



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, July 2, 2024

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Matt Metz, Laura Tierney

APPROVAL OF MINUTES

A. Minutes for June 4, 2024 meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#24-100020**

Applicant: Christopher & Mary Dell

Agent: N/A

Owner: Christopher & Mary Dell

Property Address: 813 N 7th Ave

Parcel ID: 174402-0000

Legal Description: Lot 8, Block 89, Replat of Part of, *Pablo Beach North*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)(c)(2) for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, 34-337(e)(1)(e), for 44.4% lot coverage in lieu of 35% maximum, and 34-337(e)(1)(c)(3), for a rear yard setback of 18 feet in lieu of 30 feet minimum, for a two-story addition in the rear of property of a single-family dwelling located at **property addressed** 813 N 7th Ave, **RE#** 174402-0000, **legally described as** Lot 8, Block 89, Replat of Part of, *Pablo Beach North*

B. **Case Number(s): BOA#24-100030**

Applicant: William F Carey

Agent: N/A

Owner: William F Carey

Property Address: 1915 Grove St

Parcel ID: 178157-0000
Legal Description: Lot 4, Block 5, *San Pablo Terrace*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(e), for lot coverage of 50% in lieu of 35% maximum, to remove and replace original concrete driveway with permeable pavers and replace an existing paver sidewalk with permeable pavers, at an existing single-family dwelling and to address existing nonconformities at **property addressed** 1915 Grove St, **RE#** 178157-0000, **legally described as** Lot 4, Block 5, *San Pablo Terrace*

C. **Case Number(s): BOA#24-100031**

Applicant: Jeff Millaire
Agent: N/A
Owner: Hank & Susan Woodburn
Property Address: 510 Shetter Ave
Parcel ID: 175539-0000
Legal Description: Lot 1,2,3,4, Block 6, *Pablo Beach South*
Current Zoning: CS
Motion to Consider: **Section(s):** 34-377, deviation from parking standards, for zero parking spaces in lieu of required parking, 34-425, deviation from landscape standards, for no permit, parking or other landscape buffers and shade trees in lieu of all required landscaping, 34-344(e)(3)(a), for a northerly and southerly front setback of 2 feet in lieu of 10 feet minimum, for construction of a Paddle Tennis facility, located at **property addressed** 510 Shetter Ave, **RE#** 175539-0000, **legally described as** Lot 1,2,3,4, Block 6, *Pablo Beach South*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

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

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

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the

Agency Administrator at planning@jaxbchfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. 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, June 4, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar
Board Members: John Moreland Todd Smith Jennifer Williams
Alternates: Matt Metz Laura Tierney

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on May 7, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. 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 44.4% lot coverage in lieu of 35% maximum, for a two-story addition in the rear of property to an existing single-family dwelling located at property addressed 813 N 7th Ave, RE# 174402-0000, legally described as Lot 8, Block 89, Replat of Part of, Pablo Beach North

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

Applicant: Christopher & Mary Dell, 813 North 7th Avenue, Jacksonville Beach, stated the hardship was an undersized lot.

Roger Russell, 3455 Thalia Road, Jacksonville, project architect, addressed the footprint of the house and the existing conditions.

Discussion ensued about the setbacks, lot coverage, shed, communication with neighbors, and the lanai.

Planner Danevsky Joseph confirmed the rear yard setback of 18.8 ft was not advertised as the applicant did not request a rear yard setback.

Motion: It was moved by Mr. Metz, seconded by Mr. Thuhlar, to table the item to later in the meeting until the Senior Planner provided further clarification.

Voice Vote: In a voice vote, the motion passed unanimously.

The case was recalled at approximately 6:20 P.M.

Mr. Joseph stated the item needed to be readvertised to consider the rear yard setback.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to postpone the item until July 2, 2024.

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

The motion passed unanimously.

B. Case Number: **BOA#24-100022**
Applicant/Owner: Jacksonville Homes, LLC
Agent: Hunter Faulkner
Property Address: 0 S 6th Ave (lot 7)
Parcel ID: 176433-0000

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

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

Agent: Hunter Faulkner, 1 Independent Drive, Suite 1400, Jacksonville, stated the hardship was a nonconforming lot.

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100022 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the rear yard setback.

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

The motion passed unanimously.

C. Case Number: **BOA#24-100023**
Applicant/Owner: Andrew & Margaret Gurley
Agent: N/A
Property Address: 10 N San Pablo Cir
Parcel ID: 178235-0000

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

Ex-Parte Communication:

Mr. Smith disclosed the applicant was a neighbor and they had a phone conversation about the case.

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

Applicant: Andrew & Margaret Gurley, 10 North San Pablo Circle, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about lot coverage and the pool.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100023 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the hardship.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, June 18, 2024, at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None.

ADJOURNMENT:

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

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	06/12/2024
SUBJECT:	BOA #24-100020 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, July 2, 2024 Board of Adjustment Meeting.

BOA #24-100020

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

REQUEST:

Section(s): 34-337(e)(1)(c)(2) for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, 34-337(e)(1)(e), for 44.4% lot coverage in lieu of 35% maximum, and 34-337(e)(1)(c)(3), for a rear yard setback of 18 feet in lieu of 30 feet minimum, for a two-story addition in the rear of property of a single-family dwelling located at **property addressed** 813 N 7th Ave, **RE#** 174402-0000, **legally described as** Lot 8, Block 89, Replat of Part of, *Pablo Beach North*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1913) located in the Medium Density Residential future land use category. The property is currently in the Residential single-family: RS-2 zoning district. The lot is 50 feet in width, and 125 feet in depth, with an overall lot area of 6,250 square feet. The subject home was constructed in 1977, prior to the current LDC. The lot currently has an existing one-story single-family dwelling, concrete driveway, covered concrete carport, and wood deck. The subject parcel is nonconforming in width and total lot area. In the RS-2 zoning district, the conforming width is 75 feet and the conforming lot size is 7,500 square feet. The subject property is only 6,250 square feet. The applicant is asking for a variance for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, for 44.4% lot coverage in lieu of 35% maximum, and for a rear yard setback of 18 feet in lieu of 30 feet minimum for a two-story addition to the rear of the property. Other properties in this area have been granted similar variances to increase lot coverage to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

No previous BOA, no active code case.

STAFF ANALYSIS:

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

minimum requirement in the RS-2 zoning district and is also non conforming in size at 6,250 square feet. The applicant is proposing to add a second story addition to the rear of the home to accommodate more space for expanding the family. Due to the substandard size of the lot, any structure on the property will increase lot coverage and encroach on setbacks. Allowing for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, for 44.4% lot coverage in lieu of 35% maximum, and for a rear yard setback of 18 feet in lieu of 30 feet minimum is the minimum variance needed for the reasonable use of the parcel of land. Other properties in this area have been granted similar variances to increase lot coverage to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

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

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

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

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

Staff finds that the proposed variance **will not** confer special privileges. The request for 44.4% lot coverage in lieu of 35% maximum, for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, and for a rear yard setback of 18 feet in lieu of 30 feet minimum on a lot that does not meet the minimum lot width and lot area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the RS-2 zoning district. Similar properties have been granted variances for similar projects.

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

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

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new addition. The minimum variance needed to accomplish the proposed additions is to allow for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, for a 44.4% lot coverage in lieu of 35% maximum and for a rear yard setback of 18 feet in lieu of 30 feet minimum.

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

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

STAFF RECOMMENDATION:

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

ATTACHMENTS:

1. 24-100020pics
2. 24-100020

DATE: APRIL 4, 2018
SHEET 1 OF 1

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



SCALE: 1" = 20'

SHEET 1 OF 1

LOT COVERAGE ANALYSIS:

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

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

STRUCTURE HEIGHT AND # OF STORIES:

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

TYPE OF CONSTRUCTION:

- TYPE V (UNPROTECTED, UNSPRINKLERED)

MATERIAL INFORMATION: FLORIDA PRODUCT APPROVAL CERTIFICATION TO FOLLOW BY CONTRACTOR

ROOFING (MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS)

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

WIND ZONE INFORMATION

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

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

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

METHOD FOR MEETING WIND BORNE DEBRIS PROTECTION:

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

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

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

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

Notes:

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

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

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

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

Exceed 130 mph (58 m/s).

INDEX OF DRAWINGS SHEETS

ARCHITECTURAL SHEETS

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

STRUCTURAL SHEETS BY OTHERS

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

SITE PLAN

S.P. 1 OF 1 SEE ATTACHED

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

TYPE OF CONSTRUCTION

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

ZONING DISTRICT

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

ATTACHMENTS (PER BUILDER)

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

APPLICABLE CODES:

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

REVISIONS	BY

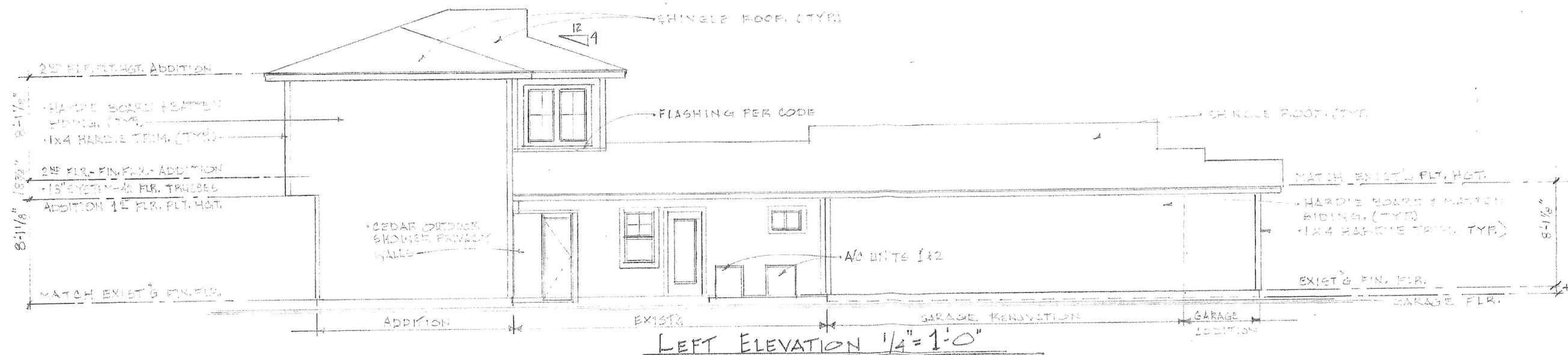
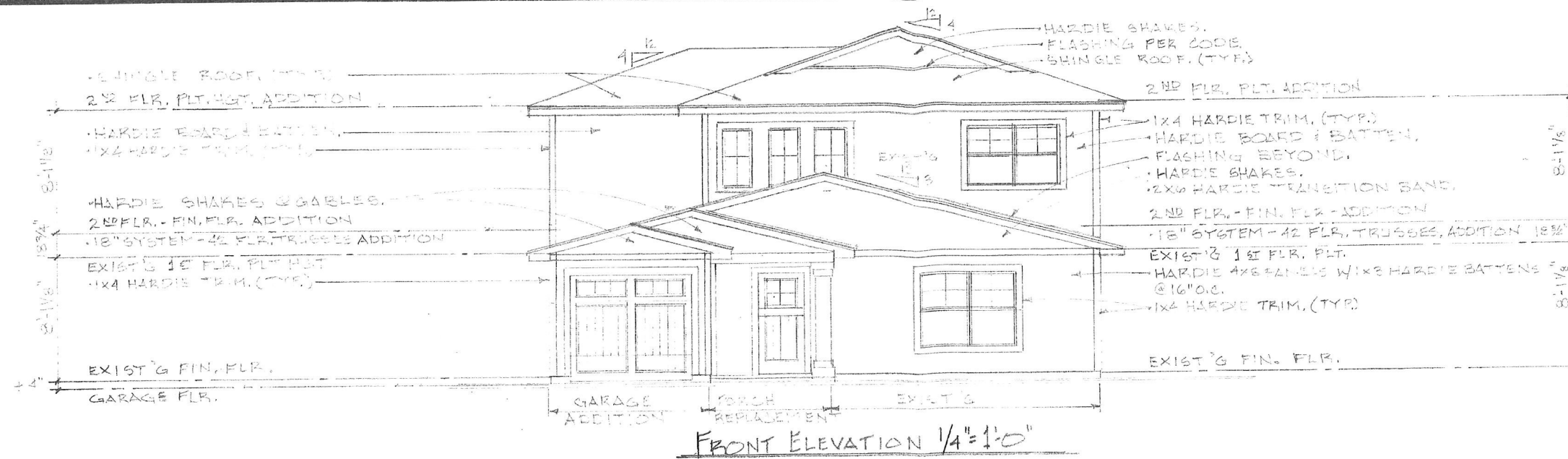
Construction from these plans should not be undertaken without the assistance of a construction professional. The builder shall be responsible for obtaining all necessary permits and for compliance with applicable building codes prior to commencement of construction. Any discrepancy or error in notes,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

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

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

RHR
Designs
Inc.
3456 Thalia Road
Jacksonville, FL 32209
904.888.8373
RHRDESIGNS@gmail.com

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



REVISIONS	BY

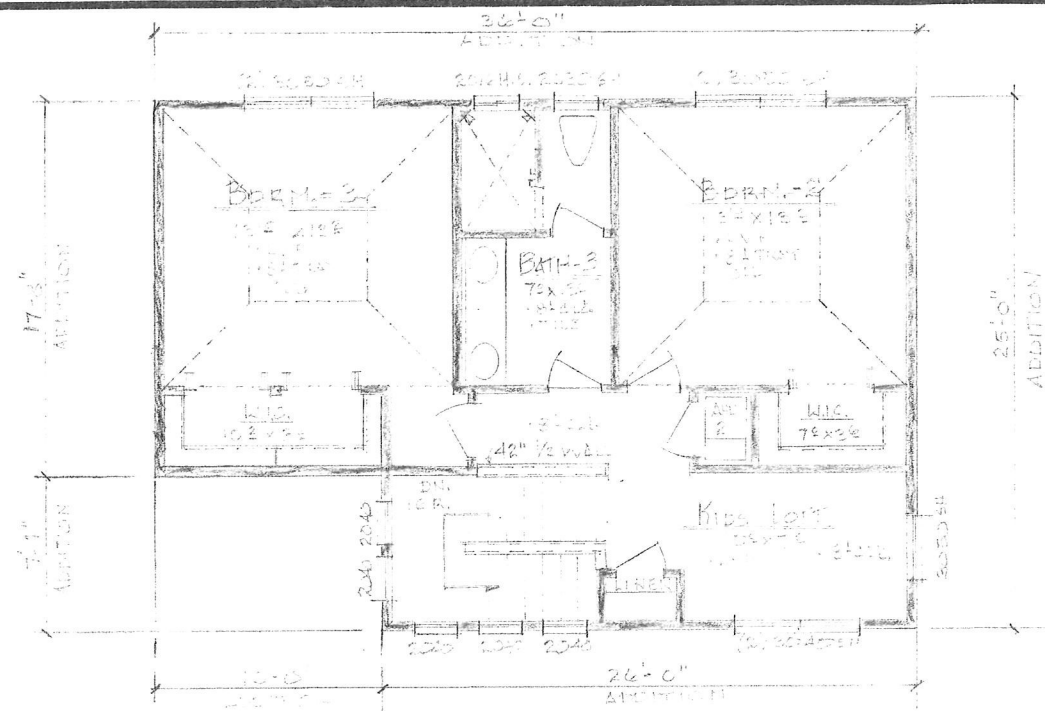
Consultation from these plans should not be undertaken without the assistance of a construction professional. The contractor shall be responsible for verifying the building and construction codes and standards applicable to the project. Any discrepancy or error in notes, dimensions or references to applicable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

MEMBER
A B D
AMERICAN INSTITUTE OF BUILDING DESIGN

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

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

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

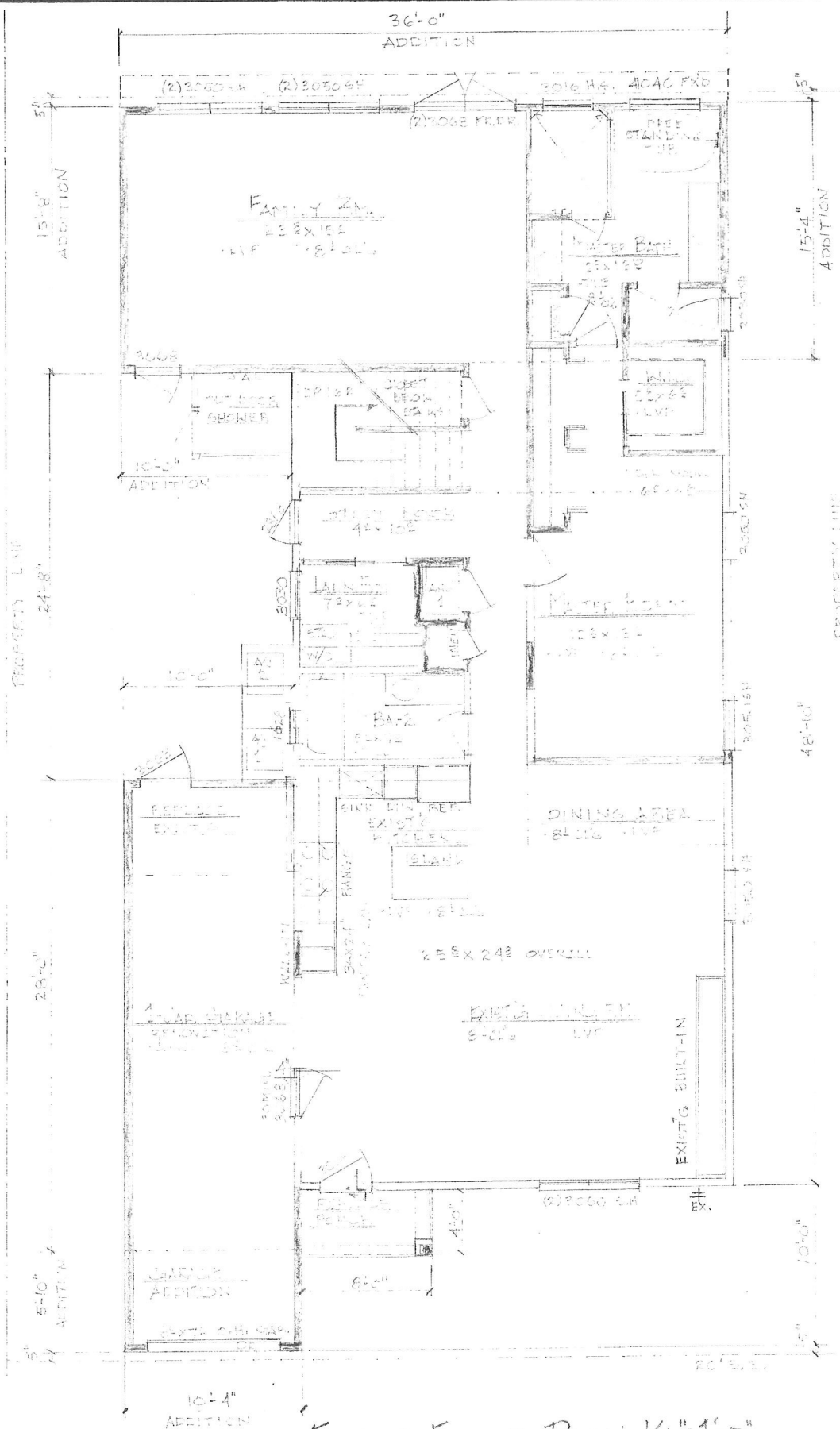


AREA TABLE (S.F.)

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

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

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



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

REVISIONS	BY

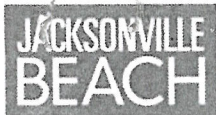
Construction from these plans should not be undertaken without the assistance of a construction professional. The professional shall be responsible to review and verify all notes, dimensions and references to applicable building codes prior to commencement of construction. Any discrepancy or error in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



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

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

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



APPLICATION FOR VARIANCE

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

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

REQUIRED DOCUMENTATION

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

RECEIVED

MAR 28 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

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

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

VARIANCE DATA

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

AFFIDAVIT

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

MARY S. DELL
APPLICANT SIGNATURE

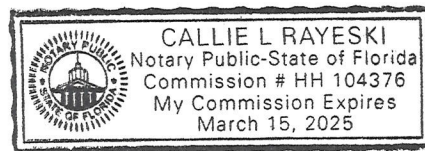
MARY S. DELL
PRINT APPLICANT NAME

03/27/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

Callie Rayeski-Bowling
NOTARY PUBLIC SIGNATURE
Callie Rayeski-Bowling
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S): _____

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

RECEIVED

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

MAR 28 2024

PLANNING DEPARTMENT

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

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

RECEIVED

MAR 28 2024

PLANNING
DEPARTMENT

24-100020

RECORDED ELECTRONICALLY	
2018086 BS	County Duval
Date 4/13/18	Time 9:47am
simplifile www.simplifile.com 888.860.5657	

OR Book 18349 page 500

General Warranty Deed

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

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

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

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

Parcel ID Number: 174402-0000

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

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

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

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

24100-20

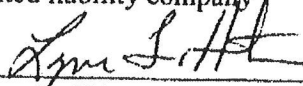
of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in our presence:

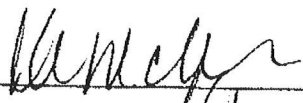

Witness Printed Name D. Randall Hileman

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

By:  (Seal)

Lynn L. Hileman, Manager

Address: 1713 Penman Road
Jacksonville Beach, Florida 32250


Witness Printed Name _____

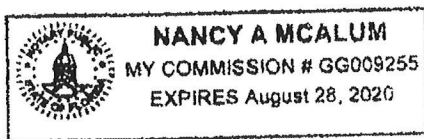
State of Florida
County of Duval

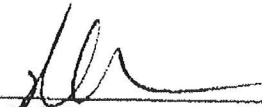
RECEIVED

MAR 28 2024

PLANNING
DEPARTMENT

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

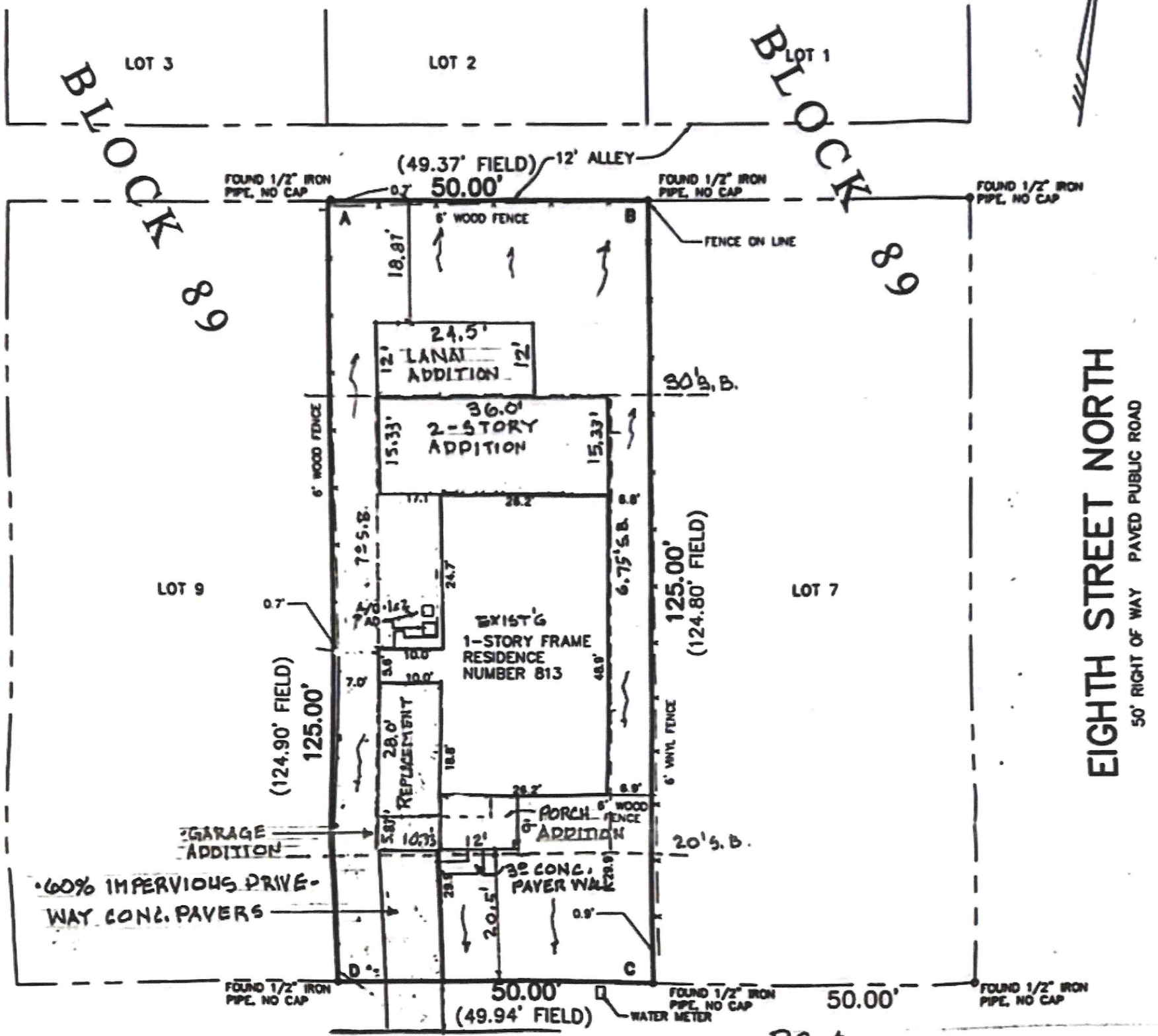



Notary Public

DATE: APRIL 4, 2018
SHEET 1 OF 1

MAP SHOWING SURVEY OF

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



SEVENTH AVENUE NORTH

(FORMERLY HERNANDO AVENUE)

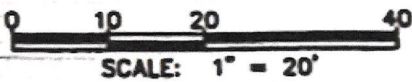
80' RIGHT OF WAY PAVED PUBLIC ROAD

LOT COVERAGE ANALYSIS:

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

PROPOSED PROJECT SITE PLAN

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



REVISION
APRIL 11, 2024

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

RHB DESIGNS INC.
S.P. 1 of 1

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

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

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

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

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

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

DATE: APRIL 4, 2018
SHEET 1 OF 1

LOT COVERAGE ANALYSIS:

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

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

STRUCTURE HEIGHT AND # OF STORIES:

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

TYPE OF CONSTRUCTION:

• TYPE V (UNPROTECTED, UNSPRINKLERED)

MATERIAL INFORMATION: FLORIDA PRODUCT APPROVAL CERTIFICATION TO FOLLOW BY CONTRACTOR

ROOFING (MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS)

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

WIND ZONE INFORMATION

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

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

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

METHOD FOR MEETING WIND BORNE DEBRIS PROTECTION:

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

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

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

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

Notes:

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

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

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

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

Exceed 130 mph (58 m/s).

INDEX OF DRAWINGS SHEETS

ARCHITECTURAL SHEETS

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

STRUCTURAL SHEETS BY OTHERS

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

SITE PLAN

S.P. 1 OF 1 SEE ATTACHED

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

TYPE OF CONSTRUCTION

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

ZONING DISTRICT

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

ATTACHMENTS (PER BUILDER)

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

APPLICABLE CODES:

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

REVISIONS	BY

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

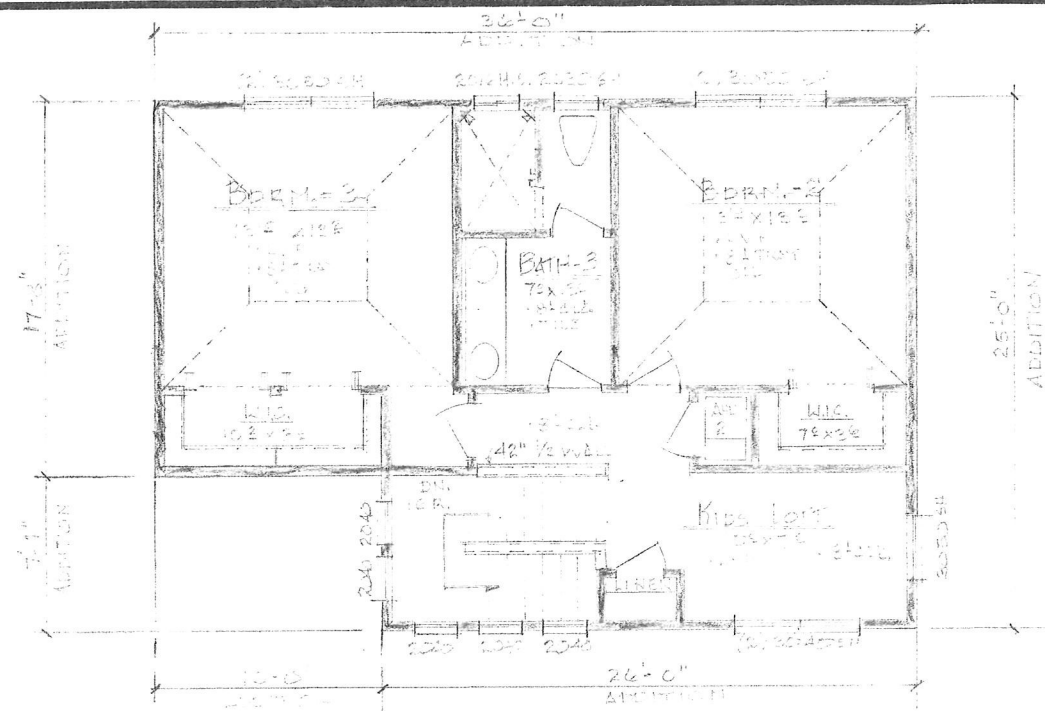
MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

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

RHR
Designs
Inc.
3456 Thalia Road
Jacksonville, FL 32209
904.558.8373
RHRDESIGN@GMAIL.COM

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

OF SHEETS

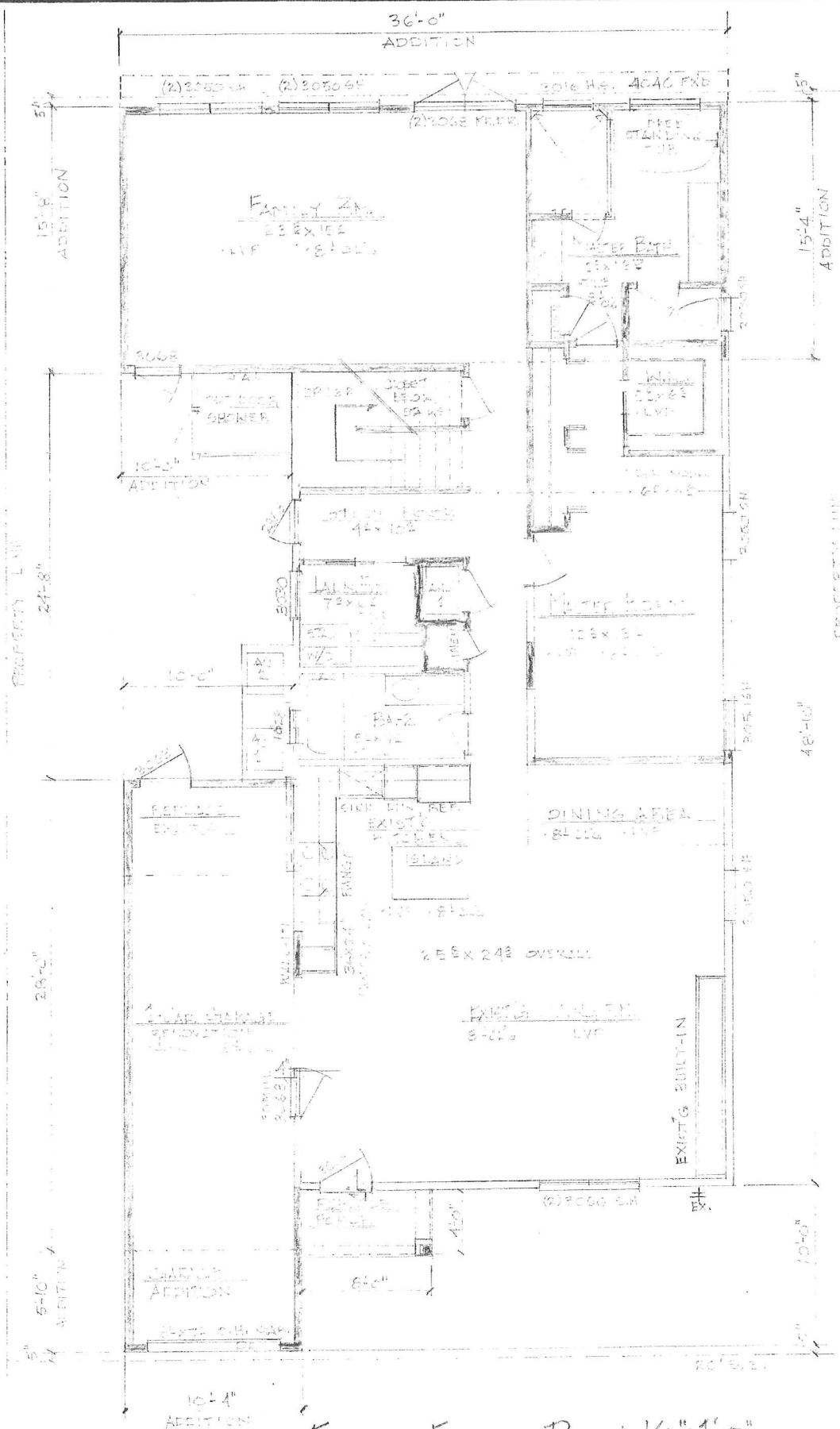


AREA TABLE (S.F.)

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

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

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



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

REVISIONS	BY

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



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

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

DRAWN	RHR
CHECKED	
DATE	1/20/24
SCALE	1/4"=1'-0"
SHEET NO.	24-2020-A1R
SHEET	A-4

Danevsky Joseph

From: Planning Division
Sent: Tuesday, June 18, 2024 8:16 AM
To: Danevsky Joseph
Subject: FW: BOA#24-100020 Tuesday 7/2/24

-----Original Message-----

From: Bama Israel <bama_israel@yahoo.com>
Sent: Monday, June 17, 2024 9:40 PM
To: Planning Division <Planning@jaxbchfl.net>
Subject: BOA#24-100020 Tuesday 7/2/24

[You don't often get email from bama_israel@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom This May Concern,
Please acknowledge that I am opposed to the variance at: 813 N 7th for a two-story addition.
This is a great deal of variance requested, and a two-story that is way too close to my backyard. They can add-on and make all the improvements they wish within the limits set forth by the city requirements. That rear set-back is over half of said requirements. It is too much for that small lot. We have requirements in place for a reason.
Thank you for my consideration in this request and please deny the variance.
Respectfully sent...
Sent from my iPhone

BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	06/12/2024
SUBJECT:	BOA #24-100030 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, July 2, 2024 Board of Adjustment Meeting.

BOA #24-100030

ZONING: RS-1
 RE NO.: 178157-0000
 LEGAL: Lot 4, Block 5, *San Pablo Terrace*
 ADDRESS: 1915 Grove St

REQUEST:

Section(s): 34-336(e)(1)(e), for lot coverage of 50% in lieu of 35% maximum, to remove and replace original concrete driveway with permeable pavers and replace existing paver sidewalk with permeable pavers, to an existing single-family dwelling and to address existing nonconformities at **property addressed** 1915 Grove St, **RE#** 178157-0000, **legally described as** Lot 4, Block 5, *San Pablo Terrace*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1954) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is approximately 8,800 square feet. Currently, the subject parcel is over lot coverage. The percentage covered is currently 57%. The applicant plans on removing the driveway, walkway and porch and replace with permeable pacers, which will decrease the lot coverage to 50%. The subject parcel is currently occupied by a one-story single-family dwelling, concrete driveway, front concrete walkway, a paver patio, a screen enclosure with a pool, and a wood deck. The subject parcel's single-family structure was constructed in 1972, witch was before the current LDC.

The subject parcel is nonconforming in total lot area. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. The subject property has proposed a total impervious area of 50% to accommodate a concrete walkway. The minimum variance needed to accommodate the improvements would be to allow for permeable pavers and replace the existing paver sidewalk with permeable pavers. The property is undersized and irregularly shaped and the request is consistent with the comprehensive plan.

STAFF ANALYSIS:

The subject property was developed in 1972 as a one-story single-family dwelling. The applicant plans on removing and replacing the original concrete driveway with permeable pavers and replace the existing paver sidewalk with permeable pavers. Allowing for 50% lot coverage, is the minimum

variance needed for the reasonable use of the parcel of land. The subject property was platted in 1954 and was platted in an irregular shape which predated the existing LDC. The nonconforming lot is not the fault of the applicant and not allowing more lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variance. There is a hardship justified by the lot of being a non-conforming lot in total lot area and width. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in total lot area. The RS-1 requirement is 90 feet in width and a total lot area of 10,000 square feet. This property has a total lot area of 8,800 square feet.

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

Staff **does not** find that circumstances are a result of the applicant. The property was developed in 1954, and was never designed to accommodate the modern LDC requirements. The applicant purchased the property in its current state.

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

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

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

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

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the replacement of the original concrete driveway with permeable pavers and replace existing paver sidewalk with permeable pavers. The variance needed is for 50% coverage. additionally the applicant has proposed improvements to reduce the lot coverage from it's current 57% to 50%, thus creating a less intense variance request.

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.

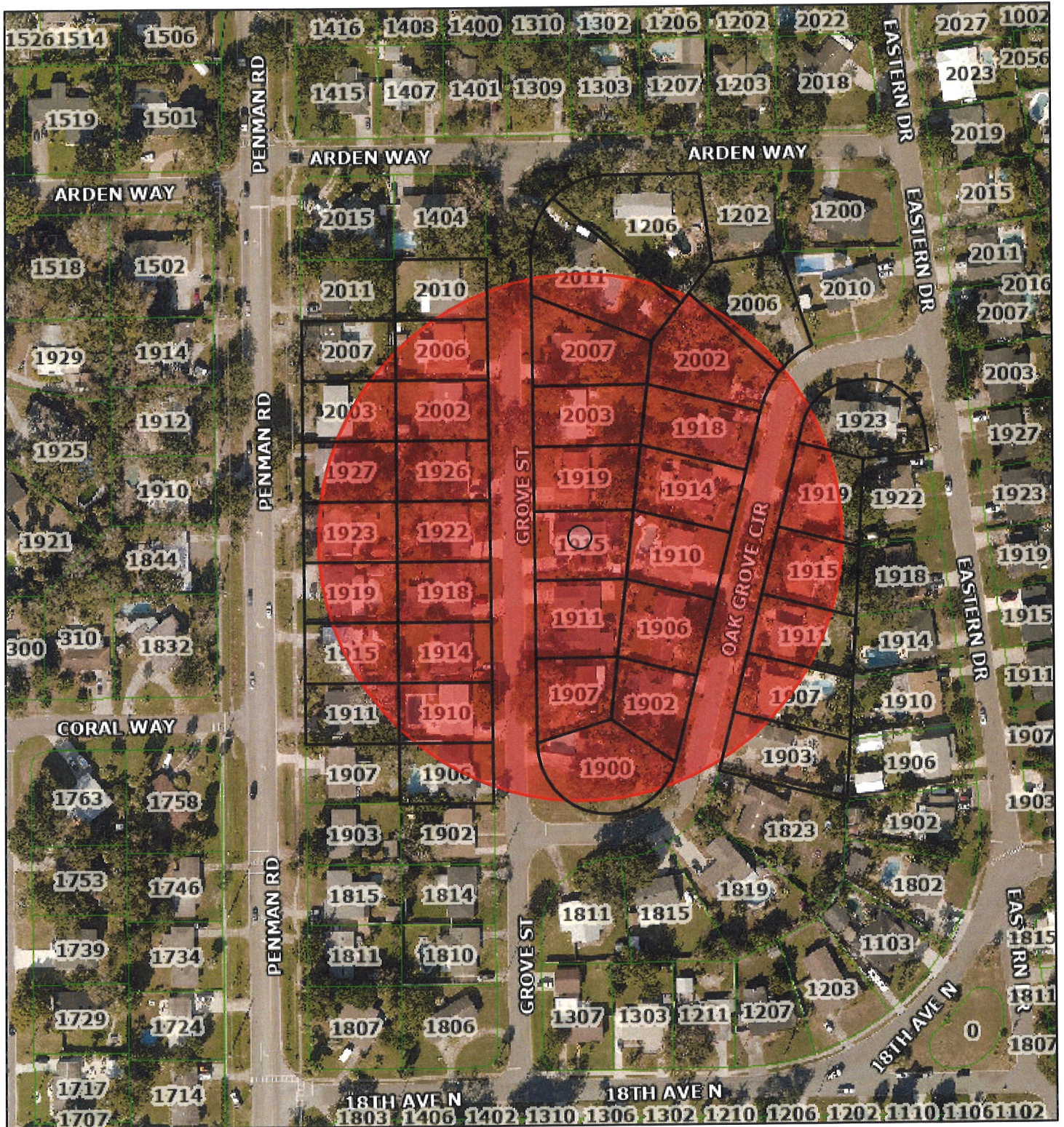
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100030**

ATTACHMENTS:

1. 24-100030pics
2. 24-100030



June 13, 2024

 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 1915 GROVE STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2209.5061

2209.5061
BOUNDARY SURVEY
DUVAL COUNTY

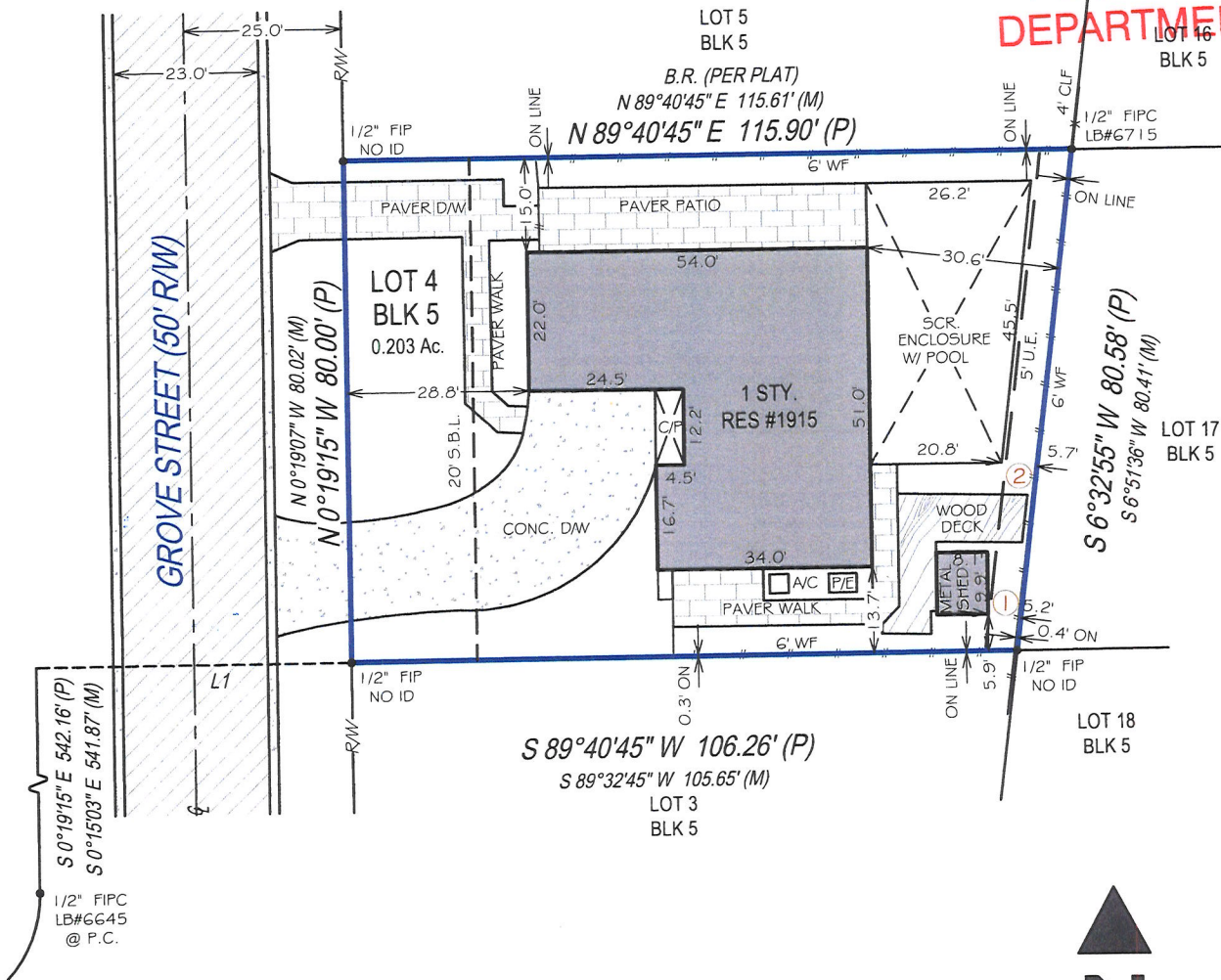
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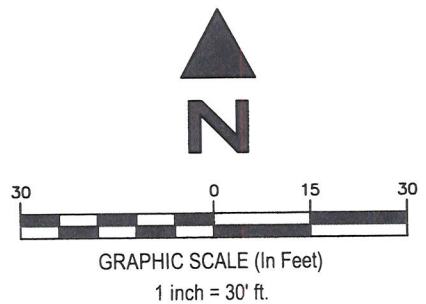
MAY - 8 2024

PLANNING
DEPARTMENT



LINE TABLE:
L1 S 89°40'45" W 50.00' (P)
S 89°40'45" W 50.00' (M)

SURVEYOR'S NOTES:
SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED
FENCE OWNERSHIP NOT DETERMINED.
U.E. - UTILITY EASEMENT



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

1. 6' WF OVER 5' UTILITY EASEMENT
2. WOOD DECK OVER 5' UTILITY EASEMENT



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE
MEMBERS

DATE SIGNED: 10/06/22
FIELD WORK DATE: 10/5/2022
REVISION DATE(S): (REV.0 10/6/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1915 GROVE STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2209.5061

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 89 DEGREES 40 MINUTES 45 SECONDS EAST IS BASED ON THE NORTHERLY PROPERTY LINE OF LOT 4, BLOCK 5, LOCATED WITHIN SAN PABLO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 96 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 4, BLOCK 5, SAN PABLO TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 96, OF THE CURRENT 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 nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. 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 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. 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.

10. 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 approximate center of
- the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

<table><tr><th>LINETYPES</th></tr><tr><td> Boundary Line</td></tr><tr><td> Center Line</td></tr><tr><td> Chain Link or Wire Fence</td></tr><tr><td> Easement</td></tr><tr><td> Edge of Water</td></tr><tr><td> Iron Fence</td></tr><tr><td> Overhead Lines</td></tr><tr><td> Structure</td></tr><tr><td> Survey Tie Line</td></tr><tr><td> Vinyl Fence</td></tr><tr><td> Wall or Party Wall</td></tr><tr><td> Wood Fence</td></tr><tr><th>SURFACE TYPES</th></tr><tr><td> Asphalt</td></tr><tr><td> Brick or Tile</td></tr><tr><td> Concrete</td></tr><tr><td> Covered Area</td></tr><tr><td> Water</td></tr><tr><td> Wood</td></tr><tr><th>SYMBOLS</th></tr><tr><td> Benchmark</td></tr><tr><td> Center Line</td></tr><tr><td> Central Angle or Delta</td></tr><tr><td> Common Ownership</td></tr><tr><td> Control Point</td></tr><tr><td> Catch Basin</td></tr></table>	LINETYPES	Boundary Line	Center Line	Chain Link or Wire Fence	Easement	Edge of Water	Iron Fence	Overhead Lines	Structure	Survey Tie Line	Vinyl Fence	Wall or Party Wall	Wood Fence	SURFACE TYPES	Asphalt	Brick or Tile	Concrete	Covered Area	Water	Wood	SYMBOLS	Benchmark	Center Line	Central Angle or Delta	Common Ownership	Control Point	Catch Basin	<table><tr><td> Elevation</td><td> Fire Hydrant</td></tr><tr><td> Find or Set Monument</td><td> Guywire or Anchor</td></tr><tr><td> Manhole</td><td> Tree</td></tr><tr><td> Utility or Light Pole</td><td> Well</td></tr></table> <table><tr><th>ABBREVIATIONS</th></tr><tr><td>(C) - 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ENCL - Enclosure																																																																																																																																																																																								
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CERTIFIED TO:

DEANNA L. CAREY AND WILLIAM F. CAREY, JR. A/K/A WILLIAM F. CAREY; VYSTAR TITLE AGENCY, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; VYSTAR CREDIT UNION

DATE SIGNED: 10/06/22

BUYER: DEANNA L. CAREY AND WILLIAM F. CAREY, JR. A/K/A WILLIAM F. CAREY

LENDER: VYSTAR CREDIT UNION

TITLE COMPANY: VYSTAR TITLE AGENCY, LLC

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 223857

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE 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, PANEL NUMBER 0417 DATED 11/02/2018.



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 1915 GROVE STREET, JACKSONVILLE BEACH, FLORIDA 32250

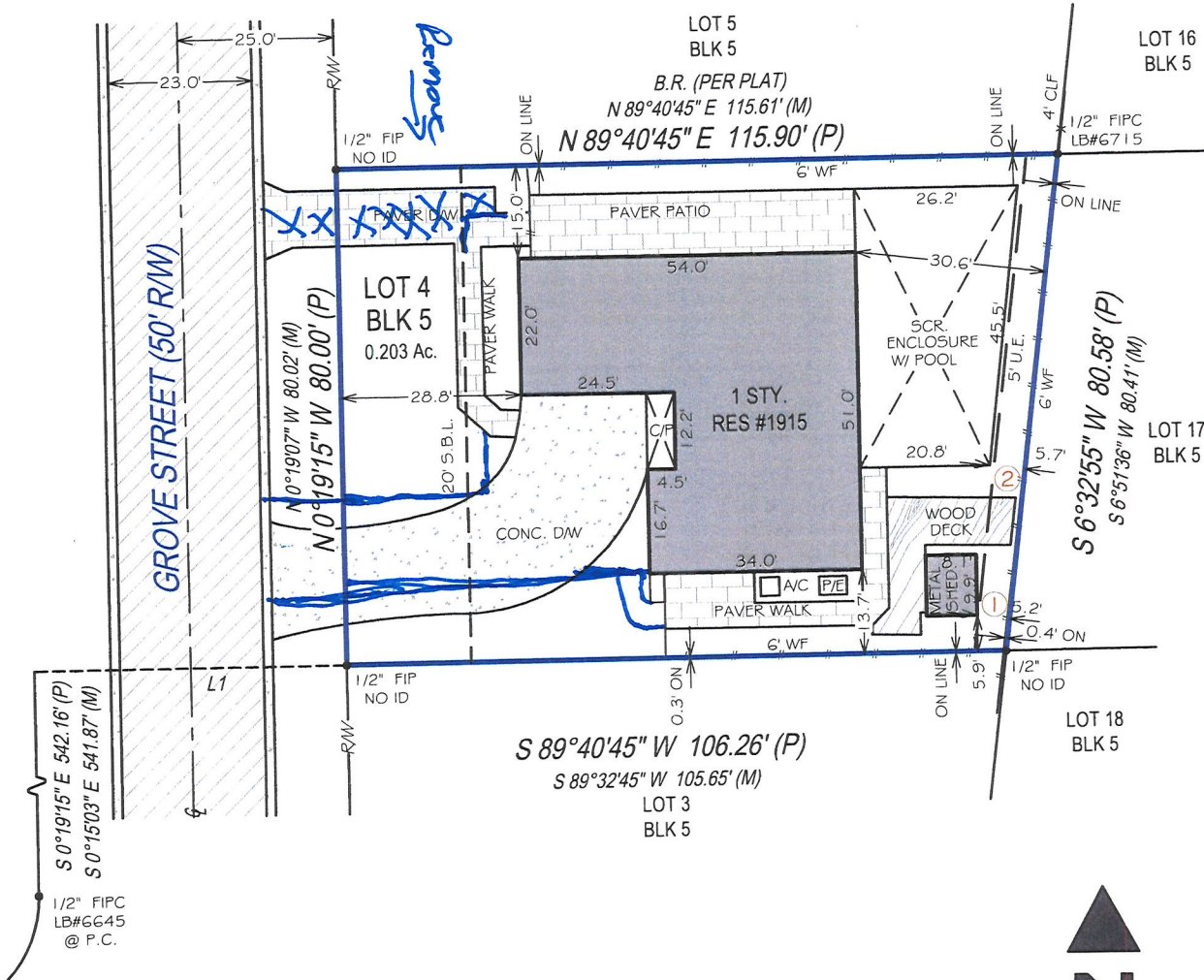
SURVEY NUMBER: 2209 5061

RECEIVED

2209.5061
BOUNDARY SURVEY
DUVAL COUNTY

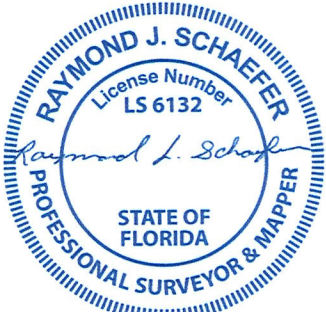
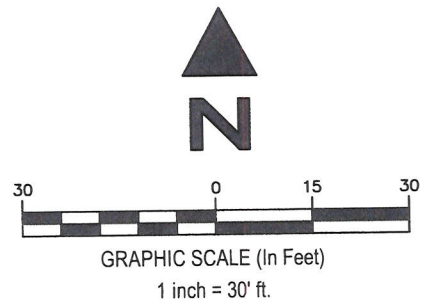
24-100930
Proposed

MAY - 8 2024
PLANNING
DEPARTMENT



LINE TABLE:
L1 S 89°40'45" W 50.00' (P)
S 89°40'45" W 50.00' (M)

SURVEYOR'S NOTES:
SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED
FENCE OWNERSHIP NOT DETERMINED.
U.E. - UTILITY EASEMENT



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

1. 6' WF OVER 5' UTILITY EASEMENT 2. WOOD DECK OVER 5' UTILITY EASEMENT



Exacta Land Surveyors, LLC
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o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE
MEMBERS

DATE SIGNED: 10/06/22
FIELD WORK DATE: 10/5/2022
REVISION DATE(S): (REV.0 10/6/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1915 GROVE STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2209.5061

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 89 DEGREES 40 MINUTES 45 SECONDS EAST IS BASED ON THE NORTHERLY PROPERTY LINE OF LOT 4, BLOCK 5, LOCATED WITHIN SAN PABLO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 96 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 4, BLOCK 5, SAN PABLO TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 96, OF THE CURRENT 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 nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. 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 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. 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.

10. 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 approximate center of
- the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

<table><tr><th colspan="2">LINETYPES</th></tr><tr><td></td><td>Boundary Line</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Chain Link or Wire Fence</td></tr><tr><td></td><td>Easement</td></tr><tr><td></td><td>Edge of Water</td></tr><tr><td></td><td>Iron Fence</td></tr><tr><td></td><td>Overhead Lines</td></tr><tr><td></td><td>Structure</td></tr><tr><td></td><td>Survey Tie Line</td></tr><tr><td></td><td>Vinyl Fence</td></tr><tr><td></td><td>Wall or Party Wall</td></tr><tr><td></td><td>Wood Fence</td></tr></table> <table><tr><th colspan="2">SURFACE TYPES</th></tr><tr><td></td><td>Asphalt</td></tr><tr><td></td><td>Brick or Tile</td></tr><tr><td></td><td>Concrete</td></tr><tr><td></td><td>Covered Area</td></tr><tr><td></td><td>Water</td></tr><tr><td></td><td>Wood</td></tr></table> <table><tr><th colspan="2">SYMBOLS</th></tr><tr><td></td><td>Benchmark</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Central Angle or Delta</td></tr><tr><td></td><td>Common Ownership</td></tr><tr><td></td><td>Control Point</td></tr><tr><td></td><td>Catch Basin</td></tr></table>	LINETYPES			Boundary Line		Center Line		Chain Link or Wire Fence		Easement		Edge of Water		Iron Fence		Overhead Lines		Structure		Survey Tie Line		Vinyl Fence		Wall or Party Wall		Wood Fence	SURFACE TYPES			Asphalt		Brick or Tile		Concrete		Covered Area		Water		Wood	SYMBOLS			Benchmark		Center Line		Central Angle or Delta		Common Ownership		Control Point		Catch Basin	<table><tr><td></td><td>Elevation</td></tr><tr><td></td><td>Fire Hydrant</td></tr><tr><td></td><td>Find or Set Monument</td></tr><tr><td></td><td>Guywire or Anchor</td></tr><tr><td></td><td>Manhole</td></tr><tr><td></td><td>Tree</td></tr><tr><td></td><td>Utility or Light Pole</td></tr><tr><td></td><td>Well</td></tr></table> ABBREVIATIONS (C) - 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DATE SIGNED: 10/06/22

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LENDER: VYSTAR CREDIT UNION

TITLE COMPANY: VYSTAR TITLE AGENCY, LLC

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 223857

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:

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LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210

Danevsky Joseph

From: William Carey <careywf@yahoo.com>
Sent: Saturday, June 8, 2024 2:43 PM
To: Danevsky Joseph
Subject: 1915 Grove St

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Deck distance from fence





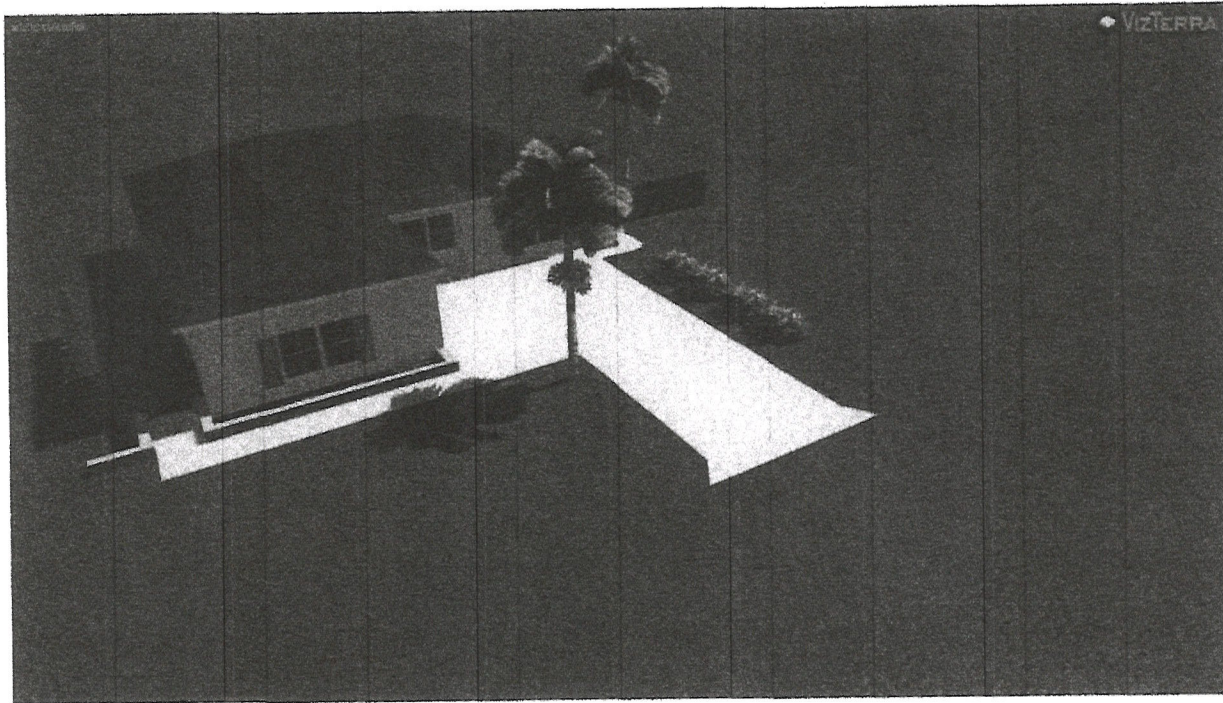
William F Carey Jr
904-923-7313
Sent from my iPhone

24-100030

RECEIVED

MAY - 8 2024

PLANNING
DEPARTMENT





APPLICATION FOR VARIANCE

BOA No. 24-100080
HEARING DATE 7/2/24

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: William F Carey **Telephone:** 904-923-7813
Mailing Address: 1915 Grove St **E-Mail:** careywf@yahoo.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: William F Carey **Telephone:** 904-923-7313
Mailing Address: 1915 Grove St **E-Mail:** careywf@yahoo.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 1915 Grove St - RE# 178157-0000
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). 50% LC
Remove and replace original concrete driveway with permeable pavers.
Replace existing paver sidewalk with permeable pavers.
Remove existing paver driveway (approximately 31x10 sqft).

AFFIDAVIT

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

[Signature]
APPLICANT SIGNATURE

William F Carey
PRINT APPLICANT NAME

8 May 2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____, 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: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S): _____	



APPLICATION FOR VARIANCE

BOA No. _____

HEARING DATE _____

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: William F Carey Telephone: 904-923-7313
 Mailing Address: 1915 Grove St E-Mail: careywf@yahoo.com
Jacksonville Beach, FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: William F Carey Telephone: 904-923-7313
 Mailing Address: 1915 Grove St E-Mail: careywf@yahoo.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 1915 Grove St - RE# 178157-0000
 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).
Variance for Lot Coverage. Remove and replace original concrete driveway with permeable pavers.
Replace existing paver sidewalk with permeable pavers.
Remove existing paver driveway (approximately 31x10 sqft).

AFFIDAVIT

I, William F Carey, 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.

William F Carey APPLICANT SIGNATURE William F Carey APPLICANT NAME 5/24/24 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 May, 2024, by William F Carey, who is personally known to me or produced FL DL as identification.
Jessica A Macola NOTARY PUBLIC SIGNATURE
Jessica A Macola PRINT NOTARY NAME
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: _____ FLOOD ZONE: _____
 CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24-100030

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.

MAY - 8 2024

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

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

This Warranty Deed

24-10030

YOL7481 P60860

Made this 18th day of December A.D. 19 92

OFFICIAL RECORDS

BARBARA ANN CAREY, A SINGLE WOMAN

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MAY - 8 2024

PLANNING
DEPARTMENT

hereinafter called the grantor, to
WILLIAM F. CAREY and DEANNA L. CAREY, husband and
wife

whose post office address is: 1915 GROVE STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250

Grantees' SSN:
hereinafter called the grantee;

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in DUVAL
County, Florida, viz:

LOT 4, BLOCK 5, SAN PABLO TERRACE, ACCORDING TO THE PLAN THEREOF
AS RECORDED IN PLAT BOOK 24, PAGE 96, OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements or record and taxes
for the current year.

Documentary Tax P4-55, 201.02

Documentary Tax P4-55, 201.02

County Tax P4-55, 199

Notary

County Clerk, Clerk of Circuit Court Duval County

By: [Signature] Deputy Clerk

Parcel Identification Number: 178157-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants
the title to said land and all 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, 19 92

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:

[Signature]
Name: LAURI R. MERCER

[Signature]
Name & Address: BARBARA ANN CAREY

LS

[Signature]
Name: CARROL WILLIAMSON

Name & Address:

LS

Name:

Name & Address:

LS

Name:

Name & Address:

LS

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 18th day of December, 19 92,
by
BARBARA ANN CAREY, A SINGLE WOMAN

who is personally known to me or who has produced DRIVERS LICENSE as identification
and who DID take an oath.

[Signature]
Print Name:
Notary Public

PREPARED BY: SANDRA G. PROTTENGEIER

RECORD & RETURN TO:

First Guaranty Title
7933 Baymeadows Way Suite 7
Jacksonville, Florida 32256

My Commission Expires:



LAURI R. MERCER
MY COMMISSION EXPIRES
AUGUST 25, 1995

WONGED NOTARY PUBLIC UNDERWRITERS

WD-1
11/91

Dec. 560.00
Rec 6.00

File No: 12264

24-100030

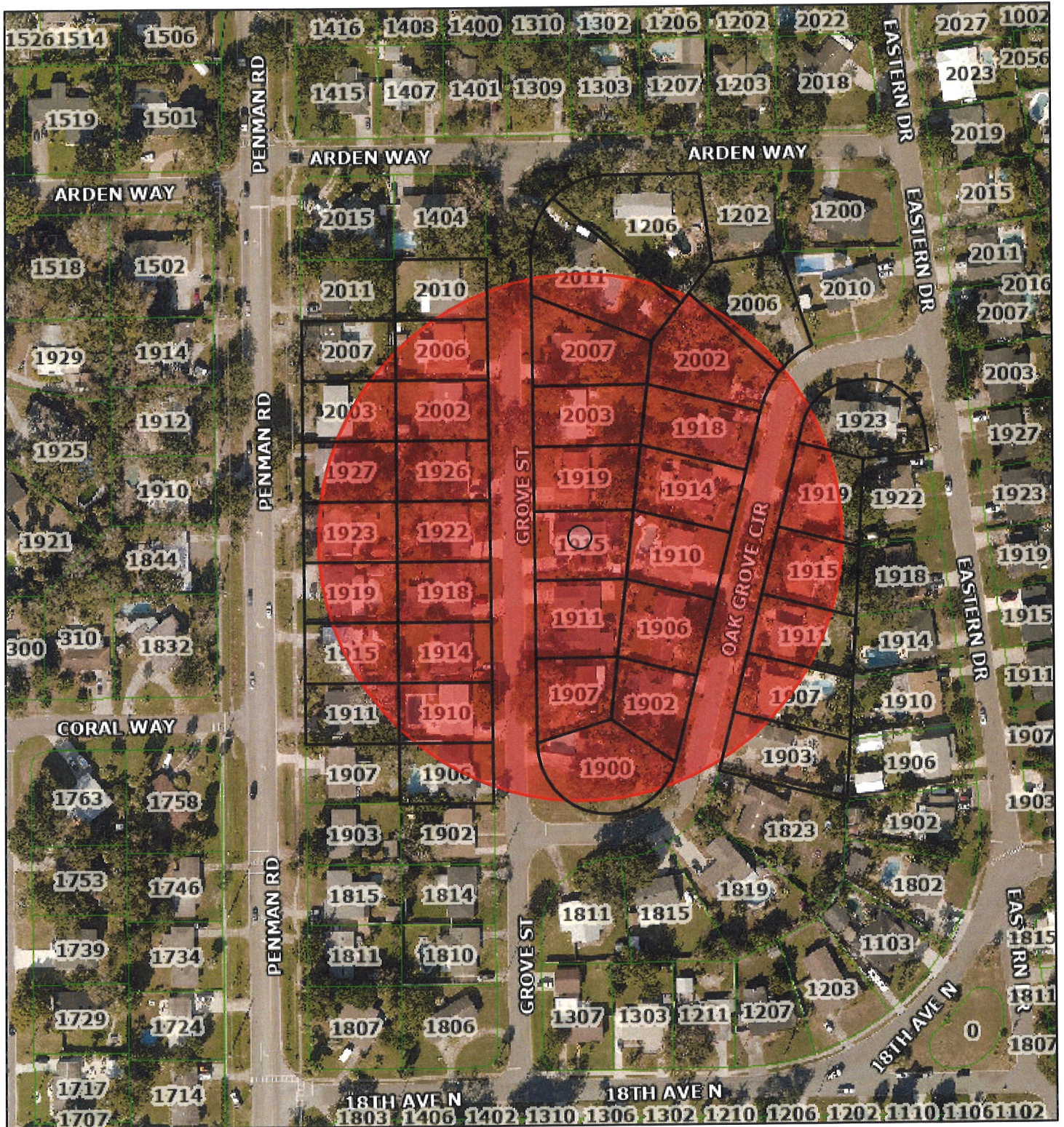
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Sheet1

MAY - 8 2024

PLANNING
DEPARTMENT

1915 Grove St	Replace Existing Driveway and Walkway in Front Yard with Pavers	Replace Existing Pavers and Driveway with Permeable Pavers
Lot size 8800 sqft	8800	8800
	Current	
Backyard		
House (Duval County Property Appraiser)	2145	2145
Pool Deck (26.2x20.8)-(30x15) Pool	615	615
North Patio (52x10)	520	520
South Patio (14x9)	126	126
Walkway Backyard (41x4)	164	164
Wooden Deck (15x7.3& 15x6) ~ 200 sqft (200/2)	100	100
Wooden deck with 1/4" gaps count as 50%		
Shed (9.9x8.1)	80	80
Pads (A/C & PE) (36"x53") & (35"x35")	21.75	21.75
Backyard Subtotal	3771.75	3771.75
Front Yard of House Proposed	Current	
Replace Driveway, Walkway and Porch with Permeable Pavers		
Driveway	1317	1342
Porch	70	70
Front Walkway North	212	196
Front Walkway South	0	48
Driveway, Walkway & Porch Subtotal	1599	1656
Minus 10% Waste per contractor		165
City Easement (19x12.5x15x12.5)	212	212
Revised Driveway, Walkway & Porch Subtotal	1387	1279
Pavers count as 50%		
Total Front Yard Coverage	1387	639.5
Removal of Existing Second Driveway		
Approximately (31x10) 310 sqft	310	0
City Easement (10x12.5)	125	
Total Lot Coverage	5033.75	4411.25
Percent Coverage	57%	50%



June 13, 2024

 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 1915 GROVE STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2209.5061

2209.5061
BOUNDARY SURVEY
DUVAL COUNTY

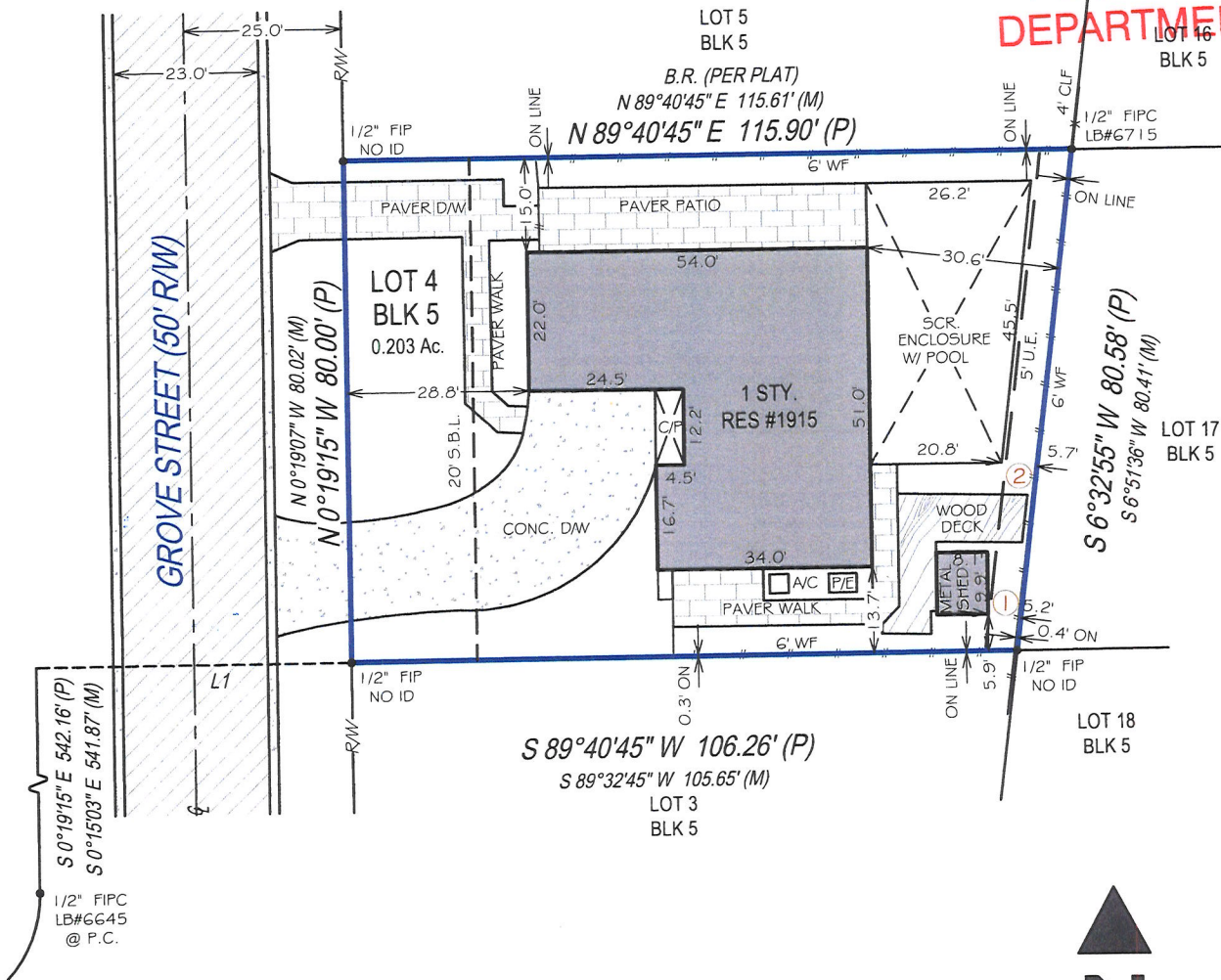
Current

24/00030

RECEIVED

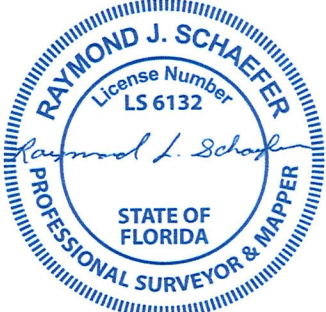
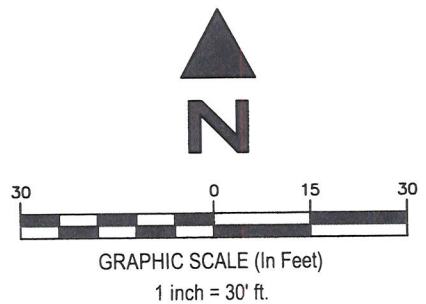
MAY - 8 2024

PLANNING
DEPARTMENT



LINE TABLE:
L1 S 89°40'45" W 50.00' (P)
S 89°40'45" W 50.00' (M)

SURVEYOR'S NOTES:
SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED
FENCE OWNERSHIP NOT DETERMINED.
U.E. - UTILITY EASEMENT



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

1. 6' WF OVER 5' UTILITY EASEMENT
2. WOOD DECK OVER 5' UTILITY EASEMENT



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE
MEMBERS

DATE SIGNED: 10/06/22
FIELD WORK DATE: 10/5/2022
REVISION DATE(S): (REV.0 10/6/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1915 GROVE STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2209.5061

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 89 DEGREES 40 MINUTES 45 SECONDS EAST IS BASED ON THE NORTHERLY PROPERTY LINE OF LOT 4, BLOCK 5, LOCATED WITHIN SAN PABLO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 96 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 4, BLOCK 5, SAN PABLO TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 96, OF THE CURRENT 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 nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. 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 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. 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.

10. 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 approximate center of
- the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

<table><tr><th>LINETYPES</th></tr><tr><td></td><td>Boundary Line</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Chain Link or Wire Fence</td></tr><tr><td></td><td>Easement</td></tr><tr><td></td><td>Edge of Water</td></tr><tr><td></td><td>Iron Fence</td></tr><tr><td></td><td>Overhead Lines</td></tr><tr><td></td><td>Structure</td></tr><tr><td></td><td>Survey Tie Line</td></tr><tr><td></td><td>Vinyl Fence</td></tr><tr><td></td><td>Wall or Party Wall</td></tr><tr><td></td><td>Wood Fence</td></tr><tr><th>SURFACE TYPES</th></tr><tr><td></td><td>Asphalt</td></tr><tr><td></td><td>Brick or Tile</td></tr><tr><td></td><td>Concrete</td></tr><tr><td></td><td>Covered Area</td></tr><tr><td></td><td>Water</td></tr><tr><td></td><td>Wood</td></tr><tr><th>SYMBOLS</th></tr><tr><td></td><td>Benchmark</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Central Angle or Delta</td></tr><tr><td></td><td>Common Ownership</td></tr><tr><td></td><td>Control Point</td></tr><tr><td></td><td>Catch Basin</td></tr></table>	LINETYPES		Boundary Line		Center Line		Chain Link or Wire Fence		Easement		Edge of Water		Iron Fence		Overhead Lines		Structure		Survey Tie Line		Vinyl Fence		Wall or Party Wall		Wood Fence	SURFACE TYPES		Asphalt		Brick or Tile		Concrete		Covered Area		Water		Wood	SYMBOLS		Benchmark		Center Line		Central Angle or Delta		Common Ownership		Control Point		Catch Basin	<table><tr><td></td><td>Elevation</td></tr><tr><td></td><td>Fire Hydrant</td></tr><tr><td></td><td>Find or Set Monument</td></tr><tr><td></td><td>Guywire or Anchor</td></tr><tr><td></td><td>Manhole</td></tr><tr><td></td><td>Tree</td></tr><tr><td></td><td>Utility or Light Pole</td></tr><tr><td></td><td>Well</td></tr></table> <table><tr><th>ABBREVIATIONS</th></tr><tr><td>(C) - Calculated</td></tr><tr><td>(D) - Deed</td></tr><tr><td>(F) - Field</td></tr><tr><td>(M) - Measured</td></tr><tr><td>(P) - Plat</td></tr><tr><td>(R) - Record</td></tr><tr><td>(S) - Survey</td></tr><tr><td>A/C - Air Conditioning</td></tr><tr><td>AE - Access Easement</td></tr><tr><td>ANE - Anchor Easement</td></tr><tr><td>ASBL - Accessory Setback Line</td></tr><tr><td>B/W - Bay/Box Window</td></tr><tr><td>BC - Block Corner</td></tr><tr><td>BFP - Backflow Preventer</td></tr><tr><td>BLDG - Building</td></tr><tr><td>BLK - Block</td></tr><tr><td>BM - Benchmark</td></tr><tr><td>BR - Bearing Reference</td></tr><tr><td>BRL - Building Restriction Line</td></tr><tr><td>BSMT - Basement</td></tr><tr><td>C - Curve</td></tr><tr><td>C/L - Center Line</td></tr></table>		Elevation		Fire Hydrant		Find or Set Monument		Guywire or Anchor		Manhole		Tree		Utility or Light Pole		Well	ABBREVIATIONS	(C) - Calculated	(D) - Deed	(F) - Field	(M) - Measured	(P) - Plat	(R) - Record	(S) - Survey	A/C - Air Conditioning	AE - Access Easement	ANE - Anchor Easement	ASBL - Accessory Setback Line	B/W - Bay/Box Window	BC - Block Corner	BFP - Backflow Preventer	BLDG - Building	BLK - Block	BM - Benchmark	BR - Bearing Reference	BRL - Building Restriction Line	BSMT - Basement	C - Curve	C/L - Center Line	<table><tr><td>C/P - Covered Porch</td></tr><tr><td>C/S - Concrete Slab</td></tr><tr><td>CATV - Cable TV Riser</td></tr><tr><td>CB - Concrete Block</td></tr><tr><td>CH - Chord Bearing</td></tr><tr><td>CHIM - Chimney</td></tr><tr><td>CLF - Chain Link Fence</td></tr><tr><td>CME - Canal Maintenance Easement</td></tr><tr><td>CO - Clean Out</td></tr><tr><td>CONC - Concrete</td></tr><tr><td>COR - Corner</td></tr><tr><td>CS/W - Concrete Sidewalk</td></tr><tr><td>CUE - Control Utility Easement</td></tr><tr><td>CVG - Concrete Valley Gutter</td></tr><tr><td>D/W - Driveway</td></tr><tr><td>DE - Drainage Easement</td></tr><tr><td>DF - Drain Field</td></tr><tr><td>DH - Drill Hole</td></tr><tr><td>DUE - Drainage & Utility Easement</td></tr><tr><td>ELEV - Elevation</td></tr><tr><td>EM - Electric Meter</td></tr><tr><td>ENCL - Enclosure</td></tr><tr><td>ENT - Entrance</td></tr><tr><td>EOP - Edge of Pavement</td></tr><tr><td>EOW - Edge of Water</td></tr><tr><td>ESMT - Easement</td></tr><tr><td>EUB - Electric Utility Box</td></tr><tr><td>F/DH - Found Drill Hole</td></tr><tr><td>FCM - Found Concrete Monument</td></tr><tr><td>FF - Finished Floor</td></tr><tr><td>FIP - Found Iron Pipe</td></tr><tr><td>FIPC - Found Iron Pipe & Cap</td></tr></table>	C/P - Covered Porch	C/S - Concrete Slab	CATV - Cable TV Riser	CB - Concrete Block	CH - Chord Bearing	CHIM - Chimney	CLF - Chain Link Fence	CME - Canal Maintenance Easement	CO - Clean Out	CONC - Concrete	COR - Corner	CS/W - Concrete Sidewalk	CUE - Control Utility Easement	CVG - Concrete Valley Gutter	D/W - Driveway	DE - Drainage Easement	DF - Drain Field	DH - Drill Hole	DUE - Drainage & Utility Easement	ELEV - Elevation	EM - Electric Meter	ENCL - Enclosure	ENT - Entrance	EOP - Edge of Pavement	EOW - Edge of Water	ESMT - Easement	EUB - Electric Utility Box	F/DH - Found Drill Hole	FCM - Found Concrete Monument	FF - Finished Floor	FIP - Found Iron Pipe	FIPC - Found Iron Pipe & Cap	<table><tr><td>FIR - Found Iron Rod</td></tr><tr><td>FIRC - Found Iron Rod & Cap</td></tr><tr><td>FN - Found Nail</td></tr><tr><td>FN&D - Found Nail & Disc</td></tr><tr><td>FRRSPK - Found Rail Road Spike</td></tr><tr><td>GAR - Garage</td></tr><tr><td>GM - Gas Meter</td></tr><tr><td>ID - Identification</td></tr><tr><td>IE/EE - Ingress/Egress Easement</td></tr><tr><td>ILL - Illegible</td></tr><tr><td>INST - Instrument</td></tr><tr><td>INT - Intersection</td></tr><tr><td>IRRE - Irrigation Easement</td></tr><tr><td>L - Length</td></tr><tr><td>LAE - Limited Access Easement</td></tr><tr><td>LB# - License No. (Business)</td></tr><tr><td>LBE - Limited Buffer Easement</td></tr><tr><td>LE - Landscape Easement</td></tr><tr><td>LME - Lake/Landscape Maintenance Easement</td></tr><tr><td>LS# - License No. (Surveyor)</td></tr><tr><td>MB - Map Book</td></tr><tr><td>ME - Maintenance Easement</td></tr><tr><td>MES - Mitered End Section</td></tr><tr><td>MF - Metal Fence</td></tr><tr><td>MH - Manhole</td></tr><tr><td>MHWL - Mean High Water Line</td></tr><tr><td>NR - Non-Radial</td></tr><tr><td>NTS - Not to Scale</td></tr><tr><td>NAVD88 - North American Vertical Datum 1988</td></tr><tr><td>NGVD29 - National Geodetic Vertical Datum 1929</td></tr><tr><td>OG - On Ground</td></tr></table>	FIR - Found Iron Rod	FIRC - Found Iron Rod & Cap	FN - Found Nail	FN&D - Found Nail & Disc	FRRSPK - Found Rail Road Spike	GAR - Garage	GM - Gas Meter	ID - Identification	IE/EE - Ingress/Egress Easement	ILL - Illegible	INST - Instrument	INT - Intersection	IRRE - Irrigation Easement	L - Length	LAE - Limited Access Easement	LB# - License No. (Business)	LBE - Limited Buffer Easement	LE - Landscape Easement	LME - Lake/Landscape Maintenance Easement	LS# - License No. (Surveyor)	MB - Map Book	ME - Maintenance Easement	MES - Mitered End Section	MF - Metal Fence	MH - Manhole	MHWL - Mean High Water Line	NR - Non-Radial	NTS - Not to Scale	NAVD88 - North American Vertical Datum 1988	NGVD29 - National Geodetic Vertical Datum 1929	OG - On Ground	<table><tr><td>ORB - Official Records Book</td></tr><tr><td>ORV - Official Record Volume</td></tr><tr><td>O/A - Overall</td></tr><tr><td>O/S - Offset</td></tr><tr><td>OFF - Outside Subject Property</td></tr><tr><td>OH - Overhang</td></tr><tr><td>OHL - Overhead Utility Lines</td></tr><tr><td>OHWL - Ordinary High Water Line</td></tr><tr><td>ON - Inside Subject Property</td></tr><tr><td>P/E - Pool Equipment</td></tr><tr><td>PB - Plat Book</td></tr><tr><td>PC - Point of Curvature</td></tr><tr><td>PCC - Point of Compound Curvature</td></tr><tr><td>PCP - Permanent Control Point</td></tr><tr><td>PI - Point of Intersection</td></tr><tr><td>PLS - Professional Land Surveyor</td></tr><tr><td>PLT - Planter</td></tr><tr><td>POB - Point of Beginning</td></tr><tr><td>POC - Point of Commencement</td></tr><tr><td>PRC - Point of Reverse Curvature</td></tr><tr><td>PRM - 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SEP - Septic Tank																																																																																																																																																																																																																												
SEW - Sewer																																																																																																																																																																																																																												
SIRC - Set Iron Rod & Cap																																																																																																																																																																																																																												
SMWE - Storm Water Management Easement																																																																																																																																																																																																																												
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STL - Survey Tie Line																																																																																																																																																																																																																												
STY - Story																																																																																																																																																																																																																												
SV - Sewer Valve																																																																																																																																																																																																																												
SWE - Sidewalk Easement																																																																																																																																																																																																																												
TBM - Temporary Bench Mark																																																																																																																																																																																																																												
TEL - Telephone Facilities																																																																																																																																																																																																																												
TOB - Top of Bank																																																																																																																																																																																																																												
TUE - Technological Utility Easement																																																																																																																																																																																																																												
TWP - Township																																																																																																																																																																																																																												
TX - Transformer																																																																																																																																																																																																																												
TYP - Typical																																																																																																																																																																																																																												
UE - Utility Easement																																																																																																																																																																																																																												
UG - Underground																																																																																																																																																																																																																												
UP - Utility Pole																																																																																																																																																																																																																												
UR - Utility Riser																																																																																																																																																																																																																												
VF - Vinyl Fence																																																																																																																																																																																																																												
W/C - Witness Corner																																																																																																																																																																																																																												
W/F - Water Filter																																																																																																																																																																																																																												
WF - Wood Fence																																																																																																																																																																																																																												
WM - Water Meter/Valve Box																																																																																																																																																																																																																												
WV - Water valve																																																																																																																																																																																																																												

CERTIFIED TO:

DEANNA L. CAREY AND WILLIAM F. CAREY, JR. A/K/A WILLIAM F. CAREY; VYSTAR TITLE AGENCY, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; VYSTAR CREDIT UNION

DATE SIGNED: 10/06/22

BUYER: DEANNA L. CAREY AND WILLIAM F. CAREY, JR. A/K/A WILLIAM F. CAREY

LENDER: VYSTAR CREDIT UNION

TITLE COMPANY: VYSTAR TITLE AGENCY, LLC

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 223857

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE 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, PANEL NUMBER 0417 DATED 11/02/2018.



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 1915 GROVE STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2209.5061

RECEIVED

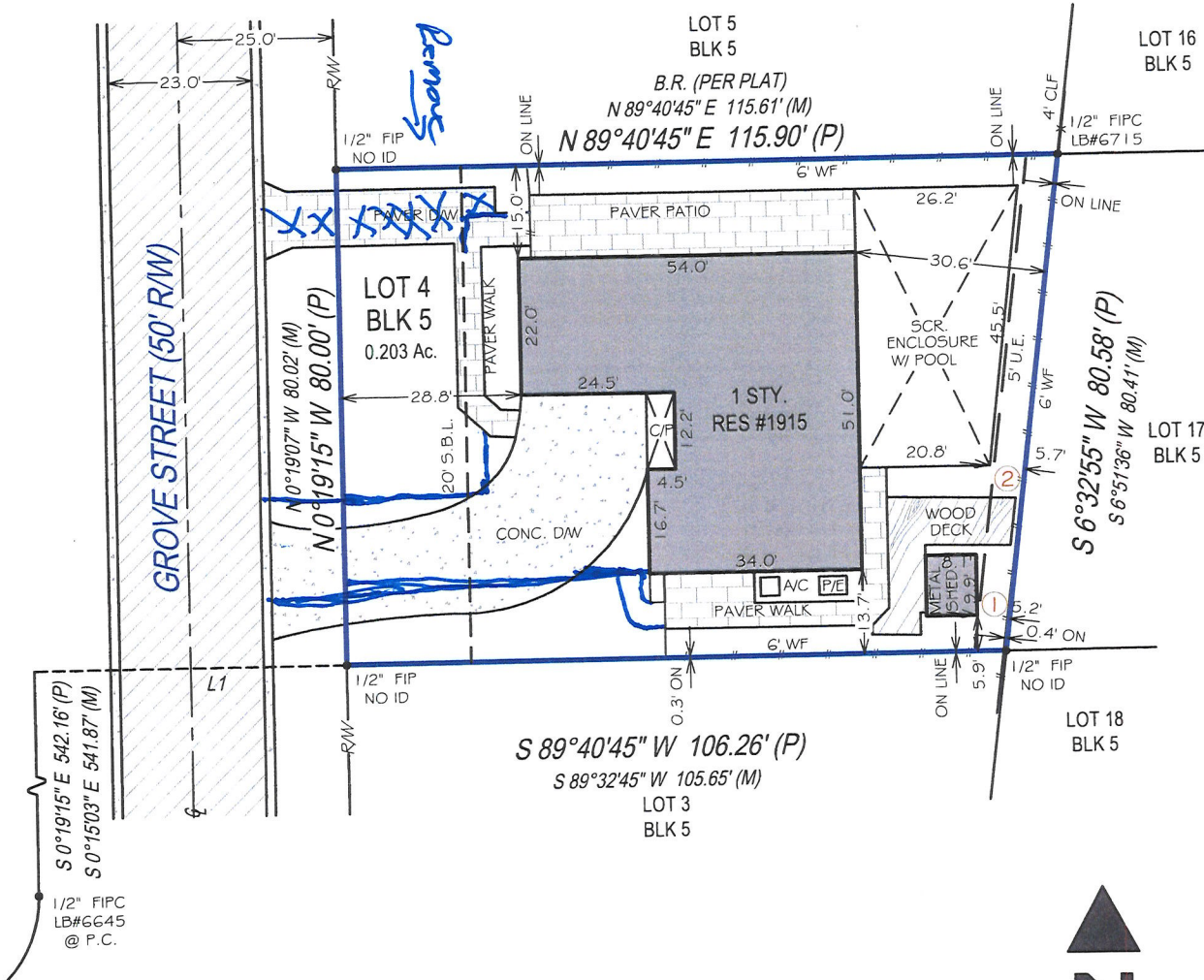
2209.5061
BOUNDARY SURVEY
DUVAL COUNTY

24-100930

Proposed

MAY - 8 2024

PLANNING
DEPARTMENT



LINE TABLE:
L1 S 89°40'45" W 50.00' (P)
S 89°40'45" W 50.00' (M)

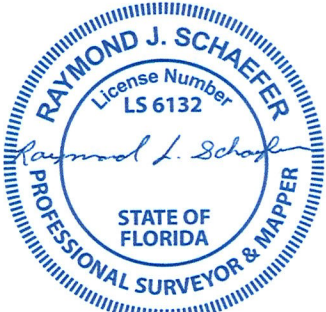
SURVEYOR'S NOTES:
SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED
FENCE OWNERSHIP NOT DETERMINED.
U.E. - UTILITY EASEMENT

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

1. 6' WF OVER 5' UTILITY EASEMENT 2. WOOD DECK OVER 5' UTILITY EASEMENT



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE
MEMBERS

DATE SIGNED: 10/06/22
FIELD WORK DATE: 10/5/2022
REVISION DATE(S): (REV.0 10/6/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1915 GROVE STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2209.5061

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 89 DEGREES 40 MINUTES 45 SECONDS EAST IS BASED ON THE NORTHERLY PROPERTY LINE OF LOT 4, BLOCK 5, LOCATED WITHIN SAN PABLO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 96 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 4, BLOCK 5, SAN PABLO TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 96, OF THE CURRENT 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 nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. 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 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. 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.

10. 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 approximate center of
- the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS	
(C)	Calculated
(D)	Deed
(F)	Field
(M)	Measured
(P)	Plat
(R)	Record
(S)	Survey
A/C	Air Conditioning
AE	Access Easement
ANE	Anchor Easement
ASBL	Accessory Setback Line
B/W	Bay/Box Window
BC	Block Corner
BFP	Backflow Preventer
BLDG	Building
BLK	Block
BM	Benchmark
BR	Bearing Reference
BRL	Building Restriction Line
BSMT	Basement
C	Curve
C/L	Center Line

C/P	Covered Porch
C/S	Concrete Slab
CATV	Cable TV Riser
CB	Concrete Block
CH	Chord Bearing
CHIM	Chimney
CLF	Chain Link Fence
CME	Canal Maintenance Easement
CO	Clean Out
CONC	Concrete
COR	Corner
CS/W	Concrete Sidewalk
CUE	Control Utility Easement
CVG	Concrete Valley Gutter
D/W	Driveway
DE	Drainage Easement
DF	Drain Field
DH	Drill Hole
DUE	Drainage & Utility Easement
ELEV	Elevation
EM	Electric Meter
ENCL	Enclosure
ENT	Entrance
EOP	Edge of Pavement
EOW	Edge of Water
ESMT	Easement
EUB	Electric Utility Box
F/DH	Found Drill Hole
FCM	Found Concrete Monument
FF	Finished Floor
FIP	Found Iron Pipe
FIPC	Found Iron Pipe & Cap

FIR	Found Iron Rod
FIRC	Found Iron Rod & Cap
FN	Found Nail
FN&D	Found Nail & Disc
FRRSPK	Found Rail Road Spike
GAR	Garage
GM	Gas Meter
ID	Identification
IE/EE	Ingress/Egress Easement
ILL	Illegible
INST	Instrument
INT	Intersection
IRRE	Irrigation Easement
L	Length
LAE	Limited Access Easement
LB#	License No. (Business)
LBE	Limited Buffer Easement
LE	Landscape Easement
LME	Lake/Landscape Maintenance Easement
LS#	License No. (Surveyor)
MB	Map Book
ME	Maintenance Easement
MES	Mitered End Section
MF	Metal Fence
MH	Manhole
MHWL	Mean High Water Line
NR	Non-Radial
NTS	Not to Scale
NAVD88	North American Vertical Datum 1988
NGVD29	National Geodetic Vertical Datum 1929
OG	On Ground

ORB	Official Records Book
ORV	Official Record Volume
O/A	Overall
O/S	Offset
OFF	Outside Subject Property
OH	Overhang
OHL	Overhead Utility Lines
OHWL	Ordinary High Water Line
ON	Inside Subject Property
P/E	Pool Equipment
PB	Plat Book
PC	Point of Curvature
PCC	Point of Compound Curvature
PCP	Permanent Control Point
PI	Point of Intersection
PLS	Professional Land Surveyor
PLT	Planter
POB	Point of Beginning
POC	Point of Commencement
PRC	Point of Reverse Curvature
PRM	Permanent Reference Monument
PSM	Professional Surveyor & Mapper
PT	Point of Tangency
PUE	Public Utility Easement
R	Radius or Radial
R/W	Right of Way
RES	Residential
RGE	Range
ROE	Roof Overhang Easement
RP	Radius Point

S/W	Sidewalk
SBL	Setback Line
SCL	Survey Closure Line
SCR	Screen
SEC	Section
SEP	Septic Tank
SEW	Sewer
SIRC	Set Iron Rod & Cap
SMWE	Storm Water Management Easement
SN&D	Set Nail and Disc
SQFT	Square Feet
STL	Survey Tie Line
STY	Story
SV	Sewer Valve
SWE	Sidewalk Easement
TBM	Temporary Bench Mark
TEL	Telephone Facilities
TOB	Top of Bank
TUE	Technological Utility Easement
TWP	Township
TX	Transformer
TYP	Typical
UE	Utility Easement
UG	Underground
UP	Utility Pole
UR	Utility Riser
VF	Vinyl Fence
W/C	Witness Corner
W/F	Water Filter
WF	Wood Fence
WM	Water Meter/Valve Box
WV	Water valve

CERTIFIED TO:

DEANNA L. CAREY AND WILLIAM F. CAREY, JR. A/K/A WILLIAM F. CAREY; VYSTAR TITLE AGENCY, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; VYSTAR CREDIT UNION

DATE SIGNED: 10/06/22

BUYER: DEANNA L. CAREY AND WILLIAM F. CAREY, JR. A/K/A WILLIAM F. CAREY

LENDER: VYSTAR CREDIT UNION

TITLE COMPANY: VYSTAR TITLE AGENCY, LLC

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 223857

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE 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, PANEL NUMBER 0417 DATED 11/02/2018.



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210

Danevsky Joseph

From: William Carey <careywf@yahoo.com>
Sent: Saturday, June 8, 2024 2:43 PM
To: Danevsky Joseph
Subject: 1915 Grove St

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Deck distance from fence





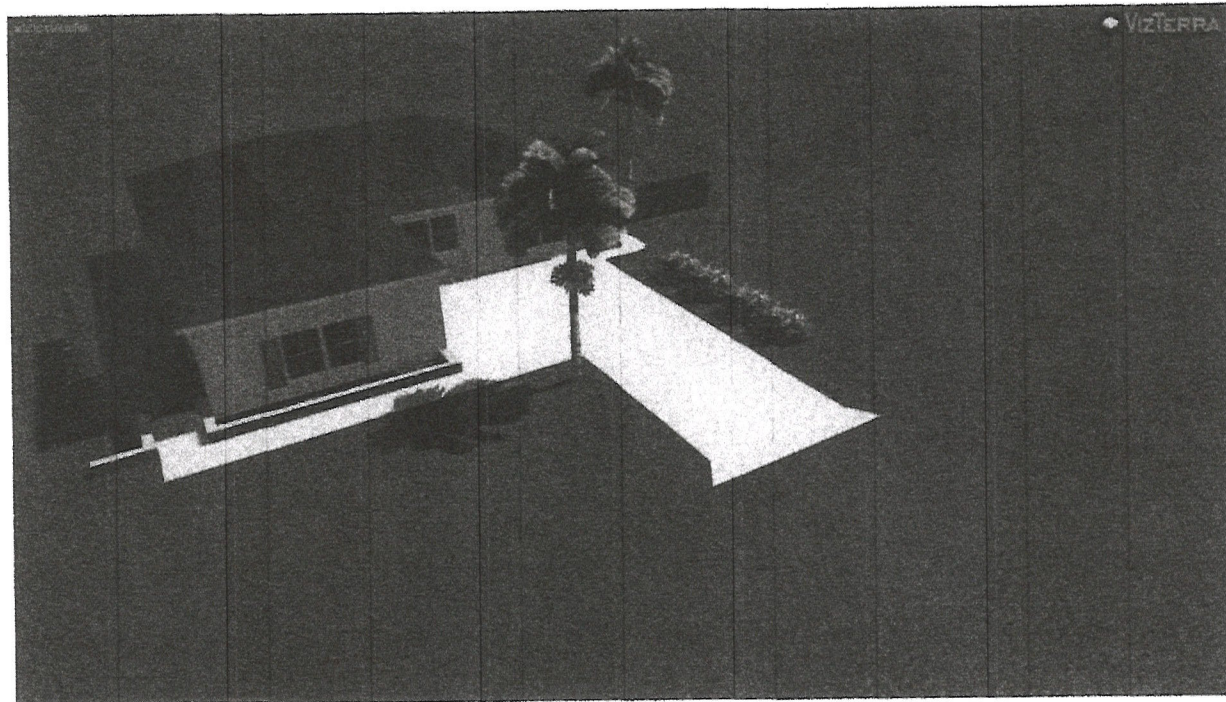
William F Carey Jr
904-923-7313
Sent from my iPhone

24-100030

RECEIVED

MAY - 8 2024

PLANNING
DEPARTMENT





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	06/12/2024
SUBJECT:	BOA #24-100031 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, July 2, 2024 Board of Adjustment Meeting.

BOA #24-100031

ZONING: CS
RE NO.: 175539-0000
LEGAL: Lot 1,2,3,4, Block 6, *Pablo Beach South*
ADDRESS: 510 Shetter Ave

REQUEST:

Section(s): 34-377, deviation from parking standards, for zero parking spaces in lieu of required parking, 34-425, deviation from landscape standards, for no permit, parking or other landscape buffers and shade trees in lieu of all required landscaping, 34-344(e)(3)(a), for a northerly and southerly front setback of 2 feet in lieu of 10 feet minimum, for construction of a Paddle Tennis facility, **located at property addressed** 510 Shetter Ave, **RE#** 175539-0000, **legally described as** Lot 1,2,3,4, Block 6, *Pablo Beach South*

EXISTING CONDITIONS:

The subject property is an existing lot of record (circa 1909) located in the Commercial future land use category. The property is currently located in the Commercial service: CS zoning district. The subject property is a legal conforming lot that measures 240 feet in width and 131 feet in depth on the north and 50 feet in width and 131 feet in depth on the southern portion of the parcel facing 1st Ave S with an area of 37,990 square feet. The property is uniquely shaped, with frontages on multiple streets, but in an atypical and irregular shape. The property currently has a discontinued nursery, a yoga studio, and associated parking, with a building constructed in 1955. The current parking is substandard and only partially paved. Additionally, the existing parking is currently allocated to the existing yoga studio. The southern portion of the property facing 1st Ave S. is vacant. The structures and parcel predate the existing LDC. The applicant is applying for this variance for deviation from parking standards, for zero additional parking spaces in lieu of required parking, deviation from landscape standards, for no permit, parking or other landscape buffers and shade trees in lieu of all required landscaping, for a northerly and southerly front setback of 2 feet in lieu of 10 feet minimum, for construction of a Paddle Tennis facility.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1955 as a retail property. The property is currently and partially used for a yoga studio and a discontinued nursery. The majority of the property is currently vacant, with only the remnants of the former nursery occupying the site. The applicant is proposing a substantial renovation and change in use, converting the parcel into a paddle tennis facility. The applicant has proposed the construction of 5 paddle tennis courts along the unoccupied portion of the property. Given the size and shape of the lot, it is difficult to accommodate all the required standards for parking and landscaping. The current LDC does not have a specific standard for parking for tennis courts. The applicant has supplied a number of examples of other Florida cities and counties that do have standards, and all consistently require two spaces per court. Staff agree that this is a reasonable standard, and would apply that standard here. Staff has concerns that the current design proposed doesn't provide for any additional parking, and the existing use of a yoga studio does not have any opposing hours of operation, and both entities will be open to the public with overlapping hours of operation. The code does allow for shared parking, but only under the condition that the uses do not use the parking at the same time. Staff proposes that the design be amended to allow for the 10 off street parking spaces, and either rearrange the court configurations, or reduce the number of courts to allow for adequate parking. Based on the staff's preliminary review, a reduction in one court would likely provide the needed space for 8 to 10 parking spaces, as needed based on the number of courts.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: None
- Minimum lot width: None
- Minimum yards:
 - o Front yard: Ten (10) feet.
 - o Side yard: None, except where adjacent to streets. If adjacent to a street, ten (10) feet. For a corner lot, the side yard on the corner shall be ten (10) feet
 - o Rear yard: None
- Floor area: None
- Maximum lot coverage: Eighty-five (85) percent.
- Height: Thirty-five (35) feet.

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. As previously noted, the shape and location of the parcel makes its use for traditional commercial difficult, and creates conflicts with providing all the required elements as dictated by the LDC.

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

Staff does not find that circumstances are a result of the applicant. The property is an existing lot of record, and has existed in its current, irregular state for decades. It is important to note that the design of their proposed use could be altered to accommodate at least some design requirements, and that the lack of additional parking is a result of the design, not the property.

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 reduction / elimination of landscaping and reduction in parking is a common issue created by irregular and substandard lots, and relief has been granted in similar circumstances within the CS zoning district. Staff would argue that providing no additional parking on such a large lot would constitute a special privilege, and have therefore proposed the inclusion of additional parking as a condition of this request.

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. It is clear that the subject lot has a complicated shape that makes it difficult to use for traditional commercial uses, and more intense uses would create an even larger disparity between what is required and what could be provided. Without some relief, it would be difficult to construct the proposed facility.

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 not** find that the requested variances are the minimum variance needed to accommodate the proposed new use. As the staff has suggested, the need for parking in this portion of the city is substantial. There are many intense uses that all have high parking demands. Staff feels a reduction in landscaping and other standards is a reasonable trade-off for the reactivation of the vacant portion of the property, but that the request to provide no new parking is outside what would be the minimum relief needed to accommodate the use. The site could be arranged differently to accommodate some parking at the proposed reduced rate.

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 reactivation of existing commercial is a specific goal and policy of the Future Land Use element of the 2030 Comprehensive Plan. The reuse of this property is consistent with that goal.

STAFF RECOMMENDATION:

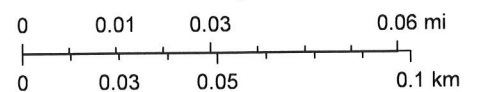
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100031 with the following condition: The site must provide required off-street parking, at the rate of 2 spaces per tennis court on-site, but would not have to meet the required perimeter and internal landscape standards. The total parking space number will be determined by the number of courts.**

ATTACHMENTS:

1. 24-100031pics
2. 24-100031



1:2,257



Current

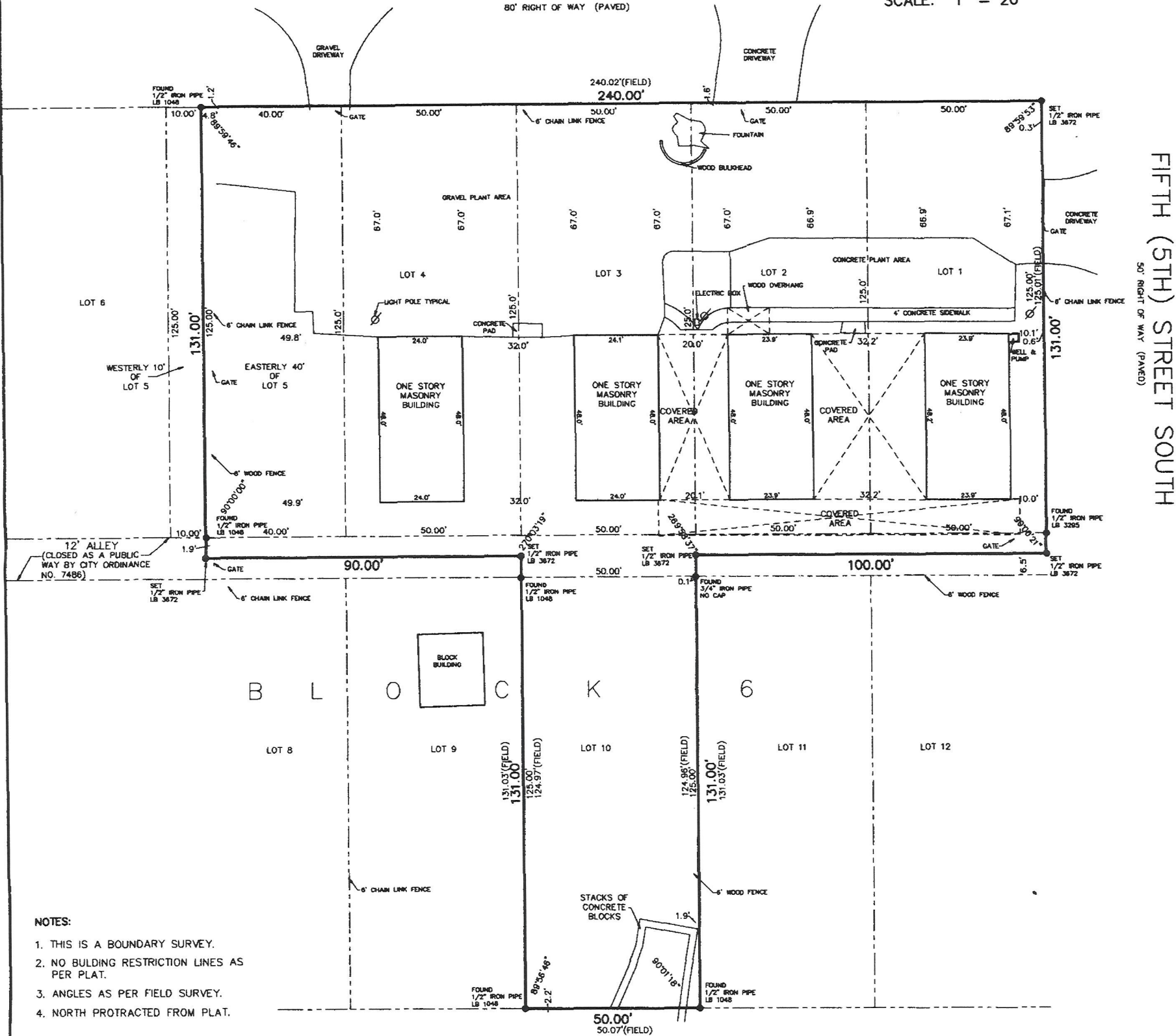
MAP SHOWING SURVEY OF

LOTS 1, 2, 3, 4 & THE EASTERLY 40 FEET OF LOT 5 TOGETHER WITH THE
NORTHERLY 6 FEET OF THE 12 FOOT ALLEY ADJACENT TO SAID LOTS AND LOT 10
TOGETHER WITH THE SOUTHERLY 6 FEET OF THE 12 FOOT ALLEY ADJACENT TO
LOT 10, BLOCK 6, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE
28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
MAY 10 2024
PLANNING
DEPARTMENT

SHETTER AVENUE
80' RIGHT OF WAY (PAVED)

SCALE: 1" = 20'



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

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD
ZONE "X" (AREA OUTSIDE THE 500 YEAR FLOOD PLAIN) AS
WELL AS CAN BE DETERMINED FROM THE " FLOOD
INSURANCE RATE MAP" PANEL NUMBER 120078 0001 D,
REVISED APRIL 17, 1989 FOR JACKSONVILLE BEACH,
FLORIDA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM
STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE
SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS
AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED
FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND
SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE
POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT
WHICH IS SPECIFIED THEREIN.

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

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

- property 37,990 sqft
 - courts 10,890 sqft
 - buildings 6,192 sqft
 - concrete 3,131 sqft
- 20,213 sqft



9am April 20th



6pm April 18th



8pm April 22



9am April 24th



4pm April 24th



9am April 25th

The Padel Gardens Frontage



Current Shetter Road frontages





APPLICATION FOR VARIANCE

BOA No. 24-100031
HEARING DATE 7/2/24

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

REQUIRED DOCUMENTATION

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

RECEIVED

MAY 10 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Jeff Millaire **Telephone:** 207-4642
Mailing Address: 425 Oceanwood Dr Neptune Beach FL 32266 **E-Mail:** OceanKultureRealty@aol

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

Landowner Name: Hank and Susan Woodburn **Telephone:** 613-6800
Mailing Address: 2315 Beach Blvd Suite 203 Jacksonville Beach FL **E-Mail:** hwoodburn@adventurela

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: 510 Shetter ave Jacksonville Beach FL 32250 175539
Legal description of property (Attach copy of deed): 3-28 33-2S-29E PABLO BEACH SOUTH LOTS 1,2,3,4 B
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).

We are asking for parking to require 2 parking spots per court. I have precedent of other counties requiring 2 parking spots per court. I also

That people will walk over from other businesses and apartments, ride bikes, ride e-bikes, drive golf carts, uber, families friends and dates ride share and some people will drive their own car.

We are also asking that these temporary structure courts be allowed close to the lot lines. They are temporary structures that can be taken down within a day.

We also want to improve the parking lot with gravel and pavers rather than black top helping lot coverage and permeability.

AFFIDAVIT

I, Jeff Millaire, 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.

Jeff Millaire
APPLICANT SIGNATURE
PRINT APPLICANT NAME
DATE 5-10-24

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of May, 2024, by Jeff Millaire, who is personally known to me or produced drivers license as identification.

Mandy Turner Bramlitt
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: Cs FLOOD ZONE: _____
CODE SECTION (S): _____



APPLICATION FOR VARIANCE

BOA No. _____

HEARING DATE _____

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

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Mailing Address: 425 Oceanwood Dr Neptune Beach FL 32266 **E-Mail:** OceanKultureRealty@aol

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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):

We are asking for parking to require 2 parking spots per court. I have precedent of other counties requiring 2 parking spots per court. I also

That people will walk over from other businesses and apartments, ride bikes, ride e-bikes, drive golf carts, uber, families friends and dates ride share and some people will drive their own car.

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APPLICANT SIGNATURE Jeff Millaire 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 _____ day of _____, 20____, by _____, 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: _____ FLOOD ZONE: _____

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24-100031

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	
Special circumstances and conditions do not result from the actions of the applicant.	No	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	no	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	no	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	There is currently no written requirements for parking spots per tennis, pickle or padel courts in city ordinance.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	This will be a social, fitness and recreational focused business for all age groups of people enjoy the active lifestyle of the beaches.



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

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

ACCOUNT NUMBER: 175544-0000

ESCROW CODE/COMPANY :

LOCATION ADDRESS: S 1ST AVE,
JACKSONVILLE BEACH,
32250

LEGAL DESCRIPTION: 3-28 33-2S-29E
PABLO BEACH SOUTH
LOT 10 BLK 6

C SIDE NURSERY INC
2315 BEACH BLVD SUITE 203
JACKSONVILLE BEACH, FL 32250

RECEIVED
MAY 10 2024
**PLANNING
DEPARTMENT**

AD VALOREM TAXES FOR REAL ESTATE

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	126,487	0	126,487	8.0262	1,015.21	
ST JOHNS RIVER WTR MGN	126,487	0	126,487	0.1793	22.68	
FL INLAND NAVIGATION	126,487	0	126,487	0.0288	3.64	
USD2-JAX BEACH	126,487	0	126,487	3.9947	505.28	
SCHOOLS						
SCH DISCRETIONARY	126,487	0	126,487	0.7480	94.61	
SCH CAPITAL OUTLAY	126,487	0	126,487	1.5000	189.73	
SCHOOLS-LOCAL	126,487	0	126,487	3.1830	402.61	
SCHOOLS-VTR APPRVD	126,487	0	126,487	1.0000	126.49	

AD VALOREM TOTALS

MILL CODE: USC

18.6600

\$2,360.25

NON-AD VALOREM ASSESSMENTS FOR SERVICES

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

REMARKS:

PAYMENTS MUST BE MADE IN US FUNDS.

IF PAID BY:

Mar 31, 2024

**PLEASE PAY
ONE AMOUNT:**

\$0.00

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

DUVAL COUNTY 2023 PAID REAL ESTATE

ACCOUNT NUMBER: 175544-0000

ESCROW CODE/COMPANY:

LOCATION ADDRESS: S 1ST AVE,
JACKSONVILLE BEACH,
32250

ALTERNATE KEY: 1362047

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

IF PAID BY:	PLEASE PAY ONE AMOUNT:
Mar 31, 2024	\$0.00
TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 175544-0000	

RETURN WITH PAYMENT

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

04/01/2024
On File

24040100003025
-2360.25

RECEIVED

MAY 10 2024

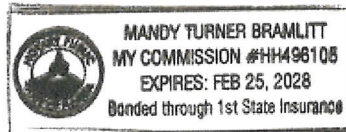
PLANNING
DEPARTMENT

FLORIDA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐
online notarization, this 29th day of April, 2024 by Mandy Turner Bramlitt
(Name of Person Acknowledging).

(Seal)



Mandy Turner Bramlitt
Signature of Notary Public
Mandy Turner Bramlitt
Print, Type or Stamp Name of Notary

Personally Known ☒
OR Produced Identification: ☐
Type of Identification Produced: _____

Mandy Bramlitt

To:
Subject:

City of Jax Beach
FW: Site Plan for 510 Shetter Ave., Jacksonville Beach

RECEIVED

MAY 10 2024

**PLANNING
DEPARTMENT**

From: Hank Woodburn <hwoodburn@adventurelanding.com>
Sent: Monday, April 29, 2024 9:42 AM
To: Mandy Bramlitt <mbramlitt@adventurelanding.com>
Subject: Site Plan for 510 Shetter Ave., Jacksonville Beach

To Whom it may concern,

As owners of the property, we have given permission to Jeff Millaire to seek plan approval for the installation of Padel Tennis Courts on the vacant property that was occupied by Holiday Nursery and Garden Center. We understand he will be seeking variances for the project and we feel that the completed project will be a huge asset to the citizens of Jacksonville Beach and surrounding areas.

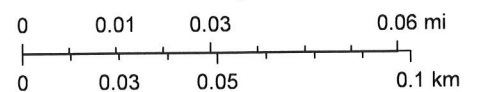
Thank you,
Second Hand Rose Nursery and Landscaping Inc.

Hank Woodburn

Hank Woodburn
President
904-613-6800



1:2,257



CHECKED BY: _____	FILE: 2007-1240	DRAWN BY: <u>AJS</u>	BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: <u>OCTOBER 30, 2007</u>	SHEET <u>1</u> OF <u>1</u>
-------------------	-----------------	----------------------	--	-------------------------------	----------------------------

- property 37,990 sqft
 - courts 10,890 sqft
 - buildings 6,192 sqft
 - concrete 3,131 sqft
- 20,213 sqft

The Padel Gardens

510 Shetter ave, Jacksonville Beach FL



- First facility of it's kind in North Florida.
- Pickle Ball is the fastest growing racket sport in America
- Padel Tennis is the fastest growing racket sport in the world.
- Like Pickle it's easy to learn; It is easy to learn and but takes a life time to master.
- Perfect fit for the active, health minded lifestyle at the beaches.
- Promotes socializing, fellowship and creates a friendly, welcoming vibe to people of all races, genders and ages.
- Positive effect recreationally and socially for the community.

The Padel Gardens is asking for a variance of 2 parking spots per court

- Precedent of other counties (attached at the end)
- Walkers from local apartments, businesses and hotel/ AB&B's
- Bikers, skaters, scooters and runners
- E-Bikes, E-Scooters and electric skateboards
- Golf carts that can fit two to a space
- Uber and other ride share services
- Families coming together
- Couples coming together
- Friends coming together

Attachment 1 : Pictures of Parking lot of 510 Shetter ave between 9am - 10 pm

Attachment 2 : Ordinances from other counties requiring 2 parking spots per court



9am April 20th



6pm April 18th



8pm April 22



9am April 24th



4pm April 24th



9am April 25th

The Following are different
counties that were
available on municode.com
that have written “Parking
per court ordinances.”



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
CURRENT PLANNING ACTIVITY
123 W. Indiana Avenue, DeLand, FL 32720
(386) 736-5959

TO: Planning and Land Development Regulation Commission

DATE: April 10, 2012

SUBJECT: Ordinance No. 2012-XXX. County ordinance amending the minimum parking standards and other related items of the zoning and land development code.

STAFF: Becky Mendez, AICP, Senior Planning Manager

In 1981 Volusia County adopted minimum parking requirements for specific land uses. The logic behind minimum parking standards is simple; if development projects do not provide adequate off-street parking then spillover onto local streets may occur, causing congestion and/or inconvenience. Typically, parking requirements are based on peak demand to avoid this issue. While it is sensible to establish off-street parking standards, requiring too much parking can have unintended consequences.

County council approved reduced parking as an implementation strategy during the April 24, 2008 Smart Growth public workshop. Council directed staff to find ways to reduce impervious parking areas associated with new development. Minimum parking requirements have influenced the land use decisions and urban form of the county. Providing more than enough free parking takes up land area, spreads development out by separating uses, and increases travel distances. Cars (not transit) become the obvious choice of transportation because it is the cheapest, fastest and most convenient mode. Excessive impervious surface areas negatively influence the environment and the visual ambience of a neighborhood. Council identified off-street parking requirements as an issue to be addressed, but eliminating free parking altogether, or establishing maximums instead of minimums, is not always reasonable.

Therefore, staff has reviewed the existing minimum parking regulations and suggests the following revisions to the zoning and land development code (Chapter 72, County Code of Ordinances):

1. Eliminate peak demand parking requirements

Staff recommends an approximately 20 percent average reduction in minimum parking requirements for all land use types. A few of the minimum parking standards increased, while others, like retail sales for example, were reduced by more than 50 percent.

Example: A proposed 9,100 square foot retail building:

- Currently, a minimum of 40 spaces or 6,840 sq ft of pavement is required
- Proposed, a minimum of 18 spaces or 3,078 sq ft of pavement is required

This scenario potentially eliminates 3,762 square feet of pavement for each retail building of

Change Table. February 17, 2012.

Government buildings	--	Requires parking study in accordance with section 72-286 (5)	Previously 4 per 1,000	NA
House of worship	--	10 per 1,000 sq. ft of assembly area	Reduced from 1 per 40 sq.ft. Assuming 1,000 sq ft of assembly area.	-15
Library	--	5 per 1,000 sq. ft. of GFA in accordance with policy 15.2.3.2 of the comprehensive plan.	Increased standard from 1 per 300 to comply with comp plan. Assuming a 5,000 sq. ft. building.	+8
Marina	Boat ramp Wet slip Dry storage Club house	8 car-boat trailer spaces per ramp 1 per 3 slips 1 per 3 slips 4 per 1,000 sq. ft. of GFA	Revised standard. Assuming 1 ramp, 10 slips and a 5,000 sq ft clubhouse.	-12
Outdoor Recreational Uses:	Baseball field	20 per field, or 8 per acre for multipurpose uses	No change.	0
	Softball field	20 per field, or 8 per acre for multipurpose uses		
	Soccer field	20 per field, or 8 per acre for multipurpose uses		
	Basketball court	5 per court		
	Volleyball court	5 per court		
	Tennis court	2 per court		
	Racquetball	2 per court		
	Shuffleboard	2 per court		
	Playground	10 per site		
	Fishing pier	1 per 50 linear feet		
Schools	Jogging trail	2 per trail head	Revised standard. Assuming 5 classrooms, 15 staff members, 75 children within a 5,000	NA +5 -25
	Open "free play"	8 spaces per acre		
	Picnic area	1 per table		
	Campsite	1 per site		
	Art/Dance Parochial/Private Professional	3 per 1,000 sq. ft. of GFA 1 per classroom, plus 1 per employee 3 per 1,000 sq. ft. of GFA Requires parking study in accordance with		

Melbourne, FL

Code of Ordinances

- CITY CODE OF MELBOURNE, FLORIDA
- SUPPLEMENT HISTORY TABLE

modified
- CHARTER
- CHARTER COMPARATIVE TABLE - LAWS OF FLORIDA
- CHARTER COMPARATIVE TABLE - LEGISLATION
- Chapter 1 - GENERAL PROVISIONS
- Chapter 2 - ADMINISTRATION
- Chapter 4 - ADULT ENTERTAINMENT CODE
- Chapter 6 - ALCOHOLIC BEVERAGES
- Chapter 8 - AMUSEMENTS
- Chapter 10 - ANIMALS
- Chapter 12 - AVIATION
- Chapter 14 - BOATS, BULKHEADS, MARINAS, AND WATERWAYS
- Chapter 16 - CEMETERIES
- Chapter 18 - CIVIL EMERGENCIES
- Chapter 20 - COMMUNITY PLANNING AND DEVELOPMENT
- Chapter 22 - ELECTIONS
- Chapter 24 - EMERGENCY SERVICES
- Chapter 26 - ENVIRONMENT

whichever is greater.
Code of Ordinances



- (37.1) Micro-breweries and micro-distilleries—One space for each 750 square feet of gross floor area, plus one space for each employee on the largest working shift.
- (38) Mortuaries and funeral homes—(See Funeral homes and mortuaries.)
- (39) Motor vehicle sales (cars, trucks, boats)—One space per 500 square feet of enclosed floor space; one space per 2,000 square feet of outdoor display area; 1.5 spaces per employee; and 1.5 spaces per service bay. The required employee parking spaces must be identified as "employee parking only."
- (40) Museums—(See Libraries and museums.)
- (41) Nursing or convalescent homes and sanitariums—One space for each three beds, plus one space for every 1.5 employees on the largest working shift, exclusive of spaces required for doctors (doctor spaces shall be provided in accordance with subsection (37) above).
- (42) Office and professional buildings and studios—One space for each 300 square feet of gross floor area excluding accessory storage area, plus one (1) designated bicycle parking space per 10,000 square feet of building area.
- (43) Passenger transportation terminals—Five spaces, plus one space per 300 square feet of gross floor area.
- (44) Police/fire stations—One space per employee on the largest working shift, plus two additional spaces for the public.
- (45) Recovery homes/halfway houses—One space per employee on the largest working shift plus one space per four on-site clients or bed spaces. If clients are not permitted to have vehicles on-site, one space per 600 square feet of gross floor area is required in addition to employee parking.
- (46) Recreation centers/facilities:
- (A) Health clubs or racquetball/handball facilities, any combination of the following as determined by the community development director:
- One space per 150 square feet of gross floor area;
 - One space per two employees on the largest working shift;
 - One space per three seats in a lounge or restaurant area;
 - Five spaces per racquetball/handball court;
 - One and one-half spaces per nautilus machine;
 - Two bicycle parking spaces per 1,000 square feet of gross floor area.
- (B) Tennis courts—Two spaces per court.

