



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Wednesday, February 17, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Owen Curley, Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held February 2, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number(s):** **BOA#20-100211**
Applicant/Owner: Stephen J. Park
Property Address: 3273 Horn Court
Parcel ID: 180924-0050
Legal Description: Lot 7, Block 12, *Jacksonville Beach Heights*
Current Zoning: RS-2
Motion to Consider: **A variance from Land Development Code Sections: 34-337(e)(1)e, for 48.6% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling**
Miscellaneous Info: No previous development orders

Notes: _____

- b. **Case Number(s):** **BOA#21-100001**
Applicant/Agent: Hilton and Scott Meadows
Owner: Miller Couse Family Trust
Property Address: 350 13th Avenue South
Parcel ID: 176272-0000
Legal Description: Lots 5 and 6, Block 134, *Pablo Beach South*
Current Zoning: C-1
Motion to Consider: **A variance from Land Development Code Sections: 34-377, for 12 parking spaces in lieu of 17 spaces required to allow for a 700 square foot addition to an existing medical office**
Miscellaneous Info: No previous development orders
Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, March 2, 2021. There are four scheduled cases.

ADJOURNMENT

NOTICE

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

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

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



APPLICATION FOR VARIANCE

BOA No. 20-100211
HEARING DATE 2-17-21

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

REQUIRED DOCUMENTATION

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

RECEIVED

DEC 30 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Stephen J. Park Telephone: (904) 504-2198
Mailing Address: 3273 Horn Court E-Mail: sjp43@comcast.net
Jacksonville Beach, FL 32250
Agent Name: NA Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Stephen J. Park Telephone: (904) 504-2198
Mailing Address: 3273 Horn Court E-Mail: sjp43@comcast.net
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 180924-0050 - 3273 Horn Ct.
Legal description of property (Attach copy of deed): Lot 7, Block 12 of Jacksonville Beach Heights
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).
48.4% lot coverage in lieu of 35% maximum to allow for a paver patio around swimming pool.

AFFIDAVIT

I, Stephen Park, 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.

Stephen J. Park
APPLICANT SIGNATURE

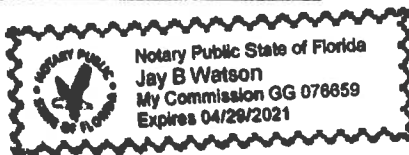
Stephen J. Park
PRINT APPLICANT NAME

12/29/20
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of December, 2020, by Stephen J. Park, who is personally known to me or produced N/A - Personally Known as identification.

J. Watson
NOTARY PUBLIC SIGNATURE
JAY B. WATSON
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
CODE SECTION (s):
34-337(e)(1)e, for 48.6% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling

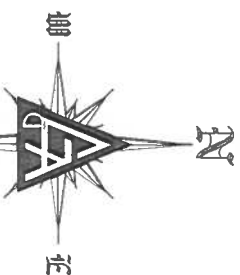
VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 20-100211

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The lot is only 6,000 sq. ft (50' x 120'). It's a legal non-conforming lot of record in the RS-2 zoning district that doesn't meet the minimum lot size of 7500 sq. ft.
Special circumstances and conditions do not result from the actions of the applicant.	No	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	13 out of the 23 homes on Pullian Court and Horn Court have a lot coverage variance for a pool. 17 of 23 homes on these streets have a variance for a paver patio. Due to the small lot size the code deprives us of rights commonly enjoyed by other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Would allow for a modest 26' x 16' pool. Plans propose minimal pavers around pool for safe area to enter and exit pool.
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	City property to the south is a 25' grassed easement. Neighbors to the North and the east are in agreement with the variance request as both have pool and paver patios.

