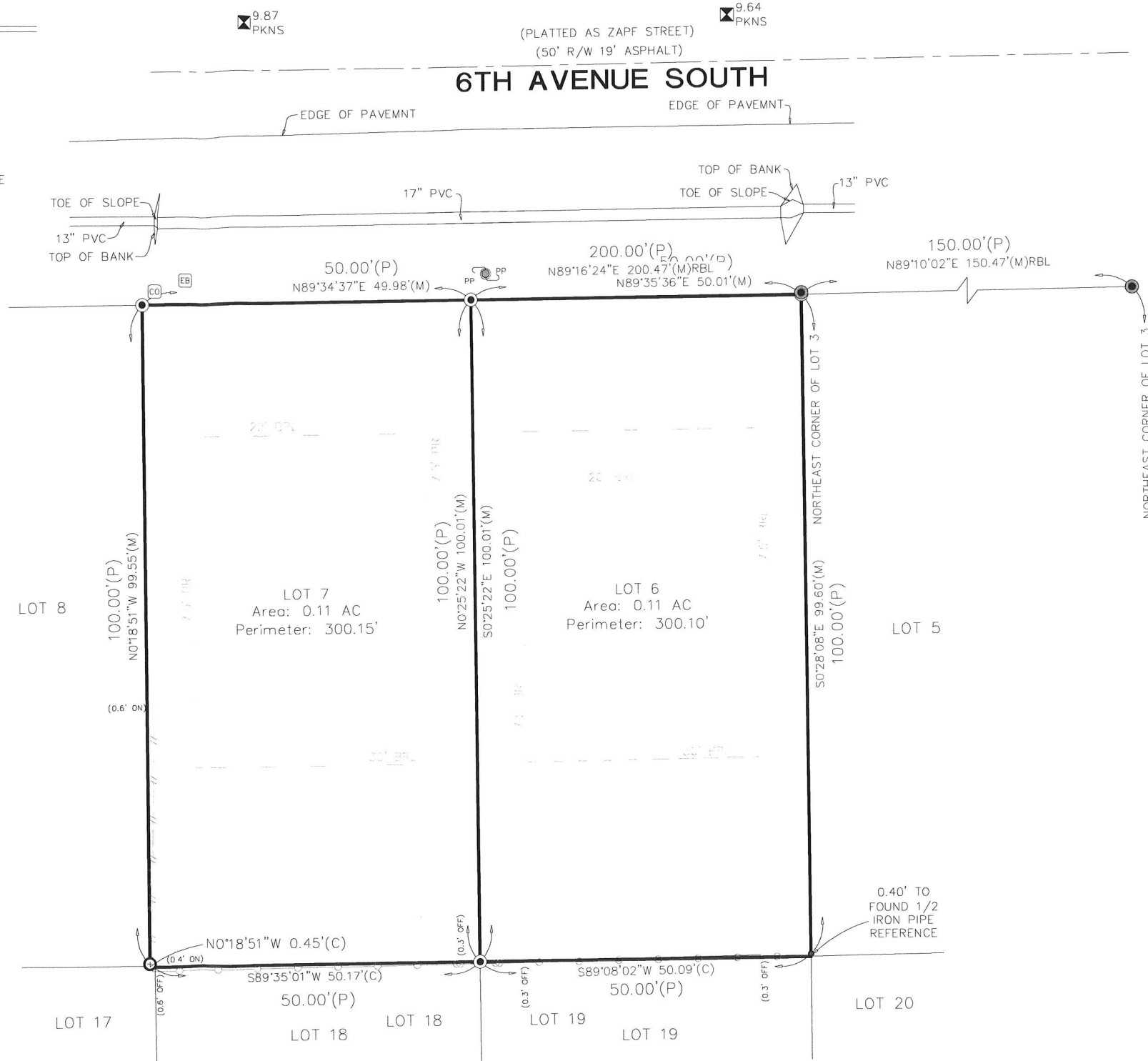
	= SITE BENCHMARK	EB	= ELECTRICAL METER BOX
	= SET 1/2" IRON ROD LB#8139	A/C	= AIR CONDITIONER ON PAD
	= FOUND 1/2" IRON ROD WITH NO IDENTIFICATION	PE	= POOL EQUIPMENT
	= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION	PVC	= POLYVINYL CHLORIDE
	= POWER POLE	CODOM	= CODOMINANT
	= 4' CHAIN LINK FENCE	JEA	= JACKSONVILLE ELECTRIC AUTHORITY
	= EXISTING ELEVATION	BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER	R/W	= RIGHT-OF-WAY LINE
LB	= LICENSED SURVEY BUSINESS	EOP	= EDGE OF PAVEMENT
LS	= LICENSED SURVEYOR		
RBL	= REFERENCE BEARING LINE		
(P)	= PLAT CALL		
(M)	= FIELD MEASURED VALUE		
JEA	= JACKSONVILLE ELECTRIC AUTHORITY		
JEA-E	= JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC		
JEA-EE	= JEA ELECTRICAL EASEMENT		

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT AND/OR HIS/HER AGENTS.
- NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THAT THERE COULD EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS (ESPECIALLY ANY EASEMENTS/DOCUMENTS RECORDED AFTER PLAT RECORDATION) OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.)
- MEASUREMENTS HEREON ARE IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.
- AS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- CONTIGUOUS LOTS LIE IN SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.
- TYPE OF SURVEY: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE
- STATED LEGAL PURPOSE OF SURVEY: ACQUISITION, SALE, MORTGAGE, PERMITS, PLANNING.
- NO FLOOD ZONE DETERMINATION HAS BEEN MADE OR REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.
- THIS SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBJECTS, IMPROVEMENTS, FOUNDATIONS OR ENCROACHMENTS. SURVEY REFLECTS ABOVE-GROUND FEATURES AND IMPROVEMENTS ONLY.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.
- THIS SURVEY IS NOT INSURED FOR MULTIPLE USES. FIDUCIARY AND ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFYING LISTED HEREON UTILIZING SURVEY FOR PURPOSES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.
- CONSTRUCT IMPROVEMENTS TO IRON MARKERS AS DESCRIBED ONLY. WOODEN STAKES/WIRE FLAGS ARE NOT PROPERTY CORNERS.
- ALL ABOVE-GROUND EVIDENCES OF UTILITIES LIE WITHIN THEIR RESPECTIVE EASEMENTS UNLESS NOTED.
- PROPOSED BUILDING DIMENSIONS AND THEIR TIES TO ADJACENT PROPERTY OR OTHER LINES ARE COPIED FROM PROVIDED PLANS.
- ELEVATIONS IF SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- DIMENSIONS FOR THE PROPOSED RESIDENCE SHOWN HEREON ARE FROM THE PROVIDED FOUNDATION PLAN.
- ELECTRICAL PANEL TO BE ADDED TO THE LEFT SIDE OF THE PROPOSED BUILDING.
- SEE HOUSE PLANS FOR ADDITIONAL DETAILS.
- PLAT HEREON CONTAINS NO ANGLES OR BEARINGS FOR COMPARISON TO FIELD MEASURED VALUES.
- CURRENT FEMA F.I.R. MAPS SHOW PROPERTY IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: #12031C0417J, EFFECTIVE ON 11/2/2018.

