



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, March 16, 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 2, 2021

CORRESPONDENCE

OLD BUSINESS

- a. **Case Number(s):** **BOA#21-100001**
Applicant/Agent: Hilton and Scott Meadows
Owner: Miller Couse Family Trust
Property Address: 350 13th Avenue South
Parcel ID: 176272-0000
Legal Description: Lots 5 and 6, Block 134, *Pablo Beach South*
Current Zoning: C-1
Motion to Consider: **A variance from 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**
Miscellaneous Info: No previous development orders

Notes: _____

- b. **Case Number(s):** **BOA#21-100006**
Applicant: L. Charles Mann
Owner: Charles Hiers
Property Address: 4166 Ponce De Leon Boulevard
Parcel ID: 180494-0000
Legal Description: Lot 9, Block 4, *Avalon Unit 3 Section A*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum (7.5 feet previously approved) to allow for a new single-family dwelling
Miscellaneous Info: One previously approved development order (Ref. BOA#11-100089)

Notes: _____

NEW BUSINESS

- a. **Case Number(s):** **BOA#21-100015**
Applicant/Owner: Catelyn Chamblin
Property Address: 1052 Penman Road
Parcel ID: 179136-0000
Legal Description: Lot 6, Block 51, *Section "A" Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **A variance from 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
Miscellaneous Info: No previous development orders

Notes: _____

- b. **Case Number(s):** **BOA#21-100016**
Applicant/Owner: Jose Tamayo
Agent: Jim Batts, The Batts Company
Property Address: 3548 Bay Island Circle
Parcel ID: 180949-1840
Legal Description: Lot 148, *Ocean Cay Unit Two*
Current Zoning: PUD-Ocean Cay

Motion to Consider: **A variance from 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**

Miscellaneous Info: No previous development orders

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, April 6, 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 2, 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 7:02 P.M.

ANNOUNCEMENT:

Mr. Moreland stated BOA Case Number 21-100006 would be deferred until the March 16, 2021 meeting.

ROLL CALL

Chairperson: John Moreland
Vice-Chairperson: Alexi Gonzalez
Board Members: Scott Cummings Francis Reddington Jeff Truhlar (*absent*)
Alternates: Owen Curley Dan Elmaleh

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

EX PARTE COMMUNICATION: Mr. Cummings stated he spoke with applicants from BOA Case# 21-100009 and BOA Case #21-100011 regarding the meeting process.

APPROVAL OF MINUTES:

It was moved by Ms. Gonzalez, seconded by Mr. Curley, and passed unanimously to approve the following minutes:

- February 17, 2021

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. 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 Section: 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.

This case was deferred until the March 16, 2021 meeting.

B. Case Number: BOA#21-100009
Applicant: Second Avenue 2020, LLC.
Agent: Tom Gibbon
Owner: Zachary A. Stratmann

Property Address: 333 2nd Avenue North
Parcel ID: 173824-0000

City of Jacksonville Beach Land Development Code Sections: 34-373(c), for turning and maneuvering space of 12 feet in lieu of 23 feet for 4 on-site parking spaces to back onto an alley; 34-373(d), for a parking area setback of zero (0) feet in lieu of 5 feet minimum for an ADA ramp; and 34-377, for 4 parking spaces in lieu of 22 spaces required to allow for a change of use for a new salon.

Applicant: Rachel Sivert, 2951 Merrill Blvd, Jacksonville Beach, stated the hardship was the C-1 zoning district required two parking spaces per salon stylist, and the property currently has four on-site parking spaces.

The following submitted correspondence in opposition to the application:

- David Lamolinara [no address provided]

The following submitted correspondence in support of the application:

- Diana Manzano, 402 4th Street North, Jacksonville Beach
- Krissy Thompson, 428 2nd Avenue North, Jacksonville Beach
- Harold Fetterolf, Jr., 327 2nd Avenue North, Jacksonville Beach
- Jena Bauwens, 404 4th Street North, Jacksonville Beach

Additional correspondence was read into the record:

- Council Member Chet Stokes, 11 Third Street North, Jacksonville Beach

Public Hearing:

Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding plans for additional parking options as well as information regarding the business plan for the proposed salon.

Motion: It was moved by Mr. Cummings, seconded by Ms. Gonzalez, to approve BOA# 21-100009 as written and described with, that if the business changes, the variance is no longer valid.

Roll Call Vote: Ayes – Alexi Gonzalez, Scott Cummings, Owen Curley
Nays - Francis Reddington and John Moreland
The motion was approved 3-2.

C. Case Number: BOA#21-100010

Applicant/Owner: Donald Brown
Property Address: 1203 14th Avenue North
Parcel ID: 175313-0000

City of Jacksonville Beach Land Development Code Sections: 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum and 34-336(e)(1)e, for lot coverage of 37% in lieu of 35% maximum to allow for the addition of a sunroom to an existing single-family dwelling.

Applicant: MaryAnn Brown, 1203 14th Avenue North, stated they wanted to add a sunroom to the back of the existing house, but the property was a substandard lot.

The following submitted a letter in support of the variance request:

- Mike Austin, 1125 14th Avenue North, Jacksonville Beach
- Stephanie Piraino, 1212 14th Avenue North, Jacksonville Beach
- Leigh and Philip Gregory, 1215 14th Avenue North, Jacksonville Beach
- Alvin Jones, 1202 14th Avenue North, Jacksonville Beach

Public Hearing:

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Cummings, to approve BOA# 21-100010 because it meets the standards of our Land Development Code.

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

D. Case Number: **BOA#21-100011**
Applicant/Owner: Douglas Shaffer
Agent: Chris May
Property Address: 2854 Merrill Boulevard
Parcel ID: 180867-0000

City of Jacksonville Beach Land Development Code Sections: 34-337(e)(1)e, for lot coverage of 49% in lieu of 35% maximum (40% previously approved); and 34-337(e)(1)g, for an accessory structure (shed) setback of zero (0) feet in lieu of 5 feet minimum to allow for an expansion of a paver patio around a recently constructed swimming pool and shed addition to an existing single-family dwelling.

Agent: Chris May, 12864 Southern Hill Circle North, Jacksonville, stated the lot was a substandard size. A conversation ensued regarding the current coverage and layout of the property. Additional lot coverage options were discussed for the proposed walkway.

The following submitted correspondence in support of the variance request:

- Daniel & Chelsea Pastrana, 2822 Merrill Boulevard, Jacksonville Beach
- Jason & Branden Stanley, 2886 Merrill Boulevard, Jacksonville Beach

Public Hearing:

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA# 21-100011 with an amended lot coverage of 46.5% due to the fact that it meets the requirements our Land Development Code.

Roll Call Vote: Ayes – Scott Cummings, Alexi Gonzalez, Owen Curley, and John Moreland
Nays – Francis Reddington
The motion was approved 4-1.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, March 16, 2021. There are two scheduled cases.

ADJOURNMENT

Prior to adjournment, discussion ensued related to new interpretations of various code sections of the Land Development Code made by the City.

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:48 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA No. 21-100001

HEARING DATE 2/17/2021

3/16/2021

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.

JAN 25 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: HILTON MEADOWS Telephone: 904/534-0090
 Mailing Address: 900 CECERY BLVD STE 103 JACKSONVILLE, FL 32211 E-Mail: hmeds1998@aol.com
 Agent Name: HILTON AND/OR SCOTT MEADOWS Telephone: 904-534-0090
 Mailing Address: SAME E-Mail: SAME
 Landowner Name: MILNER COUSE FAMILY TRUST Telephone: 863-228-0427
 Mailing Address: 227 E. CRESCENT DRIVE CLEWISTON, FL 33440-3106 E-Mail: mcouse@firstbank.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: 350 13TH AVE S. RE # 176272-0000
 Legal description of property (Attach copy of deed): LOTS 5 & 6 BLK 134 PABLO BEACH, SOUTH
 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). REDUCE REQUIRED PARKING FROM 17 TO 12 & UTILIZE 4 EXISTING 13TH AVE PERPENDICULAR SPACES AMONG 6 AS ISOLATED IN FRONT OF & WALK WAY DIRECTED TO SUBJECT BUILDING FOR ADDITION OF 700 SFT.

AFFIDAVIT

I, HILTON MEADOWS, 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.

