



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Wednesday, August 21, 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

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#24-100040**

Applicant: Shannon L. Smith

Agent: N/A

Owner: Shannon L. Smith

Property Address: 2201 Gordon Ave

Parcel ID: 179439-1012

Legal Description: Lot 6, *AHERN AND ASSOCIATES INC R/P*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-340(e)(4)(c)(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum; 34-340(e)(4)(c)(2), for a side yard setback of 9.4 feet in lieu of 10 feet minimum, for proposed addition to rear of property to an attached single-family dwelling located at **property addressed** 2201 Gordon Ave, **RE#** 179439-1012, **legally described as** Lot 6, *AHERN AND ASSOCIATES INC R/P*

B. **Case Number(s): BOA#24-100041**

Applicant: David & Justin Lerman

Agent: N/A

Owner: David & Justin Lerman

Property Address: 1108 N 8th St

Parcel ID: 175096-0000

Legal Description: Lot 15, Block 11, *Beach Homesites Unit 2*

Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet minimum ; 34-336(e)(1)(c)(3) for a rear yard setback of 10 in lieu of 30 feet minimum; 34-336(e)(1)(e), for 41.46% lot coverage in lieu of 35% maximum, all for a proposed addition to side and rear of property to an existing single-family dwelling located at **property addressed** 1108 N 8th St, **RE#** 175096-0000, **legally described as** Lot 15, Block 11, *Beach Homesites Unit 2*

C. **Case Number(s):** **BOA#24-100043**

Applicant: Christopher Colvin
Agent: N/A
Owner: Christopher Colvin
Property Address: 15 Oakwood Rd
Parcel ID: 178531-0000
Legal Description: Lot 7, Block 14, *Ocean Forest Unit 3*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(e), for 43.2% lot coverage in lieu of 35% maximum; 34-336(e)(1)(c)(3), for an accessory rear yard setback of 3.5 feet in lieu of 5 feet minimum, 34-336(e)(1)(c)(2) for a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet in lieu of 10 feet minimum and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, for the construction of a new pool and deck to rear yard, and to address existing non-conformities of an existing single-family dwelling, located at **property addressed** 15 Oakwood Rd, **RE#** 178531-0000, **legally described as** Lot 7, Block 14, *Ocean Forest Unit 3*

PLANNING DEPARTMENT REPORT

A. LDC workshop for Board Members will be on Thursday, August 22nd at 6:00 pm.

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



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	07/23/2024
SUBJECT:	BOA #24-100040 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, August 21, 2024 Board of Adjustment Meeting.

BOA #24-100040

ZONING: RM-2
RE NO.: 179439-1012
LEGAL: Lot 6, *AHERN AND ASSOCIATES INC R/P*
ADDRESS: 2201 Gorden Ave

REQUEST:

Section(s): 34-340(e)(4)(c)(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum; 34-340(e)(4)(c)(2), for a side yard setback of 9.4 feet in lieu of 10 feet minimum, for proposed addition to rear of property to an attached single family dwelling located at **property addressed** 2201 Gorden Ave, **RE#** 179439-1012, **legally described as** Lot 6, *AHERN AND ASSOCIATES INC R/P*

EXISTING CONDITIONS:

The subject property is a lot of record, (circa 1982) located in the High Density Residential future land use category. The property is currently zoned Residential, multiple-family: RM-2. The subject parcel is 38 feet in width and 100 feet in depth, with a total area of 3,800 square feet. This lot consists of an attached two-story, single family dwelling, concrete driveway, wood deck, a hot tub, and a second-story balcony. The subject parcel's attached two-story single family dwelling was constructed in 1982. The structure predates the existing LDC. The applicant is proposing to replace the current second-story balcony with a newly improved one to ensure safety and a quality deck. The current deck was built with the home in 1982. This deck has become unsafe and does not facilitate adequate space nor ingress and egress. The applicant is applying for a variance for a rear yard setback of 17 feet in lieu of 30 feet minimum, for a side yard setback of 9.4 feet in lieu of 10 feet minimum, for the proposed addition to rear of property.

The proposed addition will be 14 x 20, slightly larger than the previous deck, and a new set of stairs will be added to aid with easier ingress and egress. There is a hardship justified due to the age and positioning of the current balcony. Any expansion or addition to this property will cause encroachments into the setbacks. The balcony has aged and in order for the applicant to make possible the reasonable use of the parcel of land and building, this is the minimum variance needed. Staff would recommend that the application be approved.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1982 as a two-story attached single-family dwelling. The applicant plans on removing the current balcony and replacing it with a larger, safer, and more aesthetically pleasing version. Due to the nature of the balcony, referring to its dilapidated condition, the balcony needs to be replaced. To accommodate the new balcony, various setbacks must be addressed, including rear and side yard setbacks. Adding any addition to this property will trigger a variance. Additionally, based on the location of the existing attached single-family dwelling, and the narrow nature of the property, relief from the LDC is needed in order to provide a safe and usable balcony. The applicant is not asking for anything drastic nor are they deviating from any LDC goals and objectives. The new proposed addition will be slightly larger in area and make ingress and egress possible. Also, there is no opportunity for any addition without encroaching into a setback. This will allow the applicant to use the parcel of land to its full potential.

MINIMUM DIMENSIONAL STANDARDS:

Townhouse dwellings.

Minimum lot area:

- Interior: One thousand five hundred (1,500) feet.
- Exterior: Two thousand five hundred (2,500) feet.
- Minimum lot width:
- Interior: Fifteen (15) feet.
- Exterior: Twenty-five (25) feet.
- Minimum yards: 1. Front yard: Twenty (20) feet. 2. Side yard:
- Interior: None.
- Exterior: Ten (10) feet.
- Corner: The side yard on a corner lot 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.
- Rear yard: Thirty (30) feet.

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The parcel of land was developed in 1982, which predates our LDC. The age of the balcony has caused it to become dilapidated and unsafe. Any proper addition to this narrow parcel will cause encroachments on setbacks.

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 parcel and home were already developed when the applicant purchased the home. The applicant has not done great improvements to this home and replacing the original balcony for a safer one will bring value to the parcel.

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. Replacing an old balcony with an improved one will not confer any special privileges. The new balcony will not be a nuisance to neighbors and will provide a safe ingress and egress to the rear of the home.

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. Any structure placed on this parcel will encroach on setbacks. This is the variance needed to ensure the applicant can enjoy rights commonly enjoyed by other parcels of land in the same zoning district.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new rear addition. The minimum variance needed to accomplish the proposed new rear addition is for a rear yard setback of 17 feet in lieu of 30 feet minimum, for a side yard setback of 9.4 feet in lieu of 10 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.

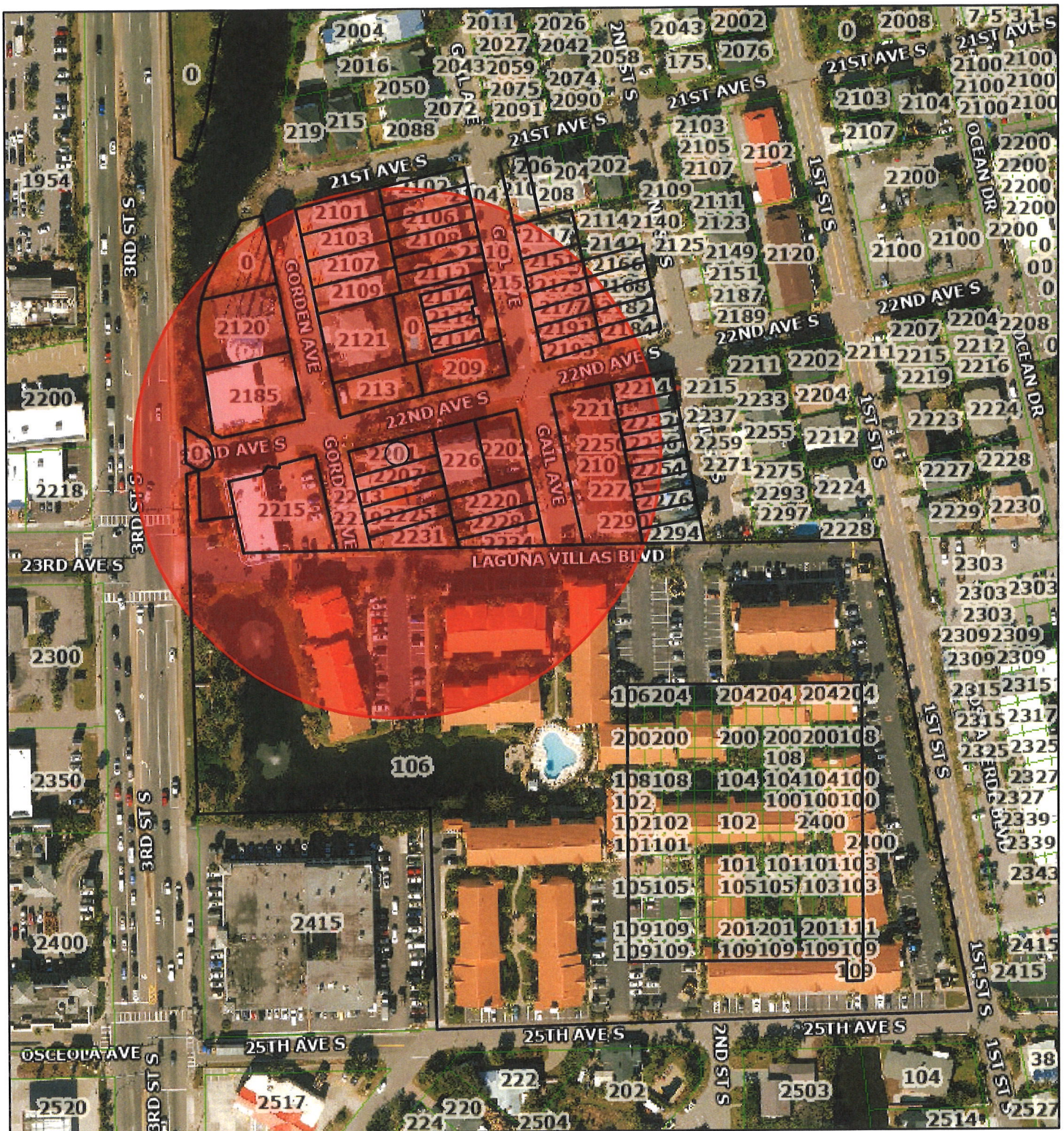
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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#24-100040**

ATTACHMENTS:

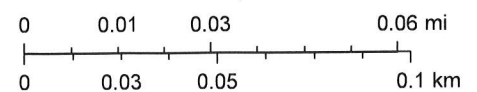
1. 24-100040pics
2. 24-100040



July 24, 2024

 Parcels

1:2,257



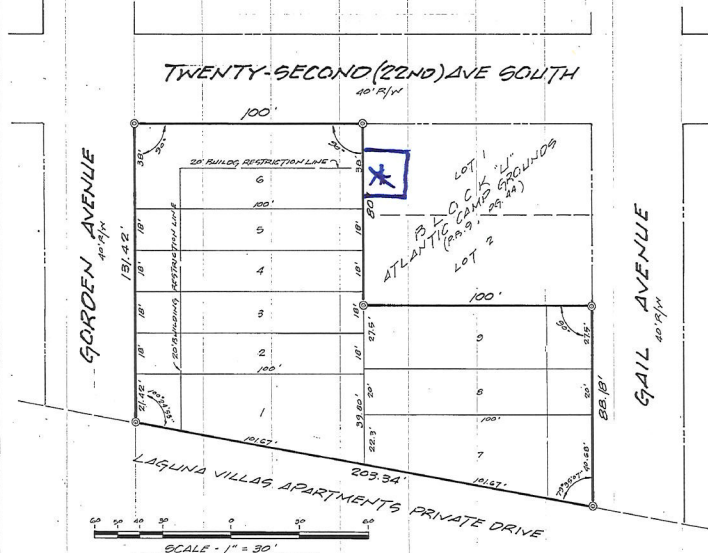
—AHERN AND ASSOCIATES, INC. REPLAT—

JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

PLAT BOOK 38 PAGE 5

Three Verified
N.B.P.

*porch
addition



CAPTION: LOTS 3, 4, 5, 6, 7 AND 8, BLOCK "U", PERMETER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION: THIS IS TO CERTIFY THAT AHERN & ASSOCIATES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT TO BE KNOWN AS AHERN & ASSOCIATES, INC. REPLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID PLAT IS DEDICATED TO THE PUBLIC OR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA AND ITS SUCCESSORS. IN WITNESS WHEREOF AHERN & ASSOCIATES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED. SIGNED THIS 9th DAY OF February A.D., 1982.

AHERN & ASSOCIATES, INC.

Robert V. Haas VICE PRESIDENT James L. McLaughlin WITNESS Charles B. James WITNESS

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROBERT V. HAAS, VICE PRESIDENT OF AHERN & ASSOCIATES, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ACKNOWLEDGE BEFORE ME, THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA THIS 9th DAY OF February A.D., 1982.

James L. McLaughlin
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES February 11, 1985.

DEDICATION FOR MORTGAGEE: THIS IS TO CERTIFY THAT M & P PROPERTIES, INC., A FLORIDA CORPORATION BEING THE MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT DO HEREBY JOIN IN AND MAKE OURSELVES A PARTY OF THE ADOPTION AND DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, M & P PROPERTIES, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 9th DAY OF February A.D., 1982.

M & P PROPERTIES, INC.

Thomas C. Philpott PRESIDENT James P. Spencer WITNESS Robert V. Haas WITNESS

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS THOMAS PHILPOTT, PRESIDENT OF M & P PROPERTIES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA, THIS 9th DAY OF February A.D., 1982.

James L. McLaughlin
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES February 11, 1985.

82-14967

CITY COUNCIL APPROVAL EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA, THIS 1st DAY OF February A.D., 1982.

MAYOR: Robert W. Neale ATTEST: James L. McLaughlin

CLERK'S CERTIFICATE THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER NO. 177 LAWS OF FLORIDA AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK 38 PAGE 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 16th DAY OF March A.D., 1982.

CLERK: S. Morgan McLaughlin DEPUTY CLERK: Robert W. Neale

DEDICATION FOR MORTGAGEE: THIS IS TO CERTIFY THAT BARNETT BANK OF JACKSONVILLE, N. A., A FLORIDA CORPORATION BEING THE MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT DO HEREBY JOIN IN AND MAKE OURSELVES A PARTY OF THE ADOPTION AND DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, BARNETT BANK OF JACKSONVILLE, N. A., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 9th DAY OF February A.D., 1982.

BARNETT BANK OF JACKSONVILLE, N. A.

William R. Bonner ASSISTANT VICE PRESIDENT Benjamin A. Stancik WITNESS Lytha Robinson WITNESS

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM R. BONNER, ASSISTANT VICE PRESIDENT OF BARNETT BANK OF JACKSONVILLE, N. A., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION, WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA, THIS 11th DAY OF February A.D., 1982.

James L. McLaughlin
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES October 11, 1984.

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER NO. 177 OF THE LAWS OF THE STATE OF FLORIDA I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED. SIGNED THIS 1st DAY OF February A.D., 1982.

H. A. DURDEN & ASSOCIATES, INC.

REGISTERED LAND SURVEYOR NO. 1674 STATE OF FLORIDA

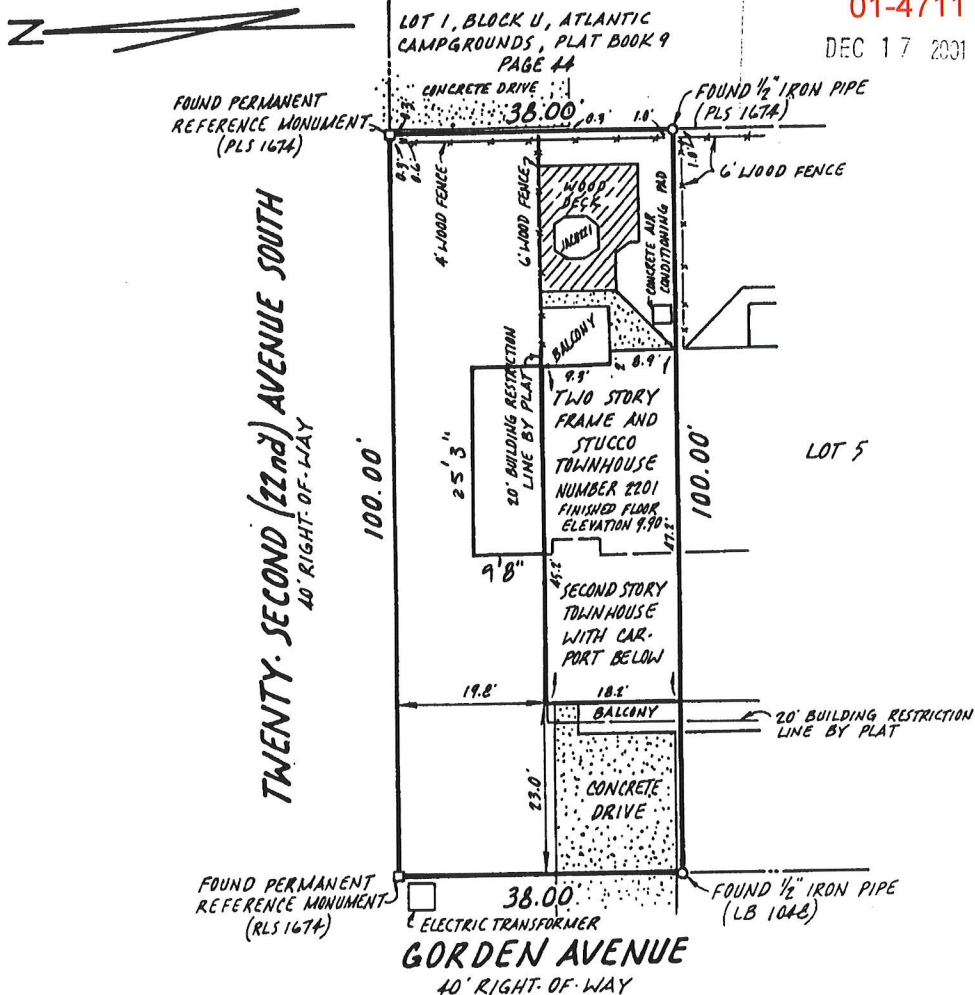
PREPARED BY: H. A. DURDEN & ASSOCIATES, INC. - LAND SURVEYORS - JACKSONVILLE BEACH, FLORIDA

MAP SHOWING BOUNDARY SURVEY OF:

LOT 6, AHERN AND ASSOCIATES, INC. REPLAT, AS RECORDED IN PLAT BOOK 38,
PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

01-4711

DEC 17 2001



NOTES:

1. ALL INTERIOR BOUNDARY ANGLES ARE 90°00'00".
2. THERE ARE BUILDING RESTRICTION LINES SHOWN ON THE PLAT. THERE MAY BE RESTRICTION LINES BY ZONING OR EASEMENTS THAT ARE RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY AND NOT SHOWN ON THIS SURVEY THAT WILL AFFECT THE PROPERTY.
3. THE PROPERTY LIES IN FLOOD ZONE "X" WHICH IS OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD MAP REVISED APRIL 17, 1989, COMMUNITY PANEL NUMBER 120078 0002 D.



1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA 32250
(904) 249-7261 FAX (904) 241-1252

THIS MAP OF SURVEY IS NOT VALID UNLESS IT IS SIGNED AND
HAS THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

PREPARED FOR THE BENEFIT OF:
JAMES W. AND DEBORAH J. HUMPHREYS
SECURITY FIRST TITLE PARTNERS
FIRST AMERICAN TITLE INSURANCE COMPANY

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER NO. LS 3295

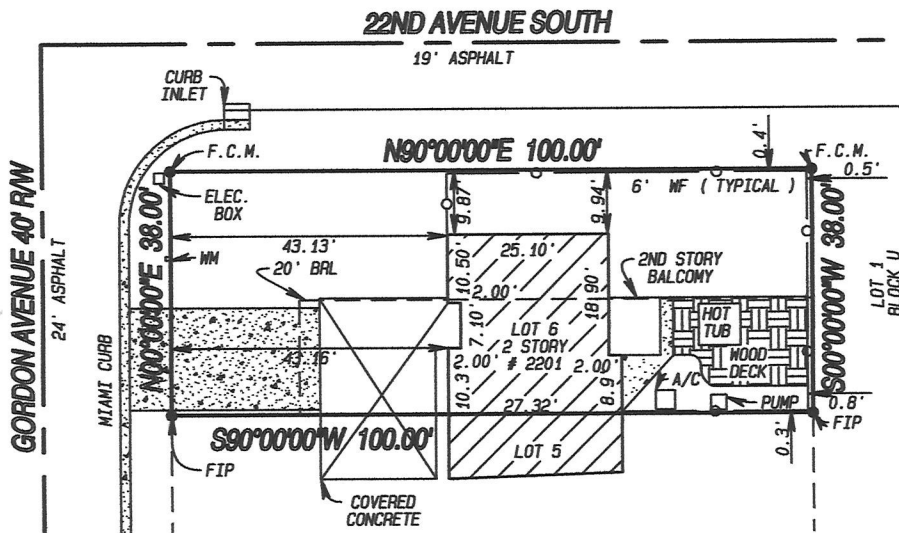
DATE: MAY 22, 2001

SCALE: 1" = 20'

MAP OF SURVEY
"BOUNDARY"

DESCRIPTION:

LOT 6 OF "AHERN AND ASSOCIATES INC.REPLAT" ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 38 PAGE 5
OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



CERTIFIED TO AND FOR THE
EXCLUSIVE BENEFIT OF:
SHANNON L. SMITH AND CHRISTY A. SMITH
JOHN McE. MILLER, P.A.
CHICAGO TITLE INSURANCE COMPANY
ADDRESS: 2201 GORDON AVENUE

SURVEY NOTES:

BEARINGS ARE BASED ON THE WEST LINE OF LOT 6
BEING N00°00'00"W. (ASSUMED)

UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER
STRUCTURES WERE NOT LOCATED BY THIS SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM MAP PANEL NO. 120078 0002 D, EFFECTIVE 04/17/89,
THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X".

SCALE: 1" = 30'

I HEREBY CERTIFY THAT THE MAP OF SURVEY SHOWN
HEREON IS IN ACCORDANCE WITH THE TECHNICAL
STANDARDS AS SET FORTH BY THE BOARD OF
PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION
472.027, FLORIDA STATUTES.

Anthony P. O'Neil
ANTHONY P. O'NEIL NO. 5684
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER. NOT
VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

F.C.M. - FOUND CONCRETE MONUMENT
F.I.R.C. - FOUND IRON ROD AND CAP
F.I.R. - FOUND IRON ROD
F.I.P. - FOUND IRON PIPE
S.I.R.C. - SET IRON ROD AND CAP
F.N&D - FOUND NAIL AND DISK
(M) - FIELD MEASUREMENT
(C) - CALCULATED MEASUREMENT

C.M. - CONCRETE MONUMENT
P.T. - POINT OF TANGENCY
P.C. - POINT OF CURVATURE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
C & G - CURB & GUTTER
R/W - RIGHT OF WAY
C/L - CENTERLINE

D - DELTA OR CENTRAL ANGLE
P.I. - POINT OF INTERSECTION
A/C - AIR CONDITIONING UNIT
R - RADIUS
L - ARC LENGTH
NTS - NOT TO SCALE
(P) - PROPOSED
(E) - EXISTING

FEN - FENCE
CLR - CLEAR
FND - FOUND
(P) - PLAT
EL - ELEVATION
CONC. - CONCRETE
ESMT - EASEMENT
COR - CORNER

OHE - OVERHEAD ELECTRIC
C.L.F. - CHAIN LINK FENCE
W.F. - WOOD FENCE
C.B. - CHORD BEARING
M.M. - WATER METER
W.P. - WOOD POLE

PREPARATION DATE

PLOT PLAN

BOUNDARY 4-27-05

FORMBOARD

FOUNDATION

FINAL

FIRST COAST LAND
SURVEYING, INC.

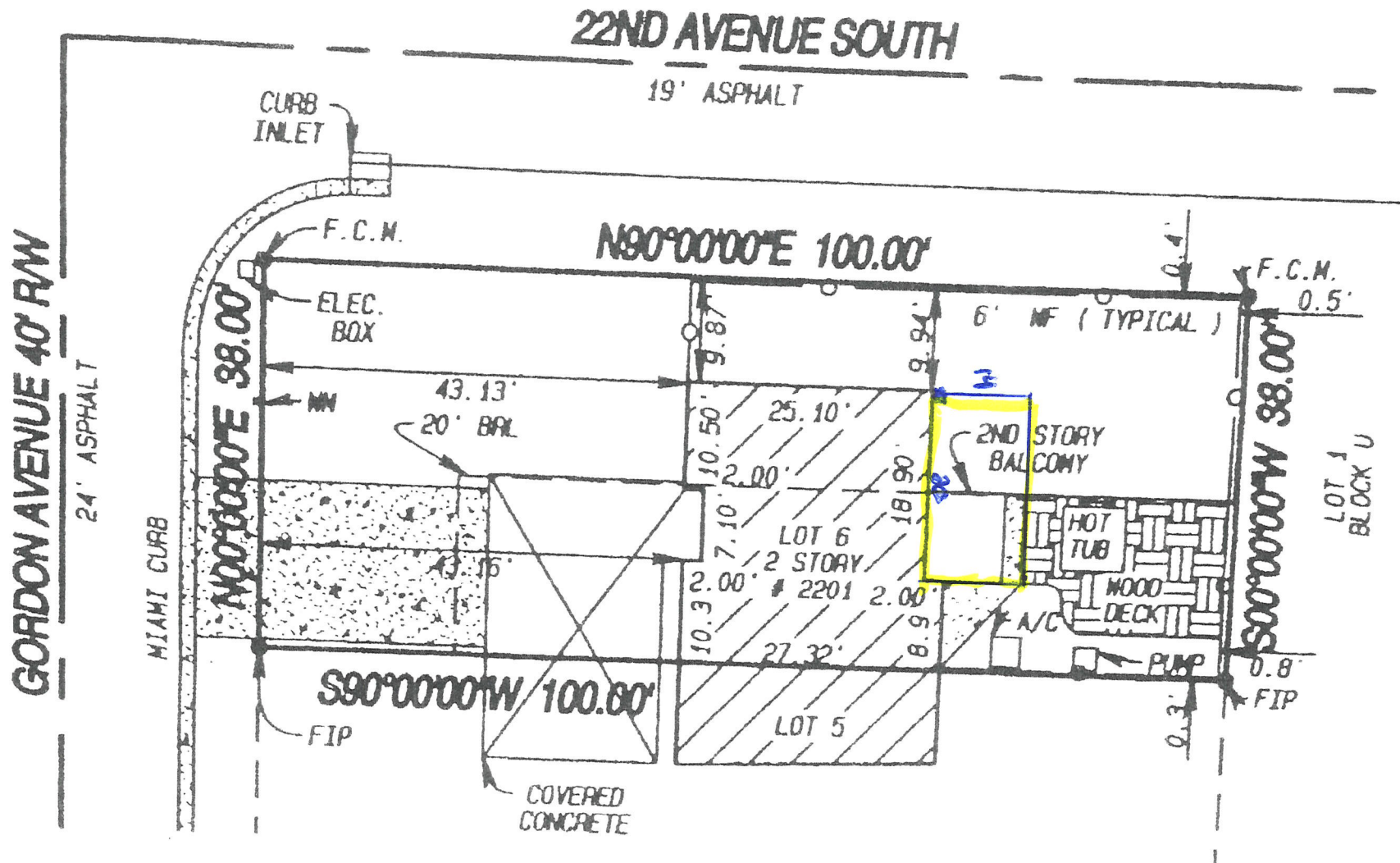
1660-8 LANE AVENUE SOUTH, JACKSONVILLE, FL. 32210
PHONE (904) 779-2062 FAX (904) 779-7784
CERTIFICATE NO. LB 7261

PROJECT INFORMATION

ORDER NO: 4731

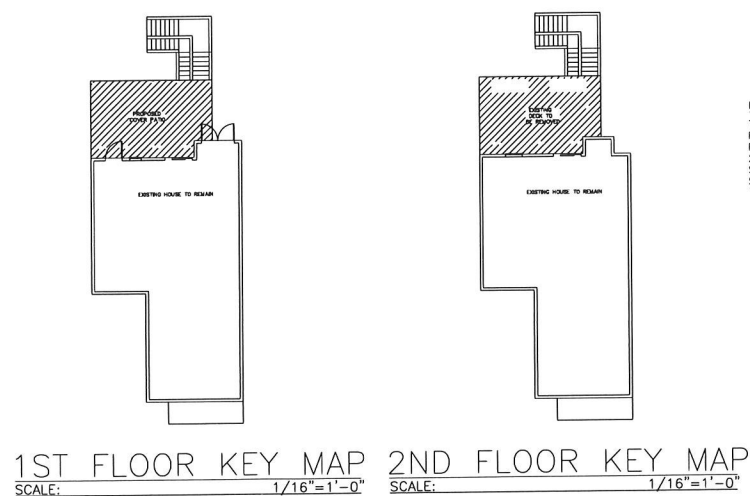
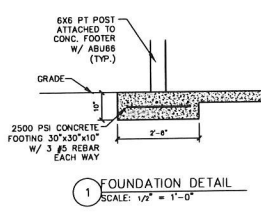
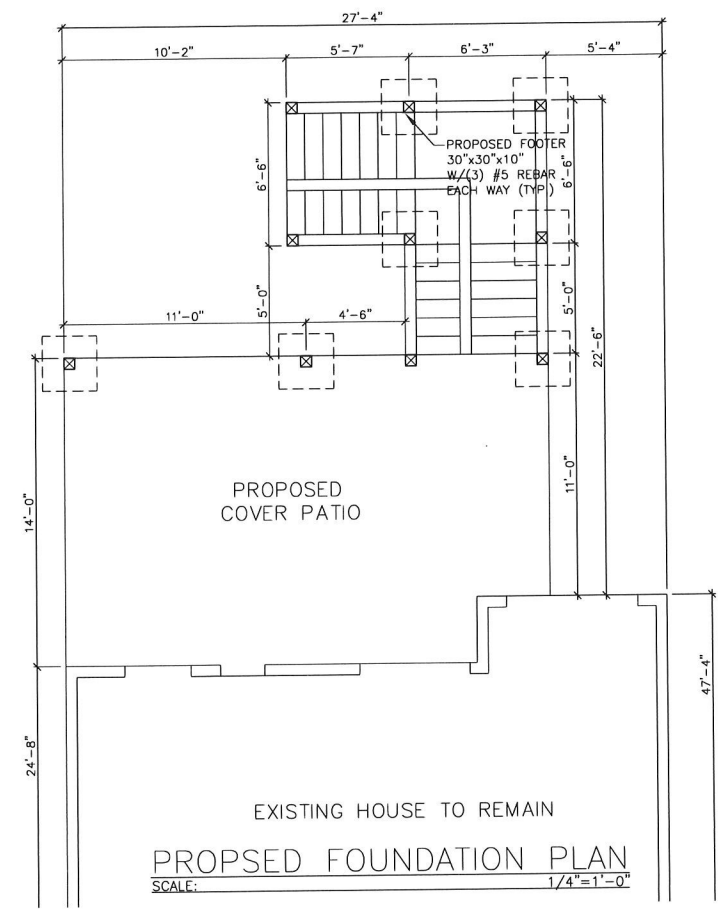
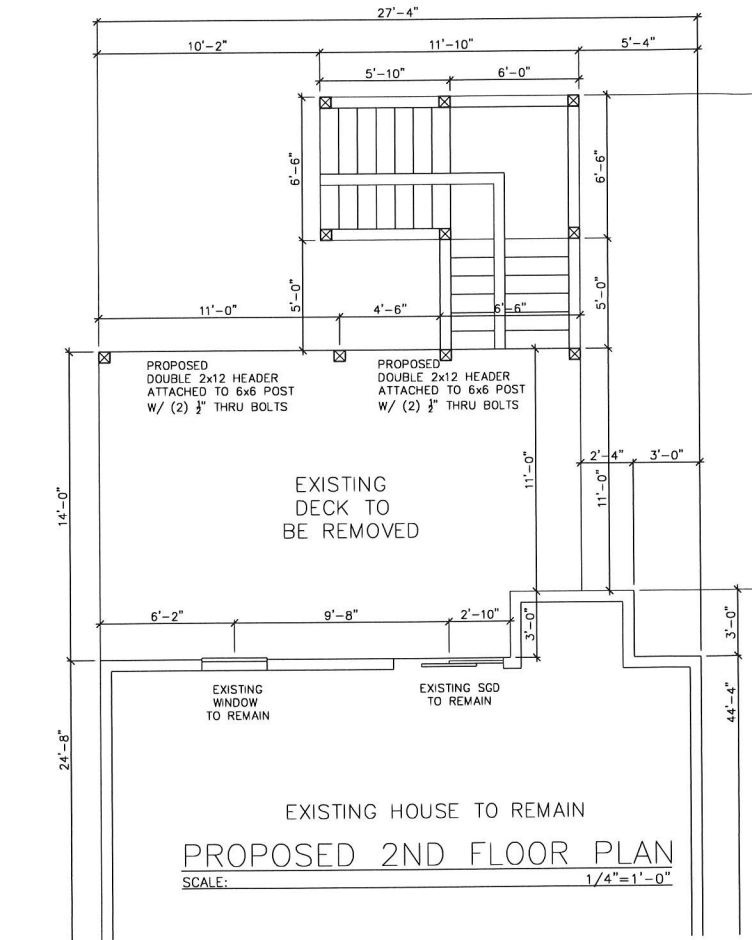
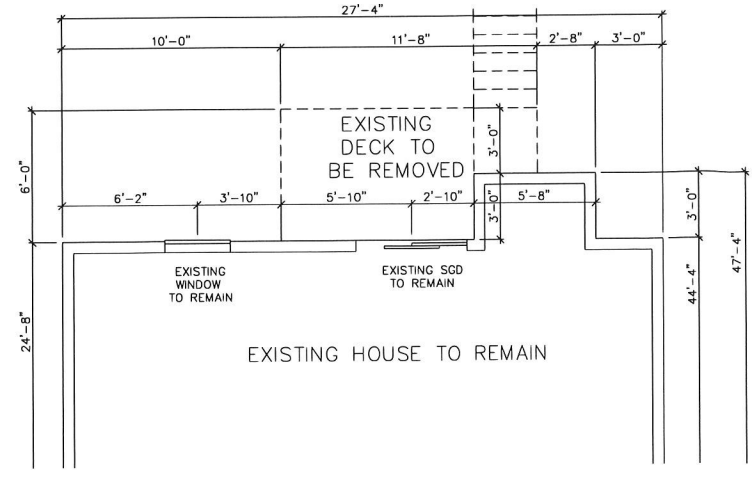
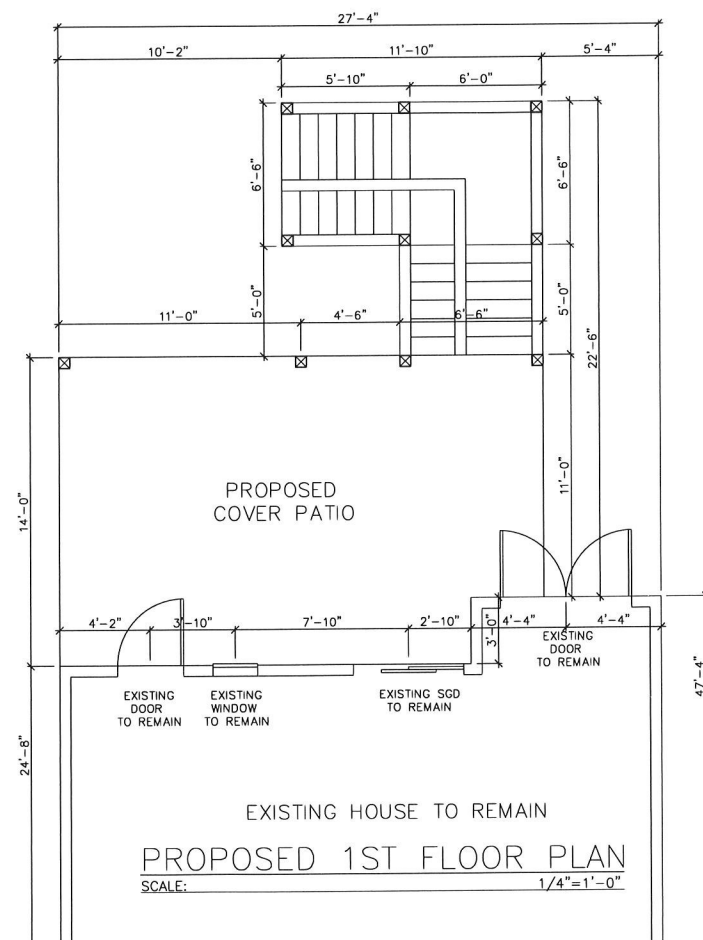
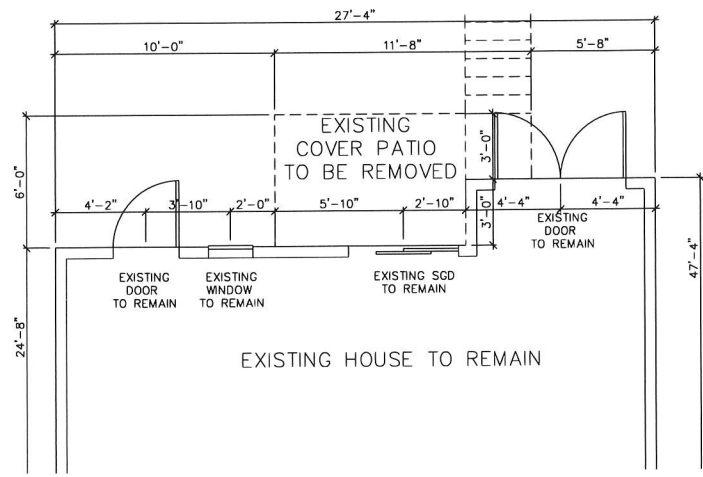
DRAWN BY: APO

REVIEWED BY: APO



NEW DECK OLD Deck to be Replaced
 14' x 20' Less 8x12 (96)
 17 ft. from rear lot line / 9.4 ft from side lot line
 184^{sq} ft Additional coverage

Proposed



SCOPE OF WORK: 1. REMOVE & REPLACE 2 STY COVER PATIO

DESIGN LOADS:
THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 8TH EDITION 2023 FLORIDA BUILDING CODE - BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:
ROOF: TC LIVE LOAD- 20 PSF
TO DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF
LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF
WIND: SECTION 1609 OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE FOR THE 130 MPH WIND ZONE.
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"
CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
RISK CAT #2
STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 8TH EDITION 2023 FLORIDA BUILDING CODE

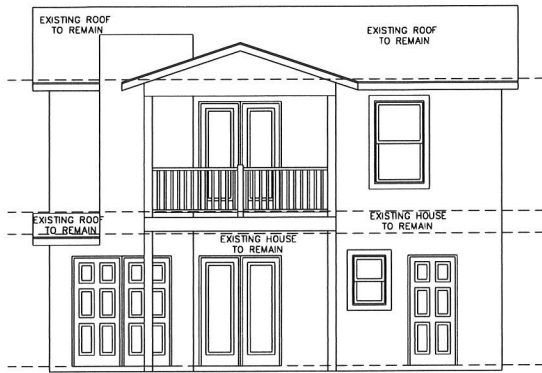
DRAWING SHEET INDEX									
1	EXISTING & PROPOSED FLOOR PLAN								
2	EXISTING & PROPOSED ELECTRICAL PLAN								
3									
4									
5									
6									
7									
8									
9									
10									

SIGNED (DESIGNER)

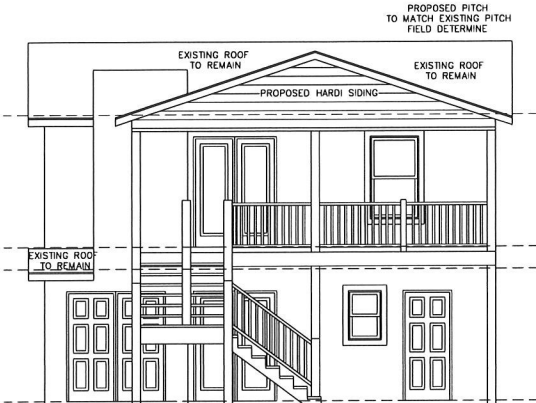
ROBERT G. MORGAN JR., P.E.
F.S.T.I.N.
65 LEWIS BLVD. 32084
ST. AUGUSTINE, FLORIDA 32084
904-814-7653
RGM
Engineers, Inc.

NEW ADDITION PLANS FOR
2201 GORDON AVE
JACKSONVILLE BEACH, FL.

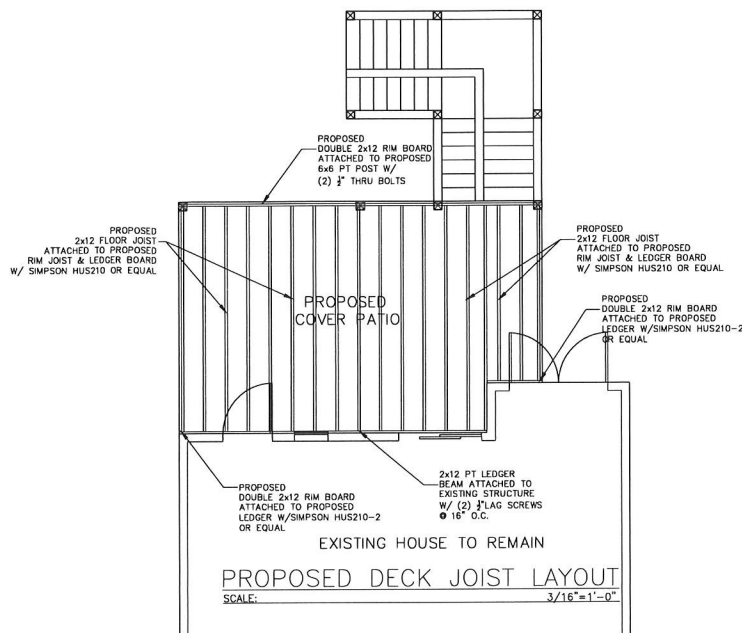
DRAWN BY K.E.B.
DATE 1-9-24
SCALE SCALE
CHECKED BY K.E.B.
PLAN NO
SHEET NO 1 OF 2



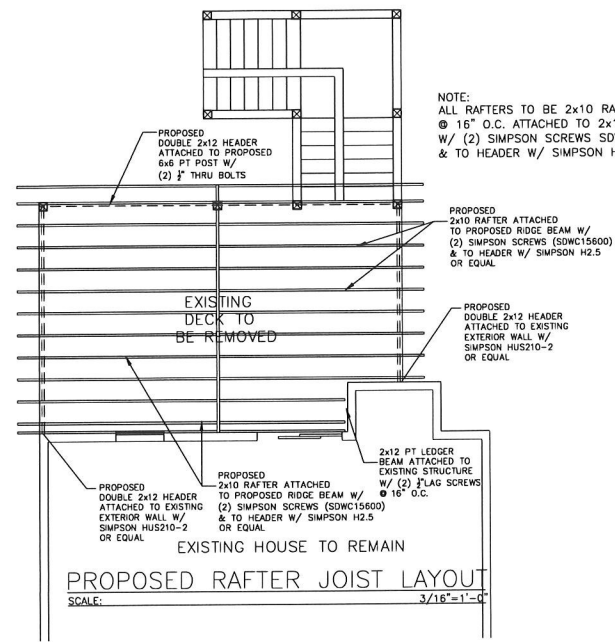
EXISTING REAR ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/16"=1'-0"



EXISTING HOUSE TO REMAIN
PROPOSED DECK JOIST LAYOUT
SCALE: 3/16"=1'-0"



NOTE:
ALL RAFTERS TO BE 2x10 RAFTERS
@ 16" O.C. ATTACHED TO 2x12 LEDGER
W/ (2) SIMPSON SCREWS (SDWC15600
& TO HEADER W/ SIMPSON H2.5 OR EQUAL.

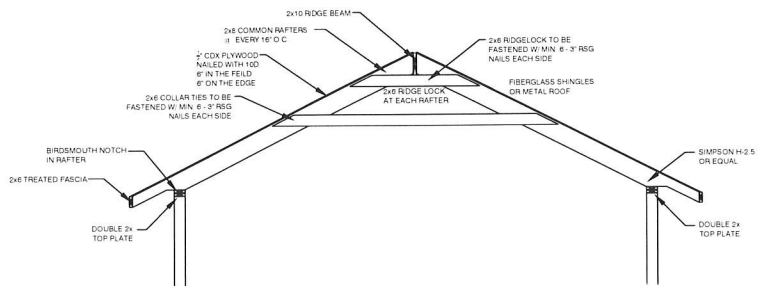
PROPOSED
2x10 RAFTER ATTACHED
TO PROPOSED RIDGE BEAM W/
(2) SIMPSON SCREWS (SDWC15600)
& TO HEADER W/ SIMPSON H2.5
OR EQUAL

PROPOSED
DOUBLE 2x12 HEADER
ATTACHED TO EXISTING
EXTERIOR WALL W/
SIMPSON HUS210-2
OR EQUAL

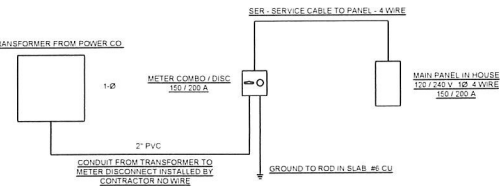
2x12 PT LEDGER
BEAM ATTACHED TO
EXISTING STRUCTURE
W/ (2) 3/4\"/>

PROPOSED
DOUBLE 2x12 HEADER
ATTACHED TO EXISTING
(2) SIMPSON SCREWS (SDWC15600)
& TO HEADER W/ SIMPSON H2.5
OR EQUAL

EXISTING HOUSE TO REMAIN
PROPOSED RAFTER JOIST LAYOUT
SCALE: 3/16"=1'-0"



TYPICAL CONVENTIONAL
FRAMED ROOF SECTION



*NOTE:
-Location of electric outlets are
a representation only
outlets will be located per
local building code.
-Provide AFCI's (arc-fault circuit interrupters)
in all dwelling unit bedrooms per NEC article 210-12)

ELECTRICAL SYMBOL KEY			
	SURFACE MOUNTED LIGHT		SINGLE SWITCH
	WALL MOUNTED LIGHT		3-WAY SWITCH
	WALL MOUNTED SCONCE LIGHT		4-WAY SWITCH
	RECESSED CAN LIGHT		REMOTE CONTROL SWITCH
	VAPOR-PROOF RECESSED		DIMMER SWITCH
	PENDANT LIGHT		DOOR BELL CONNECTION
	RECESSED EYEBALL CAN LIGHT		DOOR CHIME
	EXHAUST FAN W/ LIGHT		TV OUTLET
	EXHAUST FAN		PHONE OUTLET
	UNDER CABINET		DATA OUTLET
	RECESSED FLUORESCENT LIGHT		JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLUORESCENT LIGHT		THERMOSTAT
	TRACK LIGHTING		CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT		SURROUND SOUND BASE
	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)		CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET		SMOKE DETECTOR
	WATER-PROOF OUTLET		SMOKE DEC. / CARBON MONOXIDE
	GROUND FAULT OUTLET		GARBAGE DISPOSAL
	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		CEILING FAN W/ LIGHT
	GENERATOR AUTO TRANSFER SWITCH		

ELECTRICAL NOTES

- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF. (GENERAL); KITCHEN 44" AFF.; BATHROOM 39" AFF. (44" AFF. WITH RAISED VANITY); LAUNDRY ROOM 36" AFF.; EXTERIOR WATERPROOF 12" AFF. TO 42" AFF.; GARAGE GENERAL PURPOSE - 44" AFF.; KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE.
- ALL TRIM PLATES & DEVICES TO BE GANGED WHERE POSSIBLE.
- ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
- ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE LATEST EDITION BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R534 AND R515.
- PROVIDE AFCI's (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER 2017 NEC.
- GFI's (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER 2017 NEC.
- ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH-EFFICACY CFL/LED LAMPS PER 2017 NEC.
- ALL 125VOLT 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES.
- ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC.

SPAN TABLES FOR NO. 2 SYP RAFTERS
NO CEILING LOAD - 20 psf LL, 10 psf DL

SIZE	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2x4	9'-0"	8'-2"	7'-8"	7'-2"
2x6	14'-2"	12'-11"	12'-1"	10'-11"
2x8	18'-8"	17'-0"	15'-6"	13'-11"
2x10	23'-4"	20'-2"	18'-5"	16'-6"
2x12	27'-6"	23'-10"	21'-9"	19'-5"

SPAN TABLES FOR NO. 2 SYP RAFTERS - NO CEILING JOIST -
W/ DRYWALL CEILING - 20 psf LL, 15 psf DL

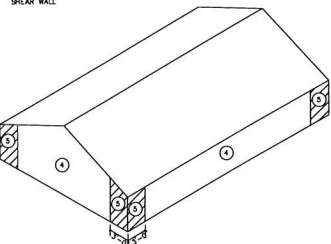
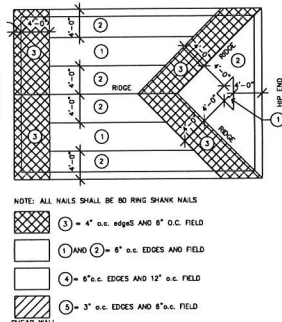
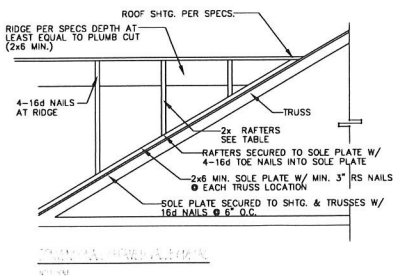
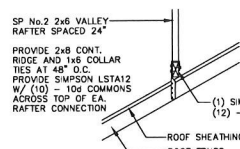
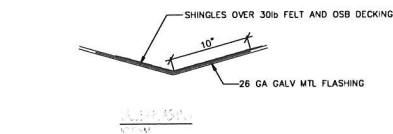
SIZE	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2x6	13'-0"	12'-3"	11'-4"	10'-2"
2x8	17'-9"	15'-9"	14'-5"	12'-10"
2x10	21'-7"	18'-8"	17'-1"	15'-3"
2x12	25'-5"	22'-0"	20'-1"	18'-0"

SPAN TABLES FOR NO. 2 SYP CEILING JOIST -
20 psf LL, 10 psf DL

SIZE	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2x4	8'-2"	7'-5"	7'-0"	6'-6"
2x6	12'-11"	11'-8"	10'-11"	9'-9"
2x8	17'-0"	15'-3"	13'-11"	12'-5"
2x10	20'-11"	18'-1"	16'-6"	14'-9"
2x12	24'-7"	21'-3"	19'-4"	17'-5"

ROOF FRAMING NOTES:

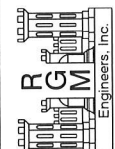
- ALL CONVENTIONAL FRAMING SHALL BE NO. 2 OR BETTER, SYP.
- ALL RAFTERS SHALL BE 2x____ @24" O.C. (U.O.N.).
- FASTEN ALL RAFTERS TO PLATES W/ SIMPSON HB TWIST STRAPS OR EQUAL.
- FASTEN ALL RAFTERS AT RIDGES W/ COLLAR TIES. FACE-NAIL COLLAR TIES TO RAFTERS W/ (5) 0.131"x3-1/4" NAILS.
- FASTEN ALL JACKS RAFTERS TO HIPs & VALLEYS W/ (4) 0.131" x 3-1/4" TOE-NAILS.
- ALL RIDGES, HIPs, & VALLEYS SHALL BE (1) NORMAL SIZE LARGER THAN ADJOINING RAFTERS (U.O.N.).
- FASTEN RAFTERS TO CEILING JOISTS W/ (4) 0.131" x 3-1/4" NAILS.
- FASTEN RAFTERS & CEILING JOISTS TO TOP PLATE W/ (3) 0.131" x 3-1/4" TOE-NAILS.
- FASTEN ALL HIPs AND VALLEYS TO PLATES W/ (2) SIMPSON HB TWIST STRAPS OR EQUAL.



Plywood Nailing Details

DRAWING SHEET INDEX									
1	EXISTING & PROPOSED FLOOR PLAN								
2	EXISTING & PROPOSED ELEVATION PLAN								
3									
4									
5									
6									
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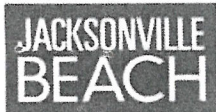
SIGNED (DESIGNER)



ROBERT G. MORGAN JR., P.E.
#5811N
85 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633

NEW ADDITION PLANS FOR
2201 GORDON AVE
JACKSONVILLE BEACH, FL.

DRAWN BY K.E.B.
DATE 1-9-24
SCALE SCALE
CHECKED BY K.E.B.
PLAN NO
SHEET NO 2 OF 2



APPLICATION FOR VARIANCE

BOA No. 24100640
HEARING DATE 8/21/24

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

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. - attached
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). - COJB has applicant new site plan said they will print to 11x17 for applicant
3. Proof of ownership (copy of deed or current property tax notification). - attached
4. Copy of any previous variance and/or conditional use approval letters. - NA
5. If applicant is not owner, notarized written authorization from owner is required. - NA
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal). - check attached
7. Completed application. ✓

APPLICANT INFORMATION

Applicant Name: Shannon L. Smith Telephone: 904-400-1280
Mailing Address: 2201 Gordon Avenue E-Mail: shannon.sarry@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: same as applicant 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: 2201 Gordon Avenue
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Seeking ability to expand 2nd floor deck beyond current footprint

AFFIDAVIT

I, Shannon L. Smith, 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.

Shannon L. Smith
APPLICANT SIGNATURE

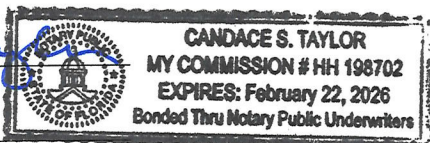
Shannon L. Smith
PRINT APPLICANT NAME

6/20/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of June, 2024, by Shannon L. Smith, who is personally known to me or produced _____ as identification.

Candace Taylor
NOTARY PUBLIC SIGNATURE



PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: AE
CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24-10040

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	Ingress/egress from the upstairs living area and kitchen opens up to the outside and more deck area is needed
Special circumstances and conditions do not result from the actions of the applicant.	YES	The structure was built with one exit upstairs
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	The proposed new stairway and platform is needed for safe + reasonable ingress/egress
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	A larger ^{and} safer ingress/egress platform and stairway is needed
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	For safety purposes we do not believe the platform and stairway can be reduced
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 ^{proposed} deck and stairway is a necessary and beneficial improvement to the property and does not obstruct any view of adjacent properties



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

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

ACCOUNT NUMBER: 179439-1012

SMITH SHANNON L
2201 GORDEN AVE
JACKSONVILLE BEACH, FL 32250

ESCROW CODE/COMPANY : CL-0012322 NATIONSTAR MTG LLC DB
LOCATION ADDRESS: 2201 GORDEN AVE,
JACKSONVILLE BEACH,
32250
LEGAL DESCRIPTION: 38-5 04-3S-29E
AHERN AND ASSOCIATES INC R/P
LOT 6

AD VALOREM TAXES FOR REAL ESTATE

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	304,906	50,000	254,906	8.0262	2,045.93	HB, HX
ST JOHNS RIVER WTR MGN	304,906	50,000	254,906	0.1793	45.70	
FL INLAND NAVIGATION	304,906	50,000	254,906	0.0288	7.34	
USD2-JAX BEACH	304,906	50,000	254,906	3.9947	1,018.27	
SCHOOLS						
SCH DISCRETIONARY	304,906	25,000	279,906	0.7480	209.37	
SCH CAPITAL OUTLAY	304,906	25,000	279,906	1.5000	419.86	
SCHOOLS-LOCAL	304,906	25,000	279,906	3.1830	890.94	
SCHOOLS-VTR APPRVD	304,906	25,000	279,906	1.0000	279.91	
AD VALOREM TOTALS			MILL CODE: USC		18.6600	\$4,917.32

NON-AD VALOREM ASSESSMENTS FOR SERVICES

LEVYING AUTHORITY	AMOUNT \$	REMARKS: PAYMENTS MUST BE MADE IN US FUNDS.
NON-AD VALOREM TOTALS		\$0.00

IF PAID BY:	Nov 30, 2023				
PLEASE PAY ONE AMOUNT:	\$0.00				

DUVAL COUNTY 2023 PAID REAL ESTATE

ACCOUNT NUMBER: 179439-1012

ESCROW CODE/COMPANY: CL-0012322 NATIONSTAR MTG LLC DBA MR. CO
LOCATION ADDRESS: 2201 GORDEN AVE,
JACKSONVILLE BEACH,
32250
ALTERNATE KEY: 1369610

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

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

IF PAID BY:	PLEASE PAY ONE AMOUNT:
Nov 30, 2023	\$0.00
TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 179439-1012	

11/22/2023
NATIONSTAR MTG LLC DBA MR.
COOPER

EEX-24-00923967
-4720.63

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

RETURN WITH PAYMENT

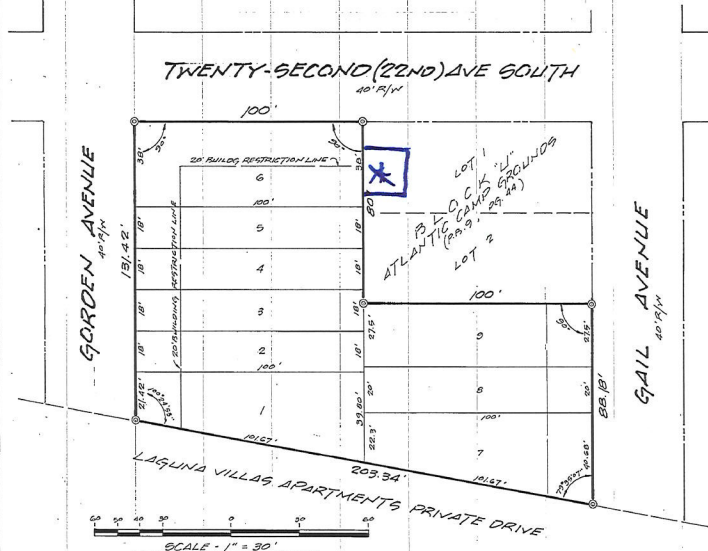
—AHERN AND ASSOCIATES, INC. REPLAT—

JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

PLAT BOOK 38 PAGE 5

Three Verified
N.B.P.

*porch
addition



CAPTION: LOTS 3, 4, 5, 6, 7 AND 8, BLOCK "U", PERMETER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION: THIS IS TO CERTIFY THAT AHERN & ASSOCIATES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT TO BE KNOWN AS AHERN & ASSOCIATES, INC. REPLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID PLAT IS DEDICATED TO THE PUBLIC OR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA AND ITS SUCCESSORS. IN WITNESS WHEREOF AHERN & ASSOCIATES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED. SIGNED THIS 9th DAY OF February A.D., 1982.

AHERN & ASSOCIATES, INC.

Robert V. Haas VICE PRESIDENT James L. Haas WITNESS Charles B. Haas WITNESS

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROBERT V. HAAS, VICE PRESIDENT OF AHERN & ASSOCIATES, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ACKNOWLEDGE BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA THIS 9th DAY OF February A.D., 1982.

James L. Haas NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES February 11, 1985.

DEDICATION FOR MORTGAGEE: THIS IS TO CERTIFY THAT M & P PROPERTIES, INC., A FLORIDA CORPORATION BEING THE MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT DO HEREBY JOIN IN AND MAKE OURSELVES A PARTY OF THE ADOPTION AND DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, M & P PROPERTIES, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 9th DAY OF February A.D., 1982.

M & P PROPERTIES, INC.

Thomas C. Philpott PRESIDENT James P. Spencer WITNESS Robert V. Haas WITNESS

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS THOMAS PHILPOTT, PRESIDENT OF M & P PROPERTIES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA, THIS 9th DAY OF February A.D., 1982.

James L. Haas NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES February 11, 1985.

82-14967

CITY COUNCIL APPROVAL EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA, THIS 1st DAY OF February A.D., 1982.

MAYOR: Robert V. Haas ATTEST: James L. Haas

CLERK'S CERTIFICATE THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER NO. 177 LAWS OF FLORIDA AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK 38 PAGE 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 16th DAY OF March A.D., 1982.

CLERK: S. Morgan Blount DEPUTY CLERK: Robert V. Haas

DEDICATION FOR MORTGAGEE: THIS IS TO CERTIFY THAT BARNETT BANK OF JACKSONVILLE, N. A., A FLORIDA CORPORATION BEING THE MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT DO HEREBY JOIN IN AND MAKE OURSELVES A PARTY OF THE ADOPTION AND DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, BARNETT BANK OF JACKSONVILLE, N. A., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 9th DAY OF February A.D., 1982.

BARNETT BANK OF JACKSONVILLE, N. A.

William R. Bonner ASSISTANT VICE PRESIDENT Benjamin A. Bonner WITNESS Lytha Robinson WITNESS

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM R. BONNER, ASSISTANT VICE PRESIDENT OF BARNETT BANK OF JACKSONVILLE, N. A., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION, WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA, THIS 11th DAY OF February A.D., 1982.

James L. Haas NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES October 11, 1984.

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER NO. 177 OF THE LAWS OF THE STATE OF FLORIDA I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED. SIGNED THIS 1st DAY OF February A.D., 1982.

H. A. DURDEN & ASSOCIATES, INC.

REGISTERED LAND SURVEYOR NO. 1674 STATE OF FLORIDA

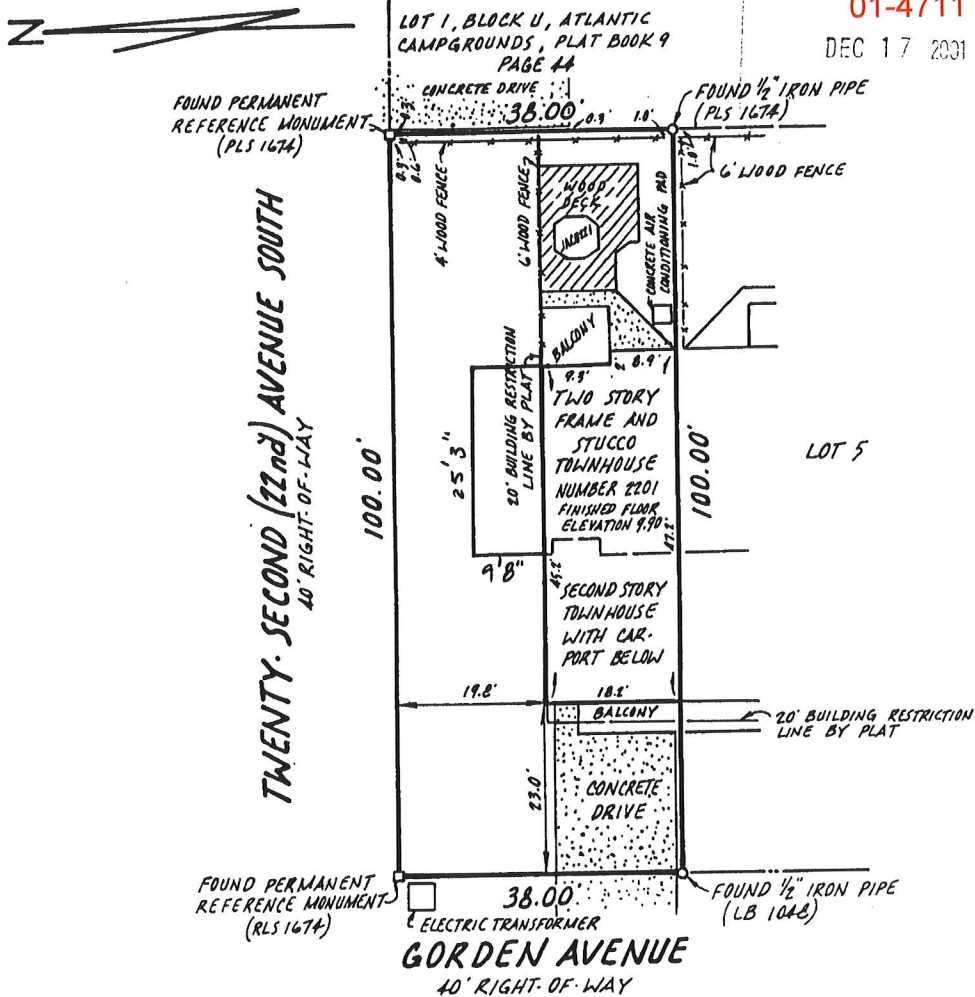
PREPARED BY: H. A. DURDEN & ASSOCIATES, INC. - LAND SURVEYORS - JACKSONVILLE BEACH, FLORIDA

MAP SHOWING BOUNDARY SURVEY OF:

LOT 6, AHERN AND ASSOCIATES, INC. REPLAT, AS RECORDED IN PLAT BOOK 38,
PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

01-4711

DEC 17 2001



NOTES:

1. ALL INTERIOR BOUNDARY ANGLES ARE 90°00'00".
2. THERE ARE BUILDING RESTRICTION LINES SHOWN ON THE PLAT. THERE MAY BE RESTRICTION LINES BY ZONING OR EASEMENTS THAT ARE RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY AND NOT SHOWN ON THIS SURVEY THAT WILL AFFECT THE PROPERTY.
3. THE PROPERTY LIES IN FLOOD ZONE "X" WHICH IS OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD MAP REVISED APRIL 17, 1989, COMMUNITY PANEL NUMBER 120078 0002 D.



1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA 32250
(904) 249-7261 FAX (904) 241-1252

THIS MAP OF SURVEY IS NOT VALID UNLESS IT IS SIGNED AND
HAS THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

PREPARED FOR THE BENEFIT OF:
JAMES W. AND DEBORAH J. HUMPHREYS
SECURITY FIRST TITLE PARTNERS
FIRST AMERICAN TITLE INSURANCE COMPANY

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER NO. LS 3295

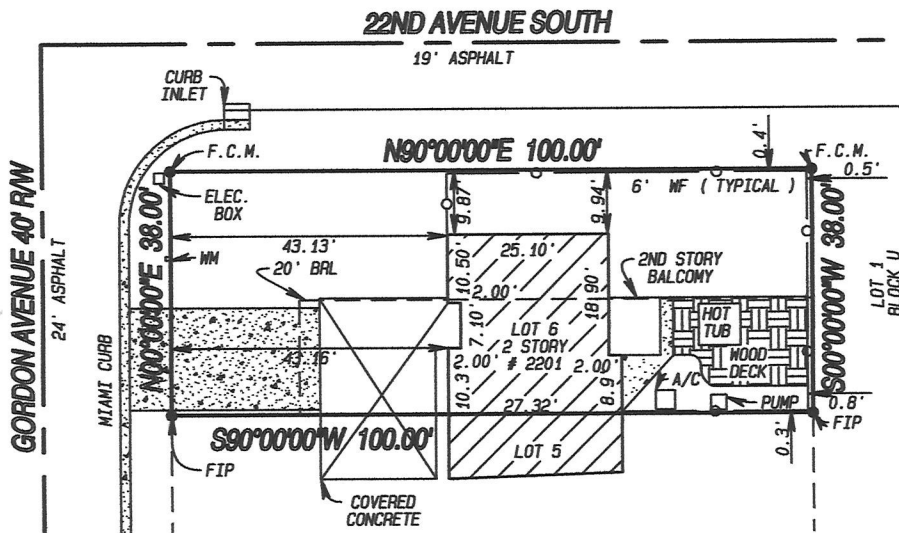
DATE: MAY 22, 2001

SCALE: 1"=20'

MAP OF SURVEY
"BOUNDARY"

DESCRIPTION:

LOT 6 OF "AHERN AND ASSOCIATES INC. REPLAT" ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 38 PAGE 5
OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



CERTIFIED TO AND FOR THE
EXCLUSIVE BENEFIT OF:
SHANNON L. SMITH AND CHRISTY A. SMITH
JOHN McE. MILLER, P.A.
CHICAGO TITLE INSURANCE COMPANY
ADDRESS: 2201 GORDON AVENUE



SURVEY NOTES:

BEARINGS ARE BASED ON THE WEST LINE OF LOT 6
BEING N00°00'00\"W. (ASSUMED)

UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER
STRUCTURES WERE NOT LOCATED BY THIS SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM MAP PANEL NO. 120078 0002 D, EFFECTIVE 04/17/89,
THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X".

SCALE: 1" = 30'

I HEREBY CERTIFY THAT THE MAP OF SURVEY SHOWN
HEREON IS IN ACCORDANCE WITH THE TECHNICAL
STANDARDS AS SET FORTH BY THE BOARD OF
PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION
472.027, FLORIDA STATUTES.

Anthony P. O'Neil
ANTHONY P. O'NEIL NO. 5684
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER. NOT
VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

F.C.M. - FOUND CONCRETE MONUMENT
F.I.R.C. - FOUND IRON ROD AND CAP
F.I.R. - FOUND IRON ROD
F.I.P. - FOUND IRON PIPE
S.I.R.C. - SET IRON ROD AND CAP
F.N&D - FOUND NAIL AND DISK
(M) - FIELD MEASUREMENT
(C) - CALCULATED MEASUREMENT

C.M. - CONCRETE MONUMENT
P.T. - POINT OF TANGENCY
P.C. - POINT OF CURVATURE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
C & G - CURB & GUTTER
R/W - RIGHT OF WAY
C/L - CENTERLINE

D - DELTA OR CENTRAL ANGLE
P.I. - POINT OF INTERSECTION
A/C - AIR CONDITIONING UNIT
R - RADIUS
L - ARC LENGTH
NTS - NOT TO SCALE
(P) - PROPOSED
(E) - EXISTING

FEN - FENCE
CLR - CLEAR
FND - FOUND
(P) - PLAT
EL - ELEVATION
CONC. - CONCRETE
ESMT - EASEMENT
COR - CORNER

OHE - OVERHEAD ELECTRIC
C.L.F. - CHAIN LINK FENCE
W.F. - WOOD FENCE
C.B. - CHORD BEARING
M.M. - WATER METER
W.P. - WOOD POLE

PREPARATION DATE

PLOT PLAN

BOUNDARY 4-27-05

FORMBOARD

FOUNDATION

FINAL

FIRST COAST LAND
SURVEYING, INC.

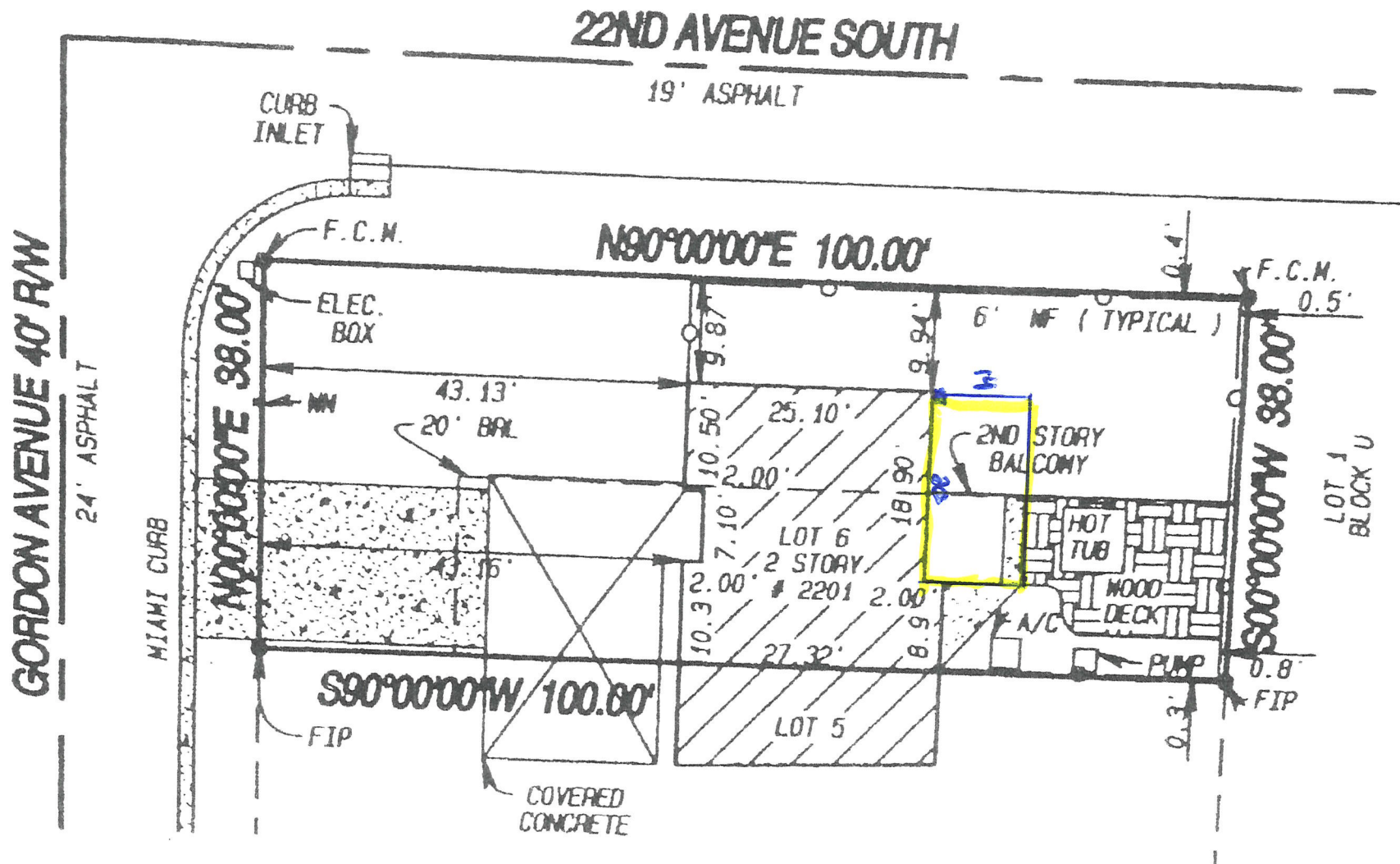
1660-8 LANE AVENUE SOUTH, JACKSONVILLE, FL. 32210
PHONE (904) 779-2062 FAX (904) 779-7784
CERTIFICATE NO. LB 7261

PROJECT INFORMATION

ORDER NO: 4731

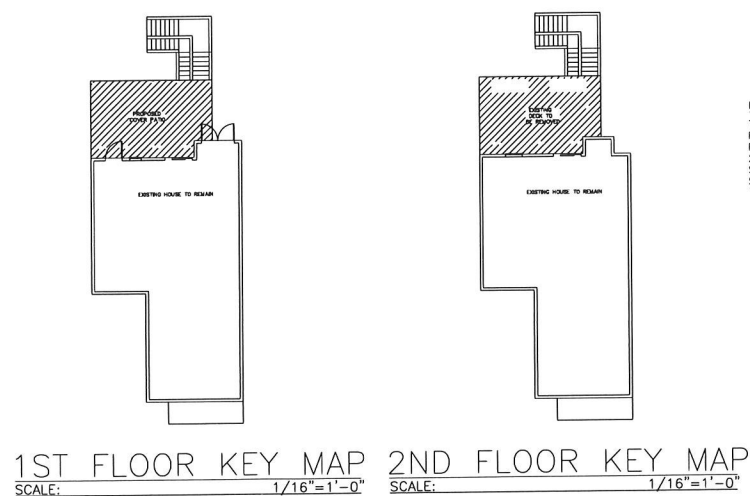
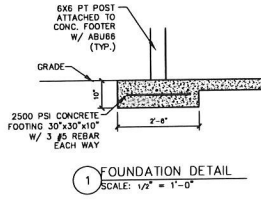
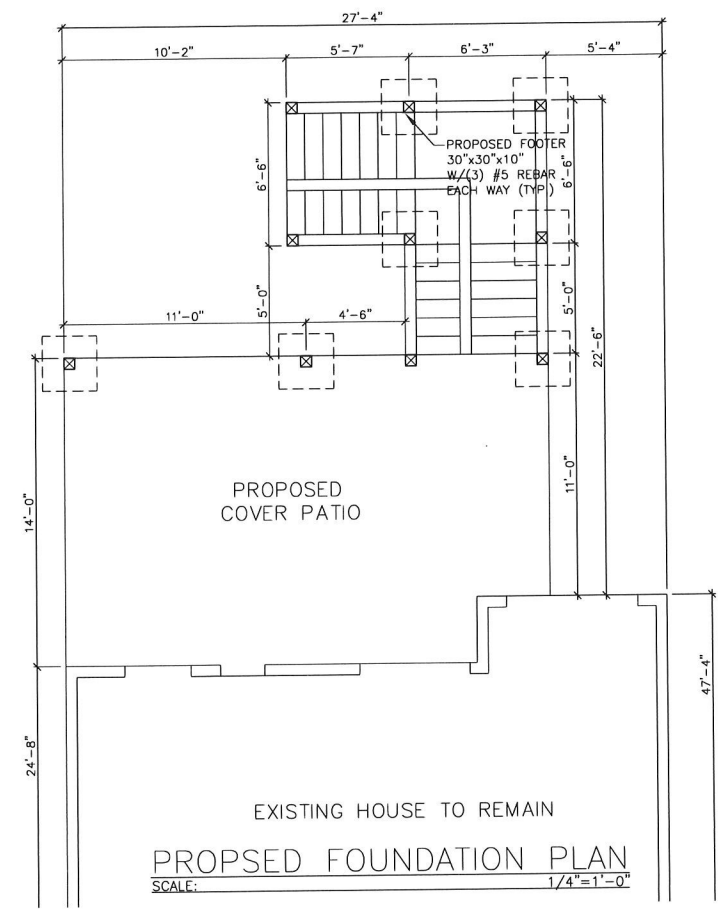
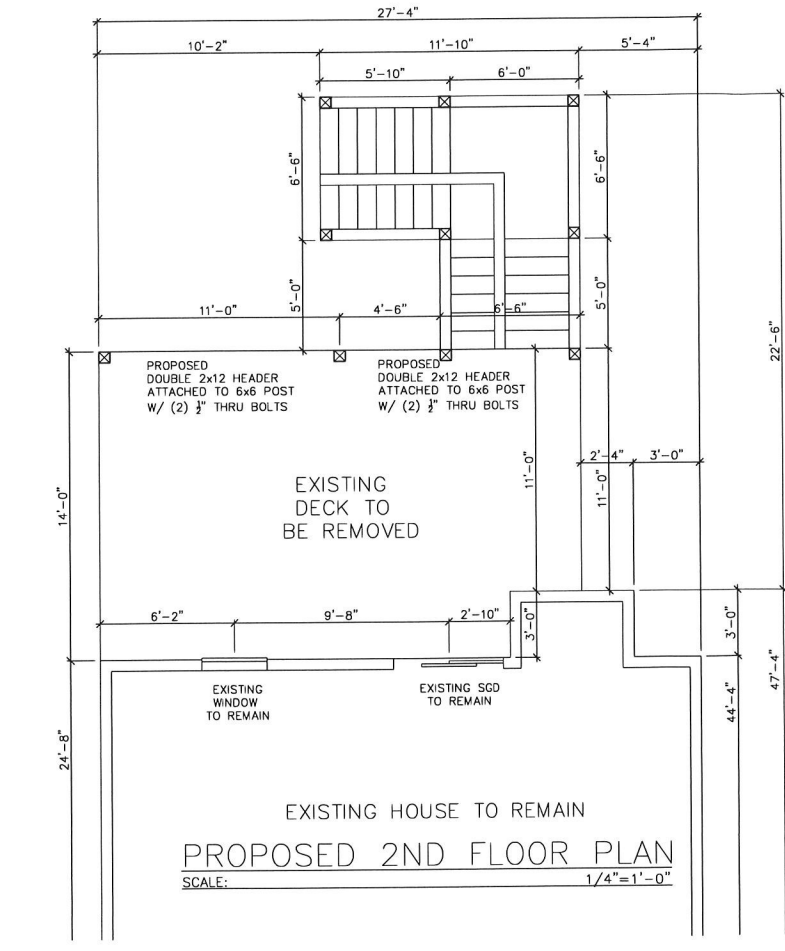
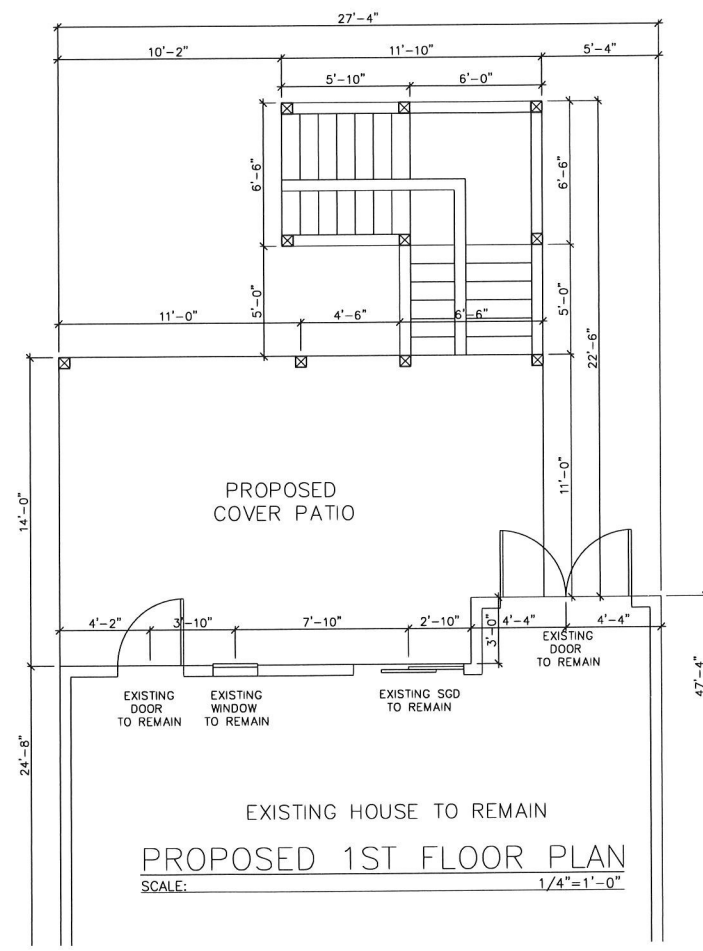
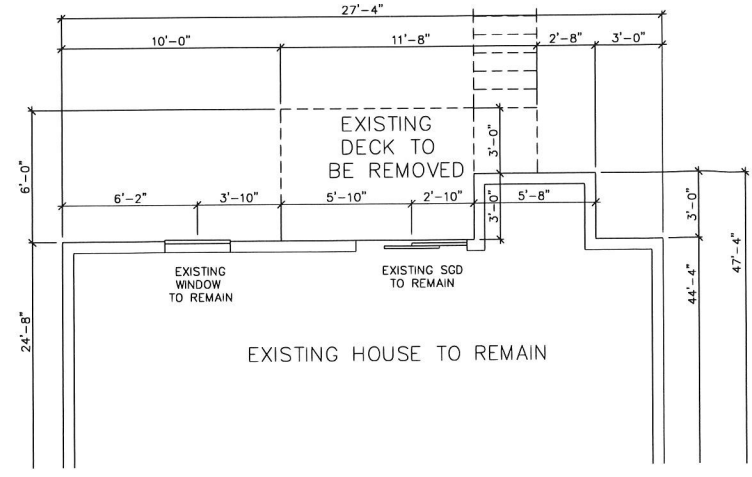
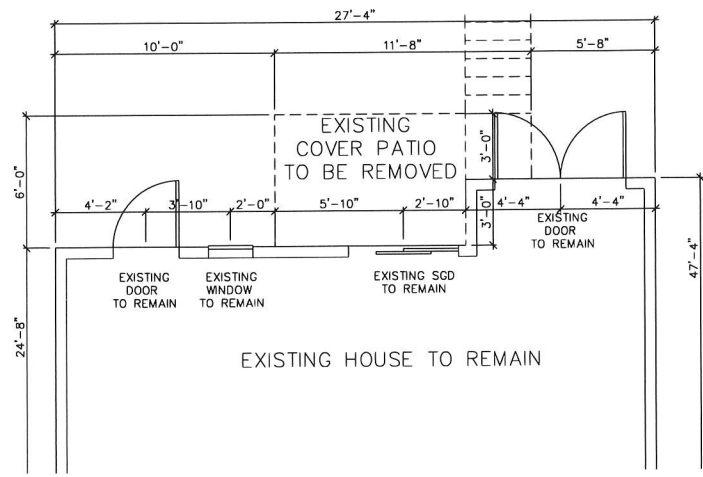
DRAWN BY: APO

REVIEWED BY: APO



Proposed

NEW DECK OLD Deck to be Replaced
 14' x 20' Less 8x12 (96)
 17 ft. from rear lot line / 9.4 ft from side lot line
 184^{sq} ft Additional Coverage



SCOPE OF WORK: 1. REMOVE & REPLACE 2 STY COVER PATIO

DESIGN LOADS:
THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 8TH EDITION 2023 FLORIDA BUILDING CODE - BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-16, WERE USED IN THE DESIGN OF THE STRUCTURE:
THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:
ROOF: TC LIVE LOAD- 20 PSF
TO DEAD LOAD- 7 PSF
BC DEAD LOAD- 10 PSF
LIVING AREAS: LIVE LOAD-40 PSF
DEAD LOAD-15 PSF
WIND: SECTION 1609 OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE FOR THE 130 MPH WIND ZONE.
CHAPTER 3 (USE & OCCUPANCY)
GROUP OCCUPANCY: "R"
CHAPTER 5 (BUILDING HEIGHTS & AREAS)
HEIGHT < 20 FT
CHAPTER 6 (TYPE OF CONSTRUCTION)
TYPE OF CONSTRUCTION: (VB)
FULLY ENCLOSED
IMP = 1
RISK CAT #2
STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE.
CODE COMPLIANCE:
THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:
1) THE 8TH EDITION 2023 FLORIDA BUILDING CODE

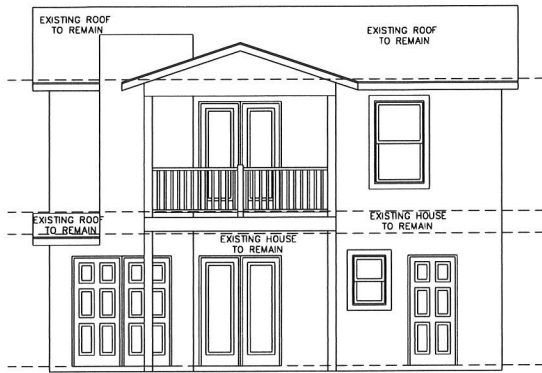
DRAWING SHEET INDEX									
1	EXISTING & PROPOSED FLOOR PLAN								
2	EXISTING & PROPOSED ELECTRICAL PLAN								
3									
4									
5									
6									
7									
8									
9									
10									

SIGNED (DESIGNER)

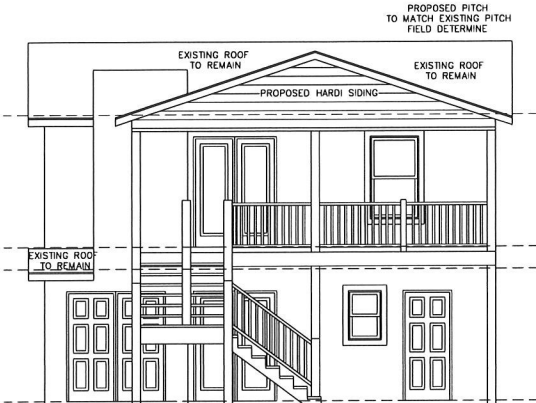
ROBERT G. MORGAN JR., P.E.
F.S.T.I.N.
65 LEWIS BLVD. 32084
ST. AUGUSTINE, FLORIDA 32084
904-814-7653
RGM
Engineers, Inc.

NEW ADDITION PLANS FOR
2201 GORDON AVE
JACKSONVILLE BEACH, FL.

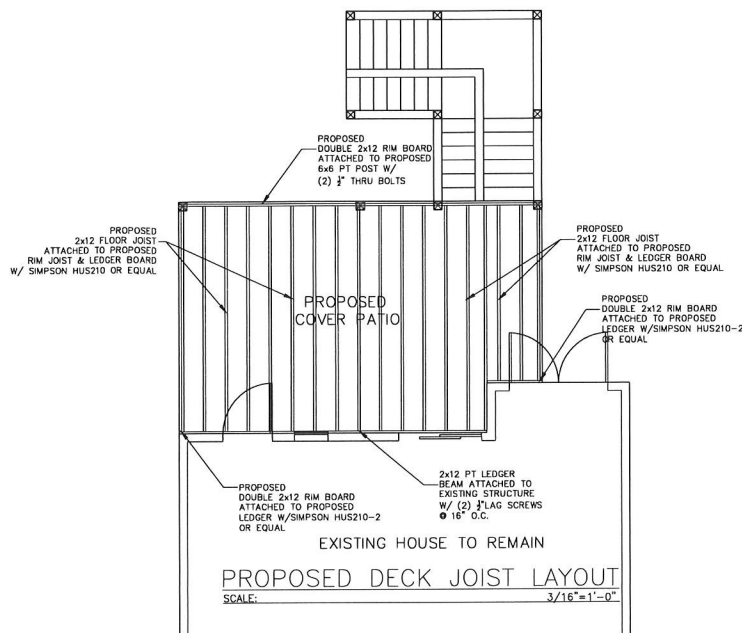
DRAWN BY K.E.B.
DATE 1-9-24
SCALE SCALE
CHECKED BY K.E.B.
PLAN NO
SHEET NO 1 OF 2



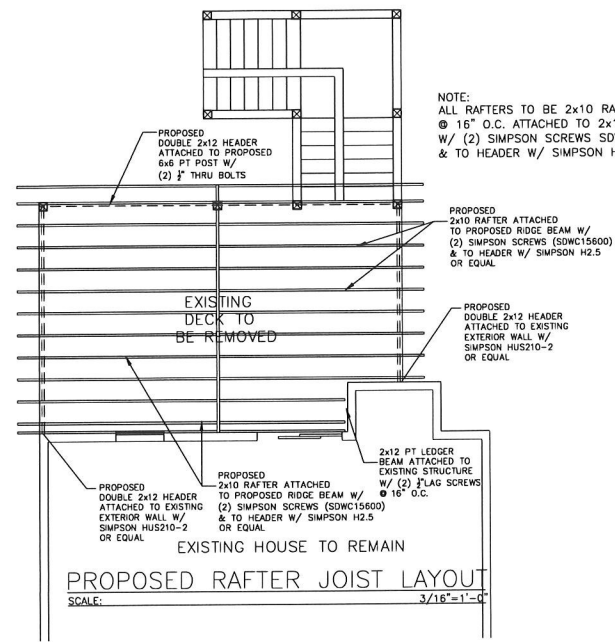
EXISTING REAR ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/16"=1'-0"



EXISTING HOUSE TO REMAIN
PROPOSED DECK JOIST LAYOUT
SCALE: 3/16"=1'-0"



NOTE:
ALL RAFTERS TO BE 2x10 RAFTERS
@ 16" O.C. ATTACHED TO 2x12 LEDGER
W/ (2) SIMPSON SCREWS (SDWC15600
& TO HEADER W/ SIMPSON H2.5 OR EQUAL.

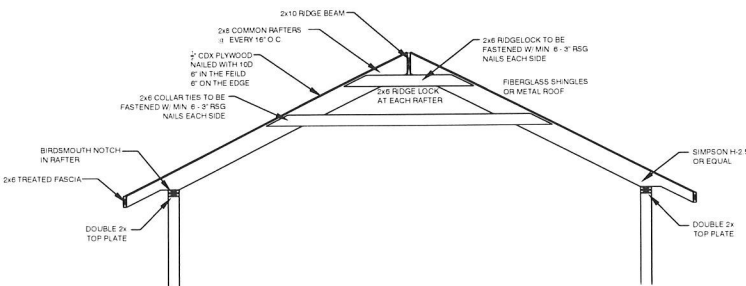
PROPOSED
2x10 RAFTER ATTACHED
TO PROPOSED RIDGE BEAM W/
(2) SIMPSON SCREWS (SDWC15600)
& TO HEADER W/ SIMPSON H2.5
OR EQUAL

PROPOSED
DOUBLE 2x12 HEADER
ATTACHED TO EXISTING
EXTERIOR WALL W/
SIMPSON HUS210-2
OR EQUAL

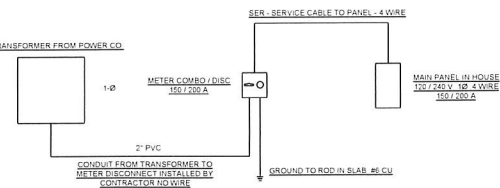
2x12 PT LEDGER
BEAM ATTACHED TO
EXISTING STRUCTURE
W/ (2) 3/4\"/>

PROPOSED
DOUBLE 2x12 HEADER
ATTACHED TO EXISTING
(2) SIMPSON SCREWS (SDWC15600)
& TO HEADER W/ SIMPSON H2.5
OR EQUAL

EXISTING HOUSE TO REMAIN
PROPOSED RAFTER JOIST LAYOUT
SCALE: 3/16"=1'-0"



TYPICAL CONVENTIONAL
FRAMED ROOF SECTION



*NOTE:
-Location of electric outlets are
a representation only
outlets will be located per
local building code.
-Provide AFCI's (arc-fault circuit interrupters)
in all dwelling unit bedrooms per NEC article 210-12)

ELECTRICAL SYMBOL KEY			
	SURFACE MOUNTED LIGHT		SINGLE SWITCH
	WALL MOUNTED LIGHT		3-WAY SWITCH
	WALL MOUNTED SCONCE LIGHT		4-WAY SWITCH
	RECESSED CAN LIGHT		REMOTE CONTROL SWITCH
	VAPOR-PROOF RECESSED		DIMMER SWITCH
	PENDANT LIGHT		DOOR BELL CONNECTION
	RECESSED EYEBALL CAN LIGHT		DOOR CHIME
	EXHAUST FAN W/ LIGHT		TV OUTLET
	EXHAUST FAN		PHONE OUTLET
	UNDER CABINET		DATA OUTLET
	RECESSED FLUORESCENT LIGHT		JUNCTION BOX (FUTURE FIXTURE)
	DOUBLE BULB FLUORESCENT LIGHT		THERMOSTAT
	TRACK LIGHTING		CUT-OFF SWITCH
	EXTERIOR FLOODLIGHT		SURROUND SOUND BASE
	EXTERIOR PATH LIGHT		SURROUND SOUND SPEAKER
	220 OUTLET		200 AMP ELEC. PANEL
	110 OUTLET		METER
	110V RECEPTACLE (SWITCHED)		CENTRAL VAC STATION
	QUAD RECEPTACLE		INTERCOM STATION
	UNDER COUNTER 110 OUTLET		SMOKE DETECTOR
	WATER-PROOF OUTLET		SMOKE DEC. / CARBON MONOXIDE
	GROUND FAULT OUTLET		GARBAGE DISPOSAL
	WP GFI SOFFIT OUTLET		CEILING FAN W/ PULL CHAIN FOR LIGHT
	GFI FLOOR OUTLET		CEILING FAN W/ LIGHT
	GENERATOR AUTO TRANSFER SWITCH		

ELECTRICAL NOTES

- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF. (GENERAL); KITCHEN 44" AFF.; BATHROOM 39" AFF. (44" AFF. WITH RAISED VANITY); LAUNDRY ROOM 36" AFF.; EXTERIOR WATERPROOF 12" AFF. TO 42" AFF.; GARAGE GENERAL PURPOSE - 44" AFF.; KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE.
- ALL TRIM PLATES & DEVICES TO BE GANGED WHERE POSSIBLE.
- ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
- ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE LATEST EDITION BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING & ACCESSORIES.
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, SECTIONS R534 AND R515.
- PROVIDE AFCI's (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER 2017 NEC.
- GFI's (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER 2017 NEC.
- ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH-EFFICACY CFL/LED LAMPS PER 2017 NEC.
- ALL 125VOLT 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES.
- ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2017 NEC.

SPAN TABLES FOR NO. 2 SYP RAFTERS
NO CEILING LOAD - 20 psf LL, 10 psf DL

SIZE	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2x4	9'-0"	8'-2"	7'-8"	7'-2"
2x6	14'-2"	12'-11"	12'-1"	10'-11"
2x8	18'-8"	17'-0"	15'-6"	13'-11"
2x10	23'-4"	20'-2"	18'-5"	16'-6"
2x12	27'-6"	23'-10"	21'-9"	19'-5"

SPAN TABLES FOR NO. 2 SYP RAFTERS - NO CEILING JOIST -
W/ DRYWALL CEILING - 20 psf LL, 15 psf DL

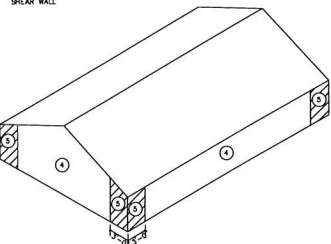
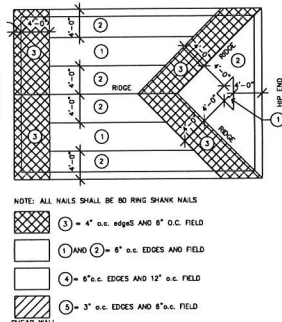
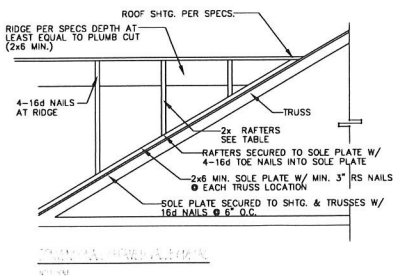
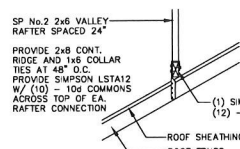
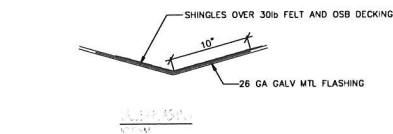
SIZE	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2x6	13'-0"	12'-3"	11'-4"	10'-2"
2x8	17'-9"	15'-9"	14'-5"	12'-10"
2x10	21'-7"	18'-8"	17'-1"	15'-3"
2x12	25'-5"	22'-0"	20'-1"	18'-0"

SPAN TABLES FOR NO. 2 SYP CEILING JOIST -
20 psf LL, 10 psf DL

SIZE	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2x4	8'-2"	7'-5"	7'-0"	6'-6"
2x6	12'-11"	11'-8"	10'-11"	9'-9"
2x8	17'-0"	15'-3"	13'-11"	12'-5"
2x10	20'-11"	18'-1"	16'-6"	14'-9"
2x12	24'-7"	21'-3"	19'-4"	17'-5"

ROOF FRAMING NOTES:

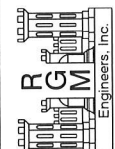
- ALL CONVENTIONAL FRAMING SHALL BE NO. 2 OR BETTER, SYP.
- ALL RAFTERS SHALL BE 2x____ @24" O.C. (U.O.N.).
- FASTEN ALL RAFTERS TO PLATES W/ SIMPSON HB TWIST STRAPS OR EQUAL.
- FASTEN ALL RAFTERS AT RIDGES W/ COLLAR TIES. FACE-NAIL COLLAR TIES TO RAFTERS W/ (5) 0.131"x3-1/4" NAILS.
- FASTEN ALL JACKS RAFTERS TO HIPs & VALLEYS W/ (4) 0.131" x 3-1/4" TOE-NAILS.
- ALL RIDGES, HIPs, & VALLEYS SHALL BE (1) NORMAL SIZE LARGER THAN ADJOINING RAFTERS (U.O.N.).
- FASTEN RAFTERS TO CEILING JOISTS W/ (4) 0.131" x 3-1/4" NAILS.
- FASTEN RAFTERS & CEILING JOISTS TO TOP PLATE W/ (3) 0.131" x 3-1/4" TOE-NAILS.
- FASTEN ALL HIPs AND VALLEYS TO PLATES W/ (2) SIMPSON HB TWIST STRAPS OR EQUAL.



Plywood Nailing Details

DRAWING SHEET INDEX									
1	EXISTING & PROPOSED FLOOR PLAN								
2	EXISTING & PROPOSED ELEVATION PLAN								
3									
4									
5									
6									
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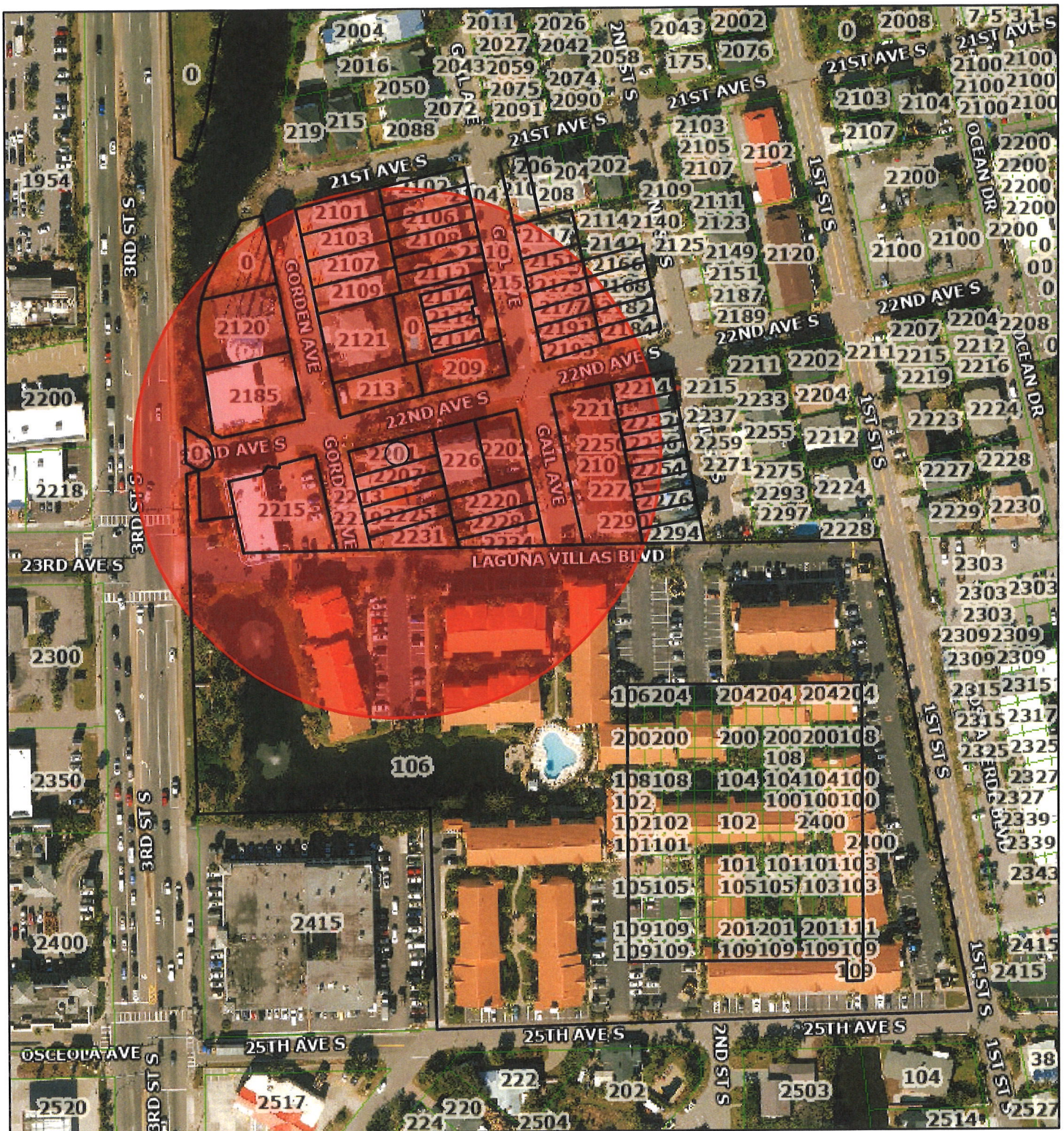
SIGNED (DESIGNER)



ROBERT G. MORGAN JR., P.E.
#5811N
85 LEWIS BLVD.
ST. AUGUSTINE, FLORIDA 32084
904-814-7633

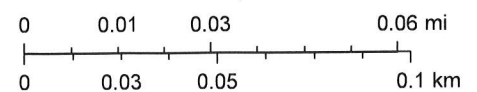
NEW ADDITION PLANS FOR
2201 GORDON AVE
JACKSONVILLE BEACH, FL.

DRAWN BY K.E.B.
DATE 1-9-24
SCALE SCALE
CHECKED BY K.E.B.
PLAN NO
SHEET NO 2 OF 2



July 24, 2024

1:2,257

 Parcels

STATEPOINT CROSSWORD
THEME: THINGS WITH BUTTONS

ACROSS

1. Genoa or storm jib
5. Pouch
8. Support for #1
Across
12. Gaelic language
13. Big-ticket _____
14. Flowerbed cover
15. Western Samoan money
16. Agrippina's slayer
17. Literature class homework
18. *The Curious Case of _____ Button
20. God of thunder
21. Tight or rigid
22. Blunder
23. * _____ control
26. *Alarm clock delay
29. Edible tuber
30. Racecourses
33. Crew propellers
35. Often follows dark or back
37. _____-Town, or Chicago
38. Friend, south of the border
39. Singular of #25
Down
40. Containing uranium
42. Rip off
43. Sleeping sickness vector
45. Che Guevara's hat, pl.
47. Roman road
48. "And Then _____"

Were None"

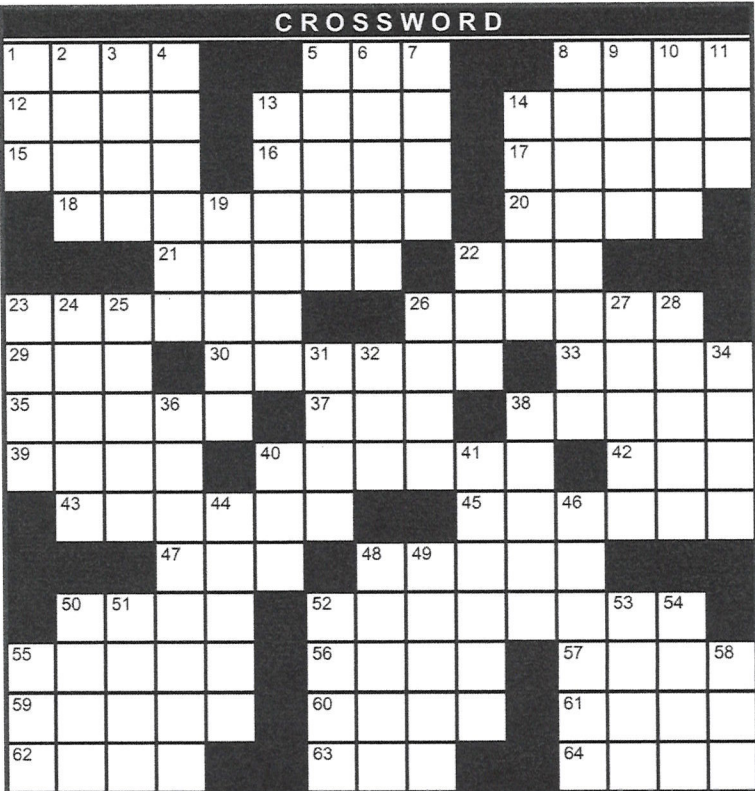
50. Hillside, in Scotland
52. *Home ringer
55. Raccoon's South American cousin
56. Debate side
57. Spring in a matress
59. Ar, atomic number
60. Black-tie occasion
61. Golfer's aim
62. Group with pressure
63. Stallone
64. Semiprecious variety of agate

DOWN

1. Collector's goal
2. Kuwaiti, e.g.
3. _____ of Man
4. Shanty
5. Flower trunks
6. American Eagle's intimates brand
7. "Oh _____!"
8. *Edible button
9. "The Sun _____ Rises"
10. "The Lion King" villain
11. Olden day "your"
13. More asinine
14. City area
19. Bulwark
22. Ems follower
23. Aimless walk
24. "Bravo! Bravo!",

e.g.

25. Pall _____ and _____ of America
26. Largest organ of human body
27. Mobutu Sese Seko's nation
28. Cereal killer
31. Land measure
32. _____-cha-cha
34. Wails
36. *Tall building people-mover
38. Of sour taste
40. All 50 states
41. Spanish airline
44. Make a logical connection (2 words)
46. Repeat an echo
48. Opposite of atonal
49. In a heated manner
50. Dull one
51. Angry display
52. Entertainingly eccentric people, Down Under
53. "On Golden Pond" bird
54. _____ of the valley
55. *A baseball one has a button on top
58. Lexington airport code



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SOUTH JAX Beach, East of 3rd Street
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LEGAL NOTICES 425
NOTICE OF ACTION
Duval County

BEFORE THE BOARD OF RADIOLOGIC TECHNOLOGY

IN RE: The license to practice as a Certified Radiologic Technologist

Margaret Heyward, C.R.T.
3561 Pebble Path Lane
Jacksonville, FL 32224

CASE NO.: 2022-03550

LICENSE NO.: CRT 80050
The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Zachary Bell, Prosecutions Unit, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265 (850)245-4666.

If no contact has been made by you concerning the above by August 23, 2024 the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Radiologic Technology in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later

LEGAL NOTICES 425
than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.
BL 7/18, 7/25, 8/1, 8/8-2024

NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
SALE DATE SEPTEMBER 30 2024
MANDARIN HOLIDAY MARINA 12796 SAN JOSE BLVD 1968 CHRISCHRA DLZ000210291 \$3330.75 OWNER AARON SPYKER
JULINGTON CREEK MARINA 12807 SAN JOSE BLVD 2002 LOP TRBS1219D202 \$4155.00 OWNER CARL SEXTON
BL 08/01/2024

PUBLIC NOTICE
CITY OF NEPTUNE BEACH
CITY COUNCIL MEETING
REGULAR CITY COUNCIL MEETING:
Notice is hereby given that a Regular Meeting of the City Council of the City of Neptune Beach, will be held Monday, August 5, 2024, at 6:00 p.m., in the City Hall Council Chambers, 116 First Street, Neptune Beach. The following item will be on the agenda:

P24-04, Application for Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Douglas Driver III for the property at 108 Orange St (RE# 172769-0000). The applicant requests a Development Plan approval to permit a bed and breakfast. The property is in the CBD zoning district.

If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing the person will need a record of the proceedings and for such purpose 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.

In accordance with the Americans With Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at least 48 hours prior to the meeting.
BL 8/1/2024

FICTITIOUS NAME
Notice under fictitious name law pursuant to section 865.09, Florida statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Drift Interiors Jax located at 168 Tarrasa Dr., in the County of Duval in the City of Jacksonville, Florida 32233 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Jacksonville Beach, Florida, this 1st day of August, 2024.
Owner: Karen E Jonsson, Manager
BL 8/1/23024

PUBLIC NOTICE
The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Wednesday, August 21, 2024, at 6:00 p.m., in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the

Owner: Karen E Jonsson, Manager
BL 8/1/23024

PUBLIC NOTICE
The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Wednesday, August 21, 2024, at 6:00 p.m., in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the

LEGAL NOTICES 425
requirements of the Land Development Code

BOA#24-100040 Section(s): 34-340(e)(4)(c)(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum; 34-340(e)(4)(c)(2), for a side yard setback of 9.4 feet in lieu of 10 feet minimum, for proposed addition to rear of property to an attached single family dwelling located at property addressed 2201 Gordon Ave, RE# 179439-1012, legally described as Lot 6, AHERN AND ASSOCIATES INC R/P

BOA#24-100041 Section(s): 34-336(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet minimum; 34-336(e)(1)(c)(3) for a rear yard setback of 10 feet in lieu of 30 feet minimum; 34-336(e)(1)(e), for 41.46% lot coverage in lieu of 35% maximum, for proposed addition to side and rear of property to a single family dwelling located at property addressed 1108 N 8th St, RE# 175096-0000, legally described as Lot 15, Block 11, Beach Homesites Unit 2

BOA#24-100043 Section(s): 34-336(e)(1)(e), for 43.2% lot coverage in lieu of 35% maximum; 34-336(e)(1)(c)(3), for an accessory rear yard setback of 3.5 feet in lieu of 5 feet minimum; 34-336(e)(1)(c)(2), for a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet in lieu of 10 feet minimum and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, for the construction of new pool and deck to rear, and to address existing nonconformities of an existing single family dwelling, located at property addressed 15 Oakwood Rd, RE# 178531-0000, legally described as Lot 7, Block 14, Ocean Forest Unit 3

These applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and are open to public review during regular business hours.
Board of Adjustment
City of Jacksonville Beach

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. 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@jaxbc.org; (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.
BL 8/01/2024

NOTICE TO CREDITORS
(F.S. 733.2121)
The administration of the estate of Elsie Ledell Webb, deceased, Case No. CP19-0989, is pending in the Circuit Court, for St. Johns County, Florida, Probate Division, the address of which is: 4010 Lewis Speedway, St. Augustine, FL 32084. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this Court **WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.**
All creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this Court **WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**
ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.
The date of the first publication of this Notice is July 25, 2024.
Personal Representative: Mark McCord, 11510 Pierce Way, Louisville, KY 40272
LAW OFFICE KOKO HEAD, P.A.
By: _____/s/ Koko Head
Koko Head, Esq.
Attorney for Petitioner
Florida Bar No. 475701
1812 W. Sunset Blvd. Suite 1, PMB 603
St. George, UT 84770
Telephone: (904) 535-0642
Email: koko@kokoheadlaw.com
Attorney for Petitioner
BL 7/25/2024 & 8/1/2024

SERVICE GUIDE

CAREGIVER 610
DO YOU need private duty elderly care. Hourly or live in. (904)862-6974.

PET SERVICES 647
If veterinary care is unavailable or unaffordable, ask for Happy Jack® animal healthcare for cats, dogs, & horses. At Tractor Supply®. Distributed by Florida Hardware 800-793-0926.

PEST CONTROL 651
PROTECT YOUR HOME from pests safely and affordably. Roaches, Bed Bugs, Rodent, Termite, Spiders and other pests. Locally owned and affordable. Call for a quote or inspection today 1-877-644-9799 Have zip code of property ready when calling!

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WATER DAMAGE CLEANUP & RESTORATION: A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-866-782-4060. Have zip code of service location ready when you call!

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20% off Childcare (2nd Child)
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USED REFRIGERATORS \$199 & up. South Jax Bch. (904) 241-RENT (7368) & (904) 568-5225

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YOU MAY QUALIFY for disability benefits if you have are between 52-63 years old and under a doctor's care for a health condition that prevents you from working for a year or more. Call now! 1-888-222-1803

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MILITARY, NAVAL, AVIATION memorabilia, especially Medals, Insignia, Patches, etc. Also, WANTED- antique shaving mugs. Call Dean (770)312-6846.

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MALL URANIC ROB
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BRAE DOORBELL
COATI ANTI COIL
ARGON GALA HOLE
PEER SLY ONYX



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	07/23/2024
SUBJECT:	BOA #24-100041 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, August 21, 2024 Board of Adjustment Meeting.

BOA #24-100041

ZONING: RS-1
RE NO.: 175096-0000
LEGAL: Lot 15, Block 11, *Beach Homesites Unit 2*
ADDRESS: 1108 N 8th St

REQUEST:

Section(s): 34-336(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet minimum; 34-336(e)(1)(c)(3) for a rear yard setback of 10 in lieu of 30 feet minimum; 34-336(e)(1)(e), for 41.46% lot coverage in lieu of 35% maximum, all for proposed addition to side and rear of property to an existing single-family dwelling located at **property addressed** 1108 N 8th St, **RE#** 175096-0000, **legally described as** Lot 15, Block 11, *Beach Homesites Unit 2*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1949) 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 72.55 feet in width and 114.64 feet in depth, with a total area of 7,907 square feet. The subject parcel is currently occupied by a one-story single-family dwelling, and concrete driveway and walkway. The subject parcel's single-family structure was constructed in 1953, which pre-dates the current LDC. The current parcel is substandard in area, and has an somewhat irregular shape. The parcel is slightly larger to its rear and the home is constructed more on the north side where some proposed addition will be placed.

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 side yard setback of 5 feet in lieu of 10 feet minimum, for a rear yard setback of 10 feet in lieu of 30 feet minimum, and for 41.46% lot coverage in lieu of 35% maximum, all for a proposed addition to the side and rear of the property. Other properties in this area have been granted similar variances to increase lot coverage and encroach on setbacks to accommodate new additions. There is a hardship for lot coverage due to the undersized nature of the lot, which is a nonconforming lot in width and area. It is worth noting the house currently meets all setbacks and lot coverage, but is lacking a required garage, and is roughly 660 square feet smaller than the required 1,600 square feet of conditioned living space. It is also worth noting that the proposed 41.46% lot coverage would equal less than 35% were the lot 10,000 square feet.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1953 as a one-story single-family dwelling which is currently inappreciable and needs the proposed addition for more space. The applicant has proposed adding a new family room, a new master bedroom, a new garage and additional bathrooms. The subject property is substandard in width and total lot area. It measures 72.55 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district and is also non-conforming in size at 7,907 square feet. Due to the substandard size of the lot, it would be challenging to construct an addition and new pool with decking and still meet the minimum lot coverage, and possibly encroach into a setback. The subject property was platted in 1949, which predated the existing LDC.

The nonconforming lot is not the fault of the applicant. However, staff does not feel this is the minimum variance required to allow for this addition and attached garage with an accessory pool. The proposed addition encroaches 20 feet into the rear yard setback and 5 feet into the side yard setback. Currently, the house has no encroachments at all and meets all yard setback requirements. The applicant could design an addition that does not encroach as far into the rear and side yard-side yard setbacks, especially considering a pool can be as close as 5 feet from the property line. However, the principal structure setbacks are much larger. Additionally, to meet the minimum house size for RS-1, the applicant would need to add roughly 660 square feet of conditioned space, but is proposing 1,127 square feet of addition, which is larger than the current structure. The addition of a required garage will bring that aspect of the home into compliance, but the design and size of the proposed addition is larger than needed to comply with the RS-1 zoning standards.

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 7,907 square feet. Additionally, based on the home's location on the lot, any addition for a garage that would be located at the end of the existing driveway would have to encroach into the side yard setback, based on the location of the driveway.

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 1949, 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 to the house without some encroachments into setbacks and likely without exceeding lot coverage.

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

Staff **does not** find that the requested variances are the minimum variance needed to accommodate the proposed additions. The variance needed is for a side yard setback of 5 feet in lieu of 10 feet minimum to accommodate a garage adjacent to the existing driveway, and without relief would require additional lot coverage for an additional paved driveway to access the garage were it 10 feet off the side yard. Additionally the 41.46% lot coverage in lieu of 35% maximum, as noted, would be less than 35% on a conforming lot. The rear yard setback encroachment is substantial, and it is staff's opinion that the proposed rear and side addition and pool could be redesigned to either stay outside the required 30 foot rear yard setback, or substantially reduce the encroachment. As noted, pools may be 5 feet from any rear or side yard as an accessory structure.

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 **Denial of BOA#24-**

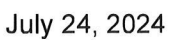


City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

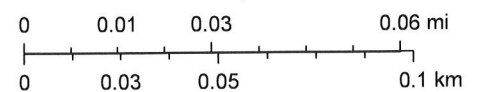
100041 based on criteria 5, that the request is not the minimum needed to bring the home into compliance with RS-1 Dimentional Standards.

ATTACHMENTS:

1. 24-100041pics
2. 24-100041



1:2,257



MAP SHOWING BOUNDARY SURVEY OF

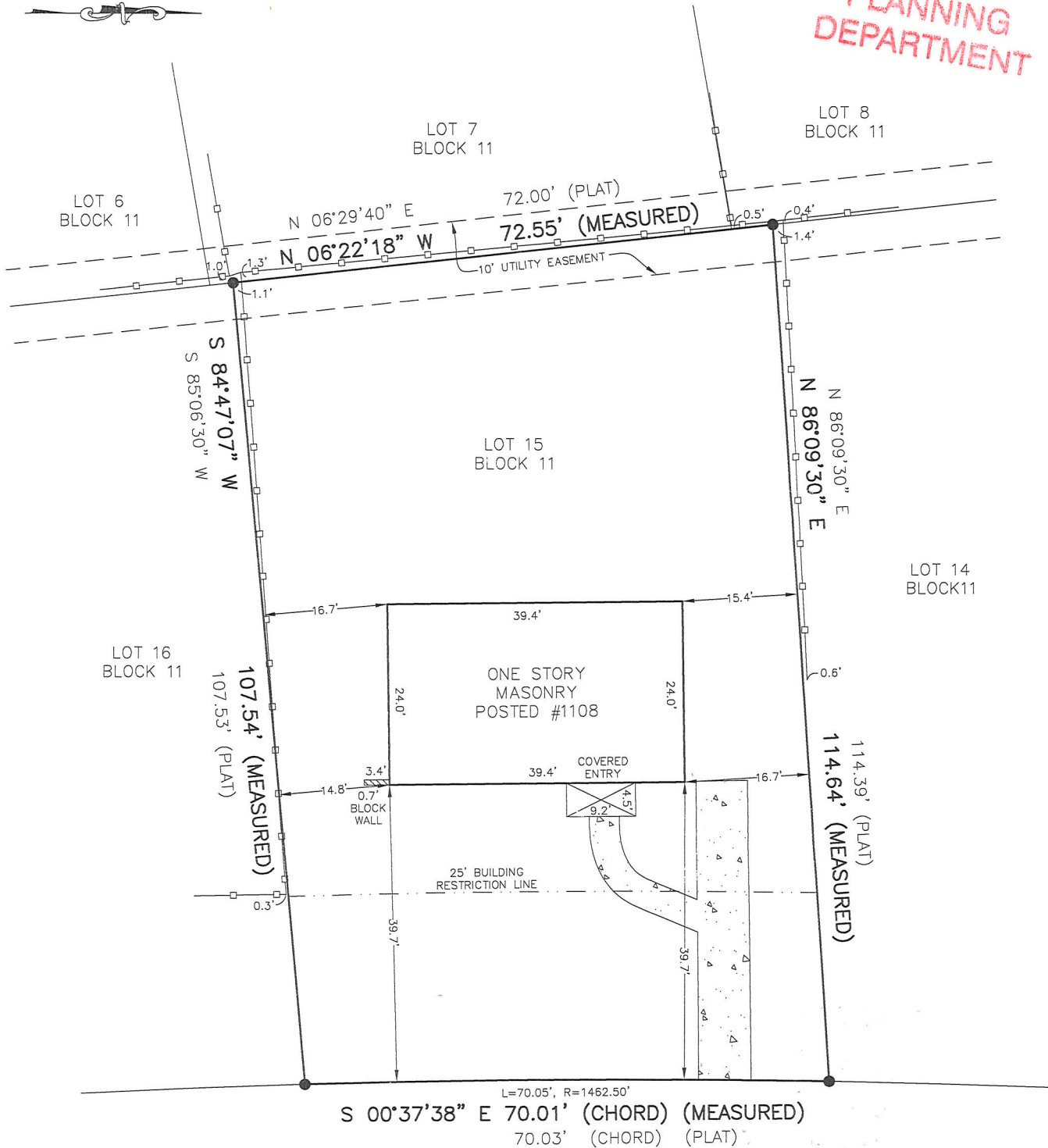
LOT 15, BLOCK 11, BEACH HOMESITES - UNIT TWO, AS RECORDED IN PLAT BOOK 21,
PAGES 34 AND 34-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

RECEIVED

JUN 19 2024

PLANNING
DEPARTMENT



LEGEND:

- x — = BARB/HOG WIRE FENCE
- □ — = VINYL/WOOD FENCE
- ○ — = METAL/CHAIN LINK FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

8TH STREET NORTH
(60' RIGHT OF WAY)

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY

PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 86°09'30" 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 NOVEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 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.

REVISIONS

DATE DESCRIPTION

JOB # 45373

DATE OF FIELD SURVEY: 6-03-24

SCALE: 1" = 20'



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(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 403.027, FLORIDA STATUTES.

Raymond Thompson

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS

NOTES:
1. IT IS THE RESPONSIBILITY OF THE OWNER AND OR BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR USE BY AN EXPERIENCED BUILDER.
3. AN INEXPERIENCED BUILDER MAY NEED TO CONSULT OTHER PROFESSIONALS SUCH AS AN ENGINEER AND OR OTHER CONSULTANTS.
4. USE OF THIS PLAN CONSTITUTES BUILDER AND OR OWNER ACCEPTANCE OF THESE TERMS.
5. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
6. 2X4 WALLS ARE DRAWN 3.5" AND 2X6 WALLS ARE DRAWN 5.5".
7. THIS PLANS HAS NOT BEEN ENGINEERED. SEE ENGINEERED PLAN BY OTHERS.
8. THIS PLAN IS COPYRIGHTED BY ALLDRAFT UNLESS NOTED OTHERWISE. - COPYRIGHT©2016
UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW - DMCA 1996

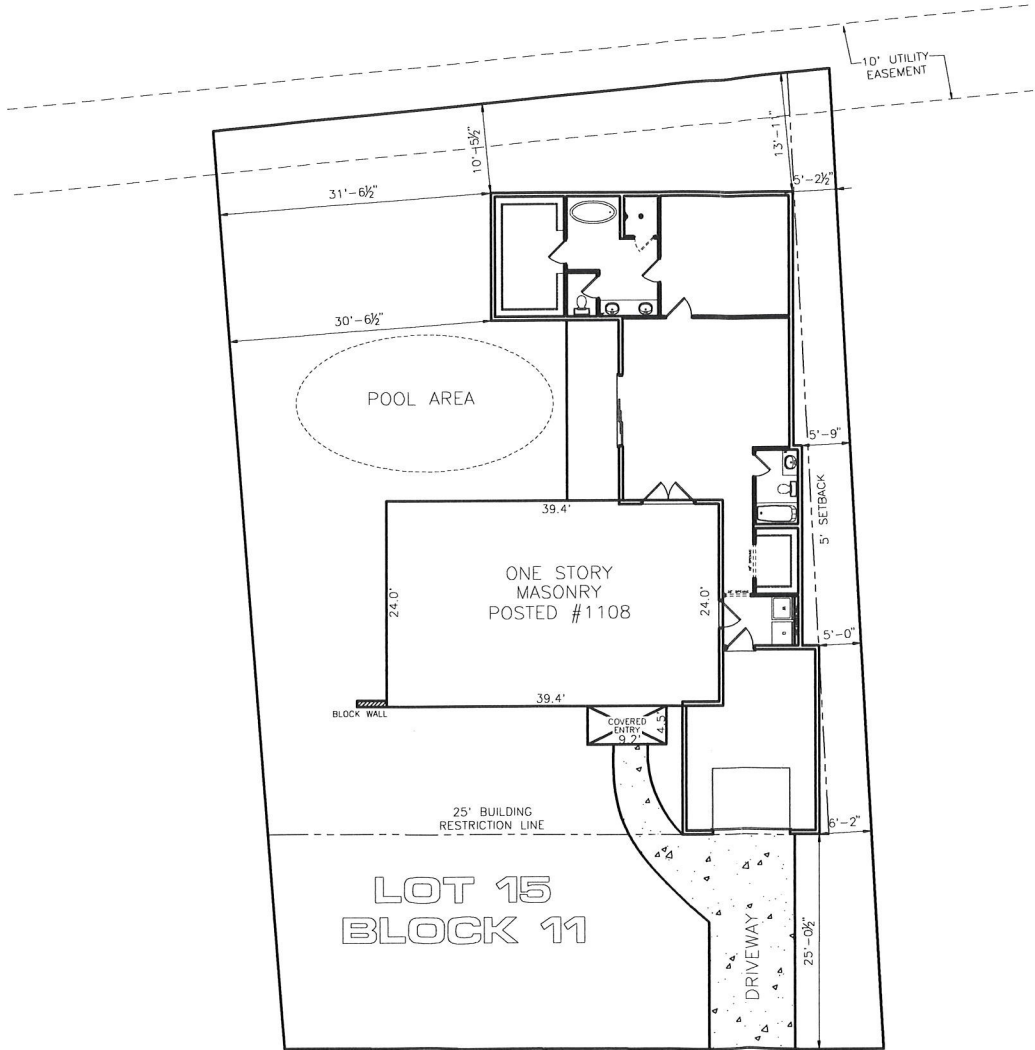
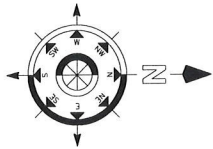
NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

SITE PLAN INFORMATION	
SUBDIVISION NAME	JACKSONVILLE BEACH
FILING NUMBER	?
LOT NUMBER	15
BLOCK NUMBER	11
STREET ADDRESS	1108 8TH STREET N
COUNTY	DUVAL
GARAGE SQ. FT.	314.95
COVERED ENTRY SQ. FT.	-
COVERED PATIO SQ. FT.	-
LIVING SQ. FT.	1127.19
LOT SIZE	7907 SQ. FT.
SETBACKS USED	FRONT 25'
	SIDES 5'
	REAR -



8TH STREET NORTH

RECEIVED

JUN 19 2024

PLANNING
DEPARTMENT

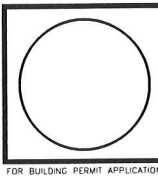
DRAINAGE NOTE:
FINISHED GRADE TO SLOPE AWAY FROM STRUCTURE TO BE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

NOTICE:
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2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
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SCALE: 1" = 10'-0"

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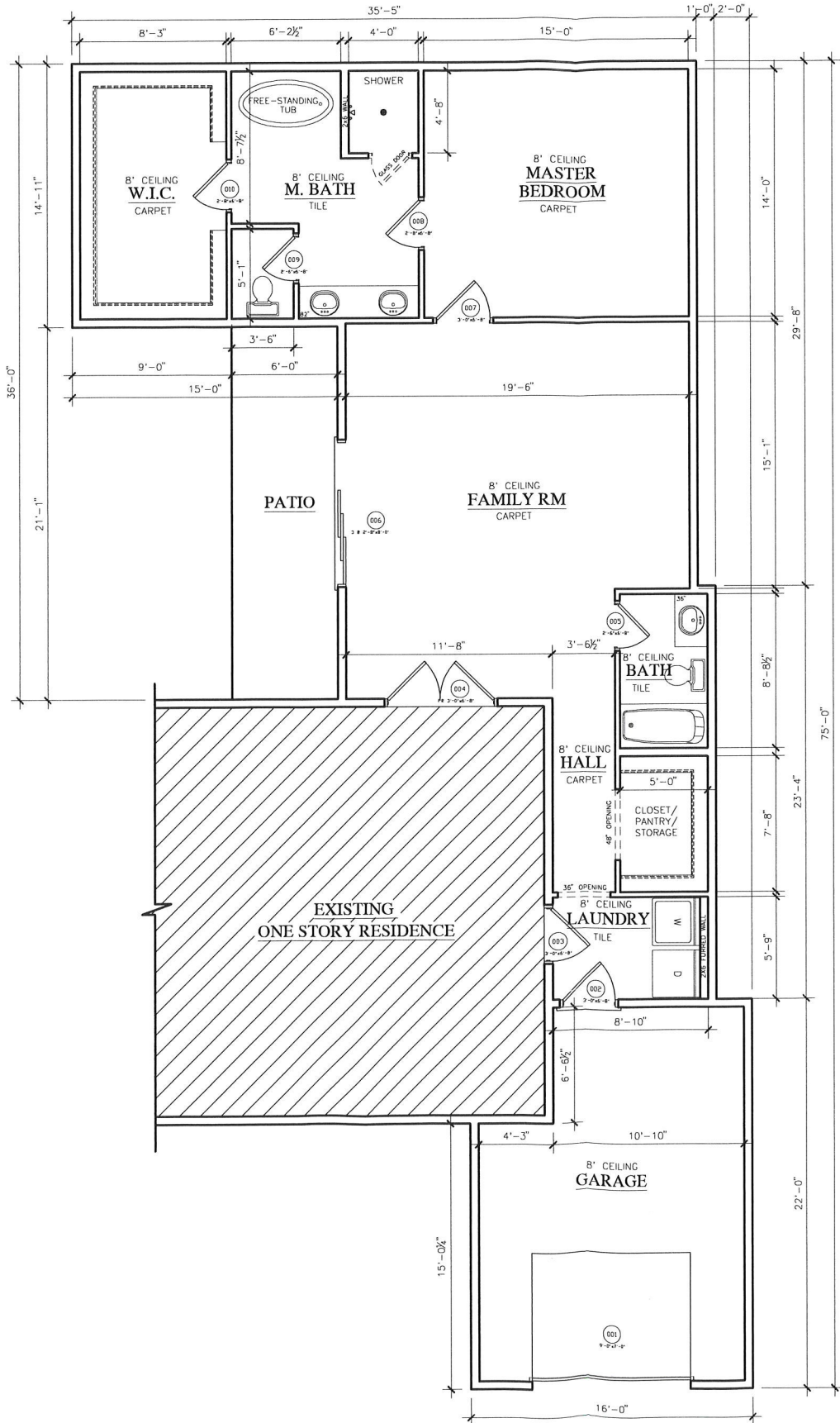
DAVID LERMAN
1108 8TH STREET NORTH
JACKSONVILLE BEACH, FL

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FILE NAME	CAD_FILE
DATE	06-21-2024
SCALE	1" = 10'-0"
SHEET	SITE

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UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW - DMCA 1996

PROJECT NARRATIVE:
THE PROJECT IS A (NEW CONSTRUCTION/ADDITION/REMODEL)
ADDRESS: _____, (CITY,STATE)
CLIENT NAME: _____

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DOOR AND FRAME SCHEDULE		
MARK	DOOR SIZE	
	WD	HGT
001	9'-0"	7'-0"
002	3'-0"	6'-8"
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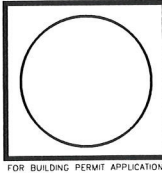
LIVING SQUARE FOOTAGE	
SPACE	AREA
LIVING SF	1127.19 SF
	1127.19 SF

GARAGE SQUARE FOOTAGE	
SPACE	AREA
GARAGE	314.95 SF

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DAVID LERMAN
1108 8TH STREET NORTH
JACKSONVILLE BEACH, FL

DRAWN BY ALLDRAFT
FILE NAME CAD FILE
DATE 06-21-2024
SCALE 1/4" = 1'-0"
SHEET A1



APPLICATION FOR VARIANCE

BOA No. 24-100041
 HEARING DATE 6/21/24
JUN 19 2024

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.

PLANNING DEPARTMENT
 #5
 I authorize Justin Lerman to act for me x Justin Lerman

APPLICANT INFORMATION

Applicant Name: David S. Lerman Telephone: 561 496-1114
 Mailing Address: 711 SE 2 AVENUE E-Mail: DLerman@gmail.com
DELRAY BEACH FL 33483
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Same 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: 1108 8th Street North 32250
 Legal description of property (Attach copy of deed): Copy attached 21-34-28-2S-29E
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required front street parking spaces, etc.). (Attach a separate sheet if necessary). BEACH UNIT 2
ADDITION TO EXISTING PROPERTY. SMALL STRUCTURE LOT 15 BLK 11
SET BACK AND OFFSET TO SIDE BOUNDARIES.
ADD GARAGE, ENLARGE HOME THAT IS ONLY APPROX 926 SQ FEET.

AFFIDAVIT

I, DAVID S. LERMAN, 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.

Justin Lerman DAVID LERMAN 06/24/2024
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of June, 2024, by David Lerman, who is personally known to me or produced Florida Drivers License as identification.

Tatum Beck
 NOTARY PUBLIC SIGNATURE
Tatum Beck
 PRINT NOTARY NAME

TATUM BECK
 Notary Public - State of South Carolina
 My Commission Expires May 25, 2032

(Affix Notary Seal Above)

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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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	Under sized lot
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Purchased this way, the house was built set back from the buildy restriction zone
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	
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	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
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	

Prepared By and Return To:
Johnni Nicole Causey
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 8th day of March, 2024, by Gene R. Dubberly, a married person, Pricilla S. Atkinson, a married woman, Pamela K. Russ, a single person, Patti D. Nelson, a married person, and Michael Gregory Dubberly, a married man, hereinafter called the Grantor, whose address is 31 Rosewood Drive, Jacksonville Beach, FL 32250 to David S. Lerman, a married man whose post office address is: 711 SE 2nd Avenue, Delray Beach, FL 33483 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 Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 15, Block 11, BEACH HOMESITES - UNIT TWO, a subdivision according to the plat thereof recorded in Plat Book 21, Pages 34 and 34A, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 175096-0000

Subject to taxes accruing subsequent to December 31, 2023.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

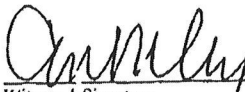
24-797

LMT Warranty Deed - Non Homestead

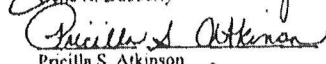
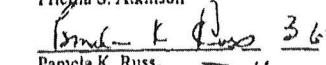
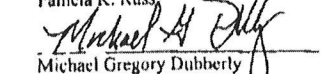
BK 20986 PAGE 628

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below:

Signed, sealed and delivered in our presence:


Witness 1 Signature
Enn M Wyse
Witness 1 Printed Name
7220 Financial Way
Witness 1 Address:
Jacksonville, FL 32256


Witness 2 Signature
John N Causey
Witness 2 Printed Name
7220 Financial Way
Witness 2 Address:


Gene R. Dubberly

Pricilla S. Atkinson

Pamela K. Russ

Michael Gregory Dubberly

Danevsky Joseph

From: Justin Lerman <justinlerman@gmail.com>
Sent: Tuesday, July 16, 2024 8:48 AM
To: Danevsky Joseph; David Lerman
Subject: 1108 8th Street North Jax Beach Florida 32250 - Justin/David Lerman

You don't often get email from justinlerman@gmail.com. [Learn why this is important](#)

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

Please add the lot coverage onto the variance for the 5 feet side and rear setbacks currently being requested. Let me know if you need any other information.

Below are the details of the existing and proposed structures for your reference:

- Total lot size: 7,907 sq ft
- Current existing structure: 936 sq ft (11.84% lot coverage)
- Planned additions:
 - Garage: 314.95 sq ft (3.98% lot coverage)
 - Additional structure: 1,127.19 sq ft (14.25% lot coverage)
 - Patio: 200 sq ft (2.53% lot coverage)
 - Concrete around pool: 700 sq ft (8.86% lot coverage)

Total lot coverage (existing and planned additions): 41.46%

Please let me know if you require any additional information for your report.

Thank you for your assistance.

Best regards,

Justin Lerman
561.926.0214

MAP SHOWING BOUNDARY SURVEY OF

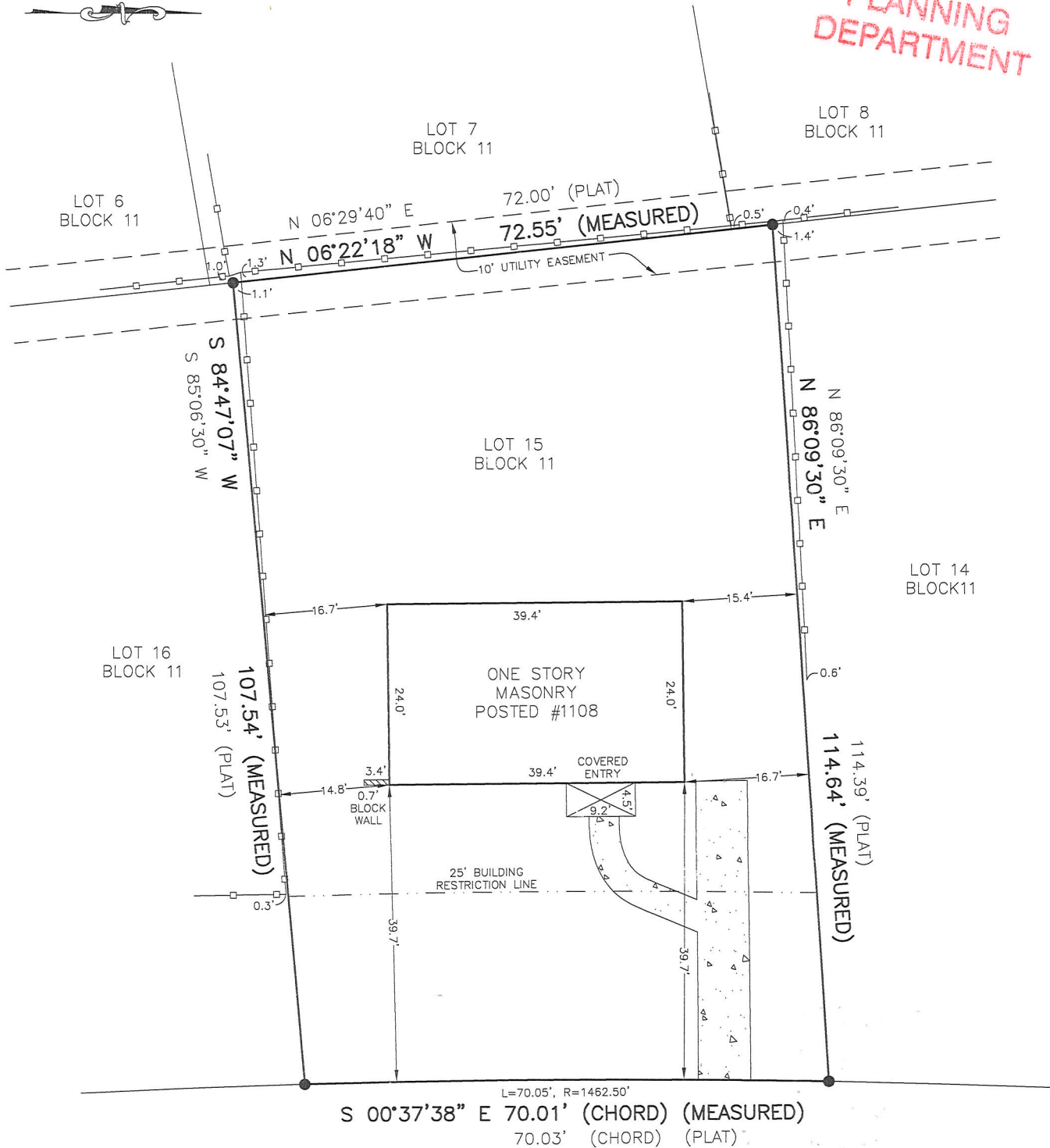
LOT 15, BLOCK 11, BEACH HOMESITES - UNIT TWO, AS RECORDED IN PLAT BOOK 21,
PAGES 34 AND 34-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

RECEIVED

JUN 19 2024

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DEPARTMENT



LEGEND:

- x — = BARB/HOG WIRE FENCE
- □ — = VINYL/WOOD FENCE
- ○ — = METAL/CHAIN LINK FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

8TH STREET NORTH
(60' RIGHT OF WAY)

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY

PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 86°09'30" 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 NOVEMBER 2, 2018, COMMUNITY NUMBER 120078, PANEL 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.

REVISIONS

DATE DESCRIPTION

JOB # 45373

DATE OF FIELD SURVEY: 6-03-24

SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

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

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 403.027, FLORIDA STATUTES.

Raymond Thompson

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS

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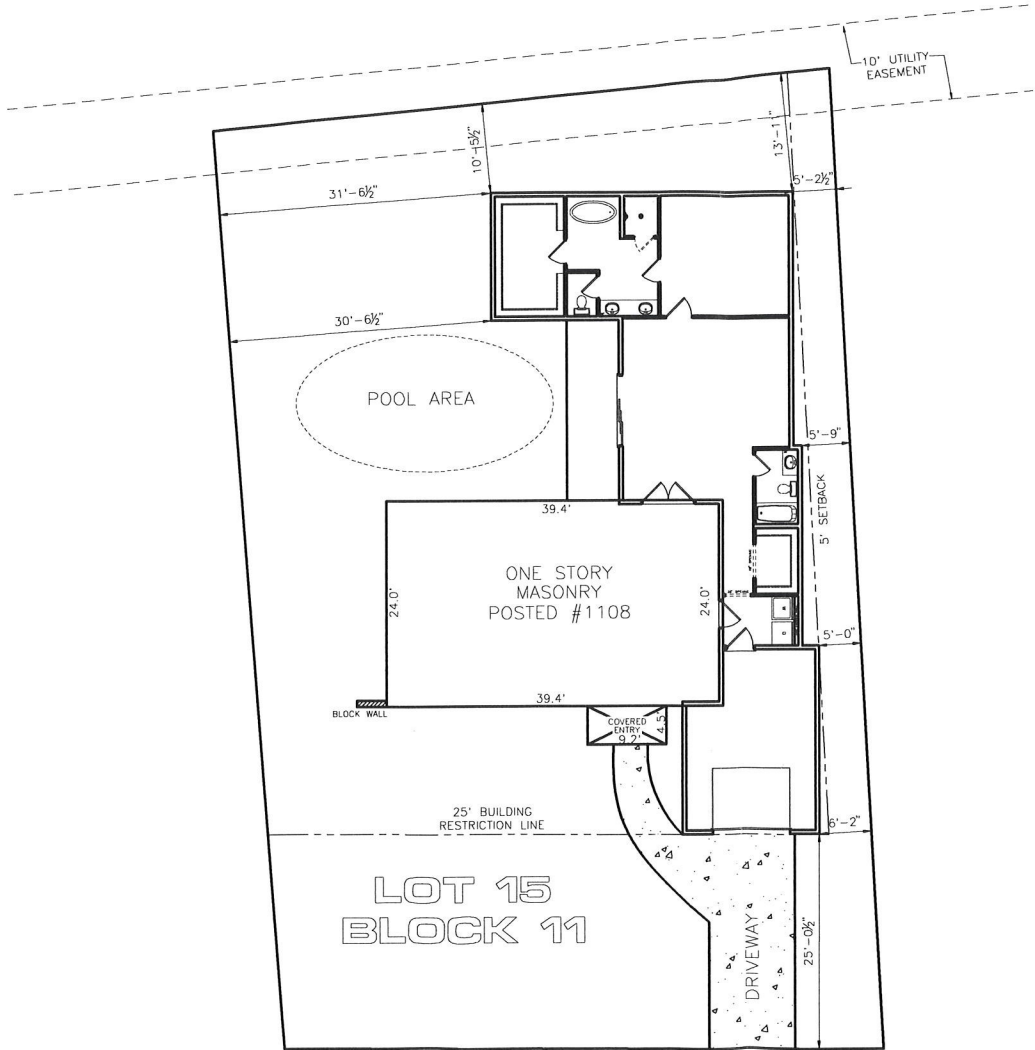
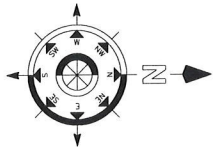
NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

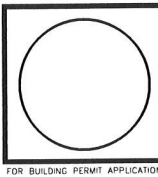
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SITE PLAN INFORMATION	
SUBDIVISION NAME	JACKSONVILLE BEACH
FILING NUMBER	?
LOT NUMBER	15
BLOCK NUMBER	11
STREET ADDRESS	1108 8TH STREET N
COUNTY	DUVAL
GARAGE SQ. FT.	314.95
COVERED ENTRY SQ. FT.	-
COVERED PATIO SQ. FT.	-
LIVING SQ. FT.	1127.19
LOT SIZE	7907 SQ. FT.
SETBACKS USED	FRONT 25'
	SIDES 5'
	REAR -



8TH STREET NORTH

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DAVID LERMAN
1108 8TH STREET NORTH
JACKSONVILLE BEACH, FL

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DATE	06-21-2024
SCALE	1" = 10'-0"
SHEET	SITE

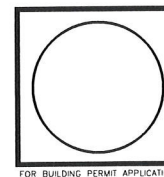
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 19. 20. THIS DOCUMENT IS NOT TO BE REPRODUCED OR COPIED WITHOUT PERMISSION.
 20. UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED BY LAW - DMCA 1998

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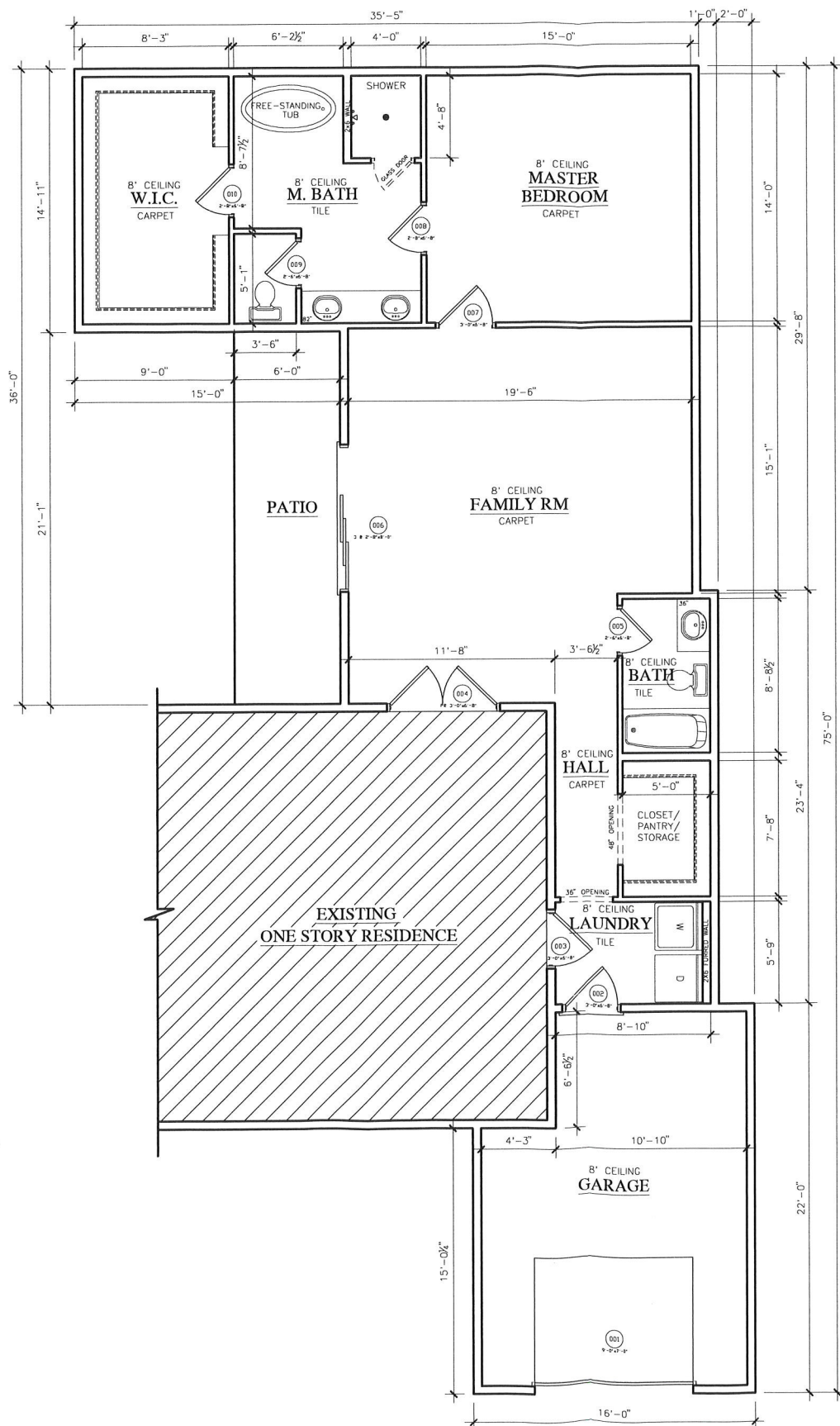
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SPACE	AREA
LIVING SF	1127.19 SF
	1127.19 SF

GARAGE SQUARE FOOTAGE	
SPACE	AREA
GARAGE	314.95 SF

DRAWN BY	ALLDRAFT
FILE NAME	CAD FILE
DATE	06-21-2024
SCALE	1/4" = 1'-0"
SHEET	A1

STATEPOINT CROSSWORD
THEME: THINGS WITH BUTTONS

ACROSS

1. Genoa or storm jib
5. Pouch
8. Support for #1
Across
12. Gaelic language
13. Big-ticket _____
14. Flowerbed cover
15. Western Samoan money
16. Agrippina's slayer
17. Literature class homework
18. *"The Curious Case of _____ Button"
20. God of thunder
21. Tight or rigid
22. Blunder
23. *_____ control
26. *Alarm clock delay
29. Edible tuber
30. Racecourses
33. Crew propellers
35. Often follows dark or back
37. _____-Town, or Chicago
38. Friend, south of the border
39. Singular of #25
Down
40. Containing uranium
42. Rip off
43. Sleeping sickness vector
45. Che Guevara's hat, pl.
47. Roman road
48. "And Then _____"

WERE NONE

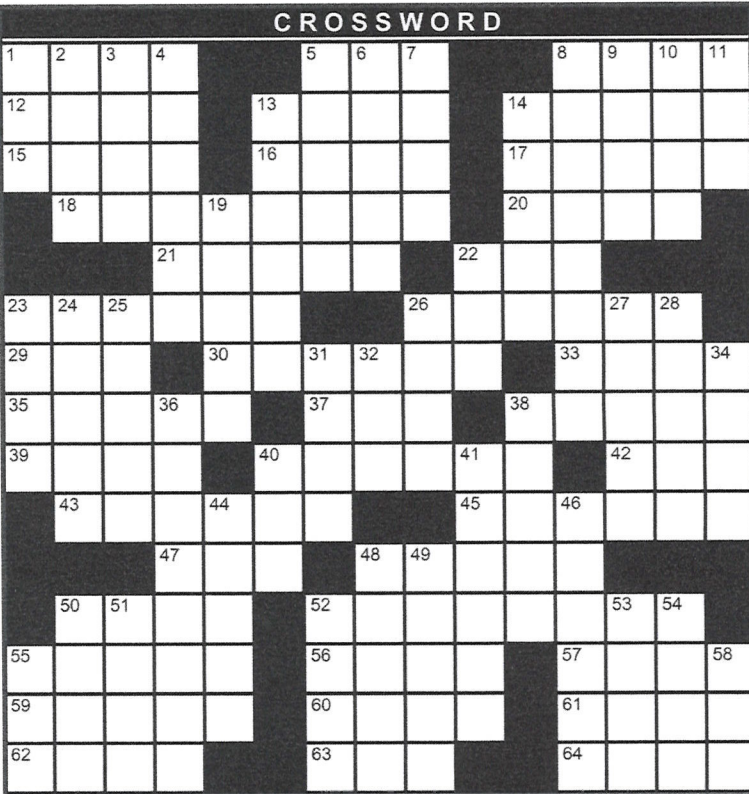
50. Hillside, in Scotland
52. *Home ringer
55. Raccoon's South American cousin
56. Debate side
57. Spring in a matress
59. Ar, atomic number
60. Black-tie occasion
61. Golfer's aim
62. Group with pressure
63. Stallone
64. Semiprecious variety of agate

DOWN

1. Collector's goal
2. Kuwaiti, e.g.
3. _____ of Man
4. Shanty
5. Flower trunks
6. American Eagle's intimates brand
7. "Oh _____!"
8. *Edible button
9. "The Sun _____ Rises"
10. "The Lion King" villain
11. Olden day "your"
13. More asinine
14. City area
19. Bulwark
22. Ems follower
23. Aimless walk
24. "Bravo! Bravo!",

E.G.

25. Pall _____ and _____ of America
26. Largest organ of human body
27. Mobutu Sese Seko's nation
28. Cereal killer
31. Land measure
32. _____-cha-cha
34. Walls
36. *Tall building people-mover
38. Of sour taste
40. All 50 states
41. Spanish airline
44. Make a logical connection (2 words)
46. Repeat an echo
48. Opposite of atonal
49. In a heated manner
50. Dull one
51. Angry display
52. Entertainingly eccentric people, Down Under
53. "On Golden Pond" bird
54. _____ of the valley
55. *A baseball one has a button on top
58. Lexington airport code



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LEGAL NOTICES 425
NOTICE OF ACTION
Duval County

BEFORE THE BOARD OF RADIOLOGIC TECHNOLOGY

IN RE: The license to practice as a Certified Radiologic Technologist

Margaret Heyward, C.R.T.
3561 Pebble Path Lane
Jacksonville, FL 32224

CASE NO.: 2022-03550

LICENSE NO.: CRT 80050

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Zachary Bell, Prosecutions Unit, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265 (850)245-4666.

If no contact has been made by you concerning the above by August 29, 2024 the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Radiologic Technology in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later

LEGAL NOTICES 425
than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

BL 7/18, 7/25, 8/1, 8/8-2024

NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE SEPTEMBER 30 2024
MANDARIN HOLIDAY MARINA 12796 SAN JOSE BLVD 1968 CHRISCHRA DLZ000210291 \$3330.75
OWNER AARON SPYKER

JULINGTON CREEK MARINA 12807 SAN JOSE BLVD 2002 LOP TRBS1216D202 \$4155.00 OWNER CARL SEXTON

BL 08/01/2024

PUBLIC NOTICE
CITY OF NEPTUNE BEACH
CITY COUNCIL MEETING
REGULAR CITY COUNCIL MEETING:
Notice is hereby given that a Regular Meeting of the City Council of the City of Neptune Beach, will be held Monday, August 5, 2024, at 6:00 p.m., in the City Hall Council Chambers, 116 First Street, Neptune Beach, The following item will be on the agenda:

P24-04, Application for Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Douglas Driver III for the property at 108 Orange St (RE# 172769-0000). The applicant requests a Development Plan approval to permit a bed and breakfast. The property is in the CBD zoning district.

If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing the person will need a record of the proceedings and for such purpose 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.

In accordance with the Americans With Disabilities Act and Section 285.26 Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at least 48 hours prior to the meeting.

BL 8/1/2024

FICTITIOUS NAME
Notice under fictitious name law pursuant to section 865.09, Florida statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Drift Interiors Jax located at 168 Tarrasa Dr., in the County of Duval in the City of Jacksonville, Florida 32233 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Jacksonville Beach, Florida, this 1st day of August, 2024.

Owner: Karen E Jonsson, Manager
BL 8/1/2024

PUBLIC NOTICE
The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Wednesday, August 21, 2024, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the

LEGAL NOTICES 425
requirements of the Land Development Code

BOA#24-100040 Section(s): 34-340(e)(4)(c)(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum; 34-340(e)(4)(c)(2), for a side yard setback of 9.4 feet in lieu of 10 feet minimum, for proposed addition to rear of property to an attached single family dwelling located at property addressed 2201 Gordon Ave, RE# 179439-1012, legally described as Lot 6, AHERN AND ASSOCIATES INC R/P

BOA#24-100041 Section(s): 34-336(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet minimum; 34-336(e)(1)(c)(3) for a rear yard setback of 10 feet in lieu of 30 feet minimum; 34-336(e)(1)(e), for 41.46% lot coverage in lieu of 35% maximum, for proposed addition to side and rear of property to a single family dwelling located at property addressed 1108 N 8th St, RE# 175036-0000, legally described as Lot 15, Block 11, Beach Homesites Unit 2

BOA#24-100043 Section(s): 34-336(e)(1)(e), for 43.2% lot coverage in lieu of 35% maximum; 34-336(e)(1)(c)(3), for an accessory rear yard setback of 3.5 feet in lieu of 5 feet minimum, 34-336(e)(1)(c)(2) for a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet in lieu of 5 feet minimum and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, for the construction of new pool and deck to rear, and to address existing nonconformities of an existing single family dwelling located at property addressed 15 Oakwood Rd, RE# 178531-0000, legally described as Lot 7, Block 14, Ocean Forest Unit 3

These applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and are open to public review during regular business hours.

Board of Adjustment
City of Jacksonville Beach

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@jaxbc.org; (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 will be accepted and 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.

