



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, February 2, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

Alternates: Owen Curley, Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held January 5, 2021

CORRESPONDENCE

OLD BUSINESS**a. Case Number(s): BOA#20-100174**

Applicant/Owner: H & H Enterprises, Inc.

Agent: Randall Whitfield

Property Address: 818 Beach Boulevard

Parcel ID: 175457-0000

Legal Description: Lots 1 through 12, Block E, *Mundy Drive Terrace*, together with a part of Lots 1 through 4, Block E, *Pablo Beach South*, less and except lands contained in Official Records Book 1800, Page 89

Current Zoning: C-2

Motion to Consider: **Reconsideration of Previously Denied Development Order – City of Jacksonville Beach Land Development Code Sections:** 34-343(e)(3)a, for a rear yard setback of 0 feet in lieu of 10 feet minimum; 34-343(e)(5), for 86% lot coverage in lieu of 85% maximum; 34-373(d) for a parking area setback of 0 feet in lieu of 5 feet minimum; 34-377 for 86 on-site parking spaces in lieu of 108 spaces required; and 34-425(b)(1), for a landscaped area adjacent to the public right-of-way of 0 feet in lieu of 5 feet minimum to rectify existing non-conformities and allow for a substantial improvement and an addition to an existing commercial building

Miscellaneous Info: No previous development orders

Notes: _____

NEW BUSINESS**a. Case Number(s): BOA#20-100206**

Applicant/Agent: Greg Beere, Content Modern

Owner: James R. Burnham

Property Address: 90 27th Avenue South

Parcel ID: 181621-0020

Legal Description: Lot 4, Block 4, *Atlantic Shores Ocean Front Section Division C*

Current Zoning: RS-1

Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for a side-yard setback of 6 feet and a corner side-yard setback of 7 feet, each in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for 59% lot coverage in lieu of 35% maximum; and 34-373(d) for a parking area setback of 7 feet in lieu of 10 feet minimum from the corner to allow for construction of a new single-family dwelling

Miscellaneous Info: No previous development orders

Notes: _____

b. Case Number(s): BOA#20-100207

Applicant/Owner: John Atkins, Atkins Builders, Inc.

Property Address: 1225 4th Street North

Parcel ID: 174619-0000

Legal Description: Lot 6, Block 124, *Pablo Beach North*

Current Zoning: C-1 to RM-1 Standards

Motion to Consider: **A variance from Land Development Code Sections:** 34-339(e)(1)c.2, for side-yard setbacks of 6.25 feet each in lieu of 10 feet minimum; 34-339(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-339(e)(1)f, for 49.7% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling

Miscellaneous Info: No previous development orders

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Wednesday, February 17, 2021. There are two scheduled cases.

ADJOURNMENT**NOTICE**

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

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

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

Minutes of Board of Adjustment Meeting
held Tuesday, January 5, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER

Chairperson Francis Reddington called the meeting to order at 7:02 P.M.

ANNOUNCEMENT

Mr. Reddington announced Case Number BOA #20-100201 (proposed additional tennis court and relocation of a basketball court at Huguenot Park) had been rescheduled (no new date was provided).

ROLL CALL

Chairperson: Francis Reddington

Vice-Chairperson: Scott Cummings

Board Members: Alexi Gonzalez

Jeff Truhlar

John Moreland

Building Official George Knight and Administrative Assistant Jodilynn Byrd were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

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

- December 15, 2020

CORRESPONDENCE: *None*

OLD BUSINESS:

A. **Case Number:** **BOA#20-100174**
Applicant/Owner: H & H Enterprises, Inc.
Agent: Randall Whitfield
Property Address: 818 Beach Boulevard
Parcel ID: 175457-0000

Request to schedule the following case to be heard on February 2, 2021, to determine if the Board's denial of the development permit application was based on a material mistake of fact pursuant to Land Development Code Section 34-158.

City of Jacksonville Beach Land Development Code Section(s): 34-343(e)(3)a, for a rear yard setback of 0 feet in lieu of 10 feet minimum; 34-343(e)(5), for 86% lot coverage in lieu of 85% maximum; 34-373(d) for a parking area setback of 0 feet in lieu of 5 feet minimum; 34-377 for 86 on-site parking spaces in lieu of 90 spaces required; and 34-425(b)(1), for a landscaped area adjacent

to the public right-of-way of 0 feet in lieu of 5 feet minimum to rectify existing non-conformities and allow for a substantial improvement and an addition to an existing commercial building.

Applicant/Agent: There was no one present for this case.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Reddington closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to approve BOA# 20-100174 to be heard on February 2, 2021.

Roll Call Vote: Ayes – Scott Cummings, Alexi Gonzalez, John Moreland, Jeff Truhlar, and Francis Reddington

The motion was unanimously approved.

NEW BUSINESS:

A. **Case Number:** BOA#20-100197
Applicant/Owner: Justin & Jennifer Widmaier
Property Address: 3081 Horn Court
Parcel ID: 180921-1000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a corner side-yard setback of one foot in lieu of 10 feet minimum and total side-yard setbacks of 5.6 feet in lieu of 10 feet required; and 34-337(e)(1)e, for 50.1% lot coverage in lieu of 35% maximum (44% previously approved) to allow for a coping-only swimming pool addition and to rectify non-conformities of an existing single-family dwelling with an attached pergola covered porch.

Applicant: Justin Widmaier, 3081 Horn Court, Jacksonville Beach, stated the lot was non-conforming and previous work completed on the lot was not permitted.

Public Hearing:

The following submitted emails in support of the variance:

- Adam and Lauren Westin, 3113 Horn Court, Jacksonville Beach
- Philip and Caitlin Zeller, 3084 Pullian Court, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Moreland, seconded by Ms. Gonzalez, to approve BOA# 20-100197, as it is consistent with the Land Development Code.

Roll Call Vote: Ayes – Scott Cummings, Alexi Gonzalez, and John Moreland,
Nays – Jeff Truhlar and Francis Reddington

The motion was approved by a 3-2 vote.