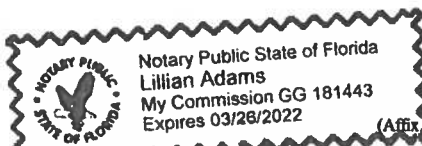
[Signature] HILTON MEADOWS 1-4-2021
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of January, 2021, by Hilton Meadows, who is personally known to me or produced as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 FLOOD ZONE: AE

CODE SECTION (S):
 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

* 1-24-21

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

21-100001

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	6 EXISTING PERPENDICULAR SPACES IN CURB R.O.W. IN FRONT OF BLDG AREA NEAR OR ORIENTED TOWARD ANY OTHER USER OR PROPERTY
Special circumstances and conditions do not result from the actions of the applicant.	NO	OWNER'S PROP WAS CONSTRUCTED PER CODES & OWNER BELIEVES 6 R.O.W. SPACES WERE BUILT TO ADDITIONALL CONVENIENCE SUBJECT BLDG.
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	FURTHERS THE USE OF FACILITIES FOR PUBLIC ACCOMODATION
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	USE OF EXISTING SPACES ARE FOR ANY ONE TO USE, THIS BLDG IS THE ONLY FACILITY TO ATTRACT USE OF SAID SPACES FOR SHORT TERM PARKING
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	FOR CODE COMPLIANCE AND FOR A MEDICALLY RELATER PUBLIC USE.
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	PROVIDES FOR PUBLIC PURPOSE USAGE AND CONVENIENCES PUBLIC SAFETY, HEALTH, & WELFARE.

RECEIVED

JAN 25 2021

PLANNING & DEVELOPMENT



EXISTING

RECEIVED

MAP SHOWING BOUNDARY SURVEY OF

51-100001
JAN 25 2021

LOTS 5 AND 6, BLOCK 134, ACCORDING TO THE PLAT OF

PABLO BEACH SOUTH

PLANNING & DEVELOPMENT

AS RECORDED IN PLAT BOOK 3, PAGE(S) 28 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

TED ALVAREZ, VIRGINIA ALVAREZ AS TRUSTEES OF ANTONIO TED ALVAREZ, JR. REVOCABLE TRUST UDT MAY 1, 2001,
ATTORNEYS' TITLE INSURANCE FUND, INC.
AND PATTERSON, BOND & LATSHAW, P.A.

EXHIBIT # 3

PAGE 1 OF 1

13th AVENUE SOUTH

100.01'(M), 100'(R)

(80' R/W)

EDGE OF ASPHALT PAVEMENT

(POSTED)
4th STREET SOUTH
(30' R/W - FOURTH STREET BY RECORD PLAT)

124.87'(M), 125'(R)

125.05'(M), 125'(R)

VARIANCE BY:

Diversified
Environmental
Planning
HILTON T. MEADOWS, P.L.D.
SCOTT MEADOWS, P.L.D.
804/744-1417
900 CERRY BLVD., STE. 103
JACKSONVILLE, FL. 32211

LOT 3, BLOCK 134

20 10 0 20
SCALE IN FEET
1" = 20'

12' ALLEY

99.98'(M), 100'(R)

LOT 7 LOT 8 LOT 9 LOT 10
BLOCK ONE-HUNDRED-THIRTY-FOUR

ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS

3846 BLANDINA BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-8488

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY
DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER
61G17-29 FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.BY: Charles B. Hatcher
CHARLES B. HATCHER
FLORIDA CERTIFICATE NO. 3771JOB NO. 23588 3/10/21
SCALE: 1" = 20'DATE 20 Apr, 2002
DRAFTER T.V. ZEFF

- GENERAL NOTES:
1. INTERIOR ANGLES SHOWN FOR THIS SURVEY.
 2. STRUCTURE NO. 350 SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 20 DATED 04/17/1988.
 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
 5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLES, COVENANTS OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
 6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.
 7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

→ = GUY ANCHOR	LEGEND/ABBREVIATIONS	(R) = RECORD
○ = SET IRON PIPE (SIP) MARKED P.C.	P.C. = POINT OF CURVE	(M) = MEASURED
● = ASSOC. SURVEY OR LB. 5488 P.T.	P.T. = POINT OF TANGENCY	Δ = CENTRAL ANGLE
● = FOUND IRON PIN OR PIPE (FIP)	C/L = CENTERLINE	L = ARC LENGTH
■ = FOUND CONCRETE MONUMENT (FCM)	R/B = REBAR	R = RADIUS
X = CROSS CUT OR DRILL HOLE	R/W = RIGHT OF WAY	C = CHORD
P.R.C. = POINT OF REVERSE CURVE	W-F = WIRE FENCE	WB = WATER METER
P.C.C. = POINT OF COMPOUND CURVE	W-D = WOOD FENCE	W = WELL
B.R.L. = BUILDING RESTRICTION LINE	CONC = CONCRETE	SL = STREET LIGHT
(ORB) = OFFICIAL RECORDS BOOK	X-X = CHAINLINK FENCE	ET = ELECTRIC TRANSFORMER
(ORV) = OFFICIAL RECORDS VOLUME	UT = UTILITY POLE	FE = POOL EQUIPMENT
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY	OU = OVERHEAD UTILITIES	



APPLICATION FOR VARIANCE

BOA NO.

21-100006

HEARING DATE

3-2-21

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 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.

JAN - 7 2021

APPLICANT INFORMATION

Applicant Name: L. Charles Mann Telephone: 904.721.1544
 Mailing Address: 1165 Arlington Rd E-Mail: Charliemann1@comcast.net
Jacksonville, FL 32211 Cell: 904.945.0868
 Agent Name: _____ Telephone: _____
 Mailing Address: SEE ABOVE E-Mail: _____

Landowner Name: Charles Hiers Telephone: CONTACT AGENT
 Mailing Address: 5303 Wesconett Blvd E-Mail: _____
Jacksonville, FL 32210

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: 41166 Ponce De Leon Blvd RE# 180494-0000
 Legal description of property (Attach copy of deed): SEE ATTACHED
 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).
Reduce required side yards along North & South Property Lines from 10' to 5'. Note Previous Variance Permitted 7.5' side yards
(BOA-11-100089)

AFFIDAVIT

I, L. Charles Mann, 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.

L. Charles Mann
 APPLICANT SIGNATURE

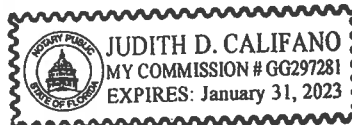
L. Charles Mann
 PRINT APPLICANT NAME

12-29-20
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of DECEMBER, 2020, by L. CHARLES MANN, who is personally known to me or produced _____ as identification.

Judith D. Califano
 NOTARY PUBLIC SIGNATURE
JUDITH D. CALIFANO
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X

CODE SECTION (S):
 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

Deferred until 3/16/21

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-160006

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.		RECEIVED JAN - 7 2021 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.		SEE
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.		ATTACHED
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.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
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.		

1. Special Conditions do exist in relation to this request. As noted above the parcel is significantly smaller in total area and width, compared to a parcel that would be platted today within the RS-1 Zoning District. From that perspective **these lots are lawfully non-conforming** and predate the application of the current regulations. Further, the disparity has the effect of significantly reducing the allowable building envelope and this situation would not occur on appropriately sized parcels in this zoning district.
2. The Special Conditions are not the direct result of the actions of the applicant. This would be a common issue for development of parcels within this subdivision, as the lots are platted and recorded at a size, which is insufficient according to the plain language of the applicable district. **The average lot size is sixteen percent smaller and only about two-thirds as wide** as would normally be required. Without relief the developable areas of the parcel are indeed reduced by the imposition of the strict letter of the regulation.
3. Grant of this request would not confer any special privilege denied by the comprehensive plan or the code, to any other parcel that would be appropriately situated in the RS-1 Zoning District. The above stated conditions prompt the need for relief and reconsideration of the development envelope. The combination of this relief and the implementation of the architectural guidelines for this community will assure that a high quality, sustainable neighborhood is achieved.
4. Literal interpretation of the terms of the regulation and enforcement of the same would act to infringe on the development rights of the property owners, given the inconsistency between the platted parcels and the applicable RS-1 Zoning District. Review of the provisions of the code seem to indicate that the parcels are more similar to the RS-3 Zoning District, which includes the provision for at least one 5-foot side yard.
5. The Special Conditions affecting this property, like others in the subdivision, warrant some level of relief. The average existing dwelling in the area has a gross area in excess of 3,900 square feet. The proposed dwelling for this parcel is less than 3,000 square feet as shown on the site plan. The requested relief will permit the owner to construct a comparable single-family dwelling, while not being discernable to the average pedestrian. As the area property owners have no objections to the relief being sought, there is no harm to adjoining property owners and the request is the minimum necessary.
6. The grant of this request would be generally consistent with the purposes, goals, objectives and policies of the comprehensive plan and the code. In fact, the design chosen for the property promotes a grander streetscape while protecting the front yard areas established Ponce de Leon Boulevard, and the rear yard areas where recreation typically occurs, without negatively affecting adjoining property owners.

RECEIVED

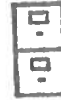
21-100006

JAN - 7 2021



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

June 8, 2011



FILE COPY

J.W. Terry Simmons
1510-B 2nd Street South
Jacksonville Beach FL 32250

RE: BOA #11-100089
4166 Ponce de Leon Boulevard

Dear Mr. Simmons,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, June 7, 2011 to consider your variance application.