ZONING INFORMATION RS-2 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 20'
- SIDE 7.5'
- REAR 30'



Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OR SURVEY ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SIGNATURE.

THE SKETCH OF SURVEY DEPICTED HEREON IS MADE TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND IS MADE IN ACCORDANCE WITH CHAPTER 5-17 (FORMERLY CHAPTER 5-17) OF THE FLORIDA STATUTES, AND TO CHAPTER 472 OF THE FLORIDA ADMINISTRATIVE CODE, AND WAS DONE UNDER MY SUPERVISION AND CONTROL.

STATE OF FLORIDA
Brandon D. Shugart
Professional Surveyor and Mapper
License No. 7009

Signature Date: Brandon D. Shugart 2024.04.19

LEGAL DESCRIPTION

LOT 6, BLOCK 6, OCEANSIDE PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOT 7, BLOCK 6, OCEANSIDE PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:

FOR: AMERICAN CLASSIC HOMES
AT: XX 6TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

Drawn By: VG/DP/JQS
Field Survey Date: 03/08/2024
FB/PG: 12-120

Scale 1" = 20 Feet
Drawing/File #: 030524.5
Plot Date: 03/12/2024

Additional Information/Certifications:
XXXXX

24-100022

LEGEND

- ☒ = SITE BENCHMARK
● = SET 1/2" IRON ROD LB#8139
○ = FOUND 1/2" IRON ROD WITH NO IDENTIFICATION
PP = POWER POLE
CO = CLEAN OUT
EB = ELECTRIC BOX
= 6' WOOD FENCE
= 4' CHAIN LINK FENCE
10.0 = EXISTING ELEVATION
= PROPOSED ELEVATION
= EXISTING GROUND ELEVATIONS
= EXISTING DRAINAGE FLOW
= EXISTING TREE
= PERVIOUS PAVERS

- A/C = AIR CONDITIONER ON PAD
EB = ELECTRICAL METER BOX
PE = POOL EQUIPMENT
PVC = POLYVINYL CHLORIDE
CODOM = CODOMINANT
JEA = JACKSONVILLE ELECTRIC AUTHORITY
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
R/W = RIGHT-OF-WAY LINE
EOP = EDGE OF PAVEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = LICENSED SURVEY BUSINESS
LS = LICENSED SURVEYOR
RBL = REFERENCE BEARING LINE
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
JEA = JACKSONVILLE ELECTRIC AUTHORITY
JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
JEA-EE = JEA ELECTRICAL EASEMENT
= PROPOSED CONCRETE
= COVERED OR ENCLOSED

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- AS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- Electrical panel to be added to the left side of proposed building.
- See house plans for additional details.
- Plot hereon contains no angles or bearings for comparison to field measured values.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" With 0.2% annual Flood Chance, according to flood insurance rate map panel: #12031C0417J, effective on 11/2/2018.
- Revision: Revised notes on survey per clients request - 04/17/2024

ZONING INFORMATION RS-2 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 20'
- SIDE 7.5'
- REAR 20'

LOT AREA TABLE, ft ²	
LOT	4965.74
PROPOSED BUILDING	1852.0
AC PAD / PE	27.00
DRIVEWAY/SW TO R/W	199.10
TOTAL IMPERVIOUS AREA:	2078.1 (41.8%)



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

Surveyor's Certification

REPRODUCTIONS OF THIS SET OF PLANS ARE VOID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF SURVEY DETICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, INC. (F.B.S.), PURSUANT TO CHAPTER 471, F.S., AND THE RULES AND REGULATIONS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, INC. (F.B.S.), DONE UNDER MY SUPERVISION.

Signature Date
Brandon D. Shugart, PSM #7009
surveying@imecivil.com

LEGAL DESCRIPTION

**LOT 7, BLOCK 6, OCEANSIDE PARK, A
SUBDIVISION ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 8, PAGE 13, OF THE
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

**PLOT PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE**

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

Copyright
Do not copy or reproduce without permission.

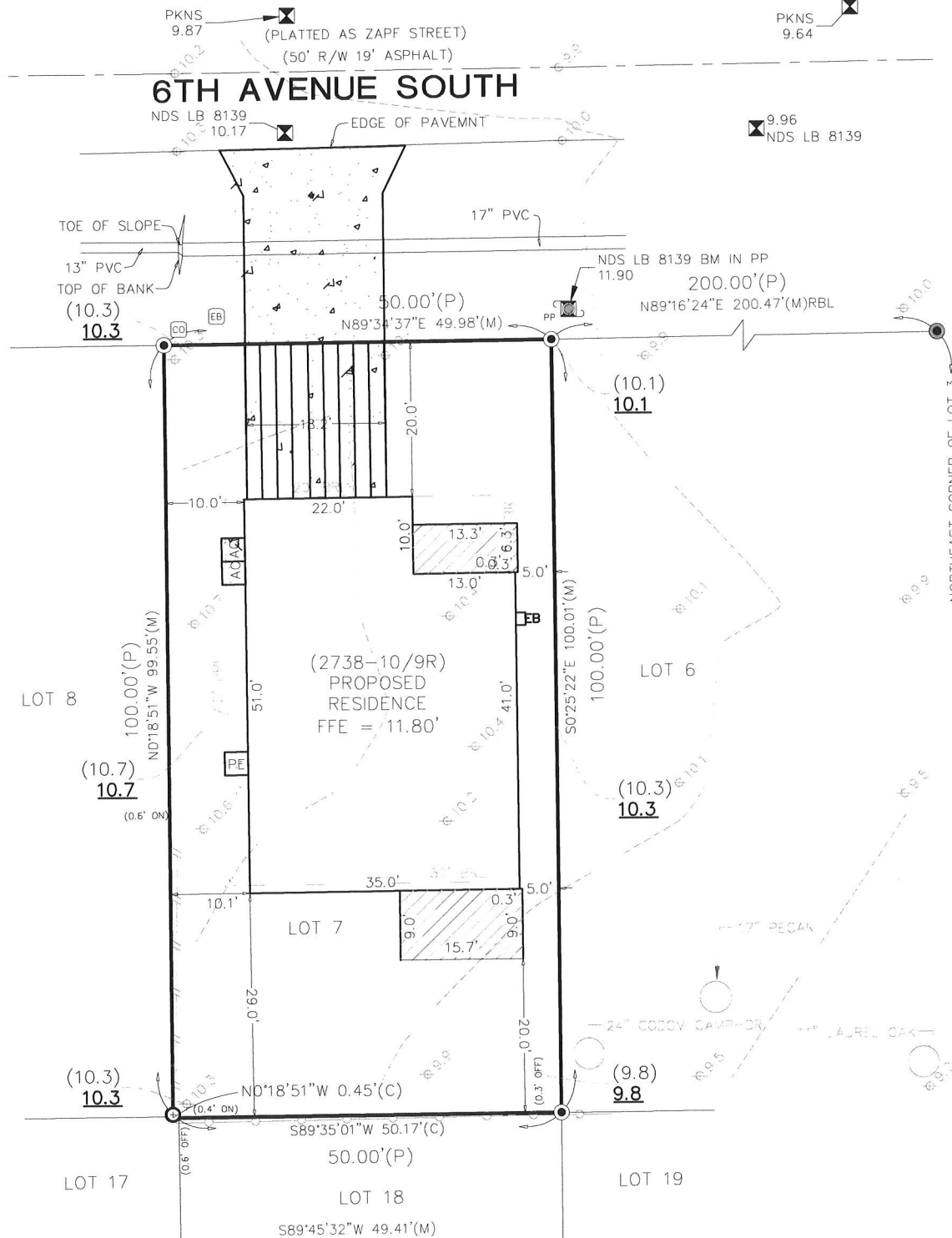
ADDRESS OF PROPERTY SHOWN HEREON:

FOR: AMERICAN CLASSIC HOMES
AT: XX 6TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

Drawn By: VG/DP/JQS
Field Survey Date: 03/08/2024
FB/PG: 12-120

Scale 1" = 20 Feet
Drawing/File #: 030524.6
Plot Date: 03/12/2024

Additional Information/Certifications:
XXXXX



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	05/03/2024
SUBJECT:	BOA #BOA#24-100023 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 4, 2024 Board of Adjustment Meeting.

BOA #BOA#24-100023

ZONING: RS-1
 RE NO.: 178235-0000
 LEGAL: Lot 8, Block 3, *San Pablo Manor*
 ADDRESS: 10 N San Pablo Cir

REQUEST:

Section(s): 34-336(e)(1)(e), for 41.18% lot coverage in lieu of 35% maximum, **for proposed** concrete walkway to a single family dwelling located at property addressed 10 N San Pablo Cir, **RE#** 178235-0000, **legally described as** Lot 8, Block 3, *San Pablo Manor*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1957) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is approximately 101.39 feet in width to the south and 70.98 feet on the north side of the property with a total area of 9,546 square feet. The parcel is on a corner and is irregularly shaped, being more trapezoidal than rectangular. The subject parcel is currently occupied by a one-story single-family dwelling, concrete driveway, front concrete walkway, concrete sidewalk, and a rear porch. The subject parcel's single-family structure was constructed in 2018. During construction, the parcel was approved for a variance for rear yard setback of 15 feet in lieu of 30 feet.

The subject parcel is nonconforming in 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 proposed a total impervious area of 41.8% to accommodate a concrete walkway. The current lot coverage is at 38.23%. The minimum variance needed to accommodate the improvements would be to allow for 41.8% lot coverage in lieu of 35% maximum. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and irregularly shaped and the request is consistent with the comprehensive plan.

STAFF ANALYSIS:

The subject property was developed in 2018 as a one-story single-family dwelling. The applicant plans on adding a concrete walkway which will increase lot coverage. Allowing for 41.8% lot coverage, is the minimum variance needed for the reasonable use of the parcel of land. The subject property was platted in 1957 and was platted in an irregular shape, as a corner lot which predated the existing LDC.

The nonconforming lot is not the fault of the applicant and not allowing more lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variance. There is a hardship justified by the lot of being a non-conforming lot in total lot area and width. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject property is substandard in total lot area. The RS-1 requirement is 90 feet in width and a total lot area of 10,000 square feet. This property has a total lot area of 9,546 square feet. Additionally the lot is an irregular shape, complicating the setbacks on an already substandard lot.

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

Staff does not find that circumstances are a result of the applicant. The property was developed in 1957, and was never designed to accommodate the modern LDC requirements. The applicant purchased the property in its current state.

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

Staff finds that the proposed variance will not confer special privileges. Throughout this neighborhood, there are many nonconforming properties and they have been granted similar variances.

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

Staff does/does not find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief from the LDC requirements, the applicant cannot add anything to this

property without exceeding the 35% maximum lot coverage and encroaching on setbacks. Due to the irregular shape and lot size, relief is needed to build the proposed singable family home.

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

Staff **does/does not** find that the requested variances are the minimum variance needed to accommodate the concrete walkway. The variance needed is for for 41.8% coverage.

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.

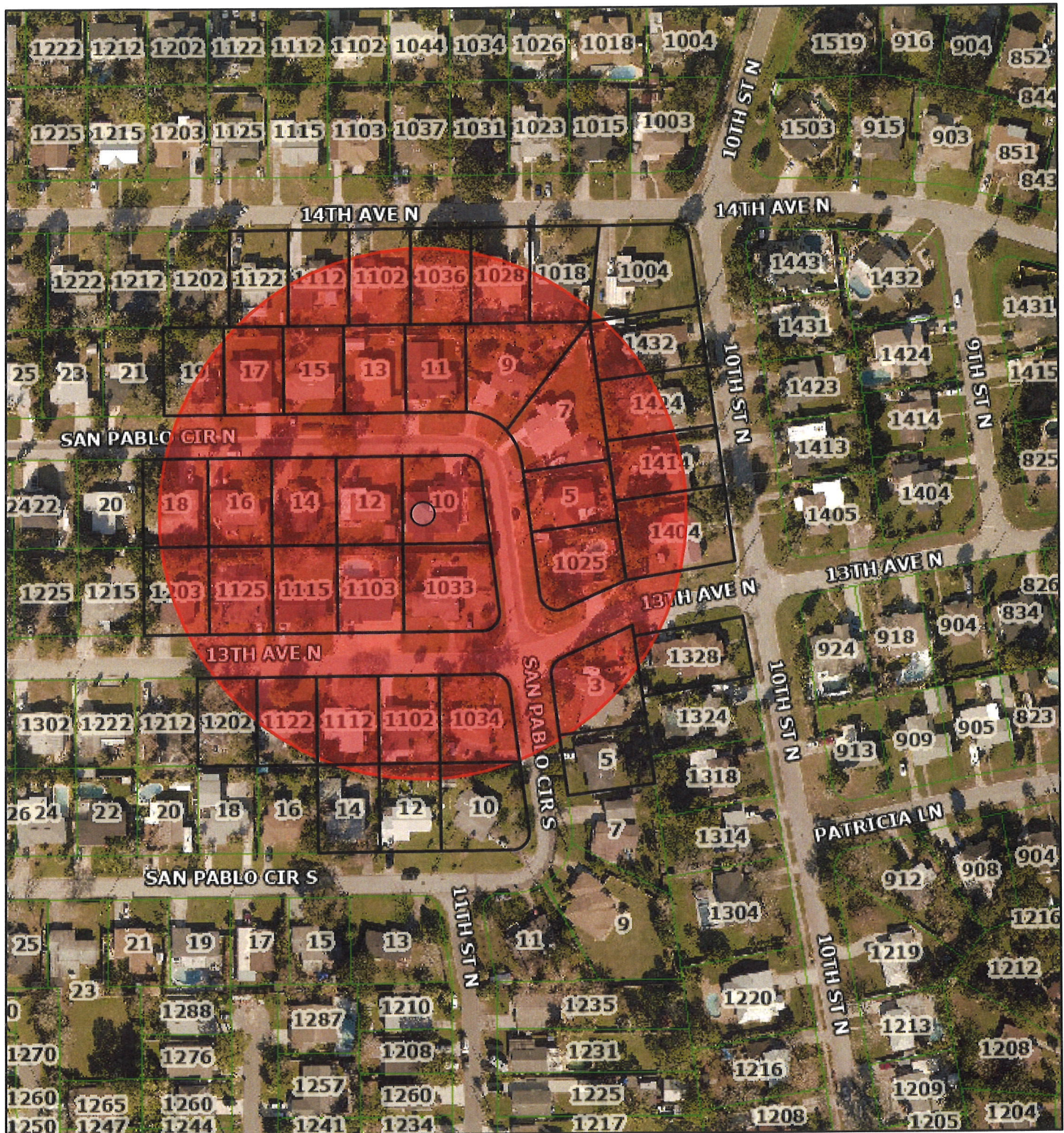
Staff **does/does not** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100023**