BL 8/01/2024

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LEGAL NOTICES 425
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY, FLORIDA

CASE NO.: CP23-0989
DIVISION: 59

IN RE: ESTATE OF ELSIE LEDELL WEBB, Deceased.

NOTICE TO CREDITORS
(F.S. §733.2121)

The administration of the estate of Elsie Ledell Webb, deceased, Case No. CP19-0989, is pending in the Circuit Court, for St. Johns County, Florida, Probate Division, the address of which is: 4010 Lewis Speedway, St. Augustine, FL 32084. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is July 25, 2024.

Personal Representative: Mark McCord, 11510 Pierce Way, Louisville, KY 40272

LAW OFFICE KOKO HEAD, P.A.
By: _____/s/ Koko Head
Koko Head, Esq.
Attorney for Petitioner
Florida Bar No. 475701
1812 W. Sunset Blvd, Suite 1, PMB 603
St. George, UT 84770
Telephone: (804) 535-0642
Email: koko@kokoheadlaw.com
Attorney for Petitioner

BL 7/25/2024 & 8/1/2024

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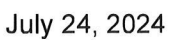
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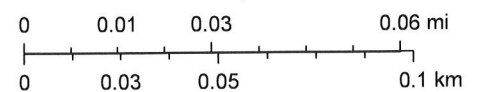
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BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	08/01/2024
SUBJECT:	BOA #24-100043 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, August 21, 2024 Board of Adjustment Meeting.

BOA #24-100043

ZONING: RS-1
RE NO.: 178531-0000
LEGAL: Lot 7, Block 14, *Ocean Forest Unit 3*
ADDRESS: 15 Oakwood Rd

REQUEST:

Section(s): 34-336(e)(1)(e), for 43.2% lot coverage in lieu of 35% maximum; 34-336(e)(1)(c)(3), for an accessory rear yard setback of 3.5 feet in lieu of 5 feet minimum, 34-336(e)(1)(c)(2) for a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet in lieu of 10 feet minimum and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, all for the construction of a new pool and deck to rear of property, and to address existing non-conformities of an existing single-family dwelling, located at **property addressed** 15 Oakwood Rd, **RE#** 178531-0000, **legally described as** Lot 7, Block 14, *Ocean Forest Unit 3*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1959) 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 99.55 feet in width at the front property line, and tapers to 63.65 feet in the rear and 110 feet in depth, with a total area of 9,051 square feet. The parcel is also irregularly shaped, being more trapezoidal than rectangular. The subject parcel is currently occupied by a one-story dwelling, a covered porch, a concrete drive and walkway, a wood deck, a block step, a vinyl shed, and stepping stone pavers. The subject parcel's single-family structure was constructed in 1961, and the structure predates the existing LDC. 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. The subject property has proposed a total impervious area of 43.2% to accommodate the proposed improvements, which include a proposed pool deck, spa wall, and a proposed equipment pad. The pool coping was included in lot coverage calculations, however, the City does not count coping as part of the lot coverage. The lot coverage of the coping only amounts to 83 square feet.

The minimum variance needed to accommodate the improvements would be to allow for 43.2% lot coverage in lieu of 35% maximum, for an accessory rear yard setback of 3.5 feet in lieu of 5 feet minimum, for a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet in

lieu of 10 feet minimum, and for a rear yard setback of 20 feet in lieu of 30 feet minimum, all for the construction of new pool and deck to the rear of the property. The property is undersized and predates the current LDC, and has existing nonconformities. Adding any structure on this property will increase the lot of coverage. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and irregularly shaped and the request is consistent with the comprehensive plan.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1961 as a one-story single-family dwelling. The applicant plans on making substantial improvements to the subject lot which will encroach on setbacks and increase lot coverage percentage. Allowing an increase in lot coverage, an accessory rear yard setback of 3.5 feet, a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet, and a rear yard setback of 20 feet are the minimum variances needed for the reasonable use of the parcel of land. The subject property was platted in 1959 and was platted in an irregular shape and the home was constructed in 1961, both of which predated the existing LDC. The nonconforming lot is not the fault of the applicant, nor are the existing non-conformities, and denying additional lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variance. There is a hardship justified by the lot being a non-conforming lot in total lot area and width. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in total lot area. The RS-1 requirement is 90 feet in width and a total lot area of 10,000 square feet. This property has a total lot area of 9,051 square feet. Additionally, the lot has an irregular shape, complicating the setbacks on an already substandard lot.

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

Staff **does not** find that circumstances are a result of the applicant. The property was developed in 1961, 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 irregular shape and lot size, 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 variances needed to accommodate the proposed new pool and pool deck and to rectify an existing nonconformity. The proposed variances needed are for 43.2% lot coverage in lieu of 35% maximum, for an accessory rear yard setback of 3.5 feet in lieu of 5 feet minimum, for a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet in lieu of 10 feet minimum, and for a rear yard setback of 20 feet in lieu of 30 feet minimum.

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

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

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100043**

ATTACHMENTS:

1. 24-100043pics
2. 24-100043

Current

24100043

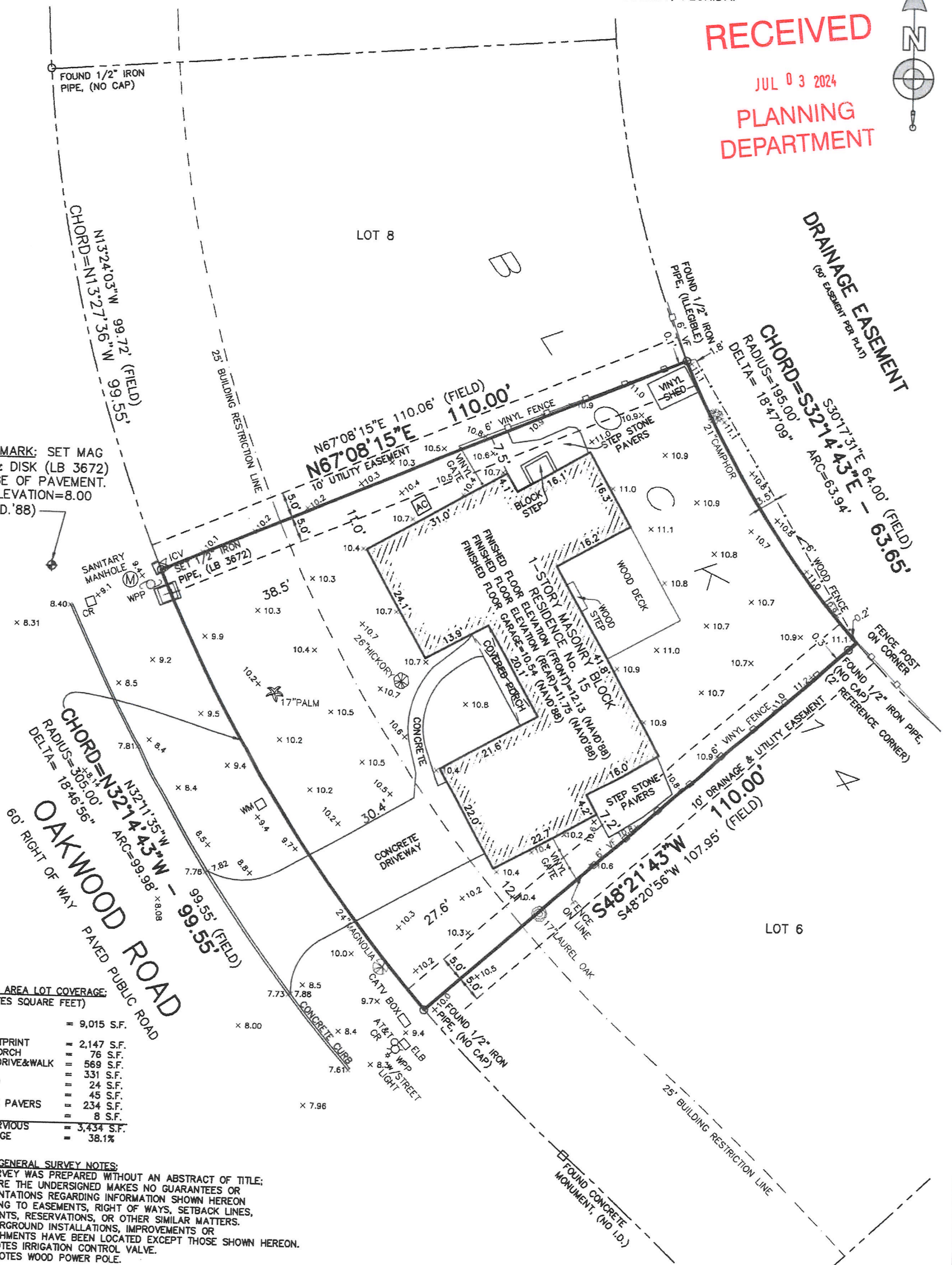
MAP SHOWING SURVEY OF

LOT 7, BLOCK 14, OCEAN FOREST UNIT THREE AS RECORDED IN PLAT BOOK 29, PAGES 33, 33A, AND 33B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

JUL 03 2024

PLANNING
DEPARTMENT



IMPERVIOUS AREA LOT COVERAGE: (S.F. DENOTES SQUARE FEET)

LOT AREA:	= 9,015 S.F.
HOUSE FOOTPRINT	= 2,147 S.F.
COVERED PORCH	= 76 S.F.
CONCRETE DRIVE&WALK	= 569 S.F.
WOOD DECK	= 331 S.F.
BLOCK STEP	= 24 S.F.
VINYL SHED	= 45 S.F.
STEP STONE PAVERS	= 234 S.F.
AC PAD	= 8 S.F.
TOTAL IMPERVIOUS LOT COVERAGE	= 3,434 S.F. 38.1%

ADDITIONAL GENERAL SURVEY NOTES:

- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- ICV DENOTES IRRIGATION CONTROL VALVE.
- WPP DENOTES WOOD POWER POLE.

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GV GAS VALVE
- WV WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER
- (C) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY WITH TREE LOCATIONS.
- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 7, BEING NORTH 67°08'15" EAST, AS PER PLAT.
- BENCHMARK USED IS A SET MAG NAIL & DISK (LB 3672), AS SHOWN HEREON, HAVING AN ELEVATION OF 8.00, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP80 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- 25' BUILDING RESTRICTION LINE SHOWN HEREON, AS PER PLAT.
- THE 5' EASEMENTS, SHOWN HEREON, ALONG SIDE LOT LINES ARE FOR DRAINAGE AND UTILITIES, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0416J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
• ISLAND POOLS

JASON D. BOATWRIGHT
License Number 7292
STATE OF FLORIDA
Professional Surveyor and Mapper

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-0645
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
MAY 28, 2024
SHEET 1 OF 1

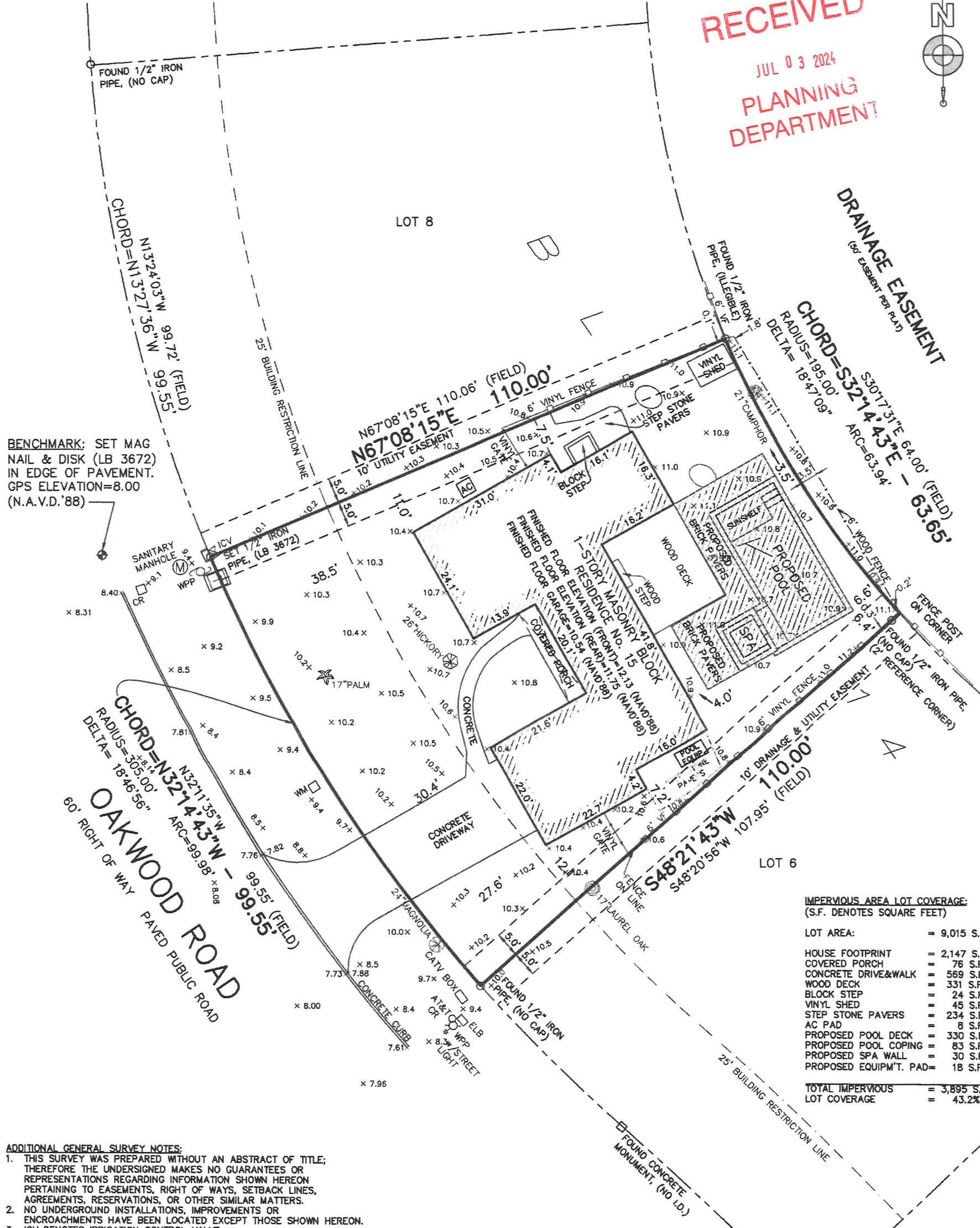
Proposed

24-100043

PLOT PLAN OF

LOT 7, BLOCK 14, OCEAN FOREST UNIT THREE AS RECORDED IN PLAT BOOK 29, PAGES 33, 33A, AND 33B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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JUL 03 2024
PLANNING
DEPARTMENT



BENCHMARK: SET MAG
NAIL & DISK (LB 3672)
IN EDGE OF PAVEMENT.
GPS ELEVATION=8.00
(N.A.V.D.'88)

IMPERVIOUS AREA LOT COVERAGE: (S.F. DENOTES SQUARE FEET)

LOT AREA:	= 9,015 S.F.
HOUSE FOOTPRINT	= 2,147 S.F.
COVERED PORCH	= 76 S.F.
CONCRETE DRIVE&WALK	= 569 S.F.
WOOD DECK	= 331 S.F.
BLOCK STEP	= 24 S.F.
VINYL SHED	= 45 S.F.
STEP STONE PAVERS	= 234 S.F.
AC PAD	= 8 S.F.
PROPOSED POOL DECK	= 330 S.F.
PROPOSED POOL COPING	= 83 S.F.
PROPOSED SPA WALL	= 30 S.F.
PROPOSED EQUIP'T. PAD	= 18 S.F.
TOTAL IMPERVIOUS	= 3,895 S.F.
LOT COVERAGE	= 43.2%

ADDITIONAL GENERAL SURVEY NOTES:

- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- ICV DENOTES IRRIGATION CONTROL VALVE.
- WPP DENOTES WOOD POWER POLE.

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER
- (C) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

- THIS IS A PLOT PLAN ONLY.
- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 7, BEING NORTH 67°08'15" EAST, AS PER PLAT.
- BENCHMARK USED IS A SET MAG NAIL & DISK (LB 3672), AS SHOWN HEREON, HAVING AN ELEVATION OF 8.00, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP80 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- 25' BUILDING RESTRICTION LINE SHOWN HEREON, AS PER PLAT.
- THE 5' EASEMENTS, SHOWN HEREON, ALONG SIDE LOT LINES ARE FOR DRAINAGE AND UTILITIES, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0416J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

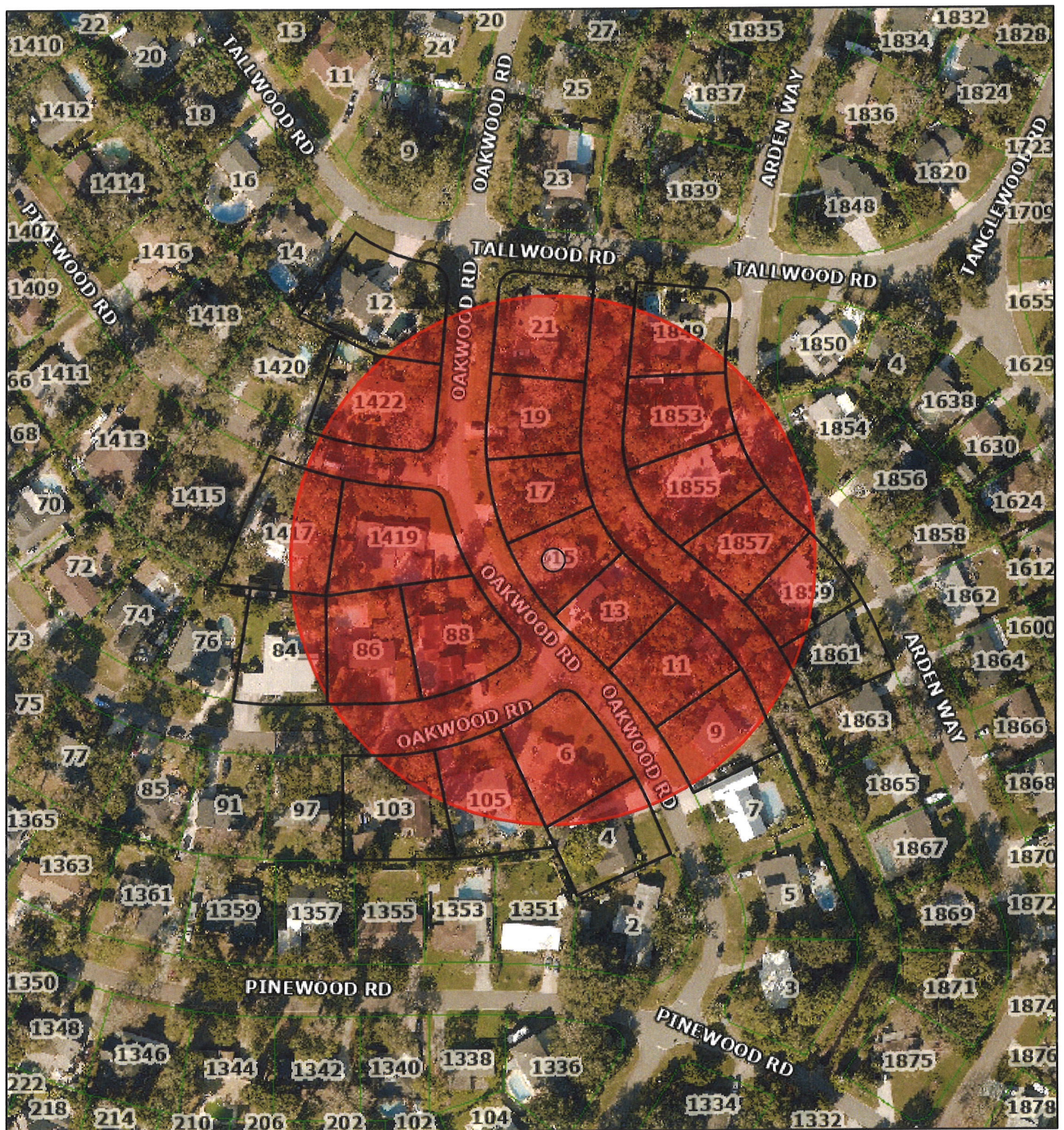
- ISLAND POOLS

FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-0645-2
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

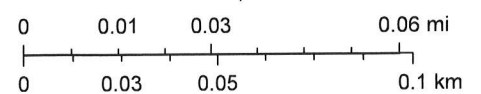
DATE:
JUNE 5, 2024
SHEET 1 OF 1



August 1, 2024

 Parcels

1:2,257





APPLICATION FOR VARIANCE

BOA No. 24-100043
HEARING DATE 9/4/24

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

REQUIRED DOCUMENTATION

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

RECEIVED

JUL 03 2024

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DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Christopher Colvin Telephone: 808-634-0446
Mailing Address: 15 Oakwood rd E-Mail: Colvinc5@hotmail.com
Jacksonville Beach, FL 32250
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: 15 Oakwood rd, Jax Beach # 178531-0000
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary):
requesting 43.2% in lieu of 35% to construct new
pool & deck. Existing deck has 1/4 inch gap which is 300 sq ft.
Easement is 10 ft in back yard as well.

AFFIDAVIT

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

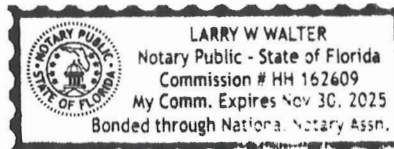
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 1st day of July, 2024, by Christopher Colvin, who is personally known to me or produced FL Driver License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: R-1

FLOOD ZONE: X

CODE SECTION (s): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24100243

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.

JUL 03 2024

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Parcel is undersized, Substand lot + lot area
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Bought property that way and Plotted before current LDC.
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	Similar lots have been granted variances for similar issues.
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	Similar properties have the same issues.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Without variance Any structure constructed on property will increase lot coverage without variance, can't use property to its potential
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	



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

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

ACCOUNT NUMBER: 178531-0000

ESCROW CODE/COMPANY :

COLVIN CHRISTOPHER SCOTT
COLVIN RAFAELA NASCIMENTO
15 OAKWOOD RD
JACKSONVILLE BEACH, FL 32250

LOCATION ADDRESS: 15 OAKWOOD RD,
JACKSONVILLE BEACH,
32250
LEGAL DESCRIPTION: 29-33 38-2S-29E
OCEAN FOREST UNIT 3
LOT 7 BLK 14

RECEIVED
JUL 03 2024
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AD VALOREM TAXES FOR REAL ESTATE						
TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	463,185	50,000	413,185	8.0262	3,316.31	HB, HX
ST JOHNS RIVER WTR MGN	463,185	50,000	413,185	0.1793	74.08	
FL INLAND NAVIGATION	463,185	50,000	413,185	0.0288	11.90	
USD2-JAX BEACH SCHOOLS	463,185	50,000	413,185	3.9947	1,650.55	
SCH DISCRETIONARY	463,185	25,000	438,185	0.7480	327.76	
SCH CAPITAL OUTLAY	463,185	25,000	438,185	1.5000	657.28	
SCHOOLS-LOCAL	463,185	25,000	438,185	3.1830	1,394.74	
SCHOOLS-VTR APPRVD	463,185	25,000	438,185	1.0000	438.19	
AD VALOREM TOTALS				MILL CODE: USE	18.6600	\$7,870.81

NON-AD VALOREM ASSESSMENTS FOR SERVICES		REMARKS:
LEVYING AUTHORITY	AMOUNT \$	
		PAYMENTS MUST BE MADE IN US FUNDS.
NON-AD VALOREM TOTALS		

IF PAID BY:	Nov 30, 2023				
PLEASE PAY ONE AMOUNT:	\$0.00				

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

DUVAL COUNTY 2023 PAID REAL ESTATE

ACCOUNT NUMBER: 178531-0000

ESCROW CODE/COMPANY:

LOCATION ADDRESS: 15 OAKWOOD RD,
JACKSONVILLE BEACH,
32250

ALTERNATE KEY: 1367546

MAKE CHECKS PAYABLE TO:
DUVAL COUNTY TAX COLLECTOR

IF PAID BY:	PLEASE PAY ONE AMOUNT:
Nov 30, 2023	\$0.00
TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 178531-0000	

RETURN WITH PAYMENT

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

11/13/2023
christopher colvin

INT-24-00885812
-7555.98

PREPARED BY & RETURN TO:

LeeAnn Chen
Crockett Law P.L.L.
10033 Sawgrass Drive W., Suite 125
Ponte Vedra Beach, FL 32082

**CERTIFIED
TRUE COPY**

File Number: 2022-246

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 12th day of October, 2022, between Leonard F. Dodrill and Celeste A. Dodrill, husband and wife, hereinafter called Grantor, whose address is 1260 Fish Hook Way, Ponte Vedra Beach, FL 32082 and Christopher Scott Colvin and Rafaela Nascimento Colvin, husband and wife, whose address is 15 Oakwood Road, Jacksonville Beach, FL 32250, hereinafter called Grantee.

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, to-wit:

Lot 7, Block 14, Ocean Forest Unit Three, a subdivision according to the plat thereof recorded in Plat Book 29, Pages 33, 33A and 33B, of the Public Records of Duval County, Florida.

Parcel Identification Number: 178531-0000.

SUBJECT TO taxes accruing subsequent to December 31, 2021.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

American Land Title Association

ALTA Settlement Statement - Cash
Adopted 05-01-2015

File No./Escrow No.: 2022-246

Crockett Law P.L.

Print Date & Time: 10/04/2022 4:18 PM

Officer/Escrow Officer:

10033 Sawgrass Drive W.

Settlement Location: 10033 Sawgrass Drive W.
Suite 125

Suite 125
Ponte Vedra Beach, FL 32082

Ponte Vedra Beach FL

Property Address: 15 Oakwood Road, Jacksonville Beach, FL 32250

Buyer: Christopher Scott Colvin and Rafaela Nascimento Colvin

Seller: Leonard F. Dodrill and Celeste A. Dodrill

Lender: Cash Transaction

Settlement Date: October 12, 2022

Disbursement Date: October 12, 2022

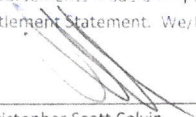
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	571,675.00	Sale Price of Property	571,675.00	
		Deposit		12,000.00
		Prorations/Adjustments		
1,896.27		County taxes from 01/01/2022 to 10/12/2022		1,896.27
		Loan Charges to Cash Transaction		
		Other Loan Charges		
		Impounds		
		Title Charges & Escrow / Settlement Charges		
450.00		Title - Settlement Fee and Closing Fee to Crockett Law P.L.		
2,933.50		Title - Owner's title insurance (Optional) to Old Republic National Title Company		
35.00		Title - Title Search to Old Republic National Title Ins Company		
30.00		Title - Courier Fee to Crockett Law P.L.		
		Title - Incoming Wire to Crockett Law P.L.		15.00
36.00		Title - Outgoing Wire to Crockett Law P.L.		
		Title - Escrow Storage Fee to Crockett Law P.L.		25.00

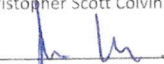
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Commission		
8,575.13		Real Estate Commission 8,575.13 to Atlantic Shores Realty of Jacksonville		
17,150.25		Real Estate Commission 17,150.25 to Keller Williams Atlantic Partners - Atlantic Bch		
		Government Recording and Transfer Charges		
		Recording Fees Deed: \$23.25	23.25	
4,001.90		State tax/stamps to State of Florida		
		Payoff(s)		
155,251.10		Community First		
		Miscellaneous		
595.00		Brokerage Fee to Atlantic Shores Realty of Jacksonville		
350.00		Survey to Next Level Surveying		
		Brokerage Fee to Keller Williams Atlantic Partners - Atlantic Bch	199.00	
40.00		City lien letter to Crockett Law P.L.		
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
191,394.15	571,675.00	Subtotals	571,937.25	13,896.27
		Due From Buyer		558,040.98
380,280.85		Due To Seller		
571,675.00	571,675.00	Totals	571,937.25	571,937.25

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Crockett Law P.L.L.C. to cause the funds to be disbursed in accordance with this statement.



