



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, March 2, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Owen Curley, Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held February 17, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

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

Notes: _____

- b. **Case Number(s):** **BOA#21-100009**
Applicant: Second Avenue 2020, LLC.
Agent: Tom Gibbon
Owner: Zachary A. Stratmann
Property Address: 333 2nd Avenue North
Parcel ID: 173824-0000
Legal Description: Lot 7 Block 34, *Atlantic Park, a Replat of a Part of Pablo Beach North*
Current Zoning: C-1
Motion to Consider: **A variance from Land Development Code Sections:** 34-373(c), for turning and maneuvering space of 12 feet in lieu of 23 feet for 4 on-site parking spaces to back onto an alley; 34-373(d), for a parking area setback of zero (0) feet in lieu of 5 feet minimum for an ADA ramp; and 34-377, for 4 parking spaces in lieu of 22 spaces required to allow for a change of use for a new salon
Miscellaneous Info: No previous development orders

Notes: _____

- c. **Case Number(s):** **BOA#21-100010**
Applicant/Owner: Donald Brown
Property Address: 1203 14th Avenue North
Parcel ID: 175313-0000
Legal Description: Lot 4, Block 12, *Beach Homesites Unit 3*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum and 34-336(e)(1)e, for lot coverage of 37% in lieu of 35% maximum to allow for the addition of a sunroom to an existing single-family dwelling
Miscellaneous Info: No previous development orders

Notes: _____

- d. **Case Number(s):** **BOA#21-100011**
Applicant/Owner: Douglas Shaffer
Property Address: 2854 Merrill Boulevard
Parcel ID: 180867-0000
Legal Description: Lot 4 and the North ½ of Lot 5, Block 6, *Jacksonville Beach Heights*

Current Zoning: RS-2

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

Miscellaneous Info: Two previous development orders (Ref. BOA#28-98 and BOA#37-2003)

Notes: _____

PLANNING DEPARTMENT REPORT

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

ADJOURNMENT

NOTICE

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

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

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



APPLICATION FOR VARIANCE

BOA NO. 21-100006
HEARING DATE 3-2-21

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

REQUIRED DOCUMENTATION

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

JAN - 7 2021

APPLICANT INFORMATION

Applicant Name: L. Charles Mann Telephone: 904.721.1546
Mailing Address: 1165 Arlington Rd E-Mail: Charliemann1@comcast.net
Jacksonville, FL 32211
Agent Name: _____ Telephone: _____
Mailing Address: SEE ABOVE E-Mail: _____
Landowner Name: Charles Hiers Telephone: CONTACT AGENT
Mailing Address: 5303 Wesconett Blvd E-Mail: _____
Jacksonville, FL 32210

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

VARIANCE DATA

Street address of property and Real Estate Number: 4116 Ponce De Leon Blvd RE# 180494-0000
Legal description of property (Attach copy of deed): SEE ATTACHED
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Reduce required side yards along North & South Property Lines from 10' to 5'. Note Previous Variance Permitted 7.5' side yards
(BOA - 11-100089)

AFFIDAVIT

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

L. Charles Mann
APPLICANT SIGNATURE

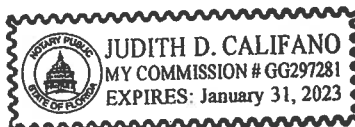
L. Charles Mann
PRINT APPLICANT NAME

12-29-20
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of DECEMBER, 2020 by L. CHARLES MANN, who is personally known to me or produced _____ as identification.

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



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X

CODE SECTION (s):
34-336(e)(1)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum (7.5 feet previously approved) to allow for a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100006

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.		RECEIVED JAN - 7 2021 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.		SEE
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		ATTACHED
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		

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

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21-100006
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ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

June 8, 2011



FILE COPY

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

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

Dear Mr. Simmons,

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

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

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

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

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

All to allow for a new single family home.

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

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

Sincerely,

Jon Hays, CBO
Building Department

cc: Charles Hiers

PRELIMINARY SITE LAYOUT WITH
PROPOSED 5' SIDE BUILDING
RESTRICTION LINES

RECEIVED
21-100006

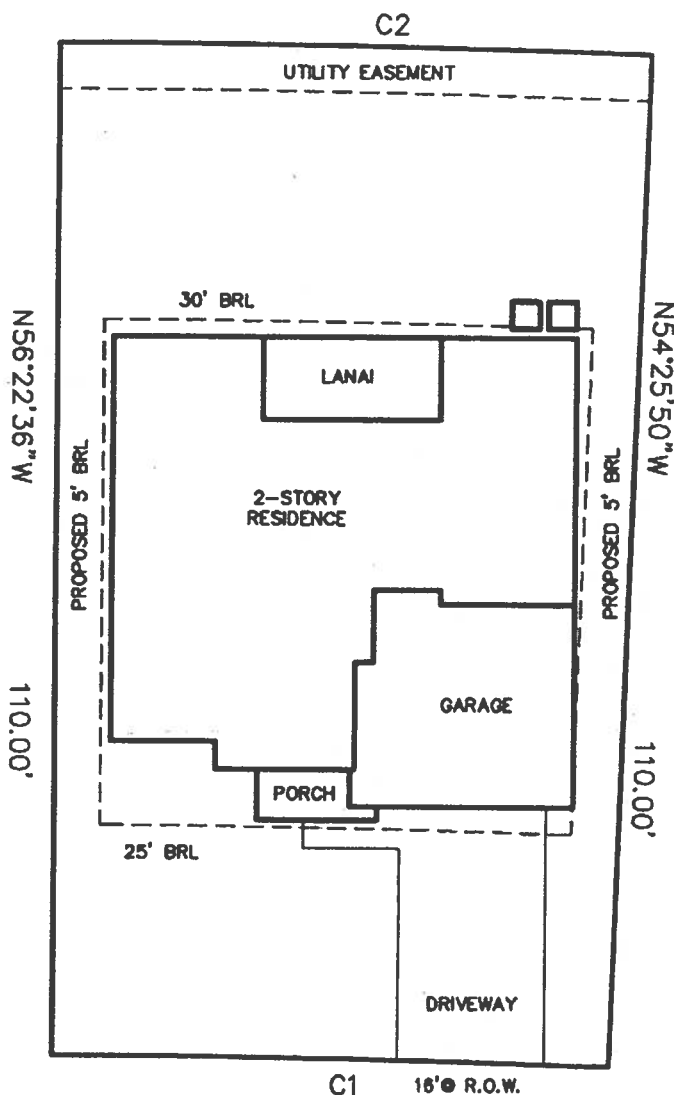
JAN - 7 2021

PLANNING & DEVELOPMENT



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

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



LOT COVERAGE BY BUILDING: 2471/6806 - 36.3%

Lot 9 Block 4 Avalon Unit 3 - Section 2

SCALE: 1" = 30'

DATE: 08-11-20 DRAWN BY: LP

REVISED:

REVISED:

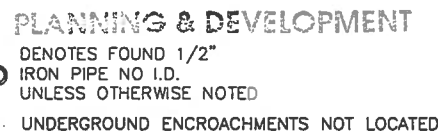
PLAT BOOK 18 PAGE 28
OF THE CURRENT PUBLIC RECORDS
OF Duval COUNTY, FL