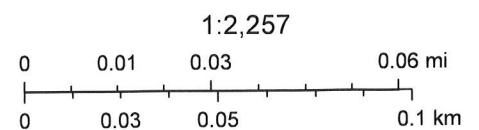
ATTACHMENTS:

1. 24-100023pics
2. 24-100023



April 26, 2024

 Parcels



24/100023

SITE PLAN

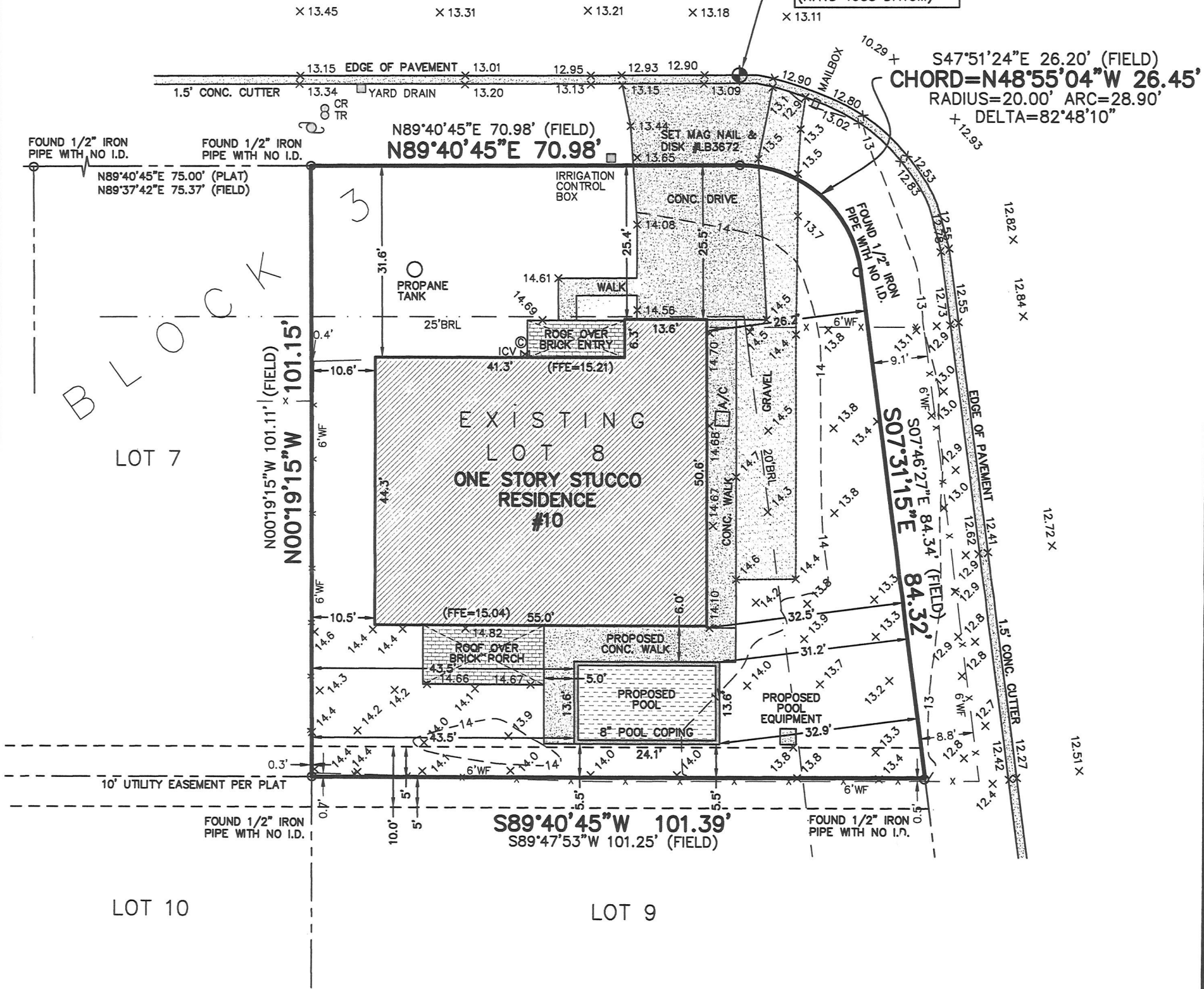
LOT 8, BLOCK 3, SAN PABLO MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 27, PAGE 97. PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SAN PABLO CIRCLE NORTH

(A PUBLICLY DEDICATED 50' R/W PER PLAT)

BENCH MARK: SET MAG
NAIL & DISK, LB3672
IN EDGE OF PAVEMENT
ELEVATION = 12.98'
(NAVD 1988 DATUM)



LOT COVERAGE:

TOTAL LOT AREA	=	9,546 Sq.ft.
RESIDENCE	=	2,518 Sq.ft.
DRIVE	=	531 Sq.ft.
FRONT WALK	=	50 Sq.ft.
FRONT ENTRY	=	98 Sq.ft.
SIDE WALK	=	246 Sq.ft.
REAR PORCH	=	199 Sq.ft.
PROP. CONC. WALK	=	257 Sq.ft.
PROP. COPING	=	25 Sq.ft.
PROP. EQUIPMENT PAD	=	7 Sq.ft.
TOTAL IMPERVIOUS AREA	=	3,931 Sq.ft.
TOTAL LOT COVERAGE	=	41.18%

