



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, July 16, 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 18, 2024 meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s):** **BOA#24-100034**
Applicant: DSM Renovations LLC
Agent: N/A
Owner: DSM Renovations LLC
Property Address: 723 N 7th Ave
Parcel ID: 174394-0000
Legal Description: Lot 10, Block 88, Replat of Part of, *Pablo Beach Improvement Company's Replat of Pablo Beach North*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)(e), for 44% lot coverage in lieu of 35% maximum and 34-337(e)(1)(c)(2), for a combined side yard setback of 12 feet, 6 on either side in lieu of 15 feet minimum, to allow for construction of a new single-family dwelling with AC pad and shower pad within the side yard setbacks, located at **property addressed** 723 N 7th Ave, **RE#** 174394-0000, **legally described as** Lot 10, Block 88, Replat of Part of, *Pablo Beach Improvement Company's Replat of Pablo Beach North*
- B. **Case Number(s):** **BOA#24-100035**
Applicant: Julia Sanders
Agent: N/A
Owner: RE904LLC

Property Address: 251 Coral Way
Parcel ID: 178382-0000
Legal Description: Lot 3, Block 7, *Ocean Forest Unit 1*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(c)(3), for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-336(e)(1)(e), for lot coverage of 40% in lieu of 35% maximum, for construction of a new single-family dwelling at **property addressed** 251 Coral Way, **RE#** 178382-0000, **legally described as** Lot 3, Block 7, *Ocean Forest Unit 1*

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 18, 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 (absent)
Board Members: John Moreland Todd Smith Jennifer Williams
Alternates: Matt Metz Laura Tierney (absent)

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on May 21, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100027**
Applicant/Owner: Kevin Stokes
Agent: N/A
Property Address: 1006 N 22nd St
Parcel ID: 179208-0455

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

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

Applicant: Kevin Stokes, 1006 North 22nd Street, Jacksonville Beach, stated the hardship was a substandard lot.

Discussion ensued about the pavers and patio.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100027 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, July 2, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:07 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	06/27/2024
SUBJECT:	BOA #24-100034 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, July 16, 2024 Board of Adjustment Meeting.

BOA #24-100034

ZONING: RS-2
RE NO.: 174394-0000
LEGAL: Lot 10, Block 88, Replat of Part of, *Pablo Beach Improvement Company's Replat of Pablo Beach North*
ADDRESS: 723 N 7th Ave

REQUEST:

Section(s): 34-337(e)(1)(e), for 44% lot coverage in lieu of 35% maximum and 34-337(e)(1)(c)(2), for a combined side yard setback of 12 feet, 6 on either side in lieu of 15 feet minimum, to allow for construction of a new single-family dwelling with ac pad and shower pad within the side yard setbacks, located at **property addressed** 723 N 7th Ave, **RE#** 174394-0000, **legally described as** Lot 10, Block 88, Replat of Part of, *Pablo Beach Improvement Company's Replat 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 6,246 square feet. The previous home was constructed in 1949, prior to the current LDC. The lot is currently vacant. The subject parcel is nonconforming in width and total lot area. In the RS-2 zoning district, the minimum lot width is 75 feet and the minimum lot size is 7,500 square feet. The subject property is only 6,246 square feet in area. The applicant is asking for a variance for 44% lot coverage in lieu of 35% maximum and for a combined side yard setback of 12 feet, 6 on either side, in lieu of 15 feet minimum, to allow for construction of a new single-family dwelling with AC pad and shower pad within the side yard setbacks. Other properties in this area have been granted similar variances to increase lot coverage and encroach on setbacks to accommodate new construction. 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 1949 as a two-story single-family dwelling which is now demolished, leaving the parcel vacant. 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 6,246 square feet. The applicant is proposing to build a new two-story single-family dwelling. Due to the substandard size of the lot, any structure on the property will increase lot coverage and encroach on setbacks. Allowing for 44% lot coverage in lieu of 35% maximum and for a combined side yard setback of 12 feet, 6 on either side, in lieu of 15 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 and encroach on setbacks to accommodate the new construction. 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 6,246 square feet, slightly less than the required 7,500 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 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% lot coverage in lieu of 35% maximum and for a combined side yard setback of 12 feet, 6 on either side, in lieu of 15 feet minimum on a lot that does not meet the minimum lot width and lot area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the RS-2 zoning district. Similar properties have been granted variances for similar projects.

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

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

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

Staff does find that the requested variances are the minimum variance needed to accommodate a new single-family dwelling. The minimum variance needed to accomplish the proposed construction of a new single-family dwelling is for 44% lot coverage in lieu of 35% maximum, and for a combined side yard setback of 12 feet, 6 on either side in lieu of 15 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#24-100034**

ATTACHMENTS:

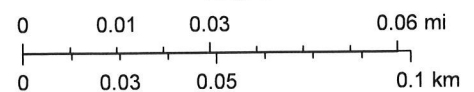
1. 24-100034pics
2. 24-100034



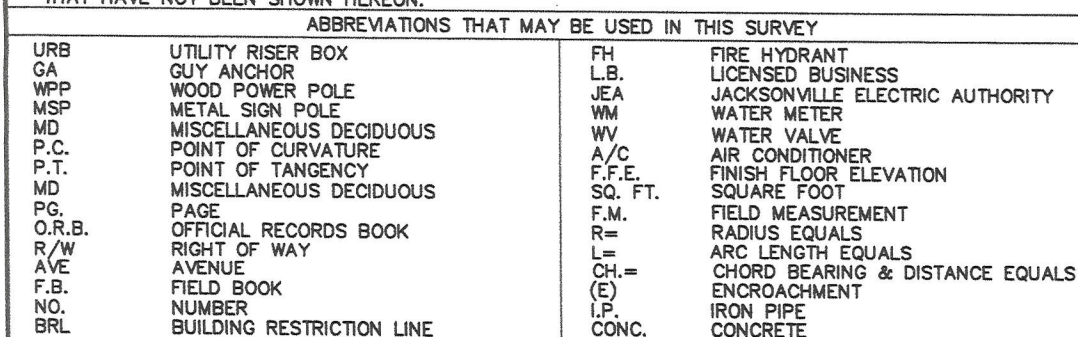
June 17, 2024

 Parcels

1:2,257

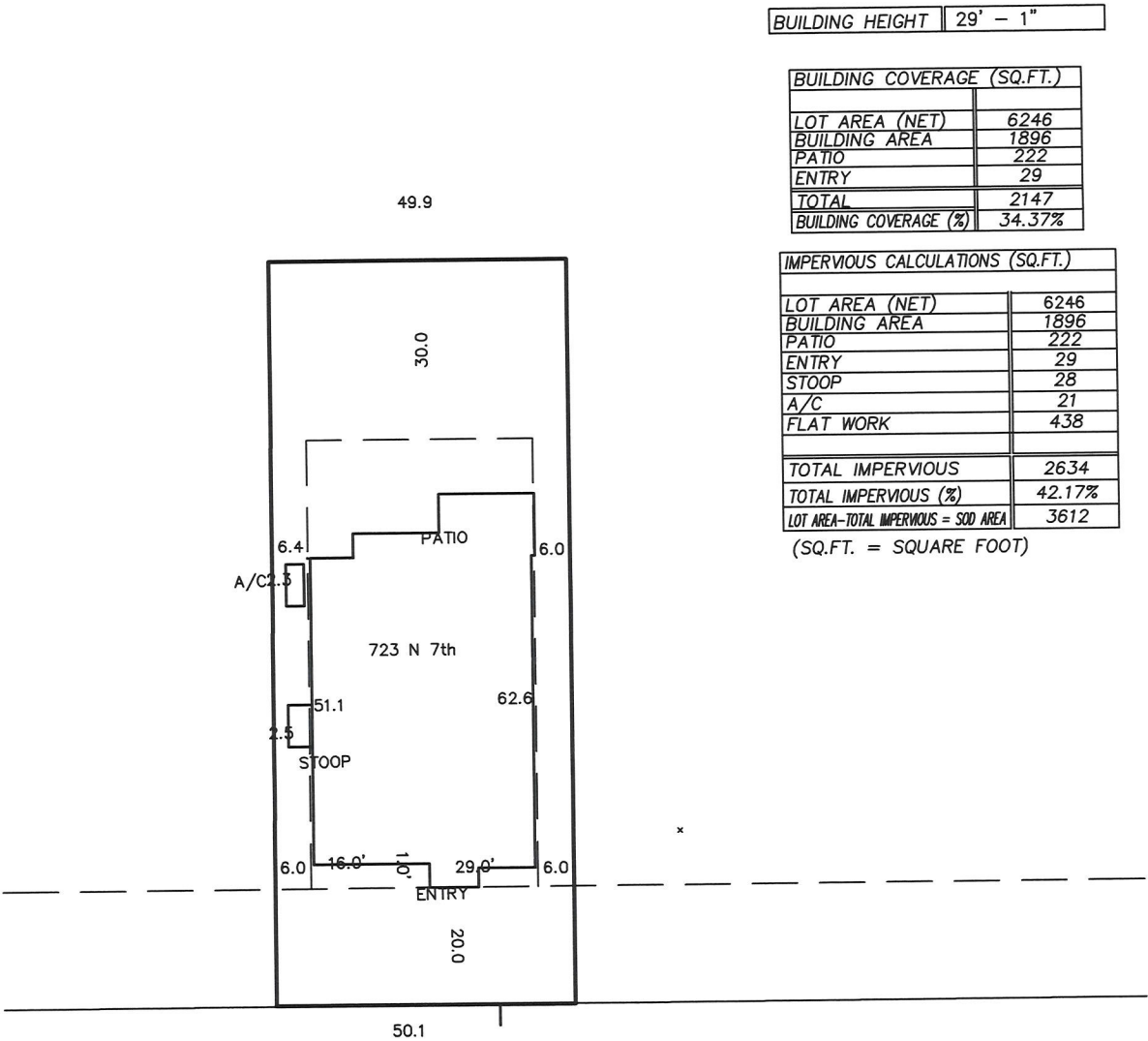


24-10034



Proposed

24-100034



SEVENTH AVENUE NORTH

Proposed

24-100034

MAP SHOWING SURVEY OF

LOT 10, BLOCK 88, PABLO BEACH IMPROVEMENT COMPANY'S REPLAT OF PABLO BEACH NORTH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 20984, PAGE 1603 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
DSM RENOVATIONS LLC