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

- 34-336(e)(1)c.1: For a 10 foot front yard limited to open porches, 15 feet for enclosed portions of habitable space, and 18 feet for garage walls in lieu of 25 feet required
- 34-336(e)(1)c.2: for 7.5 foot side yards in lieu of 10 feet required, except when the lot is a corner lot. For a corner lot the side yard on the corner shall be 10 feet in lieu of 20 percent of the lot width or 10 feet whichever is greater
- 34-336(e)(1)c.3: for 25 foot rear yards in lieu of 30 feet required, and
- 34-363(e)(1)e: for 50% lot coverage in lieu of 35% maximum

The results of the meeting were *Amended* and *Approved* for:

- 34-336(e)(1)c.1: For a 10 foot front yard limited to open porches, 15 feet for enclosed portions of habitable space, and 18 feet for garage walls in lieu of 25 feet required
- 34-336(e)(1)c.2: for 7.5 foot side yards in lieu of 10 feet required, except when the lot is a corner lot. For a corner lot the side yard on the corner shall be 10 feet in lieu of 20 percent of the lot width or 10 feet whichever is greater
- 34-336(e)(1)c.3: for 25 foot rear yards in lieu of 30 feet required, and
- 34-363(e)(1)e: for 47% lot coverage in lieu of 35% maximum
- Conditioned that above includes the Avalon Neighborhood Architectural Guidelines as shown and submitted

All to allow for a new single family home.

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

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

Sincerely,

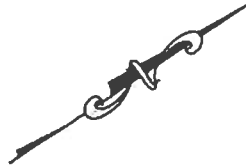
Jon Hays, CBO
Building Department

cc: Charles Hiers

PRELIMINARY SITE LAYOUT WITH
PROPOSED 5' SIDE BUILDING
RESTRICTION LINES

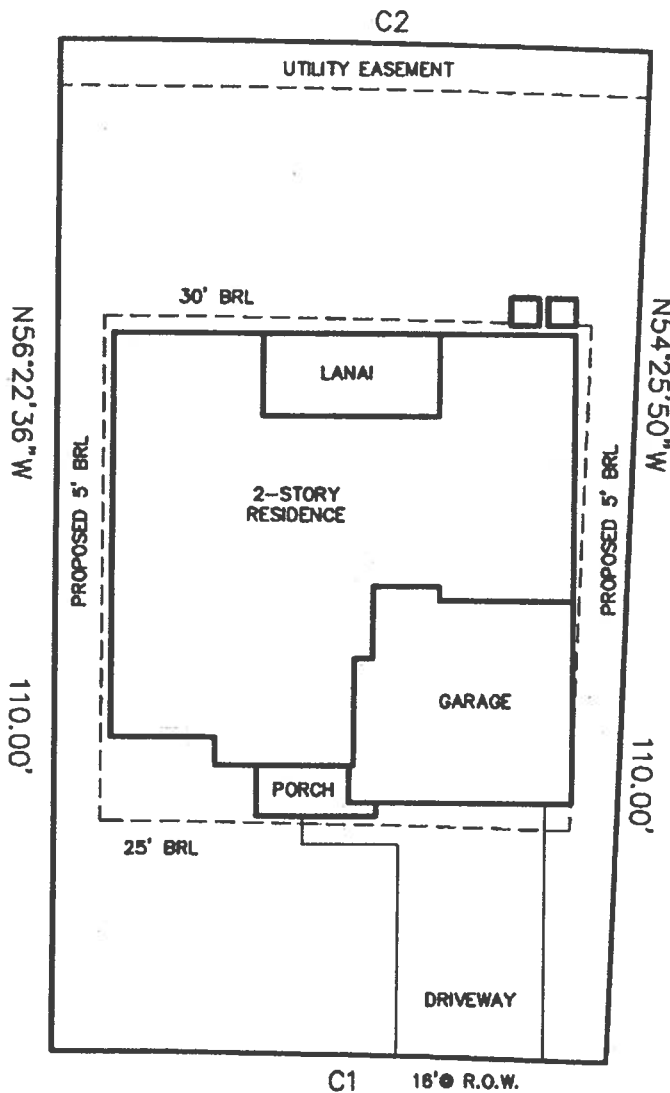
RECEIVED
21-100006
JAN - 7 2021

PLANNING & DEVELOPMENT



CURVE DATA C1
S34°31'42"W
CH = 60.01'
R = 1767.72'
A = 60.01'
Δ = 1°56'42"

CURVE DATA C2
S34°31'56"W
CH = 63.74'
R = 1877.72'
A = 63.74'
Δ = 1°56'42"

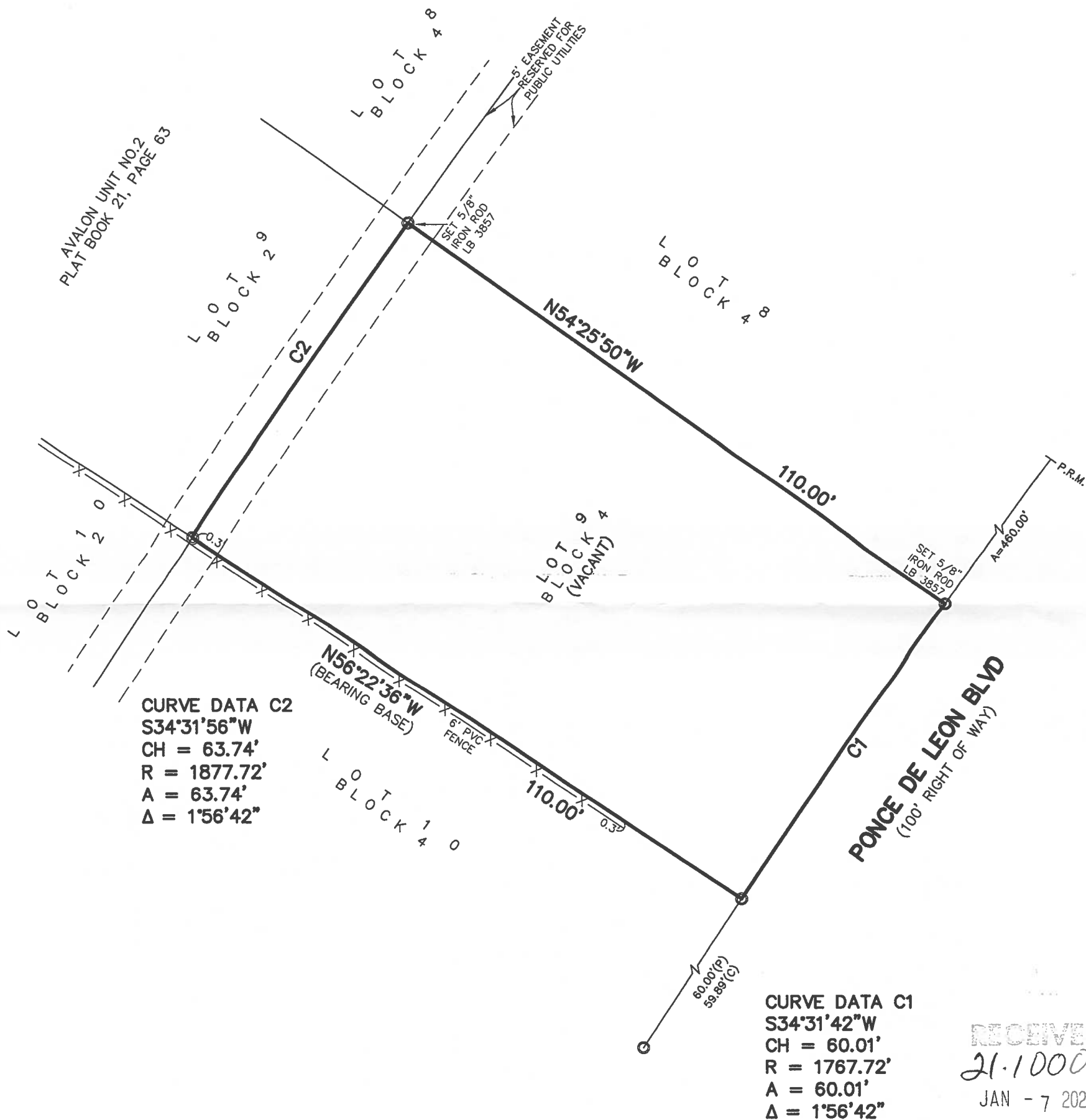


LOT COVERAGE BY BUILDING: 2471/6806 - 36.3%

Lot 9 Block 4 Avalon Unit 3 - Section 2					NOTE: BUILDING FOOTPRINT INCLUDES ALL COVERED SPACES INCLUDING STEPS	
SCALE: 1" = 30'			PLAT BOOK 18 PAGE 28 OF THE CURRENT PUBLIC RECORDS OF Duval COUNTY, FL			
DATE: 08-11-20	DRAWN BY: LP		LOT SQ. FT. BLDG. FOOTPRINT JOB # 6806 2471			
REVISED:						
REVISED:						
					4166 Ponce De Leon Blvd. Jacksonville Beach, FL 32250	