THIS SITE PLAN IS CERTIFIED TO:
SURFSIDE POOLS & SPAS

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GV GAS VALVE
- WV WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER
- (CALC) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCF REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

- THIS IS A SITE PLAN FOR PROPOSED POOL LOCATION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM SURVEY BY THIS FIRM, JOB# 2004-0213, DATED FEBRUARY 19, 2024.
- BEARINGS ARE BASED ON THE WEST LINE OF LOT 8, SAN PABLO MANOR (PB 27, PG 97), BEING NORTH 00°19'15" WEST, AS PER PLAT.
- THIS SITE PLAN WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- BUILDING RESTRICTION LINES, (BRL) AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
- SILT FENCING (EROSION CONTROL) WILL BE USED ON SITE TO PREVENT IMPACTS TO SURROUNDING PROPERTIES. (LAND DEVELOPMENT CODE 4.01.05.F.2)
- SETBACKS ARE MEASURED TO THE FURTHEST PROJECTION.

FILE: 2024-0485
DRAWN BY: RLR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
APRIL 12, 2024
SHEET 1 OF 1

24-100027

SCALE: 1/20" = 1'

MAP SHOWING SURVEY OF

LOT 8, BLOCK 3, SAN PABLO MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 27, PAGE 97. PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

EROSION CONTROL MEASURES (SILT FENCE)
AT THE LIMIT OF LAND DISTURBANCE
ACTIVITIES TO PREVENT IMPACT TO
ADJACENT PROPERTIES.
SILT FENCE = X-X-X-X

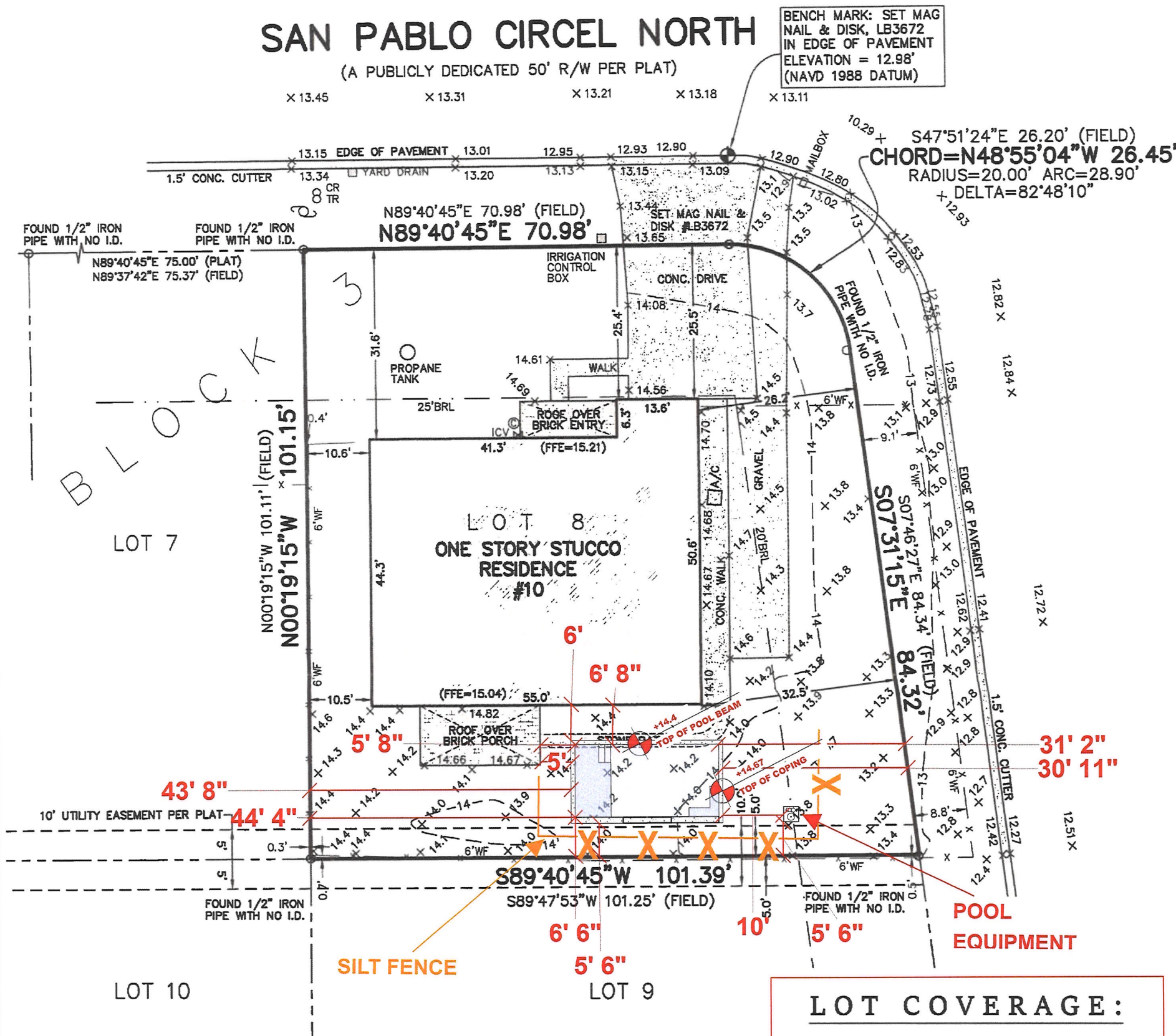
SAFETY BARRIERS:
FENCE & WATER
ALARMS UP TO
POOL SAFETY
CODE ASTM F2208.

SETBACK
MEASUREMENTS
TAKEN FROM EDGE
OF WATER TO
PROPERTY LINE.