Prepared



(POST-POOL ADDITION)

6,085.62 SQ FT	TOTAL AREA OF LOT
2,107.70 SQ FT	HOUSE
359.45	DRIVE
33.18	WALK
9	AC UNIT
2,518.33 SQ FT	SHOWER
844.45	IMPERVIOUS PRE. 41.3%
12	POOL EQUIPMENT
TOTAL 856.45	POOL
- 364.00	HOT TUB
443.45	TOTAL
2,961.78 SQ FT	IMPERVIOUS POST 48.6%

RECEIVED
20-100211
JAN 21 2021

PLANNING & DEVELOPMENT

LOT 9
BLOCK 12
RE:180926-0000
3244 PULLIAN COURT

GENERAL NOTES:

- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND ARE BASED ON NAIL AND DISKELEV. 17.32-PROVIDED BY CLIENT), AT CENTERLINE OF HORN COURT. GPS OBSERVATION VERIFY.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120078, (MAP NO. 12031C0419J), WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2018, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.
- MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 J-17.050-.052 REQUIREMENTS.
- ALL DATA SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- PLAT OF RECORD DOES NOT CONTAIN ANY ANGULAR OR BEARING INFORMATION.
- THE PURPOSE OF THIS IS TO DISPLAY TOPOGRAPHIC FEATURES IN ACCORDANCE WITH THE CITY OF JACKSONVILLE BEACH POOL & SPA STANDARDS.

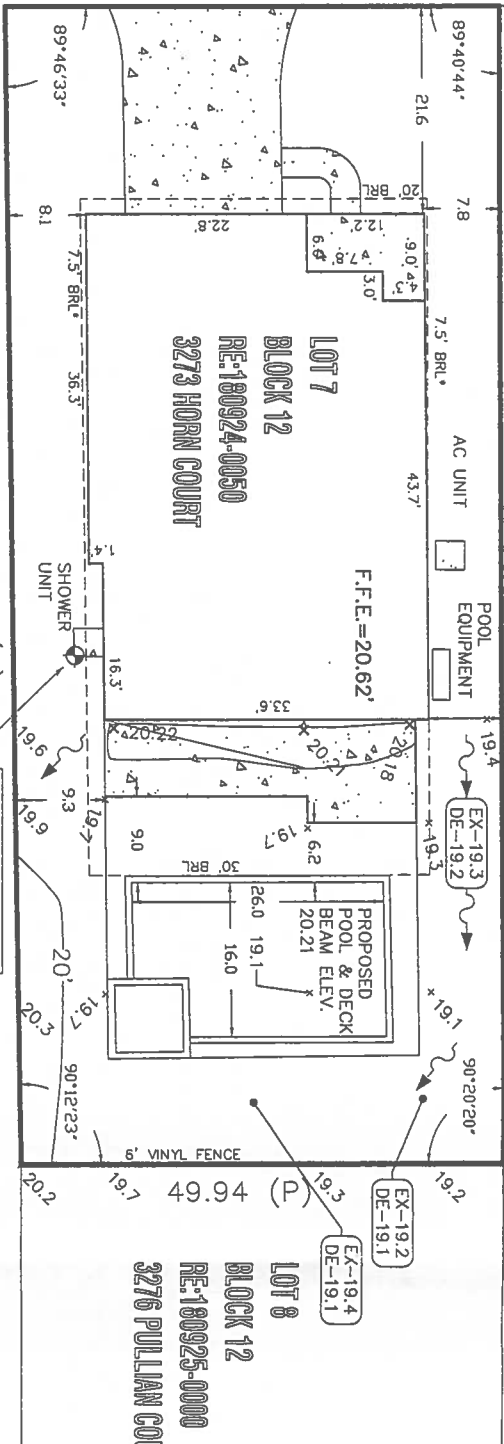
LEGEND

DE	DESIGN ELEVATION	AC	AIR CONDITIONER
ELEV.	ELEVATION	(P)	PLAT
EX	EXISTING ELEVATION	F.F.E.	FINAL FLOOR ELEVATION
ID.	IDENTIFICATION	(NAVD)	NORTH AMERICAN
LB	LICENSED BUSINESS	VERTICAL DATUM	
		x###.#	GROUND ELEVATION