MAP SHOWING BOUNDARY SURVEY OF
LOT 9 BLOCK 4 AS SHOWN ON MAP OF
AVALON UNIT 3 SECTION A

AS RECORDED IN PLAT BOOK 18 PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.
CERTIFIED TO: ASHLEY HOMES



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

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

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend

COV. = COVERED
FND. = FOUND
ESMT = EASEMENT
CONC = CONCRETE
MON. = MONUMENT
I.P. = IRON PIPE
I.R. = IRON ROD
Δ = DELTA ANGLE
CH = CHORD
A = ARC LENGTH
R = RADIUS
(C) = CALCULATED
(D) = DEED
(P) = PLAT
(R) = RADIAL LINE
C = CENTER LINE
R/W = RIGHT-OF-WAY
(A) = ACTUAL
(W) = WITNESS

F.F.E. = FINISH FLOOR ELEVATION
A/C = AIR CONDITIONER
I.D. = IDENTIFICATION
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
P.C.P. = PERMANENT CONTROL POINT
P.C. = POINT OF CURVE
P.R.C. = POINT OF REVERSE CURVE
P.C.C. = POINT OF COMPOUND CURVE
B.R.L. = BUILDING RESTRICTION
F.P. & L. = FLORIDA POWER & LIGHT
(TYP.) = TYPICAL
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
N.T.S. = NOT TO SCALE
L.B. = LICENSED BUSINESS
P.I. = POINT OF INTERSECTION
E.O.W. = EDGE OF WATER
T.O.B. = TOP OF BANK

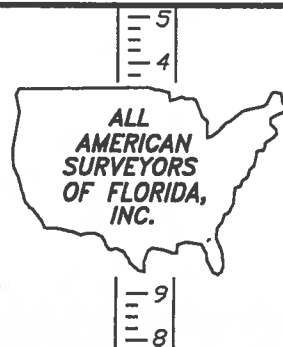
THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 610.07-6, FLORIDA STATUTES.

SCALE 1"=20'

DATE 02-05-2020

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2847
MICHAEL A. GARRETT, No. 6843

STATE OF FLORIDA
JAMES D. HARRISON, JR.
MICHAEL A. GARRETT
FLORIDA REGISTERED SURVEYOR AND MAPPER



PLANNING & DEVELOPMENT

○ DENOTES FOUND 1/2" IRON PIPE NO I.D. UNLESS OTHERWISE NOTED

UNDERGROUND ENCROACHMENTS NOT LOCATED



APPLICATION FOR VARIANCE

BOA No. 21-100015
HEARING DATE 3.16.21

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 - 1 2021

APPLICANT INFORMATION

Applicant Name: Catelyn Chamblin Telephone: (352) 601-2086
Mailing Address: 1052 Penman Rd E-Mail: afcnbu@gmail.com
Jacksonville Beach, FL 32250
Agent Name: NA Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Catelyn Chamblin R/S - Aaron Bush et al Telephone: (352) 601-2086
Mailing Address: 1052 Penman Rd E-Mail: _____
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 1052 Penman Rd Jacksonville Bch, FL 32250 RE: 1791360000
Legal description of property (Attach copy of deed): Deed Attached
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).
Maintaining a concrete area that is over the current legal maximum amount of 35% of the property. Requesting that the allotment be raised from it's current 37% (property supersedes this law) to 51% concrete allowance to enhance safety entering and exiting the property.
51%

AFFIDAVIT

I, Catelyn Chamblin, 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.

Catelyn Chamblin
APPLICANT SIGNATURE

Catelyn Chamblin
PRINT APPLICANT NAME

1/22/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of January, 2021, by Catelyn Chamblin, who is personally known to me or produced Florida Driver License as identification.

Chandra Medford
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



CHANDRA MEDFORD
Commission No. GG 283199
Expires December 21, 2022
Notary Public State of Florida

(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 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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100015

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 - 1 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	The property supersedes the less than 35% concrete law having been built in 1976. This rule currently makes our property unsafe to pull out onto Penman Rd, which currently maintains a driveway that is half the standard single driveway at 6 feet wide. It is not possible to have two cars on the driveway without blocking the public sidewalk, parking on the right of way, or parking on the lawn.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Contributing laws that property supersedes include dwelling being at least 1600 square feet, maintaining a garage, dwelling being at least ten feet from the property line, etc. Due to the circumstances of the small size of the property, maintaining a less than 35% concrete area is not possible, and trying to do so results in a lower level of safety.
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	Granting this variance will not bring about any special privileges at all. Rather, provide just a basic level of safety that is already available to neighboring homes by allowing a clear vision line of oncoming traffic, being able to pull out onto the busy road front facing (instead of in reverse), not having to leave vehicles on the right of way, etc.
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	Literal enforcement of maintaining less than 35% concrete on the property provides us a lessened level of safety that homes on larger properties nearby maintain. This law makes it unsafe to exit or enter the property onto Penman Road. On Jan. 10 2021, family of ours was impacted by a hit and run incident (Police case # 20-000-114) that took place on our property from a passing by vehicle. Clearly using the same law granted to other homes that have a larger sized property grants us a lower level of safety than those in the same area. To achieve this, the property needs to be permitted a larger driveway to accomplish not parking on the right of way, pulling out in drive instead of reverse, and pulling out from a solid surface (rather than the current situation of pulling out from gravel.) Pulling out from gravel provides little traction and greatly increases the risk of getting hit from behind by oncoming traffic, as the road stays consistently busy and with a 35mph speed limit it is necessary to pull out onto the road swiftly.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The current driveway that is only 6 feet by 26 feet already bringing the property cement percentage to 36% (in combination with concrete for the home). The minimum variance to make the land reasonable to enter/exit Penman Road safely is 51% total for the property, shown in the proposed survey drawing. This proposal allows just enough concrete to provide a standard single car driveway and circle for entrance and exit to allow safe access to Penman Road.
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	On the contrary, increasing our cement allotment will allow us to construct a driveway that will make our property safer for those around us as well as ourselves. With cars in the driveway instead of on the right of way, vehicles will not be obscuring our neighbors' view as they pull out onto a busy road.

Current:

Total Land Area: 4,350 sq ft.

Base Area Concrete: 1,260 sq ft.

Total Property Concrete: 1,548 sq ft.

Concrete Total:
36%

Proposed:

Total Land Area: 4,350 sq ft.

Base Area Concrete: 1,260 sq ft.

Total Property Concrete: 2,242 sq ft.

Concrete Total:
51%

RECEIVED

21-100015

FEB - 1 2021

PLANNING & DEVELOPMENT

PREPARED BY:

EXACTA

LAND SURVEYORS

Serving all of Florida



PROPERTY ADDRESS: 1052 PENMAN RD JACKSONVILLE BEACH, FLORIDA 32250-3666

SURVEY NUMBER: FL1507.0376

FIELD WORK DATE: 7/7/2015

REVISION DATE(S): (REV.1 7/13/2015) (REV.1 7/10/2015)

FL1507.0376
BOUNDARY SURVEY
DUVAL COUNTY

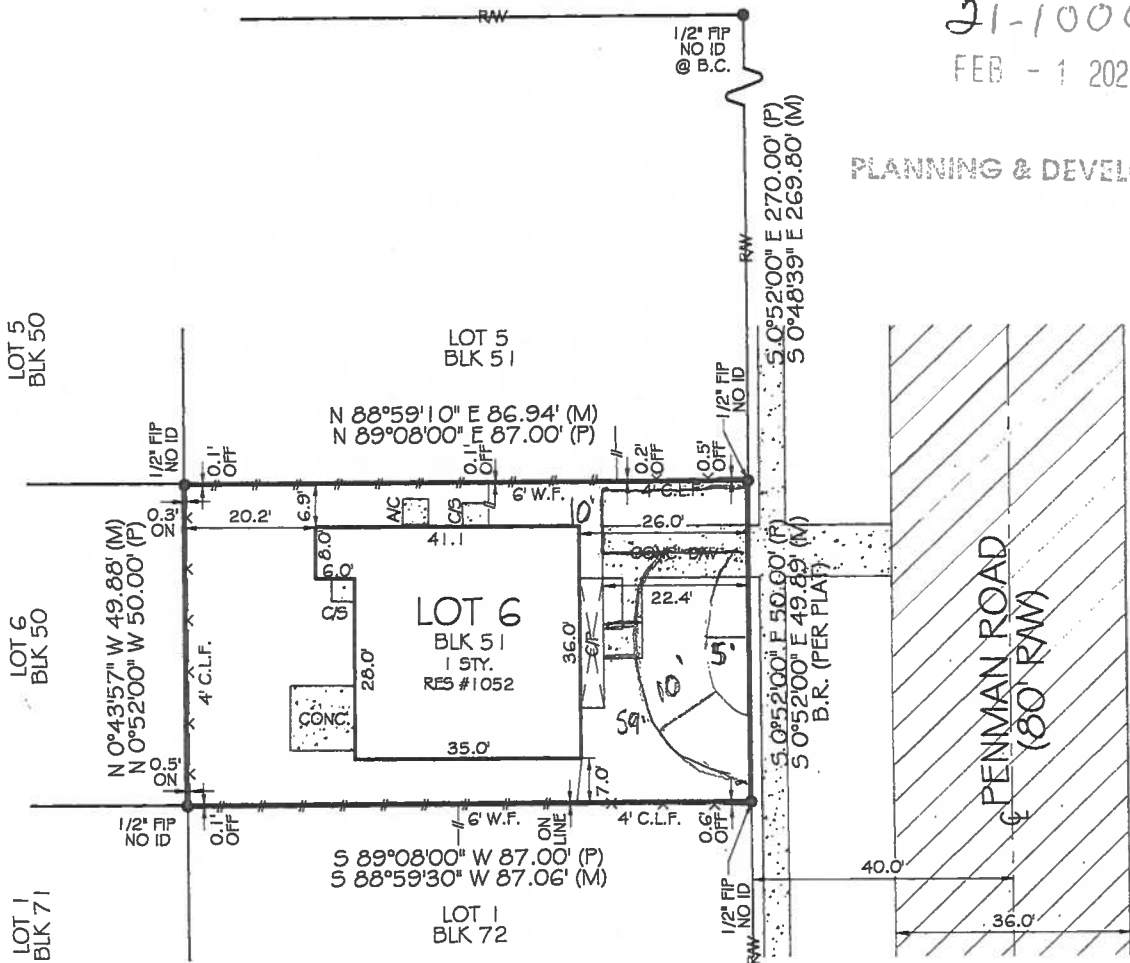
11th AVENUE NORTH
(50' RW)