LOT	SQ. FT.	BLDG. FOOTPRINT	JOB #
6806		2471	

NOTE: BUILDING FOOTPRINT INCLUDES ALL
COVERED SPACES INCLUDING STEPS

4166 Ponce De Leon Blvd.
Jacksonville Beach, FL 32250

AVALON UNIT NO.2
PLAT BOOK 21, PAGE 63

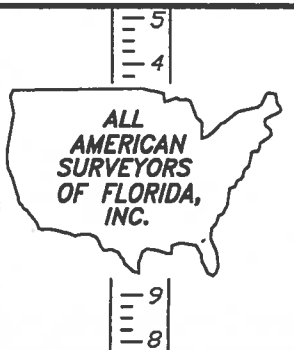


THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0419J FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 11-02-18

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

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

STATE OF FLORIDA
JAMES P. [Signature]
FLORIDA REGISTERED SURVEYOR AND MAPPER



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

REQUIRED DOCUMENTATION

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

JAN 19 2021

APPLICANT INFORMATION

Applicant Name: 2nd AVE 2020 LLC Telephone: 616-822-1852
Mailing Address: 2951 McRILL BLVD E-Mail: Kaitland Busher
Jacksonville Beach, FL 32250
Agent Name: Tbm Gibbon Telephone: 904-566-6501
Mailing Address: 4116 S 3rd ST E-Mail: T2Gibson@Live.com
Jacksonville Beach FL 32250
Landowner Name: ZACHARY A. STRATMANN Telephone: 904-545-2130
Mailing Address: 333 2nd AVE N E-Mail: _____
JACKSONVILLE BEACH, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 333 2nd Avenue N. RE# 173884-0000
Legal description of property (Attach copy of deed): Lot 7, Block 34, Atlantic Park
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Reduce required parking from 22 spaces to 4 spaces.
Extend diagonal parking 6 feet into Fourth Street North.

AFFIDAVIT

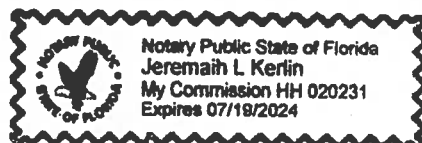
I, Kaitland Busher, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

APPLICANT SIGNATURE: Kaitland Busher PRINT APPLICANT NAME: Kaitland Busher DATE: 1/4/21

STATE OF FLORIDA, COUNTY OF DUVAL:

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

NOTARY PUBLIC SIGNATURE: Jeremiah L. Kerlin
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1FLOOD ZONE: AE(9)

CODE SECTION (S):

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

21-100009

Section 34-200. 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 does not reasonably accommodate 22 spaces. Not all stylist chairs will be in use at once.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Due only to lot configuration and parking requirements.
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	Not to my knowledge.
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	Other businesses in the area have similar parking setups. Without variance, we will not be able to operate our business here and continue making improvements.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This is the most number of spaces that the land/building allow for.
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	Businesses in nearby areas require only 1 parking space per chair.

PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3RD STREET PHONE (904) 247-6231 FAX (904) 247-6107

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PLANNING & DEVELOPMENT

- **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.**

Answer: Yes.

The current zoning requirements for a hair salon require two spots per salon chair. We are in need of 22 spots to fulfill the city's requirement for parking. Our salon would require 11 salon chairs on property. This is a modest number by comparison to other salons in the Jacksonville Beach area.

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

Answer: 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.**

Answer: Yes.

This is due to the type of business being established on the property. Other businesses would not have the same parking requirements. In fact, the Central Business District (CBD) only requires one parking space per salon chair. Jacksonville Beach City requirement of two parking spaces per chair is double. Our salon business model requires one physical salon chair per stylist due to the booth rental salon structure. This does not mean that eleven stylists will be operating at a given time. The salon will typically operate at 50% capacity on a given day due to scheduling of stylists and clients.

- **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant the rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Answer: Yes.

This would impose a hardship. The proposed business could not exist on the property.

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

Answer: Yes.

The proposed variance would allow for our current business plan to be feasible. Without the adequate parking a business of this design (or many like it) could not exist on this property. The necessary updates needed to the property and finances needed are not feasible for many business models with the parking currently allowed at the property.

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21-100009
JAN 19 2021

- **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.**

Answer: Yes.

The variance does not affect any surrounding properties. Parking is already allowed parallel on the right of way according to city laws. This variance will allow for a major improvement to the property and only increase property values of the surrounding properties.

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JAN 19 2021

PLANNING & DEVELOPMENT

January 1, 2021
Letter of Intent

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20-100009
JAN 19 2021

To The Board of Adjustment:

PLANNING & DEVELOPMENT

Kaitland and I have been residents of the Jacksonville Beach community for twenty years. We love our city and are proud to have an opportunity to contribute to the growth of the beaches by becoming local business owners.

We are asking the board to please grant our request for a parking variance. The city of Jacksonville Beach requires two parking spaces per salon chair. This requirement is inconsistent with that of The Central Business District (CBD). The CBD requires only one parking space per salon chair.

Our current business plan requires eleven salon chairs to make the financing work. We have fourteen current parking spaces but would need the other eight to make this a thriving business.

Our business model is what sets us apart from a traditional salon. We have developed a unique concept to the salon industry. Kaitland and I have adapted what is normally reserved for suite rentals into a salon setting. Due to this we must have a specified amount of chairs since we are leasing the physical chair to a stylist. Unlike a traditional salon, where a business could have five chairs but a staff of fifteen; we are limited to a staff matching the number of salon chairs. We will not be scheduling stylist the way a traditional salon does. We will normally operate around 50% capacity at any given time. This concept creates more availability for stylist to work and thus a smaller amount of stylist working at a given time.

We have reached out to surrounding businesses and have been warmly received by all. Some businesses even offering us their parking lots for use if needed. Our intention is to take a weathered, small building on the corner of second and fourth and make it new again. Please help us make our dream a reality and approve our requested variance.

Thank you,



Rachel Sivert
Lyon & Wright, Salon and Glossery, Co-Owner

Appraisal Narrative:

- I. Parking**
- II. Exterior**
- III. Front Desk/Greeting Area**
- IV. Bathrooms**
- V. Main Salon Floor**
- VI. Shampoo Area**
- VII. Processing Room**
- VIII. Break Room**
- IX. Porches**

Parking:

South parking lot will be repaved with designated parking spots for patrons. Walkway will be repaved as well and will run to the newly renovated porch and new steps leading to porch entrance. The fence around the building will be removed and new landscaping will frame the building.

AC units will be relocated to the eastern side of the building. This will make space for a graveled parking lot that will run the length of the building.

The sheds in the current northern parking lot will be demoed. The parking lot will be repaved and made to be handicap accessible. The lot will provide a wheelchair ramp accessibility to the building.

Exterior:

The exterior of the building will be entirely repainted. The front porch will be removed and rebuilt to match the width of the exterior of the building. The porch would function as a three seasons room with opening/closing glass windows. The first 12 feet of windows on the western facing side of the building will be replaced to an energy efficient window. The windows down the remaining western side of the building will be removed and framed in. The two small windows at the rear of the building will be replaced by new energy efficient windows. The door on the back (north) side of the building will be framed in and removed. The body of the building will be stucco with the exception of the vintage block on the front entrance of the building. The porch at the rear of the building will be shortened to accommodate the parking lot and wheelchair ramp. The back porch will be reroofed and fitted with an electric outdoor fireplace along the north wall. The current door on the north wall will be framed in and closed. The rear entrance to the building on the eastern wall will be reframed and replaced with a secure and energy efficient door. The windows on the eastern side of the building will remain as placed but will be replaced with energy efficient new windows. The eastern side of the building will be stucco. The fence along the eastern side of the building will be removed and replaced with new landscaping. The back porch will have privacy landscaping as well. Security cameras will also be strategically placed along the exterior.