SAN PABLO CIRCEL NORTH

(A PUBLICLY DEDICATED 50' R/W PER PLAT)



HOMEOWNER: ANDREW & MARGARET GURLEY
ADDRESS: 10 N. SAN PABLO CIRCLE
JACKSONVILLE BEACH, FL 32250
SUBDIVISION: N/A
CONTRACTOR: JOHN C. SCOTT III
LICENSE: CPC044080



LOT COVERAGE:

TOTAL LOT AREA	=	9,546 Sq.ft.
RESIDENCE	=	2,518 Sq.ft.
DRIVE	=	531 Sq.ft.
FRONT WALK	=	50 Sq.ft.
FRONT ENTRY	=	98 Sq.ft.
SIDE WALK	=	246 Sq.ft.
REAR PORCH	=	199 Sq.ft.
POOL EQUIPMENT	=	7 Sq. ft.
TOTAL IMPERVIOUS AREA	=	3,649 Sq. ft.
TOTAL LOT COVERAGE	=	38.23%

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
- BEARINGS ARE BASED ON THE WEST LINE OF LOT 8, SAN PABLO MANOR (PB 27, PG 97), BEING NORTH 00°19'15" WEST, AS PER PLAT.
- BENCHMARK USED IS A SET MAG NAIL AND DISK AT EDGE OF PAVEMENT HAVING AN ELEVATION OF 12.98, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP85 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- BUILDING RESTRICTION LINES (BRL) AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

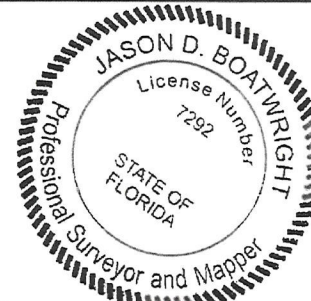
SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
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- WV WATER VALVE
- CLEAN OUT
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- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
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- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

CERTIFIED TO:
SURFSIDE POOLS & SPAS



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-0213
DRAWN BY: RLR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
FEBRUARY 19, 2024
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 24100023
HEARING DATE 6/4/24

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

REQUIRED DOCUMENTATION

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

RECEIVED

APR 12 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Andrew & Margaret GURLEY Telephone: 615-390-6804
Mailing Address: 10 SAN PABLO CIR N E-Mail: andy.gurley@jackson.com
JACK BEACH 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: SAME Telephone: _____
Mailing Address: _____ E-Mail: _____

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: 10 SAN PABLO CIR N 178235-0000
Legal description of property (Attach copy of deed): Lot 8, Block 3, SAN PABLO PRIMA
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary). Lot Coverage

AFFIDAVIT

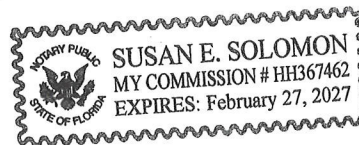
I, Andrew Gurley, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

Andrew Gurley Andrew Gurley 4/12/24
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 12th day of April, 2024, by Andrew Lee Gurley, who is personally known to me or produced FDL# 6640-012-63-089-0 as identification.

Susan E. Solomon
NOTARY PUBLIC SIGNATURE
Susan E. Solomon
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (s): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 24-100023

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.	no	
Special circumstances and conditions do not result from the actions of the applicant.	no	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	no	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	no	
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	

24-100023

Prepared by and return to:

Bryan C. Goode III, P.A.
320 1st Street North Suite 613
Jacksonville Beach, FL 32250
904-247-1755
File Number: 18-0201
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of September, 2018 between DSM Renovations, LLC, a Florida limited liability company whose post office address is 1433 Ponte Vedra Blvd., Ponte Vedra Beach, FL 32082, grantor, and Andrew L. Gurley and Margaret S. Gurley, husband and wife whose post office address is 815 4th Street, Neptune Beach, FL 32266, grantee:

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

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

Lot 8, Block 3, San Pablo Manor, according to the map or plat thereof as recorded in Plat Book 27, Page 97, Public Records of Duval County, Florida.

Parcel Identification Number: 178235-0000

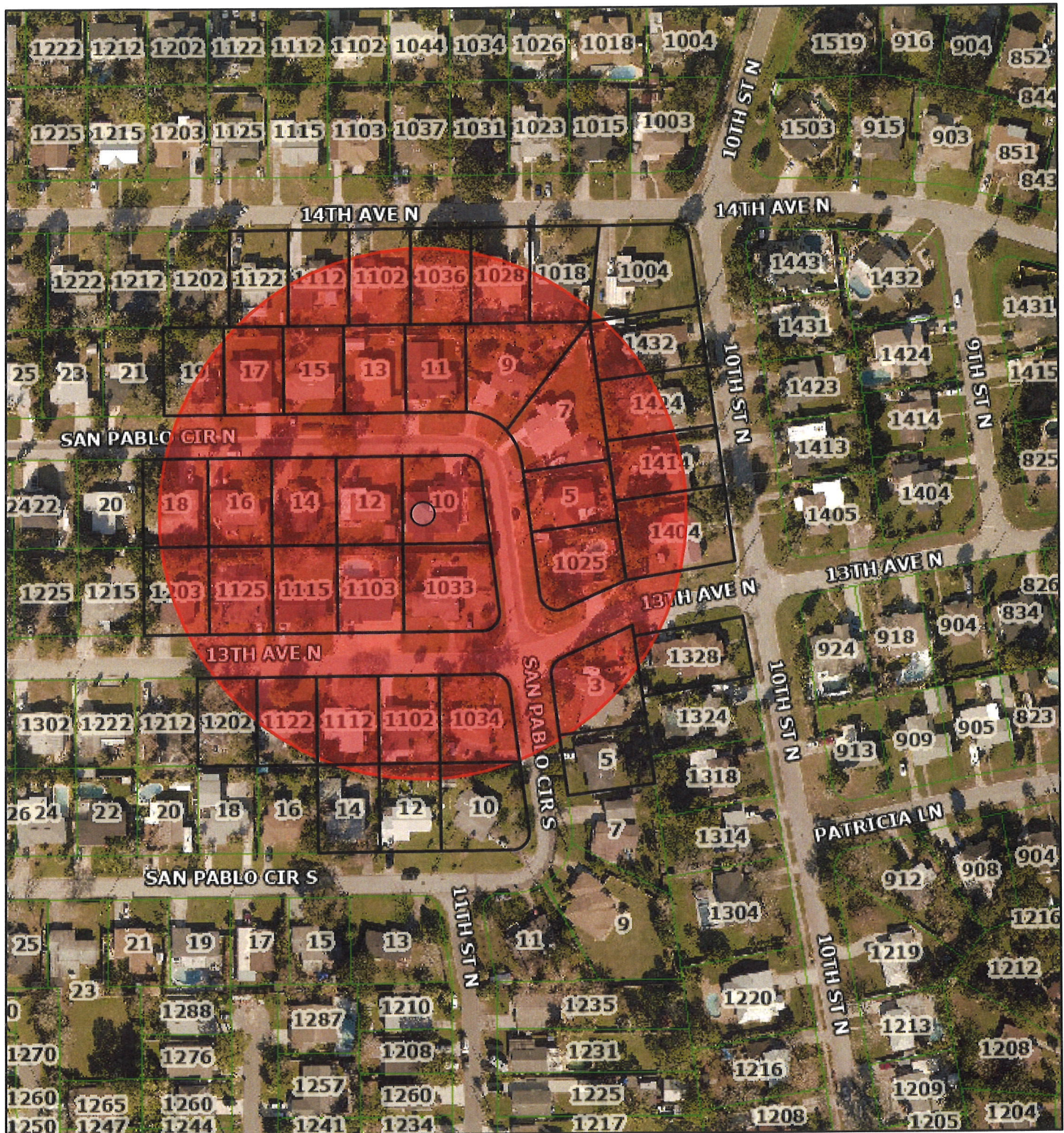
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