SPECIFIC PURPOSE SURVEY OF:
LOT 7, BLOCK 12, JACKSONVILLE BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
FOR:
JAMES PARK

HORN COURT
50' RIGHT OF WAY
FORMERLY KNOWN AS
DUVAL BOULEVARD

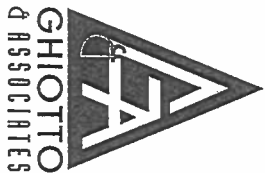
N00°30'25"W 50.00 (P)



SEMINOLE STREET
NOT OPEN FOR USE

7.5' BRL*=SIDE YARD: FIFTEEN (15) FEET IN TOTAL FOR BOTH SIDE YARDS PROVIDED THAT NO SIDE YARDS ARE LESS THAN FIVE (5) FEET, EXCEPT WHEN THE LOT IS A CORNER LOT.

LEGEND			
DE	DESIGN ELEVATION	AC	AIR CONDITIONER
ELEV.	ELEVATION	(P)	PLAT
EX	EXISTING ELEVATION	F.F.E.	FINAL FLOOR ELEVATION
ID.	IDENTIFICATION	(NAVD)	NORTH AMERICAN
LB	LICENSED BUSINESS		VERTICAL DATUM
		x##.#	GROUND ELEVATION



GHIOITTO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB 6508
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
(904) 886-7174 FAX
www.GHIOITTO.com

JOHN S. THOMAS P.S.M. No. 6223
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXISTING

BOUNDARY SURVEY

LOT 7 BLOCK 12 AS SHOWN ON PLAT OF
JACKSONVILLE BEACH HEIGHTS

AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.

GRAPHIC SCALE



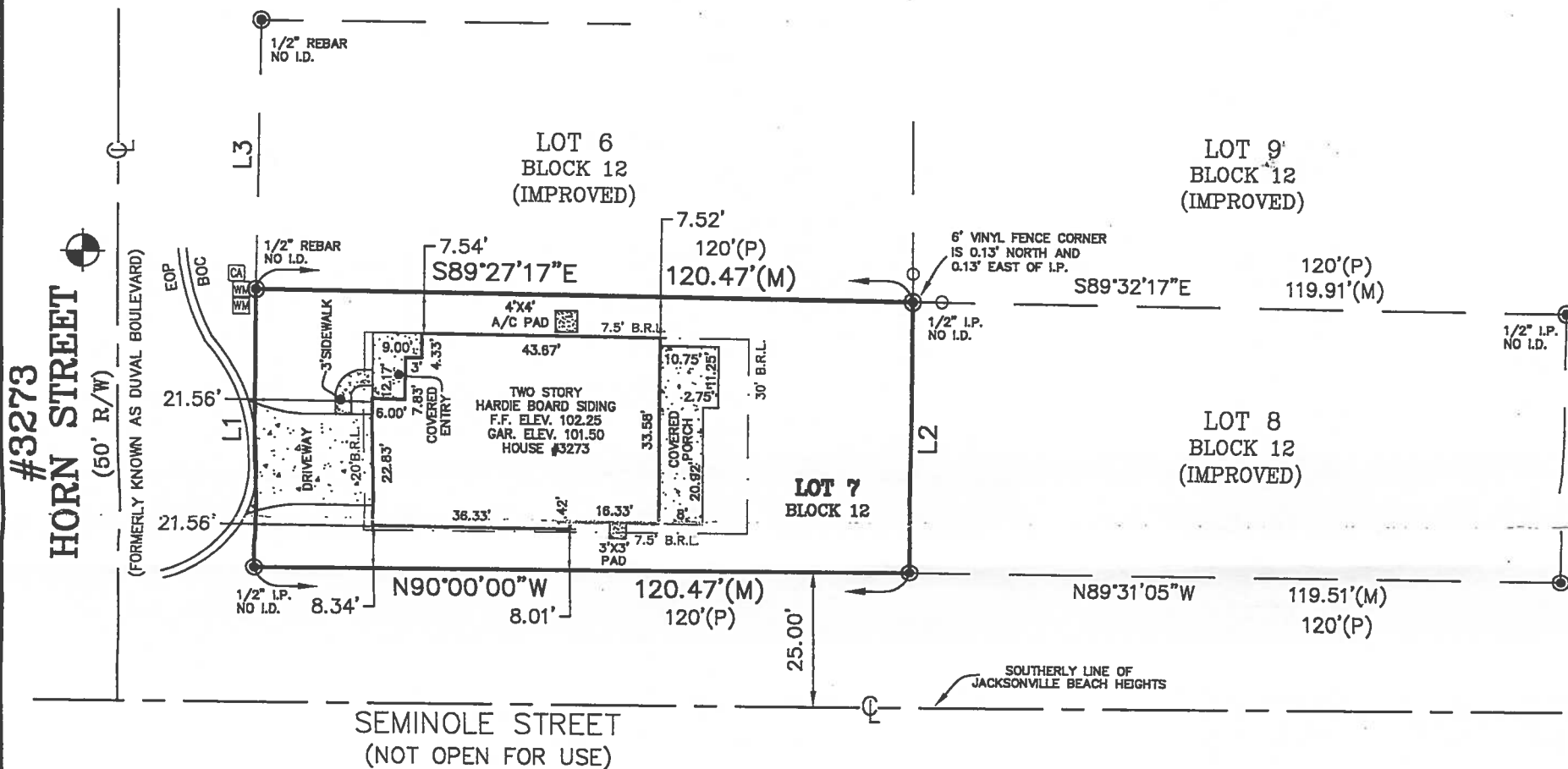
(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1(M)	N0°31'00"E	51.09
L1(P)	N0°00'00"E	50.00
L2(M)	S0°31'29"W	49.94
L2(P)	S0°00'00"W	50.00
L3(M)	N0°53'25"E	49.93
L3(P)	N0°00'00"E	50.00