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Porches:

The front porch will be removed and rebuilt to be the width of the building. The porch will be the same elevation as the building with stairs leading to the landing. The front porch will be made to be a three season room with opening and closing windows. The flooring of the front porch will be composite wood. A pendant light will be attached to the ceiling. The back porch will be shortened to accommodate a wheelchair ramp and handicap parking. The roof of the porch will be reworked and finished out. It will have ceiling lighting. The rear porch will have a built in electric fireplace. The deck and all surfaces will be comprised of composite wood.

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JAN 19 2021

Front Desk/Greeting Area:

The entrance to the building will be a newly framed, secure, energy efficient door. The flooring in the greeting/front desk area will be LVT flooring. Canned lighting will be throughout the entire salon. The ceiling throughout the building will be drywall with a lightly etched pattern. This area will be hardwired for a sound system and security cameras. The front desk will be shaker cabinetry with a quartz counter. The front desk area will have a pendant decorative light. The windows will be dressed with faux wood wide planked blinds. Several walls will be removed to make this an open, inviting area.

Bathrooms:

Two bathrooms will be on premise. Both bathrooms will require new framing and walls to be constructed. The first bathroom will be located in the front of the building and be handicap accessible. The second bathroom will be located near the rear entrance of the building. The flooring in the bathrooms will be tile. The counters in both will be quartz. A new vanity, sink, and toilet will be installed in both restrooms. The lighting will be new ceiling fixtures.

Main Salon Floor:

The main salon floor will be an open room with salon stations on the perimeter walls. Several walls will be removed to make this a cohesive, open space. The flooring will be LVT. The ceiling will be new drywall with canister lighting. The salon will be hardwired for a sound system and security cameras. The walls will all be newly painted in a durable high gloss paint. In the center of the salon floor area there will be a color bar. The color bar will be a 15" focal point of the room. The color bar will be made of shaker style cabinetry on all sides with a counter top comprised of quartz.

Shampoo Area:

The shampoo area will consist of six washing stations. The back counter affix to the western wall will be shaker style cabinetry with a quartz counter. This will run the length of the wall directly behind the shampoo bowls. The flooring in the shampoo area will be LVT. The ceiling will be drywall with canned, dimmable lights. Pendant lighting will also be located above the shampoo bowls.

Processing room:

The processing room will have LVT flooring. The ceiling will be drywall and a pendant will light this room.

Break Room:

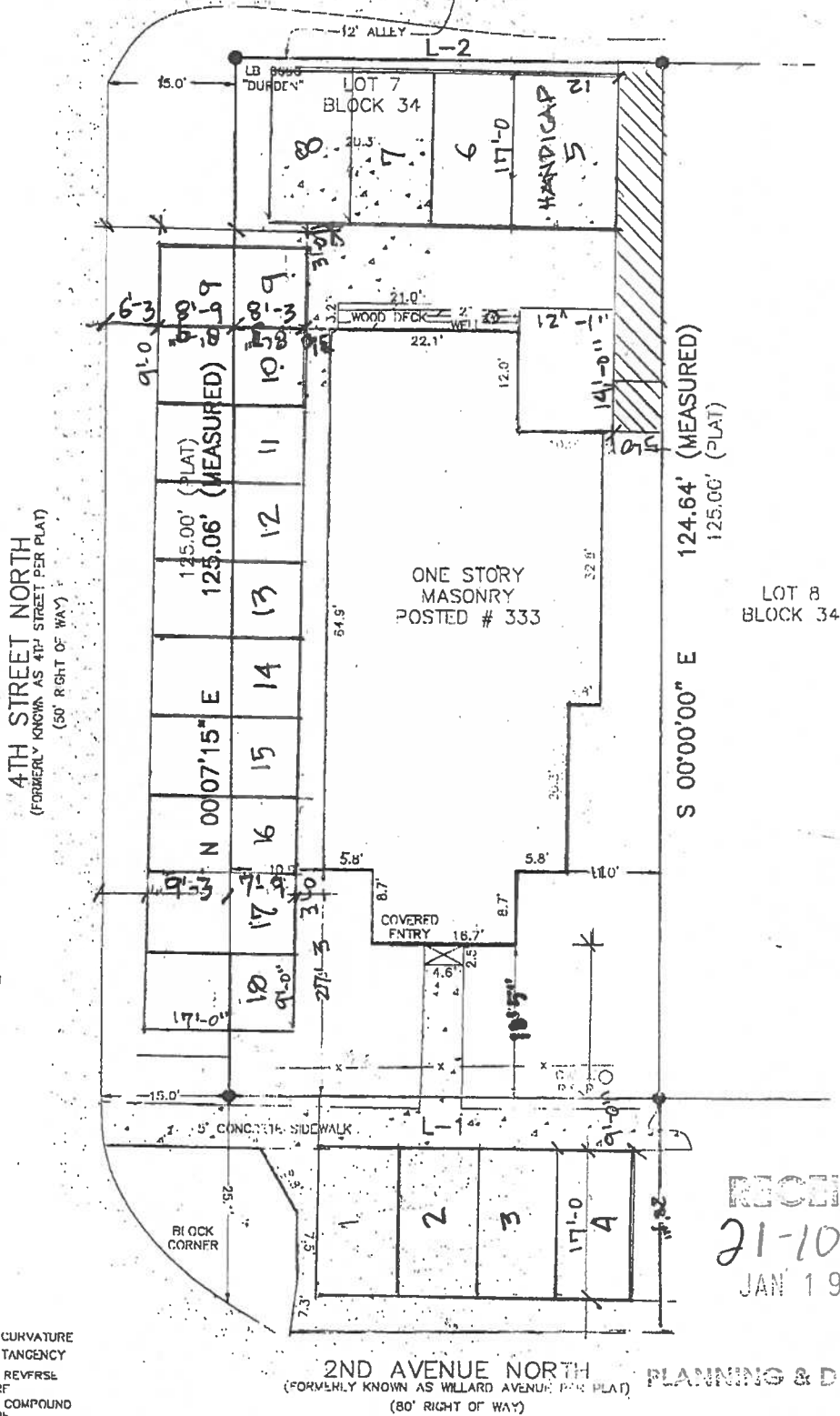
The break room will have a washer and dryer, double sink and small refrigerator. The cabinetry in the break room will be shaker style with a quartz countertop. The flooring will be LVT. The ceiling will be drywall with canned lighting.

PROPOSED

MAP SHOWING BOUNDARY SURVEY OF

LOT 7, BLOCK 34, ATLANTIC PARK A REPLAT OF A PART OF PABLO BEACH NORTH, AS RECORDED
IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
JIM LIEVENSF
RICHARD T. MOREHEAD TITLE & ESCROW, INC.