B. Case Number: BOA#20-100198
Applicant/Owner: DSM Renovations, LLC.
Property Address: 804 17th Avenue North
Parcel ID: 175190-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 11.75 feet in lieu of 30 feet minimum and 34-336(e)(1)e, for 39.31% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Rene Baron (agent for Owner), 1104 7th Street North, Jacksonville Beach, stated the lot was sub-standard and because the lot was a corner lot, the setbacks were smaller.

Public Hearing:

The following was in support of the variance but did not wish to address the Board:

- Jacqueline Phillips, 75 Oakwood Road, Jacksonville Beach

The following spoke in support of the variance:

- Kirby Wilson, 1736 North 9th Street, Jacksonville Beach

Mr. Cummings read a letter in support of the variance submitted by Rene Baron and signed by the following:

- Dorman Pantfoeder, 803 North 17th Avenue, Jacksonville Beach
- Sidney Carter, 820 North 17th Avenue, Jacksonville Beach
- Dean Williams, 1755 North 8th Street, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: Conversation ensued regarding the size of the property.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#20-100198 with the stipulation it be limited to a one-story house.

Roll Call Vote: Ayes – Alexi Gonzalez, Scott Cummings, Jeff Truhlar, John Moreland, and Francis Reddington

The motion was unanimously approved.

C. Case Number: BOA#20-100199
Applicant/Owner: John P. Gray, Jr.
Agent: Bob Hamil, Henderson Pool Service

Property Address: 3972 Poincianna Boulevard
Parcel ID: 181369-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 47.1% lot coverage in lieu of 35% maximum (42% previously approved) to allow for a swimming pool and paver patio addition to an existing single-family dwelling.

Agent: Ross Henderson, PO Box 330799, Atlantic Beach, stated the hardship was the lot was a sub-standard size for the zoning area.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Reddington closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Moreland, seconded by Ms. Gonzalez, to approve BOA# 20-100199 because it is consistent with the Land Development Code.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings, Alexi Gonzalez, John Moreland, and Francis Reddington

The motion was unanimously approved.

D. Case Number: **BOA#20-100200**
Applicant/Owner: James D. Gillis, III
Agent: Thomas Bledsoe
Property Address: 536 14th Avenue North
Parcel ID: 174971-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 18.8 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side-yard setbacks of 6.1 feet each in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 14 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for 58.6% lot coverage in lieu of 35% maximum to rectify non-conformities of an existing single-family dwelling and allow Lot 4 to be separated from Lot 11.

Agent: Thomas Bledsoe, 536 14th Avenue North, Jacksonville Beach, stated the plan was to split the lot. With the lot split, the lot would be non-conforming by many standards. James D. Gillis III, 536 14th Avenue North, Jacksonville Beach, stated no additions to the lot were made since he purchased the lot in 2007.

Public Hearing:

The following spoke in support of the variance:

- John Atkins, 1888 Foss Lane, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: Conversation ensued regarding the additional option for reducing lot coverage, the future of building on the lot, and optional drainage mitigation.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#20-100200 with 49.9% lot coverage.

Building Official George Knight clarified the motion was for all of the stipulations but changed the lot coverage to 49.9%. Mr. Moreland confirmed.

Roll Call Vote: Ayes – Alexi Gonzalez, John Moreland, and Jeff Truhlar
Nays – Scott Cummings and Francis Reddington

The motion to approve the variance was approved 3-2.

E. Case Number: BOA#20-100201
Applicant/Owner: City of Jacksonville Beach
Agent: Jason Phitides
Property Address: 218 16th Avenue South
Parcel ID: 179342-0000

City of Jacksonville Beach Land Development Code Sections: 34-342(e)(3)b, for a corner side-yard setback of 5.5 feet in lieu of 10 feet required to allow for an additional tennis court and relocation of the basketball court at an existing city-owned recreational facility

Mr. Reddington announced at the beginning of the meeting this Case had been rescheduled.

F. Case Number: BOA#20-100202
Applicant: Coastal Construction & Consulting
Agent: Jeffrey Tabb
Owner: James M. Howard
Property Address: 4035 Duval Drive
Parcel ID: 181679-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 38% lot coverage in lieu of 35% maximum to allow for additional paved driveway surface for a new (under construction) single-family dwelling.

Applicant: James Howard 2698 Madrid Street, Jacksonville Beach, stated the landscape architect included all surface coverings resulting in an overage of lot coverage. Mr. Howard requested the paved driveway be increased and the gravel driveway is decreased.

Public Hearing:

The following spoke in opposition to the variance:

- Tom Alter, 3915 Ponte Vedra Boulevard, Jacksonville Beach
- Paul Briggs, 4030 Duval Drive, Jacksonville Beach
- Marvin Dupree, 4022 Duval Drive, Jacksonville Beach
- Dave Dahl, 4112 Duval Drive, Jacksonville Beach

The following submitted an email in opposition to the variance:

- Alison Stratford, 4103 Duval Drive, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: Conversation ensued regarding a lack of hardship and drainage issues.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to disapprove BOA#20-100202 because it is not consistent with the City's Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Scott Cummings, Jeff Truhlar, John Moreland, and Francis Reddington

The motion to disapprove the application was approved unanimously.

ELECTION

Motion: It was moved by Mr. Cummings, seconded by Ms. Gonzalez, and passed unanimously to select John Moreland as the new Chairperson.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, and passed unanimously to select Alexi Gonzalez as the new Vice-Chairperson.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, February 2, 2021**. There are three scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:25 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA NO. 20-100174

HEARING DATE 11-4-20 2/2/21

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

REQUIRED DOCUMENTATION

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

SEP 18 2020

APPLICANT INFORMATION

Applicant Name: H & H ENTERPRISES INC Telephone: (904) 992-9000
Mailing Address: 7880 Gate Parkway Ste 300 Jacksonville FL 32256 E-Mail: gabe@ashproperties.com

Agent Name: Randall Whitfield Telephone: (904) 992-9000
Mailing Address: 7880 Gate Parkway Ste 300 Jacksonville FL 32256 E-Mail: randalljax@yahoo.com

Landowner Name: H & H ENTERPRISES INC Telephone: (904) 992-9000
Mailing Address: 7880 Gate Parkway Ste 300 Jacksonville FL 32256 E-Mail: gabe@ashproperties.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 818 BEACH BLVD., JACKSONVILLE BEACH 32250 RE#175457 0000

Legal description of property (Attach copy of deed): 15.98 33-25-206 MUNDY DRIVE TEAR 5.0 LOTS 1 TO 12 (EX OR 1800-89) BLK E, S-28 PABLO BEACH SOUTHPT LOTS 1,2,3 RECD OR 1020-334 BLK E

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Approximately a four (4) foot stairwell encroachment into easterly 10 foot side yard set back and zero (0) foot set back along southerly (rear) yard setback to ratify encroachment of existing building and to allow an addition.