RECEIVED

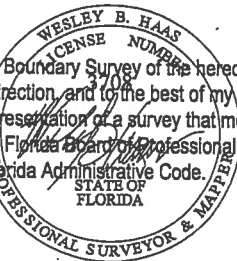
21-100015

FEB - 1 2021

PLANNING & DEVELOPMENT



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.



Wesley B. Haas
State of Florida Professional Surveyor and Mapper
License No. 3708

NOTES:
FENCE OWNERSHIP NOT DETERMINED.
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER.



GRAPHIC SCALE
1 inch = 30 feet



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

CLIENT NUMBER: A150FS0

DATE: 7/10/2015

BUYER: DEANCAR LLC

SELLER: FEDERAL NATIONAL MORTGAGE ASSOCIATION

CERTIFIED TO: DEANCAR LLC; STEWART LENDER SERVICES; STEWART TITLE GUARANTY COMPANY; GARY MOREAU AND LISA MOREAU

POINTS OF INTEREST
NONE VISIBLE



Florida Land
Title Association

AFFILIATE
MEMBERS

EXACTA
Land Surveyors, Inc.

LB# 7337

www.exactaland.com
P866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

LEGAL DESCRIPTION:

LOT 6, BLOCK 51, SECTION A JACKSONVILLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE PLAT BEARING REFERENCE OF SOUTH 0°52'00" EAST IS BASED ON THE EASTERLY LINE OF LOT 6, BLOCK 51, SECTION A, JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE	
STRUCTURE	
CENTERLINE	
CHAIN-LINK OR WIRE FENCE	
EASEMENT	
EDGE OF WATER	
IRON FENCE	
OVERHEAD LINES	
SURVEY TIE LINE	
WALL OR PARTY WALL	
WOOD FENCE	
VINYL FENCE	

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT	
CONCRETE	
WOOD	

SYMBOLS: (UNLESS OTHERWISE NOTED)

	BENCH MARK
	CENTERLINE
	CENTRAL ANGLE OR DELTA
	COMMON OWNERSHIP
	CONTROL POINT
	CONCRETE MONUMENT
	CATCH BASIN
	ELEVATION
	FIRE HYDRANT
	FOUND OR SET MONUMENT
	GYMNASIUM OR ANCHOR
	MANHOLE
	TREE
	UTILITY OR LIGHT POLE
	WELL

A/C	AIR CONDITIONING	ID.	IDENTIFICATION
B.R.	BEARING REFERENCE	ILL.	ILLEGIBLE
B.C.	BLOCK CORNER	INST.	INSTRUMENT
B.F.P.	BACKFLOW PREVENTOR	INT.	INTERSECTION
B.K.	BLOCK	L	LENGTH
B.L.D.G.	BUILDING	LSB	LICENSE # - BUSINESS
B.M.	BENCHMARK	LS#	LICENSE # - SURVEYOR
B.R.L.	BUILDING RESTRICTION LINE	(M)	MEASURED
BSMT.	BASEMENT	M.B.	MAP BOOK
B.W.	BAYBOX WINDOW	M.E.S.	METERED END SECTION
(C)	CALCULATED	M.F.	METAL FENCE
C	CURVE	N.R.	NON RADIAL
CATV	CABLE TV, RISER	N.T.S.	NOT TO SCALE
C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB
CHIM.	CHIMNEY	O.G.	ON GROUND
C.L.F.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL
C.O.	CLEAN OUT	OH.	OVERHANG
CONC.	CONCRETE	OHL	OVERHEAD LINES
COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL
CSW	CONCRETE SIDEWALK	O.R.B.	OFFICIAL RECORD BOOK
C.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME
C.L.	CENTER LINE	O/A	OVERALL
CP	COVERED PORCH	OS	OFFSET
CS	CONCRETE SLAB	(P)	PLAT
D	DEED	P.B.	PLAT BOOK
D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE
D.W.	DRIVEWAY	P.C.C.	POINT OF COMPOUND CURVATURE
ELEV.	ELEVATION	P.C.P.	PERMANENT CONTROL POINT
ENCL.	ENCLOSURE	P/E	POOL EQUIPMENT
ENT.	ENTRANCE	P.G.	PAGE
EM	ELECTRIC METER	P.I.	POINT OF INTERSECTION
E.O.P.	EDGE OF PAVEMENT	PLS	PROFESSIONAL LAND SURVEYOR
E.O.W.	EDGE OF WATER	PLT	PLANTER
EUB	ELECTRIC UTILITY BOX	P.O.B.	POINT OF BEGINNING
(F)	FIELD	P.O.C.	POINT OF COMMENCEMENT
FCM	FOUND CONCRETE MONUMENT	P.P.	PINCHED PIPE
F.D.H.	FOUND DRILL HOLE	P.R.C.	POINT OF REVERSE CURVATURE
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT
FIP	FOUND IRON PIPE	PSM	PROFESSIONAL SURVEYOR
FIPC	FOUND IRON PIPE + CAP		
FIR	FOUND IRON ROD	P.T.	POINT OF TANGENCY
FIRC	FOUND IRON ROD + CAP	R	RADIUS OR RADIAL
FN	FOUND NAIL	(R)	RECORD
FNH	FOUND NAIL + DISC	RGE.	RANGE
FNH	FOUND NAIL + DISC	RES.	RESIDENCE
FNH	FOUND NAIL + DISC	R/W	RIGHT OF WAY
FNH	FOUND NAIL + DISC	(S)	SURVEY
FRSPK	FOUND RAILROAD SPIKE	S.B.L.	SETBACK LINE
GAR.	GARAGE	S.C.L.	SURVEY CLOSURE LINE
GM	GAS METER	SCR.	SCREEN

SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SGD.	SET GUE DISC
SIRC	SET IRON ROD + CAP
SHD	SET NAIL + DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
SW	SIDEWALK
SW	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
A.N.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

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www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml

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1. Download the Hash Calculator available at:
www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml
2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
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2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:
DEANCAR LLC.**EXACTA****25% off**
(UP TO \$500)**ANY FUTURE
SURVEYING SERVICES
ON THIS PROPERTY**

Offer valid only for the buyer as listed on the first page of the survey. Total discount not to exceed \$500.

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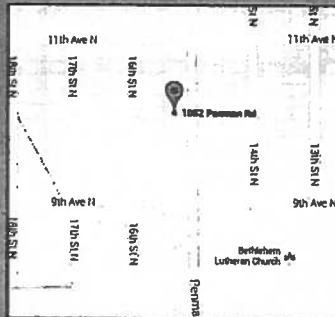
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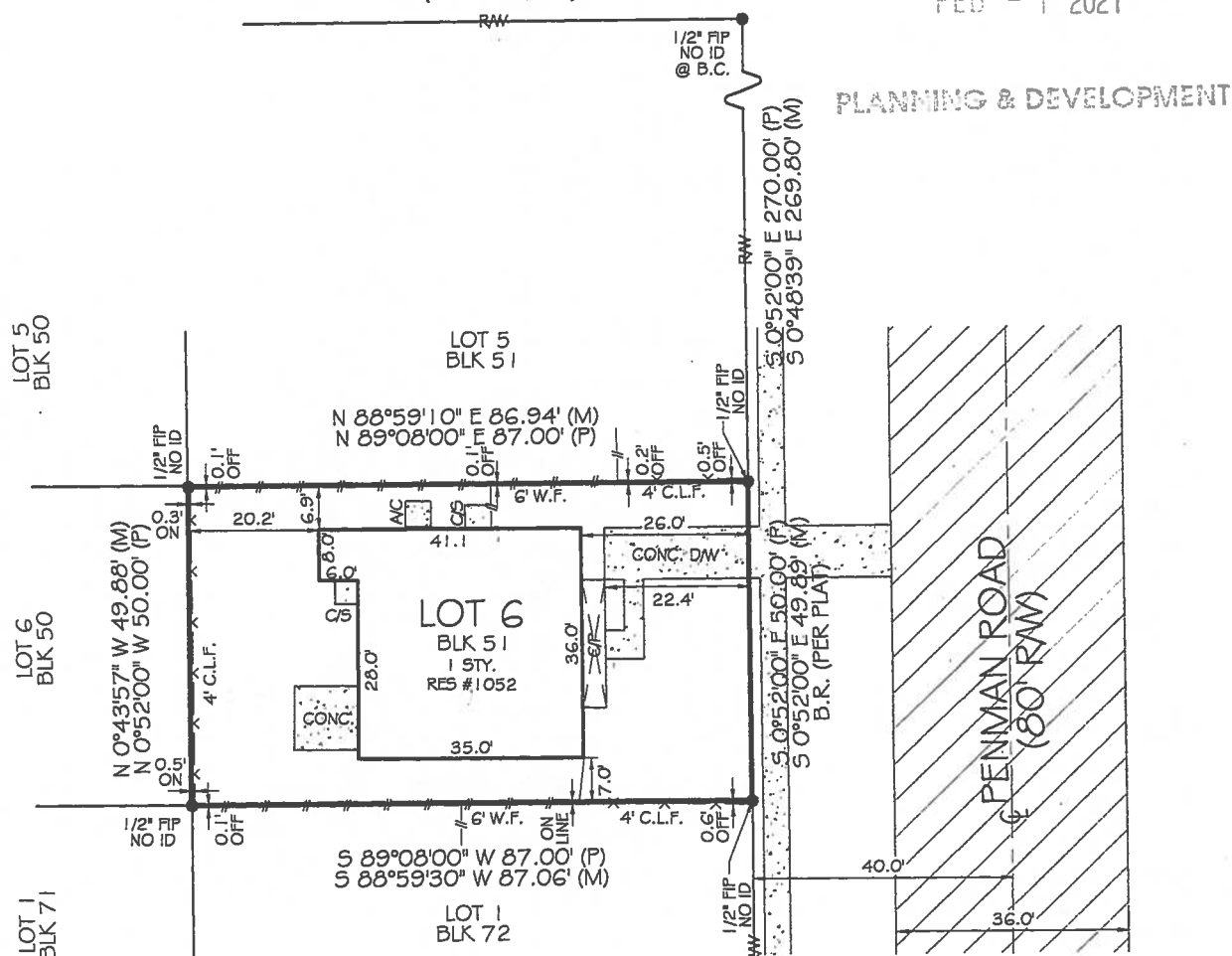


SURVEY NUMBER: FL1507.0376

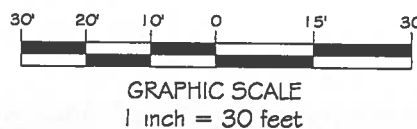
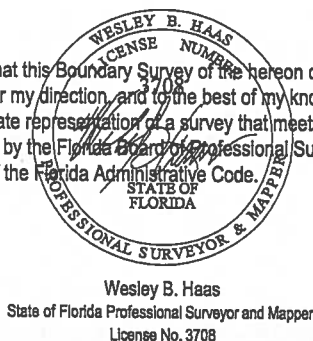
REVISION DATE(S): (REV.1 7/13/2015) (REV.1 7/10/2015)

11th AVENUE NORTH
(50' ROW)

RECEIVED
21-100015
FEB - 1 2021



NOTES:
FENCE OWNERSHIP NOT DETERMINED.
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

**Florida Land
Title Association**

AFFILIATE MEMBERS

DATE: 7/10/2015

SELLER: FEDERAL NATIONAL MORTGAGE ASSOCIATION

CERTIFIED TO: DEANCAR LLC; STEWART LENDER SERVICES; STEWART
TITLE GUARANTY COMPANY; GARY MOREAU AND LISA
MOREAU

EXACTA

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s Drive, Suite 1 • Ft. Myers, FL 33913

This is page 1 of 2 and is not valid without all pages.

LB# 7337

LEGAL DESCRIPTION:

LOT 6, BLOCK 51, SECTION A JACKSONVILLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE PLAT BEARING REFERENCE OF SOUTH 0°52'00" EAST IS BASED ON THE EASTERLY LINE OF LOT 6, BLOCK 51, SECTION A, JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a ½" diameter, 18" iron rebar with a cap stamped LB#7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to FS. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK OR WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT	BRICK	OR TILE
CONCRETE	COVERED AREA	WOOD
WATER		

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK
CENTERLINE
CENTRAL ANGLE OR DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FND OR SET MONUMENT
GYRE/IRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

AC	AIR CONDITIONING	ID	IDENTIFICATION
B.R.	BEARING REFERENCE	ILL	ILLEGIBLE
B.C.	BLOCK CORNER	INST.	INSTRUMENT
B.C.P.	BACKFLOW PREVENTOR	INT.	INTERSECTION
BLK.	BLOCK	L	LENGTH
BLDG.	BUILDING	LB#	LICENSE # - BUSINESS
BM	BENCHMARK	LS#	LICENSE # - SURVEYOR
BUILDING	BUILDING RESTRICTION LINE	(M)	MEASURED
BSMT.	BASEMENT	M.B.	MAP BOOK
BW	BAYBOX WINDOW	M.E.S.	METERED END SECTION
(C)	CALCULATED	M.F.	METAL FENCE
C	CURVE	N.R.	NON RADIAL
CATV	CABLE TV. RISER	N.T.S.	NOT TO SCALE
C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB
CHIM.	CHIMNEY	O.G.	ON GROUND
C.L.P.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL
C.O.	CLEAN OUT	OH.	OVERHANG
CONC.	CONCRETE	OHL	OVERHEAD LINES
COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL
CSW	CONCRETE SIDEWALK	O.R.B.	OFFICIAL RECORD BOOK
C.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME
CL	CENTER LINE	O/A	OVERALL
CP	COVERED PORCH	OS	OFFSET
CS	CONCRETE SLAB	(P)	PLAT
(D)	DEED	P.B.	PLAT BOOK
D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE
D/W	DRIVEWAY	P.C.C.	POINT OF COMPOUND CURVATURE
ELEV.	ELEVATION	P.C.P.	PERMANENT CONTROL POINT
ENCL.	ENCLOSURE	P/E	POOL EQUIPMENT
ENT.	ENTRANCE	P.G.	PAGE
EM	ELECTRIC METER	P.I.	POINT OF INTERSECTION
E.O.P.	EDGE OF PAVEMENT	PLS	PROFESSIONAL LAND SURVEYOR
E.O.W.	EDGE OF WATER	PLT	PLANTER
EUB	ELECTRIC UTILITY BOX	P.O.B.	POINT OF BEGINNING
(F)	FIELD	P.O.C.	POINT OF COMMENCEMENT
FCM	FND. CONCRETE MONUMENT	P.F.	FINISHED PIPE
F/DH	FOUND DRILL HOLE	P.R.C.	POINT OF REVERSE CURVATURE
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT
FIP	FOUND IRON PIPE	PSM	PROFESSIONAL SURVEYOR
FIPC	FOUND IRON PIPE & CAP		AND MAPPER
FIR	FOUND IRON ROD	P.T.	POINT OF TANGENCY
FIRC	FOUND IRON ROD & CAP	R	RADIUS OR RADIAL
FN	FOUND NAIL	(R)	RECORD
FND	FOUND NAIL & DISC	RGE.	RANGE
FND.	FOUND	RES.	RESIDENCE
FFKN	FOUND PARKER-KALON NAIL	RY	RIGHT OF WAY
FFKNH	FOUND FK NAIL & DISK	(S)	SURVEY
FRSPK	FOUND RAILROAD SPIKE	S.B.L.	SETBACK LINE
GAR.	GARAGE	S.C.L.	SURVEY CLOSURE LINE
GM	GAS METER	SCR.	SCREEN

SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SGD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SNH	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
SW	SIDEWALK
S.W.	SEAWALL
TEM	TEMPORARY BENCHMARK
TEL	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
WC	WITNESS CORNER
WF	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER VALVE BOX
WW	WATER VALVE
V.F.	VINYL FENCE

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A.N.E.	ANCHOR EASEMENT
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ESMT.	EASEMENT
I.E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LANDSCAPE ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE
M.E.	MAINTENANCE EASEMENT
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LB# 7337

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11940 Fairway Lakes Drive, Suite 1- Ft. Myers, FL 33913

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 - 2 2021

10:30

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: JOSE TAMAYO Telephone: 514 5349
Mailing Address: 3548 BAY ISLAND CIRCLE E-Mail: JRTAMAYO@GMAIL.COM
1906 Bch FL 32250
Agent Name: Jim Batts Telephone: 246 2455 x 17
Mailing Address: 1602 N 4th 3rd STREET E-Mail: BATTSCOMPANY@AOL.COM
1906 Bch FL 32250
Landowner Name: JOSE TAMAYO Telephone: 514 5349
Mailing Address: 3548 BAY ISLAND CIRCLE E-Mail: JRTAMAYO@GMAIL.COM
1906 Bch 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: 3548 BAY ISLAND CIRCLE 180949-1840
Legal description of property (Attach copy of deed): LOT 148 OCEAN CAY UNIT TWO 52-51 09-35-295-180
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).
ALLOW LOT COVERAGE TO INCREASE FROM EXISTING 47.6% TO 51.7% FOR
INSTALLATION OF A SMALL SWIMMING POOL MINIMAL PAVER DECK + SCREEN ENCLOSURE

AFFIDAVIT

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of February, 2021, by JOSE TAMAYO, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: PUD-Ocean CayFLOOD ZONE: X

CODE SECTION (S):

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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100016

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.

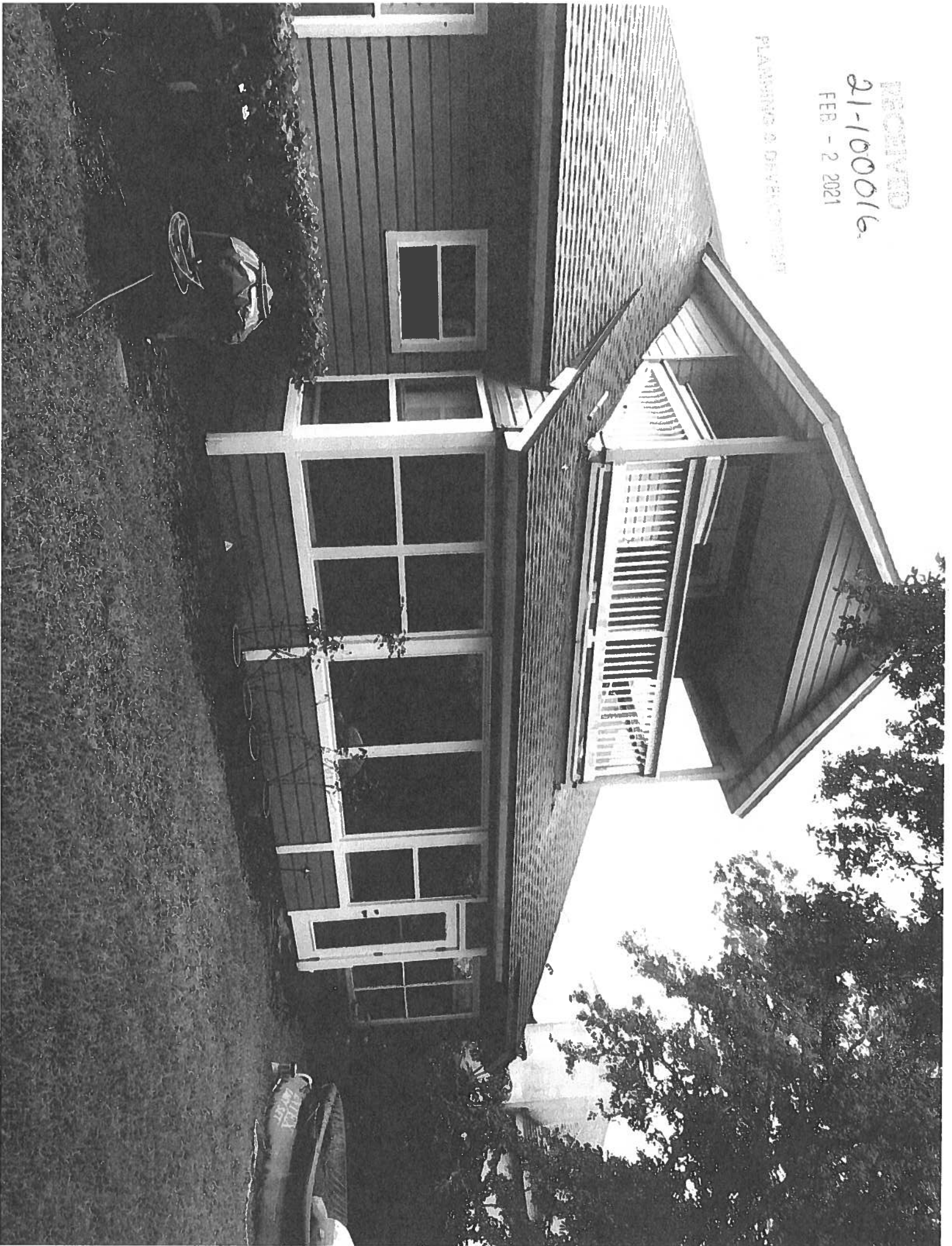
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The Current owner Has Not Added Anything To This Property That Has It Sitting At A Current Lot Coverage of 47.6 %. Owner Has Removed Pavers That Reduced Coverage
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Same As Above
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	Current owner Did Not Create The Current Lot Coverage of 47.6 %
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	Owner Is Only Requesting A 4.1 % Lot Coverage For A Very Small Swimming Pool
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant Is Requesting A 4.1 % Increase To The Existing Lot Coverage For The Purpose of Installing A Small Swimming Pool For Their Family
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 A Large Drainage Ditch Behind The Property So Water Run off will Not Impact The Adjacent Properties

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21-100016

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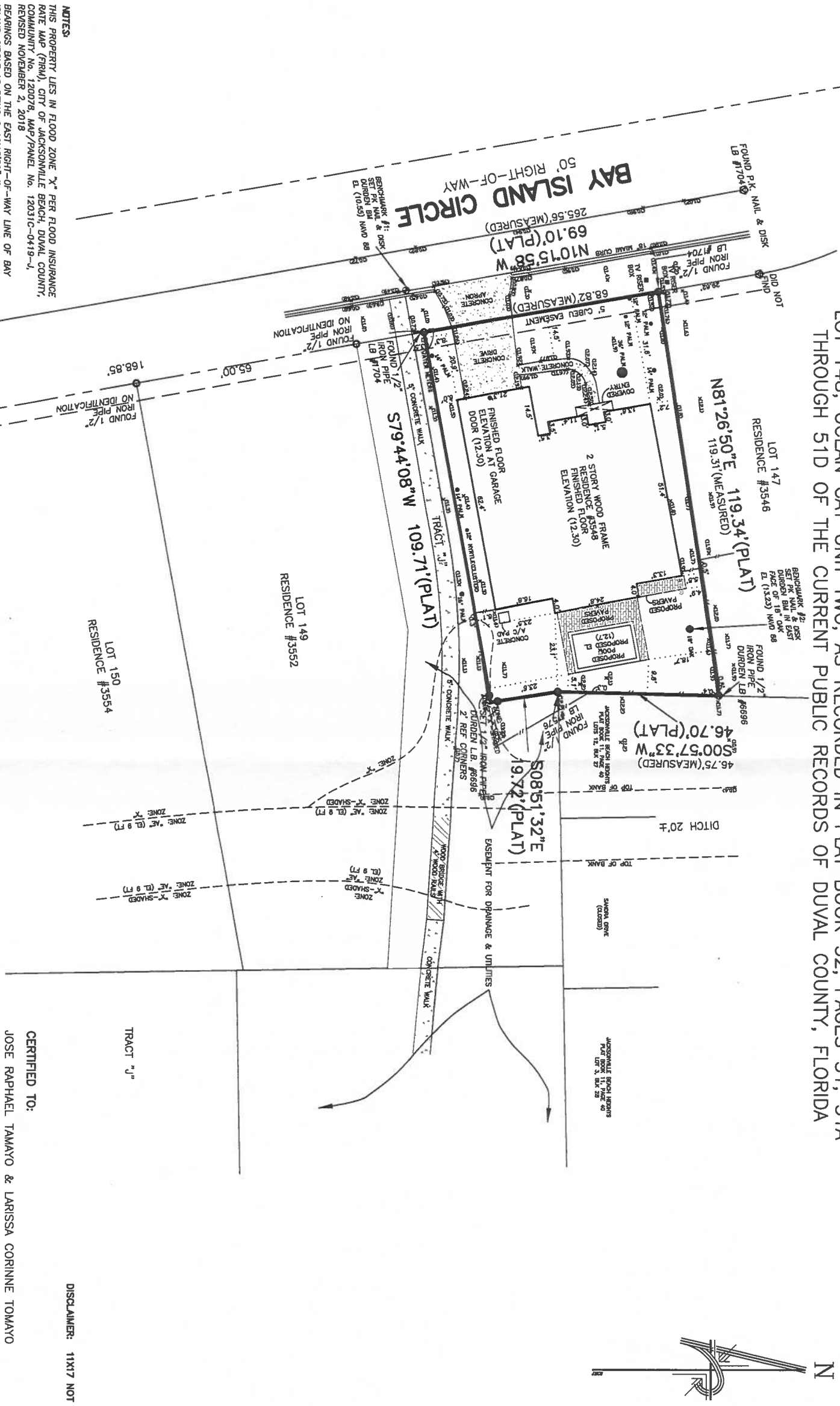
PLANNING & DEVELOPMENT