BUILDING HEIGHT 29' - 1"

IMPERVIOUS CALCULATIONS (SQ.FT.)	
LOT AREA (NET)	6,246
BUILDING AREA	1,896
PORCH/PATIO	222
ENTRY	29
DRIVE/WALK	438
STOOP	28
A/C PAD	21
TOTAL IMPERVIOUS	2,634
TOTAL IMPERVIOUS (%)	42.17%
LOT AREA-TOTAL IMPERVIOUS = SOD AREA	3,612

BUILDING COVERAGE (SQ.FT.)	
LOT AREA (NET)	6,246
BUILDING AREA	1,896
PORCH/PATIO	222
ENTRY	29
TOTAL	2,147
BUILDING COVERAGE (%)	34.37%

- FOR ALL PROPERTY UPON WHICH EITHER A SINGLE-FAMILY DWELLING OR A MOBILE HOME ON AN INDIVIDUAL LOT IS LOCATED OR TO BE LOCATED.
- ONE FOUR INCH CALIPER TREE OR MULTIPLE TWO INCH MINIMUM CALIPER TREES TOTALING FOUR CALIPER INCHES SHALL BE PLANTED AND PRESERVED FOR EVERY FIVE THOUSAND SQUARE FEET OF LOT AREA.
- AN ADDITIONAL TWO CALIPER INCHES FOR EVERY 2500 SQUARE FEET OF LOT AREA (BUT NOT A PORTION THEREOF) IN EXCESS OF 5000 SQUARE FEET. PRESERVED AREAS AND WATER BODIES ARE TO BE EXCLUDED.

TREE INCHES REQUIRED
TO BE ADDED TO EACH LOT (EXAMPLE)

0	LIVE OAK*
3	SHADE
3	NON-SHADE
6	TOTAL INCHES

6" MINIMUM CALIPER REQUIRED

GENERAL NOTES

REFERENCE BENCHMARK: FOUND BRASS BENCH MARK DISC SET ON THE TOP OF A CONCRETE BASE SUPPORTING A SIGN FOR THE JACKSONVILLE BEACH POST OFFICE. ±45.5' SOUTH OF THE CENTERLINE OF 7TH AVENUE NORTH AND ±17.4' WEST OF THE WEST CURB OF STATE ROAD A-1-A (3RD STREET)
DESIGNATION: B 324
ELEVATION (10.16) NAVD 1988

BENCHMARK# 1 (BM# 1) - SET 60D NAIL IN THE SOUTH FACE OF A WOOD POWER POLE.
ELEVATION = 10.02 (NAVD 88)

BENCHMARK# 2 (BM# 2) - SET NAIL & DISK STAMPED A&J L.B. 6661 LOCATED ± IN LINE WITH THE LOT LINE BETWEEN LOTS 9 AND 10 NEAR THE EDGE OF ASPHALT ON 7TH AVENUE NORTH.
ELEVATION = 9.33 (NAVD 88)

NOTE: BUILDING ENVELOPE DOES NOT INCLUDE THE FRONT ENTRY OR THE REAR PORCH/PATIO.

EVERY ATTEMPT WAS MADE BY THIS FIRM TO CORRECTLY IDENTIFY THE TREES SHOWN HEREON BY SPECIES TYPE, (I.E. HICKORY AND LIVE OAK). HOWEVER, THIS FIRM DOES NOT HAVE ON ITS STAFF A BOTANIST OR DENDROLOGIST, NOR DOES IT PRACTICE IN THE FIELDS OF BOTANY OR DENDROLOGY AND THEREFORE, THERE MAY BE MIS-IDENTIFIED TREES SHOWN ON THIS SURVEY.

REVISED APRIL 27, 2024, TO SHOW A PROPOSED HOUSE ON THE SUBJECT PROPERTY.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES, AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

NOTES:

- BEARINGS ARE BASED ON THE NORTHERLY R/W LINE OF 7TH AVE NORTH AS BEING N 89°59'50" W, ASSUMED.
- THIS IS A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY OF THE LANDS DESCRIBED HEREON.
- ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIES WITHIN ZONES: "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: "X" (SHADED) 120078 0417 J; MAP REVISED DATE: 11/02/2018, MAP NUMBER 12031C0417J.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

URB	UTILITY RISER BOX	FH	FIRE HYDRANT
GA	GUY ANCHOR	L.B.	LICENSED BUSINESS
WPP	WOOD POWER POLE	JEA	JACKSONVILLE ELECTRIC AUTHORITY
MSP	METAL SIGN POLE	WM	WATER METER
MD	MISCELLANEOUS DECIDUOUS	WV	WATER VALVE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	F.F.E.	FINISH FLOOR ELEVATION
MD	MISCELLANEOUS DECIDUOUS	SQ. FT.	SQUARE FOOT
PG.	PAGE	F.M.	FIELD MEASUREMENT
O.R.B.	OFFICIAL RECORDS BOOK	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
AVE	AVENUE	CH.=	CHORD BEARING & DISTANCE EQUALS
F.B.	FIELD BOOK	(E)	ENCROACHMENT
NO.	NUMBER	I.P.	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET A & J L.B. 6661
- DENOTES 1/2" IRON PIPE FOUND NO IDENTIFICATION (UNLESS OTHERWISE NOTED)

DATE	APRIL 16, 2024
SCALE	1" = 30'
JOB NO.	59651
F. BOOK(S)	651
PAGE(S)	66
COMPUTER	LOT-10-BLOCK-88.DWG
FILE NAME	(JEFF ON SERVER)

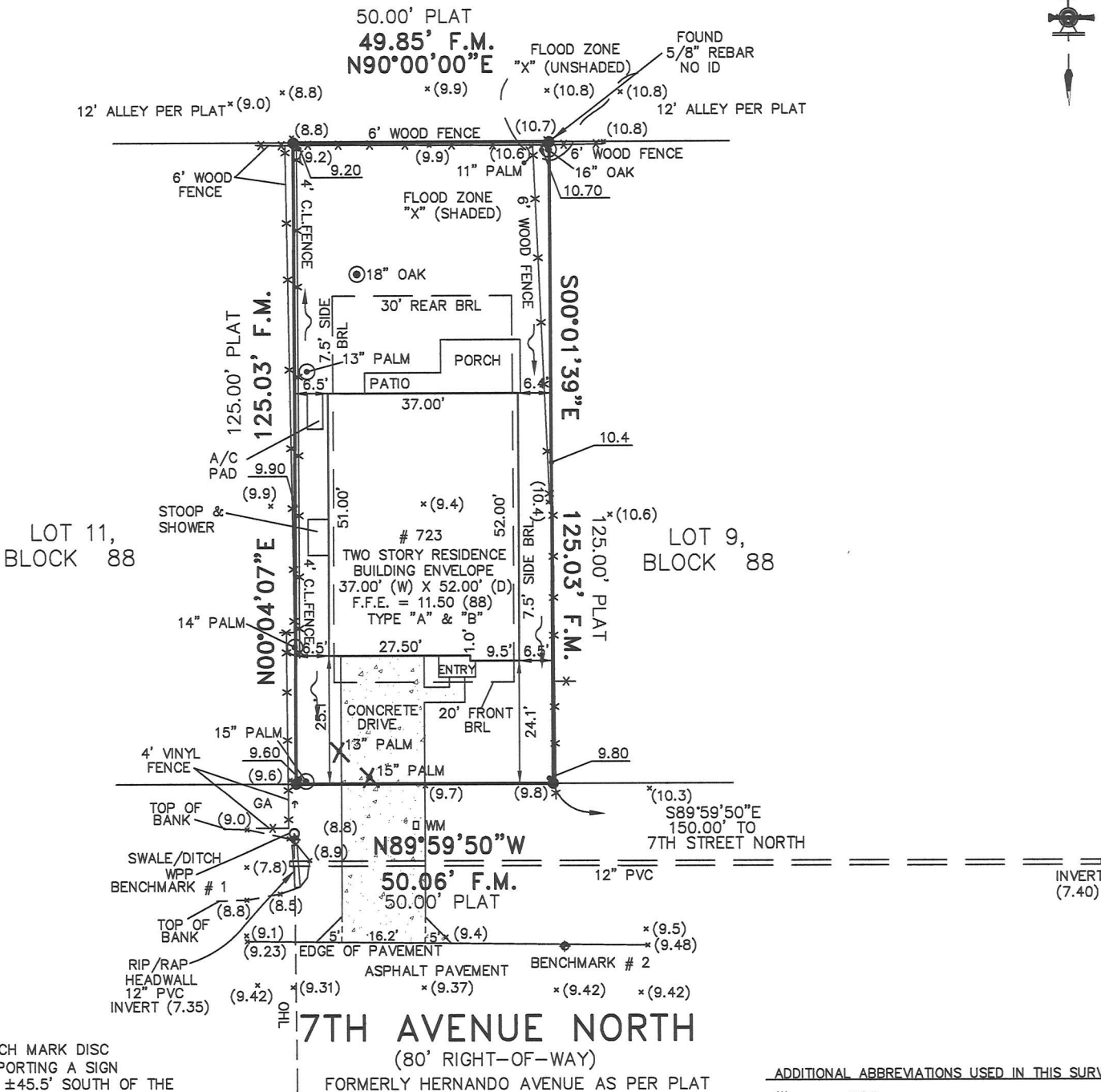
A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS

5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
OFFICE: (904) 346-1733
FAX: (904) 346-1736

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

GEORGE J. WARD, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155



ADDITIONAL ABBREVIATIONS USED IN THIS SURVEY

W	WIDE
D	DEEP
→	DENOTES FLOW DIRECTION
90.5	DENOTES PROPOSED ELEVATION
x(89.9)	DENOTES EXISTING ELEVATION
✕	DENOTES TREE TO BE REMOVED
●	DENOTES TREE TO BE SAVED



APPLICATION FOR VARIANCE

BOA No. 24-100034
HEARING DATE 7/16/24

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: DSM Renovations LLC **Telephone:** (904) 239-0059
Mailing Address: 1433 A1A South **E-Mail:** dsmcph@comcast.net
Ponte Vedra Beach 32082
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 723 N 7th Ave. 174394-0000
Legal description of property (Attach copy of deed): 5-66 33-2S-29E LOT 10 BLK 88 R/P PT PABLO BEACH NORTH
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).
Respectfully requesting an increase in lot coverage to 39% and side yard set back to 10' combined, 5' on either side, would allow the ac pads and shower pad to fit within the BRL. The additional lot coverage would provide some relief of any possible real time on site corrections. IE If slab is a few inches larger at pour, it would impact the lot coverage percentage.