AFFIDAVIT

I, Randall Whitfield, 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.

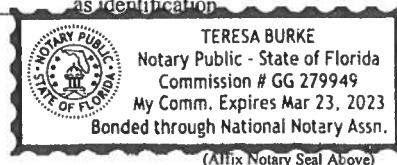
H & H Enterprises, Inc.

By Randall Whitfield Randall Whitfield 9/10/20
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 10th day of September, 2020, by Randall Whitfield, who is personally known to me or produced known as identification.

Teresa Burke
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-2 FLOOD ZONE: X

CODE SECTION (S):
34-343(e)(3)a, for a rear yard setback of 0 feet in lieu of 10 feet minimum; 34-343(e)(5), for 86% lot coverage in lieu of 85% maximum; 34-373(d) for a parking area setback of 0 feet in lieu of 5 feet minimum; 34-377 for 86 on-site parking spaces in lieu of 108 spaces required; and 34-425(b)(1), for a landscaped area adjacent to the public right-of-way of 0 feet in lieu of 5 feet minimum to rectify existing non-conformities and allow for a substantial improvement and an addition to an existing commercial building.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO. 20-100174

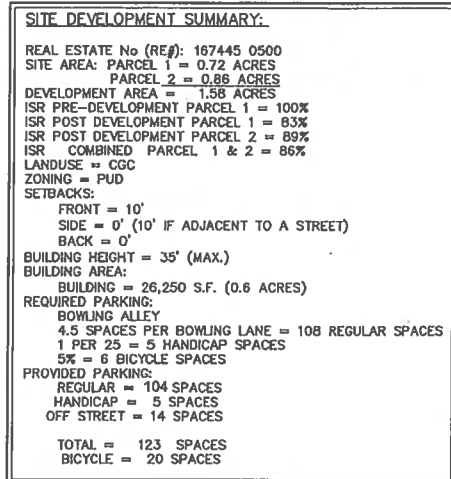
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

SEP 18 2020

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	Existing Building on grade on site and cannot be moved. This is a corner parcel with two front yard setbacks, otherwise rear yard setback in C-2 is 0'.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Applicant purchased property with existing building on site.
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	Base building exists and can be expanded meeting other code requirements.
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	Cannot adjust location of existing building and expansion is dictated by that location.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We are asking for the minimum variance to make reasonable use of an existing structure, and allow for its renovation.
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 base building has existed since 1958 as a permitted use in a commercial district.

DESIGNER EXPRESSLY RESERVES THE COPYRIGHT AND OTHER PROPERTY RIGHTS WITHIN THESE DRAWINGS. THESE PLANS, DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT OF BAKER DESIGN BUILD, LLC. THESE PLANS SHALL NOT BE DISTRIBUTED TO ANY PARTY WITHOUT SAID WRITTEN CONSENT.

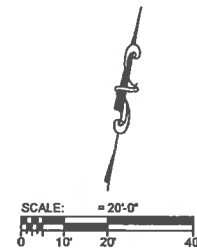


- GENERAL GEOMETRY NOTES:
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF JACKSONVILLE BEACH REQUIREMENTS, LATEST EDITION.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS SHOWN OTHERWISE ON PLANS.
 3. ALL CURB AND GUTTER SHALL BE CONSTRUCTED ON-SITE. REFER TO PLAN FOR SIZE AND TYPE.
 4. THE BUILDING CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF DIMENSIONS DIFFER FROM THOSE SHOWN HEREIN, CONTACT THE PROJECT ENGINEER PRIOR TO CONSTRUCTION TAKEOUT.
 5. ALL BUILDING TIES AND DIMENSIONS ARE TO THE OUTSIDE OF WALL.
 6. ALL PERMANENT MARKINGS SHALL BE EXTRUDED THERMOPLASTIC AND MEET THE CURRENT CITY AND FDOT STANDARD SPECIFICATIONS, LATEST EDITION.
 7. SEE SHEET C1.1 FOR GENERAL NOTES.
 8. SEE SHEET CD1.0-1.1 FOR SITE DETAILS.

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, BLOCK E, MUNDY DRIVE TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 96, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2:
TOGETHER WITH A PART OF LOTS 1, 2, 3 AND 4, BLOCK E, PARCELS BEACH SOUTH ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 6, BLOCK E OF MUNDY DRIVE TERRACE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 96, CURRENTLY BEING RECORDED IN FLORIDA; THENCE NORTHEAST NORTHERLY ALONG THE EAST SIDE OF NINTH STREET EXTENDED NORTHERLY 83.12 FEET TO A POINT 68 FEET WHEN MEASURED AT RIGHT ANGLES SOUTHERLY FROM THE CENTERLINE OF STATE ROAD 212; THENCE NORTH 89°27'20" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD 212 A DISTANCE OF 304.10 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF EIGHTH STREET; THENCE SOUTHERLY 83.12 FEET TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK E OF SAID SUBDIVISION; THENCE SOUTH 89°27'20" WEST ALONG THE NORTH LINES OF LOT 1 TO 6 INCLUSIVE 304.12 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT LANDS CONTAINED IN OFFICIAL RECORDS BOOK 1800, PAGE 89, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



Kyle F. Davis, P.E.
FL Reg. 63071

[illegible]

