



# City of Jacksonville Beach

## Regular Meeting Agenda

11 North Third Street  
Jacksonville Beach, Florida

### Board of Adjustment

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Tuesday, June 18, 2024

6:00 PM

Council Chambers

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#### 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 21, 2024 meeting

#### CORRESPONDENCE

#### OLD BUSINESS

#### NEW BUSINESS

A. **Case Number(s):** **BOA#24-100027**  
Applicant: Kevin Stokes  
Agent: N/A  
Owner: Kevin Stokes  
Property Address: 1006 N 22nd St  
Parcel ID: 179208-0455  
Legal Description: Lot 5, Block 86, SEC A JACKSONVILLE BEACH  
Current Zoning: RS-2  
Motion to Consider: **Section(s):** 34-337(e)(1)(e), for 48% lot coverage in lieu of 35% maximum, for construction of a new pool and deck to a new single-family dwelling located at **property addressed** 1006 N 22nd St, **RE#** 179208-0455, **legally described** as Lot 5, Block 86, SEC A JACKSONVILLE BEACH

#### PLANNING DEPARTMENT REPORT

#### COURTESY OF THE FLOOR TO VISITORS

#### ADJOURNMENT

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#### NOTICE

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*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](mailto: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 21, 2024, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> 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 Todd Smith Jennifer Williams  
*Alternates:* Matt Metz (absent) Laura Tierney

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

**APPROVAL OF MINUTES:** None

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A. Case Number: BOA#24-100019**

Applicant/Owner: Donald Young  
Agent: Ian Brown  
Property Address: 26 N 20th Ave  
Parcel ID: 174775-0000

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

**Ex-Parte Communication:**

Mr. Moreland disclosed he had a short phone conversation with Mr. Ian Brown to discuss the changes.

Ms. Tierney disclosed she received a phone call from Mr. Ian Brown but did not take the call.

Mr. Curley disclosed he received a phone call from Mr. Ian Brown but did not return the call.

No additional Board members had ex-parte communication on this item.

**Agent:** Ian Brown, 245 Riverside Avenue, Suite 100, Jacksonville, stated the hardship was a nonconforming lot.

Discussion ensued about lot coverage.

**Public Hearing:**

The following spoke in support of the variance:

- Stuart Boggess, 22 20<sup>th</sup> Avenue North, Jacksonville Beach
- Jesse Kraker, 20 20<sup>th</sup> Avenue North, Jacksonville Beach
- Don Young, 309 Ahern Street, Atlantic Beach

Mr. Curley closed the public hearing.

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Moreland to approve BOA#24-100019 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** None

**Roll Call Vote:** Ayes – John Moreland, Jeff Truhlar, Todd Smith, Jennifer Williams, and Owen Curley

The motion passed unanimously.

**B. Case Number: BOA#24-100020**

Applicant/Owner: Christopher & Mary Dell  
Agent: N/A  
Property Address: 813 N 7th Ave  
Parcel ID: 174402-0000

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

Planner Danevsky Joseph noted this case was noticed incorrectly and would be deferred to the next meeting.

**PLANNING DEPARTMENT REPORT:**

The next scheduled meeting is Tuesday, June 4, 2024, at 6:00 P.M. There are three scheduled cases.

**COURTESY OF THE FLOOR TO VISITORS:** None.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:15 P.M.

Submitted by: Lauren Loria  
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

DRAFT



| BOARD OF ADJUSTMENT AGENDA ITEM |                                      |
|---------------------------------|--------------------------------------|
| TO:                             | Board of Adjustment Members          |
| FROM:                           | Department of Planning & Development |
| DATE:                           | 05/17/2024                           |
| SUBJECT:                        | BOA ##24-100027 Staff Report         |

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 18, 2024 Board of Adjustment Meeting.

**BOA ##24-100027**

ZONING: RS-2  
RE NO.: 179208-0455  
LEGAL: Lot 5, Block 86, SEC A JACKSONVILLE BEACH  
ADDRESS: 1006 N 22nd St

**REQUEST:**

**Section(s):** 34-337(e)(1)(e), for 48% lot coverage in lieu of 35% maximum, for construction of a new pool and deck to a new single-family dwelling located at **property addressed** 1006 N 22nd St, **RE#** 179208-0455, **legally described as** Lot 5, Block 86, SEC A JACKSONVILLE BEACH

**EXISTING CONDITIONS:**

The subject property is a nonconforming lot of record (circa 1944) located in the Medium Density Residential future land use category. The property is currently in the Residential single-family RS-2 zoning district. The lot is 50 feet in width and 102 feet in depth, with an overall lot area of 5,100 square feet. The subject property currently has a two-story home, concrete driveway, A/C pads and concrete in the rear yard. 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 5,100 square feet. The dwelling was constructed in 2012. During construction, a variance was granted for lot coverage of 44% in lieu of the 35% maximum to build the new single-family dwelling. Now, the applicant is asking for a variance for 48% lot coverage in lieu of the 35% maximum for construction of a new pool and deck associated with the single-family dwelling. 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.