AFFIDAVIT

I, Denise McPherson, 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.

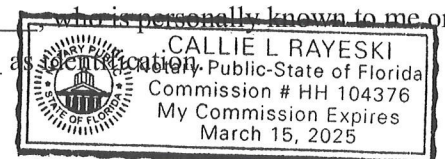
[Signature]
APPLICANT SIGNATURE

John
Denise McPherson
PRINT APPLICANT NAME

5-22-24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of may, 2024, by John McPherson produced drivers license



AS-2 X-shaded

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24-100034

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is not conforming and is substandard in both area and width. Lot area is 6248 sqft smaller than RS-2 required of 7500 sqft. Width of 50 feet smaller than RS-2 required of 75 feet.
Special circumstances and conditions do not result from the actions of the applicant.	No	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.	No	Proposed and current best use of property is single family residential.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Relief from set backs and lot coverage would accomodate the new home.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Respectfully requesting an increase in lot coverage to 39% and side yard set back to 10' combined, 5' on either side, would allow the ac pads and shower pad to fit withing the BRL. The additional lot coverage would provide some relief of any possible real time on site corrections. IE if slab is a few inches larger at pour, it would impact the lot coverage percentage.
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	Request does not go against land use.

24-100034

Prepared by:
Tammy Krizman
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2400116

24012840

General Warranty Deed

Made this 26th day of February, 2024 A.D. By Christopher L. Norris, Individually and as Trustee of the Christopher L. Norris Revocable Trust U/A/D 11-25-2013 and Diane Elizabeth Norris, Individually and as Trustee of the Christopher L. Norris Revocable Trust U/A/D 11-25-2013, and Diane Elizabeth Norris, Individually and as Trustee of the Diane Elizabeth Norris Revocable Trust U/A/D 11-25-2013 and Christopher L. Norris, Individually and as Trustee of the Diane Elizabeth Norris Revocable Trust U/A/D 11-25-2013, husband and wife, whose address is: 18105 Ferrera Ave, Spring Hill, Florida 34610, hereinafter called the grantor, to DSM Renovations LLC, a Florida Limited Liability Company, whose post office address is: 1433 Ponte Vedra Blvd. 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 \$500,000.00 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 10, Block 88, Pablo Beach Improvement Company's Replat of Pablo Beach North, a subdivision according to the plat thereof recorded in Plat Book 5, Page 66, of the Public Records of Duval County, Florida.

Parcel ID Number: 174394-0000

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

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

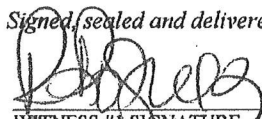
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

Prepared by:
Tammy Krizman
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2400116

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

Signed, sealed and delivered in our presence:

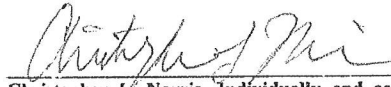

WITNESS #1 SIGNATURE
Rosemarie Rodriguez
WITNESS #1 PRINTED NAME

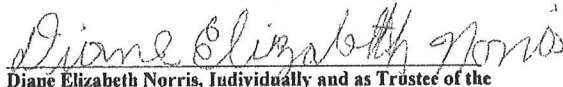
ADDRESS: 7304 King Arthur Dr.
Port Richey - FL 34668

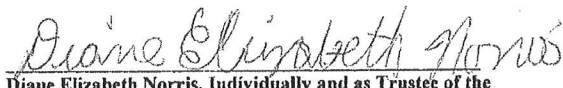

WITNESS #2 SIGNATURE
Elionett Peraza
WITNESS #2 PRINTED NAME

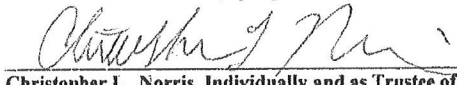
ADDRESS: 7304 King Arthur Dr.
Port Richey FL 34668

State of Florida
County of Pasco

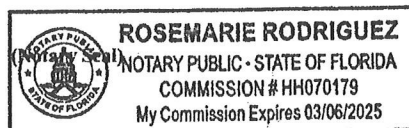

Christopher L. Norris, Individually and as Trustee of the
Christopher L. Norris Revocable Trust U/A/D 11-25-2013
Address: 18105 Ferrera Ave, Spring Hill, Florida 34610


Diane Elizabeth Norris, Individually and as Trustee of the
Christopher L. Norris Revocable Trust U/A/D 11-25-2013
Address: 18105 Ferrera Ave, Spring Hill, Florida 34610


Diane Elizabeth Norris, Individually and as Trustee of the
Diane Elizabeth Norris Revocable Trust U/A/D 11-25-2013
Address: 18105 Ferrera Ave, Spring Hill, Florida 34610


Christopher L. Norris, Individually and as Trustee of the
Diane Elizabeth Norris Revocable Trust U/A/D 11-25-2013
Address: 18105 Ferrera Ave, Spring Hill, Florida 34610

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 24 day of February, 2024, by Christopher L. Norris, Individually and as Trustee of the Christopher L. Norris Revocable Trust U/A/D 11-25-2013 and Diane Elizabeth Norris, Individually and as Trustee of the Christopher L. Norris Revocable Trust U/A/D 11-25-2013, and Diane Elizabeth Norris, Individually and as Trustee of the Diane Elizabeth Norris Revocable Trust U/A/D 11-25-2013 and Christopher L. Norris, Individually and as Trustee of the Diane Elizabeth Norris Revocable Trust U/A/D 11-25-2013, Husband and wife who is/are personally known to me or who has produced DRIVER LICENSE as identification.




Notary Public
Print Name: Rosemarie Rodriguez
My Commission Expires: 3-6-2025

- (9) Public and private parks, playgrounds and recreational facilities. Private playgrounds and recreational facilities shall be for the sole use of residents of the area where such facilities are located, and shall not be used for commercial purposes.

Dimensional standards. The following dimensional standards shall apply to permitted, conditional, and accessory uses in the RS-2 zoning district.

(1) *Single family dwelling unit.*

- a. *Minimum lot area:* Seven thousand five hundred (7,500) square feet.
- b. *Minimum lot width:* Seventy-five (75) feet at the building line and a thirty-five (35) feet at the street.
- c. *Minimum yards:*
 1. *Front yard:* Twenty (20) feet.
 2. *Side yard:* Fifteen (15) feet in total for both side yards provided yards are less than five (5) feet, except when the lot is a corner corner lot, the side yard on the corner shall be twenty (20) percent width or ten (10) feet, whichever is greater, except the side yard required to exceed twenty (20) feet.
 3. *Rear Yard:* Thirty (30) feet.
- d. *Floor area:* A single family dwelling unit shall contain a minimum of thousand two hundred (1,200) square feet of conditioned living area (1) car garage or carport. The garage or carport shall not be included in the single family dwelling unit's minimum square footage.

10000-00000	2/2/2014	\$100.00	WD - Warranty Deed
11011-01734	3/28/2003	\$207,000.00	WD - Warranty Deed
07280-00023	2/21/1992	\$100.00	WD - Warranty Deed
06601-01783	10/14/1988	\$100.00	QC - Quit Claim
06466-02279	2/10/1988	\$100.00	QC - Quit Claim
06322-01558	4/20/1987	\$69,900.00	WD - Warranty Deed
05966-01206	5/28/1985	\$61,000.00	WD - Warranty Deed
05946-02164	4/1/1985	\$100.00	QC - Quit Claim

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front Depth	Category	Land Units	Land Type
1	0100	RES LD 3-7 UNITS PER AC	JRS-2	50.00 125.00	Common	50.00	Front Foota