BEACH BOWL

818 Beach Blvd.
Jacksonville Beach, Florida 32250
H & H Enterprises, Inc.

Sheet Name

Site Geometry Plan

Sheet Number

C3.01

20-100174

BEACH BOWL

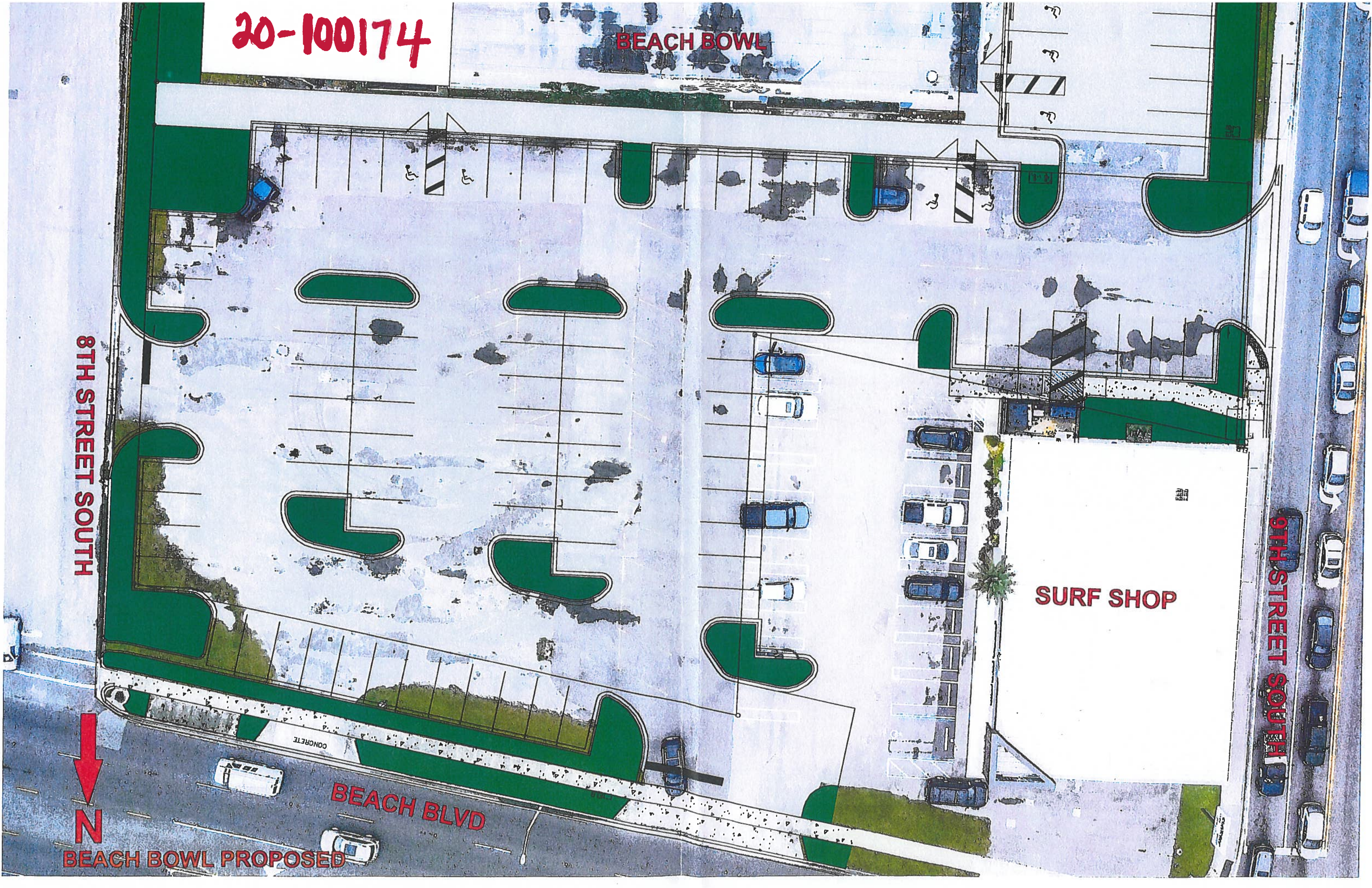
8TH STREET SOUTH

SURF SHOP

9TH STREET SOUTH

BEACH BLVD

N
BEACH BOWL PROPOSED





APPLICATION FOR VARIANCE

BOA NO. 20-100206
HEARING DATE 2.2.21

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

REQUIRED DOCUMENTATION

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

DEC 23 2020

APPLICANT INFORMATION

Applicant Name: GREG BEERE Telephone: 914.606.1740
Mailing Address: 740 KING ST E-Mail: jburnham62@gmail.com
JACKSONVILLE, FL 32204
Agent Name: GREG BEERE - content modern Telephone: 904.343.3058
Mailing Address: 740 KING STREET E-Mail: greg@contentmodern.com
JACKSONVILLE, FL 32204
Landowner Name: JAMES R. BURNHAM Telephone: 914.606.1740
Mailing Address: 54 CLINTON AVENUE E-Mail: jburnham62@gmail.com
RTG, NY 10580

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: 90 S. 27th Ave.
Legal description of property (Attach copy of deed): 03 1ST ST - RE: 181621-0020
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). (SEE ATTACHED)
34-336(e)(1)c1 FOR A FRONT YARD SETBACK OF 14' IN LIEU OF 25' REQUIRED
34-336(e)(1)c2 FOR A WESTERLY SIDE YARD OF 7' IN LIEU OF 10' REQUIRED
AND A CORNER SIDE YARD SETBACK OF 6' IN LIEU OF 10' REQUIRED (SEE ATTACHED)
34-336(e)(1)c3 FOR A REAR YARD SETBACK OF 7' IN LIEU OF 30' REQUIRED
34-336(e)(1)e FOR 59% LOT COVERAGE IN LIEU OF 55% MAX.

I, GREG BEERE, 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

GREGORY A. BEERE
PRINT APPLICANT NAME

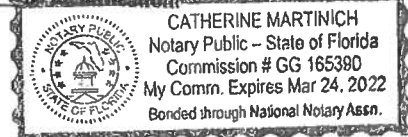
12-23-2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of December, 2020, by Gregory A. Beere, who is personally known to me or produced FLDL as identification.

NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: AE

CODE SECTION (s):

34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for a side-yard setback of 6 feet and a corner side-yard setback of 7 feet, each in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for 59% lot coverage in lieu of 55% maximum; and 34-373(d) for a parking area setback of 7 feet in lieu of 10 feet minimum from the corner to allow for construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

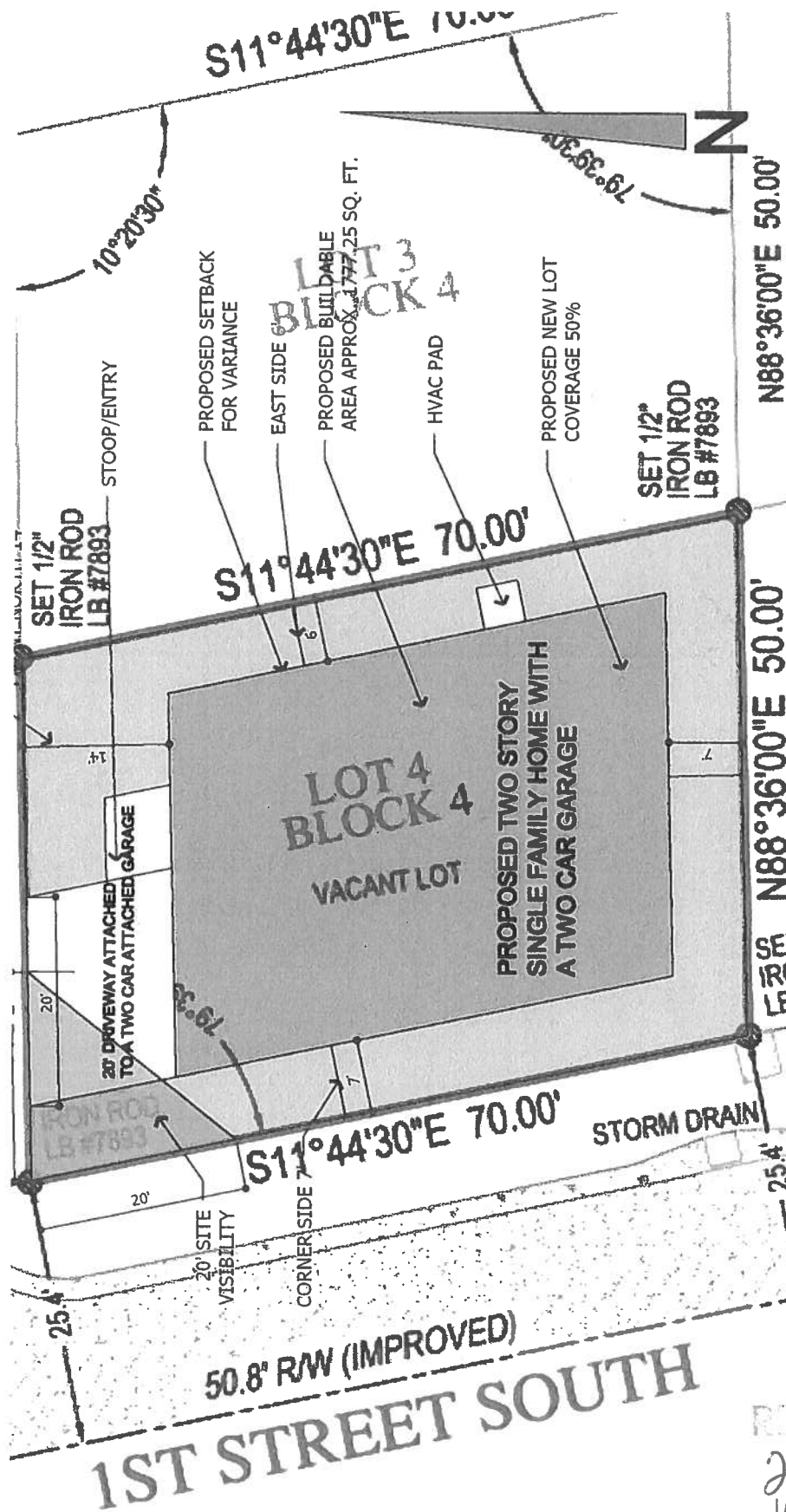
BOA No. 20-100206

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 CURRENT ZONING REQUIREMENTS LIMIT AND RESTRICT THE ABILITY TO BUILD A SINGLE FAMILY HOME
Special circumstances and conditions do not result from the actions of the applicant.	YES	CONFIRMING THAT SPECIAL CIRCUMSTANCES DO NOT RESULT FROM THE ACTIONS OF THE APPLICANT
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	CONFIRMING THAT GRANTING THIS VARIANCE WILL NOT CONFER ANY SPECIAL PRIVILEGES ON THE APPLICANT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	APPROVING THE REQUESTED VARIANCE WOULD SEEM TO BE CONSISTANT WITH OTHER VARIANCES GRANTED IN THE AREA.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	THE INTENTION IS TO BUILD A TWO STORY SINGLE FAMILY HOME. THE REQUESTED VARIANCE SUPPORTS THE REQUIRED FOOTPRINT OF THE STRUCTURE
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	THIS VARIANCE WILL BE CONSISTANT WITH THE POLICIES OF THE COMPREHENSIVE PLAN AND WILL NOT ADVERSELY AFFECT ADJACENT LAND.