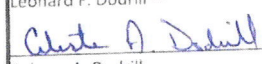
Christopher Scott Colvin



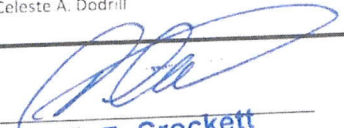
Rafaela Nascimento Colvin



Leonard F. Dodrill



Celeste A. Dodrill



Escrow Officer

Keith E. Crockett

Current

24100043

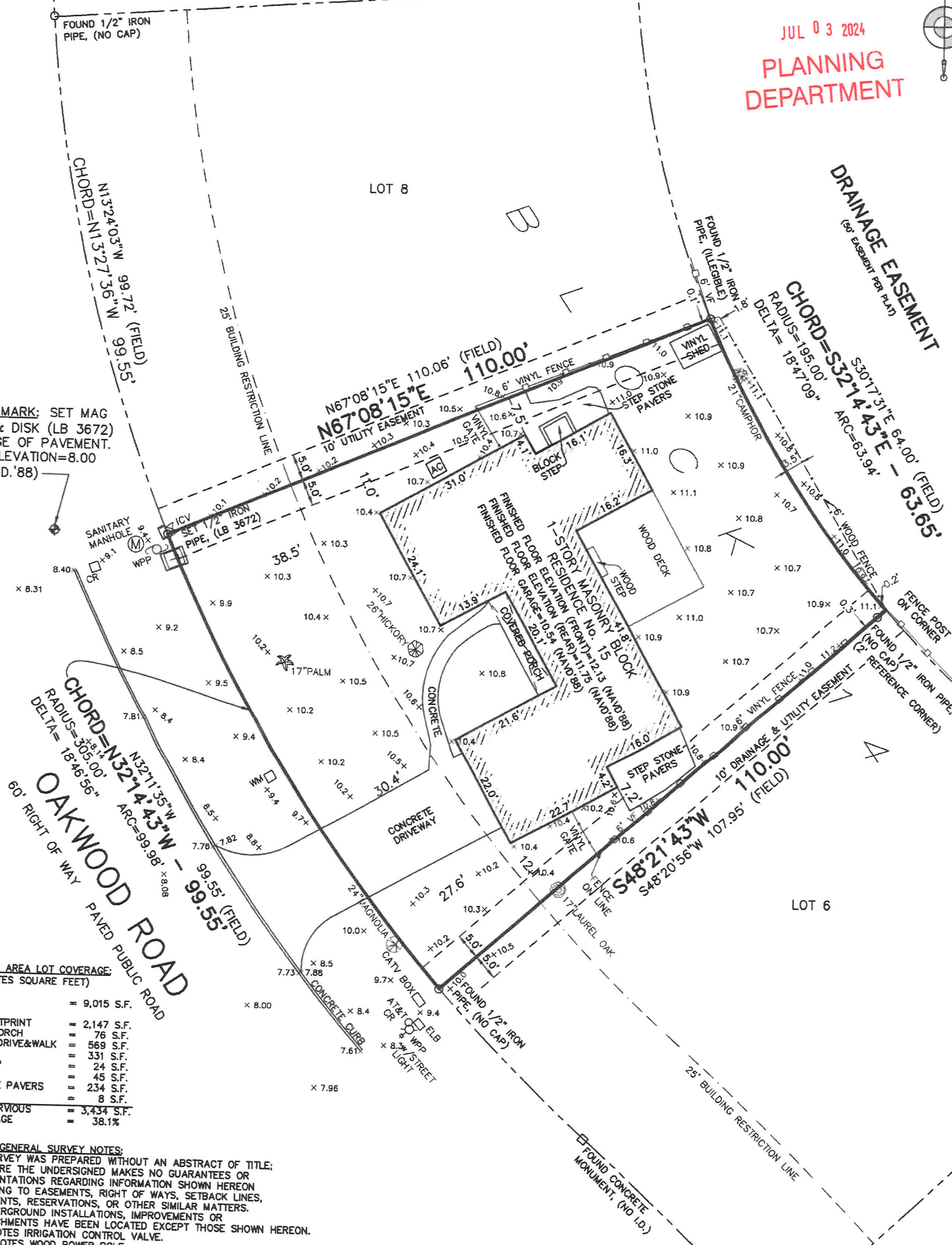
MAP SHOWING SURVEY OF

LOT 7, BLOCK 14, OCEAN FOREST UNIT THREE AS RECORDED IN PLAT BOOK 29, PAGES 33, 33A, AND 33B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

JUL 03 2024

PLANNING
DEPARTMENT



OAKWOOD ROAD
PAVED PUBLIC ROAD
60' RIGHT OF WAY

CHORD = 305.00'
RADIUS = 1846.56'
DELTA = 184.56°

N32°11'35"W 99.55' (FIELD)
N32°14'43"W 99.55' (FIELD)
N67°08'15"E 110.06' (FIELD)
N67°08'15"E 110.00' (FIELD)
S48°21'43"W 107.95' (FIELD)
S48°20'56"W 107.95' (FIELD)

IMPERVIOUS AREA LOT COVERAGE:
(S.F. DENOTES SQUARE FEET)

LOT AREA:	= 9,015 S.F.
HOUSE FOOTPRINT	= 2,147 S.F.
COVERED PORCH	= 76 S.F.
CONCRETE DRIVE & WALK	= 569 S.F.
WOOD DECK	= 331 S.F.
BLOCK STEP	= 24 S.F.
VINYL SHED	= 45 S.F.
STEP STONE PAVERS	= 234 S.F.
AC PAD	= 8 S.F.
TOTAL IMPERVIOUS LOT COVERAGE	= 3,434 S.F. 38.1%

- ADDITIONAL GENERAL SURVEY NOTES:**
1. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
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	MANHOLE

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PL	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PAGE	PAGE
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CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
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- ISLAND POOLS

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Professional Surveyor and Mapper
License Number 7292
STATE OF FLORIDA

FILE: 2024-0645
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
MAY 28, 2024
SHEET 1 OF 1

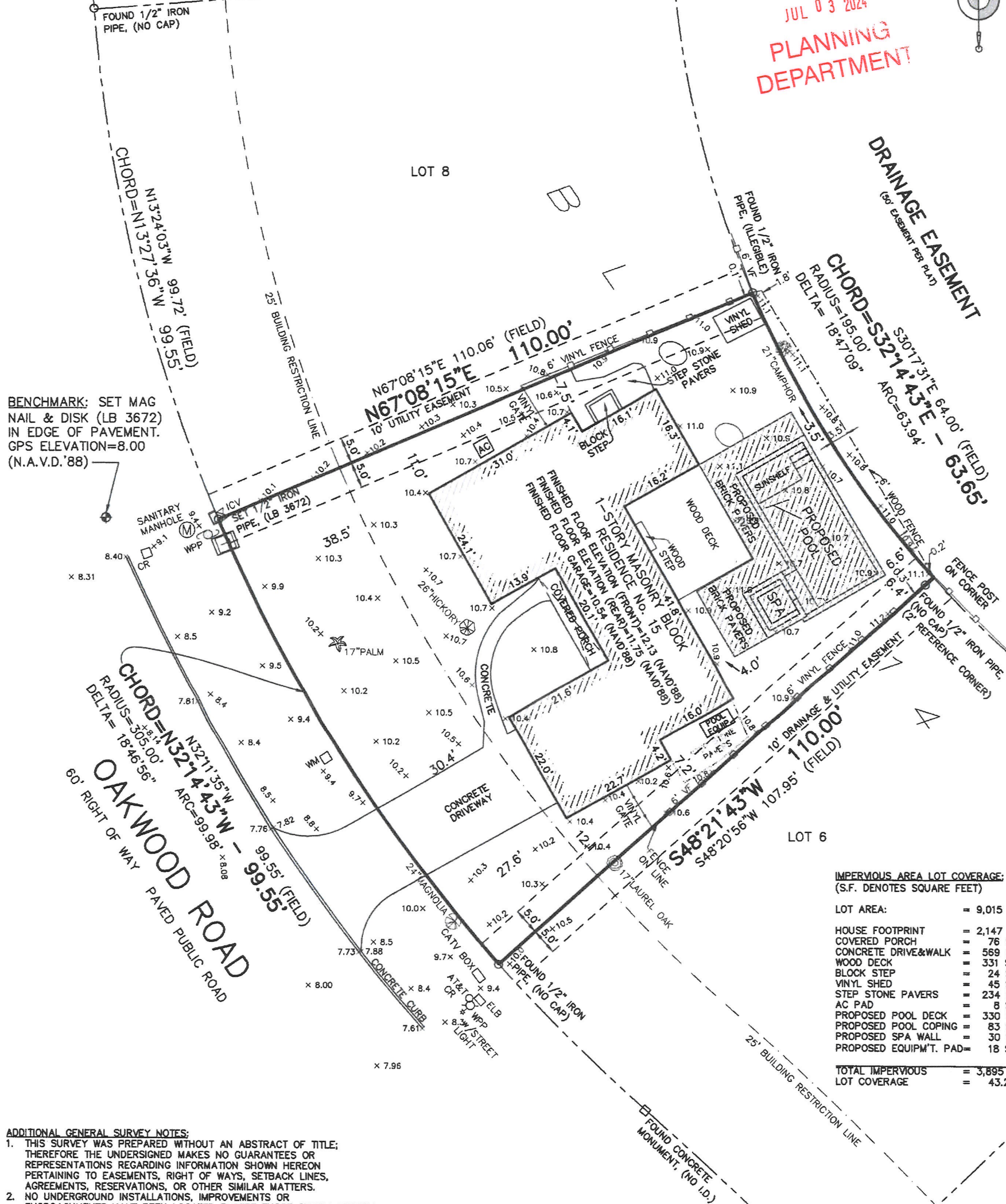
Proposed

24-100043

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COVERED PORCH	= 76 S.F.
CONCRETE DRIVE&WALK	= 569 S.F.
WOOD DECK	= 331 S.F.
BLOCK STEP	= 24 S.F.
VINYL SHED	= 45 S.F.
STEP STONE PAVERS	= 234 S.F.
AC PAD	= 8 S.F.
PROPOSED POOL DECK	= 330 S.F.
PROPOSED POOL COPING	= 83 S.F.
PROPOSED SPA WALL	= 30 S.F.
PROPOSED EQUIP'T. PAD	= 18 S.F.
TOTAL IMPERVIOUS LOT COVERAGE	= 3,895 S.F. = 43.2%

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER
- (C) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

- THIS IS A PLOT PLAN ONLY.
- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 7, BEING NORTH 67°08'15" EAST, AS PER PLAT.
- BENCHMARK USED IS A SET MAG NAIL & DISK (LB 3672), AS SHOWN HEREON, HAVING AN ELEVATION OF 8.00, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP80 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- 25' BUILDING RESTRICTION LINE SHOWN HEREON, AS PER PLAT.
- THE 5' EASEMENTS, SHOWN HEREON, ALONG SIDE LOT LINES ARE FOR DRAINAGE AND UTILITIES, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0416J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

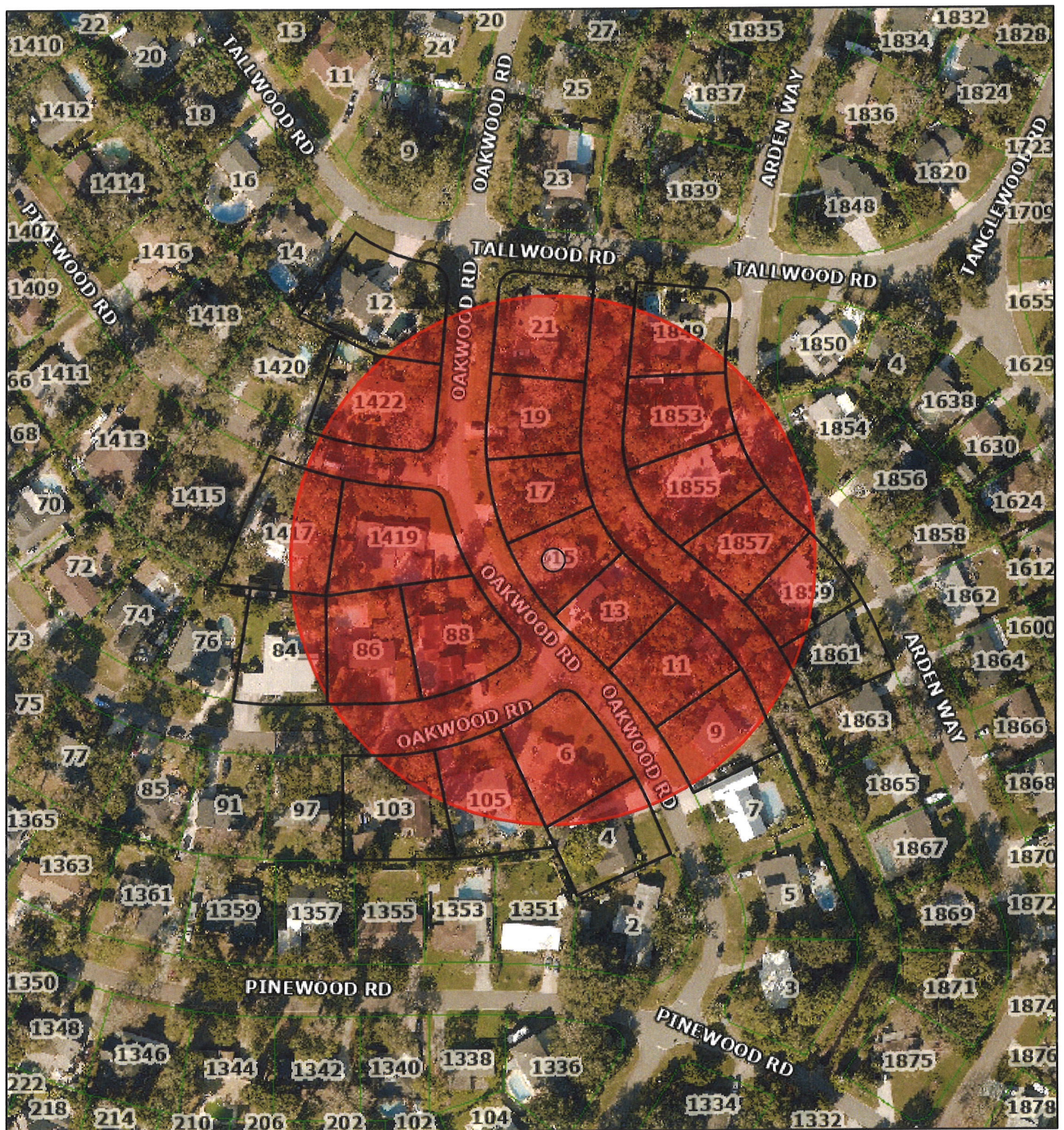
- ISLAND POOLS

FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-0645-2
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

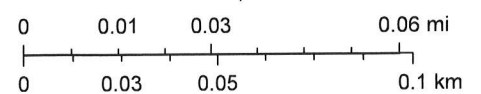
DATE:
JUNE 5, 2024
SHEET 1 OF 1



August 1, 2024

 Parcels

1:2,257



STATEPOINT CROSSWORD

THEME: THINGS WITH BUTTONS

ACROSS

1. Genoa or storm jib
5. Pouch
8. Support for #1 Across
12. Gaelic language
13. Big-ticket _____
14. Flowerbed cover
15. Western Samoan money
16. Agrippina's slayer
17. Literature class homework
18. *The Curious Case of _____ Button
20. God of thunder
21. Tight or rigid
22. Blunder
23. *_____ control
26. *Alarm clock delay
29. Edible tuber
30. Racecourses
33. Crew propellers
35. Often follows dark or back
37. _____-Town, or Chicago
38. Friend, south of the border
39. Singular of #25 Down
40. Containing uranium
42. Rip off
43. Sleeping sickness vector
45. Che Guevara's hat, pl.
47. Roman road
48. "And Then _____

Were None"

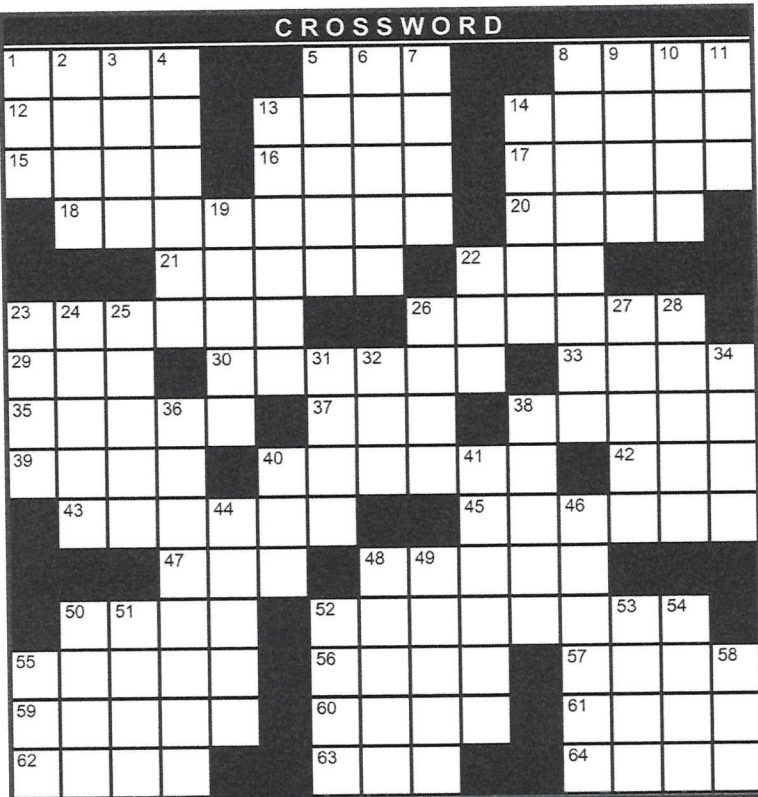
50. Hillside, in Scotland
52. *Home ringer
55. Raccoon's South American cousin
56. Debate side
57. Spring in a mat-tress
59. Ar, atomic number 18
60. Black-tie occasion
61. Golfer's aim
62. Group with pres-sure
63. Stallone
64. Semiprecious variety of agate

DOWN

1. Collector's goal
2. Kuwaiti, e.g.
3. _____ of Man
4. Shanty
5. Flower trunks
6. American Eagle's intimates brand
7. "Oh, _____!"
8. *Edible button
9. "The Sun _____ Rises"
10. "The Lion King" villain
11. Olden day "your"
13. More asinine
14. City area
19. Bulwark
22. Ems follower
23. Aimless walk
24. "Bravo! Bravo!",

e.g.

25. Pall _____ and _____ of America
26. Largest organ of human body
27. Mobutu Sese Seko's nation
28. Cereal killer
31. Land measure
32. _____-cha-cha
34. Wails
36. *Tall building people-mover
38. Of sour taste
40. All 50 states
41. Spanish airline
44. Make a logical connection (2 words)
46. Repeat an echo
48. Opposite of atonal
49. In a heated manner
50. Dull one
51. Angry display
52. Entertainingly eccentric people, Down Under
53. "On Golden Pond" bird
54. _____ of the valley
55. *A baseball one has a button on top
58. Lexington airport code



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The Beaches MARKETPLACE
The Beaches Leader, Ponte Vedra Leader

Classified
call 249-9033

Real Estate 100-286
Pets 300-345

Announcements 400-460
Employment 500-550

Service Guide 600-690
Merchandise 800-830

Garage Sales 840-862
Transportation 905-980

Classified Deadline:
Wednesday Noon

FAMILY AD RATE:
\$7.40 first 10 words, 47¢ each additional word

COMMERCIAL RATE:
\$8.40 first 10 words, 47¢ each additional word

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LEGAL NOTICES 425

NOTICE OF ACTION

BEFORE THE BOARD OF RADIOLOGIC TECHNOLOGY

IN RE: The license to practice as a Certified Radiologic Technologist

Margaret Hayward, C.R.T.
3561 Pebble Path Lane
Jacksonville, FL 32224

CASE NO.: 2022-03550

LICENSE NO.: CRT 80050

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Zachary Bell, Prosecutions Unit, Prosecution Services Unit, 4052 Bald Cypress Way, Bin 4065, Tallahassee Florida 32399-3265 (850)245-4666.

If no contact has been made by you concerning the above by August 29, 2024 the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Radiologic Technology in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later

LEGAL NOTICES 425

than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

BL 7/18, 7/25, 8/1, 8/8-2024

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE SEPTEMBER 30 2024

MANDARIN HOLIDAY MARINA 12796 SAN JOSE BLVD 1968 CHRISCRAL DL2000210291 \$3330.75 OWNER AARON SPYKER

JULINGTON CREEK MARINA 12807 SAN JOSE BLVD 2002 LOP TRBS1216D202 \$4155.00 OWNER CARL SEXTON

BL 08/01/2024

PUBLIC NOTICE

CITY OF NEPTUNE BEACH CITY COUNCIL MEETING

REGULAR CITY COUNCIL MEETING: Meeting of the City Council of the City of Neptune Beach, will be held Monday, August 5, 2024, at 6:00 p.m., in the City Hall Council Chambers, 116 First Street, Neptune Beach. The following item will be on the agenda:

P24-04, Application for Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Douglas Driver III for the property at 108 Orange St. (RE# 172769-0000). The applicant requests a Development Plan approval to permit a bed and breakfast. The property is in the CBD zoning district.

BL 8/1/2024

P24-04, Application for Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Douglas Driver III for the property at 108 Orange St. (RE# 172769-0000). The applicant requests a Development Plan approval to permit a bed and breakfast. The property is in the CBD zoning district.

If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing the person will need a record of the proceedings and for such purpose 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.

In accordance with the Americans With Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at least 48 hours prior to the meeting.

BL 8/1/2024

FICTITIOUS NAME
Notice under fictitious name law pursuant to section 865.09, Florida statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Drift Interiors Jax located at 168 Tarrasa Dr., in the County of Duval in the City of Jacksonville, Florida 32233 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Jacksonville Beach, Florida, this 1st day of August, 2024.

Owner: Karen E Jonsson, Manager
BL 8/1/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Wednesday, August 21, 2024, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the

LEGAL NOTICES 425

requirements of the Land Development Code

BOA#24-100040 Section(s): 34-340(e)(4)(c)(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum; 34-340(e)(4)(c)(2), for a side yard setback of 9.4 feet in lieu of 10 feet minimum, for proposed addition to rear of property to an attached single family dwelling located at property addressed 2201 Gordon Ave, RE# 179439-1012, legally described as Lot 6, AHERN AND ASSOCIATES INC R/P

BOA#24-100041 Section(s): 34-336(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet minimum; 34-336(e)(1)(c)(3) for a rear yard setback of 10 feet in lieu of 30 feet minimum; 34-336(e)(1)(e), for 41.46% lot coverage in lieu of 35% maximum, for proposed addition to side and rear of property to a single family dwelling located at property addressed 1108 N 8th St, RE# 175095-0000, legally described as Lot 15, Block 11, Beach Homesites Unit 2

BOA#24-100043 Section(s): 34-336(e)(1)(e), for 43.2% lot coverage in lieu of 35% maximum; 34-336(e)(1)(c)(3), for an accessory rear yard setback of 3.5 feet in lieu of 5 feet minimum; 34-336(e)(1)(c)(2) for a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet in lieu of 10 feet minimum; 34-336(e)(1)(e), for a rear yard setback of 20 feet in lieu of 30 feet minimum, for the construction of new pool and deck to rear, and to address existing nonconformities of an existing single family dwelling, located at property addressed 15 Oakwood Rd, RE# 178531-0000, legally described as Lot 7, Block 14, Ocean Forest Unit 3

These applications are on file with the Planning and Development Department, City Hall 11 North 3rd Street, and are open to public review during regular business hours.

Board of Adjustment
City of Jacksonville Beach

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 person desiring to appear at 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@jax-beach.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.

LEGAL NOTICES 425

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY, FLORIDA

CASE NO.: CP23-0989
DIVISION: 59

IN RE: ESTATE OF ELSIE LEDELL WEBB, Deceased.

NOTICE TO CREDITORS
(F.S. §733.2121)

The administration of the estate of Elsie Ledell Webb, deceased, Case No. CP19-0989, is pending in the Circuit Court, for St. Johns County, Florida, Probate Division, the address of which is: 4010 Lewis Speedway, St. Augustine, FL 32084. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is July 25, 2024.

Personal Representative: Mark McCord, 11510 Pierce Way, Louisville, KY 40272

LAW OFFICE KOKO HEAD, P.A.
By: _____/s/ Koko Head
Koko Head, Esq.
Attorney for Petitioner
Florida Bar No. 475701
1812 W. Sunset Blvd Suite 1, PMB 603
St. George, UT 84770
Telephone: (904) 535-0642
Email: koko@kokoheadlaw.com
Attorney for Petitioner

BL 7/25/2024 & 8/1/2024

SERVICE GUIDE

CAREGIVER 610

DO YOU need private duty elderly care. Hourly or live in. (904)862-6974.

PET SERVICES 647

If veterinary care is unavailable or unaffordable, ask for Happy Jack® animal healthcare for cats, dogs, & horses. At Tractor Supply®. Distributed by Florida Hardware 800-793-0926.

PEST CONTROL 651

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By: _____/s/ Koko Head
Koko Head, Esq.
Attorney for Petitioner
Florida Bar No. 475701
1812 W. Sunset Blvd Suite 1, PMB 603
St. George, UT 84770
Telephone: (904) 535-0642
Email: koko@kokoheadlaw.com
Attorney for Petitioner

BL 7/25/2024 & 8/1/2024

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FT. HELP WANTED 510

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Telephone: (904) 535-0642
Email: koko@kokoheadlaw.com
Attorney for Petitioner

BL 7/25/2024 & 8/1/2024

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