Buildings

Building 1

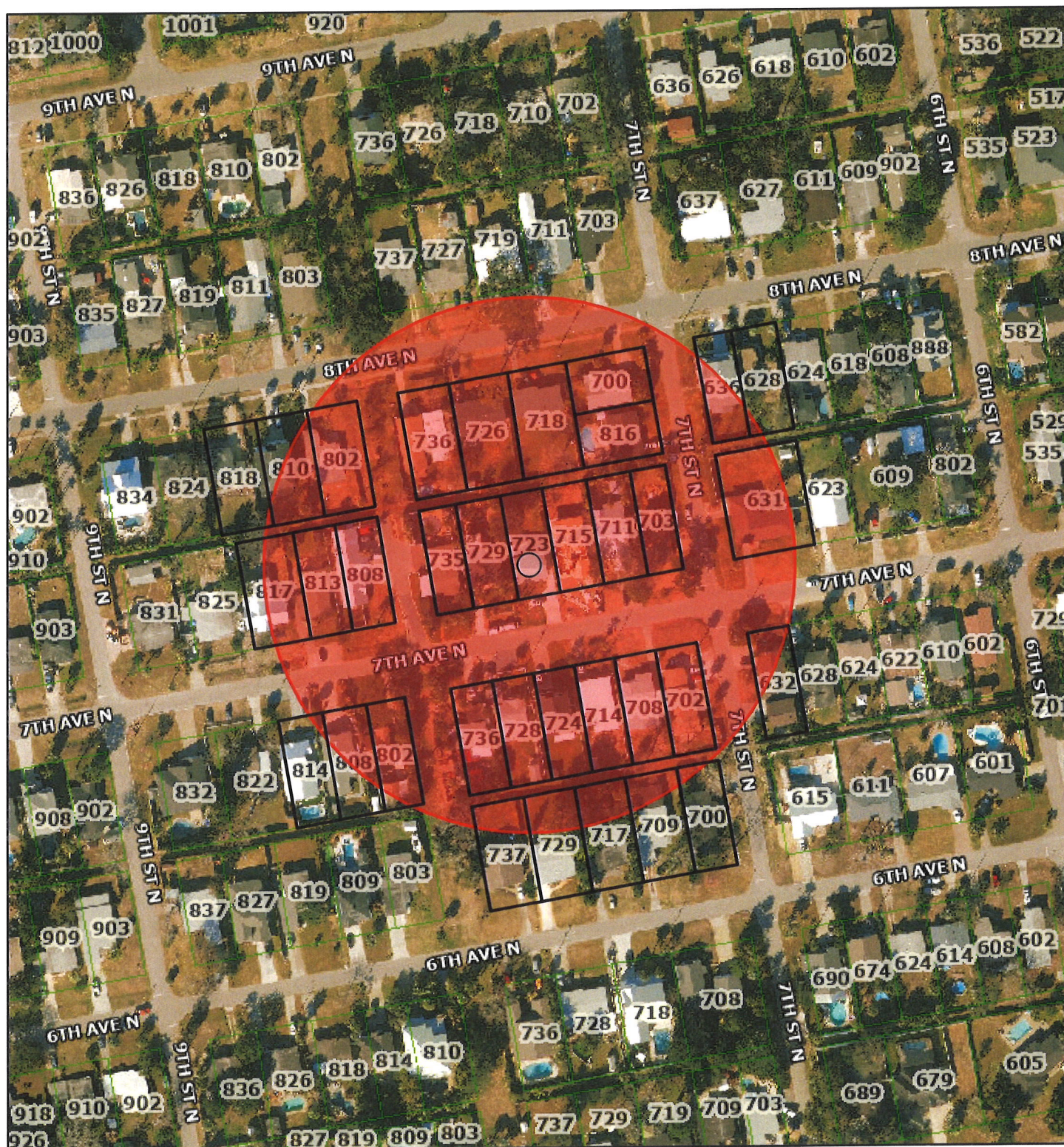
Building 1 Site Address
723 N 7TH AVE Unit
Jacksonville Beach FL 32250-

Building Type 0102 - SFR 2 STORY
Year Built 1949
Building Value \$158,725.00

Type	Gross Area	Heated Area	Effective Area
Base Area	821	821	821
Finished upper story 1	821	821	780
Finished Open Porch	68	0	20

Element	Code	Detail
Exterior Wall	16	16 Frame Stu
Exterior Wall	17	17 C.B. Stucc
Roof Struct	3	3 Gable or Hi
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	11	11 Cer Clay T
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Duc
Air Cond	3	3 Central

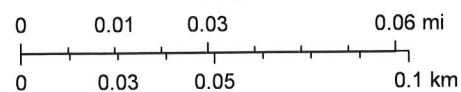
Element	Code	Detail
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June 17, 2024

Parcels

1:2,257



Current

24-100034

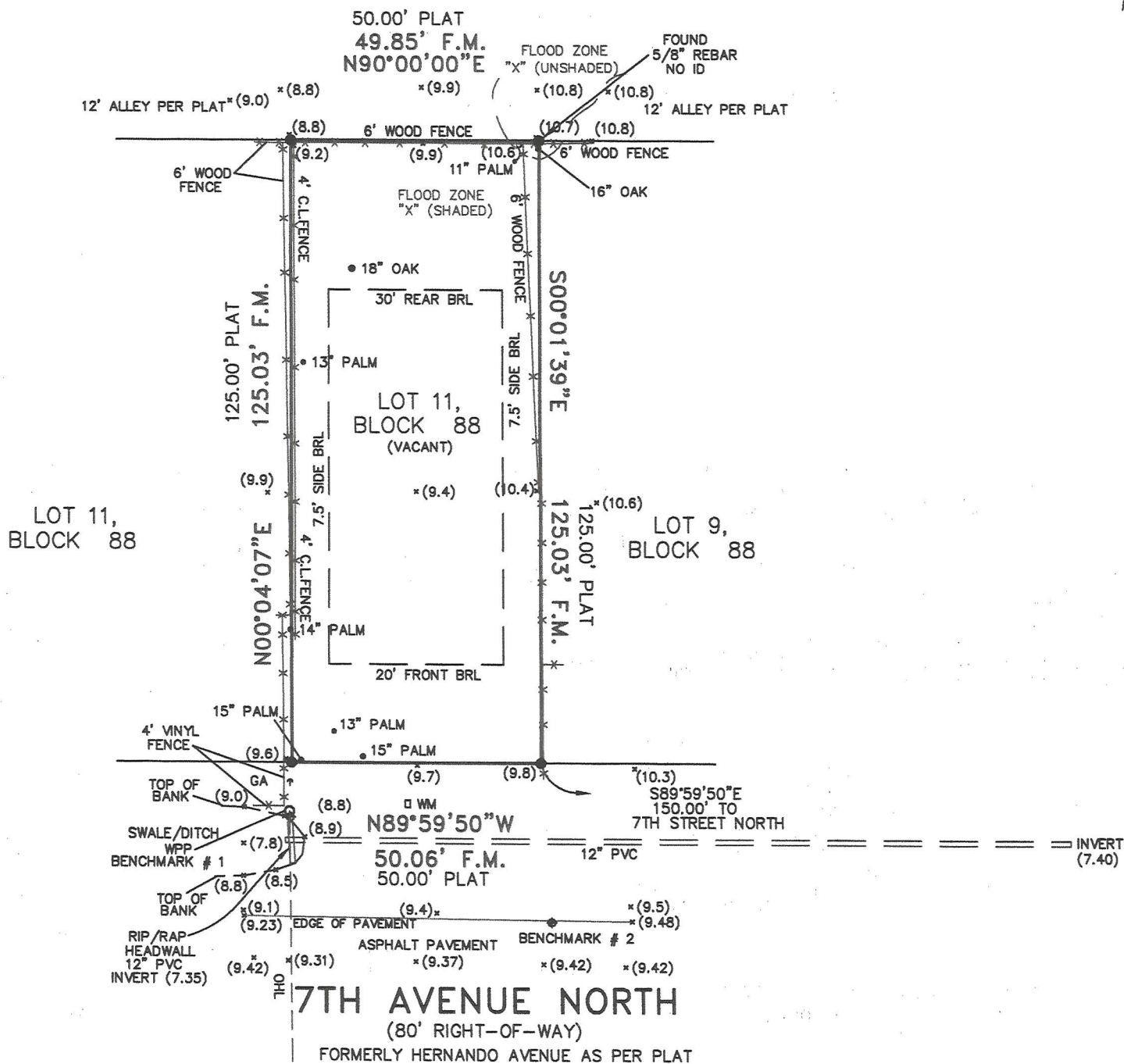
MAP SHOWING SURVEY OF

LOT 10, BLOCK 88, PABLO BEACH IMPROVEMENT COMPANY'S REPLAT OF PABLO BEACH NORTH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 20984, PAGE 1603 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

DSM RENOVATIONS LLC



GENERAL NOTES

REFERENCE BENCHMARK: FOUND BRASS BENCH MARK DISC
SET ON THE TOP OF A CONCRETE BASE SUPPORTING A SIGN
FOR THE JACKSONVILLE BEACH POST OFFICE. $\pm 45.5'$ SOUTH OF THE
CENTERLINE OF 7TH AVENUE NORTH AND $\pm 17.4'$ WEST OF THE WEST CURB
OF STATE ROAD A-1-A (3RD STREET)
DESIGNATION: B 324
ELEVATION (10.16) NAVD 1988

BENCHMARK # 1 (BM# 1) - SET 60D NAIL IN THE SOUTH FACE OF
A WOOD POWER POLE.
ELEVATION = 10.02 (NAVD 88)

BENCHMARK # 2 (BM# 2) - SET NAIL & DISK STAMPED A&J L.B. 6661
LOCATED $\pm$ IN LINE WITH THE LOT LINE BETWEEN LOTS 9 AND 10
NEAR THE EDGE OF ASPHALT ON 7TH AVENUE NORTH.
ELEVATION = 9.33 (NAVD 88)

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES, AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER
PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS
ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

NOTES:

- BEARINGS ARE BASED ON THE NORTHERLY R/W LINE OF 7TH AVE NORTH AS BEING N 89°59'50" W, ASSUMED.
- THIS IS A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY OF THE LANDS DESCRIBED HEREON.
- ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIES WITHIN ZONES: "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: "X" (SHADED) 120078 0417 J; MAP REVISED DATE: 11/02/2018, MAP NUMBER 12031C0417J.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

URB	UTILITY RISER BOX	FH	FIRE HYDRANT
GA	GUY ANCHOR	L.B.	LICENSED BUSINESS
WPP	WOOD POWER POLE	JEA	JACKSONVILLE ELECTRIC AUTHORITY
MSP	METAL SIGN POLE	WM	WATER METER
MD	MISCELLANEOUS DECIDUOUS	WV	WATER VALVE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	F.F.E.	FINISH FLOOR ELEVATION
MD	MISCELLANEOUS DECIDUOUS	SQ. FT.	SQUARE FOOT
PG.	PAGE	F.M.	FIELD MEASUREMENT
O.R.B.	OFFICIAL RECORDS BOOK	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
AVE	AVENUE	CH.=	CHORD BEARING & DISTANCE EQUALS
F.B.	FIELD BOOK	(E)	ENCROACHMENT
NO.	NUMBER	I.P.	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

LEGEND

- ☐ DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET
A & J L.B. 6661
- DENOTES 1/2" IRON PIPE FOUND
(UNLESS OTHERWISE NOTED)

DATE APRIL 16, 2024

SCALE 1" = 30'

JOB NO. 59651

F. BOOK(S) 651

PAGE(S) 66

COMPUTER LOT-10-BLOCK-88.DWG
FILE NAME (JEFF ON SERVER)