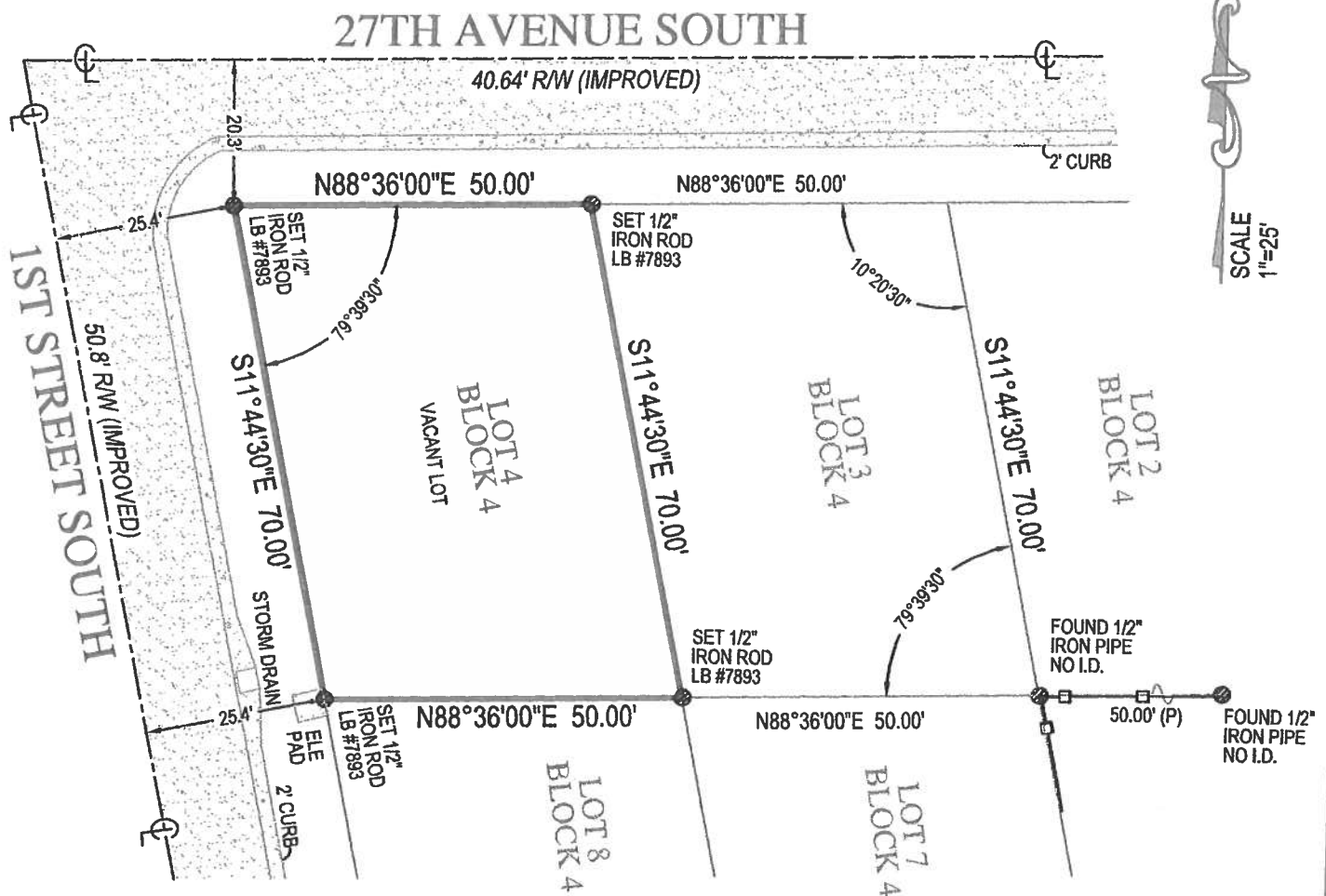
Proposed



RECEIVED
20-100706
JAN 11 2021

PLANNING & DEVELOPMENT

EXISTING 1 OF 2 BOUNDARY SURVEY

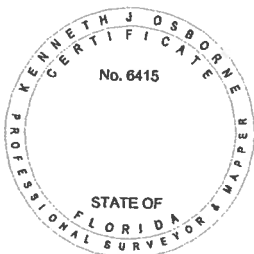


SCALE
1"=25'

RECEIVED
20-100 206
JAN 11 2021

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

PLANNING & DEVELOPMENT



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
Digitally signed by
Kenneth Osborne
Date: 2020.08.21
16:04:56 -04'00'

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



LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102

WEST PALM BEACH, FL 33407

PHONE (561) 640-4800

STATEWIDE PHONE (800) 226-4807

STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: <http://targetsurveying.net>

(SIGNED)

Kenneth J. Osborne
PROFESSIONAL SURVEYOR AND MAPPER #6415

EXISTING 20F2 LEGAL DESCRIPTION AND CERTIFICATION

LOT 4, BLOCK 4, ATLANTIC SHORES OCEAN FRONT SECTION, DIVISION C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Community Number: 120078 Panel: 12031C0419 Suffix: J F.I.R.M. Date: 11/2/2018 Flood Zone: AE(NAVD88) Field Work: 8/19/2020

Certified To:

JAMES R. BURNHAM AND MASON M. BURNHAM; J. RILEY WILLIAMS ATTORNEY & COUNSELOR AT LAW;;

Property Address:

XXX 1ST STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Survey Number: 429411

Client File Number: 300.2281

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50-100206
JAN 11 2021

PLANNING & DEVELOPMENT

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

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

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

 **TARGET**
SURVEYING, LLC
LB #7893

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

Ref: BOA #20-100206

LeeAnn Bassabe

From: Lee Rhodes <lee201@bellsouth.net>
Sent: Friday, January 22, 2021 2:51 PM
To: Planning Division
Subject: BOA#20-100206

I object to letting to this "setback" request.

Why does the city have rules and let people who don't like the rules, ask for exceptions to the rules?
Why even have rules if people don't have to follow them?

Lee Rhodes

lee201@bellsouth.net

"Make It a Great Day!"

"Notice: It's OK to print this electronic message. Paper is a biodegradable, renewable, sustainable product made from trees. Growing and harvesting trees provides jobs for millions for Americans, and working forests are good for the environment, providing clean air, clean water, wildlife habitat and carbon storage. Thanks to improved forest management, we have more trees in America today than we had 100 years ago."

***"A WELL MANAGED FOREST MAKES LIFE
BETTER"***



APPLICATION FOR VARIANCE

BOA No 20-100207
HEARING DATE 2-2-21

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

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

DEC 22 2020

APPLICANT INFORMATION

Applicant Name:	Atkins Builders, Inc.	Telephone:	(904) 465-3749
Mailing Address:	PO Box 51262 Jacksonville Beach, Fl. 32240	E-Mail:	atkinsbuilders@hotmail.com/PLANNING AND DEVELOPMENT
Agent Name:	John Atkins	Telephone:	(904) 465-3749
Mailing Address:	PO Box 51262 Jacksonville Beach, Fl. 32240	E-Mail:	
Landowner Name:	Atkins Builders, Inc.	Telephone:	(904) 465-3749
Mailing Address:	PO Box 51262 Jacksonville Beach, Fl. 32240	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

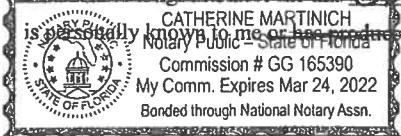
Street address of property AND Real Estate Number: 1225 N. 4th St. **RE # 174619-0000**
Legal description of property (Attach copy of deed): Lot 6 Block 124, Pablo Beach Replat
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Rear yard setback of 20' in lieu of 30' required. Side setbacks of 6.25'. 49.9% Impervious in lieu of 35%

AFFIDAVIT

I, John Atkins, 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.