BOA#12-100128 Amended and approved for 44% lot coverage in lieu of 35% maximum, to allow for a single-family dwelling. Approval was limited to as shown and submitted.

No active code cases.

**STAFF ANALYSIS:**

The subject property was developed in 2012, during development a variance was amended and approved for 44% lot coverage in lieu of 35% maximum, to allow for a 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 5,100 square feet. The requirements in RS-2 zoning is for a width of 75 feet and a lot size of 7,500 square feet. The applicant is proposing to construct a new pool and associated deck. The current lot coverage is at 36%. With the proposed additions, the new impervious surface will be 47.5%. Due to the substandard size of the lot, any additional structures on the property will increase lot coverage and encroach on setbacks. Allowing up to 48% lot coverage in lieu of 35% maximum will not confer any special privileges, as 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 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 area, at 5,100 square feet, less than the required 7,500 square feet 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 1944 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 48% 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 variance is the minimum variance needed to accommodate the construction of a new pool and deck to an existing single-family dwelling. The minimum variance needed to accomplish the proposed additions for 48% 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.**

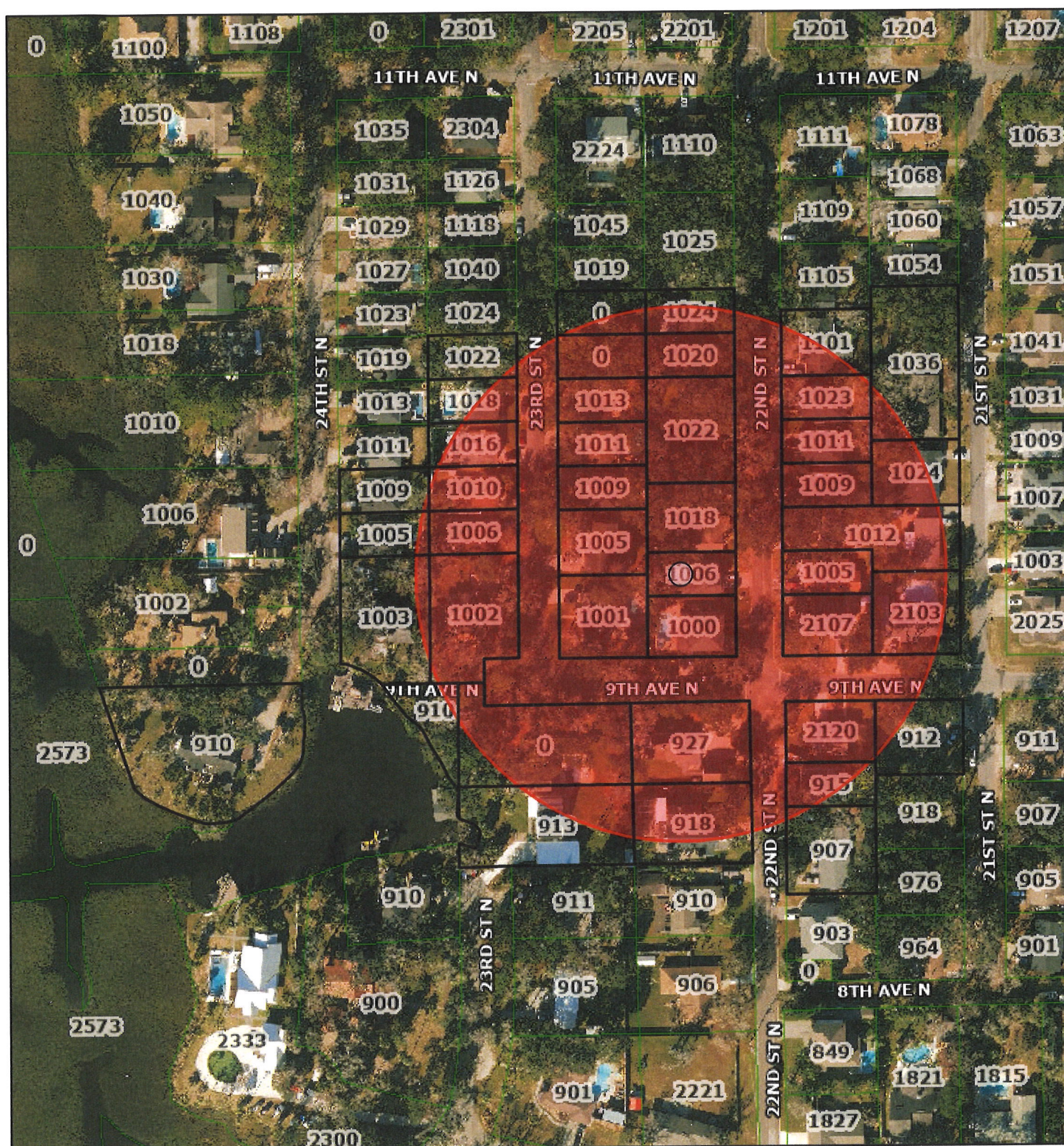
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