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS

5847 LUELLA STREET

JACKSONVILLE, FLORIDA 32207

OFFICE: (904) 346-1733

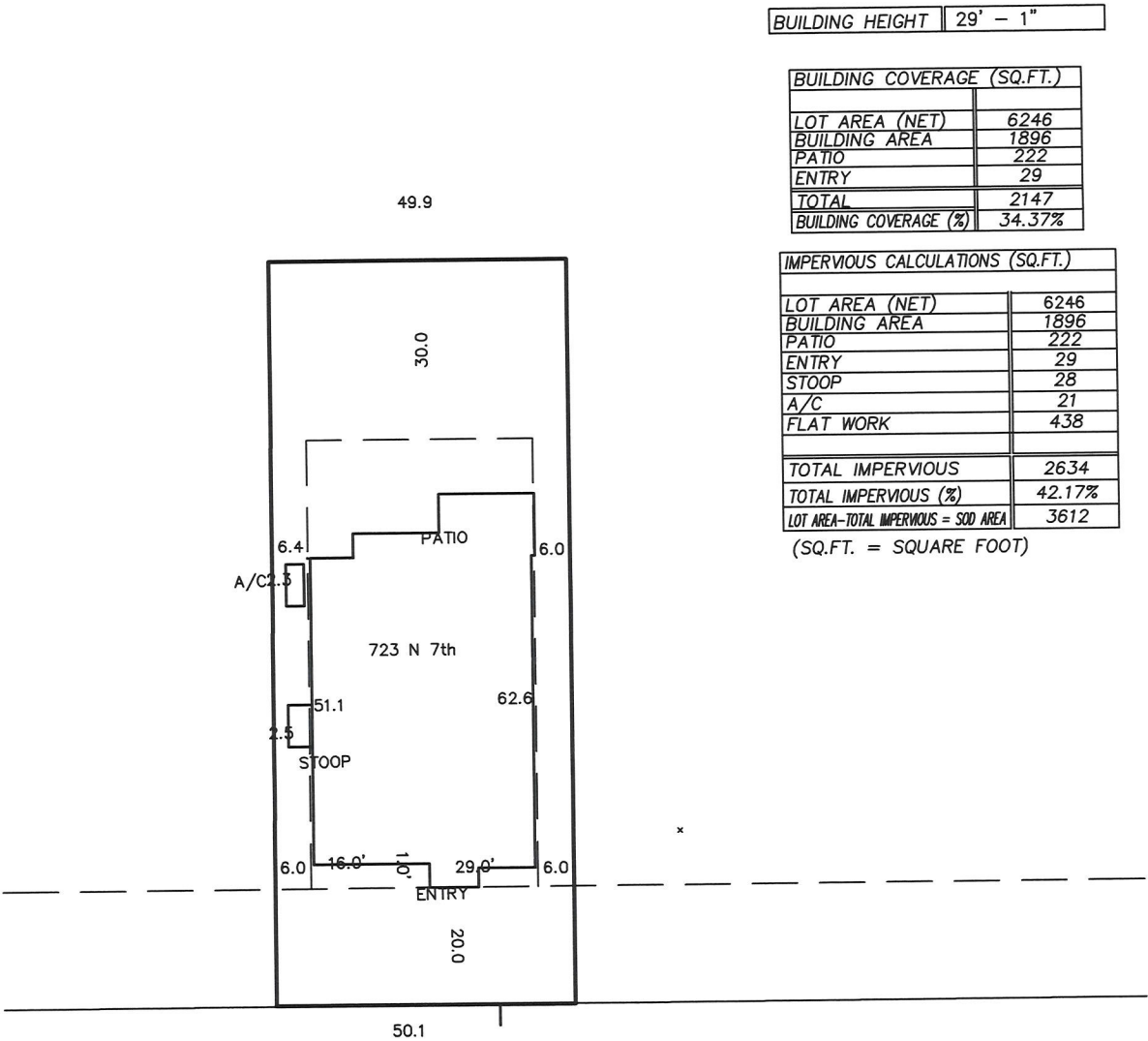
FAX: (904) 346-1736

THIS SURVEY MEETS THE STANDARDS OF PRACTICE
FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT
TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

GEORGE J. WARD, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155

Proposed

24-100034



SEVENTH AVENUE NORTH

Proposed

24-100034

MAP SHOWING SURVEY OF

LOT 10, BLOCK 88, PABLO BEACH IMPROVEMENT COMPANY'S REPLAT OF PABLO BEACH NORTH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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CERTIFIED TO:
DSM RENOVATIONS LLC

BUILDING HEIGHT 29' - 1"

IMPERVIOUS CALCULATIONS (SQ.FT.)	
LOT AREA (NET)	6,246
BUILDING AREA	1,896
PORCH/PATIO	222
ENTRY	29
DRIVE/WALK	438
STOOP	28
A/C PAD	21
TOTAL IMPERVIOUS	2,634
TOTAL IMPERVIOUS (%)	42.17%
LOT AREA-TOTAL IMPERVIOUS = SOD AREA	3,612

BUILDING COVERAGE (SQ.FT.)	
LOT AREA (NET)	6,246
BUILDING AREA	1,896
PORCH/PATIO	222
ENTRY	29
TOTAL	2,147
BUILDING COVERAGE (%)	34.37%

- FOR ALL PROPERTY UPON WHICH EITHER A SINGLE-FAMILY DWELLING OR A MOBILE HOME ON AN INDIVIDUAL LOT IS LOCATED OR TO BE LOCATED.
- ONE FOUR INCH CALIPER TREE OR MULTIPLE TWO INCH MINIMUM CALIPER TREES TOTALING FOUR CALIPER INCHES SHALL BE PLANTED AND PRESERVED FOR EVERY FIVE THOUSAND SQUARE FEET OF LOT AREA.
- AN ADDITIONAL TWO CALIPER INCHES FOR EVERY 2500 SQUARE FEET OF LOT AREA (BUT NOT A PORTION THEREOF) IN EXCESS OF 5000 SQUARE FEET. PRESERVED AREAS AND WATER BODIES ARE TO BE EXCLUDED.

TREE INCHES REQUIRED TO BE ADDED TO EACH LOT (EXAMPLE)

0	LIVE OAK*
3	SHADE
3	NON-SHADE
6	TOTAL INCHES

6" MINIMUM CALIPER REQUIRED

GENERAL NOTES

REFERENCE BENCHMARK: FOUND BRASS BENCH MARK DISC SET ON THE TOP OF A CONCRETE BASE SUPPORTING A SIGN FOR THE JACKSONVILLE BEACH POST OFFICE. ±45.5' SOUTH OF THE CENTERLINE OF 7TH AVENUE NORTH AND ±17.4' WEST OF THE WEST CURB OF STATE ROAD A-1-A (3RD STREET)
DESIGNATION: B 324
ELEVATION (10.16) NAVD 1988

BENCHMARK# 1 (BM# 1) - SET 60D NAIL IN THE SOUTH FACE OF A WOOD POWER POLE.
ELEVATION = 10.02 (NAVD 88)

BENCHMARK# 2 (BM# 2) - SET NAIL & DISK STAMPED A&J L.B. 6661 LOCATED ± IN LINE WITH THE LOT LINE BETWEEN LOTS 9 AND 10 NEAR THE EDGE OF ASPHALT ON 7TH AVENUE NORTH.
ELEVATION = 9.33 (NAVD 88)

NOTE: BUILDING ENVELOPE DOES NOT INCLUDE THE FRONT ENTRY OR THE REAR PORCH/PATIO.

EVERY ATTEMPT WAS MADE BY THIS FIRM TO CORRECTLY IDENTIFY THE TREES SHOWN HEREON BY SPECIES TYPE, (I.E. HICKORY AND LIVE OAK). HOWEVER, THIS FIRM DOES NOT HAVE ON ITS STAFF A BOTANIST OR DENDROLOGIST, NOR DOES IT PRACTICE IN THE FIELDS OF BOTANY OR DENDROLOGY AND THEREFORE, THERE MAY BE MIS-IDENTIFIED TREES SHOWN ON THIS SURVEY.

REVISED APRIL 27, 2024, TO SHOW A PROPOSED HOUSE ON THE SUBJECT PROPERTY.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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F.B.	FIELD BOOK	(E)	ENCROACHMENT
NO.	NUMBER	I.P.	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET A & J L.B. 6661
- DENOTES 1/2" IRON PIPE FOUND NO IDENTIFICATION (UNLESS OTHERWISE NOTED)

DATE	APRIL 16, 2024
SCALE	1" = 30'
JOB NO.	59651
F. BOOK(S)	651
PAGE(S)	66
COMPUTER	LOT-10-BLOCK-88.DWG
FILE NAME	(JEFF ON SERVER)