NOTE:
MINIMUM FINISH FLOOR IS TO BE 12"
ABOVE THE CROWN OF THE ROAD

RECEIVED
20-100211
JUL 1 2021

PLANNED DEVELOPMENT



GENERAL NOTES:

1. BEARINGS ARE ASSUMED ON THE SOUTHERLY LINE OF LOT 7, BLOCK 12 OF JACKSONVILLE BEACH HEIGHTS AS BEING N90°00'00"W(L1)(P).
2. ELEVATIONS SHOWN HEREON ARE BASED ON ASSUMED DATUM.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 12031C, PANEL NUMBER 0419H, DATED, JUNE 3, 2013, THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE BEACH.
4. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
5. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
6. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
7. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
8. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
9. THIS BOUNDARY SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE LAST REVISION DATE.
10. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
11. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
12. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
13. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
14. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
15. BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
16. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE FINAL SITE IMPROVEMENTS.

● DENOTES FND 5/8" REBAR
BTS LB 6991
UNLESS OTHERWISE NOTED

WM - DENOTES WATERMETER
CA - DENOTES CABLE RISER
■ DENOTES CONCRETE

EOP - DENOTES EDGE OF PAVEMENT
BOC - BACK OF CURB

⊙ DENOTES BENCHMARK
SET NAIL NO ID
ELEV. ASSUMED 100.00

REVISION B: ADDED FINAL SITE IMPROVEMENTS (7/30/13) (SL/MEB)
REVISION A: ADDED BUILDING STAKEOUT (4/2/13) (TBH/TPH)

PREPARED FOR: OSSI HOMES

ZACHARY ADEN COVER
FLAGSTAR BANK, FSB
D.R. REPASS, P.A.

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258

CERTIFICATE OF AUTHORIZATION LB #6991

COPYRIGHT © 2012



HEREBY CERTIFY that this survey graphically represents the results of a survey made under my responsible direction and complies with the latest Minimum Technical Standards for surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17 F.A.C. pursuant to section 472.027, Florida statutes, subject to all notes and notations shown hereon.