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JAN 19 2021

LEGEND:

- - SET 1/2" REBAR STAMPED PSM#8146
- - FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- - 4"x4" CONCRETE MONUMENT
- A/C - AIR CONDITIONER
- X- - FENCE
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- - CONCRETE

Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

Richard T. Morehead
Title and Escrow, Inc

444 THIRD STREET
NEPTUNE BEACH, FLORIDA, 32266
(904)-247-3147 ~ FAX (904)-247-6087

REVISIONS

DATE DESCRIPTION

JOB # 41251

DATE OF FIELD SURVEY: 1-14-21

SCALE: 1" = 20'

NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF S 00°00'00" E ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: NOVEMBER 02, 2018, COMMUNITY NUMBER: 1200/8 PANFL 0417 J.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

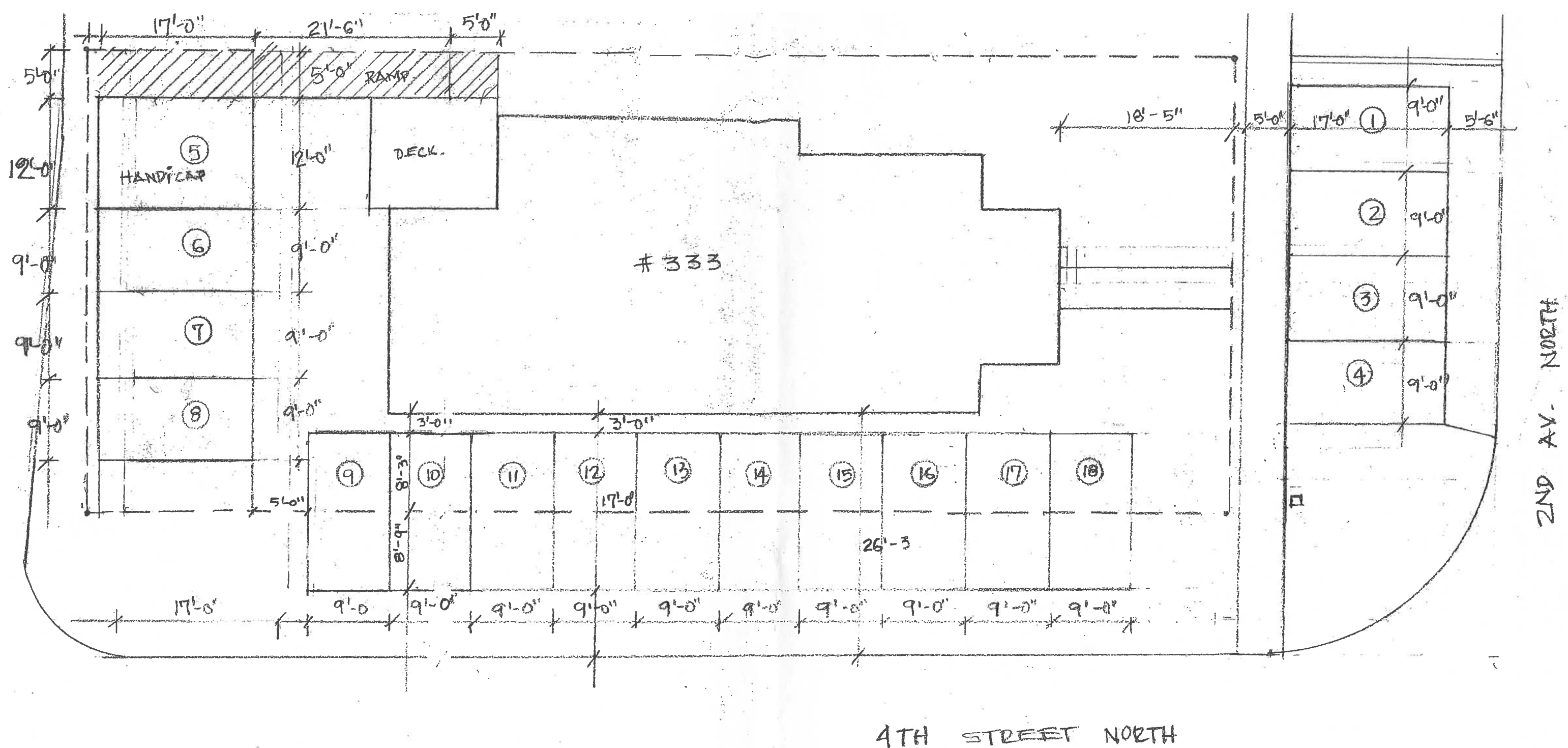
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Raymond Thompson
REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
LICENSE EXPIRATION DATE 06/30/2024

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS



SITE PLAN.
 333 2ND AV. NORTH
 SCALE 1" = 3/32

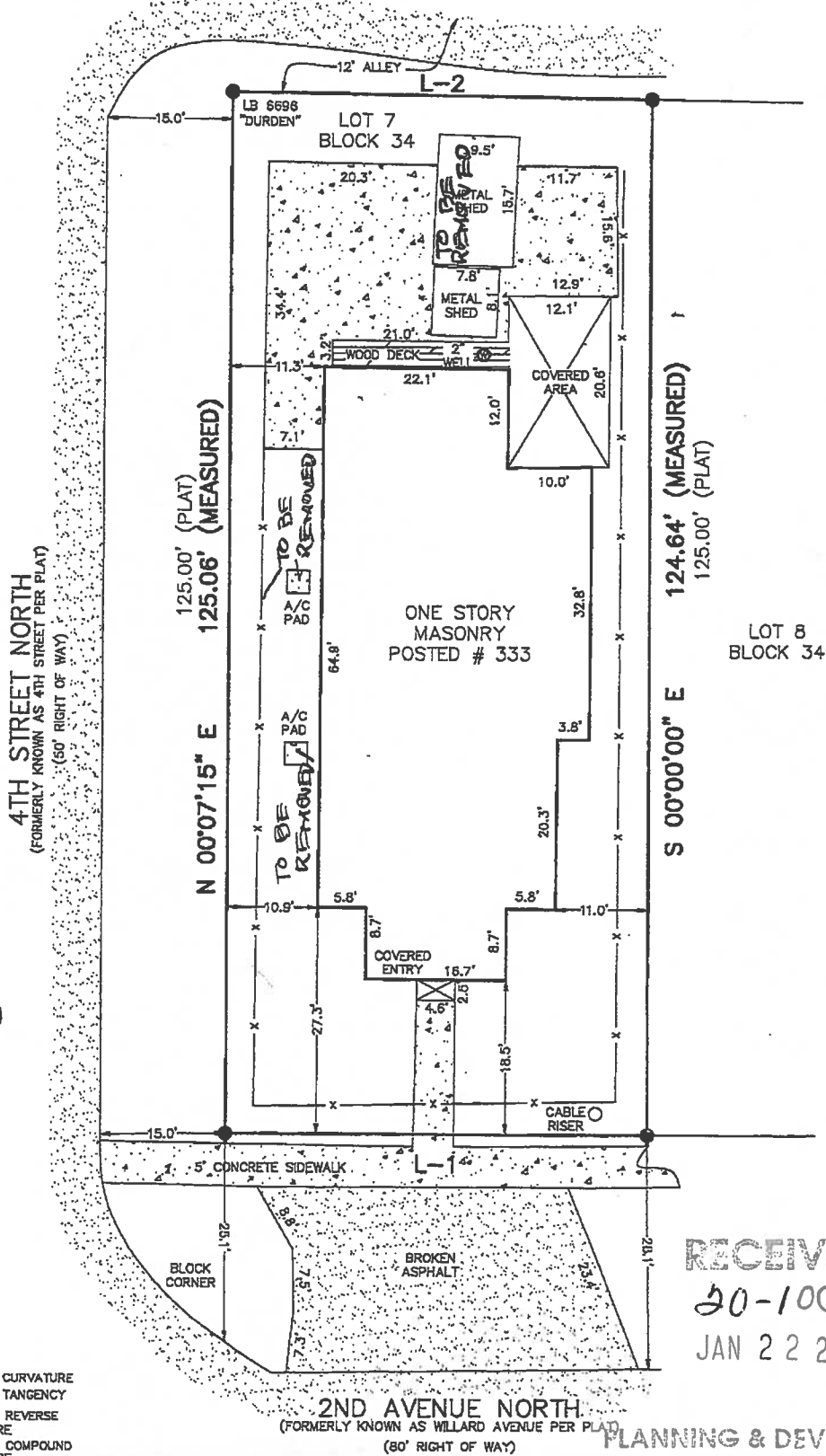
RECEIVED
 21-100009
 JAN 19 2021

EXISTING

MAP SHOWING BOUNDARY SURVEY OF

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CERTIFIED TO:
JIM LIEVENSE
RICHARD T. MOREHEAD TITLE & ESCROW, INC.



