



Agenda

Board of Adjustment

Tuesday, April 6, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Owen Curley, Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held March 16, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number(s):** **BOA#21-100017**
Applicant/Owner: Martin Ramos
Property Address: 1107 19th Street North
Parcel ID: 179112-0040
Legal Description: Lot 6, Block 44, *Section "A" Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **A variance from Land Development Code Sections: 34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum to allow for a paver patio around a pool addition to an existing single-family dwelling**

Notes: _____

b. Case Number(s): BOA#21-100020

Applicant: Delina Auld

Owner: Carlotta Miller

Property Address: 130 15th Avenue North

Parcel ID: 173992-0000

Legal Description: Lot 116, *Flagler Tract*

Current Zoning: RS-2

Motion to Consider: **A variance from Land Development Code Sections: 34-338(e)(1)e**, for 49.8% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling

Notes:

c. Case Number(s): BOA#21-100023

Applicant/Owner: Damon Mitrakos

Agent: Palace Pools, Inc.

Property Address: 3345 America Avenue

Parcel ID: 181076-1540

Legal Description: Lot 166, *Constitution Cove Unit Seven*

Current Zoning: RS-2

Motion to Consider: **A variance from Land Development Code Sections: 34-337(e)(1)e**, for 39.9% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

Notes:

- d. **Case Number(s): BOA#21-100024**
Applicant/Owner: Catherine Sturms
Property Address: 983 2nd Street South
Parcel ID: 176119-0000
Legal Description: Lot 7, Block 92, Pablo *Beach South*
Current Zoning: RM-2
Motion to Consider: **A variance from Land Development Code Sections:** 34-340(e)(3)c.1, for a front yard setback of 8 feet to allow for the construction of a third floor addition and to rectify existing nonconformities to an existing building and 4 feet to allow for the construction of a third floor porch addition, both in lieu of 20 feet required; 34-340(e)(3)c.2, for a corner side yard setback of 3 feet in lieu of 10 feet minimum to allow for the construction of a third floor addition to an existing building; and 34-340(e)(3)c.3, for a rear yard setback of 24 feet in lieu of 30 feet required, all to allow for the conversion of and improvements to an existing two-story, 3-unit multiple family building into a 3-story single family dwelling and to allow for the construction of two new 3-story dwelling units attached to the existing developed multiple-family residential structure

Notes: _____

- e. **Case Number(s): BOA#21-100029**
Applicant/Owner: Brooke Sams
Property Address: 3916 Poincianna Boulevard
Parcel ID: 181370-0000
Legal Description: Lot 3, Block 12, *Ocean Terrace*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)e, for 49.5% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum to allow for a pool and paver patio addition to an existing single-family dwelling

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, April 20, 2021. There are five scheduled cases.

ADJOURNMENT

NOTICE

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

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

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

Minutes of Board of Adjustment Meeting
held Tuesday, March 16, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER

Chairperson John Moreland called the meeting to order at 7:00 P.M.

ROLL CALL

Chairperson: John Moreland

Vice-Chairperson: Alexi Gonzalez (absent)

Board Members: Scott Cummings

Francis Reddington

Jeff Truhlar

Alternates: Owen Curley

Dan Elmaleh

Building Official George Knight and Administrative Assistant Jodilynn Byrd were also present.

EX PARTE COMMUNICATION: No ex parte was reported.

APPROVAL OF MINUTES:

It was moved by Mr. Cummings, seconded by Mr. Reddington, and passed unanimously to approve the following minutes:

- March 2, 2021

CORRESPONDENCE: None

OLD BUSINESS:

A. **Case Number:** BOA#21-100001

Applicant/Owner: Hilton and Scott Meadows

Owner: Miller Couse Family Trust

Property Address: 350 13th Avenue South

Parcel ID: 176272-0000

City of Jacksonville Beach Land Development Code Sections: 34-377, for 12 parking spaces in lieu of 17 spaces required to allow for a 700 square foot addition to an existing medical office.

Applicant: Hilton Meadows, 900 Cesery Boulevard, Suite 103, Jacksonville stated the hardship was to comply with the code regarding the number of parking spaces for the square footage of the building.

Public Hearing: No one came before the Board to speak about this case.

Discussion: A conversation ensued regarding the current number of parking spots and their usage compared to the requested number of parking spots.

Mr. Moreland closed the public hearing.

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to make an amended motion to consider a variance from Land Development Code Sections: 34-377, for 12 parking spaces in lieu of 17 spaces to allow for a 700 square foot addition to an existing medical office. Only for the existing medical office. If the business changes, the variance is no longer there.

Roll Call Vote: Ayes – Scott Cumming, Jeff Truhlar, Owen Curley, John Moreland
Nays – Francis Reddington
The motion was approved 4-1.

B. Case Number: **BOA#21-100006**
Applicant: L. Charles Mann
Owner: Charles Hiers
Property Address: 4166 Ponce De Leon Boulevard
Parcel ID: 180494-0000

City of Jacksonville Beach Land Development Code Sections: 34-336(e)(1)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum (7.5 feet previously approved) to allow for a new single-family dwelling.

Applicant: Charles Mann, 165 Arlington Road, Jacksonville, stated the hardship was the lot was non-conforming in size for lots located in the RS-1 zoning district, and the lot was skinny and narrow.

Public Hearing: No one came before the Board to speak about this case.

Discussion: A conversation ensued regarding the future new single-family dwelling's size to be built on the lot and the lack of hardship.

Mr. Moreland closed the public hearing.

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to approve BOA# 21-100006 as written and described.

Roll Call Vote: Nays – Francis Reddington, Jeff Truhlar, Scott Cumming, Owen Curley, and John Moreland
The motion failed unanimously.

NEW BUSINESS:

A. Case Number: **BOA#21-100015**
Applicant/Owner: Catelyn Chamblin
Property Address: 1052 Penman Road
Parcel ID: 179136-0000

City of Jacksonville Beach Land Development Code Sections: 34-337(e)(1)e, for 51% lot coverage in lieu of 35% maximum and 34-373(d), for a parking area setback of one foot in lieu of 5 feet minimum to allow for a driveway expansion at an existing single-family dwelling.

Applicant/Owner: Aaron Bush, 1052 Penman Road, Jacksonville Beach, stated the lot size was small, and it was difficult to comply with the 35% maximum lot coverage. Mr. Bush stated the current driveway design creates a safety hazard.

A conversation ensued regarding additional options for lot coverage, such as pervious pavers.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Truhlar, seconded by Mr. Reddington, to approve BOA# 21-100015 for a maximum lot coverage of 49.9% in lieu of 35% maximum to allow for a driveway expansion at an existing dwelling.

Roll Call Vote: Ayes – Francis Reddington, Jeff Truhlar, Scott Cummings, Owen Curley, and John Moreland
The motion was approved unanimously.

B. Case Number: **BOA#21-100016**
Applicant/Owner: Jose Tamayo
Agent: Jim Batts, The Batts Company
Property Address: 3548 Bay Island Circle
Parcel ID: 180949-1840

City of Jacksonville Beach Land Development Code Sections: PUD Ordinance No. 2002-7843 for 51.7% lot coverage in lieu of 45% maximum to allow for a pool and paver deck with screen enclosure addition to an existing single-family dwelling.

Agent: Jim Batts, 1602 North 3rd Street, Jacksonville Beach, stated the hardship was the drainage ditch behind the property and the possibility of mosquitos and other insects/animals getting into the pool if not enclosed. Mr. Batts stated the property owner already had approval from the Ocean Cay Homeowners' Association.

A conversation ensued regarding additional options to reduce the current lot coverage, such as reducing the coping.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Reddington, seconded by Mr. Truhlar, to approve BOA#21-100016 regarding PUD Ordinance No. 2002-7843 for 49.9% lot

coverage in lieu of 45% maximum to allow for a pool and paver deck with screen enclosure addition to an existing single-family dwelling.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings, Francis Reddington, Owen Curley, and John Moreland
The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, April 6, 2021**. There are five scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:42 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

April 6, 2021 - Board of Adjustment Public Hearing

Staff Report

BOA# 21-100017

1107 19th Street North Variance request to add a paver patio addition around a new pool located in the rear yard of an existing single-family dwelling.

Zoning: Residential,
single-family: RS-2

Variances Requested:
Lot coverage of 43% in
lieu of 35% maximum

Project: Paver patio
addition around a new
pool



Subject property is an existing platted lot of record (circa 1930), located in RS-2 zoning containing a single-family dwelling constructed in 1984 and a recently constructed coping only pool (via permit #20-1353). The property owner is requesting a lot coverage variance to add a paver patio around a new swimming pool located in the rear yard. The property is a substandard sized lot at 5,100 sq. ft. Minimum residential lot size in RS-2 zoning is 7,500 sq. ft. Similar lot sizes exist in RS-2 zoning and similar lot coverage variances have been requested. There are no previously recorded variance requests on file for the subject property. The request constitutes a reasonable use of the property and should not adversely affect adjacent land.

April 6, 2021 - Board of Adjustment Public Hearing

Staff Report

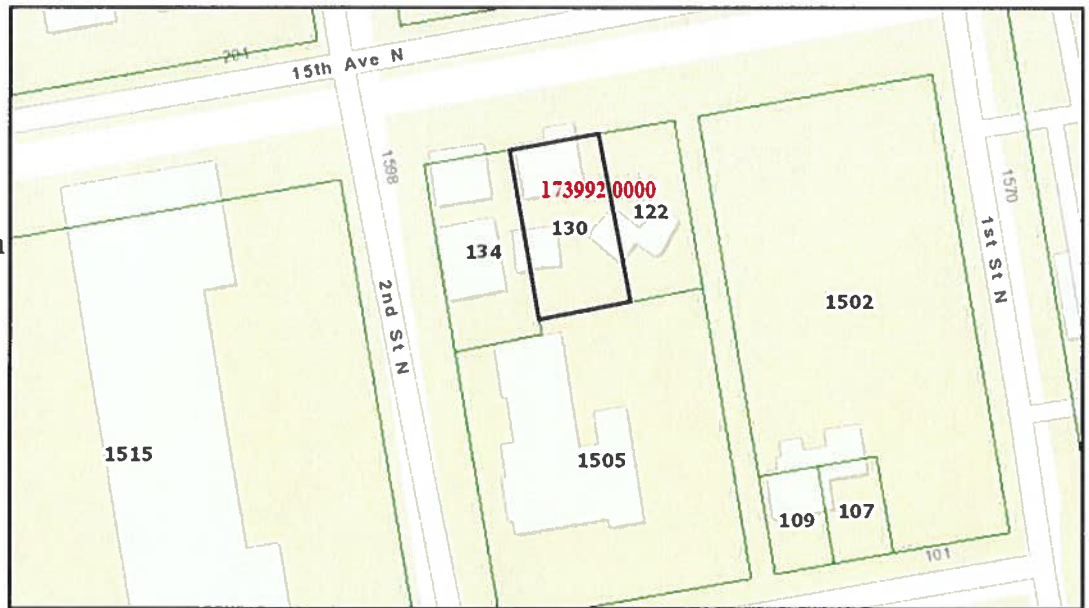
BOA# 21-100020

130 15th Avenue North Variance request to construct a new single-family dwelling.

Zoning: Residential,
multi-family: RM-2,
RS-3 standards apply

Variances Requested:
Lot coverage of 49.8%
in lieu of 35% maximum

Project: New single-
family dwelling



Subject property is an existing platted lot of record (circa 1936), located in RM-2 zoning containing a single-family dwelling constructed in 1948 and a detached garage apartment constructed in 1959. The property owner is requesting a lot coverage variance to construct a new single-family dwelling in accordance with RS-3 zoning district standards. The property is a substandard sized lot at 4,800 sq. ft. Minimum residential lot size for RS-3 zoning is 6,000 sq. ft. Similar lot sizes exist in RM-2 zoning and similar lot coverage variances have been requested for the construction of new single-family dwellings. There are no previously recorded variance requests on file for the subject property. The request constitutes a reasonable use of the property and should not adversely affect adjacent land.

April 6, 2021 - Board of Adjustment Public Hearing

Staff Report

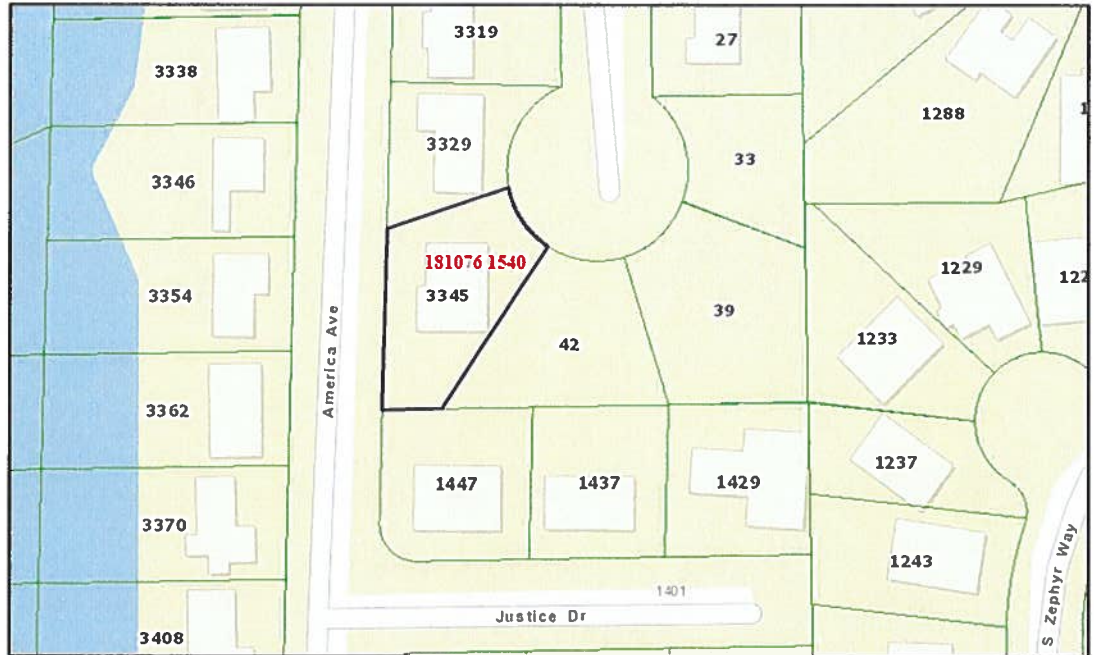
BOA# 21-100023

3345 America Avenue Variance request to construct a pool with a paver patio at an existing single-family dwelling.

Zoning: Residential, single-family: RS-2

Variances Requested:
Lot coverage of 39.9% in lieu of 35% maximum

Project: Pool and paver patio addition



Subject property is an existing platted lot of record (circa 1977), located in RS-2 zoning, containing a single-family dwelling constructed in 1979. The property owner is requesting a lot coverage variance to add a pool with a paver patio in the rear yard. The property is approximately 10,226 sq. ft. and is an odd shaped lot, unlike most lots in RS-2 zoning it is not rectangular in shape. Minimum residential lot size in RS-2 zoning is 7,500 sq. ft. Similar lots do exist in RS-2 zoning and similar lot coverage variances have been requested. There are no previously recorded variance requests on file for the subject property. The request constitutes a reasonable use of the property and should not adversely affect adjacent land.

April 6, 2021 - Board of Adjustment Public Hearing

Staff Report

BOA# 21-100024

983 2nd Street South

Variance request to rectify existing non-conformities to allow improvements and additions to an existing developed multiple-family residential property.

Zoning: Residential, multi-family: RM-2

Variances Requested:
FYS of 8' for existing building and 4' for new porch to add a 3rd floor with a porch; CSYS of 3' to add a 3rd floor; RYS of 24' to provide parking for 2 new units to the north

Project: Convert an existing triplex into a single unit and add a 3rd floor, and add two new units to the north on the property



Subject property contains an existing multiple-family residential structure constructed in 1953. The existing structure does not conform to the dimensional standards of RM-2 zoning and the lot is substandard in width. The property owner is requesting setback variances to rectify existing nonconforming front yard and corner side yard setbacks in order to add a third floor with a porch to the existing building to convert the existing triplex into a single dwelling unit, and a rear yard setback variance to add two new dwelling units with parking to the property to the north of the existing building. Similar setback variances have been requested to rectify nonconforming structures that predate the code. *Note: Pursuant to Section 34-623 of the LDC, a nonconforming structure shall not be enlarged or expanded in area occupied.*

Of the three previously recorded variance requests are on file for the subject property, the following were granted:

1. BOA# 38-95 – 1995: front yard setback of 4 feet and easterly side yard setback of 8 feet for a second floor front porch addition to an existing residential structure.
2. BOA# 19-100119 – 2019: westerly corner side yard of 3 feet (existing) and easterly side yard setback of 8 feet (existing) to rectify existing nonconformities and allow conversion of a triplex into a single unit, and a new two-unit addition to an existing two-story structure – *Approval was limited to as shown in the application and presented.*

April 6, 2021 - Board of Adjustment Public Hearing

Staff Report

BOA# 21-100029

3616 Poinciana Blvd.

Variance request to add a paver patio around a new pool located in the rear yard of an existing single-family dwelling.

Zoning: Residential, single-family: RS-1

Variances Requested:

Lot coverage of 49.5% in lieu of 35% maximum and an accessory structure setback of 3' in lieu of 5' required

Project: Paver patio addition around a new pool



Subject property is an existing platted lot of record (circa 1925), located in RS-1 zoning containing a recently constructed single-family dwelling (via permit #20-1302) and coping only pool (via permit #20-2006) . The property owner is requesting lot coverage and accessory structure setback variances to rectify existing nonconformities resulting from the installation of pool paver patio decking around a new pool without first obtaining a building permit. A final pool inspection was conducted on February 11, 2021 and disapproved by Building Inspector D. Martin for exceeding the scope of the pool construction permit.

The property is a substandard sized lot at 6,650 sq. ft. Minimum residential lot size in RS-1 zoning is 10,000 sq. ft. Similar lot sizes exist in RS-1 zoning and similar lot coverage variances have been requested. The request constitutes a reasonable use of the property and should not adversely affect adjacent land.

There is one previously granted variance request on file for the subject property:

1. BOA#19-100015 – 2019: for side yard setbacks of 7.5 feet in lieu of 10 feet and 40% lot coverage in lieu of 35% to allow construction of a new single-family dwelling.



APPLICATION FOR VARIANCE

BOA No. 21-100017

HEARING DATE 4-6-21

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

REQUIRED DOCUMENTATION

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

RECEIVED

FEB - 4 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT
904-626-8770

Applicant Name: Martin Ramos

Telephone: _____

Mailing Address: 1107 19th St. N Jacksonville, FL 32250

E-Mail: mdramos@icloud.com

Agent Name: _____

Telephone: _____

Mailing Address: _____

E-Mail: _____

Landowner Name: MARTIN RAMOS

Telephone: _____

Mailing Address: 1107 19th St. N.
JAX Bch, FL 32250

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: 1107 19th St N Jacksonville Beach, FL 32250 RE #: 179112-0040

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 increase from 35% to 43% to accommodate area around new pool construction.

AFFIDAVIT

I, Martin Ramos, 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.

Martin Ramos Martin Ramos
APPLICANT SIGNATURE PRINT APPLICANT NAME

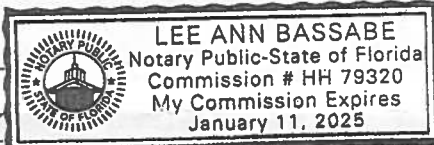
01-12-2021

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of February, 2021, by Martin Ramos, who is personally known to me or produced Florida Drivers License as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE



PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S):

34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum to allow for a paver patio around a pool addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100017

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.

4-6-21

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot size is less than the standard of 7,500 sq. ft. Actual lot size is 5,100 sq. ft. Reference Sec. 34-337 Residential, single-family: RS-2 (e) Dimensional standards. a. minimum lot area: (7,500) square feet.
Special circumstances and conditions do not result from the actions of the applicant.	No	RECEIVED FEB - 4 2021
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	PLANNING & DEVELOPMENT
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	Neighbors on the same street with a swimming pool have been granted a similar variance
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	A minimum area created around the pool increased the lot coverage to 45%
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	There is no water runoff on to any adjacent properties

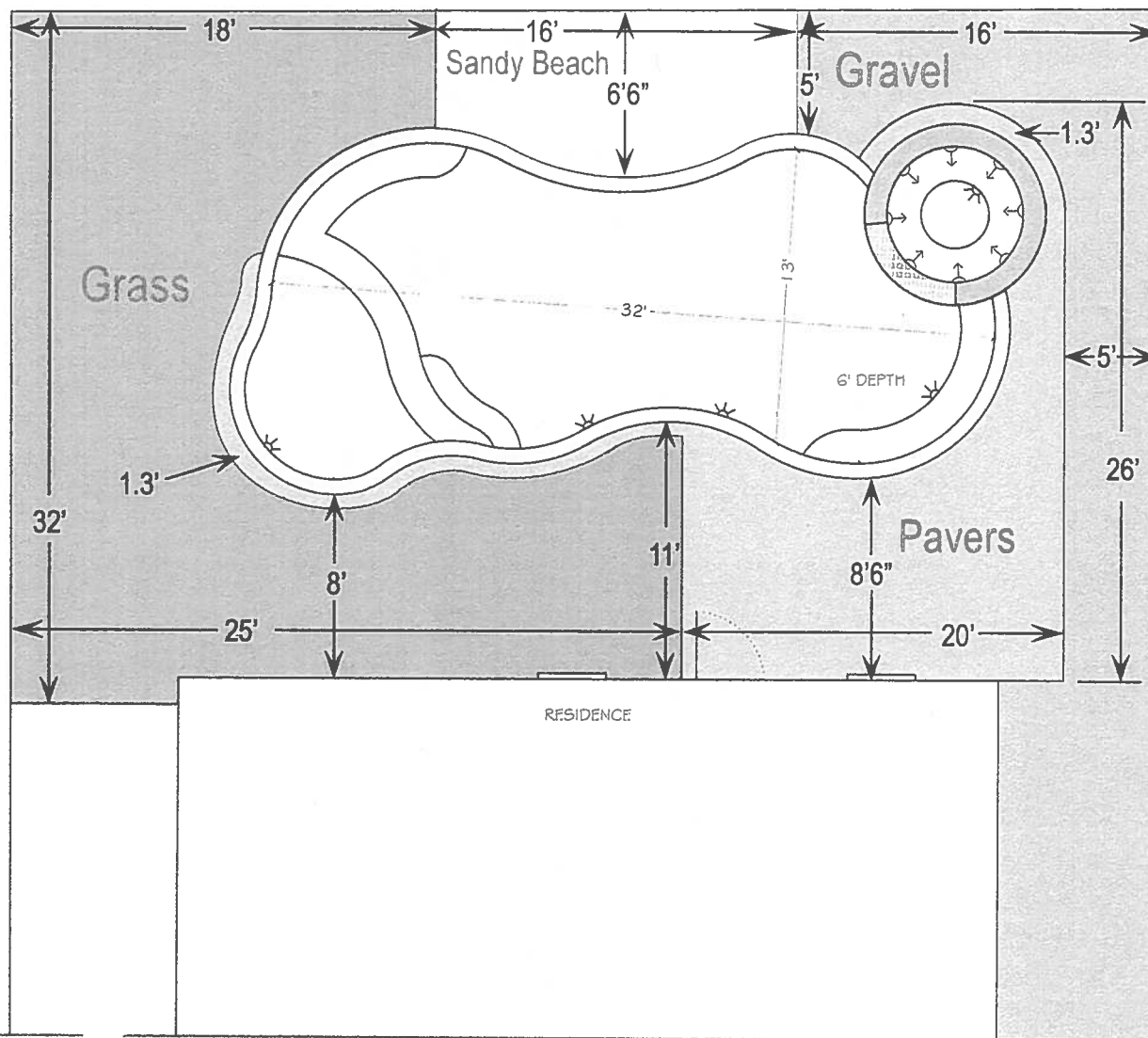
PROPOSED

RECEIVED

21.100017

FEB - 4 2021

PLAYING A GOOD GAME



POOL AREA:	355 SQ FT
POOL PERIMETER:	86 LN FT
SPA AREA:	29 SQ FT

- NOTES:
1. POOL BEAM TO BE 10" THICK
 2. SPA BEAM TO BE 12" THICK
 3. SAFETY NOTE: POOL TO BE SURROUNDED BY 48" TALL POOL CODE FENCING. GATE LATCH TO BE AT 54". ALL GATES TO BE SELF CLOSING, SELF LATCHING. POOL TO HAVE DECK ALARM.
 4. COPING ELEVATION TO BE AT 20.4'

PROPOSED

CROWN POOLS, INC.

3002 Phillips Highway
Jacksonville, FL 32207
(904) 858-4300
www.crownpoolsinc.com

RAMOS

REVISIONS:

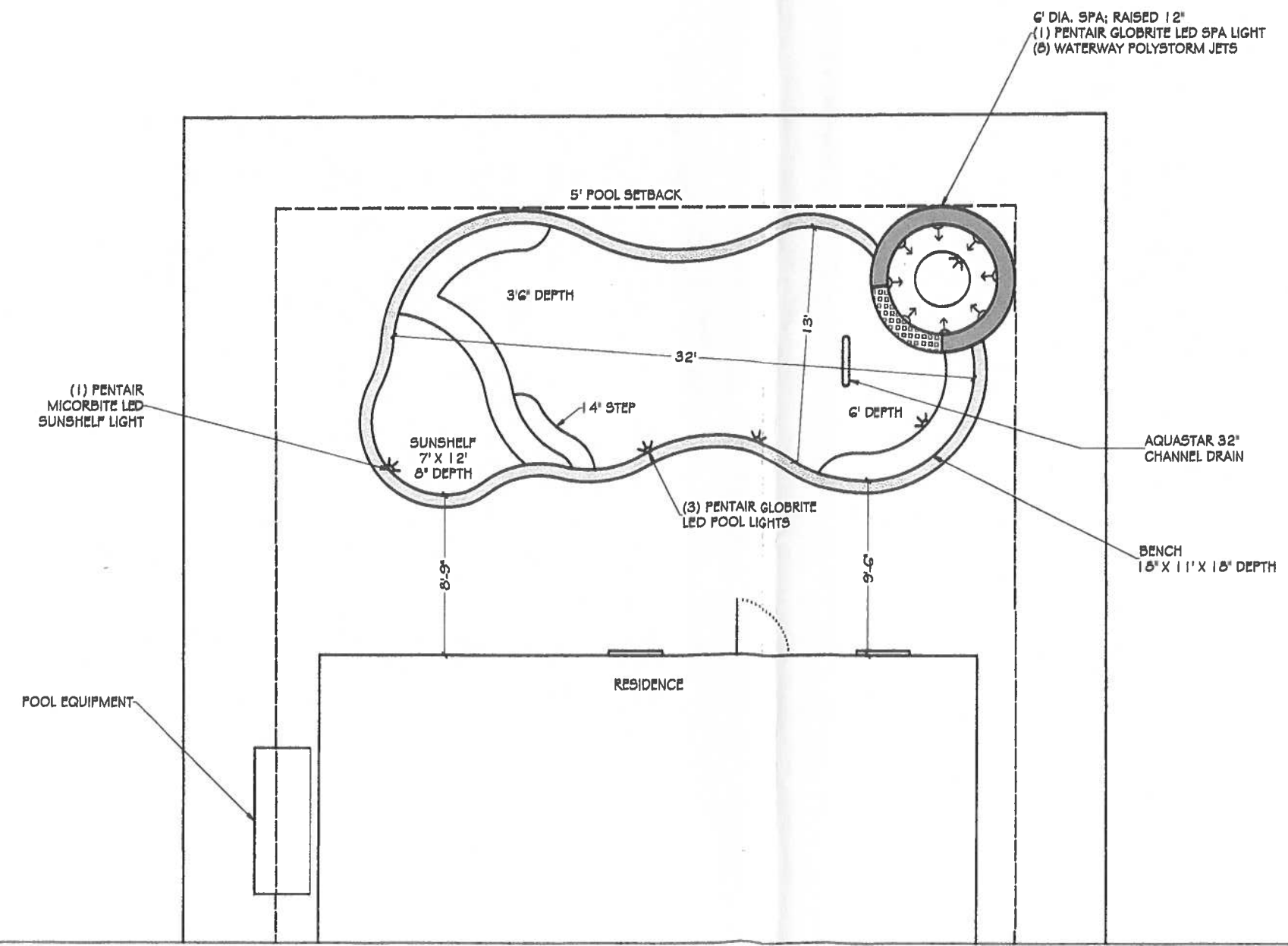
NUMBER	DETAILS	DATE
#1	SHOW COPING ELEVATION	8.10.2020

PROJECT INFORMATION

DRAWING TITLE:
POOL PLAN

PROJECT:
RAMOS RESIDENCE
1107 19TH ST. N.
JACKSONVILLE BEACH, FL
32250

SHEET: 1 OF 1
SCALE: 1/8" = 1'
DATE: 7.27.20
DRAWN BY: LBB



RECEIVED
21-100017
FEB - 4 2021

PLANNING & DEVELOPMENT

20-1353
①

*WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
*POOL EQUIPMENT SET AND PLUMBING RUN SUBJECT TO VARIATION PENDING UNFORSEEN SITE CONDITIONS.

MAP SHOWING BOUNDARY SURVEY OF

**CROWN
POOLS INC.**



APPLICATION FOR VARIANCE

BOA No. 21-100020

HEARING DATE 4-6-21

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

REQUIRED DOCUMENTATION

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

RECEIVED

FEB - 8 2021

APPLICANT INFORMATION

Applicant Name: Delina Auld **PLANNING & DEVELOPMENT**
Mailing Address: 106 17th Ave N **Telephone:** (904) 487-4781
Jacksonville Beach, FL 32250 **E-Mail:** Delinamarie1@yahoo.com

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

Landowner Name: Carlotta (Carla) Miller **Telephone:** (904) 502-2254
Mailing Address: 8120 Merganser Dr. **E-Mail:** cmiller@cityethics.org
Ponte Vedra, FL 32082

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: 130 15th Ave N. Jax Bch, FL 32250 RE# 173992-0000
Legal description of property (Attach copy of deed): 15-50 28-2S-29E, Flagler Tract, Lot 116
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 variance request of 49.81% due to lot size. Reconfigure property and add driveway.

AFFIDAVIT

I, Delina Auld, 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.

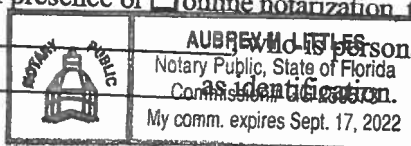
Delina Auld
APPLICANT SIGNATURE

Delina Auld
PRINT APPLICANT NAME

2/8/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2021, by Delina Auld reduced FL DL



INT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE
CURRENT ZONING CLASSIFICATION: RS-2 (RS-3 Standards)

CODE SECTION (S): 4-338(e)(1)e, for 49.8% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling FLOOD ZONE: X

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100020

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

FEB - 8 2021

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Y	No structured driveway/parking due to property configuration and lot size.
Special circumstances and conditions do not result from the actions of the applicant.	N	Circumstances present prior to home purchase.
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.	N	
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	Flagler Tract Lot 117 has structured drive/parking for 6 cars while Flagler Tract Lot 116 forces residents to park on the grass. Concern with vehicle fluid leaking on soil.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	
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	

LOT 50'x96'
4800 SF

20' FRONT
30' REAR
18' SIDE
<9' WEST
6' EAST>

□ = 2 FT

HOUSE: 35'x46'
= 1610 SF

DRIVEWAY: 20'x31'
= 620 SF

WALKWAY:
FRONT 6'x3' = 18 SF
SIDE 13'x3' = 39 SF
REAR 4'x4' = 16 SF
= 73 SF

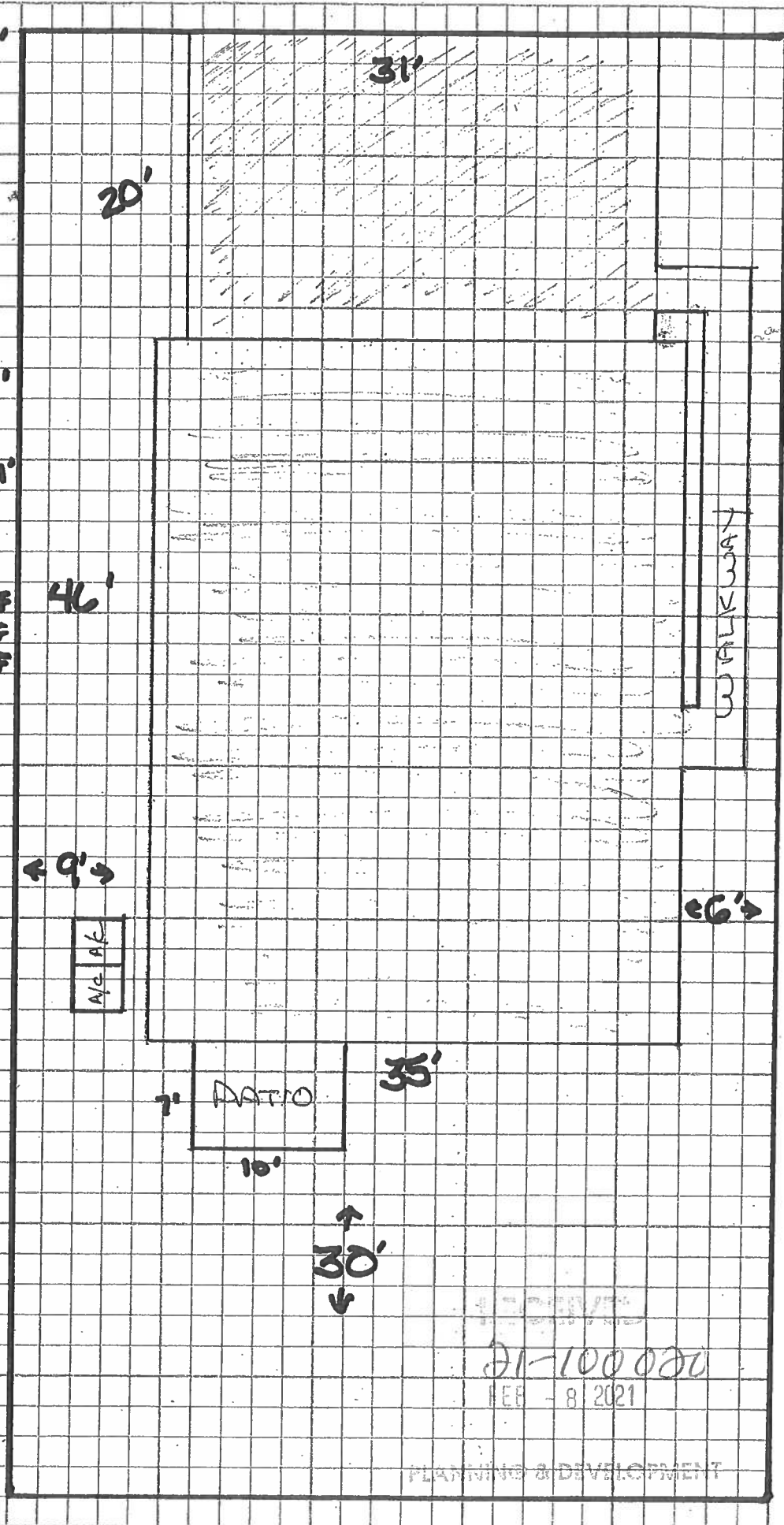
AC UNITS: 3'x3'
9 SF x 2 = 18 SF

PATIO: 10'x7'
= 70 SF

TOTAL:
1610
620
73
18
70

2391 SF
÷ 4800 =

49.81%
LOT COVERAGE



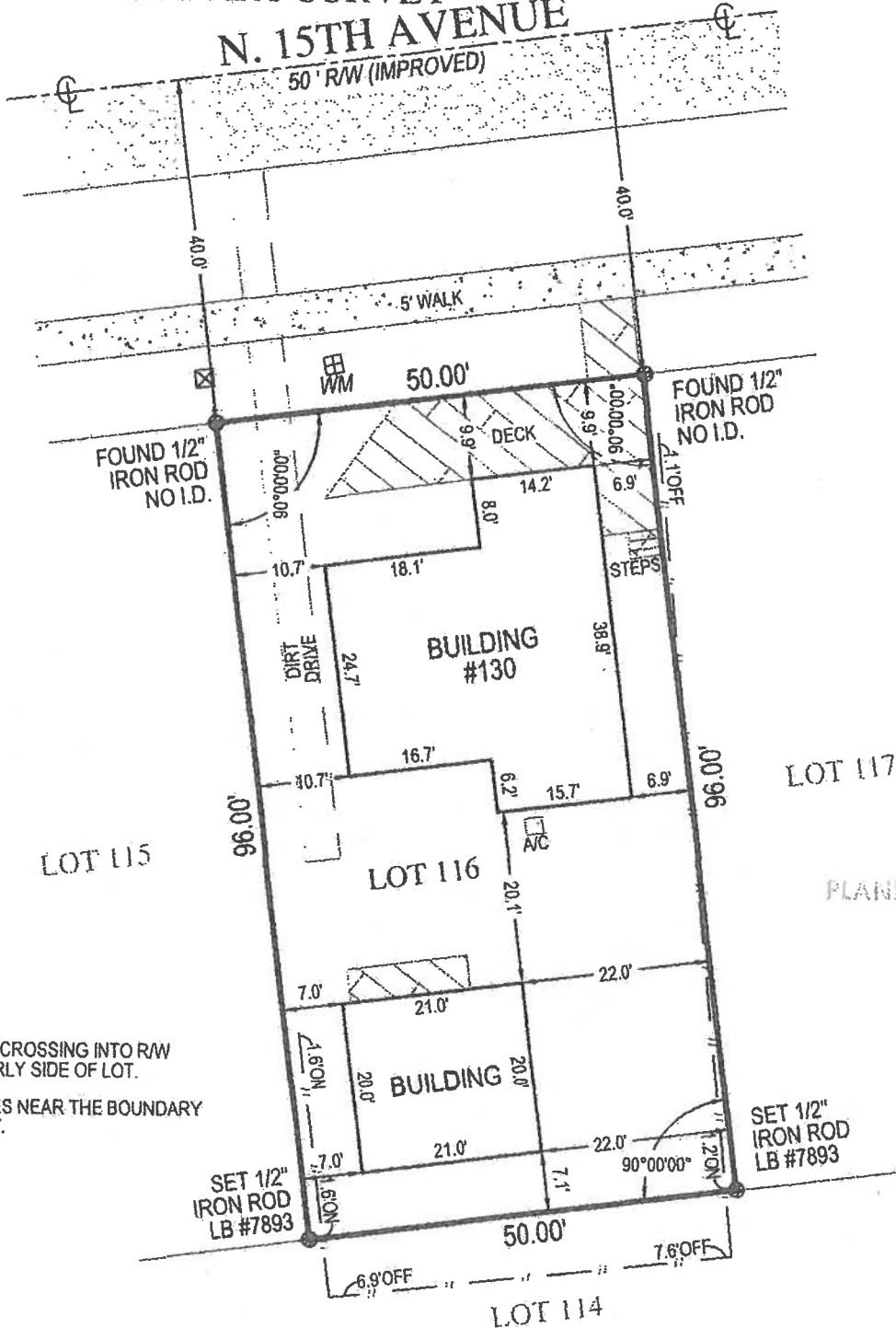
31-100 020

SEP - 8 2021

PLANNING & DEVELOPMENT

Existing

BOUNDARY SURVEY N. 15TH AVENUE

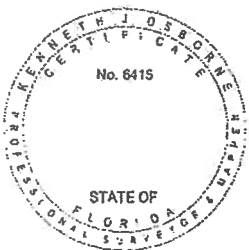


SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W
ON NORTHWESTERLY SIDE OF LOT.
THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

RECEIVED

LOT 117 21-100030
FEB - 8 2021

PLANNING & DEVELOPMENT



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

Kenneth J Osborne
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

LEGAL DESCRIPTION AND CERTIFICATION

Lot 116, FLAGLER TRACT according to the Plat thereof, as recorded in Plat Book 15, Page 50, of the Public Records of DUVAL County, Florida.

Community Number: 120078 Panel: 0417 Suffix: J Flood Zone: X Field Work: 7/11/2019

Certified To:

RITA BLANCHARD AND MATTHEW BLANCHARD; BRILEY & DEAL, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; UNITED WHOLESALE MORTGAGE

Property Address:

130 N 15TH AVENUE
JACKSONVILLE BEACH, FL 32250

Survey Number: 375080

RECEIVED

21-100020

FEB - 8 2021

PLANNING & DEVELOPMENT

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

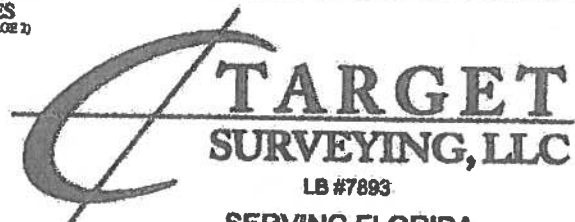
SYMBOL DESCRIPTIONS:

	CATCH BASIN		MISC. FENCE
	CENTERLINE ROAD		PROPERTY CORNER
	COVERED AREA		UTILITY BOX
	EXISTING ELEVATION		UTILITY POLE
	HYDRANT		WATER METER
	MANHOLE		WELL
	METAL FENCE		WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1829
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES.
- IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4900
STATEWIDE PHONE (800) 228-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

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

REQUIRED DOCUMENTATION

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

RECEIVED

FEB 11 2021

APPLICANT INFORMATION**PLANNING & DEVELOPMENT**

Applicant Name: Damon Mitrakos Telephone: (904) 314-0311
Mailing Address: 3345 America Avenue E-Mail: damon.mitrakos@hotmail.com
Jacksonville Beach, FL 32250
Agent Name: Palace Pools Telephone: (904) 998-1811
Mailing Address: 2265 St. Johns Bluff Road South E-Mail: evan.palacepools@gmail.com
Jacksonville, FL 32246
Landowner Name: Damon Mitrakos Telephone: _____
Mailing Address: 3345 America Avenue E-Mail: _____
Jacksonville Beach, FL 32250

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

Parcel 10#.

VARIANCE DATA

Street address of property and Real Estate Number: 3345 America Ave, Jax Beach, FL 32250 | 181076-15
Legal description of property (Attach copy of deed): Lot 166, Constitution Cove Unit Seven
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).
Our current impervious lot coverage is 3,620 square feet (35.4%). The proposed addition of a pool/pavers would increase the impervious lot coverage to 4,082 square feet (39.9%).

AFFIDAVIT

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

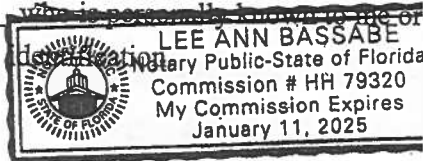
[Signature]
APPLICANT SIGNATURE

Damon Peter Mitrakos
PRINT APPLICANT NAME

2/8/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2021, by Damon Mitrakos
produced Florida Drivers License as identification



[Signature]
NOTARY PUBLIC SIGNATURE
Lee Ann Bassabe
PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2FLOOD ZONE: X**CODE SECTION (S):**

34-337(e)(1)e, for 39.9% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100023

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.

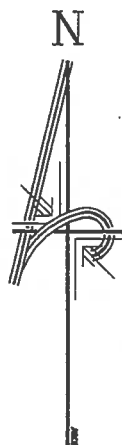
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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.	Yes	The impervious lot coverage of 35.4% existed when our house was purchased.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The current impervious lot coverage existed prior to the purchase of our house.
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 are being granted based on this variance request.
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	Similar homes in Constitution Cove have added pools & pavers with greater than 35% impervious lot coverage.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We are asking for the minimum variance amount to build our pool & patio.
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	Our request is consistent with the comprehensive plan and Code and will not adversely impact adjacent land.

PROPOSED

MAP SHOWING SITE PLAN OF:

LOT 166, CONSTITUTION COVE UNIT SEVEN, AS RECORDED IN PLAT BOOK 36, PAGES 18 AND 18A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SYMBOL LEGEND:

- ⊕ F.F.E. DENOTES FINISHED FLOOR ELEVATION
- GRATE DENOTES STORM DRAINAGE GRATE
- ⊙ SMH DENOTES 24" SANITARY MANHOLE
- ⊠ TVRB DENOTES TELEVISION RISER BOX
- WM DENOTES WATER METER
- ⊞ RCP DENOTES REINFORCED CONCRETE PIPE
- EL DENOTES ELEVATION
- INV DENOTES INVERT

EXISTING

IMPERVIOUS CALCULATIONS

LOT AREA = 10,226± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,918±
ENTRY	76±
METAL SHED	100±
FLATWORK	1,517±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 3,620±
TOTAL DENSITY = 35.4%

PROPOSED

IMPERVIOUS CALCULATIONS

LOT AREA = 10,226± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,918±
ENTRY	76±
METAL SHED	100±
FLATWORK	995±
A/C PAD(S)	9±
POOL EQUIPMENT	22±
POOL PAVERS	872±

TOTAL IMPERVIOUS AREA = 4,082±
TOTAL DENSITY = 39.9%

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 12007B, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF AMERICA AVENUE AS BEING N 01°12'35" E

ELEVATIONS SHOWN AS THUS (8.70) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

20' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT

N.T.S. DENOTES NOT TO SCALE

— DENOTES EXISTING DRAINAGE FLOW

--- DENOTES 6' WOOD FENCE EXCEPT AS NOTED

-X- DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



DURDEN
SURVEYING AND MAPPING, INC.

985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

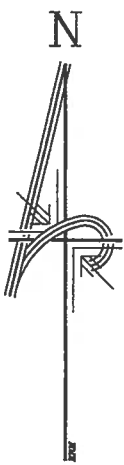
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

H. Bruce Durdan Jr.
H. BRUCE DURDEN JR.
FLORIDA REGISTERED SURVEYOR No. 470
SIGNED: DECEMBER 31, 2020
SCALE: 1" = 36'
WORK ORDER NUMBER: 205864

C-1942

EXISTING

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF: LOT 166, CONSTITUTION COVE UNIT SEVEN, AS RECORDED IN PLAT BOOK 36, PAGES 18 AND 18A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SYMBOL LEGEND:

- F.F.E. DENOTES FINISHED FLOOR ELEVATION
- GRATE DENOTES STORM DRAINAGE GRATE
- ⊙ SMH DENOTES 24" SANITARY MANHOLE
- ⊠ TVRB DENOTES TELEVISION RISER BOX
- WM DENOTES WATER METER
- ▢ RCP DENOTES REINFORCED CONCRETE PIPE
- EL DENOTES ELEVATION
- INV DENOTES INVERT

IMPERVIOUS CALCULATIONS

LOT AREA = 10,226± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,918±
ENTRY	76±
METAL SHED	100±
FLATWORK	1,517±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 3,620±
TOTAL DENSITY = 35.4%

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF AMERICA AVENUE AS BEING N 01°12'35" E

ELEVATIONS SHOWN AS THUS (8.70) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

20' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT

N.T.S. DENOTES NOT TO SCALE

— denotes EXISTING DRAINAGE FLOW

—//— denotes 6' WOOD FENCE EXCEPT AS NOTED

—X— denotes 4' CHAIN LINK FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



DURDEN
SURVEYING AND MAPPING, INC.

985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and Chapter 5J17 Florida Administrative Code

Bruce Durden
FLORIDA REGISTERED SURVEYOR No. 14707
H. BRUCE DURDEN

SIGNED: DECEMBER 29, 2020
SCALE: 1" = 30'
WORK ORDER NUMBER: 20586

C-1941

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
3:12 PM
FEB 12 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Catherine Sturms Telephone: (904) 962-6190
Mailing Address: 983 2nd St S E-Mail: csturms@comcast.net
Jax Beach, FL 32250
Agent Name: Same as Applicant Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Same as Applicant 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: (983) 985, 985B 2nd St S, Jax Beach, FL 32250

Legal description of property (Attach copy of deed): Lot 7, Block 92, Pablo Beach South R# 176119-0000

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

To allow third story addition to follow approved non-confirming setbacks on south and west sides of existing footprint on current two storied structure

To allow A 24ft rear set back in lieu of the required 30ft rear set back

AFFIDAVIT

I, Catherine Sturms, 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.

Catherine Sturms
APPLICANT SIGNATURE

Catherine Sturms
PRINT APPLICANT NAME

2-12-21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of February, 2021, by Catherine Sturms, who is personally known to me or produced Florida Drivers License as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE

Lee Ann Bassabe
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2

FLOOD ZONE: AE/X

CODE SECTION (S):

34-340(e)(3)c.1, for a front yard setback of 8 feet to allow for the construction of a third floor addition and to rectify existing nonconformities to an existing building and 4 feet to allow for the construction of a third floor porch addition, both in lieu of 20 feet required; 34-340(e)(3)c.2, for a corner side yard setback of 3 feet in lieu of 10 feet minimum to allow for the construction of a third floor addition to an existing building; and 34-340(e)(3)c.3, for a rear yard setback of 24 feet in lieu of 30 feet required, all to allow for the conversion of and improvements to an existing two-story, 3-unit multiple family building into a 3-story single family dwelling and to allow for the construction of two new 3-story dwelling units attached to the existing developed multiple-family residential structure

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100024

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

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

FEB 23 2021

PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	Non-conforming Lot width is only 50ft whereby multifamily lot width requirements is a minimum of 75 ft. Existing Structure built in 1953 prior to zoning, set back and usage requirements
Special circumstances and conditions do not result from the actions of the applicant.	YES	Plans to build three, three-story units on property require 2 parking spaces per unit. The existing structure built in 1953 was purchased in 1995 prior to set back restrictions and parking requirement. The existing structure has been greatly improved during ownership. A Parking garage for two cars for the existing building (Proposed Unit 1) would be on the first floor and be accessed from the south. A third story addition to the existing unit 1 will add heated sf and offset the heated sf taken by the 1st floor required parking. Further, Proposed unit2 and unit 3 will have a one car garage. In order to fit the one car garage given required dimensions: an additional 6 ft is needed. The request of a 24 ft rear set back in lieu of 30 is to enable required parking for proposed unit 2 and 3.
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	Granting the variance will provide for necessary parking of the required two car per unit requirement. A similar variance request was approved for my westerly neighbor.(922, 924 and 926 2nd St S)He was approved to build a three story structure within non-conforming set backs and given approval for a rear yard set back of 20.1 instead of the required 30 ft. I am asking for less; in my request for a 24 ft set back.
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	Allowing a third story addition on the existing two storied footprint would allow for a well built, architecturally balanced structure with one hipped roof verses a lesser quality multi-roofed, multi-layered system. Allowing the requested 24 ft rear set back would enable the required parking for the proposed three units. The neighbor to the west was granted approval for both three stories given non-conforming set backs and a rear yard of 20 ft.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The height restriction is 35 ft. The ability to build the third story addition on top of the existing two storied footprint allows for the required two car garage, impervious requirement, stair requirement and heated space requirement. 24 ft is the minimum rear set back amount of space needed to fit a one car garage each for proposed units 2 and 3 in order to meet the parking requirement.
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	There would be no negative effect to surrounding properties. The existing structure has been in place since 1953 with no complaints. Adding a third floor is consistent with variance approval and building of neighbor to the west. The rear set back request of 24 ft is consistent with the request of the westerly neighbor's variance approval of a 20 ft rear set back.

for reference

10-100119

21-100024

Mr. Vermey is the architect for the building. He stated the apartment is too small to live in comfortably and it needs to be enlarged. He explained that the addition will not be larger than the existing footprint, the building will be going up not out.

Public Hearing
Closed

There being no other speakers, the public hearing was closed.

Motion

It was moved by Mr. Jolley, seconded by Mr. Corwin, to approve the variance request.

Discussion

Mr. Jolley stated the structure has enhanced the neighborhood. He added that the Schneiders' are not requesting to build a two-bedroom apartment, just to enlarge the room.

Mr. Corwin agreed that the size of the apartment is a hardship and in order to keep the owners at the beach they do need to up-date the apartment.

Roll Call

Roll call was as follows: Corwin, yes; DeLoach, yes; Jolley, yes; Kennedy, yes. The motion passed 4-0.

#38-95
Catherine
Adamosky

Catherine Adamosky, 983/985 South 2nd Street, applicant for a variance to allow a front yard of 4' in lieu of 20' required and an easterly side yard of 8.2' in lieu of 10' required to allow an upstairs porch addition.

Ms. Adamosky explained she intends to rehab the structure. She would like to make an addition to the second story. She currently rents out the bottom portion of the duplex and lives upstairs with her four children.

Discussion followed concerning where she would place the stairs on the outside of the structure. She would like to place it on the south side of the building. Mr. Corwin asked why she could not place it on the north side of the building; Ms. Adamosky explained the kitchen and bathroom are located on that side. Mr. Vermey added that the living room is on the south side and it is more logical to place the stairs there.

Public Hearing

Mr. DeLoach opened the public hearing, there being no one present to speak, the public hearing was closed.

Motion

It was moved by Mr. Jolley, seconded by Mr. Kennedy, to approve the variance request.

Discussion

Mr. Jolley stated the addition may be coming out a little further than other homes in the area, but Ms. Adamosky is trying to improve the building and no one was present to speak against the request.

Both Mr. Corwin and Mr. DeLoach expressed they would rather see the north side of the property used. Mr. Corwin expressed understanding needing more room with four children.

Roll Call

Roll call was as follows: DeLoach, yes; Jolley, yes; Kennedy, yes; Corwin, yes. The motion passed 4-0.

#39-95
George Bull

George Bull, 1927 North 3rd Street, applicant for a variance for no parking spaces in lieu of six spaces required.

Mr. Bull clarified that the business does currently have six parking spaces. The businesses would like to build

Ref:
21-100024



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

April 18, 2003

Catherine Sturms
983 S. 2nd Street
Jacksonville Beach FL 32250

RE: Case No. BOA 26-2003
983 / 985 S. 2nd Street

Dear Catherine Sturms:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on April 16, 2003 to consider your variance application.

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

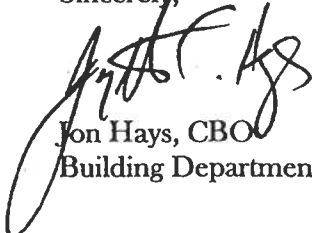
- Section 34-340 (e)(3) c.2., for an easterly side yard of 8.1 feet in lieu of 10 feet required,
- Section 34-340 (e)(3) c.3., for a rear yard of 20 feet in lieu of 30 feet required, to allow for 2 additional dwelling units on a multi-family property.

The results of the meeting were:

- Denied.

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6231.

Sincerely,


Jon Hays, CBO
Building Department

E:\BOA\resultsdenied.doc

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only. No Insurance Coverage Provided)	
Article Sent To: <i>Sturms 26-03</i>	
Postage	\$
<u>Certified Fee</u>	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No.; or PO Box No.	
City, State, ZIP+4	

7099 3400 0000 1887 2422

JACKSONVILLE BEACH

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 3040 0000 2086 0866

November 8, 2019

Catherine Sturms
983 2nd Street South
Jacksonville Beach, FL 32250

RECEIVED
Ref # 21-100024
FEB 12 2021

RE: BOA#19-100119
983 2nd Street South
(the south 1/2 of Lots 1 and 2, Block 53, Pablo Beach South)

Lot 7, Block 92

PLANNING & DEVELOPMENT

Dear Ms. Sturms,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, November 6, 2019, to consider the above application for a variance from the requirements of the Land Development Code.

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

- 34-340(e)(3)c.2, for a westerly corner side yard of 3 feet and easterly side yard of 8 feet, each in lieu of 10 feet required

The Board **amended** and **approved** the request as follows:

- 34-340(e)(3)c.2, for a westerly corner side yard of 3 feet and easterly side yard of 8 feet, each in lieu of 10 feet required
- Limited to as shown in the application and presented

To ratify nonconformities of an existing structure and to allow for a two-unit addition to an existing multiple-family property.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6231.

Sincerely,



William C. Mann III, AICP
Planning and Development Director

www.jacksonvillebeach.org



Existing

22

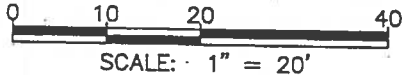
MAP SHOWING SURVEY OF

LOT 7, BLOCK 92, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



FILE COPY

21-100024



SECOND (2ND) STREET SOUTH

50' RIGHT-OF-WAY (PAVED PUBLIC ROAD)

(124.99' FIELD)
125.00'

LOT 6, BLOCK 92

LOT 5, BLOCK 92

12' ALLEY BY PLAT

FOUND 1/2" IRON PIPE, NO CAP

FOUND 1/2" IRON PIPE, NO CAP

(49.83' FIELD)
50.00'

125.00'
(124.67' FIELD)

LOT 8, BLOCK 92

FOUND 1/2" IRON PIPE, LB 3672

FOUND 3/4" IRON PIPE, NO CAP

FOUND 1/2" IRON PIPE, NO CAP

TENTH (10TH) AVENUE SOUTH

80' RIGHT-OF-WAY (PAVED PUBLIC ROAD)

FLOOD ZONE "X"-SHADED
FLOOD ZONE "AE" (EL 9 FEET)

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. ANGLES PER FIELD SURVEY.
3. NORTH PROTRACTED FROM PLAT.
4. NO BUILDING RESTRICTION LINES PER PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES "X" (SHADED) AND "AE" (EL 9 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J REVISED NOVEMBER 02, 2019 FOR DUVAL COUNTY, FLORIDA.

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

RECEIVED
19-100119
JUN 25 2019

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF CATHERINE STURMS.

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: DAF
FILE: 2019-0904

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

DATE: JUNE 14, 2019
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 21-160029
HEARING DATE 4-6-2021

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

REQUIRED DOCUMENTATION

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

RECEIVED

FEB 18 2021

2:43pm

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Brooke Sams **Telephone:** 904-982-5008
Mailing Address: 3916 Poinciana Blvd **E-Mail:** brooke@minibardonuts.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Brooke Sams **Telephone:** 904-982-5008
Mailing Address: 3916 Poinciana Blvd **E-Mail:** brooke@minibardonuts.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: 3916 Poinciana Blvd 181370 0000
Legal description of property (Attach copy of deed): 10-2 09-3S-29E OCEAN TERRACE LOT 3 BLK 12
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Lot coverage increase request of 49.5% in lieu of 35% for added pavers around pool area. Previous variance of 39.8% lot coverage was granted for construction of home.

AFFIDAVIT

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

[Signature]
APPLICANT SIGNATURE

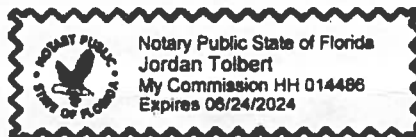
Brooke Sams
PRINT APPLICANT NAME

2/16/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

[Signature]
NOTARY PUBLIC SIGNATURE
Jordan Tolbert
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):
34-336(e)(1)e, for 49.5% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum to allow for a pool and paver patio addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100029

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

FEB 18 2021

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is sub-standard. Lot coverage is 6,650 in RS-1 Zoning which allows for a 10,000 square foot minimum lot size
Special circumstances and conditions do not result from the actions of the applicant.	No	The request is within bounds of reasonable adjustment for a sub-standard lot.
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	The request is within bounds of reasonable adjustment for a sub-standard lot.
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	If lot was a standard RS-1 lot of 10,000 square foot, the request would not be necessary. With the requested variance the lot would be at 32.86% of a standard 10,000 SqFt RS-1 lot.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The request is for added safety of children and walk ways around to pool and backyard area.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	The requested variance for lot coverage change is below 50%, which seems consistent with other variances. Also using reasonable proportions of a standard RS-1 lot, we would be well below the cities 35% lot coverage requirement.



City of
Jacksonville Beach

City Hall
11 North Third Street
Jacksonville Beach

FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 3040 0000 2076 7165

Ref- 21-100029



March 22, 2019

John Denneen
1254 Neck Road
Ponte Vedra Beach, FL 32082

RE: BOA# 19-100015
3916 Poincianna Boulevard
(Lot 3, Block 12, *Ocean Terrace*)

Dear Mr. Denneen,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, March 20, 2019, to consider Mark Darr's application for a variance from the requirements of the Land Development Code.

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

- Section 34-336(e)(1)c.2, for side yard setbacks of 7.5 feet, in lieu of 10 feet required;
- Section 34-336(e)(1)e., for 40% lot coverage, in lieu of 35% maximum;

The Board **approved** the request.

To allow construction of a new single-family dwelling.

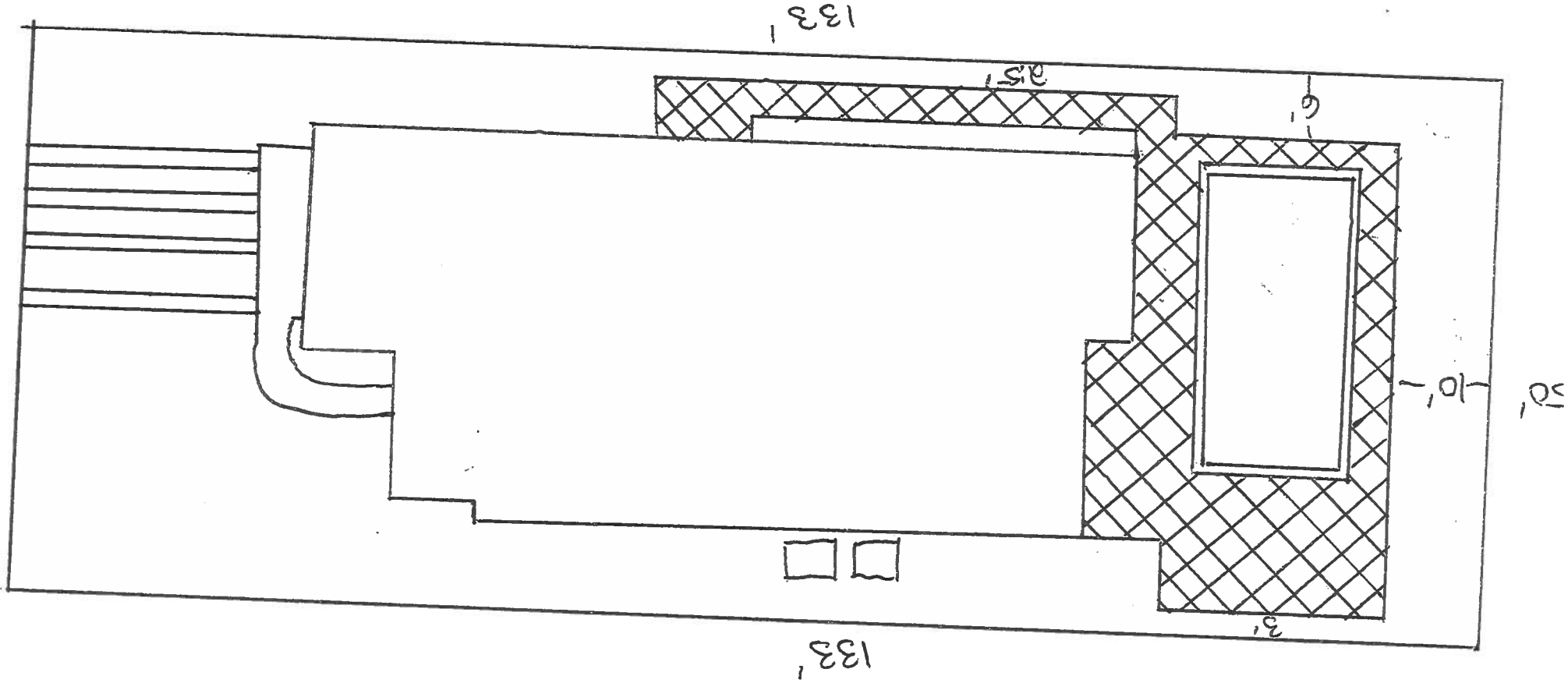
Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

Heather Ireland, AICP
Planning and Development



Proposed area of coverage (645.05 sq ft) (9.7% coverage)



RECEIVED

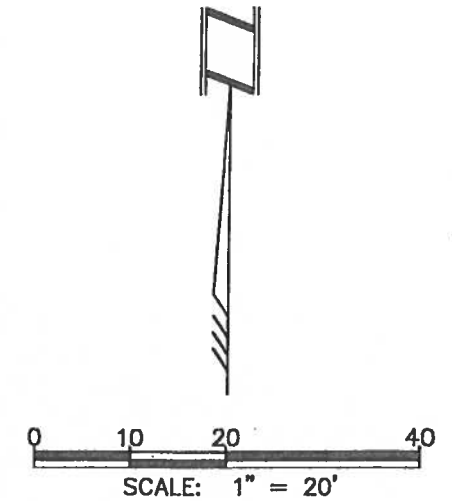
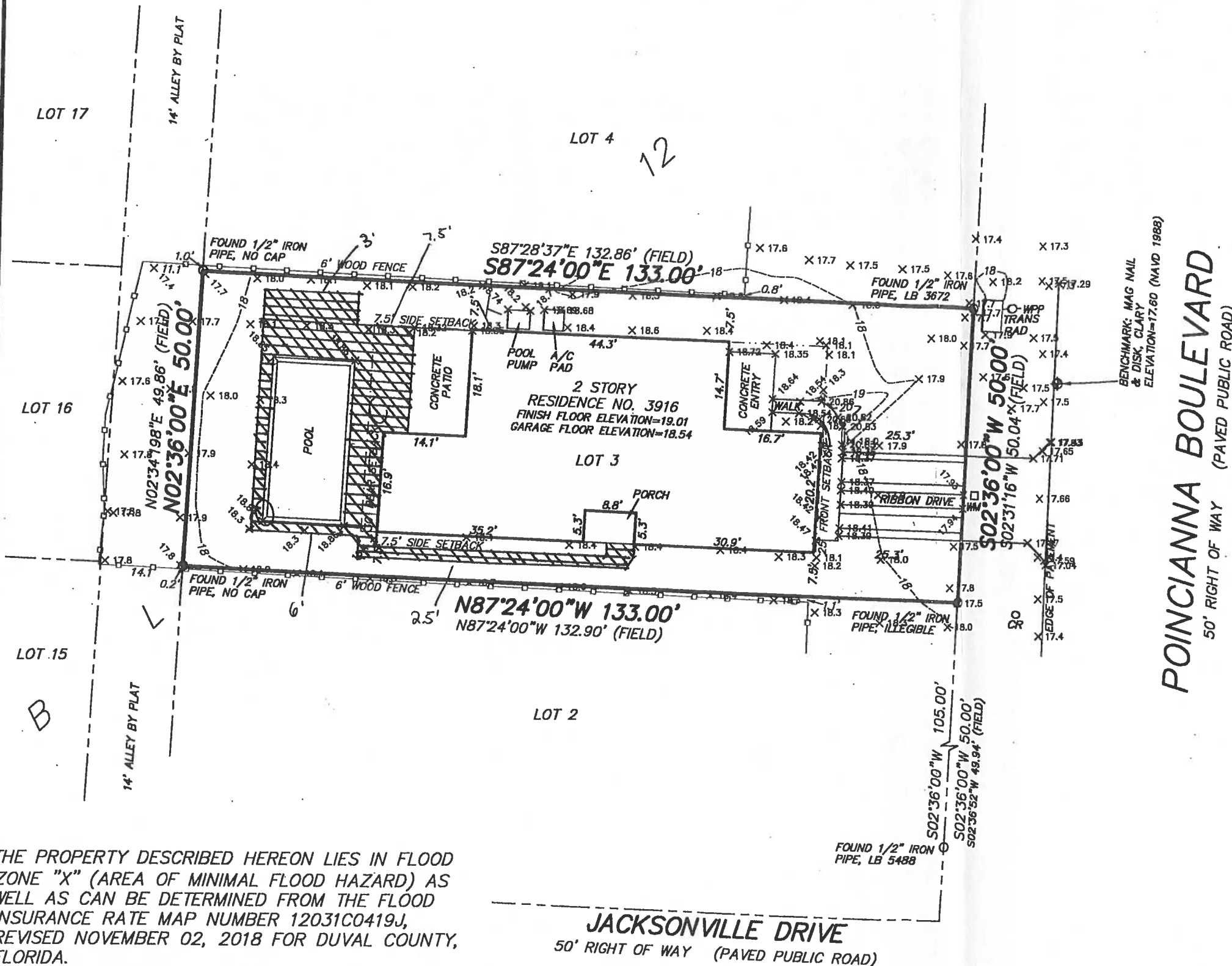
21.100029

FEB 18 2021

PLANNING & DEVELOPMENT

MAP SHOWING SURVEY OF

LOT 3, BLOCK 12, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10,
PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 3, BLOCK 12, BEING SOUTH 87°24'00" EAST, AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES PER PLAT.
 4. BENCHMARK USED IS FOUND MAG NAIL & DISK, CLARY, SHOWN HEREON. ELEVATION = 17.60 (NAVD 1988).
 5. CR DENOTES CABLE RISER.
 6. WM DENOTES WATER METER.
 7. WPP DENOTES WOOD POWER POLE.

RECEIVED
SPD 20-1302
JAN 26 2021
AS-BUILT
RECEIVED
21-100029
FEB 22 2021

IMPERVIOUS:
HOUSE = 2,076 SQUARE FEET
CONCRETE = 574 SQUARE FEET
TOTAL IMPERVIOUS = 2,650 SQUARE FEET
LOT AREA = 6,650 SQUARE FEET
PERCENTAGE OF IMPERVIOUS = 39.8%

PLANNING & DEVELOPMENT
THIS SURVEY WAS MADE FOR THE BENEFIT OF BROOK M. SAMS; CHASE R. SAMS; PONTE VEDRA TITLE, LLC; CHICAGO TITLE INSURANCE COMPANY AND BANK OF ENGLAND, ISAOA/ATIMA.

KATHY L. WADE, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. 6164
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. 163672

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 NUMBER 12031C0419J, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.

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

CHECKED BY: _____ DRAWN BY: DAF FILE: 2021-0006

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

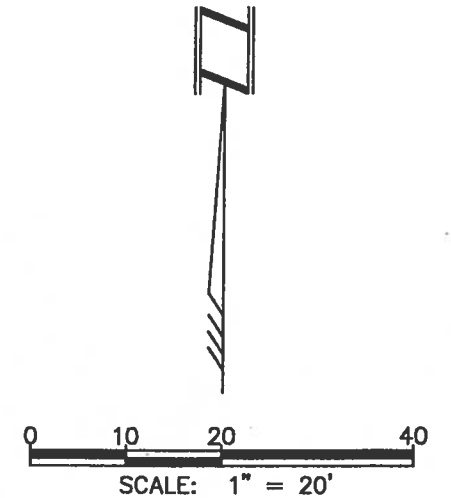
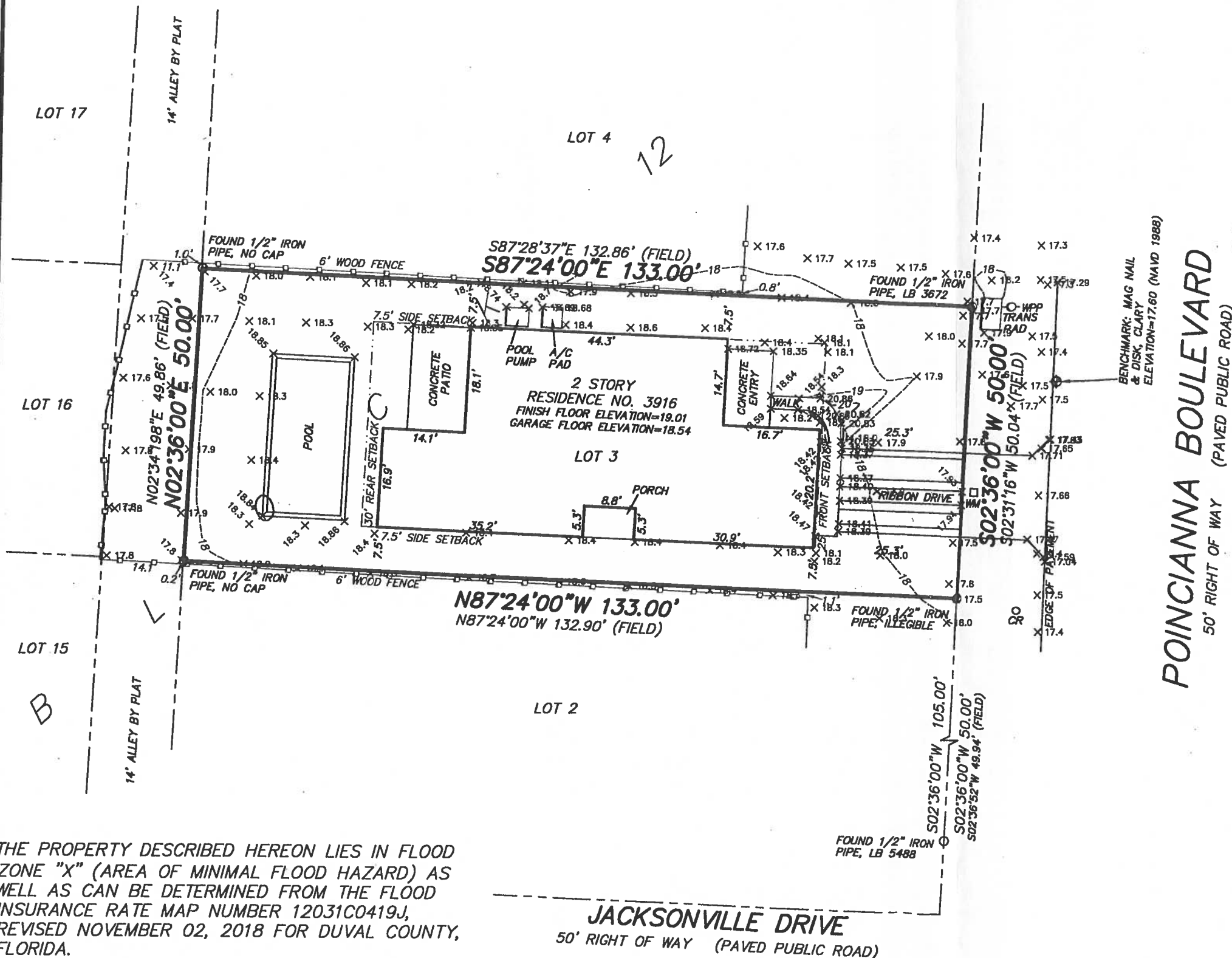
DATE: JANUARY 18, 2021

SHEET 1 OF 1

EXISTING

MAP SHOWING SURVEY OF

LOT 3, BLOCK 12, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10,
PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



NOTES:

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2. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 3, BLOCK 12, BEING SOUTH 87°24'00" EAST, AS PER PLAT.
3. NO BUILDING RESTRICTION LINES PER PLAT.
4. BENCHMARK USED IS FOUND MAG NAIL & DISK, CLARY, SHOWN HEREON. ELEVATION = 17.60 (NAVD 1988).
5. CR DENOTES CABLE RISER.
6. WM DENOTES WATER METER.
7. WPP DENOTES WOOD POWER POLE.

RECEIVED

SFD 20-1362
JAN 26 2021

AS-BUILT

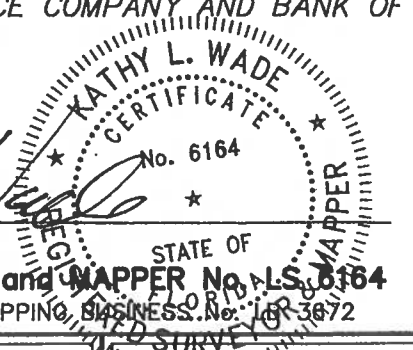
IMPERVIOUS:
HOUSE = 2,076 SQUARE FEET
CONCRETE = 574 SQUARE FEET
TOTAL IMPERVIOUS = 2,650 SQUARE FEET

LOT AREA = 6,650 SQUARE FEET
PERCENTAGE OF IMPERVIOUS = 39.8%

21-100029
FEB 22 2021

RECEIVED

THIS SURVEY WAS MADE FOR THE BENEFIT OF BROOK M. SAMS; CHASE R. SAMS; PONTE VEDRA TITLE, LLC; CHICAGO TITLE INSURANCE COMPANY AND BANK OF ENGLAND, ISAOA/ATIMA.



KATHY L. WADE, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 6164
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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 NUMBER 12031C0419J, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.

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

CHECKED BY: _____

DRAWN BY: DAF

FILE: 2021-0006

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JANUARY 18, 2021

SHEET 1 OF 1