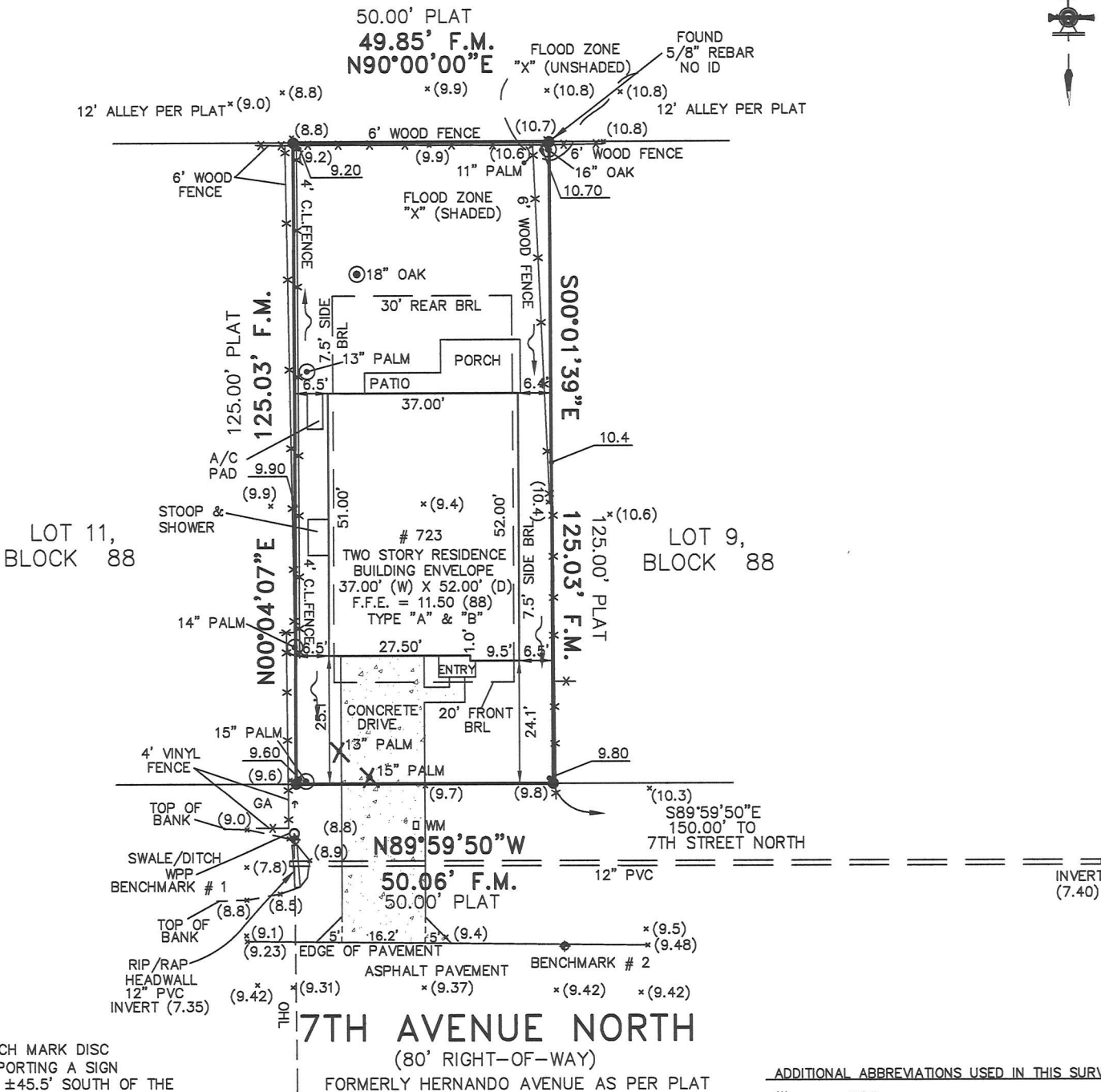
A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS

5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
OFFICE: (904) 346-1733
FAX: (904) 346-1736

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

GEORGE J. WARD, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155



ADDITIONAL ABBREVIATIONS USED IN THIS SURVEY

W	WIDE
D	DEEP
→	DENOTES FLOW DIRECTION
90.5	DENOTES PROPOSED ELEVATION
x(89.9)	DENOTES EXISTING ELEVATION
✕	DENOTES TREE TO BE REMOVED
●	DENOTES TREE TO BE SAVED



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	06/27/2024
SUBJECT:	BOA #24-100035 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, July 16, 2024 Board of Adjustment Meeting.

BOA #24-100035

ZONING: RS-1
RE NO.: 178382-0000
LEGAL: Lot 3, Block 7, *Ocean Forest Unit 1*
ADDRESS: 251 Coral Way

REQUEST:

Section(s): 34-336(e)(1)(c)(3), for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-336(e)(1)(e), for lot coverage of 40% in lieu of 35% maximum, for construction of a new single-family dwelling at **property addressed** 251 Coral Way, **RE#** 178382-0000, **legally described as** Lot 3, Block 7, *Ocean Forest Unit 1*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1955) 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 80 feet in width and 110 feet in depth with a total area of 8,800 square feet. The subject parcel is currently occupied by a one-story single-family dwelling, concrete driveway and a wood deck. The subject parcel's single-family structure was constructed in 1957 and is currently dilapidated and needs repair. The applicant plans to demolish the current structure to construct a new single-family dwelling. The subject property is nonconforming in width and 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 applicant is asking for a variance for a rear yard setback of 25 feet in lieu of 30 feet minimum and, for lot coverage of 40% in lieu of 35% maximum, for construction of a new single-family dwelling. Other properties in this area have been granted similar variances to increase lot coverage and encroach on setbacks to accommodate new construction. 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.

STAFF ANALYSIS:

The subject property was developed in 1957 as a one-story single-family dwelling which is currently dilapidated. The applicant plans on demolishing the current dwelling and constructing a 2,622 square foot home. The subject property is substandard in width and total lot area. It measures 80 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district and is also non-conforming

in size at 8,800 square feet. Due to the substandard size of the lot, developing a new single family dwelling will increase lot coverage and encroach on the rear setback. RS-1 requires a 25-foot front yard setback, and based on the surrounding structures, maintaining the front yard setback is more in keeping with the traditional layout of the neighborhood. Reducing the rear yard setback is the better option as opposed to reducing the front yard setback. The subject property was platted in 1954 which predated the existing LDC. The nonconforming lot is not the fault of the applicant and not allowing more lot coverage and encroachment on rear yard setbacks 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 and width. 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 platted 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. Due to the undersized lot, relief is needed to build the proposed single-family home.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate a new single-family home. The variance needed is for a rear yard setback of 25 feet in lieu of 30 feet minimum and for lot coverage of 40% in lieu of 35% maximum.

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

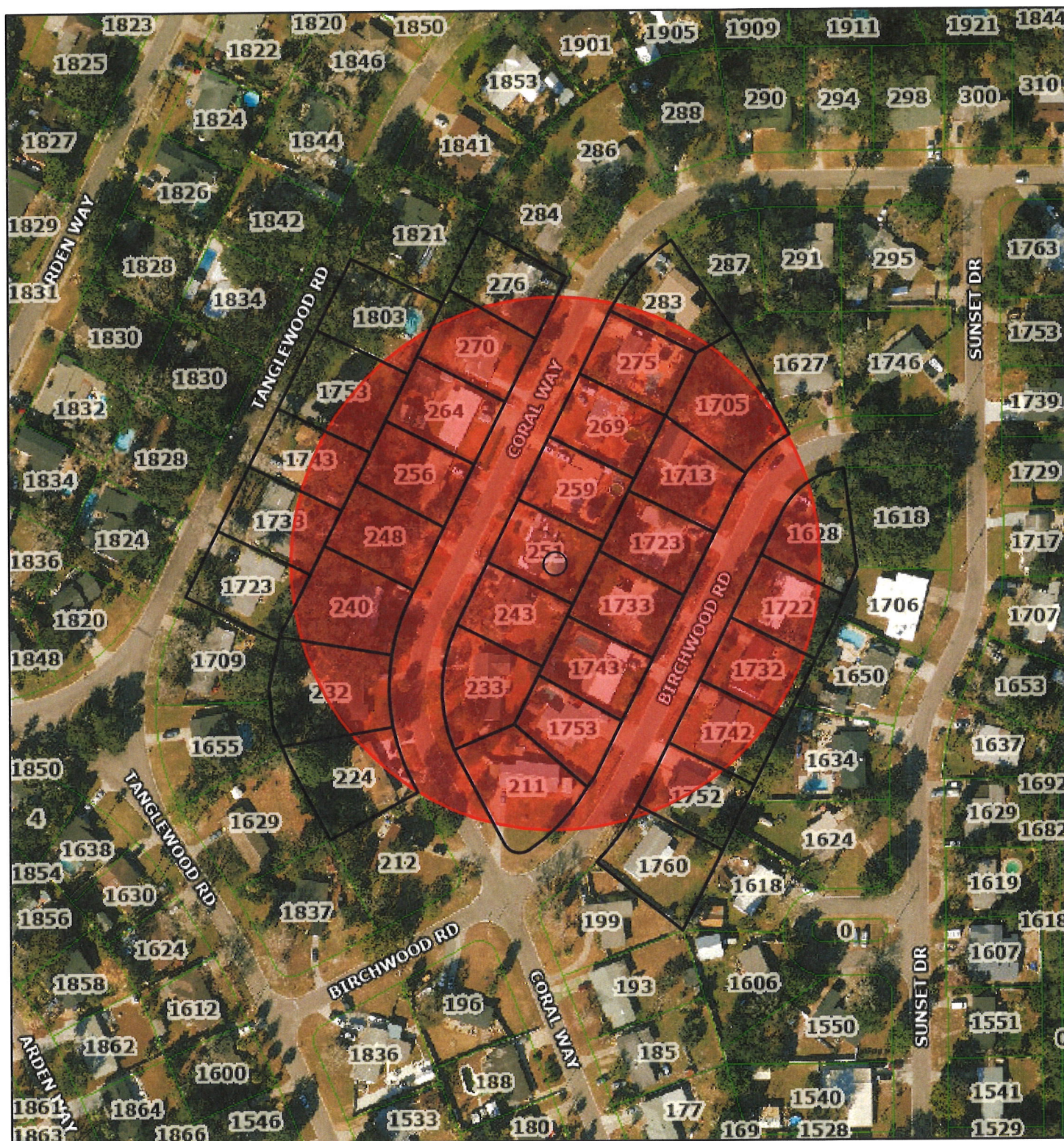
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100035**

ATTACHMENTS:

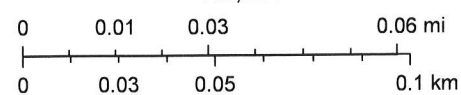
1. 24-100035pics
2. 24-100035



June 17, 2024

 Parcels

1:2,257



BOUNDARY SURVEY

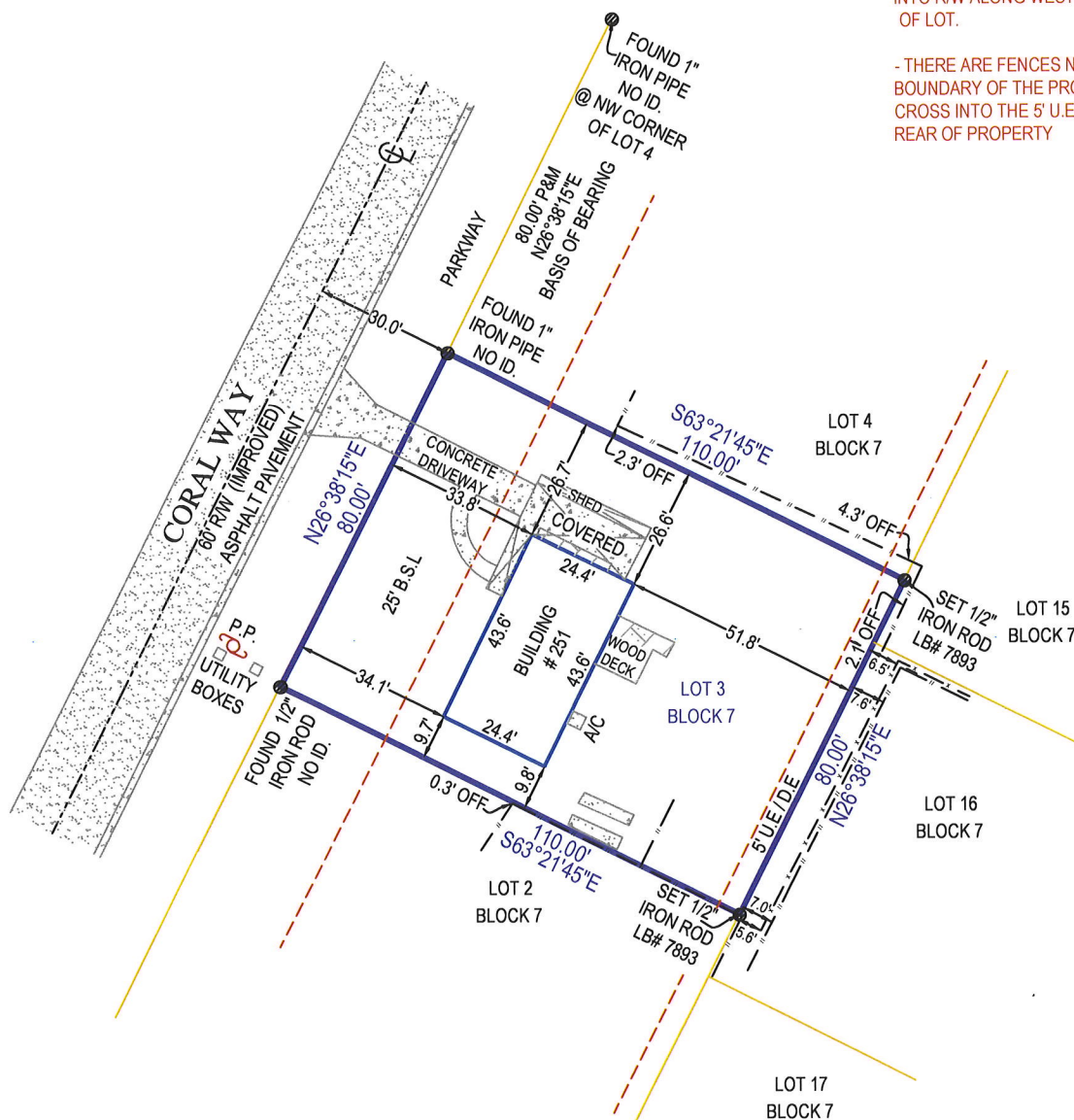
24-100035

SCALE
1"=40'

SURVEY NOTES

- CONCRETE DRIVEWAY CROSSING INTO R/W ALONG WESTERLY SIDE OF LOT.

- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 5' U.E./D.E AT REAR OF PROPERTY



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

SURVEY NUMBER:
629175

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET
SURVEYING, LLC
LB #7893
SERVING FLORIDA

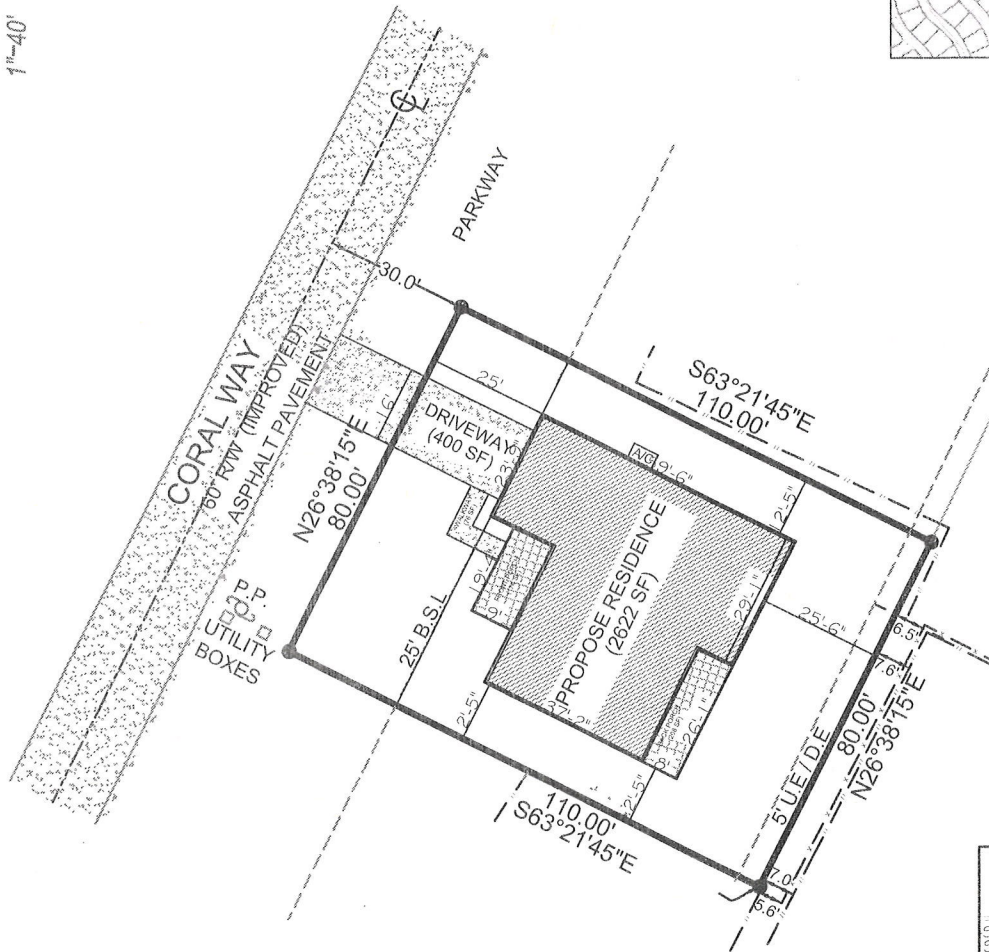
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

24-000-35

BOUNDARY SURVEY

SCALE
1"=40'

VICINITY MAP



SCOPE OF WORK

SITE PLAN OF THE PROPERTY UNDER REVIEW
SHOWING THE PROPOSED RESIDENTIAL
DEVELOPMENT.

LOT COVERAGE	
RESIDENCE + PORCHES + AC	3020 SF
PROPOSED WALKWAY	76 SF
PROPOSED DRIVEWAY	400 SF
TOTAL	3496 SF
LOT COVERAGE (%)	
39.73 %	

SITE PLAN

LOCATION: 25 I Coral Way, Jacksonville Beach, FL 32250, USA
PARCEL ID: 178382 0000/ ZONING: RS-1
LEGAL DESCR.: 25-28 29-25-29E OCEAN FOREST UNIT 1 LOT 3 BLK 7

LOT AREA: 0.20 Acres

LOT OWNER:

RE904
LLC

DEEN'S CONSULTS

Architects, Planners & Project Managers

ISMAILAOTU@GMAIL.COM

ARCHITECT Deen's consult
DRAWN Deen's consult
CHECKED BY Deen's consult



APPLICATION FOR VARIANCE

BOA No. 24-100035
HEARING DATE 7/16/24

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: Julia Sanders Telephone: (904) 333-7873
Mailing Address: 1903 Eastern Dr E-Mail: RE904@icloud.com
Jacksonville Beach FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: RE904, LLC Telephone: (904) 333-7873
Mailing Address: 1903 Eastern Dr E-Mail: RE904@icloud.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: 251 Coral Way, Jacksonville Beach FL 32250
Legal description of property (Attach copy of deed): OCEAN FOREST UNIT 1 LOT 3 BLK 7
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).
1) Rear yard set back of 25' in lieu of 30' *for new str*
2) Lot coverage of 40% in lieu of 35%

AFFIDAVIT

I, Julia Sanders, 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

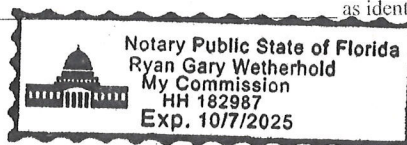
Julia Sanders
PRINT APPLICANT NAME

5/15/2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 15th day of May, 2024, by Julia Sanders, who is personally known to me or produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Ryan Wetherhold
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>R5-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (s): _____	

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 24-100035

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	The subject parcel is nonconforming in total lot area and width. 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.
Special circumstances and conditions do not result from the actions of the applicant.	YES	Existing lot of record, platted by COJB
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	This request is common and approved on a regular basis by the board
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	The nonconforming lot is not the fault of the applicant and not allowing more lot coverage would deprive the applicant of rights and privileges that have been granted to parcels in the area
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Only the minimum variance needed to accommodate the improvements has been requested
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	Is consistent with planners goals and objectives for this site and plan