L-1
N 89°49'11" W
50.28' (MEASURED)
50.00' (PLAT)

L-2
S 89°20'33" E
50.02' (MEASURED)
50.00' (PLAT)

LEGEND:

- = SET 1/2" REBAR STAMPED PSM#8146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER
- X- = FENCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- = CONCRETE

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JAN 22 2021

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Ray Thompson
SURVEYING, Inc.
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1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

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REVISIONS

DATE	DESCRIPTION

JOB # 41251

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SCALE: 1" = 20'

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- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "AF" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: NOVEMBER 02, 2018, COMMUNITY NUMBER: 120078 PANEL D417 J.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

Raymond Thompson
REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
LICENSE EXPIRATION DATE: 12/31/2021

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS

SOLE' SPA

Wellness Center

To whom it may concern,

As a local business owner of over 15 years in the Jacksonville Beach community, I fully support Lyon & Wright Salon and glossary in the beautification, improvement, and expansion of the old A1A locksmith building. Thanks in advance!



Diana Manzano
Owner-
Sole' Spa Wellness Center
402 4th Street N
Jax Beach, fl 32250

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JAN 19 2021

Sent from my iPhone

Begin forwarded message:

From: Chet Stokes <councilal3@jaxbchfl.net>

Date: January 12, 2021 at 3:53:49 PM EST

To: tommysivert@yahoo.com

Subject: Follow Up - (Lyon & Wright) New Small Business in Jax Beach

Hi Tommy,

Thanks for reaching out! I still firmly believe small business is the backbone and future of our beaches, especially a local one. Let me do some research into this issue and see what I can find. I know you're headed in the right direction with applying for the variance. If you have any citizen support I would include it at the meeting, share that support. If it comes in front of us you should have no problem. I believe it's the Board of Adjustment, I don't really know the members that well but can find out if need be. I'll check with my resources and see if I can get you any better guidance.

Chet Stokes
Jacksonville Beach City Council, Seat 3 At Large
11 Third St N
Jacksonville Beach, FL 32250

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. However, please be advised that most records received and maintained by the City of Jacksonville Beach are public records, and are therefore subject to the disclosure provisions of Chapter 119, Florida Statutes, the Florida Public Records Law (119.07, FS)

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Rachel,

Welcome to the neighborhood. I look forward to your improvements and always eager to find a new salon. I will be happy to support your improvements. Just an FYI....since the new housing has gone up on 4th across the street from you, we have had issues with the tenants parking during the school day in our area along the front of the school. Granted, it is a public easement so not much we can do about it. They may want to take advantage of your spaces as well so definitely consider signage.

Also, we are prime real estate parking any time there are weekend festivals, etc. I hope your variance goes through smoothly...Jax Beach zoning can be a bear!

Looking forward to meeting you soon.

In Christ,
Krissy Thompson

Krissy Thompson
Principal, St. Paul's Catholic School
428 2nd Avenue North, Jacksonville Beach, Florida, 32250
Phone: 904-249-5934 Email:

The mission of the St. Paul's Catholic School community is to provide an environment where the Gospel message and teachings of the Catholic Church are woven throughout quality education...St. Paul's is a place where faith and knowledge intertwine.

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Dear Board of Adjustments:

I write on behalf of RIBAUT LODGE No 272 in support of the parking variance requested by Lyon & Wright, Salon and Glossery at 333 2nd. Avenue North, Jacksonville Beach, Florida. We are a neighboring business and do not believe the parking variance will be of any negative impact to our business.

Thank you,

W. Harold F. Letteroff 1-12-2021
Name/date

327 2ND AVE NORTH, Jacksonville Beach, FL 32250
Business Addresss

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PLANNING & DEVELOPMENT

January 8, 2021

Dear Board of Adjustments,

My name is Jena Bauwens and I own and operate Lashes by Jena Hope at 404 4th Street North, Jacksonville Beach, Florida 32250. I am in FULL support of the parking variance requested by Lyon & Wright, Salon & Glossery.

I believe the request will not only be of no negative impact to my business but will in fact have a positive impact. The locksmith building over the years has become run down and in need of someone to put in time and money which these women intend to do. The clients the salon will draw to the area will also be a positive impact to the surrounding businesses.

I am hopeful their request will be granted.

Thank you,



Jena Bauwens

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PLANNING & DEVELOPMENT

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.

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JAN 19 2021

APPLICANT INFORMATION

Applicant Name: Donald Brown Telephone: 904-887-7400
Mailing Address: 1203 14th AVE N E-Mail: 42 donb@gmail.com

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

Landowner Name: Donald Brown Telephone: 904 887-7400
Mailing Address: 1203 14th AVE N E-Mail: 42 donb@gmail.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 1203 14th AVE N. Jacksonville, FL 32250
Legal description of property (Attach copy of deed): 25-38 38-25-29 E
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).

Rear yard set back of 26' in lieu of 30'
for coverage 37% in lieu of 35%

AFFIDAVIT

I, Donald O. Brown, 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.

Donald O. Brown
APPLICANT SIGNATURE

Donald O. Brown
PRINT APPLICANT NAME

1-19-21
DATE

STATE OF FLORIDA; COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of January, 2021, by Donald O. Brown, who is personally known to me or produced _____ as identification.

Chandra Medford
NOTARY PUBLIC SIGNATURE

Chandra Medford
PRINT NOTARY NAME



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

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X

CODE SECTION (S):

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

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100010

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.

Donald Brown 1203 14th Ave N 887-7400

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.

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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.	<i>NO</i>	PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	<i>NO</i>	
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.	<i>NO</i>	
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.	<i>NO</i>	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	<i>YES</i>	
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.	<i>YES</i>	

BOUNDARY SURVEY OF 1203 14TH AVENUE NORTH JACKSONVILLE BEACH, FLORIDA

LOCATED IN SECTION 38, TOWNSHIP 2 SOUTH,
RANGE 29 EAST
DUVAL COUNTY, FLORIDA

BOUNDARY NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR DONALD BROWN. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF BAILEY SURVEYING AND MAPPING LLC.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF 14TH AVENUE NORTH WHICH IS RECORDED TO BEAR SOUTH 89°40'45" WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 38 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
5. THE SUBJECT PROPERTY CONTAINS 0.173 ACRES OF LAND, MORE OR LESS.
6. ONLY VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY.
7. THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
 - A. PLAT OF BEACH HOMESITES UNIT THREE, AS RECORDED IN PLAT BOOK 25, PAGE 38 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
8. NO UNDERGROUND FOOTINGS OR FOUNDATIONS WERE OBSERVED AND NO ATTEMPT TO LOCATE ANY UNDERGROUND FEATURES AFFECTING THE PROPERTY WAS MADE IN THE COURSE OF THIS SURVEY.
10. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED ON THE SURVEY.