**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#24-100027**

**ATTACHMENTS:**

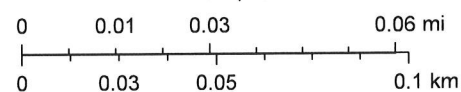
1. 24-100027pics
2. 24-100027



May 17, 2024

 Parcels

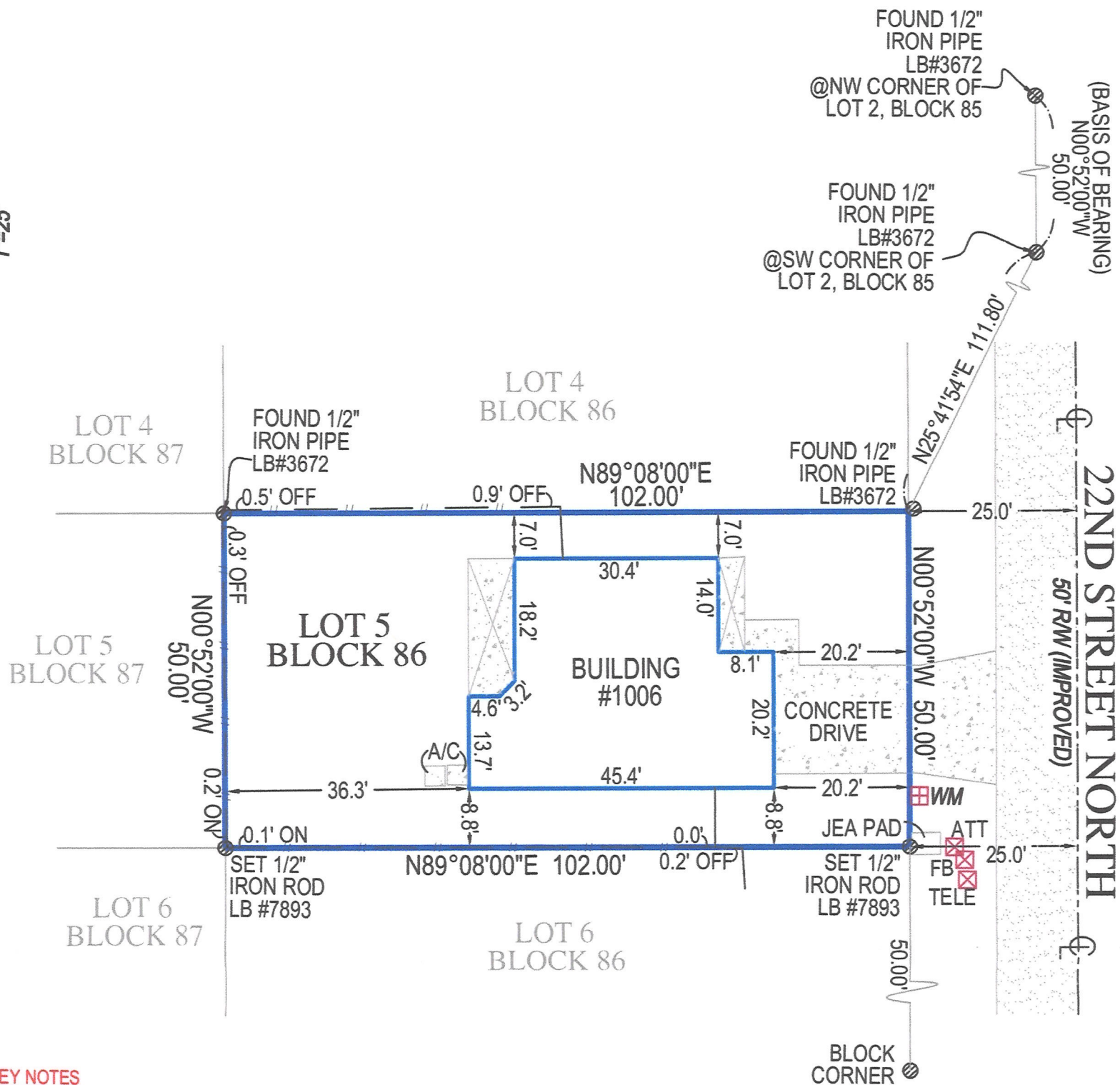
1:2,257



24100027

# BOUNDARY SURVEY

SCALE  
1"=25'



**SURVEY NOTES**  
CONCRETE DRIVE CROSSING INTO  
R/W ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.

FB FIBER BOX  