AUGUST 13, 2012 / AUGUST 16, 2012

FIELD WORK COMPLETED DATE ORIGINALLY SIGNED

RAYMOND PAUL SUTHERLAND, P.S.M.
STATE OF FLORIDA, LICENSE NUMBER LS 6477

NOTATION:

The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: BN

CHECKED BY: RPS

F.I.R.M. FLOOD ZONE X ELEVATION: N/A

PANEL NO.: 12031C 0419H 6/03/13

FB/PG: 711/9 745/60 775/31

DATE: 8/13/12 SCALE: 1"=30'

PROJECT NO.: 1199-12-016 REVISION: B

SHEET 1 OF 1

LeeAnn Bassabe

From: Jake & Maureen Hankins <two4jaxbch@comcast.net>
Sent: Friday, February 5, 2021 11:11 AM
To: Planning Division
Subject: Reclama regarding BOA#20-100211 Public hearing date 17 Feb 2021
Attachments: Duval Property Map 3273 Horn Court.pdf; Public Notice BOA 20-100211.pdf

My bottom line up front. This BOA asks for coverage that approaches 50% and may be what the board is currently allowing. I assume you have approved other variances up to what is currently being asked for here on Horn & Pullian. I'd like propose this coverage creep needs to stop and if the design you are considering can be reduced in any way then please do.

As a longtime resident of this neighborhood would ask the board to consider reducing the amount of lot coverage for the following reasons:

1. As I recall, all homes built on this street and others in the Coastal Oaks section of the neighborhood had to originally be built with approval for over 35% coverage as the 1920's era platting of this area was originally laid out with a beach cottage vision for this section of the city. This new BOA would be an additional adjustment from the original home build.
2. It is well known by residents who are original owners that builders would not include pool and patio packages with the original home build to avoid conflict with the city on lot coverage
3. If memory serves residents of Saint Johns and Merrill Blvds in the late 90's early 2000's for homes build by BESTCON were built smaller and no more than 1 1/2 stories to fit the form fit and function of the existing surrounding neighborhood with a lot coverage of under 40%. This I understand was by general agreement with City planners. Owners subsequently over time on these streets were allow to build after the fact small pools or patios should the planning board allow to no more that 45% coverage
4. With the opening of Horn and Pullian Cts larger full two story homes were built with similar to slightly larger lot coverages of Saint Johns and Merrill. Approval of these larger homes allowed some loss of privacy with rear setback neighbors in single story homes as well as allowing aftermarket pools that went well past the 40-45% lot coverage further encroaching setbacks.

Sincerely

Jake Hankins
3273 Saint Johns Blvd
Jacksonville Beach FL 32250
904-246-5933



APPLICATION FOR VARIANCE

BOA NO. 21-100001

HEARING DATE 2/17/2021

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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

JAN 25 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: HILTON MEADOWS Telephone: 904-534-0090
 Mailing Address: 900 CESERY BLVD STE 103 E-Mail: hiltonm@998@aol.com
JACKSONVILLE, FL 32211
 Agent Name: HILTON AND/OR SCOTT MEADOWS Telephone: 904-534-0090
 Mailing Address: SAME E-Mail: SAME
 Landowner Name: MILLER COUSE FAMILY TRUST Telephone: 863-228-0427
 Mailing Address: 227 E. CRESCENT DRIVE E-Mail: mcouse@firstbank.com
CLEWISTON, FL 33440-3106

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

VARIANCE DATA

Street address of property and Real Estate Number: 350 13TH AVE S. BE # 176272-0000
 Legal description of property (Attach copy of deed): LOTS 5 & 6 BLK 134 PABLO BEACH, SOUTH
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary). REDUCE REQUIRED PARKING FROM 17 TO 12 & UTILIZE 4 EXISTING 13TH AVE PERPENDICULAR SPACES AMONG 6 AS ISOLATED IN FRONT OF & WALK WAY DIRECTED TO SUBJECT BUILDING FOR ADDITION OF 700 SFT.