Lot 7560 SF
House 1667.82 SF
Glass Room 132 SF
SHED 134 SF
Existing Concrete
Front Porch 110 SF
Driveway 430 SF
A/C PAD 9 SF

PAVERS: 344 SF
Nonpervious

= 37% Lot Coverage

GRAPHIC SCALE



LEGEND

- FOUND IRON PIPE
- (D) DEED
- (M) MEASURED
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- RIGHT-OF-WAY
- FENCE LINE
- EASEMENT LINE
- BUILDING RESTRICTION LINE

LEGAL DESCRIPTION

LOT 4, BLOCK 12, BEACH HOMESITES UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 38, 38A AND 38B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

REVISIONS

11/10/2020 UPDATED ADDRESS AND TITLE BLOCK TO SEND COPY'S.
FIELD WORK WAS NOT UPDATED.

PROJECT NO. 19-021

Drawn by KJB

Drawing Date MAR 20 2019

Field Crew JFV

CAD File 19-021.DWG

Last Field Date FEB 23 2019

Sheet 1 of 1

Scale 1" = 20'

BOUNDARY SURVEY
of

1203 14TH AVENUE NORTH
JACKSONVILLE BEACH,
FLORIDA

FOR

DONALD BROWN

BS&M

BAILEY
SURVEYING &
MAPPING LLC
14384 HIDDEN COURT
CLERMONT, FLORIDA
Phone (407) 747-3216
baileysurveying.com

SURVEYOR'S CERTIFICATION

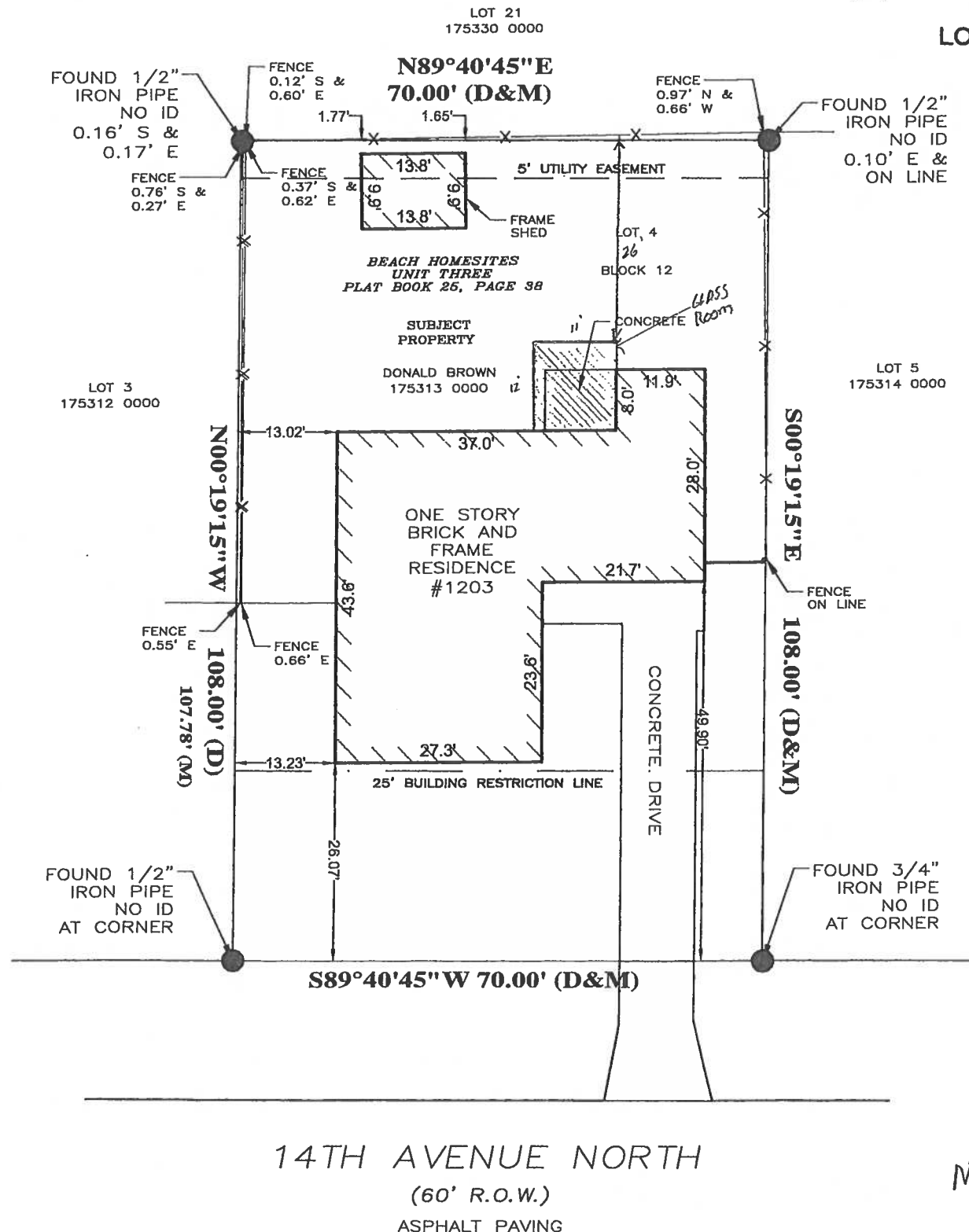
THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