JEA JACKSONVILLE ELECTRIC AUTHORITY

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

SURVEY NUMBER:  
625733

## GENERAL NOTES:

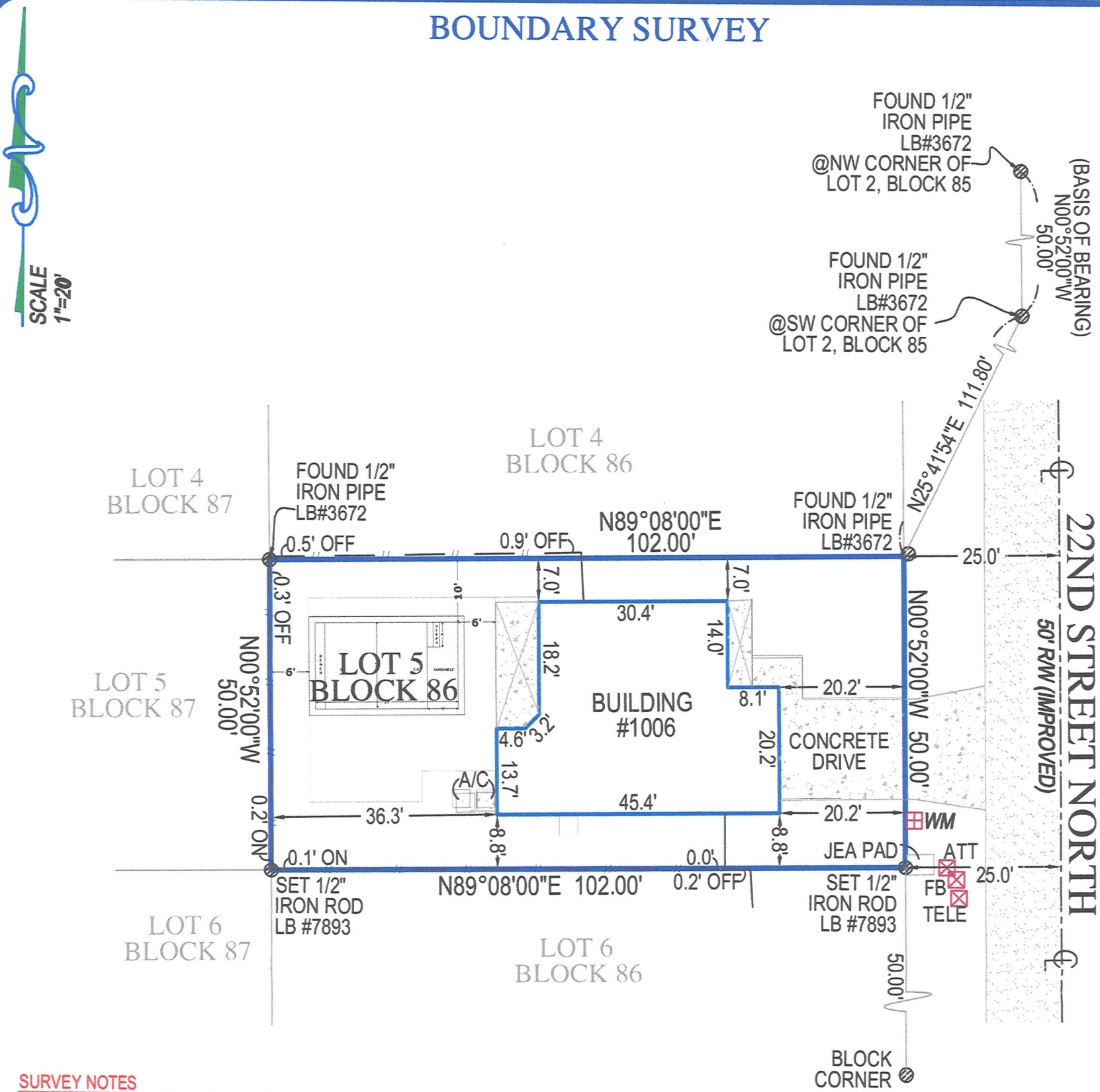
- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED 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 REFRENCED TO N.A.V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 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.