BOUNDARY SURVEY

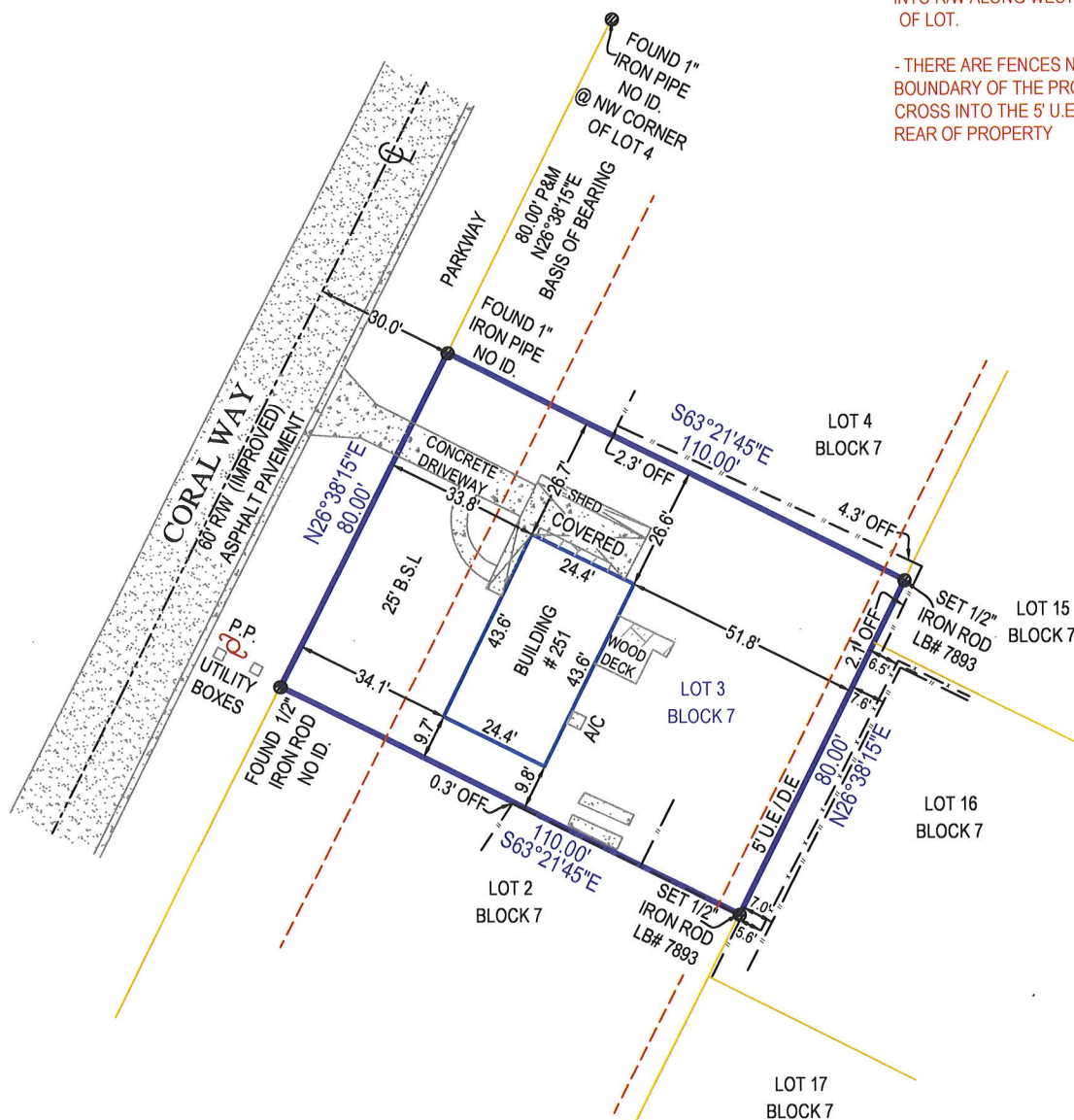
24-100035

SCALE
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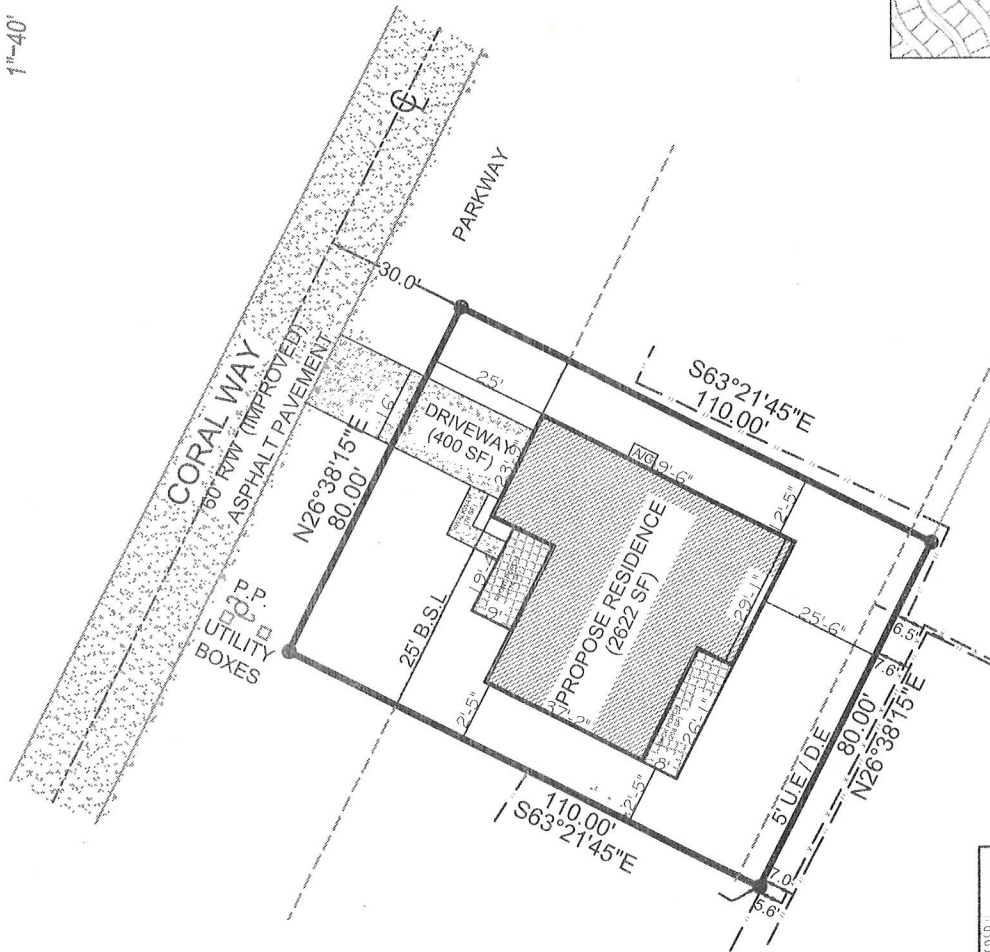
24-000-35

BOUNDARY SURVEY

VICINITY MAP



SCALE
1"=40'



SCOPE OF WORK

SITE PLAN OF THE PROPERTY UNDER REVIEW
SHOWING THE PROPOSED RESIDENTIAL
DEVELOPMENT.

LOT COVERAGE	
RESIDENCE + PORCHES + AC	3020 SF
PROPOSED WALKWAY	76 SF
PROPOSED DRIVEWAY	400 SF
TOTAL	3496 SF
LOT COVERAGE (%)	39.73 %

SITE PLAN

LOCATION: 251 Coral Way, Jacksonville Beach, FL 32250, USA
PARCEL ID: 178382 0000/ ZONING: RS-1
LEGAL DESCR.: 25-28 29-25-29E OCEAN FOREST UNIT 1 LOT 3 BLK 7

LOT AREA: 0.20 Acres

LOT OWNER:

RE904
LLC

DEEN'S CONSULTS

Architects, Planners & Project Managers

ISMAILAOTU@GMAIL.COM

ARCHITECT Deen's consult
DRAWN Deen's consult
CHECKED BY Deen's consult

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
1525B The Greens Way, Suite 200
Jacksonville Beach, Florida 32250
File No. 24-0037

General Warranty Deed

Made this ²⁶25th day of April, 2024, by John A. Crumrine, a single man, hereinafter called the grantor, to RE904, LLC, a Florida limited liability company, whose post office address is: 1903 Eastern Drive, Jacksonville Beach, Florida 32250, 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 \$340,000.00, 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 3, Block 7, Ocean Forest Unit One, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 28, 28A and 28B, of the Public Records of Duval County, Florida.

Parcel ID Number: 178382-0000

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

Subject To taxes subsequent to December 31, 2023, 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 of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

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:

D Randall Wiley
Signature

Witness #1 Printed Name

Witness Address: 1525B The Greens Way, Jacksonville
Beach, FL 32250

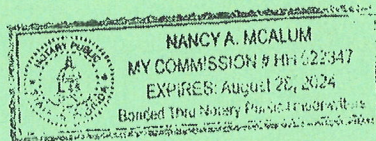
Signature

Witness #2 Printed Name

Witness Address: 1525B The Greens Way, Jacksonville
Beach, FL 32250

John A. Crumrine (Seal)

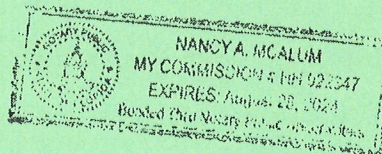
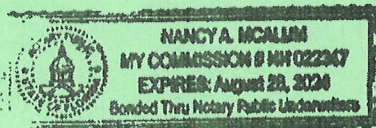
Address: 1516 11th Ave North
Jacksonville Beach, Florida 32250

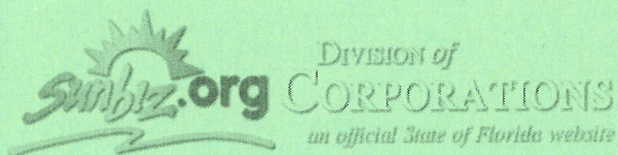


State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of April, 2024, by John A. Crumrine, who produced a driver's license as identification.

Nancy A. McAlum
Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

RE904, LLC

Filing Information

Document Number	L15000124965
FEI/EIN Number	47-4649967
Date Filed	07/21/2015
Effective Date	07/22/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	08/20/2020

Principal Address

1903 Eastern Dr
JACKSONVILLE BEACH, FL 32250

Changed: 08/20/2020

Mailing Address

1903 Eastern Dr
JACKSONVILLE BEACH, FL 32250

Changed: 08/20/2020

Registered Agent Name & Address

Sanders, Julia E
1903 Eastern Dr
JACKSONVILLE BEACH, FL 32250

Name Changed: 08/20/2020

Address Changed: 08/20/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

SANDERS, JULIA E, MGR
19 12TH ST. SOUTH
JACKSONVILLE BEACH, FL 32250

07/16/24