AFFIDAVIT

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

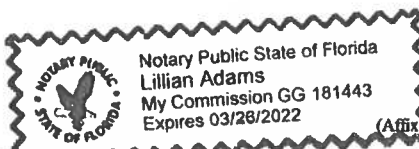
[Signature] HILTON MEADOWS 1-4-2021
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

[Signature]
 NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1

FLOOD ZONE: AE

CODE SECTION (s):
 34-377, for 12 parking spaces in lieu of 17 spaces required to allow for a 700 square foot addition to an existing medical office

* 1-24-21

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

21-100001

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

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RECEIVED

JAN 25 2021

PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	6 EXISTING PERPENDICULAR SPACES IN CURB R.O.W. IN FRONT OF BLDG AREA NEAR OR ORIENTED TOWARD ANY OTHER USER OR PROPERTY
Special circumstances and conditions do not result from the actions of the applicant.	NO	OWNER'S PROP WAS CONSTRUCTED PER CODES & OWNER BELIEVES 6 R.O.W. SPACES WERE BUILT TO ADDITIONAL CONVENIENCE SUBJECT BLDG.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	FURTHERS THE USE OF FACILITIES FOR PUBLIC ACCOMMODATION
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	USE OF EXISTING SPACES ARE FOR ANY ONE TO USE. THIS BLDG IS THE ONLY FACILITY TO ATTRACT USE OF SAID SPACES FOR SHORT TERM PARKING
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	FOR CODE COMPLIANCE AND FOR A MEDICALLY RELATED PUBLIC USE.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	PROVIDES FOR PUBLIC PURPOSE USAGE AND CONVENIENCES PUBLIC SAFETY, HEALTH, & WELFARE.



EXISTING

RECEIVED

MAP SHOWING BOUNDARY SURVEY OF

21-100001
JAN 25 2021

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

PABLO BEACH SOUTH

PLANNING & DEVELOPMENT

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

CERTIFIED TO:

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

EXHIBIT # 3

PAGE 1 OF 1

13th AVENUE SOUTH

100.01'(M), 100'(R)

(80' R/W)

EDGE OF ASPHALT PAVEMENT

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

124.87'(M), 125'(R)

125.05'(M), 125'(R)

LOT 3, BLOCK 134

VARIANCE BY:
DEP Diversified
Environmental
Planning
HILTON T. MEADOWS,
FLORIDA LICENSE NO. 11400038
SCOTT MEADOWS, P.L.D.
904/74-1417
900 CERRY BLVD. STE. 105
JACKSONVILLE, FL. 32211

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

12' ALLEY

99.98'(M), 100'(R)

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



ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS

3546 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-8488

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY
DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER
61G17-01, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

By: Charles B. Hatcher
CHARLES B. HATCHER
FLORIDA CERTIFICATE NO. 3771

JOB NO. 23588 3/10/21
SCALE: 1" = 20'

DATE 20 Apr. 2002
DRAFTER T.V. ZEFF

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

LEGEND/ABBREVIATIONS	
→ = GUY ANCHOR	(R) = RECORD
○ = SET IRON PIPE (SIP) MARKED	(M) = MEASURED
"ASSOC. SURVEY" OR "L.B. 5488"	Δ = CENTRAL ANGLE
P.T. = POINT OF TANGENCY	L = ARC LENGTH
C/L = CENTERLINE	R = RADIUS
R/B = REBAR	CH = CHORD
R/W = RIGHT OF WAY	WM = WATER METER
W-W = WIRE FENCE	W = WELL
W-D = WOOD FENCE	SL = STREET LIGHT
CONC = CONCRETE	ET = ELECTRIC TRANSFORMER
X-X = CHAINLINK FENCE	PE = POOL EQUIPMENT
ORV = OFFICIAL RECORDS VOLUME	
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY	
OU = OVERHEAD UTILITIES	