**TARGET**  
**SURVEYING, LLC**  
LB #7893

**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>

24-100027

BOUNDARY SURVEY



**SURVEY NOTES**  
CONCRETE DRIVE CROSSING INTO  
R/W ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.

FB FIBER BOX  
JEA JACKSONVILLE ELECTRIC AUTHORITY

PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)  
SURVEY NUMBER:  
625733

- 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 REFRENCED TO N.A.V.D. 1988
  - THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
  - 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.

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Specifications

|          |            |
|----------|------------|
| Pool     | 14; X 23'  |
| Depth    | 3.5' - 5'  |
| Sunshelf | 5' X 14'   |
| Steps    | 1' X 4'    |
| Bench    | 1.5' X 14' |
| Coping   | 78 LF      |
| Pavers   | ~672 SF    |

Lot Specifics

|                     |                   |
|---------------------|-------------------|
| LOT                 | 5,100 SF          |
| Approx. Impervious  | 1885 SF (Current) |
| Impervious %        | 36.96% (Current)  |
| Pool Pavers         | 531 SF (10.41%)   |
| Equipment Pad       | 9 SF (.18%)       |
| Proposed Impervious | 2425 SF (47.5%)   |



# APPLICATION FOR VARIANCE

BOA NO. 24-100027  
HEARING DATE 6/18/24

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: Kevin Stokes Telephone: 904-327-8940  
Mailing Address: 1006 N. 22nd Street E-Mail: kevin.stokes@bldr.com

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Kevin Stokes Telephone: 904-327-8940  
Mailing Address: 1006 N. 22nd Street E-Mail: Kevin.stokes@bldr.com

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: 1006 N. 22nd Street, 179208-0455  
Legal description of property (Attach copy of deed): 18-33 38-2S-29E.117 SEC A Jacksonville Beach Lot 5 BLK 86  
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).  
Seeking a variance for lot coverage to construct pool and deck in backyard. Need a total of 48% lot coverage. The lot has a previous variance (44%) for just a single family home but not all of it was used (only 37% was) when house was constructed. The previous variance was granted in 2012 (12-100128)

## AFFIDAVIT

I, Kevin Stokes, 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.

Kevin Stokes  
APPLICANT SIGNATURE

Kevin Stokes  
PRINT APPLICANT NAME

4/23/2024  
DATE

## STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of April, 2024, by Kevin Stokes, who is personally known to me or produced \_\_\_\_\_ as identification.

Brian Messina  
NOTARY PUBLIC SIGNATURE  
PRINT NOTARY NAME

(Affix Notary Seal Above)

| THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE |                      |
|-----------------------------------------------|----------------------|
| CURRENT ZONING CLASSIFICATION: <u>RS-2</u>    | FLOOD ZONE: <u>X</u> |
| CODE SECTION (S): _____                       |                      |
| _____                                         |                      |
| _____                                         |                      |
| _____                                         |                      |
| _____                                         |                      |



## VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24100027

**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?<br>Yes/No | Circumstances/ Explanation                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | Yes                | This lot is substandard to the zoning of RS-2. The lot width and square footage are well below the zoning requirements. Lot is 50 feet wide and a total of 5100 sq ft, below the 75 feet at building line and 7500 sq ft |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | NO                 | Home purchased<br>April 2024                                                                                                                                                                                             |
| 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                 | Other homes in the immediate area have received variances to build pools. Specifically, 1000 22nd St. North which is next door neighbor has received a variance to build pool.                                           |
| 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                | Correct, this is a substandard lot to the basic requirements of Jacksonville Beach                                                                                                                                       |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | Yes                | Pool has been designed w/ minimal pavers. There are only walking paths on the northside/ eastside of the pool with only coping on westside. The southside of the pool is the only area to gather....                     |
| 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 pool design maintains the side and rear setbacks required by zoning. Just looking for a bit more lot coverage to place pool and minimal pavers to enjoy it.                                                          |

24-100027

**Prepared by & Return to:**

Christine Micieli

America's Choice Title Company

170 A1A North

Ponte Vedra Beach, Florida 32082

File Number: 24-132

Property Appraiser's Parcel I.D. (folio) Number:

179208-0455

*Documentary Stamps have been paid in*

*amount of \$5,530.00.00*

*Consideration \$790,000.00*

**General Warranty Deed**

**MADE** this 1<sup>st</sup> day of April, 2024, by **Chadwick A. Carter**, as joined by his spouse, **Elizabeth Jane Carter**, whose mailing address is 698 Heron Drive, Delray Beach, FL 33444; hereinafter referred to as the "Grantor(s)", to **Kevin Michael Stokes**, a single person and **Kara Ashley Moore**, a single person, as joint tenants with right of survivorship, whose mailing address is 1006 22<sup>nd</sup> Stret N, Jacksonville Beach, Florida 32250; hereinafter referred to as the "Grantee(s)";

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all that certain land situate in Duval County, Florida, viz:

**Lot 5, Block 86, SECTION "A" JACKSONVILLE BEACH**, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 33, of the Public Records of Duval County, Florida.

**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 Grantees 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.

**Prepared by & Return to:**

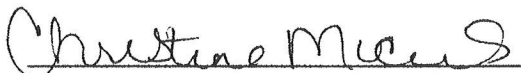
Christine Micieli  
America's Choice Title Company  
170 A1A North  
Ponte Vedra Beach, Florida 32082  
**File Number:** 24-132

**Property Appraiser's Parcel I.D. (folio) Number:**  
179208-0455

*Documentary Stamps have been paid in  
amount of \$5,530.00.00  
Consideration \$790,000.00*

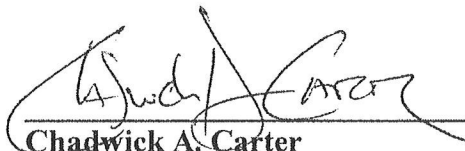
**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence*

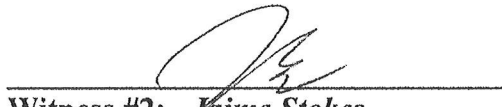


**Witness #1: Christine Micieli**

Witness Address: c/o 170 A1A N  
Ponte Vedra Beach, FL 32082

  
**Chadwick A. Carter**

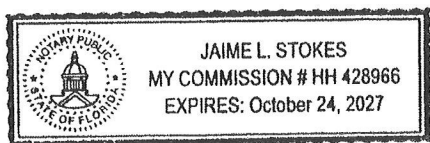
  
**Elizabeth Jane Carter**

  
**Witness #2: Jaime Stokes**

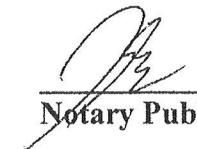
Witness Address: c/o 170 A1A N  
Ponte Vedra Beach, FL 32082

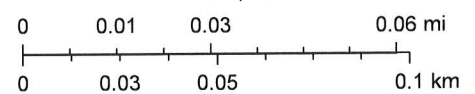
State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2024, by **Chadwick A. Carter and Elizabeth Jane Carter**, who appeared before me in their physical presence, and, who produced a Driver's License as identification



(Notary Seal)