Code of Ordinances



Jackson County, Florida - Co... / Chapter 42 - PLANNING / ARTICLE III. - LAND DEVE... / DIVISION 2. - PARKING S...



Jackson County, FL Code of Ordinances

➤ CODE OF ORDINANCES OF JACKSON COUNTY, FLORIDA

SUPPLEMENT HISTORY TABLE modified

➤ Chapter 1 - GENERAL PROVISIONS

➤ Chapter 2 - ADMINISTRATION

➤ Chapter 4 - ALCOHOLIC BEVERAGES

➤ Chapter 6 - ANIMALS

Chapter 8 - AVIATION

➤ Chapter 10 - BUILDINGS AND BUILDING REGULATIONS

➤ Chapter 12 - BUSINESSES

➤ Chapter 14 - CABLE COMMUNICATIONS

➤ Chapter 16 - CIVIL EMERGENCIES

➤ Chapter 18 - CODE ENFORCEMENT

➤ Chapter 20 - COURTS

➤ Chapter 22 - EMERGENCY SERVICES

➤ Chapter 24 - FLOODPLAIN MANAGEMENT REGULATIONS

➤ Chapter 26 - HEALTH AND SANITATION

➤ Chapter 28 - HOUSING

➤ Chapter 30 - HUMAN RELATIONS

➤ Chapter 32 - LAW ENFORCEMENT

<i>Bowling alleys, billiard halls</i>	4.0 spaces/alley plus 2.0 for each billiard table plus required parking for other uses on the site.	75/25	0.20 per required parking space.	  
<i>Commercial stables</i>	1.0 space/5 horses boarded on site.	75/25	0.10 per required parking space.	
<i>Driving range (golf)</i>	1.0 space/tee plus required parking for any other uses on the site.	75/25	0.10 per required parking space.	
<i>Golf course (regulation)</i>	6.0 spaces/hole plus required parking for any other uses on the site.	75/25	0.10 per required parking space.	
<i>Miniature golf</i>	3.0 spaces/hole plus required parking for any other uses on the site.	75/25	0.10 per required parking space.	
<i>Parks (public or private)</i>	To be determined by the Community Development Department. *			* Developer must submit a parking study.
<i>Skating rinks</i>	1.0 space/100 square feet of gross floor area.	75/25	0.25 per required parking space.	
<i>Tennis, handball, and racquetball facilities</i>	2.0 spaces/court plus required parking for additional uses on the site.	75/25	0.25 per required parking space.	
<i>Health club</i>	1.0 space/150 square feet of gross floor area. *	75/25	0.25 per required parking space.	* Swimming pool shall be counted as floor area.
<i>Theaters, movies</i>				

Huntington Park, California Municipal Code

TITLE 9 ZONING

Chapter 3 GENERAL REGULATIONS

Article 8. Off-Street Parking Standards

Important notice: This publication has moved to General Code's *eCode360* platform and this site is no longer being updated. [View the current version on eCode360.](#)

9-3.804 Number of parking spaces required.

The following minimum number of parking spaces shall be provided for each use (where “sf.” refers to square foot and “gfa.” refers to gross floor area):

USE	NUMBER OF REQUIRED SPACES
1. Residential	
Single-family detached dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Single-family attached dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Mobile home parks	1.5 covered spaces, plus 1 uncovered guest space for every 3 units
Multi-family residential	2 covered spaces per unit, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, plus 1 uncovered guest space for every unit.

USE	NUMBER OF REQUIRED SPACES
Golf course, miniature	3 spaces per hole, plus as required for incidental uses (i.e., game room, food service, etc.).
Health clubs	1 space for each 150 sf. of gfa., plus as required for incidental uses.
Skating rinks	1 space for each 100 sf. of skating area, plus as required for incidental uses.
Swimming pools	1 space for each 500 sf. area related to pool and incidental facilities, plus 1 space for each 200 sf. of pool area.
Tennis/racquetball	2 spaces per court, plus as facilities required for incidental uses.
4. Educational uses	
High-intensity educational institutions	1 space for each 35 square feet of instructional area, plus 1 space for every 400 square feet of non-instructional area, plus 1 space for every full-time and part-time employee, faculty member, and administrative staff.
Martial arts school	1 space for each 400 sf. of gfa.
Low-intensity educational institutions	1 space for each 3 students based on maximum occupancy load of each classroom, plus 1 space for each full-time and part-time employee, faculty member, and administrative staff.
5. Health related uses	
Convalescent/nursing homes	1 space for each 6 beds, plus 1 space for each employee.
Hospitals	1.5 spaces for each bed.
Medical offices/clinics, dental offices/clinics, veterinary clinics	1 space for each 300 sf. of gfa.
6. Industrial uses	
Industrial (general)	1 space for each 800 sf. of gfa., plus 1 space for each vehicle used in connection with the use. Additional spaces required for office and retail uses exceeding 10 percent of gfa., to be calculated using standard office/retail parking ratios.
Public utility facilities	1 space for each 2 employees on the largest shift, plus 1 space for each vehicle used in connection with the use.
Warehouse	1 space for each 800 sf. of gfa. up to 10,000 sf. of gfa.; over 10,000 sf. of gfa., 1 space for each 1,000 sf. of gfa. Additional spaces required for office and retail uses exceeding 10 percent of gfa., to be calculated using standard office/retail parking ratios.
7. Places of assembly and institutional uses	
Churches, conference/meeting facilities, auditoriums, clubs, lodges, union halls	1 space for each 4 seats, plus 1 space for each 100 sf. of gfa. planned for assembly purposes. For benches, 18 inches equals a seat.
Emergency shelters	1 space for every 6 adult beds, plus 1 space for each manager/assistant.
Museums, art galleries	1 space for each 400 sf. of gfa.
Theaters, movies	1 space for each 10 seats, plus 5 spaces (single screen) for employees. Add 2 spaces for each additional screen.

Parking Calculator

Requirement

The number of off-street parking spaces provided shall be in accordance with Table 21A.44.060F, Schedule of Minimum Off-Street Parking Requirements and shall apply to all buildings and structures erected and all uses of land established after April 12, 1995. (Section 21A.44.060)

Determination

In the event that 21A.44.060F does not specify the number of parking spaces for a specific use, the Zoning Administrator shall determine the number of spaces required. In making this determination, the Zoning Administrator shall consider the following criteria.

- 1 The number of parking spaces required for a use listed in Table 21A.44.060F that is the most similar to the proposed use in terms of the parked vehicles that are anticipated to be generated
 - 2 The square footage to be occupied by the proposed use
 - 3 The number of employees and patrons that are anticipated for the proposed use
- Parking space requirements based on the number of employees or users shall be based on the maximum number of employees or users on the premises at any one time. (Section 21A.44.060B)

Exemptions

Nonresidential uses in buildings less than one thousand (1,000) square feet and located on a lot in the commercial districts or the downtown districts (D-2 and D-3 only) shall be exempt from the requirement of providing off-street parking. The exemption shall be applied to the least generating use on the lot. Only one exemption shall be allowed per lot. (Section 21A.44.060C)

Residential

Bed and breakfast establishment

1 parking space per room

Congregate care facility

1 parking space for each living unit containing 2 or more bedrooms
3/4 parking space for each 1 bedroom living unit

Fraternity, sorority or dormitory

1 parking space for each 2 residents, plus 1 parking space for each 3 full-time employees. Note: The specific college or university may impose additional parking requirements

Group home

1 parking space per home and 1 parking space for every 2 support staff present during the most busy shift

Hotel or motel

1 parking space for each 2 separate rooms, plus 1 space for each dwelling unit

Multiple-family dwellings

(1) 2 parking spaces for each dwelling unit containing 2 or more bedrooms (2) 1 parking space for 1 bedroom and efficiency dwelling (3) 1/2 parking space for single room occupancy dwellings (600 square foot maximum) (4) 1/2 parking space for each dwelling unit in the R-MU, D-1, D-2 and D-3 Zones

Rooming house

1 parking space for each 2 persons for whom rooming accommodations are provided

Single-family attached dwellings (row and townhouse) and single-family detached dwellings

1 parking space for each dwelling unit in the SR-3 Zone
1 parking space for each dwelling in the D-1, D-2 and D-3 Zones
2 parking spaces for each dwelling unit in all other zones where residential uses are allowed
4 outdoor parking spaces maximum for single-family detached dwellings

Transitional treatment home/halfway house

1 parking space for each 4 residents and 1 parking space for every 2 support staff present during the most busy shift

Two-family dwellings and twin home dwellings

2 parking spaces for each dwelling unit

Institutional

Assisted living facility

1 parking space for each 4 employees, plus 1 parking space for each 6 infirmary or nursing home beds, plus 1 parking space for each 4 rooming units, plus 1 parking space for each 3 dwelling units

Auditorium; accessory to a church, school, university or other institution

1 space for each 5 seats in the main auditorium or assembly hall

Daycare, child and adult

2 spaces per 1,000 square feet of gross floor area

Funeral services

1 space per 4 seats in parlor plus 1 space per 2 employees plus 1 space per vehicle used in connection with the business

Hospital

1,80 parking spaces per hospital bed

Places of worship

1 parking space for each 5 seats in the main auditorium or assembly hall

Sanitarium, nursing care facility

1 parking space for each 6 beds for which accommodations are offered, plus 1 parking space for each 4 employees other than doctors, plus 1 parking space for each 3 dwelling units

Schools

K-8th grades

1 parking space for each 3 faculty members and other full-time employees

Senior high school

1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students

College/university

1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students

Vocational/trade school

1 space per 1 employee plus 1 space for each 3 students based on the maximum number of students attending classes on the premises at any time

Homeless shelters

1 parking space for each employee

Recreation, cultural, entertainment

Art gallery/museum/house museum

1 space per 1,000 square feet gross floor area

Bowling alley

2 spaces per lane

Club/lodge

6 spaces per 1,000 square feet of gross floor area

Dance/music studio

1 space for every 1 employee

Gym/health club/recreation facilities

3 spaces per 1,000 square feet of gross floor area

Library

1 space per 1,000 square feet of gross floor area

Sports arena/stadium

1 space per 10 seats

Swimming pool, skating rink or natatorium

1 space per 5 seats and 3 spaces per 1,000 square feet of gross floor area

Tennis court

2 spaces per court

Theater, movie and live

1 space per 4 seats

Commercial/manufacturing

Bus facility

1 space per 2 employees plus 1 space per bus

Durable goods, furniture, appliances, etc.

1 space per 500 square feet gross floor area

General manufacturing

1 space per 3 employees plus 1 space per company vehicle

Radio/TV station

3 spaces per 1,000 square feet

Warehouse

2 spaces per 1,000 square feet of gross floor area for the first 10,000 square feet plus 1/2 space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates

Wholesale distribution

1 space per 1,000 square feet of gross floor area for the first 10,000 square feet, plus 1/2 per 2,000 square feet floor area for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates

Parking Reimagined Draft Requirements for Discussion

Below are proposed revisions to the minimum parking requirements for the Public, Institutional, and Community Use Classification for discussion purposes. Some draft rates have a range under consideration that is noted in the footnotes. The footnotes also contain brief explanations for proposed revisions. The existing minimum parking requirements for Public, Institutional, and Community Uses may be found in [subsection 6100.4 of the Fairfax County Zoning Ordinance](#). A strikethrough and underlined version of this document, showing proposed text additions and deletions may be found on the [Parking Reimagined webpage](#). Questions and comments regarding this document and proposed text additions/deletions, can be emailed to DPDLDParkingAmendment@fairfaxcounty.gov.

PUBLIC, INSTITUTIONAL, AND COMMUNITY USES

Community, Cultural, and Educational Facilities

Adult Day Support Center ¹	2 spaces per 1,000 square feet of gross floor area
Alternate Use of Public Facility	See most similar use
Child Care Center ²	2 spaces per 1,000 square feet of gross floor area
Club, Service Organization, or Community Center ³	6 spaces per 1,000 square feet of gross floor area
College or University ⁴	Applicable office rate for classroom and office facilities; all other uses are subject to the requirements for the most similar use
Community Swim, Tennis, and Recreation Club ⁵	Community Pool: 1 space for every 7 persons lawfully permitted in the pool at one time. The Director may reduce this standard based on the number of members who are within a reasonable walking distance of the pool. Tennis Club: 2 spaces per court Recreation Club without swimming or tennis: determined by the Director

¹ Adult Day Support Center range under consideration is 2-3 spaces per 1,000 square feet of gross floor area. Parking requirements for this use are generally consistent with those of a child care center.

² Child Care Center range under consideration is 2-3 spaces per 1,000 square feet of gross floor area. Institute of Transportation Engineers (ITE) Parking Generation rate is an average of 2.45 spaces per 1,000 square feet.

³ Club, Service Organization, or Community Center range under consideration is 5-8 spaces per 1,000 square feet of gross floor area. Henrico County; Prince William County; Montgomery County, MD; and City of Alexandria have a rate of 5 spaces per 1,000 square feet.

⁴ College or University proposed to be parked at an office rate for instructional or office uses. If the college or university includes residence halls, stadiums or other uses they would be parked separately at the appropriate rate.

⁵ Community Swim, Tennis, and Recreation Club is revised to simplify the pool rate to be inclusive of employees and right size the tennis club requirement. Options under consideration include a Director determination or no minimum rate.

Loomis, California Municipal Code

Title 13 ZONING

Division 3 SITE PLANNING AND GENERAL DEVELOPMENT REGULATIONS

Chapter 13.36 - PARKING AND LOADING

Important notice: This publication has moved to General Code's eCode360 platform and this site is no longer being updated. [View the current version on eCode360.](#)

13.36.040 - Number of parking spaces required.

Each land use shall be provided the number of off-street parking spaces required by this section. See Sections [13.36.100](#), and [13.36.110](#) for off-street parking requirements for bicycles and motorcycles, respectively.

A. Parking Requirements by Land Use.

1. Each land use shall provide the number of off-street parking spaces required by Table 3-7, except where a greater number of spaces is required through minor use permit or use permit approval.
2. A land use not specifically listed by Table 3-7 shall provide parking as required by the director. The director shall use the requirements Table 3-7 as a guide in determining the number of off-street parking spaces required.
3. In any case where Table 3-7 establishes a parking requirement based on floor area in square feet (for example: one space per one thousand sf of floor area), the floor area shall be construed to mean gross interior floor area.
4. A single use with accessory components shall provide parking for each component. For example, a hotel with a meeting room shall provide the parking spaces required by Table 3-7 for a hotel (i.e., the guest rooms), and for a meeting room.

B. Expansion of Structure, Change in Use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this chapter except where the number of additional spaces required is ten percent or less of the number of existing spaces. See also Chapter [13.72](#).

Recreation, Education, Public Assembly	
High school	1 space per employee plus 1 space per 4 students.
Colleges and universities (including trade, business, and art/music/dancing schools)	1 space per 1.5 students.
Studios (art, dance, music, photography, etc.)	1 space for each 200 sf of floor area.
Swimming pools (public, private and commercial)	1 space for each 100 sf of pool area.
Tennis/racquetball/handball or other courts	2 spaces for each court, plus 1 space for each 300 sf of floor area for accessory uses.
Theaters, auditoriums and places of assembly	1 space for each 7 seats, or 1 space for each 75 sf of floor area, whichever is greater.
LAND USE TYPE	VEHICLE SPACES REQUIRED
Residential Uses	
Live/work unit	2 spaces.
Mobile home	
Individual mobile home	1 covered space for each unit.
Mobile home park	1 covered space for each unit plus 0.5 uncovered guest parking space and 0.25 parking space for each unit for vehicle storage.
Multifamily dwelling	2 covered spaces per unit, plus 1 additional space for each bedroom over 3, plus guest parking at a ratio of 1 uncovered space per each 3 units.
Multifamily dwelling in a mixed-use project	Studio or 1 bedroom unit - 1 space per unit 2 or 3 bedroom unit - 2 spaces per unit guest parking - 1 space per each 4 units.
Organizational house	1 covered or uncovered space for each bedroom.
Residential care homes	
Six or fewer clients	2 covered spaces.
Seven or more clients	1 space for each 2 residential units, plus 1 space for each 4 units for guests and employees.
Rooming and boarding houses	1 covered or uncovered space for each bedroom.
Second unit, carriage house	1 off-street, all-weather surface parking space for each studio and one bedroom unit and 2 off-street, all-weather surface parking spaces for two and three bedroom units, plus the off-street parking required for the main dwelling.

From: Hank Woodburn

hwoodburn@adventurelanding.com

Subject: Parking Usage 510 Shetter Ave.

Date: May 2, 2024 at 2:35:14 PM

To: Ocean Kulture Realty

oceankulturerealty@aol.com

Jeff,

Brittany Prep has been one of our tenants DBA Bella Vida Yoga for 11 years. She has hour long yoga sessions at various times during the week and on average uses around 4-5 parking spots in the main parking lot. Her instructor and other clients may park along the eastern most building on 5th in the shade across from Publix.

Brittany also took over the Coastal Occasions building 5 years ago. They have wedding events in the early Spring and late Fall months primarily on Saturday evenings. Her attendance ranges from 30 attendees up to a maximum of 99 attendees usually. The Courtyard area is not air conditioned which limits the number of wedding events held.

We have had nursery tenants at this location for 12 years and have never had a parking issue.

Please advise if you have any questions.

Thanks,

Hank Woodburn

The Padel Gardens is asking for a variance in regards to the setbacks in the front of the property which is 10'.

- Our courts are temporary structures.
- Similar to wood, aluminum or custom fencing.
- They would have a concrete base even with the ground as some fences or gates do.
- The plexiglass walls and fences can be dropped on the court in a couple hours.
- The courts would enhance it's look and let your eye site flow through the entire property.
- Fits with the Revitalization & Beautification of Shetter ave.

I've attached a Rendering of our Court from a front view and pictures of other properties that have structures in the 10 foot setback area.

The Padel Gardens Frontage



Current Shetter Road frontages