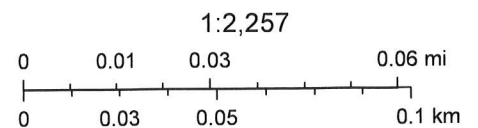
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Refund Portion For Your Records Receipts Available Online



April 26, 2024

Parcels



24/100023

SITE PLAN

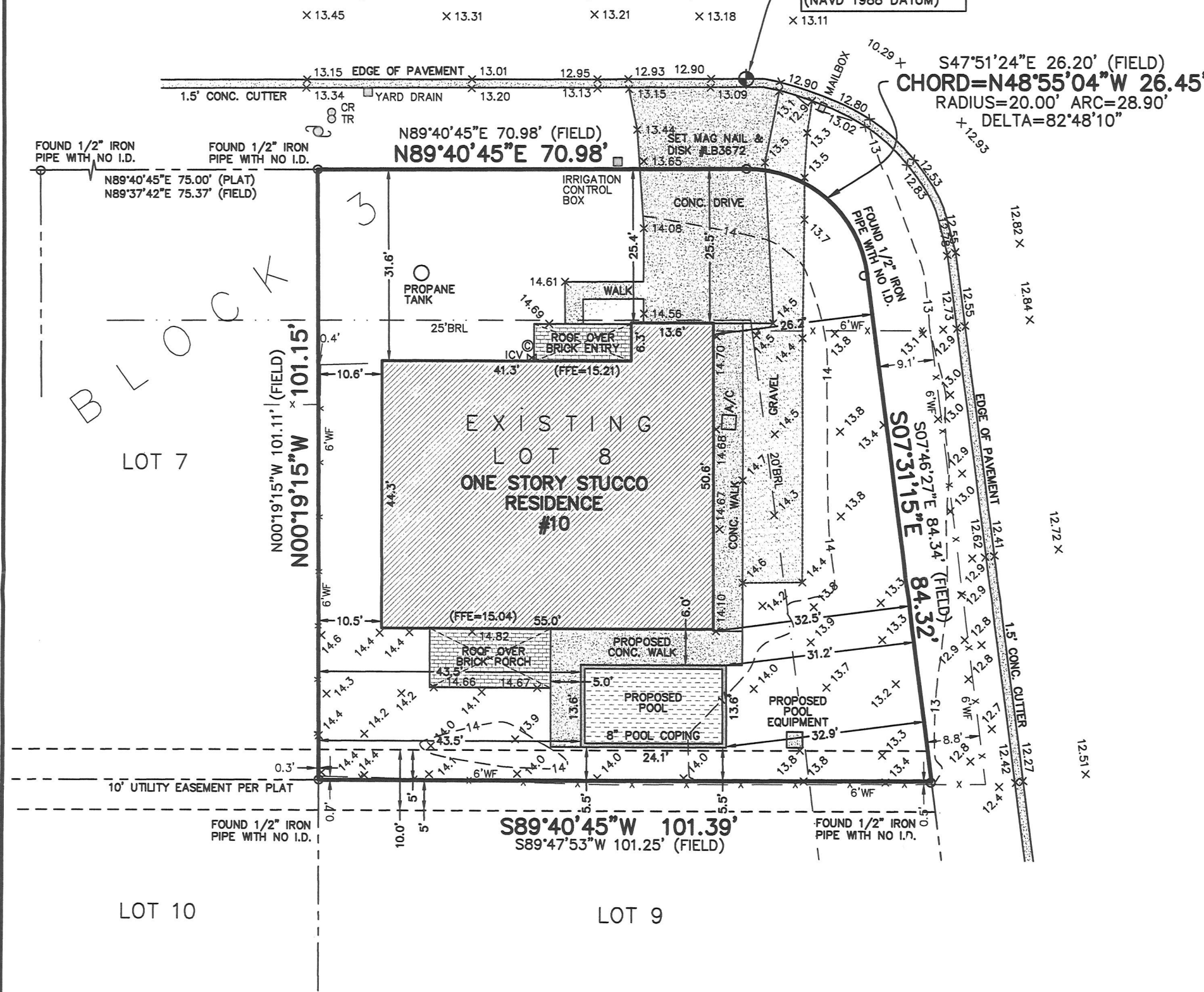
LOT 8, BLOCK 3, SAN PABLO MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 27, PAGE 97. PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SAN PABLO CIRCLE NORTH

(A PUBLICLY DEDICATED 50' R/W PER PLAT)

BENCH MARK: SET MAG
NAIL & DISK, LB3672
IN EDGE OF PAVEMENT
ELEVATION = 12.98'
(NAVD 1988 DATUM)



LOT COVERAGE:

TOTAL LOT AREA	=	9,546 Sq.ft.
RESIDENCE	=	2,518 Sq.ft.
DRIVE	=	531 Sq.ft.
FRONT WALK	=	50 Sq.ft.
FRONT ENTRY	=	98 Sq.ft.
SIDE WALK	=	246 Sq.ft.
REAR PORCH	=	199 Sq.ft.
PROP. CONC. WALK	=	257 Sq.ft.
PROP. COPING	=	25 Sq.ft.
PROP. EQUIPMENT PAD	=	7 Sq.ft.
TOTAL IMPERVIOUS AREA	=	3,931 Sq.ft.
TOTAL LOT COVERAGE	=	41.18%

THIS SITE PLAN IS CERTIFIED TO:
SURFSIDE POOLS & SPAS

SYMBOL LEGEND	
	FIRE HYDRANT
	LIGHT POLE
	GV GAS VALVE
	WV WATER VALVE
	CLEAN OUT
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	WM WATER METER
	GR GAS RISER
	CR CABLE RISER
	ELB ELECTRIC BOX
	SIGN
	T TRANSFORMER
	M MANHOLE

ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
(CALC)	CALCULATED
(FIELD)	FIELD MEASUREMENT
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
VF	VINYL FENCE
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

- GENERAL SURVEY NOTES
- THIS IS A SITE PLAN FOR PROPOSED POOL LOCATION.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM SURVEY BY THIS FIRM, JOB# 2004-0213, DATED FEBRUARY 19, 2024.
 - BEARINGS ARE BASED ON THE WEST LINE OF LOT 8, SAN PABLO MANOR (PB 27, PG 97), BEING NORTH 00°19'15" WEST, AS PER PLAT.
 - THIS SITE PLAN WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
 - NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
 - BUILDING RESTRICTION LINES, (BRL) AS PER PLAT.
 - THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
 - SILT FENCING (EROSION CONTROL) WILL BE USED ON SITE TO PREVENT IMPACTS TO SURROUNDING PROPERTIES. (LAND DEVELOPMENT CODE 4.01.05.F.2)
 - SETBACKS ARE MEASURED TO THE FURTHEST PROJECTION.

FILE: 2024-0485
DRAWN BY: RLR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
APRIL 12, 2024
SHEET 1 OF 1

24-100027

SCALE: 1/20" = 1'

MAP SHOWING SURVEY OF

LOT 8, BLOCK 3, SAN PABLO MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 27, PAGE 97. PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

EROSION CONTROL MEASURES (SILT FENCE)
AT THE LIMIT OF LAND DISTURBANCE
ACTIVITIES TO PREVENT IMPACT TO
ADJACENT PROPERTIES.
SILT FENCE = X-X-X-X

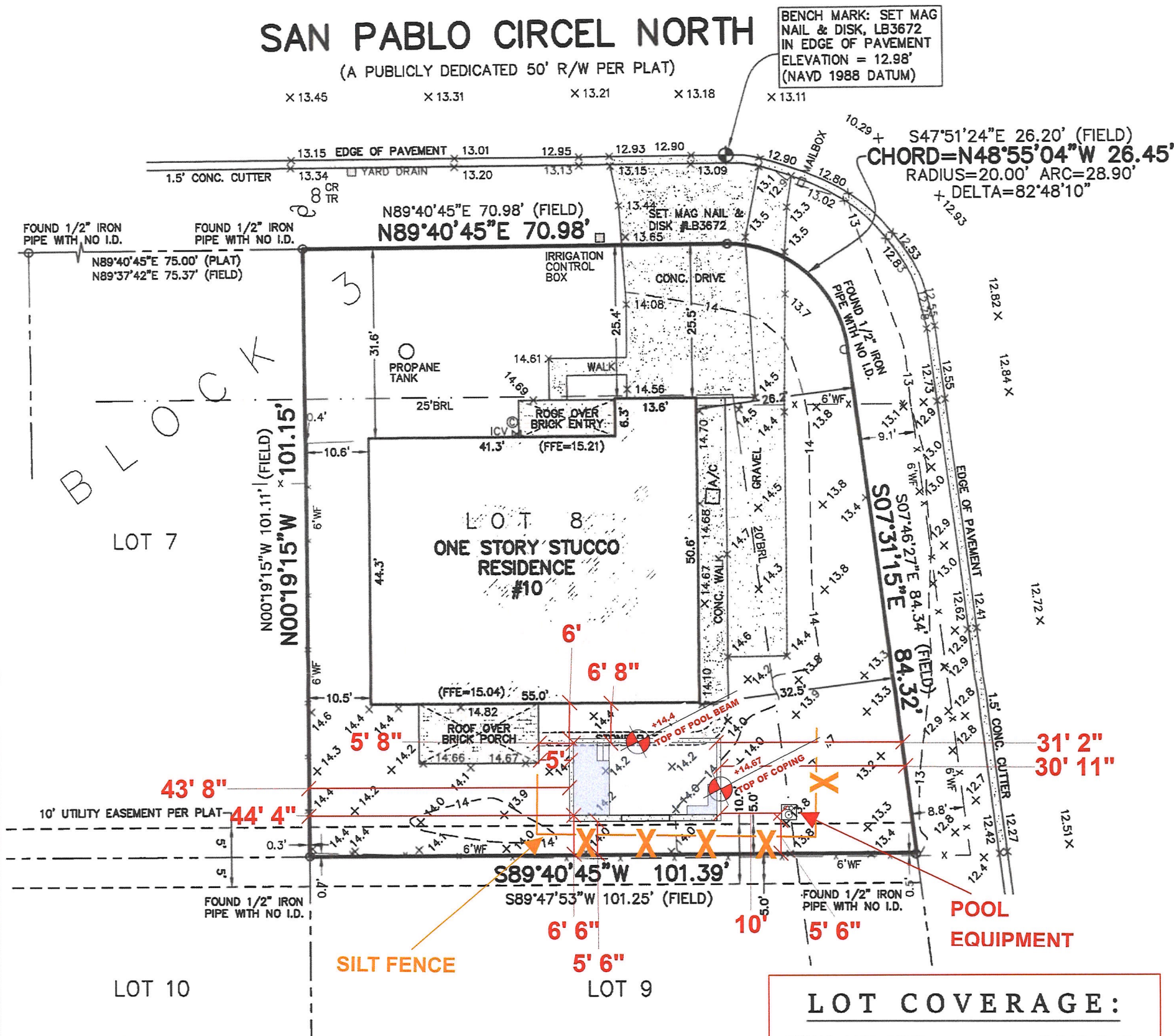
SAFETY BARRIERS:
FENCE & WATER
ALARMS UP TO
POOL SAFETY
CODE ASTM F2208.

SETBACK
MEASUREMENTS
TAKEN FROM EDGE
OF WATER TO
PROPERTY LINE.



SAN PABLO CIRCEL NORTH

(A PUBLICLY DEDICATED 50' R/W PER PLAT)



HOMEOWNER: ANDREW & MARGARET GURLEY
ADDRESS: 10 N. SAN PABLO CIRCLE
JACKSONVILLE BEACH, FL 32250
SUBDIVISION: N/A
CONTRACTOR: JOHN C. SCOTT III
LICENSE: CPC044080



LOT COVERAGE:

TOTAL LOT AREA	=	9,546 Sq.ft.
RESIDENCE	=	2,518 Sq.ft.
DRIVE	=	531 Sq.ft.
FRONT WALK	=	50 Sq.ft.
FRONT ENTRY	=	98 Sq.ft.
SIDE WALK	=	246 Sq.ft.
REAR PORCH	=	199 Sq.ft.
POOL EQUIPMENT	=	7 Sq. ft.
TOTAL IMPERVIOUS AREA	=	3,649 Sq. ft.
TOTAL LOT COVERAGE	=	38.23%

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
- BEARINGS ARE BASED ON THE WEST LINE OF LOT 8, SAN PABLO MANOR (PB 27, PG 97), BEING NORTH 00°19'15" WEST, AS PER PLAT.
- BENCHMARK USED IS A SET MAG NAIL AND DISK AT EDGE OF PAVEMENT HAVING AN ELEVATION OF 12.98, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP85 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- BUILDING RESTRICTION LINES (BRL) AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

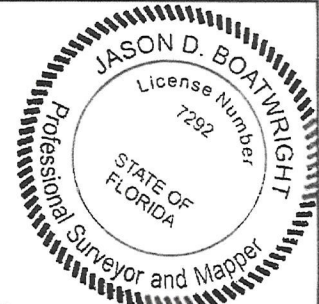
SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GV GAS VALVE
- WV WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER
- (CALC) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- ELEV ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

CERTIFIED TO:
SURFSIDE POOLS & SPAS



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-0213
DRAWN BY: RLR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
FEBRUARY 19, 2024
SHEET 1 OF 1