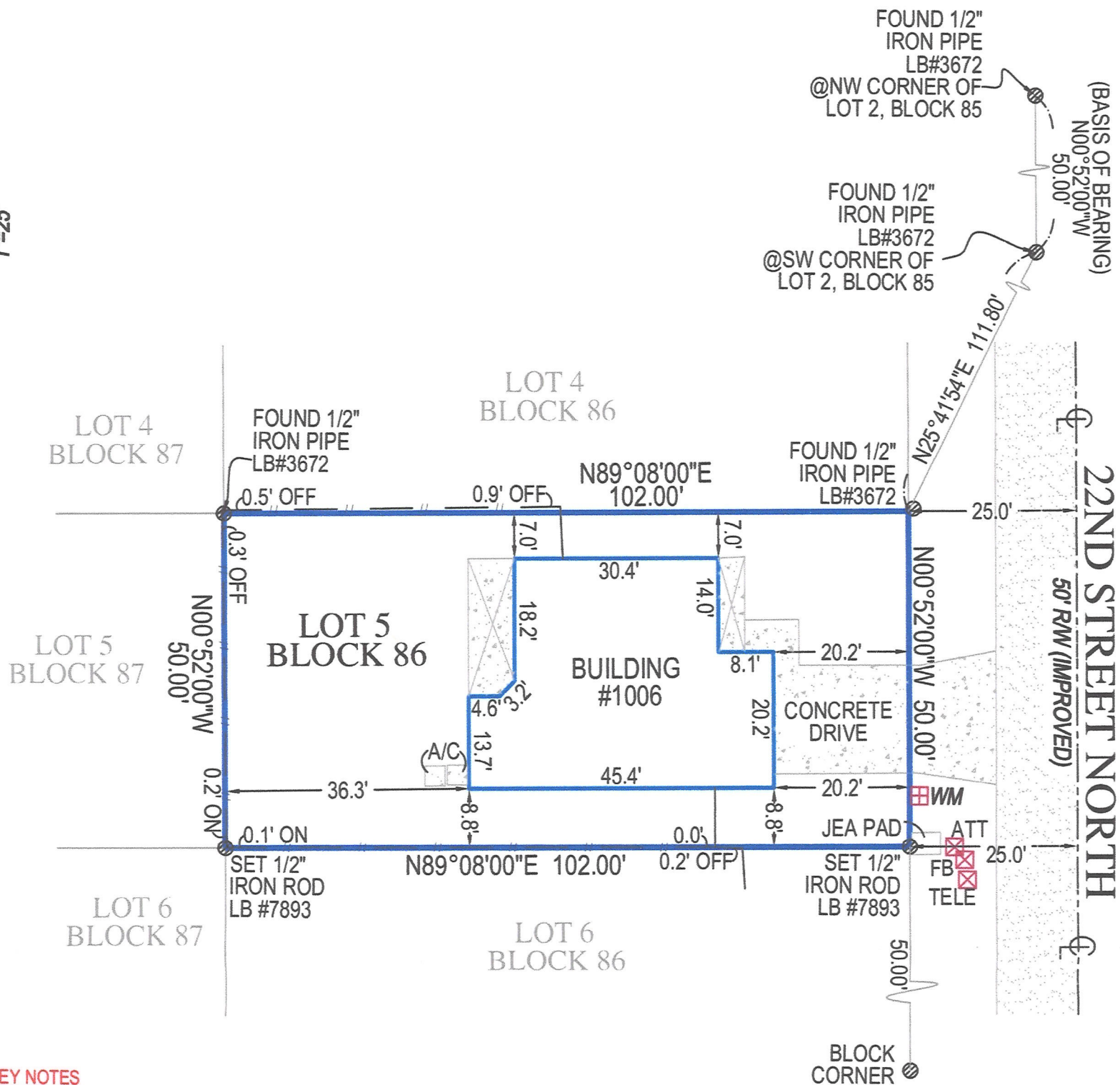
  
**Notary Public**



24100027

# BOUNDARY SURVEY

SCALE  
1"=25'