Proposed

MAP SHOWING SITE PLAN OF:

LOT 148, OCEAN CAY UNIT TWO, AS RECORDED IN PLAT BOOK 52, PAGES 51, 51A
THROUGH 51D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



DISCLAIMER: 11X17 NOT TO SCALE

CERTIFIED TO:
JOSE RAPHAEL TAMAYO & LARISSA CORINNE TOMAYO

DURDEN
SURVEYING AND MAPPING, INC.
885 11TH AVENUE SOUTH
JACKSONVILLE, FLORIDA 32250
(904) 853-8822 FAX 853-8825
LICENSED BUSINESS NO. 6686

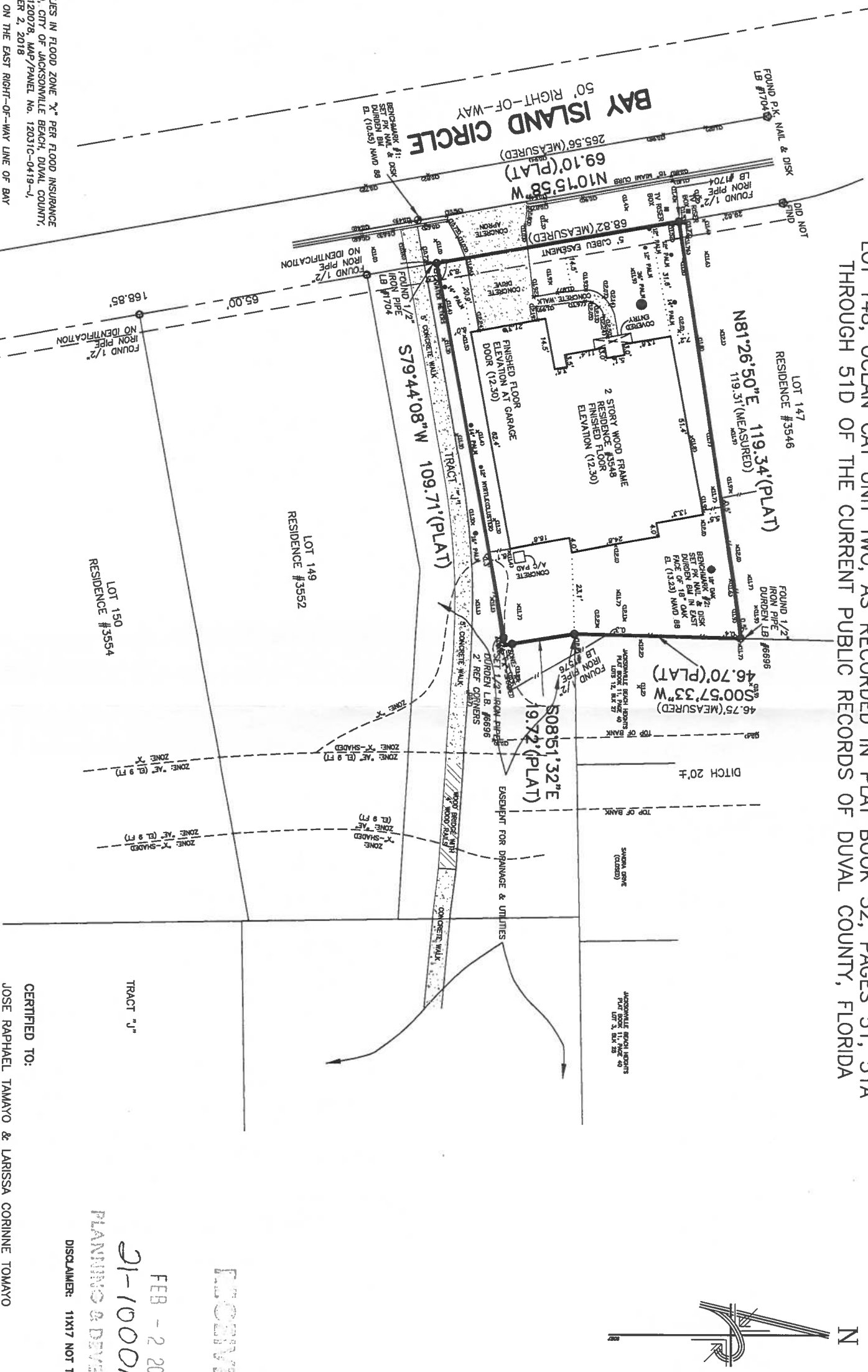
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE
MINIMUM TECHNICAL STANDARDS AS SET FORTH BY
THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT
TO CHAPTER 472, F.S. (FLORIDA STATUTES AND CHAPTER
507, F.A.C. (FLORIDA ADMINISTRATIVE CODE))
Jose Raphael Tamayo
FLORIDA REGISTERED SURVEYOR NO. 4370
N. BRUCE BARBER JR.
SIGNED: NOVEMBER 23, 2020
SCALE: 1" = 20'
CADD FILE NO. L1483544 BAY ISLAND CIRCLE.DWG
WORK ORDER NUMBER: 202022_RLE NUMBER C-1824
THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

EXISTING		PROPOSED	
IMPERVIOUS CALCULATIONS		IMPERVIOUS CALCULATIONS	
LOT AREA	SQUARE FEET	LOT AREA	SQUARE FEET
7,629±	7,629±	7,629±	7,629±
BUILDING AREA		BUILDING AREA	
3,127±	3,127±	45±	45±
ENTRY		ENTRY	
45±	45±	706±	706±
FLATWORK		FLATWORK	
447±	447±	9±	9±
A/C PAU(S)		A/C PAU(S)	
9±	9±	59±	59±
TOTAL IMPERVIOUS AREA = 3,628±		TOTAL IMPERVIOUS AREA = 3,946±	
TOTAL DENSITY = 47.6±		TOTAL DENSITY = 51.7±	

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 BAY
ISLAND CIRCLE AS BEING S 10°15'58" E
ELEVATIONS SHOWN AS THUS (13.23) AND ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM (NAVD.) OF 1988
TRESS 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
CABLEU DENOTES CITY OF JACKSONVILLE BEACH ELECTRIC UTILITIES
25' BUILDING RESTRICTION LINE BY PLAT
F.F.E. DENOTES FINISH FLOOR ELEVATION
DENOTES EXISTING DRAINAGE FLOW
--- DENOTES 6' WOOD 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
LB #1704

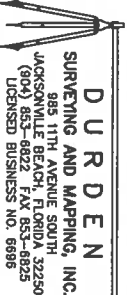
Existing

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOT 148, OCEAN CAY UNIT TWO, AS RECORDED IN PLAT BOOK 52, PAGES 51, 51A
THROUGH 51D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



RECEIVED
FEB - 2 2021
21-100016
PLANNING & DEVELOPMENT
DISCLAIMER: 11X17 NOT TO SCALE

CERTIFIED TO:
JOSE RAPHAEL TAMAYO & LARISSA CORINNE TOMAYO



DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6022 FAX (904) 853-6023
LICENSED BUSINESS NO. 6989

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE
REQUIREMENTS OF THE FLORIDA SURVEYING
AND MAPPING ACT AND IS A TRUE AND
CORRECT REPRESENTATION OF THE
FIELD DATA AND CALCULATIONS.
SIGNED: *Jose R. Tamayo*
DATE: NOVEMBER 23, 2020
FLORIDA REGISTERED SURVEYOR NO. 47177
H. BRUCE DURDEN JR.

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 BAY
ISLAND CIRCLE AS BEING S 10°15'58" E
ELEVATIONS SHOWN AS THIS (13.23) 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
CUBEU DENOTES CITY OF JACKSONVILLE BEACH ELECTRIC UTILITIES
25' BUILDING RESTRICTION LINE BY PLAT
F.F.E. DENOTES FINISH FLOOR ELEVATION
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--- DENOTES 6" WOOD 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.
FOUND P.K. NAIL & DISK
LB #1704

EXISTING
IMPERVIOUS CALCULATIONS

DESCRIPTION	SQUARE FEET
LOT AREA	7,629±
BUILDING AREA	3,127±
ENTRY	45±
FLATWORK	447±
A/C PAV(S)	9±
TOTAL IMPERVIOUS AREA	3,628±
TOTAL DENSITY	47.6%

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSSED WITH THE SEAL OF THE ABOVE SIGNED.