John Atkins
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 12-22-2020

STATE OF FLORIDA, COUNTY OF DUVAL
Sworn to and signed before me this 22nd day of December, 2020 by John Atkins, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE
CURRENT ZONING CLASSIFICATION: C-1 to RM-1 Standards FLOOD ZONE: X
CODE SECTION (S):
34-339(e)(1)c.2, for side-yard setbacks of 6.25 feet each in lieu of 10 feet minimum; 34-339(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-339(e)(1)f, for 49.7% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100207

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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. DEC 22 2020
PLANNING & DEVELOPMENT

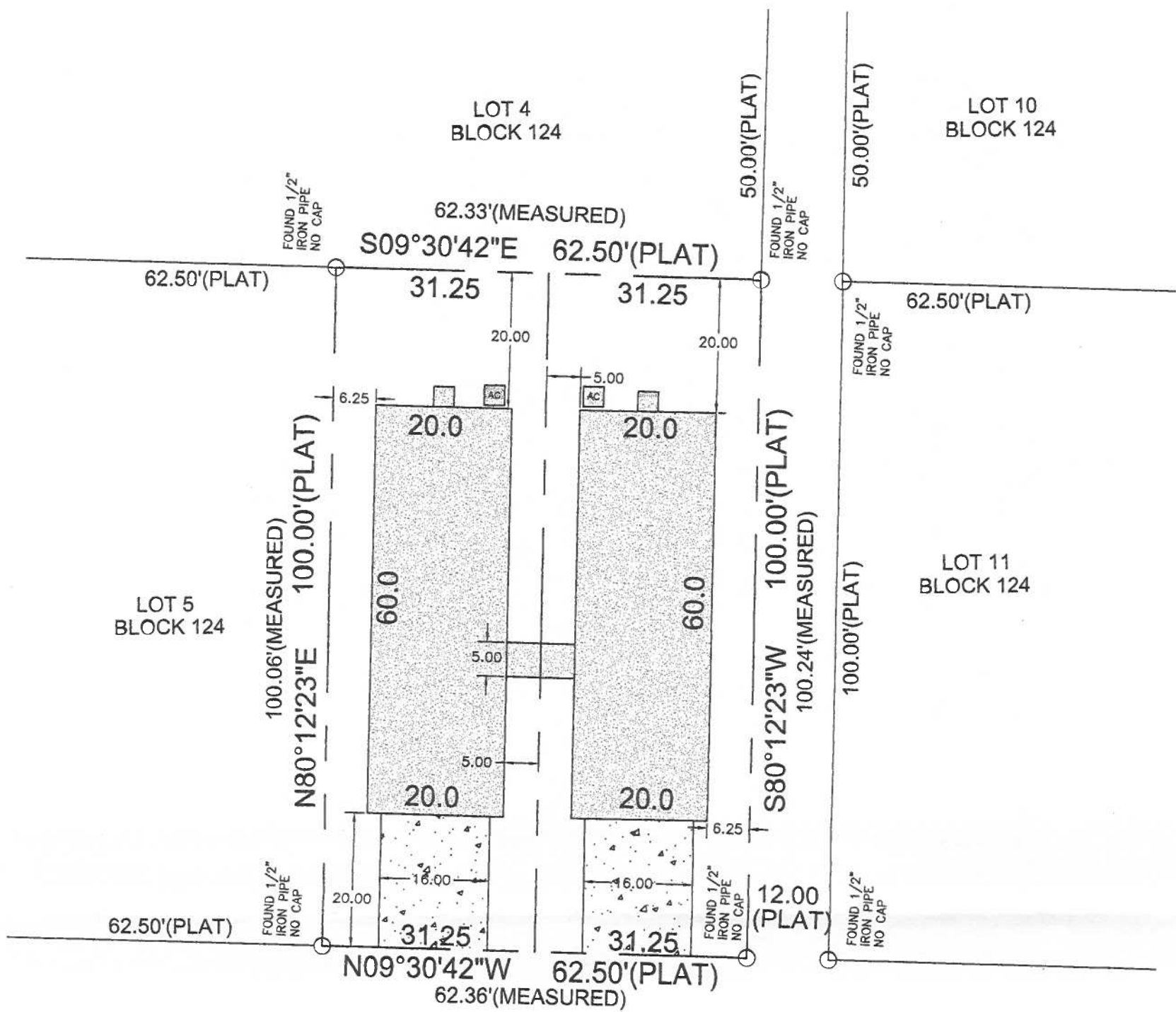
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is in the C-1 zoning district which allows 80% lot coverage and 0' setbacks.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	
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	Many if not all properties in the area do not comply with all setback and coverage requirements.
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	Variances have been granted to almost all new construction in the immediate area.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the number of units permitted on this parcel from 3 to 2.
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.		Granting of the variance will actually increase the setbacks on the front and side setbacks.

TRUPOSED

MAP SHOWING SURVEY OF

LOT 6, BLOCK 124, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 5, PAGE 66
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



FOURTH STREET NORTH 50' RIGHT-OF-WAY

DATA SUMMARY

POST-DEVELOPMENT DRAINAGE DATA:

SITE AREA:	±6,250 SF
IMPERVIOUS AREA:	
UNIT 1	
BUILDING:	1,200 SF
CONCRETE PAVEMENT:	354 SF
TOTAL:	1554 SF
UNIT 2	
BUILDING:	1,200 SF
CONCRETE PAVEMENT:	354 SF
TOTAL:	1554 SF
TOTAL IMPERVIOUS AREA:	3,108 SF
PERCENT IMPERVIOUS:	
3,108 SF / 6,250 SF	49.7 %

RECEIVED

20-100207
DEC 22 2020

PLANNING & DEVELOPMENT



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CHECKED BY: RKP
DRAWN BY: DB
FILE: 2020-8000

4TH STREET NORTH
LOT 6, BLOCK 124
JACKSONVILLE BEACH
FLORIDA 32250

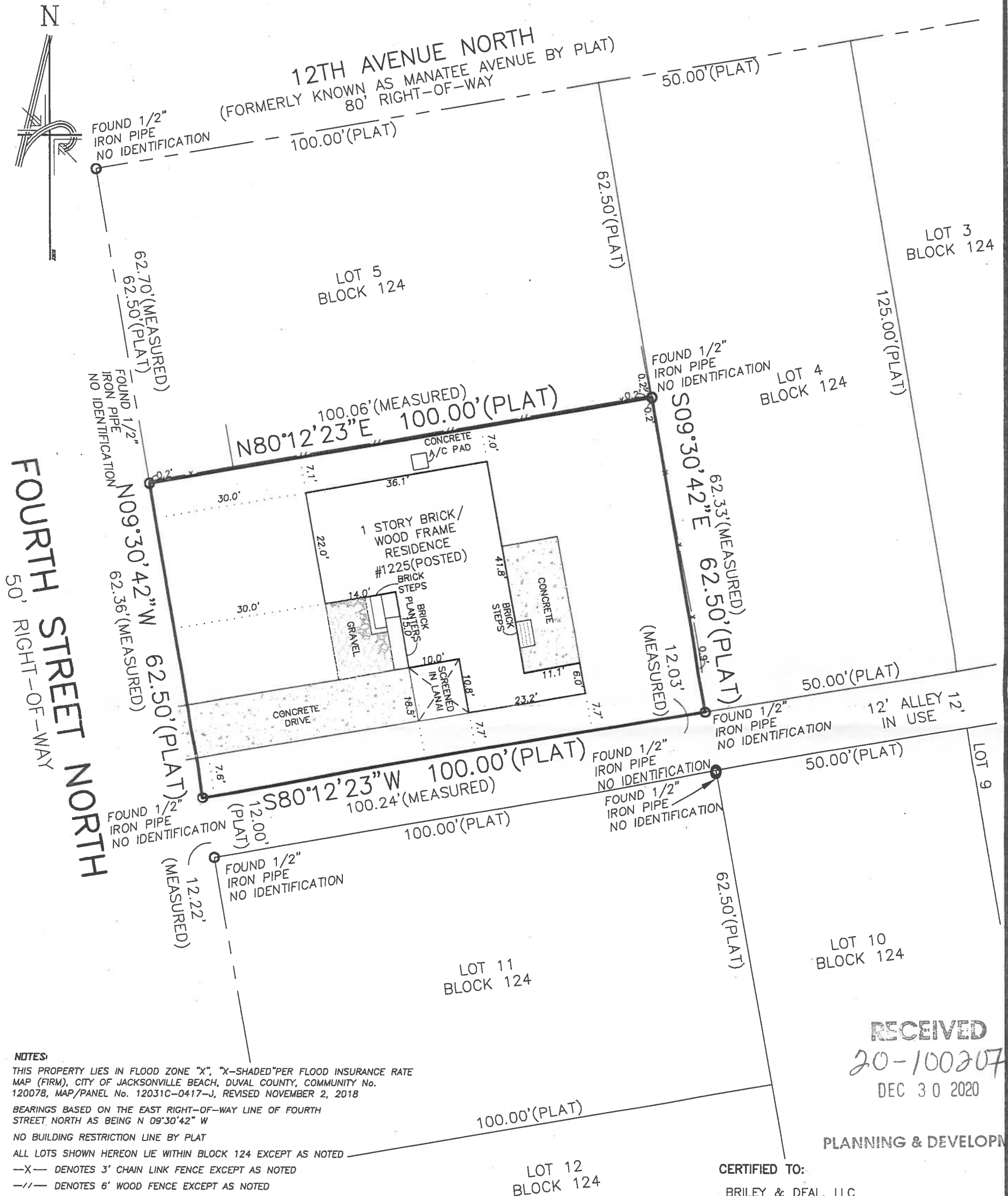
Atkins Builders

DATE: DEC. 21, 2020
SHEET 1 OF 1

EXISTING

MAP SHOWING BOUNDARY SURVEY OF:

LOT 6, BLOCK 124, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 5, PAGE 66
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:

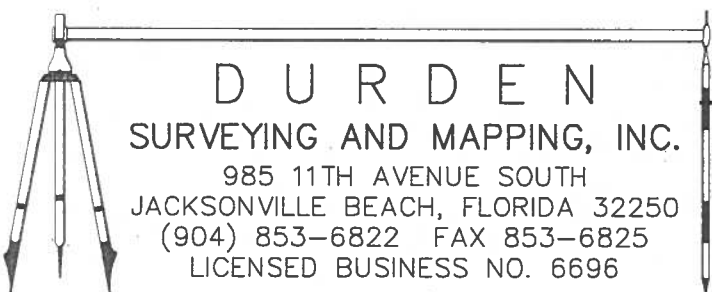
THIS PROPERTY LIES IN FLOOD ZONE "X", "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018
BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF FOURTH STREET NORTH AS BEING N 09°30'42" W
NO BUILDING RESTRICTION LINE BY PLAT
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 124 EXCEPT AS NOTED
—X— DENOTES 3' CHAIN LINK FENCE EXCEPT AS NOTED
—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
20-100207
DEC 30 2020

PLANNING & DEVELOPMENT

CERTIFIED TO:

BRILEY & DEAL, LLC
CHICAGO TITLE INSURANCE COMPANY
ATKINS BUILDERS INC(A FLORIDA CORP)



SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., 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 OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

H. Bruce Durdan, Jr.
FLORIDA REGISTERED SURVEYOR No. 170
H. BRUCE DURDEN, JR.
SIGNED: DECEMBER 30, 2020
SCALE: 1" = 20'
WORK ORDER NUMBER: 20547

B-9796