**SURVEY NOTES**  
CONCRETE DRIVE CROSSING INTO  
R/W ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.

FB FIBER BOX  
JEA JACKSONVILLE ELECTRIC AUTHORITY

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

SURVEY NUMBER:  
625733

## GENERAL NOTES:

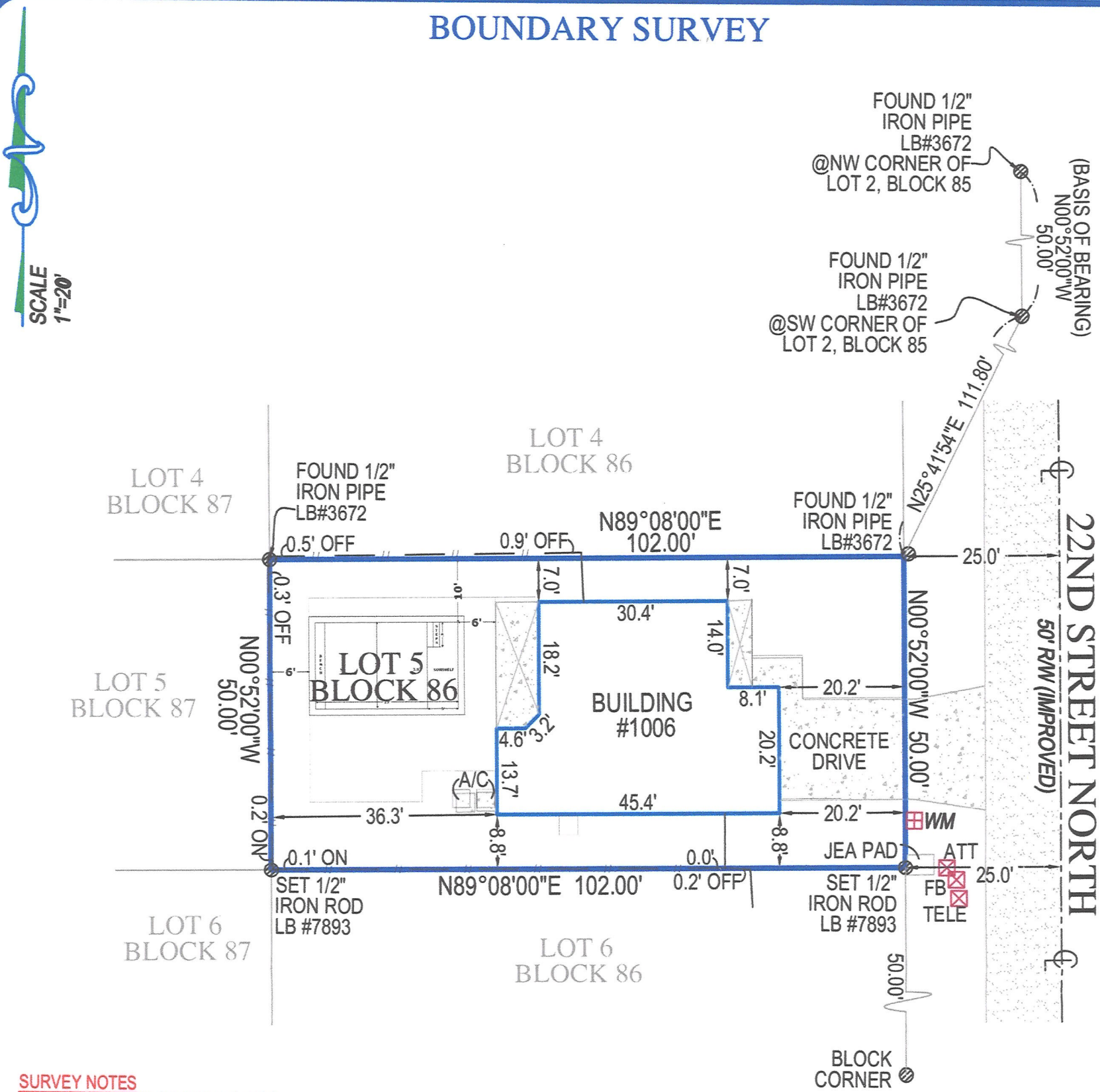
- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED 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 REFRENCED TO N.A.V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 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.

**TARGET**  
**SURVEYING, LLC**  
LB #7893

**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>

24-100027

BOUNDARY SURVEY



**SURVEY NOTES**  
CONCRETE DRIVE CROSSING INTO  
R/W ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.

FB FIBER BOX  
JEA JACKSONVILLE ELECTRIC AUTHORITY

PAGE 2 OF 2 PAGES  
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Specifications

|          |            |
|----------|------------|
| Pool     | 14; X 23'  |
| Depth    | 3.5' - 5'  |
| Sunshelf | 5' X 14'   |
| Steps    | 1' X 4'    |
| Bench    | 1.5' X 14' |
| Coping   | 78 LF      |
| Pavers   | ~672 SF    |

Lot Specifics

|                     |                   |
|---------------------|-------------------|
| LOT                 | 5,100 SF          |
| Approx. Impervious  | 1885 SF (Current) |
| Impervious %        | 36.96% (Current)  |
| Pool Pavers         | 531 SF (10.41%)   |
| Equipment Pad       | 9 SF (.18%)       |
| Proposed Impervious | 2425 SF (47.5%)   |