



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, January 5, 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

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

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held December 15, 2020

CORRESPONDENCE

OLD BUSINESS

- a. Request to schedule the following case 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.

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: **A variance from 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

Miscellaneous Info: No previous development orders

NEW BUSINESS

a. Case Number(s): BOA#20-100197

Applicant/Owner: Justin & Jennifer Widmaier

Property Address: 3081 Horn Court

Parcel ID: 180921-1000

Legal Description: Lot 1, Block 12, *Jacksonville Beach Heights*

Current Zoning: RS-2

Motion to Consider: **A variance from Land Development Code Sections:** 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

Miscellaneous Info: One previously approved development order (BOA#05-100278)

Notes: _____

b. Case Number(s): BOA#20-100198

Applicant/Owner: DSM Renovations, LLC.

Property Address: 804 17th Avenue North

Parcel ID: 175190-0000

Legal Description: Lot 6, Block 3, *Beach Homesites – Unit Three*

Current Zoning: RS-1

Motion to Consider: **A variance from Land Development Code Sections:** 34-336(e)(1)c.3, for a rear yard setback of 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

Miscellaneous Info: No previous development orders

Notes: _____

- c. **Case Number(s):** **BOA#20-100199**
Applicant/Owner: John P. Gray, Jr.
Agent: Bob Hamil, Henderson Pool Service
Property Address: 3972 Poincianna Boulevard
Parcel ID: 181369-0000
Legal Description: Lot 1, Block 12, *Ocean Terrace*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections: 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**
Miscellaneous Info: One previously approved development order (BOA#06-100217)

Notes: _____

- d. **Case Number(s):** **BOA#20-100200**
Applicant/Owner: James D. Gillis, III
Agent: Thomas Bledsoe
Property Address: 536 14th Avenue North
Parcel ID: 174917-0000
Legal Description: Lots 4 and 11, Block 3, *Surf Park – Unit One*
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 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**
Miscellaneous Info: No previous development orders

Notes: _____

- e. **Case Number(s):** **BOA#20-100201**
Applicant/Owner: City of Jacksonville Beach
Agent: Jason Phitides
Property Address: 218 16th Avenue South
Parcel ID: 179342-0000
Legal Description: Lots 1 and 6, and the north ½ of Lots 2 and 5, Block B; Lots 1 and 2, Block C; Undivided Block GG; Lots 1 through 10, Block H; Lots 1 through 5, Block I; *Huguenot Park, part of Permenter's Replat and Atlantic Camp Grounds*
Current Zoning: C-1
Motion to Consider: **A variance from 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
Miscellaneous Info: One previously denied development order (BOA#19-100032)

Notes: _____

- f. **Case Number(s):** **BOA#20-100202**
Applicant: Coastal Construction & Consulting
Agent: Jeffrey Tabb
Owner: James M. Howard
Property Address: 4035 Duval Drive
Parcel ID: 181679-0000
Legal Description: Lot 8, Block D3, *Ponte Vedra excepting therefrom any lands lying east of the Erosion Control Line for said County*
Current Zoning: RS-1
Motion to Consider: **A variance from Land Development Code Sections: 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
Miscellaneous Info: No previous development orders

Notes: _____

PLANNING DEPARTMENT REPORT

Due to no cases for the Wednesday, January 20, 2021 meeting, the next scheduled meeting is **Tuesday, February 2, 2021**. There are three 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 Wednesday, December 15, 2020, 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.

ROLL CALL

Chairperson: Francis Reddington
Vice-Chairperson: Scott Cummings
Board Members: Sylvia Osewalt (absent) Jeff Truhlar (absent) John Moreland
Alternates: Alexi Gonzalez

Director of Planning and Development Bill Mann and Administrative Assistant Jodilynn Byrd were also present.

EX PARTE COMMUNICATION:

Mr. Cummings stated he spoke with Director of Planning and Development Bill Mann about an Old Business case on the agenda. There was no other ex-parte reported.

APPROVAL OF MINUTES:

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

- December 1, 2020

CORRESPONDENCE: *None*

OLD BUSINESS:

- A. 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.

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

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: Randall Whitfield, 7880 Gate Parkway, Jacksonville, requested his case to be deferred to the next available meeting for a full panel of Board Members.

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 Mr. Cummings, to approve the request to defer BOA#20-100174 to the next available hearing.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Alexi Gonzalez, and Francis Reddington
The motion was unanimously approved.

B. Case Number: BOA#20-100182

Applicant: Nicolino Driussi, Jr. and Bobbe L. Driussi
Owner: Nicolino Driussi, Jr. and Bobbe Zepp R/S
Property Address: 716 4th Avenue North
Parcel ID: 173899-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 42.12% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling.

Applicant: Bobbe Driussi, 716 4th Avenue North, Jacksonville Beach, stated the reason for the variance was to allow for a deck around the swimming pool.

Public Hearing:

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

Mr. Reddington closed the public hearing.

Discussion: A conversation ensued regarding the lack of hardship created by the property.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to reject BOA# 20-100182 because it does not require special conditions or circumstances that are peculiar to the piece of property to create a hardship.

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

The motion was denied 2-2.

NEW BUSINESS:

A. Case Number: **BOA#20-100193**
Applicant: Adrian Pagano
Owner: Randall Deloach
Property Address: 4225 2nd Street South
Parcel ID: 180467-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a southerly side yard setback of 7.2 feet and a northerly side yard setback of 7.5 feet each in lieu of 10 feet minimum and 34-336(e)(1)e, for 46% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling and swimming pool.

Applicant: Adrian Pagano, 2356 NE 8th Street, Ft. Lauderdale, stated the hardship is due to the size of the lot. Mr. Pagano stated he would like to build a single-family home in size comparison to the surrounding homes.

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# 20-100193 because it is compliant with the Land Development Code.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Alexi Gonzalez, and Francis Reddington
The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, January 5, 2021. There are six scheduled cases.

Mr. Cummings stated he would be moving out of the City of Jacksonville Beach within the next year. He plans on continuing to serve on the Board of Adjustment until he officially moves.

Mr. Reddington advised the Board would select a new Chairperson and Vice-Chairperson at the next meeting.

ADJOURNMENT

Prior to adjourning, the Board thanked Mr. Mann for his service and for providing his knowledge of the Land Development Code to the Board.

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:55 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA NO. 20-100197
HEARING DATE 1/5/21

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

NOV 13 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: JUSTIN & JENNIFER WIDMAIER Telephone: 386-212-5511
Mailing Address: 3081 HORN COURT E-Mail: JUSTIN.WIDMAIER@GMAIL.COM
JACKSONVILLE BEACH, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: SAME AS ABOVE 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

RE# 180931-1000

Street address of property and Real Estate Number: 3081 HORN COURT JACKSONVILLE BEACH, FL 32250

Legal description of property (Attach copy of deed): LOT 1, BLK 12 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).

LOT COVERAGE OF 50.1% / CSY OF 1' IN LIEU OF 10'
AND TOTAL SIDE YARDS OF 5.6' IN LIEU OF 15'

AFFIDAVIT

I, JUSTIN WIDMAIER, 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

JUSTIN WIDMAIER
PRINT APPLICANT NAME

11/13/2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of November, 2020, by Justin Widmaier, who is personally known to me or produced Florida Driver License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



CHANDRA MEDFORD
Commission No. GG 283199
Expires December 21, 2022 (Fix Notary Seal Above)
Notary Public State of Florida

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)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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO.

20-100197

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.

NOV 13 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	The lot is only 6,000 sf (50'x120') 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 sf
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 22 homes on Horn Ct & Pullien Ct have a lot coverage variance for a pool. Due to the small lot size the code deprives us of rights commonly enjoyed by other parcels in the same 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 14'x26' pool, and existing tile patio. Plans for pool only add to existing coverage for pool equipment pad and no further additions
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	Neighbors to the South and East are in agreement with the variance requested and will speak in support if needed

Ref BOA #20-100197



October 19, 2005

BESTCON, Inc.
Paul W. Nichols
4400 Marsh Landing Blvd, Suite 6
Ponte Vedra Beach, FL 32082

*Lot 1

RECEIVED

NOV 13 2020

RE: BOA #05-100278
3081 Horn Court

PLANNING & DEVELOPMENT

Dear Mr. Nichols:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on October 18, 2005 to consider your variance application.

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

- 34-337 (e)(1) e, for 46.3% lot coverage in lieu of 35% maximum

The results of the meeting were; *amended and approved for:*

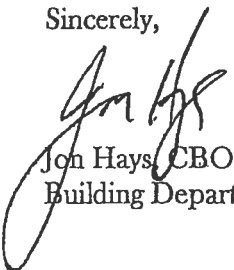
- 34-337 (e)(1) e, for 44% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

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

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

Sincerely,


Jon Hays, CBO
Building Department

JCH/ct

SITE BENCH MARK: SET MANUAL IN NORTH EDGE OF PAVEMENT. ELEVATION = 16.64 N.A.V.D. 1988

PONCE DE LEON STREET

50' RIGHT OF WAY PAVED PUBLIC ROAD

PLOT PLAN OF LOT 1, BLOCK 12, JACKSONVILLE BEACH HEIGHTS AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

NOV 13 2020

IMPERVIOUS AREA:

EXISTING: LOT AREA = 6,000 S.F.

HOUSE AREA = 1,818 S.F.
TILE & CONCRETE = 1,178 S.F.
TOTAL IMPERVIOUS = 2,996 S.F.
= 49.9%

PROPOSED POOL HAS NO DECK.
POOL EQUIP. PAD = 12 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 3,008 S.F.
= 50.1%

PLANNING & DEVELOPMENT



0 10 20 40
SCALE: 1" = 20'

RECEIVED
20-1931
NOV 4 2020

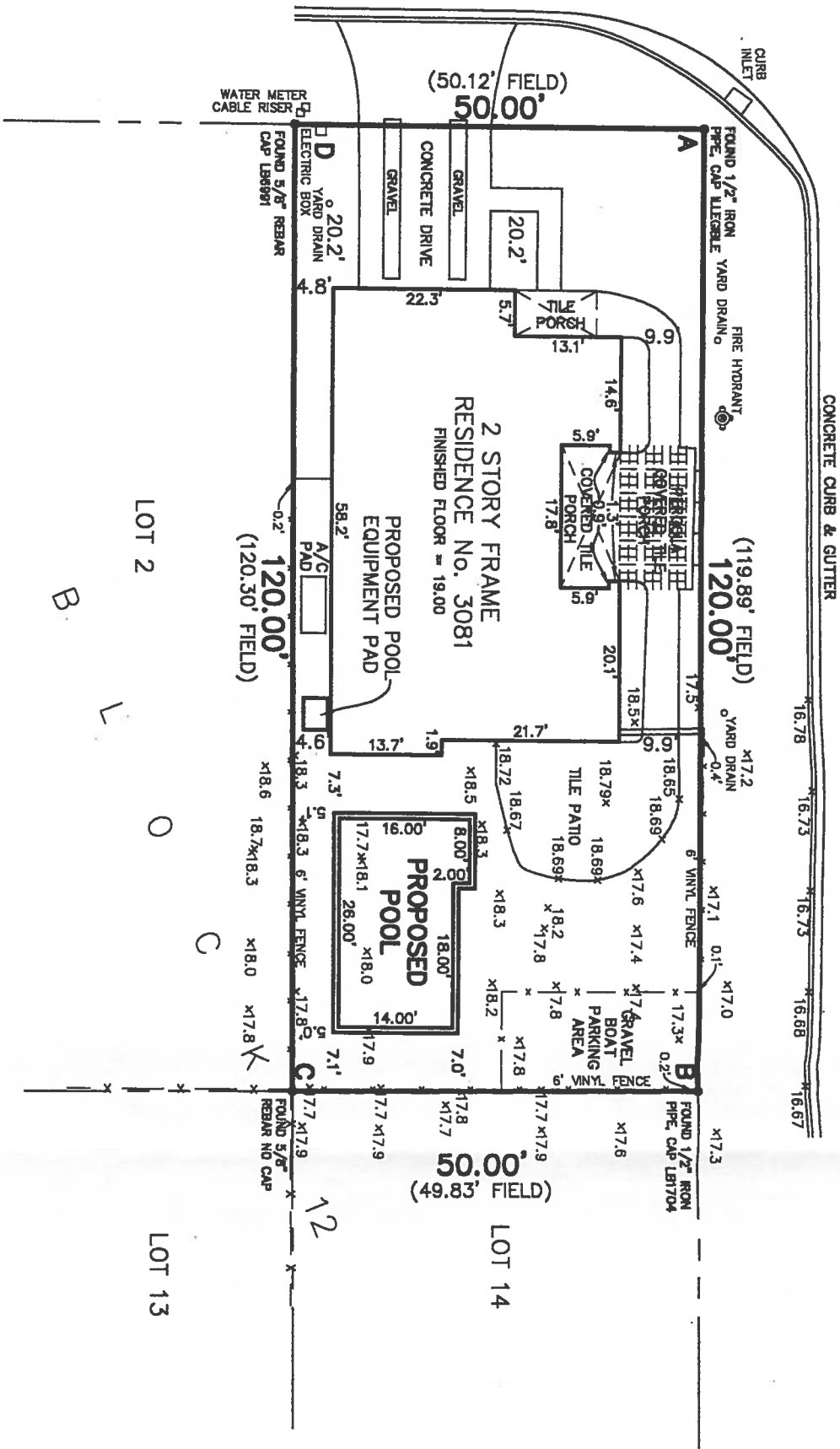
PLANNING & DEVELOPMENT

THIS PLOT PLAN WAS MADE FOR THE BENEFIT OF JUSTIN G. & JENNIFER M. WIDMAIER.

DENNIS BOATWRIGHT, P.S.M.
FLORIDA SURVEYOR and MAPPER No. LS 3295
FLORIDA SURVEYING & MAPPING BUSINESS No. LB 3672

HORN COURT

50' RIGHT OF WAY



NOTES

1. THIS IS A PLOT PLAN.
2. BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY BY THIS FIRM UNDER WORK ORDER 2020-1085.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 90°01'56"
B = 90°26'18"
C = 89°41'55"
D = 89°49'51"

4. NO BUILDING RESTRICTION LINES PER PLAT.
5. BENCH MARK USED IS THE TOP OF A SANITARY MANHOLE AT THE INTERSECTION OF PULLIAN COURT AND PONCE DE LEON STREET. ELEVATION = 16.58 N.A.V.D. 1988 SET BY GPS OBSERVATIONS USING SPECTRA PRECISION EPOCH 80 RUNNING TRIMBLE VRS SOFTWARE. SITE BENCH MARK AS SHOWN HEREON.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CHECKED BY: _____

DRAWN BY: SWC

FILE: 2020-1085-PP

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

DATE: SEPTEMBER 9, 2020

SHEET 1 OF 1

EXISTING

SITE BENCH MARK: SET MANHOLE IN NORTH EDGE
OF PAVEMENT: ELEVATION = 16.64 N.A.V.D. 1988

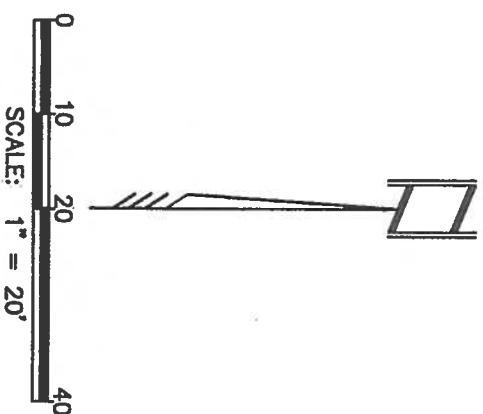
PONCE DE LEON STREET
50' RIGHT OF WAY PAVED PUBLIC ROAD

MAP SHOWING SURVEY OF
LOT 1, BLOCK 12, JACKSONVILLE BEACH HEIGHTS AS RECORDED IN PLAT BOOK
11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
20-100197
NOV 13 2020

PLANNING & DEVELOPMENT

EXISTING IMPERVIOUS AREA:
LOT AREA = 6,000 S.F.
HOUSE AREA = 1,818 S.F.
TILE & CONCRETE = 1,178 S.F.
TOTAL IMPERVIOUS = 2,996 S.F.
= 49.9%

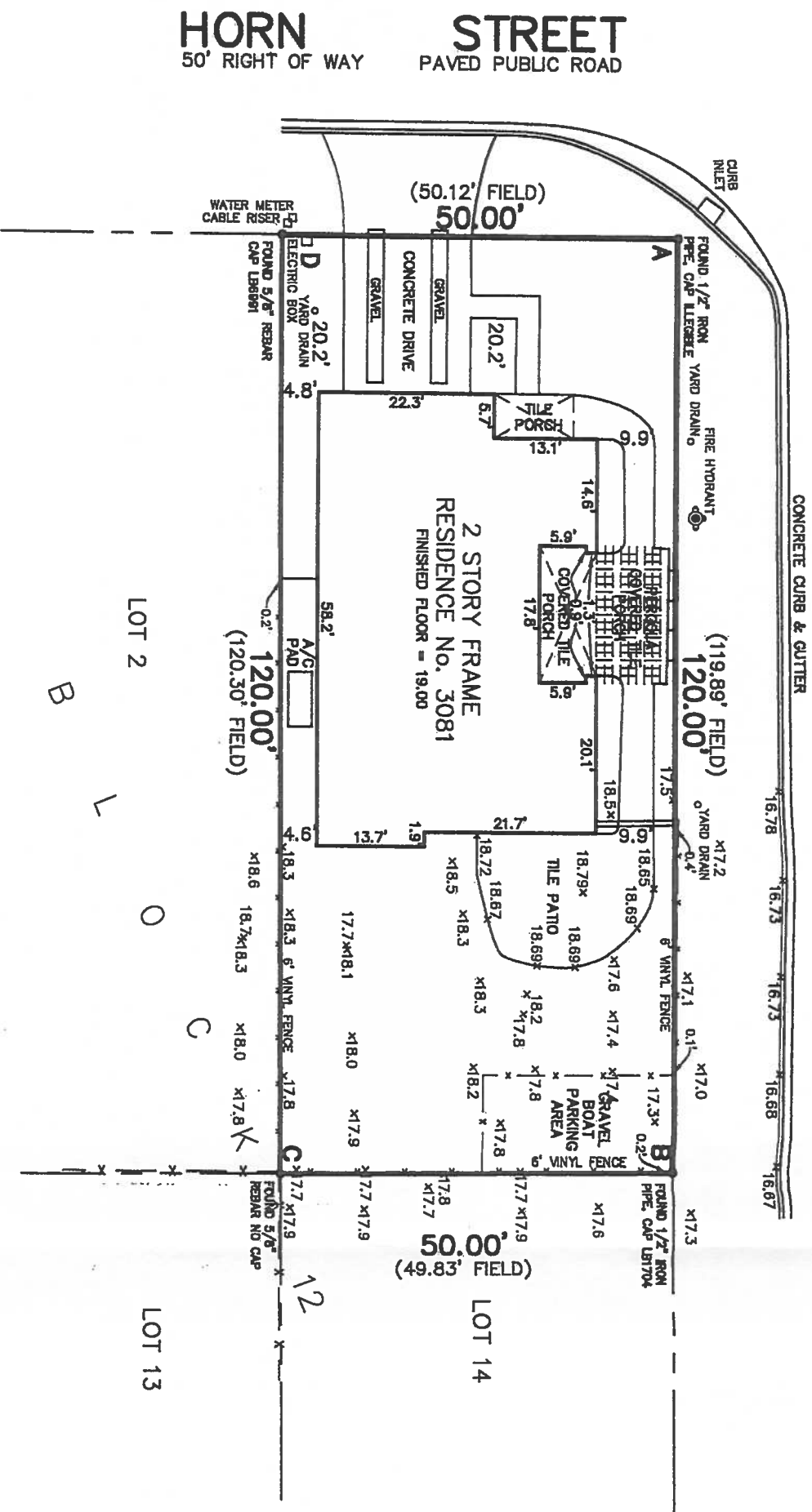


RECEIVED
20-1931
OCT 27 2020

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF
JUSTIN G. & JENNIFER M. WIDMAIER.

DOAN W. BOATWRIGHT, P.S.M.
FLORIDA J.C. SURVEYOR and MAPPER No. LS 3295
FLORIDA J.C. SURVEYING & MAPPING BUSINESS No. LB 3672



- NOTES**
1. THIS IS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
 2. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 90°01'56"
B = 90°26'18"
C = 89°41'55"
D = 89°49'51"
 3. NO BUILDING RESTRICTION LINES PER PLAT.
 4. BENCH MARK USED IS THE TOP F A SANITARY MANHOLE AT THE INTERSECTION OF PULLAN COURT AND PONCE DE LEON STREET. ELEVATION = 16.58 N.A.V.D. 1988 SET BY GPS OBSERVATIONS USING SPECTRA PRECISION EPOCH 80 RUNNING TRIMBLE VRS SOFTWARE. SITE BENCH MARK AS SHOWN HEREON.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD
ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS
WELL AS CAN BE DETERMINED FROM THE FLOOD
INSURANCE RATE MAP No. 12031C0419J, EFFECTIVE
NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CHECKED BY: _____

DRAWN BY: SWC

FILE: 2020-1085

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

DATE: SEPTEMBER 1, 2020

SHEET 1 OF 1

Ref. BOA # 20-100197

LeeAnn Bassabe

From: Adam Westin <adamwestin@gmail.com>
Sent: Thursday, December 24, 2020 2:57 PM
To: Planning Division
Subject: BOA#20-100197

Hello Jax Beach Dept of Planning,
I'm writing regarding the application for variance for 3081 Horn Court, Jacksonville Beach, 32250.
Hearing Date - 1/5/21 - 7pm
BOA#20-100197

We live next door to this property at 3113 Horn Court.
The current yard cover or addition of a pool would not affect drainage or runoff in any concerning way.
Additionally, any construction project/work would only serve to increase property value. The Widmaiers are respectable, reasonable neighbors and we support granting the variance.

Sincerely,
Adam & Lauren Westin
470-338-8121
3113 Horn Court
Jax Beach, 32250



APPLICATION FOR VARIANCE

BOA NO. 20-100198
HEARING DATE 1.5.21

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.

APPLICANT INFORMATION

Applicant Name: DSM Renovations LLC Telephone: (904) 239-0059
Mailing Address: 1433 Ponte Vedra Blvd E-Mail: dsmcph@comcast.net
Ponte Vedra Beach FL 32082
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: 804 17th Ave N., Jax Bch
Legal description of property (Attach copy of deed): Lot 6, blk 3, Beach Homesites Unit three
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 11.75 in lieu of 30ft, lot coverage 40% in lieu of 35%

AFFIDAVIT

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

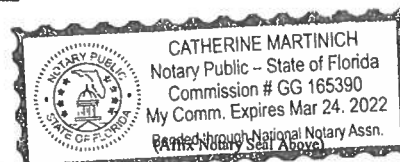
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 11/19/20 day of November, 2020 by John McPherson, who is personally known to me or produced as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X(shaded)

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

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 20-100198

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	Inferior lot size. Corner lot with area smaller than RS-1 10,000 sqft. This lot has 9,380 sqft. Requesting greater lot coverage.
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	
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	

Proposed

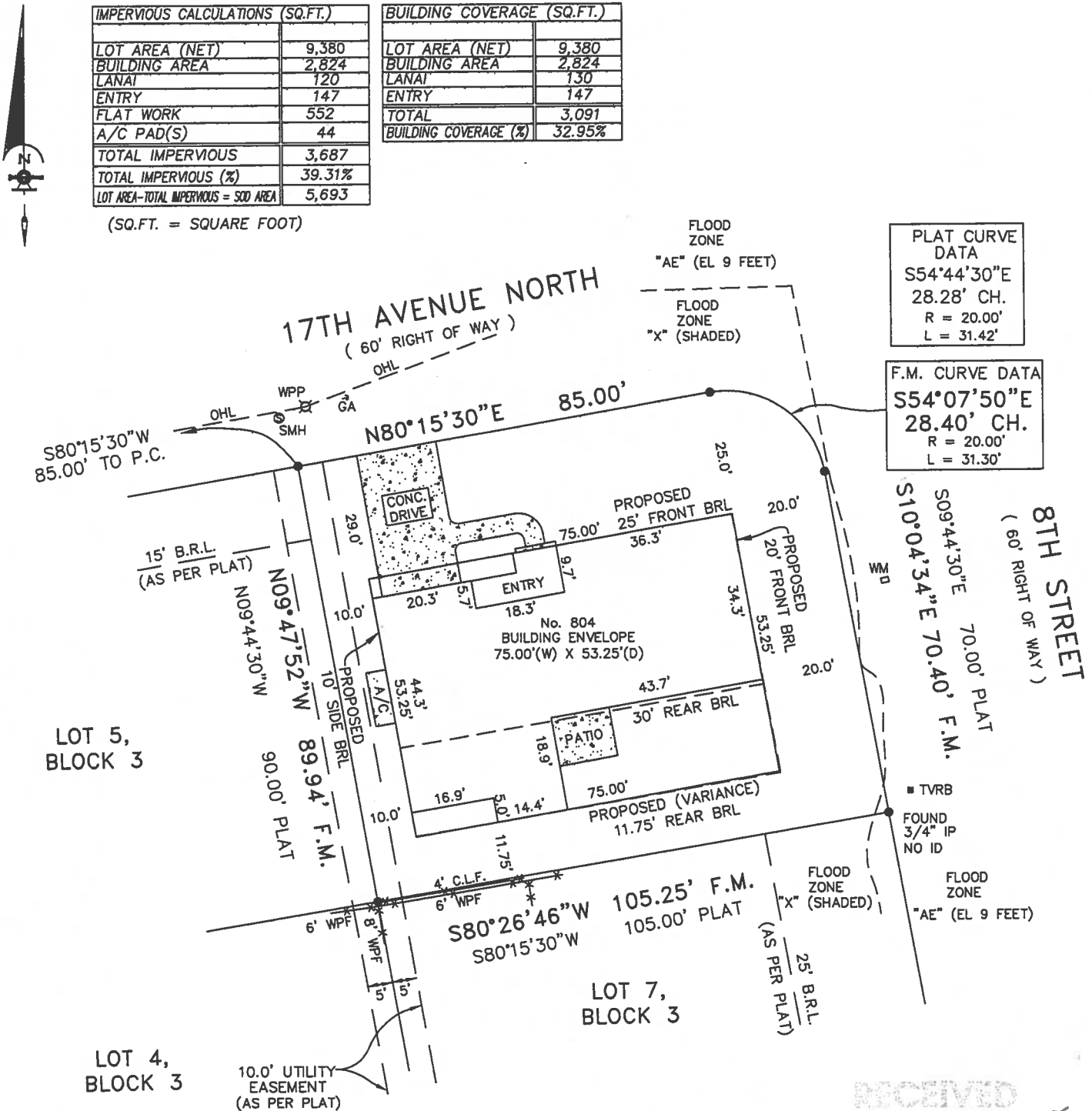
MAP SHOWING SKETCH OF

LOT 6, BLOCK 3, BEACH HOMESITES, UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 38, 38A AND 38B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS (SQ.FT.)	
LOT AREA (NET)	9,380
BUILDING AREA	2,824
LANAI	120
ENTRY	147
FLAT WORK	552
A/C PAD(S)	44
TOTAL IMPERVIOUS	3,687
TOTAL IMPERVIOUS (%)	39.31%
LOT AREA-TOTAL IMPERVIOUS = SOO AREA	5,693

BUILDING COVERAGE (SQ.FT.)	
LOT AREA (NET)	9,380
BUILDING AREA	2,824
LANAI	130
ENTRY	147
TOTAL	3,091
BUILDING COVERAGE (%)	32.95%

(SQ.FT. = SQUARE FOOT)



RECEIVED
20-100198
NOV 19 2020

PLANNING & DEVELOPMENT

NOVEMBER 13, 2020, PROPOSED HOUSE, JOB # 51257

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES:

- BEARINGS ARE BASED ON THE SOUTH R/W LINE OF 17TH AVENUE NORTH AS BEING N 80°15'30" E, AS PER PLAT.
- THIS IS A SKETCH TO SHOW A PROPOSED HOUSE ON THE LANDS DESCRIBED HEREON.
- ELEVATIONS SHOWN (15.0') REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 83).
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONES: "X" (SHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD & INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NUMBER: "AE" (EL 9 FEET) 120078 0417 J; MAP REVISED DATE: 11/02/2018, MAP NUMBER 12031C0417J.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2080-4947841, WITH A COMMITMENT DATE OF: SEPTEMBER 02, 2020 AT 8:00 A.M.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

WM	WATER METER	TVRB	TELEVISION RISER BOX
C/O	CLEAN OUT	L.B.	LICENSED BUSINESS
NO ID	NO IDENTIFICATION	EL	ELEVATION
P.O.B.	POINT OF BEGINNING	WPP	WOOD POWER POLE
ESM	ELECTRIC SERVICE METER	SMH	SANITARY MANHOLE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	WPF	WOOD PRIVACY FENCE
W	WIDE	C.L.F.	CHAIN LINK FENCE
D	DEEP	F.M.	FIELD MEASURED
GA	GUY ANCHOR	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R. V.	OFFICIAL RECORDS VOLUME	CH=	CHORD BEARING & DISTANCE EQUALS
F.B.	FIELD BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
NO.	NUMBER	I.P.	IRON PIPE
B.R.L.	BUILDING RESTRICTION LINE	CONC.	CONCRETE

LEGEND

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

DATE	SEPTEMBER 23, 2020
SCALE	1" = 30'
JOB NO.	50765
F. BOOK(S)	577
PAGE(S)	56
COMPUTER	50765-LOT-6-BLK-3.DWG
FILE NAME	(JEFF ON SERVER)

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661

PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207

OFFICE: (904) 346-1733
FAX: (904) 346-1736

Ref. BOA # 20-100198

LeeAnn Bassabe

From: Jennifer & Tony Dillon <tjtdillon@aol.com>
Sent: Sunday, December 27, 2020 6:18 PM
To: Planning Division; Jennifer & Tony Dillon
Subject: BOA #20-100198 - January 5, 2021 Hearing

This email addresses the **BOA #20-100198 - January 5, 2021** Hearing concerning property at 804 17th Avenue North and their request for variance to rear yard setback.

My wife and I are **NOT IN FAVOR** of approval for this adjustment on the above property being discussed for development.

Proper property setbacks allow for safety and curb appeal for all neighbors in the community.

Thank you for the notice.

Anthony and Jennifer Dillon
814 18th Avenue North

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.

NOV 20 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: John Gray Telephone: 904-655-2612
Mailing Address: 3972 Poincianna Blvd E-Mail: John@Restore24.net
Jax Beach, FL 32250
Agent Name: Bob Hamill, Henderson Pool Service Telephone: 904-631-6268
Mailing Address: PO Box 330999 Atlantic Beach FL 32231 E-Mail: Hendersonpool
Builder@gmail.com
Landowner Name: John Gray Telephone: Same
Mailing Address: Same E-Mail: Same

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: 3972 Poincianna Blvd 181369-0000
Legal description of property (Attach copy of deed): Lot 1 Block 12 Ocean Terrace
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).
47.5% Lot Coverage in Lieu of 35%

AFFIDAVIT

I, _____, 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

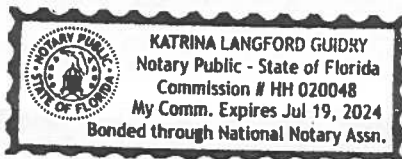
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of November, 2020, by John Gray, who is personally known to me or produced FLDL 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: RS-1

FLOOD ZONE: X

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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100199

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.

NOV 20 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	
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	
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	

Ref: BOA # 20-100199



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

November 9, 2006

Mr. William Register
Heritage III, Ltd.
13171 Atlantic Blvd, Suite #400
Jacksonville, FL 32225

RE: BOA 06-100217
3772 Poinciana Blvd

Dear Mr. Register:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, November 8, 2006 to consider your variance application.

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

- 34-336 (e)(1) e, for 42% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

The results of the meeting were:

- *Approved.*

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

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

Sincerely,

William C. Mann, AICP
Senior Planner

PROPOSED

PLOT PLAN OF

LOT 1, BLOCK 12, OCEAN TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXISTING IMPERVIOUS CALCULATIONS:

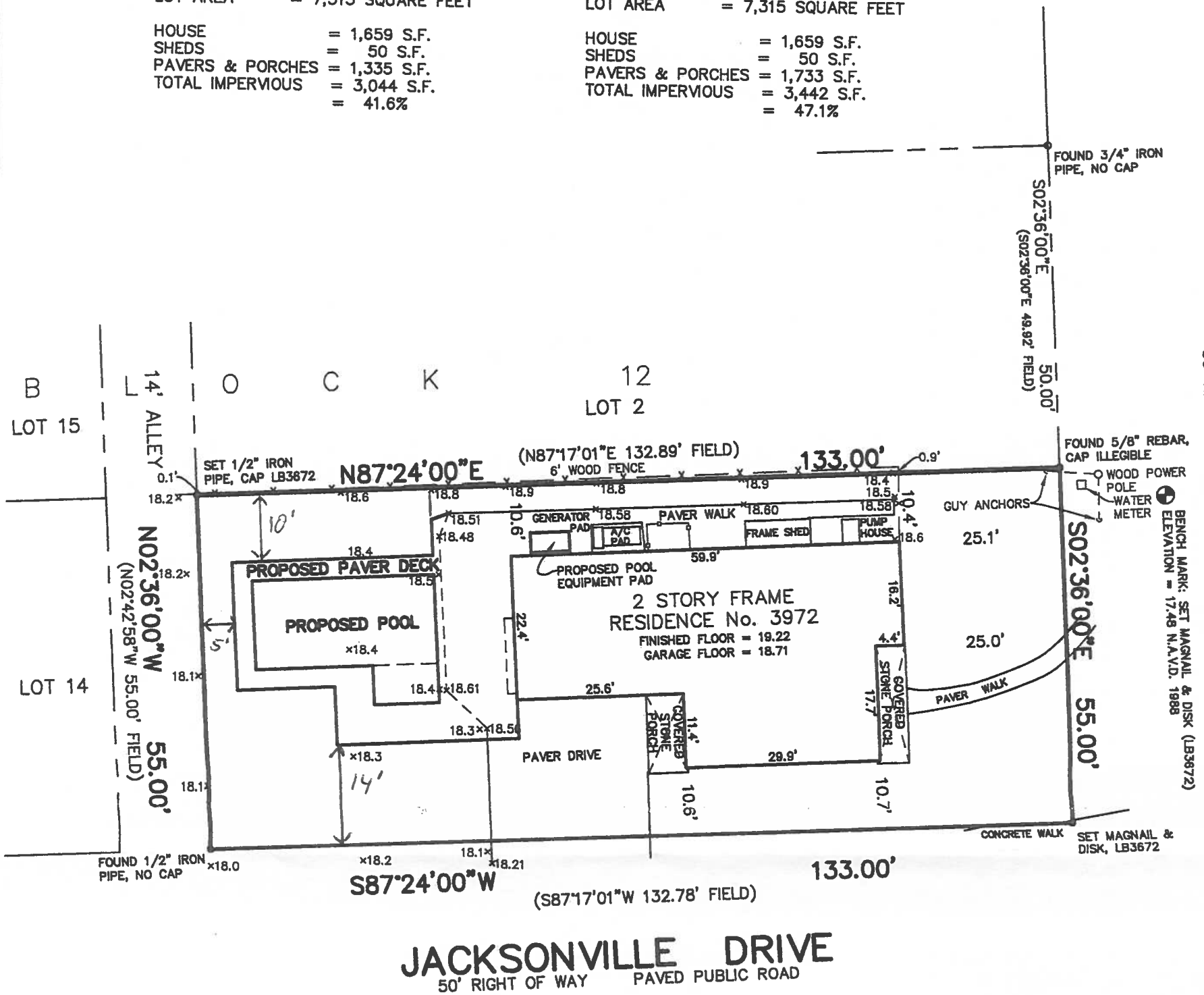
LOT AREA = 7,315 SQUARE FEET

HOUSE = 1,659 S.F.
SHEDS = 50 S.F.
PAVERS & PORCHES = 1,335 S.F.
TOTAL IMPERVIOUS = 3,044 S.F.
= 41.6%

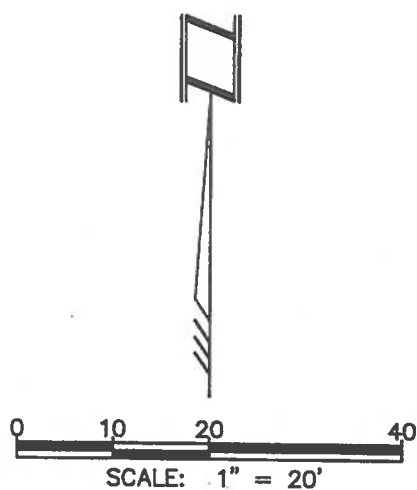
PROPOSED IMPERVIOUS CALCULATIONS:

LOT AREA = 7,315 SQUARE FEET

HOUSE = 1,659 S.F.
SHEDS = 50 S.F.
PAVERS & PORCHES = 1,733 S.F.
TOTAL IMPERVIOUS = 3,442 S.F.
= 47.1%



- NOTES
1. THIS IS A PLOT PLAN ONLY.
 2. BEARINGS ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 12 BEING SOUTH 02°36'00" EAST, AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES PER PLAT.
 4. BENCH MARK USED IS A NAIL & DISK (CLARY) IN THE WEST EDGE OF PAVEMENT OF POINCIANNA BOULEVARD NORTH OF THE DRIVE TO RESIDENCE No. 3916. ELEVATION = 17.60 N.A.V.D. 1988 AS ESTABLISHED BY GPS OBSERVATIONS. SET BENCH MARK AS SHOWN HEREON.



RECEIVED
20-100199
NOV 20 2020

PLANNING & DEVELOPMENT

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS PLOT PLAN WAS MADE FOR THE BENEFIT OF JOHN P. GRAY, JR. and PATRICIA L. GRAY.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER*No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: SWC
FILE: 2020-1346-2

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

DATE: NOVEMBER 4, 2020
SHEET 1 OF 1

EXISTING

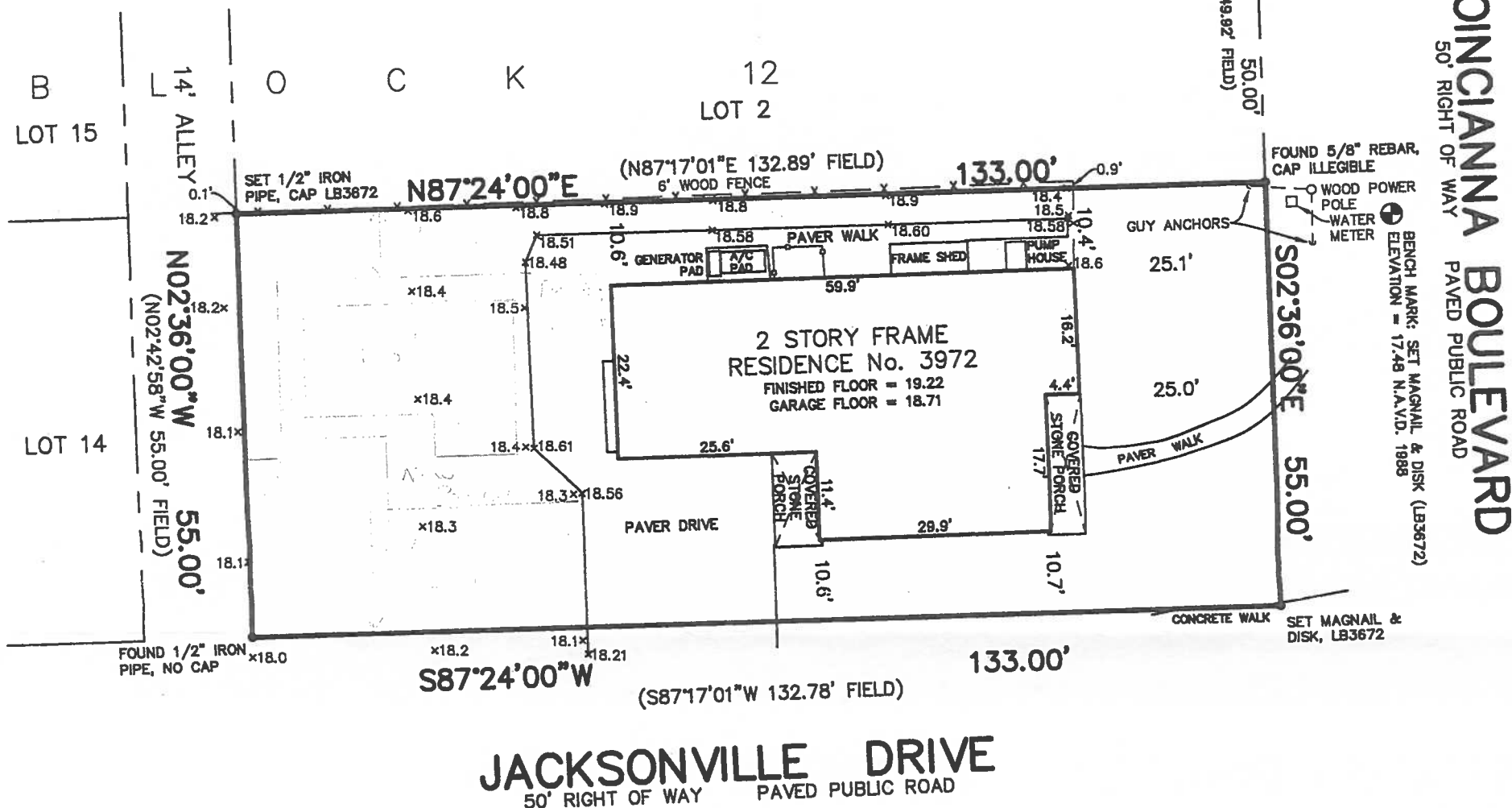
MAP SHOWING SURVEY OF

LOT 1, BLOCK 12, OCEAN TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS:

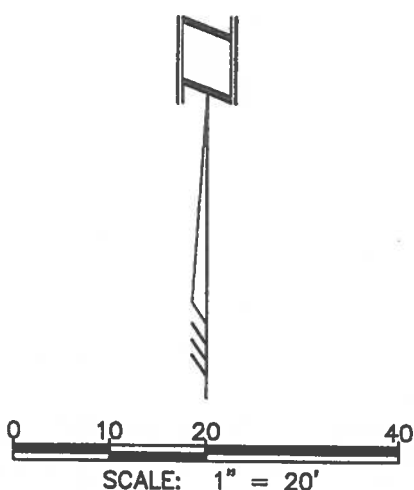
LOT AREA = 7,315 SQUARE FEET

HOUSE = 1,659 S.F.
SHEDS = 50 S.F.
PAVERS & PORCHES = 1,335 S.F.
TOTAL IMPERVIOUS = 3,044 S.F.
= 41.6%



NOTES

1. THIS IS A BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY.
2. BEARINGS ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 12 BEING SOUTH 02°36'00\"



RECEIVED
20-100199
NOV 20 2020

PLANNING & DEVELOPMENT

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JOHN P. GRAY, JR. and PATRICIA L. GRAY.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 5872

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

CHECKED BY:
DRAWN BY: SWC
FILE: 2020-1346

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

DATE: NOVEMBER 4, 2020
SHEET 1 OF 1

EXISTING

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.

NOV 23 2020

PLANNING & DEVELOPMENT**APPLICANT INFORMATION**

Applicant Name: James D. Gillis III **Telephone:** (904) 994-7022
Mailing Address: 536 14th Ave North **E-Mail:** jdgillis3@gmail.com
Jacksonville Beach, FL 32250
Agent Name: Thomas Bledsoe **Telephone:** (917) 747-7718
Mailing Address: 446 3rd St **E-Mail:** trb@wrendp.com
Neptune Beach, FL 32266
Landowner Name: James D. Gillis III **Telephone:** _____
Mailing Address: above **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: 536 14th Ave North Jacksonville Beach, FL 32250; 174917-0000

Legal description of property (Attach copy of deed): 20-27 28-2S-29E .33 R/P PT SURF PARK UNIT 1 LOTS 4,11 BLK 3

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).

Splitting of lot will result in non-conformity of my primary lot/residence. Thus, requested variances are:

1. Rear yard setback of 14' instead of 30'.
2. Lot coverage of 58.6% instead of 35%. (rear gazebo, garage, hot tub, and pavers will be removed if variance is granted)

AFFIDAVIT

I, James D. Gillis III, 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

James D. Gillis III
PRINT APPLICANT NAME

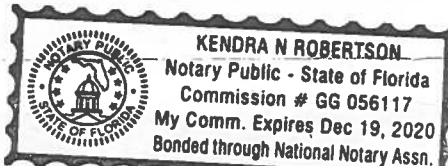
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of November, 2020, by James D. Gillis III, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGECURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X**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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 100-200

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.

RECEIVED

20-100200

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.

NOV 23 2020
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	The lot is platted as two lots, just as all others around and adjacent to it are in sizing and density.
Special circumstances and conditions do not result from the actions of the applicant.	YES	We do not wish to do anything else to the property other than split the lots.
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 lot and home will only enjoy the same respective ratio and sizing that the others around it have.
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	Very few of the homes in this neighborhood are bigger lots or smaller residences, most are non-conforming to current code.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Granting these variances will permit us to maintain the home in current state, while making similar use of the second/empty lot or to sell it to someone that can build a compliant residence on it.
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	It is our belief that granting of these (two) variances is fair and in common practice to the other properties around and nearby.

EXISTING

MAP SHOWING BOUNDARY SURVEY OF

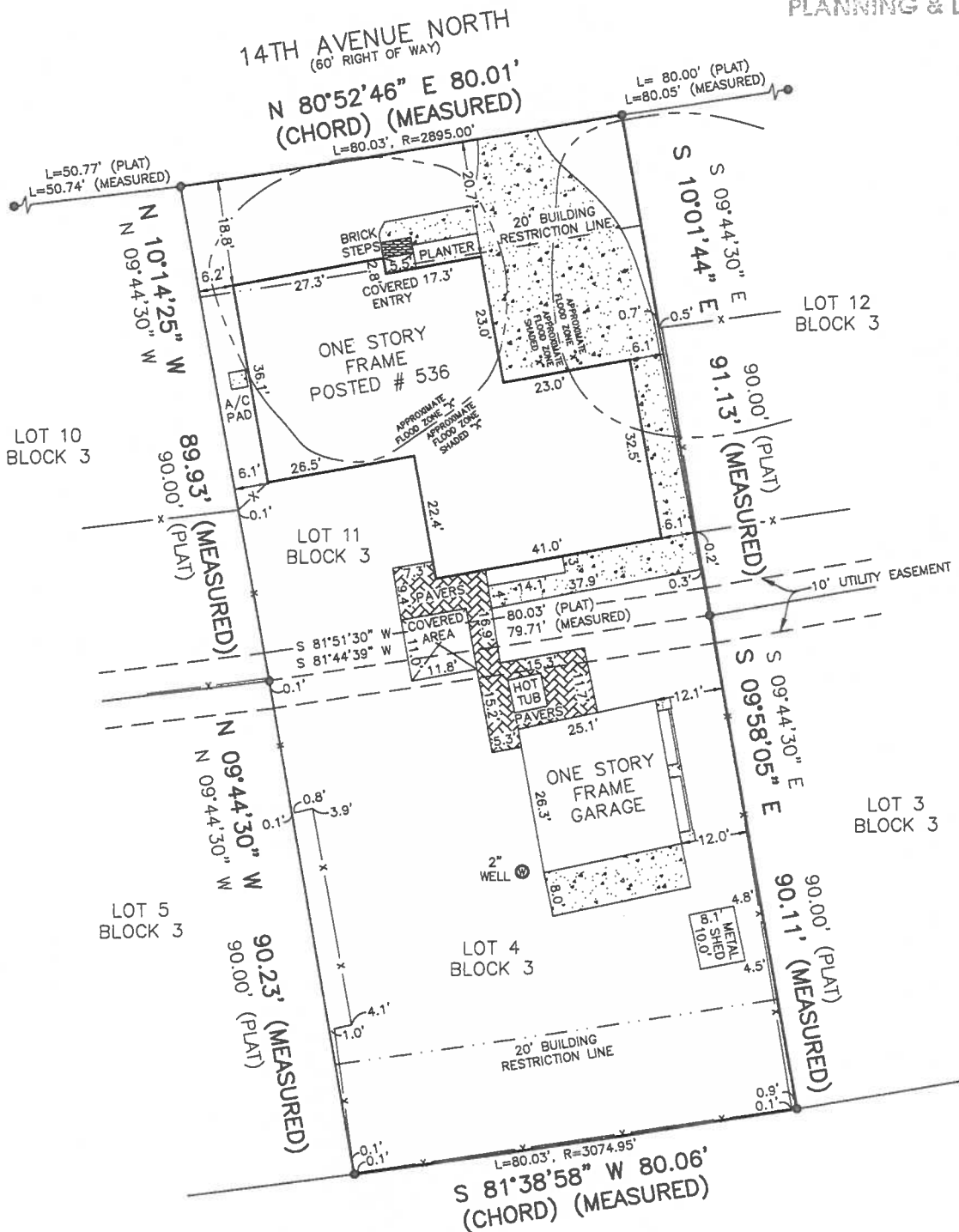
LOTS 4 & 11, BLOCK 3, SURF PARK - UNIT ONE - REPLAT, AS RECORDED IN PLAT BOOK 20, PAGE 27, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CERTIFIED TO:

RECEIVED

20-100800

NOV 23 2020

PLANNING & DEVELOPMENT



LEGEND:

- x — = FENCE
- = 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

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 09°44'30" W ALONG THE WEST BOUNDARY LINE OF LOT 4, BLOCK 3.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" & SHADED "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.

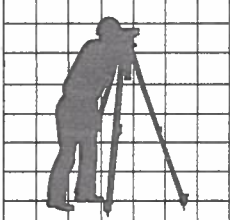
REVISIONS

DATE	DESCRIPTION

JOB # 40369

DATE OF FIELD SURVEY: 9-2-20

SCALE: 1" = 30'



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 PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

LAND SURVEYS

O

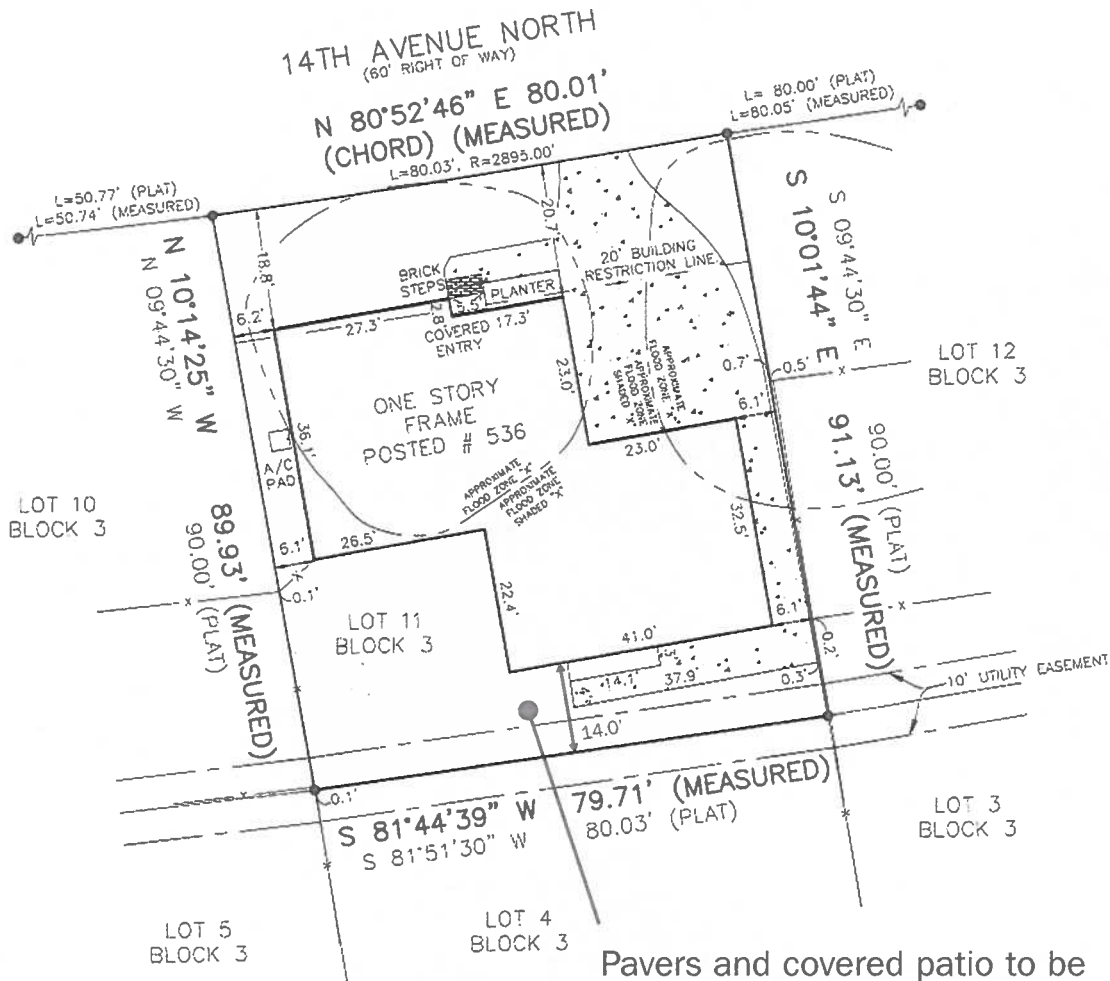
CONSTRUCTION SURVEYS

SUBDIVISIONS

EXISTING

MAP SHOWING BOUNDARY SURVEY OF

LOT 11, BLOCK 3, SURF PARK - UNIT ONE - REPLAT, AS RECORDED IN PLAT BOOK 20, PAGE 27, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CERTIFIED TO:



Pavers and covered patio to be removed if variance(s) granted.

New setback to house will be 14'.

MEASUREMENTS IF VARIANCE GRANTED

LOT AREA = 7213.00 SQUARE FEET (same)
IMPERVIOUS AREA = 4229.00 SQUARE FEET
LOT COVERAGE = 58.6%

RESIDENCE = 2706.00 SQUARE FEET (same)
CONCRETE = 1436.00 SQUARE FEET
PAVERS = NONE / REMOVED

LEGEND:

- x — = 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

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY

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

RECEIVED

20-100700
NOV 23 2020

PLANNING & DEVELOPMENT

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 09°44'30" W ALONG THE WEST BOUNDARY LINE OF LOT 4, BLOCK 3.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" & SHADED "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 # 40369-1

DATE OF FIELD SURVEY: 9-2-20

SCALE: 1" = 30'

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, SO FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 460.02, FLORIDA STATUTES.

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

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS

EXISTING

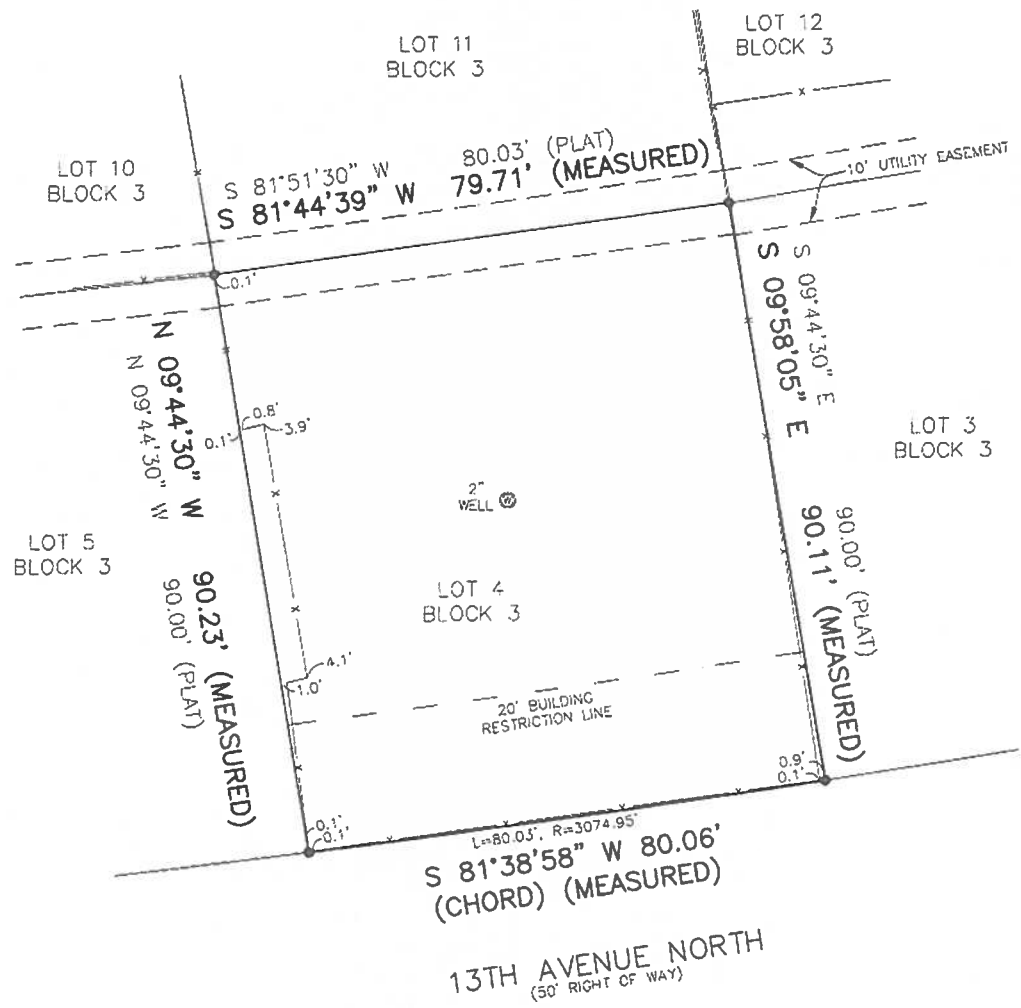
MAP SHOWING BOUNDARY SURVEY OF

LOT 4, BLOCK 3, SURF PARK - UNIT ONE - REPLAT, AS RECORDED IN PLAT BOOK 20, PAGE 27, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

Pavers, hot tub, frame garage, and shed to be removed to create empty lot, if variance(s) are granted.

No additional variances for this lot are sought at this time.



RECEIVED
20-100200
NOV 23 2020

PLANNING & DEVELOPMENT

LEGEND:

- x — = FENCE
- = 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

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

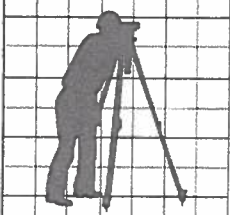
NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 09°44'30" W ALONG THE WEST BOUNDARY LINE OF LOT 4, BLOCK 3.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE SHADED "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 # 40369-2 DATE OF FIELD SURVEY: 9-2-20 SCALE: 1" = 30'



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 ETHICS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 460.02, FLORIDA STATUTES.

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

LAND SURVEYS

O

CONSTRUCTION SURVEYS

SUBDIVISIONS



APPLICATION FOR VARIANCE

BOA No. 20-100201

HEARING DATE 1-5-21

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.

APPLICANT INFORMATION

Applicant Name: City of Jacksonville Beach **Telephone:** (904) 247-6237
Mailing Address: 11 North Third Street **E-Mail:** jphitides@jaxbchfl.net
Jacksonville Beach, FL 32250
Agent Name: Jason Phitides **Telephone:** (904) 247-6237
Mailing Address: 2508 South Beach Parkway, **E-Mail:** jphitides@jaxbchfl.net
Jacksonville Beach, FL 32250
Landowner Name: City of Jacksonville Beach **Telephone:** _____
Mailing Address: 11 North Third Street **E-Mail:** _____
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property AND Real Estate Number: 218 16th Avenue South, Jax Beach, RE#: 179342-0000

Legal description of property (Attach copy of deed): Huguenot Park part of Permenter's replat & Atlantic campgrounds recorded in plat book 48, page 33

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).

Partial Eastern boundary setback of 5 1/2 feet in lieu of 10 ft for 33 ft along the right-of-way boundary on Second Street South.

The tennis court would be located on the site of the current basketball court. The basketball court will be relocated approximately 100 feet to the south of the existing playground area. An additional tennis court is necessary to meet the growing demand, especially evening play, while morning play is limited during inter club matches.

AFFIDAVIT

I, Jason Phitides, 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.

Jason Phitides
APPLICANT SIGNATURE

JASON PHITIDES
PRINT APPLICANT NAME

12/2/20
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 2nd day of December, 2020 by Jason Phitides, who

is personally known to me or has produced NA as identification

Chandra Medford
NOTARY PUBLIC SIGNATURE

Chandra Medford
PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1

FLOOD ZONE: AE

CODE SECTION (S):

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.

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

PB 9
PG 44



VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100201

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.

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	This is for public tennis court usage. An additional court is necessary due to growing public demand. The City is seeking to make the best usage of public park space. The variance request is to allow a portion of the new court fence to be install within the property line about 5 1/2 feet way from the right-of-way line, in lieu of the required 10 feet. The tennis court would be located on the site of the current basketball court. The basketball court will be relocated approximately 100 feet to the south of the existing playground area.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The variance would maintain current usage while fulfilling public demand for additional tennis court. The added court can only be accommodated at the current site of the basketball court. The basketball court can be relocated to the vacant south end of the park.
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 variance is specific to enhance public recreation within a public park.
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	It would deprive the public highest and best use of public park space.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Currently the tennis center cannot accommodate evening play, while morning play is limited during inter club matches. Relocating the basketball court to an unused part of the park to accommodate the 8th court optimizes use of the public park and would help to meet current public demand.
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 variance is consistent with current usage as a public park and tennis facility. It will have no affect on adjacent land. It will serve to produce the highest and best use of public park space based on public demand.



April 18, 2019

REF : BOA# 20-100201

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org

Jason Phitides
City of Jacksonville Beach
Parks & Recreation
2514 South Beach Parkway
Jacksonville Beach, FL 32250

RE: BOA# 19-100032
216/218 South 16th Avenue
(Huguenot Park" part of Permenter's Replat and Atlantic Camp Grounds)

Dear Mr. Phitides,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 16, 2019, to consider the City of Jacksonville Beach's application for a variance from the requirements of the Land Development Code.

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

- Section 34-340(3)g., for an accessory structure setback of 1 foot, in lieu of 5 feet required;
- The Board **denied** the request.

To allow construction of a tennis court.

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

Sincerely,

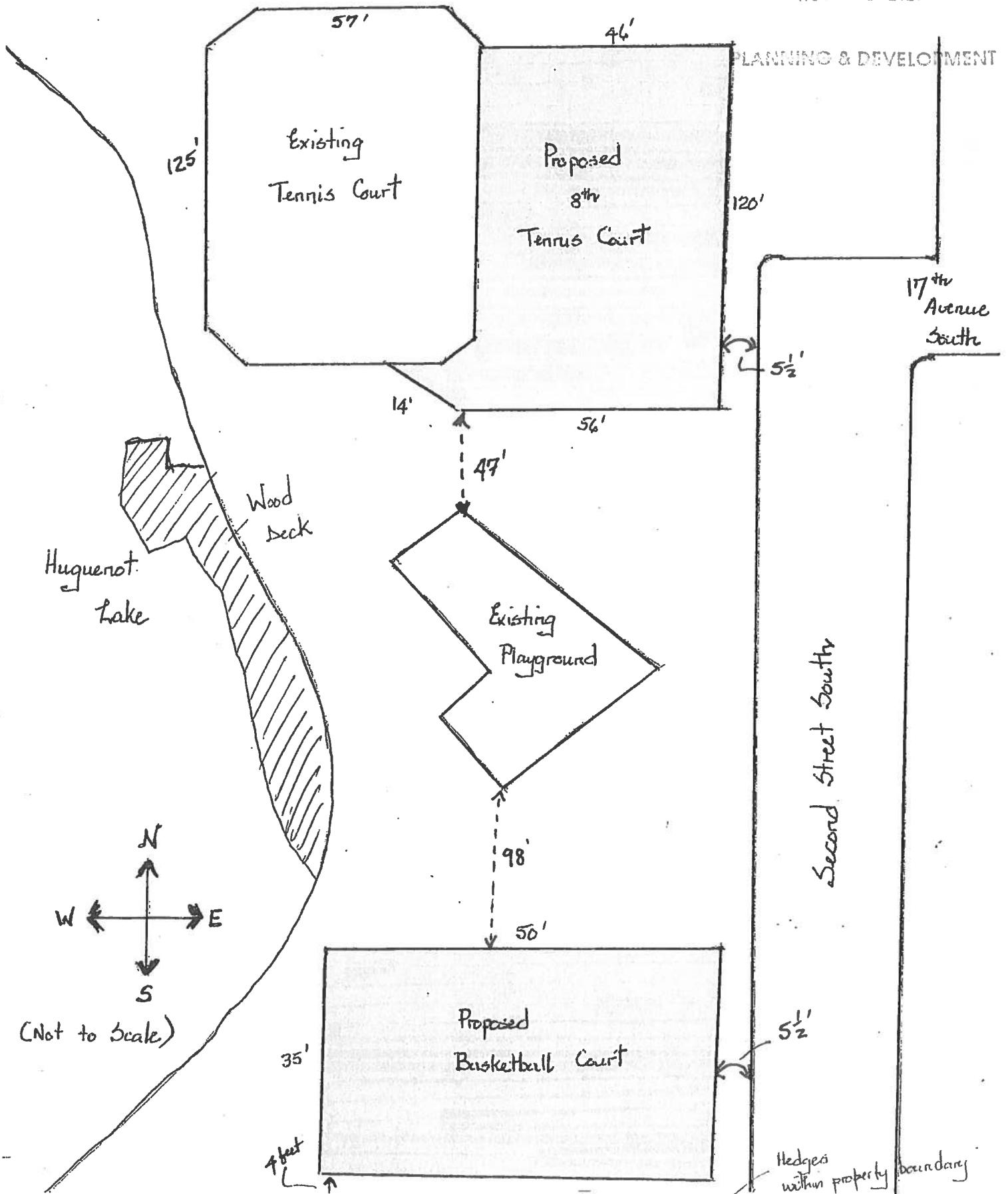
George Knight
Building Official



Proposed

Huguenot Park Proposed Improvement Plan

RECEIVED
20-100801
NOV 30 2020



"HUGUENOT PARK" PART OF PERMETER'S REPLAT AND ATLANTIC CAMPGROUNDS AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXISTING
SCALE 1" = 40'

RECEIVED

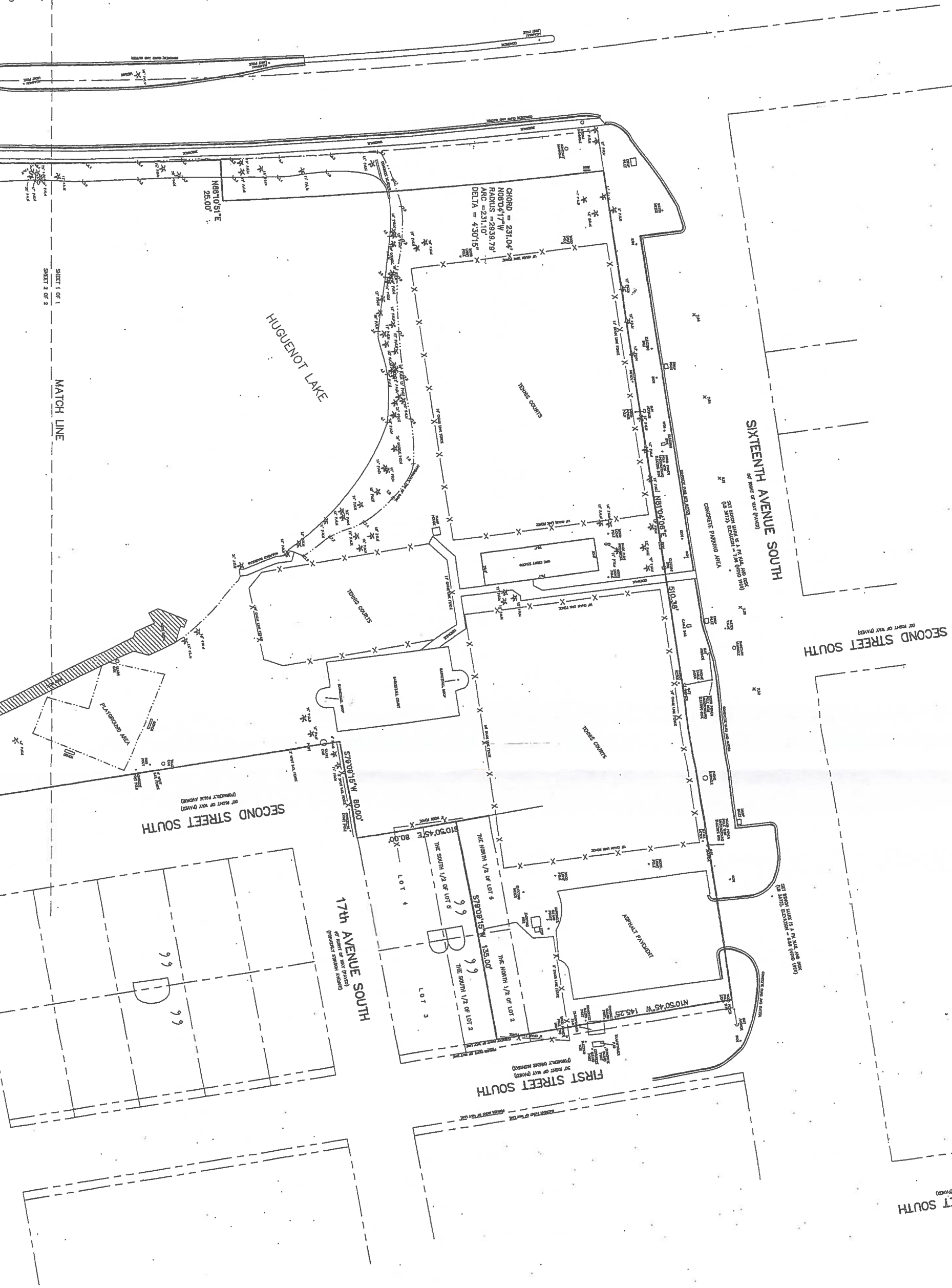
MAR 5 2019

PLANNING & DEVELOPMENT

20-100381

NOV 24 2020

PLANNING & DEVELOPMENT



NOTES:

1. THIS IS A SPECIAL PURPOSE SURVEY TO SHOW IMPROVEMENTS AND SELECTED SPOT ELEVATIONS ONLY.
2. BOUNDARY SHOWN AS WELL AS CAN BE DETERMINED FROM PERMETER'S REPLAT AND ATLANTIC CAMPGROUNDS AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND FROM THE DEPARTMENT OF TRANSPORTATION DATUM FOR STATE ROAD A-1-A.
3. BENCH MARK IS A NAIL AND DISK (1B 3672) LOCATED IN THE CONCRETE PARKING AREA TO THE NORTH OF HUGUENOT PARK. ELEVATION = 7.06 (1929 NGVD) (AS SHOWN ON MAP).

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

BOATWRIGHT LAND SURVEYORS, inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA

DATE: SEPTEMBER 23, 1987 SHEET 1 OF 2 (904)241-8550

DRAWN BY: JHC

FILE: 2004-1335

THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR

STATE ROAD A-1-A

MATCH LINE
MAP SHOWING SURVEY OF

"HUGUENOT PARK" PART OF PERMENTER'S REPLAT AND ATLANTIC CAMPGROUNDS AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CHORD = 201.25'
N01°50'27"W
RADIUS = 2914.79'
ARC = 201.29'
DELTA = 3°57'24"

HUGUENOT LAKE

SECOND STREET SOUTH
(FORMERLY PALM AVENUE)
60' RIGHT OF WAY (PAVED)

18th AVENUE
40' RIGHT OF WAY (F
FORMERLY LANDMAN

S10°50'45"E 519.79'

RECEIVED
20-106201
NOV 30 2020

PLANNING & DEVELOPMENT

19th AVENUE SOUTH
40' RIGHT OF WAY (PAVED)
(FORMERLY ESTHER AVENUE)

S79°09'15"W 451.99'

STATE ROAD A-1-A
THIRD STREET SOUTH
VARIABLE RIGHT OF WAY (PAVED)

N14°10'25"E 164.92'

S89°51'45"E
40.00'

SCALE 1" = 20'

NOTES:
1. SEE SHEET 1 OF 2 FOR NOTES AND LEGAL
DESCRIPTION.

CHECKED BY: GREG
FILE: 2004-135

DRAWN BY: PHC

BOATWRIGHT LAND SURVEYORS, inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA

DATE: SEPTEMBER 24, 2004

SHEET 2 OF 2

(904) 241-8550

APPLICATION FOR VARIANCE

BOA No. 20-100202
HEARING DATE 1.5.21

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.

NOV 24 2020

APPLICANT INFORMATION

Applicant Name: Coastal Construction Consulting Telephone: 904-237-2711
Mailing Address: 103 Burning Pine Ct E-Mail: coastalccandc@gmail.com
Ponte Vedra Beach FL 32082
Agent Name: Jeffrey Tabb Telephone: 904-237-2711
Mailing Address: 103 Burning Pine Ct E-Mail: coastalccandc@gmail.com
Ponte Vedra Beach FL 32082
Landowner Name: JAMES MICHAEL HOWARD Telephone: 904-742-4262
Mailing Address: 4128 Herschel St E-Mail: James Howard 2000@gmail.com
Jax FL 32210

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

VARIANCE DATA

Street address of property and Real Estate Number: 4035 Duval Drive - 181679-0000
Legal description of property (Attach copy of deed): Lot 8 Bux D3 Ponte Vedra
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).
We Request an increase of Lot coverage from 35% to 38% to allow for paved driveway area to be increased and gravel driveway to be decreased.

AFFIDAVIT

I, Jeffrey Tabb, 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

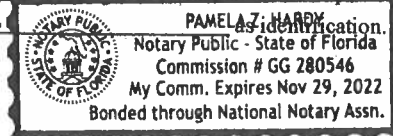
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of November, 2020, by Jeffrey Tabb, who is personally known to me or produced Driver's License.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: XVE

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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-160202

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.

NOV 24 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.	No	The house and porch consume the 35% lot coverage for this residence. We request a 38% lot coverage to allow for a portion of the driveway to be paved its gravel
Special circumstances and conditions do not result from the actions of the applicant.	No	Driveway would be paved in lieu of gravel
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.	No	Most driveways, if not all, on Duvon Drive are concrete or pavers
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	

Ref. BOA # 20-100202

Regular meeting of the Board of Zoning and Adjustment held on Tuesday, June 3, 1986 at 8:00 P.M. in the Council Chamber of the Community Center Building.

Call to order The meeting was called to order by Chairman Charles Jolley.

Roll Call: Present: Guy Craig, Charles Jolley, Harry Schnabel, Eloise Stevens

Absent: Tony Ross

Also present were William staples, Building Official and Austin Wilson, Fire Marshal.

Approval of Minutes The minutes of the previous meeting were approved as written.

20-86
Williams

Louie E. Williams, III, 1713 South First Street, variance request for rear setback of 8' in lieu of 30' to build deck on second floor. This property has been in his family since 1923. He is replacing the porch which needed repairs. The house was built in 1921 and is now non-conforming. There never was a 30' rear yard.

Motion to approve Mr. Craig moved to approve the variance, seconded by Mr. Schnabel. Vote resulted in all ayes.

Mr. Cushman lives across the street and stated that Mr. Williams has greatly improved the property.

21-86
Cushman

Charles W. Cushman, 1622 South First Street, variance request for side yard setback of 8' in lieu of 11' required to extend the living room to accomodate their furniture. The house was purchased two years ago and his furniture has been in storage. The variance is needed for the deck on the second floor and the bay window on the first floor.

Motion to approve Mr. Schnabel moved to approve the variance, seconded by Mr. Craig. Vote resulted in all ayes.

Mr. Cushman would like to build a deck in the rear and screen in the existing front porch.

Mr. Staples told Mr. Cushman that the back yard deck would not need a variance. The front porch would need a variance.

Motion to approve Mr. Craig moved an addendum to the motion to include the front setback and the approve the variance needed, seconded by Mr. Schnabel. Vote resulted in all ayes.

22-86
Dickinson

Frank Dickinson, 4035 Duval Drive, side yard setback of 4' in lieu of 10' required, for an addition to his porch. He has discussed this with his neighbors who have signed a statement that they do not object to this addition. This is not next to a beach access.

Motion to approve Mr. Craig moved to approve the variance request, seconded by Mr. Schnabel. Vote resulted in all ayes.

Adjournment There being no further business, the meeting was adjourned.

07/16/91

Regular meeting of the Board of Adjustment held on Tuesday, July 16, 1991 at 7:30 P.M. in the Council Chambers of the Community Center Building.

Call to order The meeting was called to order by Chairman Brad Corwin.

Roll Call Present: Brad Corwin, Guy Craig, Randall DeLoach, Charles Jolley, Ted Sorensen

Also present was J. Lawrence Cooper, Building Official.

Approve Minutes The minutes of the previous meeting were approved as written.

25-91 Patricia Dickinson, 4035 Duval Drive, variance request for garage
Dickinson enclosure.

Motion to approve Mr. Jolley moved to approve, seconded by Mr. Corwin.

Discussion Mrs. Dickinson came forward and stated she needs additional living space and intends to build another garage at a later date when money permits. Her utility room will be moved to accommodate her gas water heater. The front of the house will look just the same as it does now. Mrs. Dickinson presented plans of what is planned, an addition of a bedroom and bath. Her present garage is too short for a car at this time.

Mr. Jolley said there are several houses on Duval Drive without garages.

Mr. Sorensen asked her when she plans to add a garage.

Mrs. Dickinson stated approximately five years.

Mr. Sorensen said there is sufficient property to build this garage so there is basically no hardship in this case.

Mr. Jolley said the hardship is that the garage is short and unusable the way it is.

Mr. Craig said there is sufficient paved parking with the present driveway.

Bob Conner, 1835 Marble Lawn, Jacksonville, will be assisting Mrs. Dickinson in this project. There are several houses that have received variances on this street.

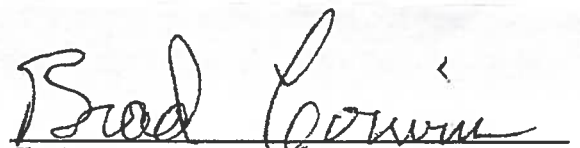
Mr. DeLoach has spoken with some of the residents of the neighborhood and they would prefer the ordinance is upheld.

Mr. Corwin stated that since the garage is unusable and the house only has two bedrooms, he believes a hardship exists. There are four or five houses on that street with no garages. There is ample parking on her property.

Vote to approve Vote on the motion to approve resulted in 3 ayes and 2 nays by Mr. DeLoach and Mr. Sorensen. The motion passed to approve.

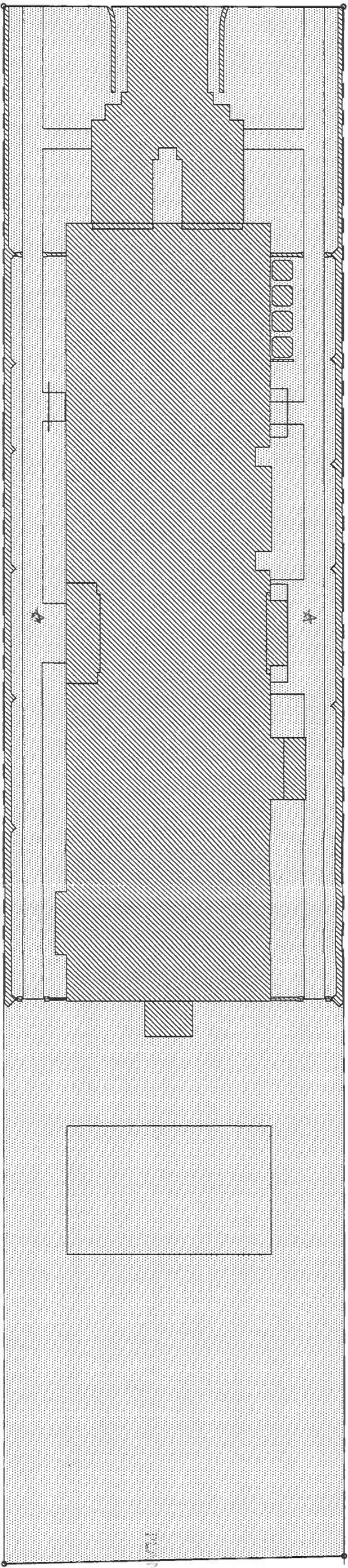
Mr. Sorensen thanked Mr. Cooper for his written comments and asked for reference ordinances numbers on the next agenda so the members can look them up.

Adjournment There being no further business the meeting was adjourned.


Chairman

ATTEST: 
Secretary

PROPOSED

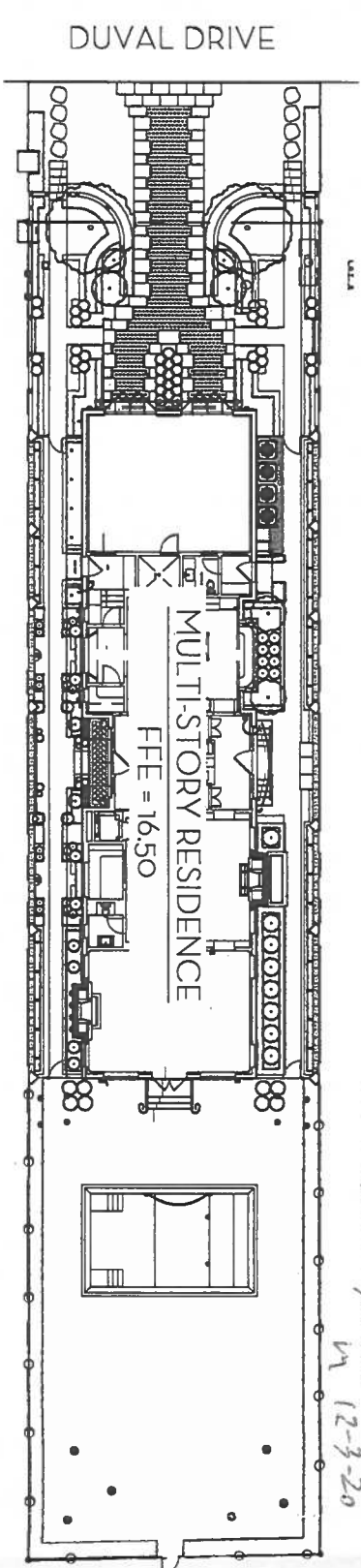


1 SITE PLAN LOT COVERAGE DIAGRAM
L4 SCALE: 1/16" = 1'-0"

LOT COVERAGE LEGEND:

- IMPERVIOUS AREA (38%)
- PERVIOUS AREA (62%)

Per Applicant, pervious wellways are gravel in 12-3-20



2 PROPOSED SITE PLAN
L4 SCALE: 1/32" = 1'-0"

LOT COVERAGE CALCULATIONS TABLE:

PROPERTY ADDRESS : 4035 Duval Drive, Jacksonville Beach FL
ZONING DESIGNATION : R1 Zoning

LOT AREA - 11,470 SF 100%

	PROPOSED	REQUIRED (MIN/MAX)
IMPERVIOUS AREA	4,363 SF 38%	4,015 SF 35%
PERVIOUS AREA	7,107 SF 62%	7,455 SF 65%

ITEMIZED LOT COVERAGE LIST

IMPERVIOUS SITE FEATURES	SQUARE FEET (SF)	PERCENTAGE (%)
RESIDENCE	3,340 SF	29.10 %
SITE WALLS	294 SF	2.58 %
DRIVEWAY	512 SF	4.50 %
NORTH ENTRY STEPS	31 SF	0.30 %
EAST ENTRY STEPS	36 SF	0.30 %
SOUTH ENTRY	72 SF	0.60 %
HVAC EQUIPMENT	35 SF	0.30 %
POOL EQUIPMENT	30 SF	0.30 %
OVERHANGS (BEYOND 30")	3 SF	0.02 %
	4,363 SF	38.00 %

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
666696

RECEIVED
90-1002003
DEC - 2 2012

LOT COVERAGE CALCULATIONS (11x17)
DUVAL BEACH HOUSE

4035 DUVAL DRIVE, JACKSONVILLE BEACH, FL 32250

SCALE: AS INDICATED

02 DEC 20
02 OCT 20
09 SEP 20
19 AUG 20
04 AUG 20



NIEVERA WILLIAMS
DESIGN

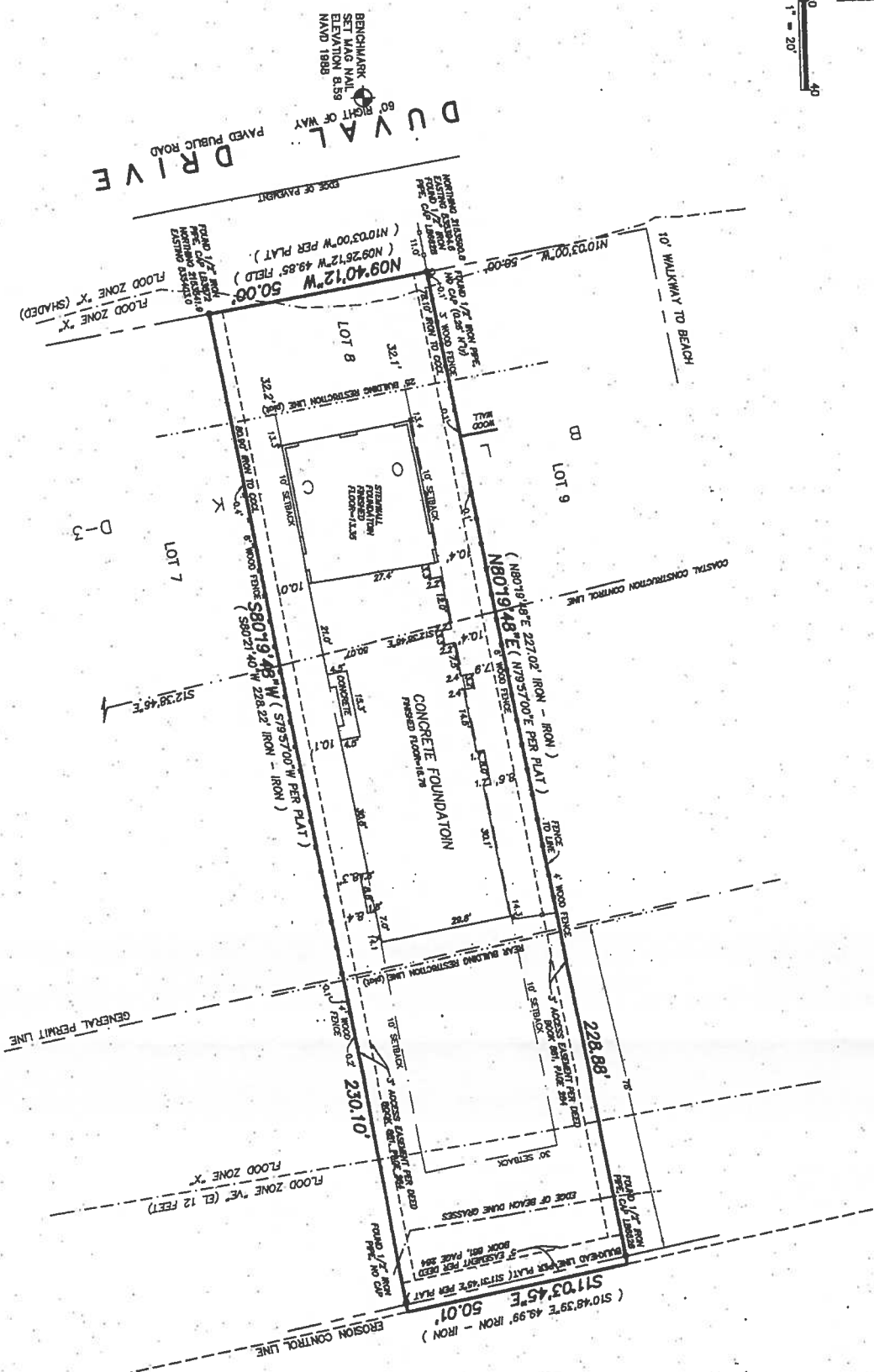
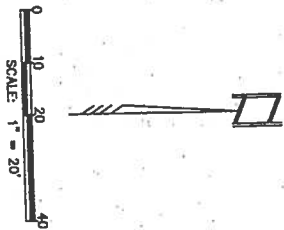
223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P. 561-659-2820
F. 561-659-2113

NIEVERAWILLIAMS.COM

L4

EXISTING

MAP SHOWING SURVEY OF
LOT 8, BLOCK D3, PONTE VEDRA, AS RECORDED IN PLAT BOOK 15, PAGES
48 and 48A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA,
EXCEPTING THEREFROM ANY LANDS LYING EAST OF THE EROSION CONTROL
LINE FOR SAID COUNTY AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A
and 59B OF SAID PUBLIC RECORDS.



ATLANTIC OCEAN

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS BASED ON A CALCULATED LINE BETWEEN DEPARTMENT OF NATURAL RESOURCES MONUMENT NUMBERS 72-81-A33 AND 78-79-A09 PER THE COASTAL CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA BASED ON GPS OBSERVATIONS.
 3. THE CURRENT COASTAL CONSTRUCTION CONTROL LINE IS RECORDED IN MAP BOOK C, PAGES 72 THROUGH 72H, DUVAL COUNTY, RECORDED JULY 21, 1992.
 4. BUILDING RESTRICTION LINES SHOWN PER PLAT.
 5. BENCH MARK USED IS SJC No. 940, AN X CUT IN THE SOUTHEAST CORNER OF A CONCRETE PAD FOR AN ELECTRIC BOX AT THE INTERSECTION OF PONTE VEDRA BOULEVARD AND SAN JUAN DRIVE. ELEVATION=9.67 (N.A. V.D. 1988)
 6. THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A & 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IS THE EASTERLY MOST PROPERTY LINE FOR PRIVATE LANDS IN SAID COUNTY.
 7. THE GENERAL PERMIT LINE SHOWN AS PER OFFICIAL RECORDS BOOK 12975, PAGE 1781 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD ZONE "X" (SHADED) (0.2% ANNUAL CHANCE FLOOD HAZARD) AND FLOOD ZONE "1/4" (EL. 12 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 120310C4194, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHECKED BY: FILE: 2019-1347 DRAWN BY: CL

BOATWRIGHT LAND SURVEYORS, Inc.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA

241-8550

PLANNING & DEVELOPMENT

RECEIVED
20-100200
NOV 24 2020

THIS MAP WAS MADE FOR THE BENEFIT OF
JAMES H. BOATWRIGHT, JR.

DOWN W. BOATWRIGHT, P.S.M.

FLORIDA LIO. SURVEYOR and MAPPER No. LS 32985

FLORIDA LIO. SURVEYING & MAPPING BUSINESS No. LB 3672

DATE: SEPTEMBER 13, 2019

SHEET 1 OF 1

RCF · BOA #20 - 100202

LeeAnn Bassabe

From: Paul Briggs <paul.briggs@academymortgage.com>
Sent: Monday, December 28, 2020 8:42 AM
To: Planning Division
Subject: BOA#20-100202 - 4035 Duval Dr

Hello,

I am the Jacksonville Beach property owner at 4030 Duval Dr., Jacksonville Beach, FL 32250.

Concerning the variance request for 38% lot coverage in lieu of 35%; BOA#20-100202 I have two basic questions:

- **What is the hardship**
 - The subject address is new construction
- **Where will the water go**
 - Duval Dr has been redesigned to reduce street flooding, but Lake Duval still overflows

The house really looks nice and is very well done. I have no complaints, (we regularly offer our driveway to the construction workers for parking so they do not have to illegally park in the street), but I really think we need to take the water runoff seriously. Granting this variance is not good for the neighborhood in general. The subject property is on the sand dune; no issue with flooding for the subject property. The houses on the west side of the street are not on the sand dune, but are on Lake Duval which overflows often.

Thank you,

Paul Briggs
4030 Duval Dr
Jacksonville Beach, FL 32250

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