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21-100010
JAN 19 2021

PLANNING & DEVELOPMENT
KIEL JOHN BAILEY, LS7203
PROFESSIONAL SURVEYOR AND MAPPER
12-2-20

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

FLORIDA LICENSED BUSINESS NUMBER LB 8286



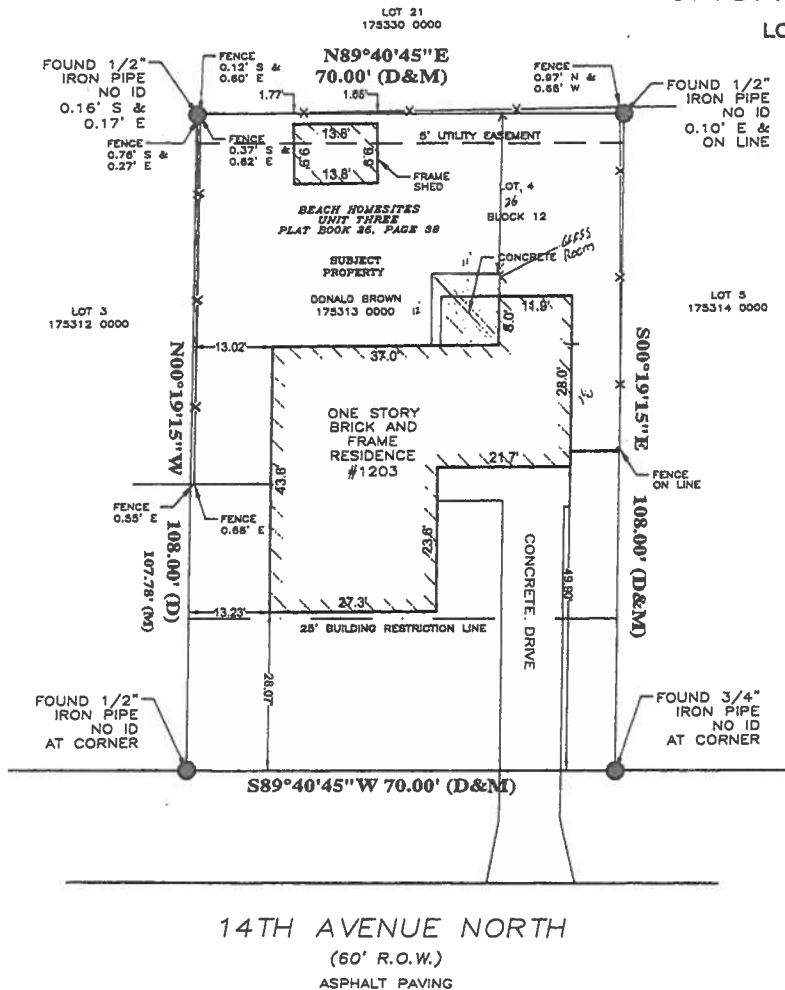
21-100010

EXISTING

NTS

BOUNDARY SURVEY OF 1203 14TH AVENUE NORTH JACKSONVILLE BEACH, FLORIDA

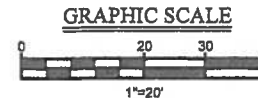
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DUVAL COUNTY, FLORIDA



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Lot 7,560^{sq}
Hwy 1,667.82^{sq}
Glass Room 132^{sq}
SHED 134^{sq}
EXISTING CONCRETE FRONT PORCH 110^{sq}
DRIVEWAY 430^{sq}
A/C PAD 9^{sq}



LEGEND

- FOUND IRON PIPE
- (D) DEED
- (M) MEASURED
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- R.O.W. RIGHT-OF-WAY
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Drawn by KJB
Drawing Date MAR 20 2019
Field Crew JFV
CAD File 19-021.DWG
Last Field Date FEB 23 2019
Sheet 1 of 1
Scale 1" = 20'

BOUNDARY SURVEY
of
1203 14TH AVENUE NORTH
JACKSONVILLE BEACH,
FLORIDA
FOR
DONALD BROWN

BS&M

BAILEY
SURVEYING &
MAPPING LLC
14384 HIDDEN COURT
CLERMONT, FLORIDA
Phone (407) 747-3216
baileysurveying.com

SURVEYOR'S CERTIFICATION

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 5J-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

[Signature]
KIEL JOHN BAILEY LS7203
PROFESSIONAL SURVEYOR AND MAPPER

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

FLORIDA LICENSED BUSINESS NUMBER LB 8286



APPLICATION FOR VARIANCE

BOA No. 21-100011
HEARING DATE 3.2.2021

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

REQUIRED DOCUMENTATION

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

JAN 19 2021

15:00

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Douglas Shaffer Telephone: 813-361-1199
Mailing Address: 2854 Merrill Blvd Jax Beach FL 32250 E-Mail: ShafferD@RushEnterprises.com
Agent Name: Chris May Telephone: 904 505-7057
Mailing Address: 318 Milwaukee Ave OP FL 32073 E-Mail: cmay@ss-pools.com
Landowner Name: Douglas Shaffer Telephone: 813-361-1199
Mailing Address: 2854 Merrill Blvd Jax Beach FL 32250 E-Mail: ShafferD@RushEnterprises.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 2854 Merrill Blvd Jax Beach FL 32250
Legal description of property (Attach copy of deed): Lot 4 and the N 1/2 of Lot 5 in Block 6
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 49% in lieu of 40% pool Deck transoms + covered shed

AFFIDAVIT

I, Douglas J. Shaffer, 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.

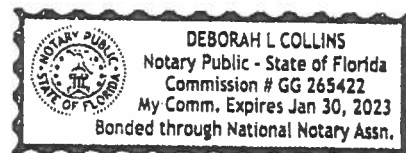
Douglas J. Shaffer
APPLICANT SIGNATURE

Douglas J. Shaffer
PRINT APPLICANT NAME

1/15/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of January, 2021, by Douglas J. Shaffer, who is personally known to me or produced Deborah L. Collins as identification.



PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION(S):

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

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-10001

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	Due to the Size of Lot, much of the coverage requirement is consumed by establishing the Proper Setback
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The applicant worked with a designer to design a plan that coordinates with the existing dimensions of the lot
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	This is a unique lot and the requests in this application are consistent with other applicants that have been faced with similar hardship
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	Due to the size of the lot, the applicant is unable to meet specific coverage requirements
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The requested coverage would allow for a standard pool and standard pool surround that can be found on many other properties in the area
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	The owners on the adjacent parcels are aware of the variance request and in support

Ref BOA # 21-100011



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET •

JACKSONVILLE BEACH, FLORIDA 32250

April 14, 1998

Bestcon, Inc.
2134 South Beach Parkway
Jacksonville Beach, FL 32250

RE: Case No. BOA# 28-98
2598 Merrill Road

Dear Sir/Madam:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. April 7, 1998 to consider your variance application.

As indicated in the application, the request was for a variance of Section 34-337(e)(1)c.3 for a rear yard of 26', in lieu of 30', to allow development of new homes on nine family lots. This request was granted as written.

You are required to apply for a building permit for this project. A copy of the building permit application is attached, please complete and submit the application along with two copies of your plans and two copies of your survey to our office before you begin work on this project.

If you have any questions regarding this variance, please feel free to call me at (904)247-6235.

Sincerely,

William C. Mann, AICP

Attachment

Ref. BOA # 21-100011



May 12, 2003

Karine & Glen Bliffen
2854 Merrill Blvd
Jacksonville Bch FL 32250

RE: Case No. BOA 37-2003
2854 Merrill Blvd.

Dear Mrs. & Mr. Bliffen:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on May 6, 2003 to consider your variance application.

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

- Section 34-337 (e)(1) c.3., for a rear yard of 20 feet in lieu of 26 feet required
 - Section 34-337 (e)(1) e. for 40% lot coverage in lieu of 35% maximum
- To allow for improvements to a single family dwelling

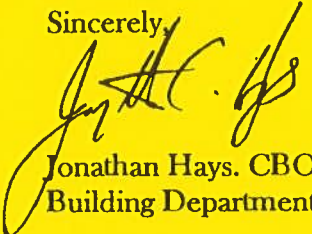
The results of the meeting were:

- *Approved:*

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

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

Sincerely,


Jonathan Hays, CBO
Building Department

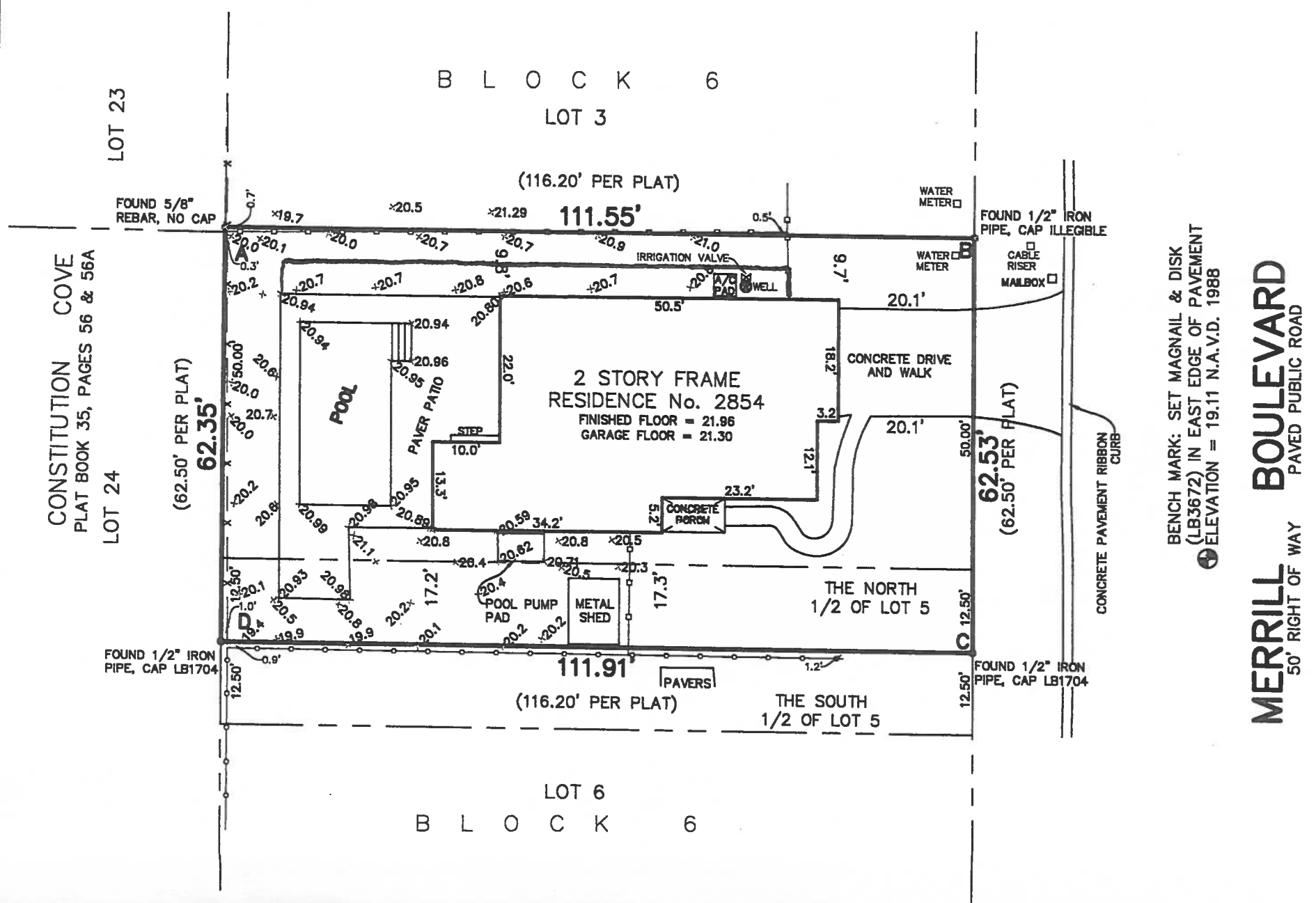
Attachment(s)

JCH/EB

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only - No Insurance Coverage Provided)	
Article Description <i>Bliffen BOA 37-2003</i>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No.; or PO Box No.	
City, State, ZIP+4	

7099 3400 0000 1887 5164

MAP SHOWING SURVEY OF
LOT 4 AND THE NORTH 1/2 OF LOT 5, BLOCK 6, JACKSONVILLE
BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 11, PAGE 40 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



LOT AREA	=	6,977 square feet	
HOUSE AREA	=	1,746 square feet	
SHED	=	75 square feet	
A/C PAD	=	11 square feet	
POOL PUMP PAD	=	29 square feet	
FRONT PORCH	=	47 square feet	
REAR PATIO	<i>1015</i> =	735 square feet	
DRIVE AND WALK	=	428 square feet	
TOTAL IMPERVIOUS AREA	=	3,071 square feet	<i>3431</i>
	=	44.0%	<i>= 49%</i>

- NOTES
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY SHOWING EXISTING POOL AREA.
 2. NO BUILDING RESTRICTION LINES PER PLAT.
 3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
 $A = 90^{\circ}27'17''$
 $B = 89^{\circ}52'51''$
 $C = 90^{\circ}01'26''$
 $D = 89^{\circ}38'26''$
 4. NORTH PROTRACTED FROM PLAT.
 5. BENCH MARK USED IS A MAGNAIL & DISK (LB3672) IN THE EAST EDGE OF PAVEMENT IN FRONT OF RESIDENCE No. 2662 MERRILL BOULEVARD.
ELEVATION = 18.34 N.A.V.D. 1988
SET BENCH MARK AS SHOWN HEREON.

21-100011
JAN 19 2021

PLANNING & DESIGN 47

THIS SURVEY WAS MADE FOR THE BENEFIT OF
DOUGLAS J. & AMANDA L. SHAFFER.

REVISED PROPOSED DECK AND IMPERVIOUS
AREA - MARCH 12, 2020

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: SWC/ADT
FILE: 2020-0940

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

DATE: AUGUST 14, 2020
SHEET 1 OF 1

Existing

MAP SHOWING BOUNDARY SURVEY OF

LOT 4 AND THE NORTH 1/2 OF LOT 5, BLOCK 6, JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 11, PAGE 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
GLEN AND KARINE BLIFFEN
DECISION ONE MORTGAGE COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

RECEIVED
51-100011
JAN 19 2021

DESOTO STREET

(50.0' RIGHT OF WAY)

MERRILL BOULEVARD

(50.0' RIGHT OF WAY)

S 00°00'00" W 62.50' (PLAT)

S 00°02'16" W 62.55' (MEASURED)

PLANNING & DEVELOPMENT

CENTERLINE OF INTERSECTION
FOUND NAIL AND DISK
STAMPED "LB 1704"

FOUND 1/2" IRON PIPE
STAMPED "LB 1704"

FOUND 1/2" IRON PIPE
NO IDENTIFICATION

S 08°07'31" W
176.78' (MEASURED)
S 08°07'48" W
176.78' (PLAT)

S 00°00'00" E
12.50' (PLAT)

CENTERLINE OF RIGHT OF WAY

N 90°00'00" E 116.00' (PLAT)
N 90°00'00" E 112.14' (MEASURED)

S 89°53'29" W 111.87' (MEASURED)
S 90°00'00" W 116.00' (PLAT)

LOT 6
BLOCK 6

LOT 3
BLOCK 6

LOT 4
BLOCK 6

LOT 5
BLOCK 6

FOUND 1/2" IRON PIPE
STAMPED "LB 1704"

FOUND 1/2" IRON PIPE
STAMPED "LB 1704"

LOT 25

N 00°12'06" W 62.26' (MEASURED)
N 00°00'00" W 62.50' (PLAT)

LOT 26

LOT 27

CONSTITUTION COVE
PLAT BOOK 35
PAGE 56

LEGEND:

- R = RADIUS — X — = FENCE
L = LENGTH (•••) = CONCRETE

NOTES:	ACCEPTED BY:

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 90°00'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1989, COMMUNITY NUMBER 120078, PANEL 0002 D.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS	
DATE	DESCRIPTION
11-27-02	BOUNDARY MEASUREMENTS

JOB # 19204

DATE OF FIELD SURVEY: 11-20-02

DATE OF ISSUE: 11-21-02

SCALE: 1" = 20'



2522 Oak Street
Jacksonville, Florida 32204
(Phone) 904-389-5989
(Fax) 904-389-6175

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.072, FLORIDA STATUTES.

Charles K. McIntosh
CHARLES K. McINTOSH
REGISTERED SURVEYOR AND MAPPER # 5502 STATE OF FLORIDA

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS