



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, September 17, 2024

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- A. Minutes for August 6, 2024 Meeting
- B. Minutes for August 21, 2024 Meeting
- C. Minutes for Joint Boards Workshop held on August 22, 2024

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s):** **BOA#24-100047**
 - Applicant: Sophie & Elliot Barnwell
 - Agent: N/A
 - Owner: Sophie & Elliot Barnwell
 - Property Address: 1619 N Bentin Dr
 - Parcel ID: 178775-0000
 - Legal Description: Lot 9, Block 1, *Bentin Estates*
 - Current Zoning: RS-1
 - Motion to Consider: **Section(s):** 34-336(e)(1)d, for no garage or carport in lieu of required garage or carport for the conversion of existing enclosed garage into livable space, 34-336(e)(1)g, for an accessory rear yard accessory setback of 2 feet and a side yard accessory setback of 3 feet in lieu of 5 feet minimum and 34.373(d), for a driveway setback of 1 foot in lieu of 5 feet minimum, 34-336(e)(1)e, for 44.2% lot coverage in lieu of 35% maximum to address existing nonconformities of an existing single family dwelling, located at **property addressed** 1619 N Bentin Dr, **RE#** 178775-0000, **legally described as** Lot 9, Block 1, *Bentin Estates*
- B. **Case Number(s):** **BOA#24-100048**
 - Applicant: Dillion Smith
 - Agent: Jim Batts
 - Owner: Dillion Smith

Property Address: 1304 N 2nd Ave

Parcel ID: 177708-0000

Legal Description: Lot 13, Block 3, *PINE Grove Unit 1*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum, for construction of new swimming pool, paver deck, and equipment pad, 34-336(e)(1)g, for an accessory side yard setback of zero(0) feet in lieu of 5 feet minimum for an existing paver walkway along the west property line, 34.373(d), for a driveway setback of 2 feet in lieu of 5 feet minimum, to address existing nonconformities to an existing single family dwelling, located at **property addressed** 1304 N 2nd Ave, **RE#** 177708-0000, **legally described as** Lot 13, Block 3, *PINE Grove Unit 1*

C. **Case Number(s): BOA#24-100049**

Applicant: Garland Sullivan II

Agent: World Construction Inc

Owner: Garland Sullivan III

Property Address: 211 S 8th Ave

Parcel ID: 176071-0000

Legal Description: Lot 11, Block 73, *Pablo Beach South S 45ft*

Current Zoning: C-1

Motion to Consider: **Section(s):** 34-342(e)(3)(c)1, for a front yard setback of 0 feet in lieu 10 feet minimum, to allow the replacement and extension of an existing deck in front of property, 34-342(e)(3)(c)2, for a westerly side yard of 7.2 feet in lieu of 10 feet minimum, 34-342(e)(3)(c)2, for a corner side yard of 7.1 in lieu of 10 feet minimum and 34-342(e)(3)(c)3, for a rear yard of one(1) foot in lieu of 30 feet minimum, 34-342(e)(3)e, to address existing nonconformities to an existing multifamily dwelling, located at **property addressed** 211 S 8th Ave, **RE#** 176071-0000, **legally described as** Lot 11, Block 73, *Pablo Beach South S 45ft*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, August 6, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar (absent)
Board Members: John Moreland Todd Smith (absent) Jennifer Williams
Alternates: Matt Metz Laura Tierney (absent)

Planner Danevsky Joseph, Senior Planner Christian Popoli, City Attorney David Migut, and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on July 2, 2024
- Regular Board of Adjustment Meeting held on July 16, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100036**
Applicant/Owner: Hasteh LLC
Agent: Zach Miller Esq
Property Address: 1198 Beach Blvd
Parcel ID: 177502-0050

City of Jacksonville Beach Land Development Code Section(s): 34-377: for zero parking spaces in lieu of 13 new required spaces for a proposed expansion of outdoor seating with a total size of 3,200 square feet, and 34-377: for a reduction in existing parking spaces by 6 total spaces along the western side of the existing structure to be converted into outdoor seating, 34-343(e)(5) for 89% lot coverage in lieu of 85% for the removal of existing landscaping to accommodate the required 3 spaces for the existing approved outdoor seating of 800 square feet, located at property addressed 1198 Beach Blvd, RE# 177502- 0050, legally described as A Part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County Florida.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Planner Danevsky Joseph clarified the outdoor seating would not add any additional lot coverage.

Agent: Zach Miller, 3203 Old Barn Court, Ponte Vedra Beach, stated the hardship was the property parcel. Mr. Miller presented a PowerPoint [on file].

Discussion ensued about the variance standards, parking, lot coverage, and the Florida Department of Transportation (FDOT) lease.

Senior Planner Christian Popoli clarified information about the parking standards.

Public Hearing:

The following spoke in opposition to the variance:

- Michael Orr, 50 North Laura Street, Suite 1675, Jacksonville. Mr. Orr submitted a binder handout [on file].

Mr. Miller asked for the right to cross-examine the speaker. Chairperson Owen Curley denied the request.

- Joseph Pickles, 50 North Laura Street, Suite 1675, Jacksonville
- Brett Newkirk, Professional Engineer, 11329 Distribution Avenue West, Jacksonville, spoke on behalf of Orr Cook Law Firm

Mr. Miller asked for the right to cross-examine Mr. Newkirk. Mr. Curley denied the request.

- Randall Whitfield, 7880 Gate Parkway, Jacksonville
- Gabe Boeman, 7880 Gate Parkway, Jacksonville
- Ben Parry, 7880 Gate Parkway, Suite 300, Jacksonville
- J. Michael Traynor, 818 North Ponte Vedra Boulevard, Ponte Vedra Beach

The following submitted a letter [on file] in opposition to the variance:

- Tonino Di Bella, Jacksonville Beach

The following submitted a letter [on file] regarding the variance:

- Andrew Hofheimer

City Attorney David Migut explained the state law regarding an intervener cross-examining. He recommended allowing cross-examination but deferred to the Board for a decision.

Discussion ensued about cross-examination. There was a consensus of the Board not to allow cross-examination.

Mr. Popoli clarified information related to the application.

Mr. Miller addressed objections expressed during the public hearing and answered questions from the Board.

Discussion ensued about outdoor seating, square footage of outdoor space, parking, the FDOT lease agreement, and the standards applicable to all variances.

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100036 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about amending the motion.

Motion to Amend: It was moved by Ms. Williams, seconded by Mr. Moreland, to amend the motion to approve BOA#24-100036 to be conditioned on the continuation of the lease agreement for the variance that was requested.

Discussion: A discussion continued about the lease agreement.

Motion to Amend Roll Call Vote: Ayes – John Moreland, Jennifer Williams, Matt Metz, and Owen Curley

The motion to amend passed unanimously.

Discussion: A discussion ensued about reasonable use and standards.

Amended Motion Roll Call Vote: Nays – Jennifer Williams, John Moreland, Matt Metz, and Owen Curley

The amended motion failed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Wednesday, August 21, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:16 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Wednesday, August 21, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar
Board Members: John Moreland Todd Smith (absent) Jennifer Williams
Alternates: Matt Metz Laura Tierney

Planner Danevsky Joseph and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100040**
Applicant/Owner: Shannon L. Smith
Agent: N/A
Property Address: 2201 Gordon Ave
Parcel ID: 179439-1012

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

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Shannon Smith, 2201 Gordon Avenue, Jacksonville Beach, stated the hardship was the condition of the deck.

Public Hearing:

No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Williams, to approve BOA#24-100040 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the deck.

Roll Call Vote: Ayes - John Moreland, Jeff Truhlar, Jennifer Williams, Matt Metz, and

Owen Curley
The motion passed unanimously.

B. Case Number: **BOA#24-100041**
Applicant/Owner: David & Justin Lerman
Agent: N/A
Property Address: 1108 N 8th St
Parcel ID: 175096-0000

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

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Justin Lerman, 604 12 Street North, Jacksonville Beach, stated the hardship was an undersized lot.

Discussion ensued about the existing structure, lot size, neighbor outreach, and lot coverage. Mr. Lerman submitted a handout [on file].

Public Hearing:

No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Williams, to approve BOA#24-100041 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the lot size and lot coverage.

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, John Moreland, Matt Metz, and Owen Curley

The motion passed unanimously.

C. Case Number: **BOA#24-100043**
Applicant/Owner: Christopher Colvin
Agent: N/A
Property Address: 15 Oakwood Rd
Parcel ID: 178531-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 43.2% lot coverage in lieu of 35% maximum; 34-336(e)(1)(c)(3), for an accessory rear yard setback of 3.5 feet in lieu of 5 feet minimum, 34-336(e)(1)(c)(2) for a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet in lieu of 10 feet minimum and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, for the construction of a new pool and deck to rear yard, and to address

existing non-conformities of an existing single-family dwelling, located at property addressed 15 Oakwood Rd, RE# 178531-0000, legally described as Lot 7, Block 14, Ocean Forest Unit 3.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Christopher Colvin, 15 Oakwood Rd, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion ensued about neighbor outreach and existing nonconformities.

Mr. John Spitler, 256 Riberia Street, St. Augustine, was sworn in and addressed the setbacks, pool, and pavers.

Public Hearing:

No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Williams, to approve BOA#24-100043 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the lot.

Roll Call Vote: Ayes - Jennifer Williams, John Moreland, Jeff Truhlar, Matt Metz, and Owen Curley

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, September 17, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:24 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Joint Boards Workshop
held Thursday, August 22, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



The Joint Boards Workshop began at 6:00 P.M.

The following Board Members were in attendance:

Board of Adjustment:

<i>Chairperson:</i>	Owen Curley (absent)		
<i>Vice-Chair:</i>	Jeff Truhlar (absent)		
<i>Board Members:</i>	John Moreland	Todd Smith (absent)	Jennifer Williams
<i>Alternates:</i>	Matt Metz	Laura Tierney	

Planning Commission:

<i>Chairperson:</i>	Margo Moehring		
<i>Vice-Chair:</i>	Colleen White (absent)		
<i>Board Members:</i>	David Dahl	Nicholas Andrews	Justin Lerman (absent)
<i>Alternates:</i>	Justin Henderson	Debbie Cole	

Community Redevelopment Agency:

<i>Chairperson:</i>	David McGraw		
<i>Vice-Chair:</i>	Gary Paetau		
<i>Board Members:</i>	Frances Povloski (absent)	Thad Moseley	Meghan Edwards
<i>Alternates:</i>	Ron Whittington (absent)		

Also present were Mayor Christine Hoffman, Council Member Sandy Golding, Council Member Dan Janson, Council Member Fernando Meza, Council Member Greg Sutton, Council Member John Wagner, City Manager Mike Staffopoulos, Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, Planner Danevsky Joseph, Mark Shelton and Caroline Fulton of Kimley-Horn and Associates, Inc., and Operations Support Specialist II Lauren Loria.

Purpose of Workshop

The purpose of this workshop was to discuss proposed changes to the Land Development Code.

Mark Shelton of Kimley-Horn and Associates, Inc., presented a PowerPoint [on file] highlighting the following topics:

- Project Timeline
- Added Exhibits
- Parking
- Residential Lot Coverage and Standards
- Prevailing Setbacks
- Order of the Articles
- Townhomes
- Accessory Dwelling Units (ADU)
- Supplemental and Conditional Use Standards
- Zoning
- Preserving Neighborhood Character

Conversations ensued regarding the highlighted topics, including parking requirement reductions, changes to residential lot standards, increasing the minimum width of townhomes west of 3rd Street (A1A), ADU requirements, and limiting boat parking in residential areas.

The workshop adjourned at 7:20 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

Approval:

Chairperson
Board of Adjustment

Date: _____

Chairperson
Planning Commission

Date: _____

Chairperson
Community Redevelopment Agency

Date: _____



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	08/27/2024
SUBJECT:	BOA #24-100047 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, September 17, 2024 Board of Adjustment Meeting.

BOA #24-100047

ZONING: RS-1
RE NO.: 178775-0000
LEGAL: Lot 9, Block 1, *Bentin Estates*
ADDRESS: 1619 N Bentin Dr

REQUEST:

Section(s): 34-336(e)(1)d, for no garage or carport in lieu of required garage or carport for the conversion of existing enclosed garage into livable space, 34-336(e)(1)g, for an accessory rear yard accessory setback of 2 feet and a side yard accessory setback of 3 feet in lieu of 5 feet minimum and 34.373(d), for a driveway setback of 1 foot in lieu of 5 feet minimum, 34-336(e)(1)e, for 44.2% lot coverage in lieu of 35% maximum to address existing nonconformities of an existing single family dwelling, located at **property addressed** 1619 N Bentin Dr, **RE#** 178775-0000, **legally described as** Lot 9, Block 1, *Bentin Estates*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1959), located in the Low-Density Residential future land use category. The property is currently located in the Residential Single Family: RS-1 zoning district. The property has an overall lot area of 8,276 sq ft. The subject home was constructed in 1971, prior to the current LDC. The lot coverage is currently nonconforming at 44.2%. The subject parcel has a one-story dwelling, concrete driveway/walkway, shed, and a wood deck. The combined existing construction of the dwelling and all accessory uses do not conform to current lot coverage regulations in the RS-1 zoning district. The applicant is requesting variances for no garage or carport in lieu of required garage or carport for the conversion of an existing enclosed garage into livable space, for an accessory rear yard accessory setback of 2 feet and a side yard accessory setback of 3 feet in lieu of 5 feet minimum, and for a driveway setback of 1 foot in lieu of 5 feet minimum, for 44.2% lot coverage in lieu of 35% maximum to address existing non conformities. The applicant's dwelling is insufficient in size, and with a growing family, they need to facilitate more room. The subject parcel is nonconforming in total lot area and width. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and the request is consistent with the comprehensive plan.

No previous BOA, no active code case.

STAFF ANALYSIS:

The applicant desires to convert the current garage into additional living space. The RS-1 zoning district requires a single car garage, and this property will be able to provide adequate parking. There is a hardship justified by having a nonconforming lot in width and area. Any structure added on to this dwelling would trigger a variance. The applicant can add an addition to the rear for more space. However, this will cause encroachments on setbacks and add a significant amount of coverage. Staff finds renovation of the garage will require fewer variances and make better use of the parcel.

The applicant will also address current non conformities, such as the shed in the rear yard encroaching on the side and rear setbacks, the driveway has a setback of 1, and the current lot coverage of 44.2%. Allowing relief from current codes is the minimum variance needed for the reasonable use of the parcel of land. The new proposed renovated garage will add more living space without increasing lot coverage or encroaching on setbacks. The current encroachments and lot coverage exist and will not be affected. Other properties in this area have been granted similar variances to accommodate property additions and garage conversions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance needed to accomplish the proposed design.

MINIMUM DIMENSIONAL STANDARDS:

Minimum lot area: 10,000 square feet.

Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.

Minimum yards:

Front yard: 25 feet.

Side yard: 10 feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20% of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.

Rear yard: 30 feet.

Floor area: A single-family dwelling unit shall contain a minimum of 1,600 square feet of conditioned living area and a one-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.

Maximum lot coverage: 35%.

Accessory structures: All accessory structures shall be located a minimum of five feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The parcel of land is non-conforming and converting the garage into livable space is a better option. If the applicant were to add an addition rather than the conversion, they could encroach on setbacks and increase lot coverage which would cause more nonconformities.

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

Staff **does not** find that circumstances are a result of the applicant. The property was developed in 1959, and was never designed to accommodate the modern LDC requirements. The applicant purchased the property in its current state.

3. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures in the same zoning district.

Staff finds that the proposed variance **will not** confer special privileges. Throughout this neighborhood, there are many nonconforming properties and they have been granted similar variances.

4. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would cause an unnecessary and undue hardship.

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief from the LDC requirements, the applicant cannot convert their garage into livable space. Due to the substandard lot size, relief is needed for this conversion.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing non Conformities, as well as the proposed garage conversion. The proposed variances needed are for no garage or carport in lieu of a required garage or carport, for the conversion of an existing enclosed garage into livable space, for an accessory rear yard accessory setback of 2 feet and a side yard accessory setback of 3 feet in lieu of 5 feet minimum, and for a driveway setback of 1 foot in lieu of 5 feet minimum, for 44.2% lot coverage in lieu of 35% maximum to address existing nonconformities.

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

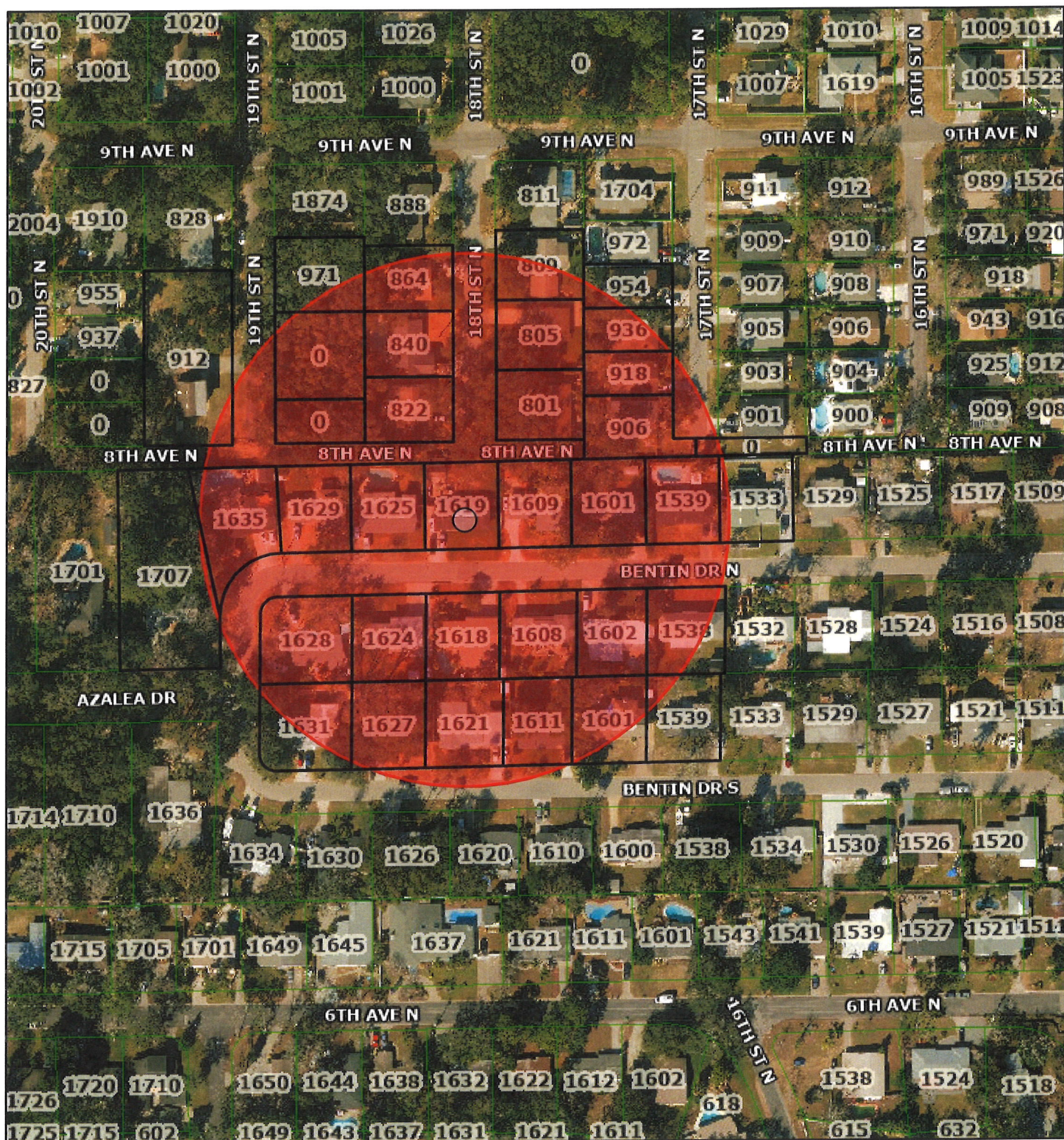
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#23-100047**

ATTACHMENTS:

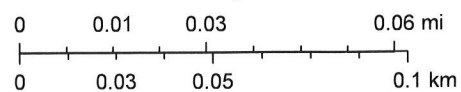
1. 24-100047pics
2. 24-100047



August 27, 2024

Parcels

1:2,257

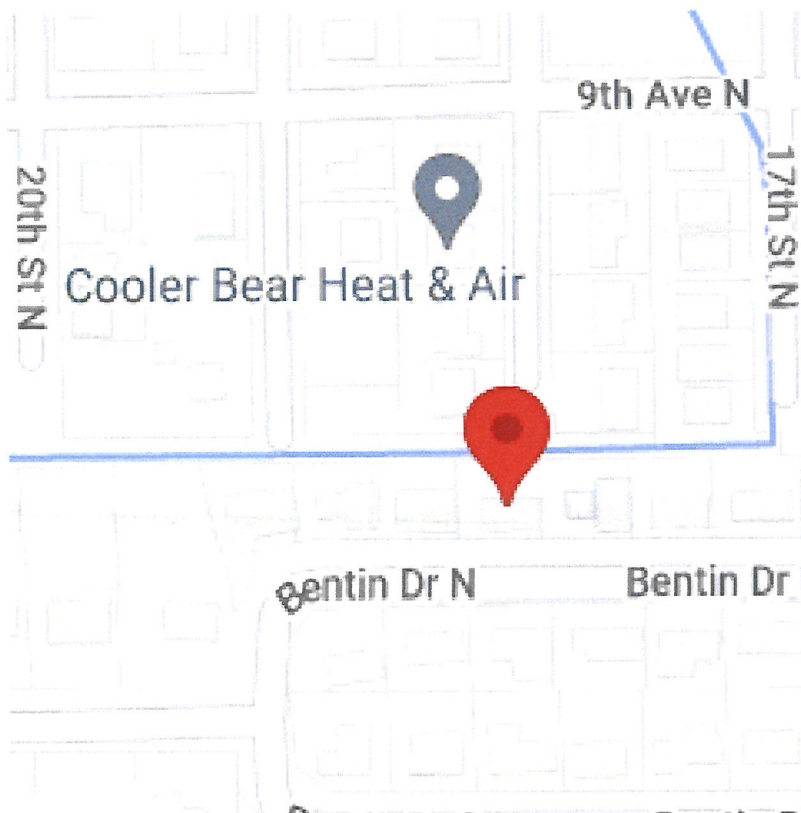




6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

RECEIVED
JUL 11 2024
PLANNING
DEPARTMENT

LAND SURVEY PREPARED FOR ELLIOT AND SOPHIE BARNWELL
1619 BENTIN DRIVE NORTH, JACKSONVILLE BEACH, FL 32250



REQUESTED BY:

GUARDIAN TITLE & TRUST, INC
13400 SUTTON PARK DRIVE S.
JACKSONVILLE, FL 32224
PH. 904-992-1162

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W
ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY AND CROSS INTO THE
5' U.E. AT REAR OF PROPERTY.

COVERED DIRT CROSSING OVER THE PROPERTY LINE
AT REAR OF PROPERTY.

SHED CROSSING INTO 5' U.E. AT REAR OF PROPERTY.

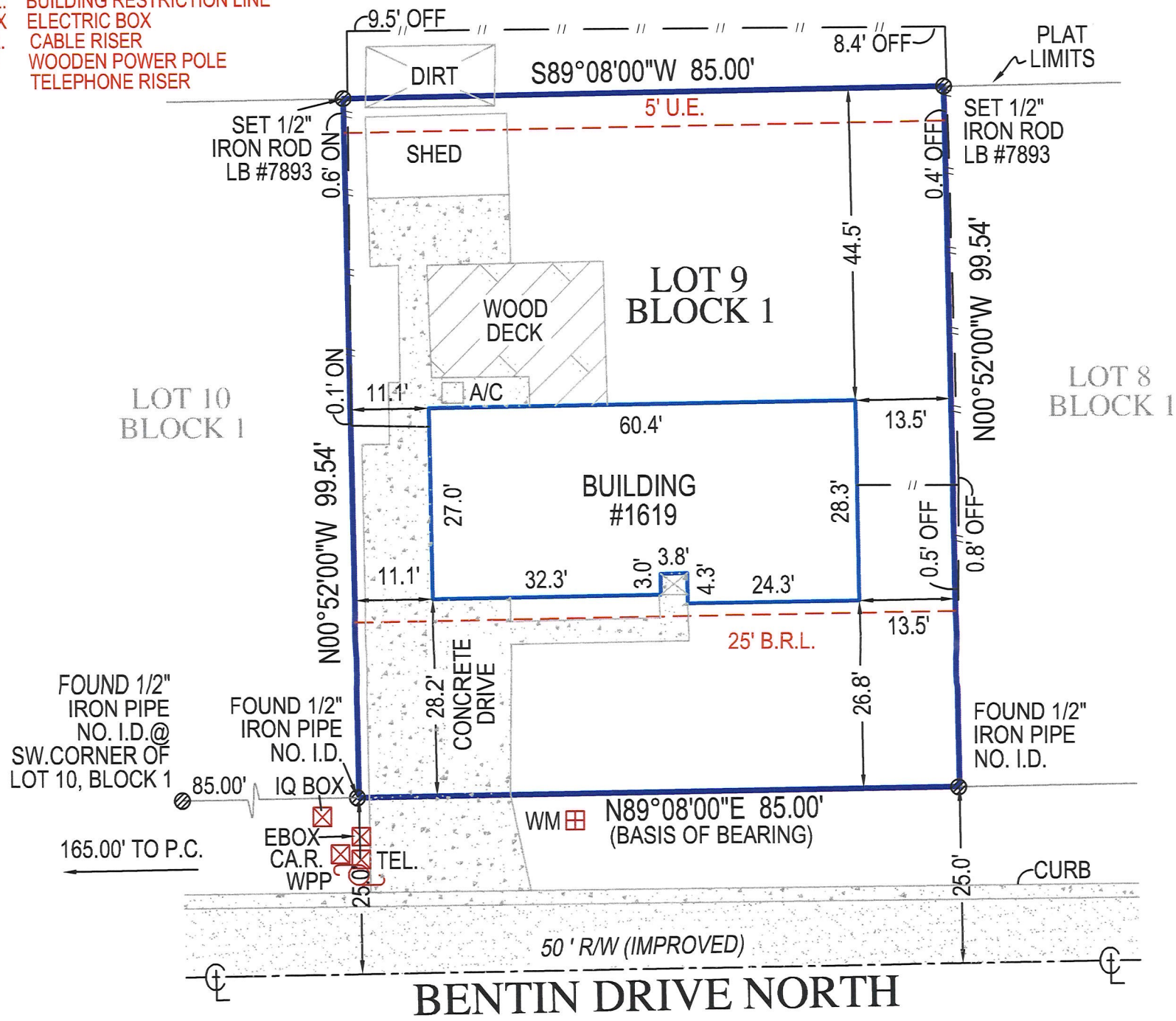
B.R.L. BUILDING RESTRICTION LINE
EBOX ELECTRIC BOX
C.A.R. CABLE RISER
WPP WOODEN POWER POLE
TEL. TELEPHONE RISER

BOUNDARY SURVEY

RECEIVED

JUL 11 2024

PLANNING
DEPARTMENT



SCALE
1"=25'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)
SURVEY NUMBER:
625713

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.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) 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.



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STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

LEGAL DESCRIPTION AND CERTIFICATION

LOT 9, BLOCK 1, BENTIN ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 40, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Community Number: 120078 Panel: 0416 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 3/25/2024

Certified To:
ELLIOT BARNWELL AND SOPHIE BARNWELL; GUARDIAN TITLE & TRUST, INC; CHICAGO TITLE INSURANCE COMPANY; NFM LENDING

Property Address:
1619 BENTIN DRIVE NORTH
JACKSONVILLE BEACH, FL 32250

Survey Number: 625713

Client File Number: 2024-2-4

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
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CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
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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.	OVER-HEAD 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



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.

STEVEN D. MARSHALL

Digitally signed by STEVEN D. MARSHALL
Date: 2024.03.26 09:47:54 -04'00'

(SIGNED) 
STEVEN D MARSHALL
PROFESSIONAL SURVEYOR AND MAPPER #6376

PRINTING INSTRUCTIONS:
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PAGE 1 OF 2 PAGES
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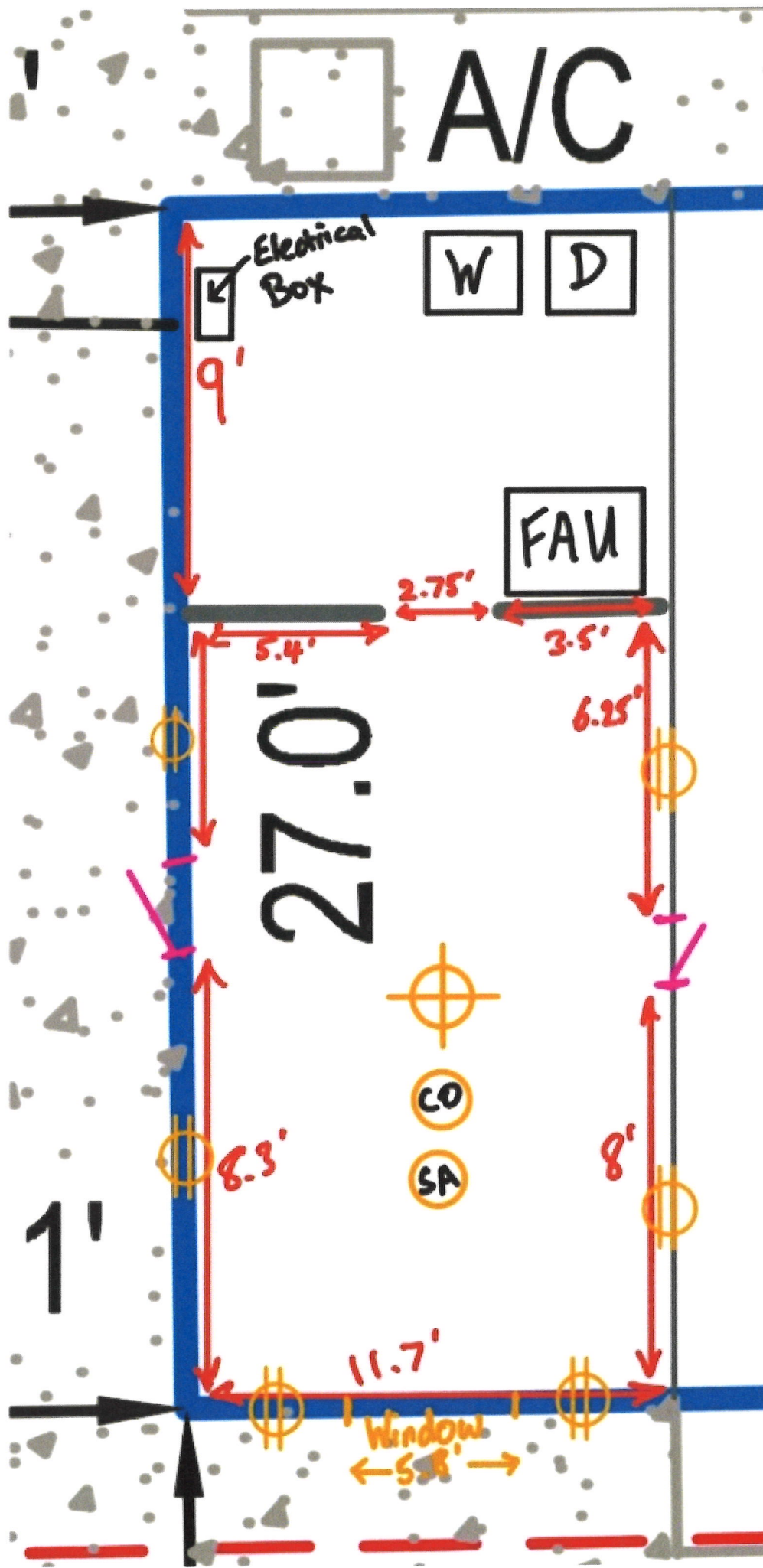
TARGET

SURVEYING, LLC

LB #7893

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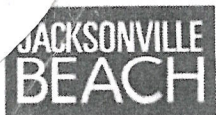








- Garage layout to remain the same including wall separating garage space and laundry room (to remain).
- Plan to add insulation, plaster board, engineered hardwood flooring in keeping with the rest of the property. All structural features including existing internal and external walls to remain in place.
- Two doors also pictured also to remain in place.
- Garage door plan for removal with replacement with windows and siding to replicate existing structures.
- Plenty of car parking space remains without interrupting the road or neighbors.
- Same size window and house siding found to ensure good cosmetic outcome.



APPLICATION FOR VARIANCE

BOA No. 24100047
HEARING DATE 9/17/24

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

REQUIRED DOCUMENTATION

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

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JUL 17 2024
PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: SOPHIE & ELLIOT BARNWELL **Telephone:** 205 218 2820
Mailing Address: 1619 BENTIN DRIVE NORTH, **E-Mail:** sophiej-robertson@
JACKSONVILLE BEACH 32250 yahoo.com
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: SOPHIE & ELLIOT BARNWELL **Telephone:** 205 218 2820
Mailing Address: 1619 BENTIN DRIVE NORTH **E-Mail:** sophiej-robertson@
JACKSONVILLE BEACH 32250 yahoo.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: 1619 BENTIN DRIVE NORTH
Legal description of property (Attach copy of deed): Attached
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Further details attached. Conversion of existing enclosed garage into flexible use space.

AFFIDAVIT

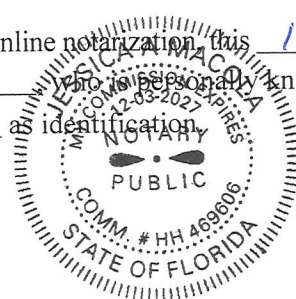
I, Sophie & Elliot Barnwell, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other 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.

S Barnwell SOPHIE BARNWELL 7/12/24
#B II ELLIOT BARNWELL 7/12/24
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 12th day of July, 2024, by Sophie Jane Barnwell who is personally known to me or produced FL DL as identification.

Jessica A Macola
NOTARY PUBLIC SIGNATURE
Jessica A Macola
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: AS1 FLOOD ZONE: X

CODE SECTION (S): _____

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

JUL 11 2024

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

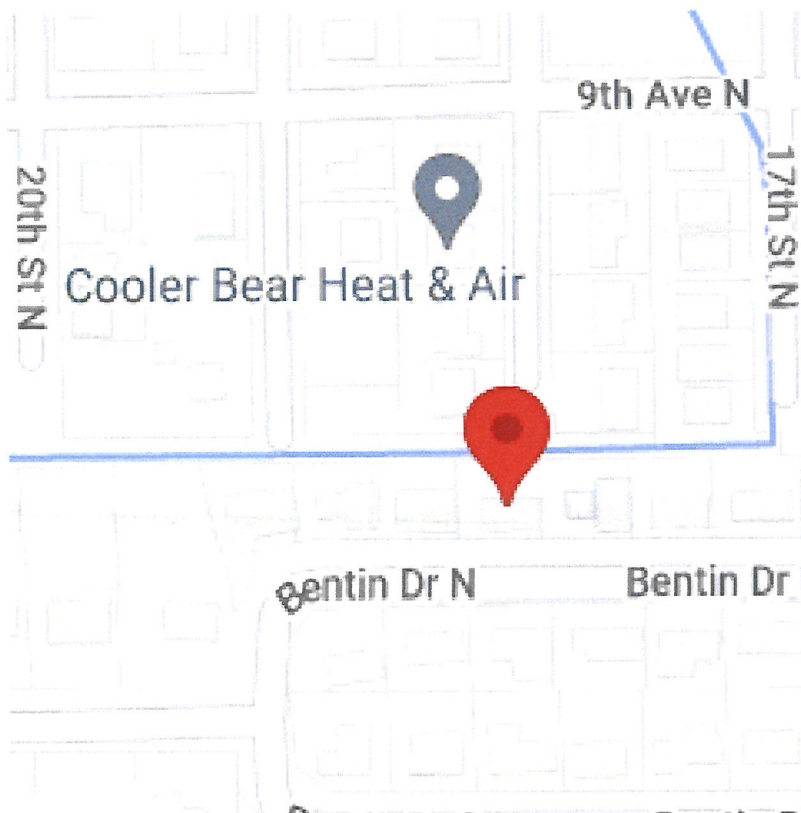
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes.	- Substandard lot, property bought in current condition & layout. Desire to expand family & plan for appropriately permitted flexible space. - Additional space for lecturing, tutoring, research in our careers.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	- Property boundaries remain unchanged. - Cars remain on driveway without disruption to neighbors - Multiple other properties on street without visible car storage structures.
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.	- Multiple other properties within same zoning district without carport or garage. - Does not alter appearance/aesthetics of street or surrounding properties.
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	- On visual inspection of properties on Benton drive North, 47% have garages, 33% carports, 19% no car storage structures.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	- Alternative option includes extending property to rear which would increase lot coverage, increase disruption to neighbors & also require variance application.
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	- Property boundary & structure remains unchanged. - Cars remain in same driveway - Every effort to achieve good cosmetic result using same materials used on rest of the house.



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LAND SURVEY PREPARED FOR ELLIOT AND SOPHIE BARNWELL
1619 BENTIN DRIVE NORTH, JACKSONVILLE BEACH, FL 32250



REQUESTED BY:

GUARDIAN TITLE & TRUST, INC
13400 SUTTON PARK DRIVE S.
JACKSONVILLE, FL 32224
PH. 904-992-1162

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W
ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY AND CROSS INTO THE
5' U.E. AT REAR OF PROPERTY.

COVERED DIRT CROSSING OVER THE PROPERTY LINE
AT REAR OF PROPERTY.

SHED CROSSING INTO 5' U.E. AT REAR OF PROPERTY.

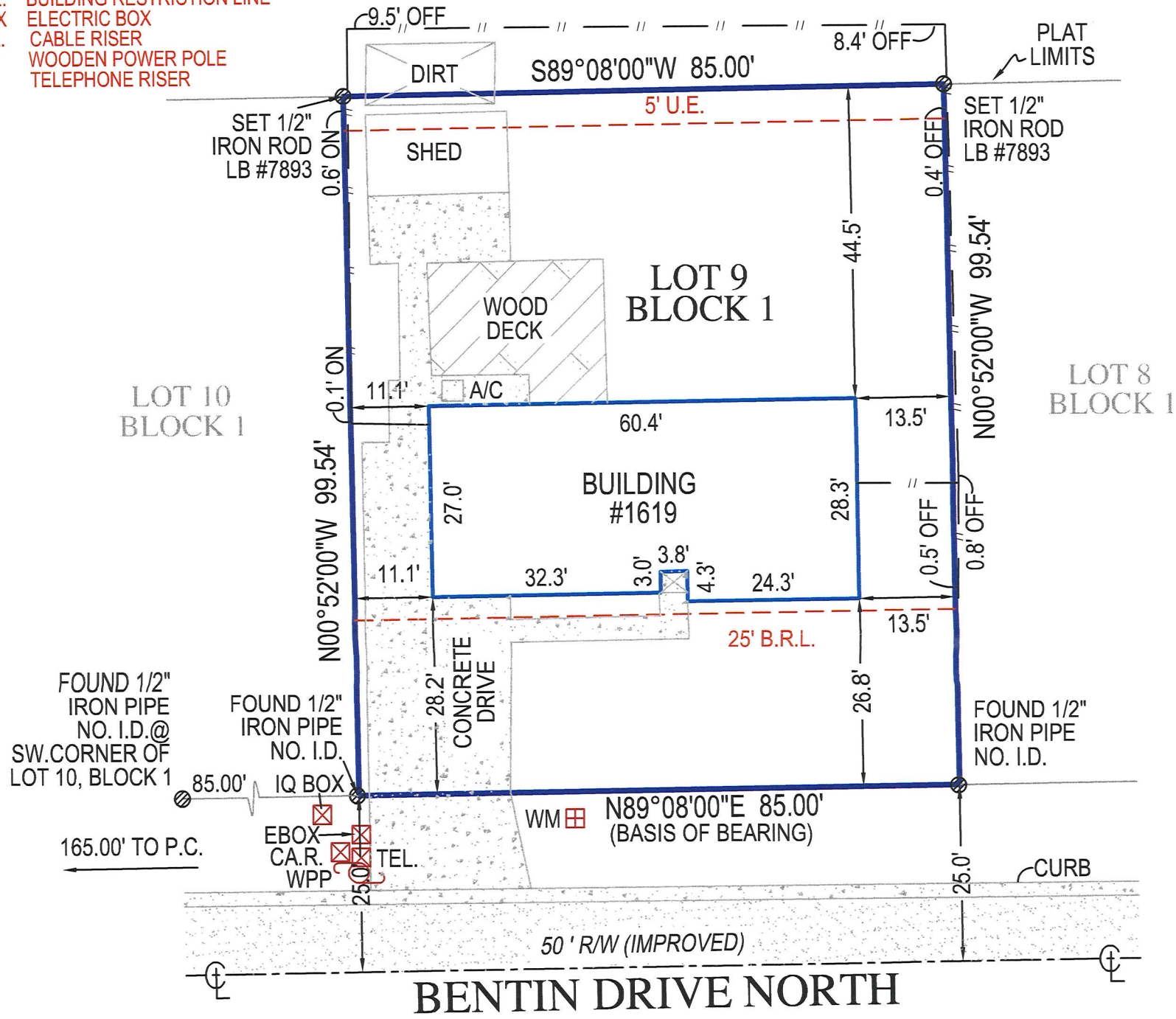
B.R.L. BUILDING RESTRICTION LINE
EBOX ELECTRIC BOX
C.A.R. CABLE RISER
WPP WOODEN POWER POLE
TEL. TELEPHONE RISER

BOUNDARY SURVEY

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PLANNING
DEPARTMENT



SCALE
1"=25'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)
SURVEY NUMBER:
625713

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.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
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LB #7893

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Certified To:
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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
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STEVEN D. MARSHALL

Digitally signed by STEVEN D. MARSHALL
Date: 2024.03.26 09:47:54 -04'00'

(SIGNED) 
STEVEN D MARSHALL
PROFESSIONAL SURVEYOR AND MAPPER #6376

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WEBSITE: www.targetsurveying.net

General Warranty Deed

RECEIVED

Made this April 15, 2024 A.D. By **Nicholas Ian Palmer and Kate Davis Palmer, husband and wife**, whose address is: 451 Misty Harbor Blvd, Woodbine, Georgia 31569, hereinafter called the grantor, to **Elliot Barnwell and Sophie Jane Barnwell, husband and wife**, whose post office address is: 1619 N. Bentin Drive, Jacksonville Beach, Florida 32250, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot 9, Block 1, Bentin Estates, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 40, of the Public Records of Duval County, Florida.

Parcel ID Number: 178775-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Michael D. Coonan
13400 Sutton Park Dr S, Ste 1001, Jacksonville, FL 32224

Witness Printed Name Jayna C. Silverman
13400 Sutton Park Dr S, Ste 1001, Jacksonville, FL 32224

Nicholas Ian Palmer (Seal)
Nicholas Ian Palmer
Address 451 Misty Harbor Blvd, Woodbine, Georgia 31569

Kate Davis Palmer (Seal)
Kate Davis Palmer
Address 451 Misty Harbor Blvd, Woodbine, Georgia 31569

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence this 12th day of April, 2024, by Nicholas Ian Palmer and Kate Davis Palmer, husband and wife, who is/are personally known to me or who has produced drivers license as identification.



Notary Public Michael D. Coonan
Print Name: Michael D. Coonan
My Commission Expires: _____

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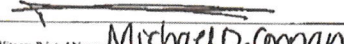
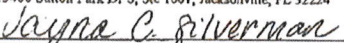
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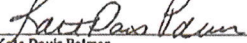
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Witness Printed Name: Jayna C. Silverman
13400 Sutton Park Dr S, Ste 1001, Jacksonville, FL 32224


Nicholas Ian Palmer (Seal)
Address: 451 Misty Harbor Blvd, Woodbine, Georgia 31569

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Address: 451 Misty Harbor Blvd, Woodbine, Georgia 31569

State of Florida
County of Duval

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Notary Public
Print Name: Michael D. Coonan
My Commission Expires: _____



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JUL 11 2024

PLANNING
DEPARTMENT

Jacksonville Office
13400 Sutton Park Drive South, Ste 1001
Jacksonville, FL 32224
Tel: 904-992-1162 Fax: 904-992-1169
admin@guardiantti.com www.guardiantti.com

Fernandina Beach Office
95758 Amelia Concourse
Fernandina Beach, FL 32034

Date: April 22, 2024

Property: 1619 N. Bentin Drive, Jacksonville Beach, Florida 32250
Mailing Address: 1619 N. Bentin Drive, Jacksonville Beach, Florida 32250

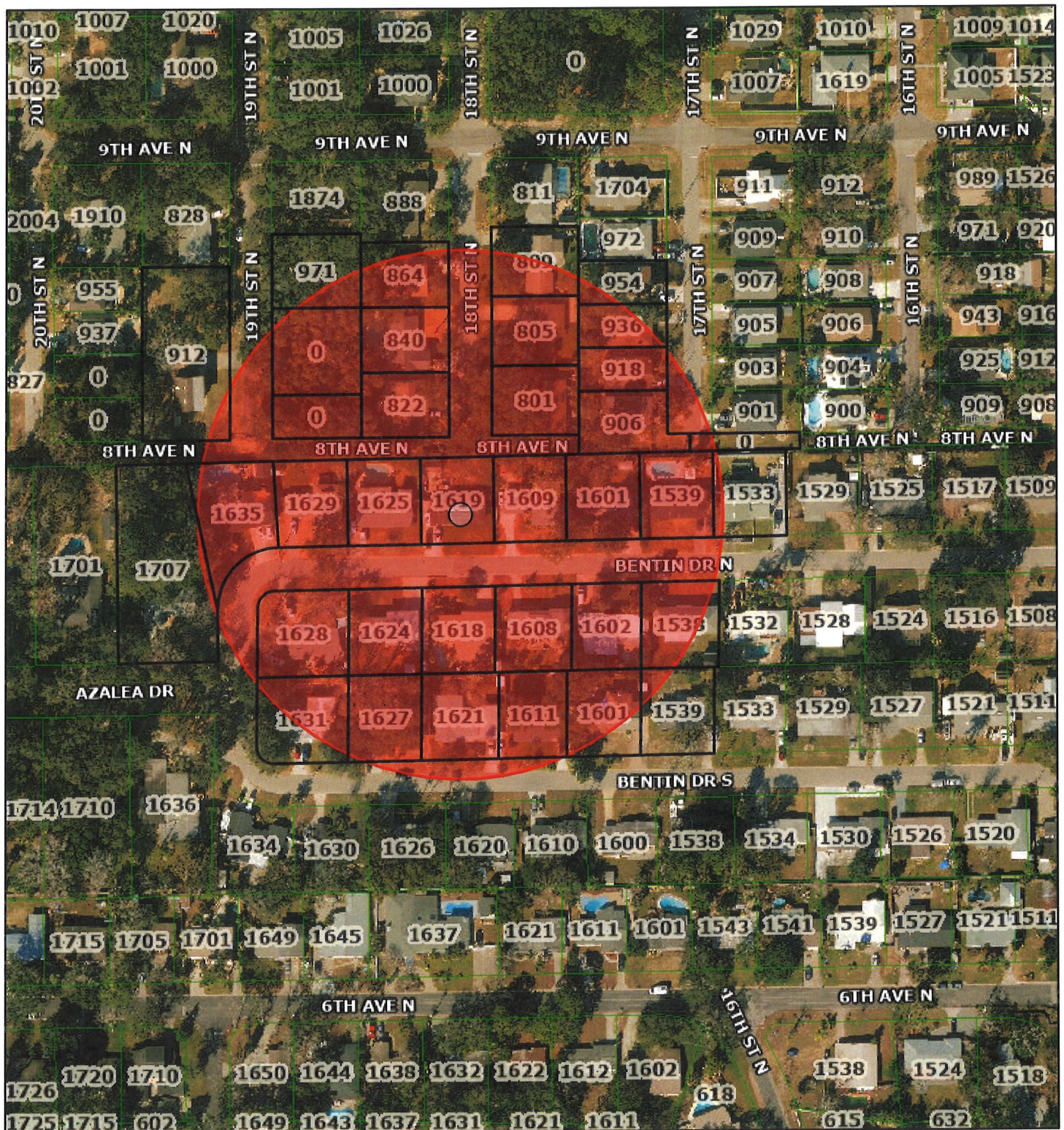
Dear Elliot Barnwell and Sophie Jane Barnwell,

Enclosed is/are the following:

- x Original Recorded Deed**
- x Survey**
- X Property Fraud Alert Flyer**

If this property is your primary residence, you may apply for homestead exemption between January 1st and March 1st of the year following your property purchase. You can contact the Duval County Property Appraiser's Office, if you have any questions. You will need your original recorded deed when you file for the exemption. If your Owner's Policy is NOT enclosed, you may email postclosing@guardiantti.com for your request. Please allow 60-90 days from the closing date for completion.

Sincerely,
Guardian Title Post Closing



August 27, 2024

 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

Project engineers will continue to solicit input from city officials, residents and business owners to help define the final concept.

Send letters to the editor to editor@beachesleader.com, or mail to P.O. Box 50129, Jacksonville Beach, Fla. 32240. Letters must bear author's name, address and telephone number for verification. Letters must be in good taste and not make personal attacks.

J	A	B	I	G	H
E	M	I	R	O	B
T	O	D	O	D	E
K	I	N	G	K	O
C	A	D	D	C	R
S	T	O	G	E	P
H	E	P	E	N	I
O	R	E	O	S	T
E	C	R	U	N	E
S	E	A	R	O	O
G	N	A	T	D	I
A	M	E	N	D	E
C	A	R	G	O	
E	N	D	L	E	

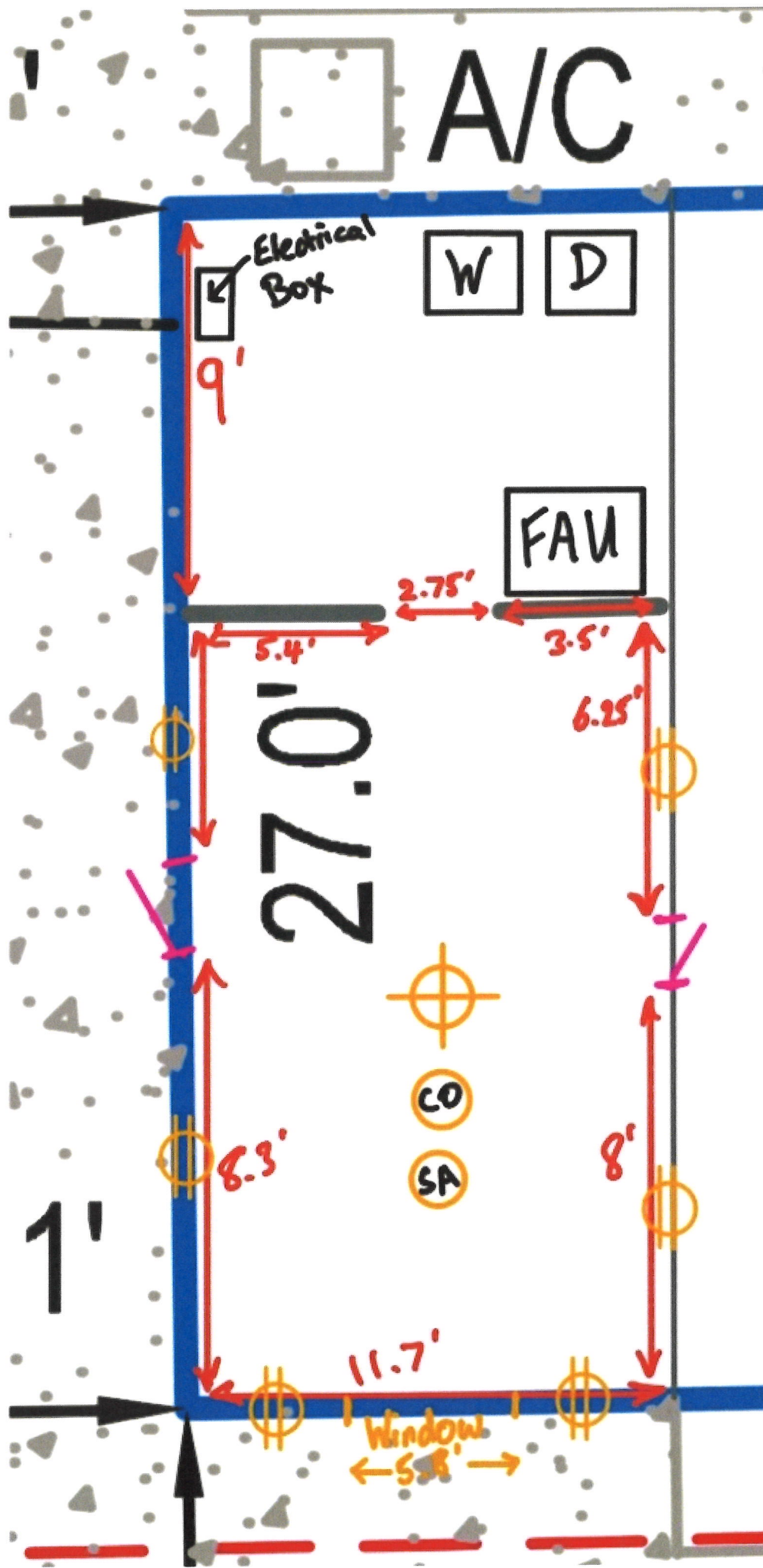
	G	N	A	T		D	U	S	T	B	O	W
A	M	E	N	D		E	L	S	E		W	I
C	A	R	G	O		A	G	A	R		E	L
E	N	D				L	E	Y			R	E







- Garage layout to remain the same including wall separating garage space and laundry room (to remain).
- Plan to add insulation, plaster board, engineered hardwood flooring in keeping with the rest of the property. All structural features including existing internal and external walls to remain in place.
- Two doors also pictured also to remain in place.
- Garage door plan for removal with replacement with windows and siding to replicate existing structures.
- Plenty of car parking space remains without interrupting the road or neighbors.
- Same size window and house siding found to ensure good cosmetic outcome.



Danevsky Joseph

From: Sophie Robertson <sophiej_robertson@yahoo.com>
Sent: Monday, August 19, 2024 8:20 PM
To: Danevsky Joseph; EBARNWELL11@gmail.com
Subject: Re: Applicant NOH - BOA#24-100047

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

Hi Danevsky

Total lot coverage = 44.2% (3659sqft is covered out of the 8276sqft of our total lot size)

Is there anything else you need from us at this point?

Thanks Sophie

On Aug 18, 2024, at 20:22, Sophie Robertson <sophiej_robertson@yahoo.com> wrote:

Hi Danevsky,

Thanks for your email.

In regard to the lot size, I will attach the boundary survey which was included in the initial paperwork. To my calculations our lot coverage is 20.6% based on a house of 1709 and a lot size of 8276. Please feel free to let us know if you feel this is inaccurate.

With the application itself I was hoping you can clarify the jargon used.

34-336(e)(1)d: Yes, understood. the garage will be converted to a livable sapce, just clarifying this will not amend the lot coverage as we are not changing any existing boundaries of the house.

34-336(e)(1)g: Truly lost on what these measurements are conveying given the lot coverage is not changing. Is this referring to the shed in the backgarden? Just wanted to clarify we are not amending the shed in any way.

34-373(d): Again, not sure how the driveway would change with converting the garage to liveable space. If you could clarify what this means I'd appreciate it.

Not sure if the second points are just pre-existing non-conformities that you are required to raise, just unclear on their relevance so clarification would be very much appreciated.

Thank you, Sophie & Elliot

On Friday, August 16, 2024 at 01:35:33 PM EDT, Danevsky Joseph <djoseph@jaxbchfl.net> wrote:

Good Afternoon,

Please find attached a copy of your notice of hearing for property located at **1619 N Bentin Dr.**

Can you please provide us with your lot coverage percentage, so we can make sure your at 35%, and wont need to ask for additional coverage?

****NOTE**** If corrections are required, please contact me no later than 4:30pm, Tuesday, August 20, 2024.

If you have any additional questions or need further assistance, please don't hesitate to contact me.

Thank you

Danevsky Joseph

Planner, Planning and Development Department

City of Jacksonville Beach

djoseph@jaxbchfl.net

www.jacksonvillebeach.org

<image001.png>

<IMG_3568.png>

<image001.png>



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	08/27/2024
SUBJECT:	BOA #24-100048 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, September 17, 2024 Board of Adjustment Meeting.

BOA #24-100048

ZONING: RS-1
RE NO.: 177708-0000
LEGAL: Lot 13, Block 3, *PINE Grove Unit 1*
ADDRESS: 1304 N 2nd Ave

REQUEST:

Section(s): 34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum, for construction of new swimming pool, paver deck, and equipment pad, 34-336(e)(1)g, for an accessory side yard setback of zero(0) feet in lieu of 5 feet minimum for an existing paver walkway along the west property line, 34.373(d), for a driveway setback of 2 feet in lieu of 5 feet minimum, to address existing nonconformities to an existing single family dwelling, located at **property addressed** 1304 N 2nd Ave, **RE#** 177708-0000, **legally described as** Lot 13, Block 3, *PINE Grove Unit 1*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1939) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is approximately 63 feet in width and 102 feet in depth, with a total area of 6,426 square feet. The subject parcel is currently occupied by a one-story dwelling, concrete driveway & sidewalks, paver walkway, side paver pads, and 80 square feet of rear concrete & pavers which will be removed. The subject parcel's single-family structure was constructed in 1976, and the structure predates the existing LDC. The subject parcel is nonconforming in total lot area and width. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. The subject property has proposed a total impervious area of 47%, for construction of new swimming pool, paver deck, and equipment pad, for an accessory side yard setback of zero (0) feet in lieu of 5 feet minimum for an existing paver walkway along the west property line, for a driveway setback of 2 feet in lieu of 5 feet minimum, to address existing nonconformities.

These are the minimum variances needed to accommodate the improvements and to address existing nonconformities. The property is undersized and predates the current LDC, and has existing nonconformities. Adding any structure on this property will increase the lot of coverage and encroach on setbacks. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and the request is consistent with the comprehensive plan.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1976 as a one-story single-family dwelling. The property currently exceeds the required lot coverage by 2.4% and has existing concrete and pavers to the rear which they plan to remove 80 square feet of. The applicant plans on making some improvements to the subject lot which will encroach on setbacks and increase lot coverage percentage. Allowing an increase in lot coverage, an accessory side yard setback of zero (0) feet in lieu of 5 feet minimum for an existing paver walkway along the west property line, for a driveway setback of 2 feet in lieu of 5 feet minimum, to address existing nonconformities, are the minimum variances needed for the reasonable use of the parcel of land. The subject property was platted in 1939 and the home was constructed in 1976, both of which predated the existing LDC. The nonconforming lot is not the fault of the applicant, nor are the existing non-conformities, and denying additional lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variance. There is a hardship justified by the lot being a non-conforming lot in total lot area and width. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in total lot area. The RS-1 requirement is 90 feet in width and a total lot area of 10,000 square feet. This property has a total lot area of 6,426 square feet.

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

Staff **does not** find that circumstances are a result of the applicant. The property was developed in 1976, and was never designed to accommodate the modern LDC requirements. The applicant purchased the property in its current state.

3. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures in the same zoning district.

Staff finds that the proposed variance will not confer special privileges. Throughout this neighborhood, there are many nonconforming properties and they have been granted similar variances.

4. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would cause an unnecessary and undue hardship.

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief from the LDC requirements, the applicant cannot add anything to this property without exceeding the 35% maximum lot coverage and encroaching on setbacks.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities as well as the proposed pool and paver deck. The proposed variances needed are for 47%, for construction of new swimming pool, paver deck, and equipment pad, for an accessory side yard setback of zero (0) feet in lieu of 5 feet minimum for an existing paver walkway along the west property line, for a driveway setback of 2 feet in lieu of 5 feet minimum, to address existing nonconformities.

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

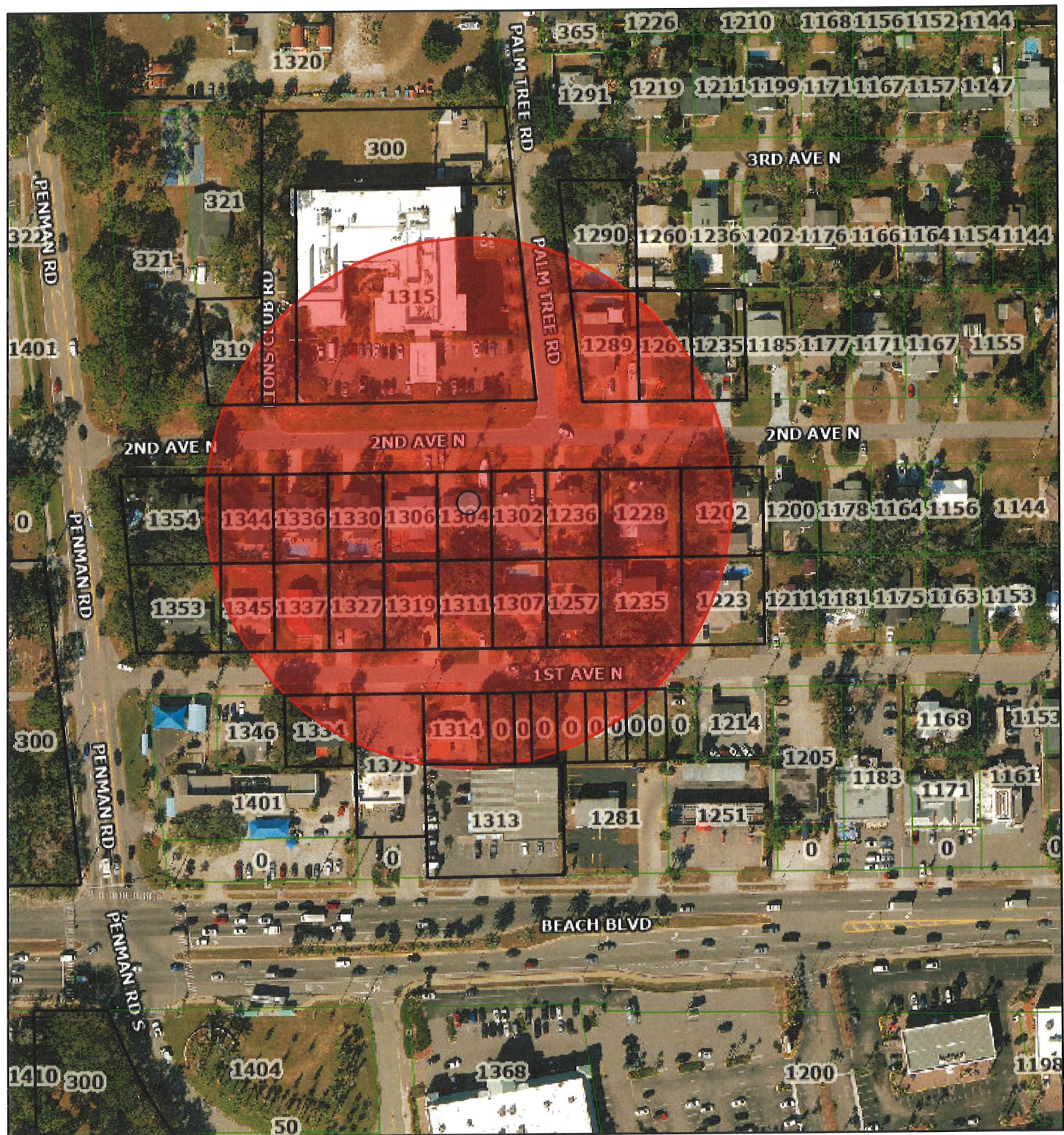
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100048**

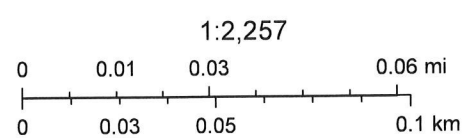
ATTACHMENTS:

1. 24-100148pics
2. 24-100048



August 27, 2024

 Parcels



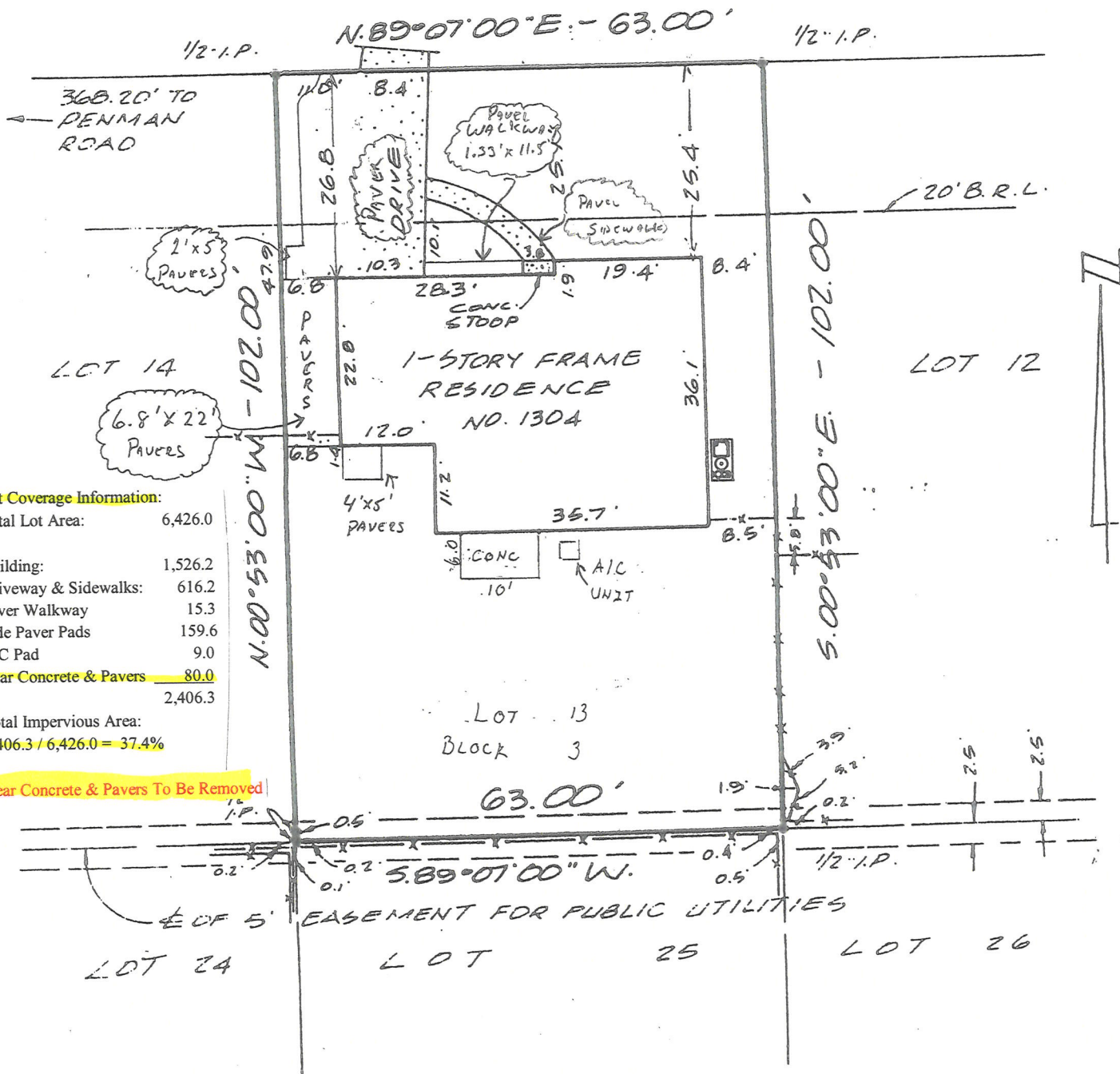
Current

MAP SHOWING BOUNDARY SURVEY OF

LOT 13, BLOCK 3, ACCORDING TO THE PLAT OF "PINE GROVE UNIT NO. ONE" AS RECORDED IN
AT BOOK 16, PAGE 65 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
TINA CENGIC-STEVENS,
FIRST AMERICAN TITLE INSURANCE COMPANY,
TRADITIONAL MORTGAGE CORPORATION
AND WATSON & OSBORNE, P.A.

(POSTED) 2ND. AVENUE NORTH (80' R/W)
(RECORD) SECOND AVENUE NORTH



Lot Coverage Information:

Total Lot Area:	6,426.0
Building:	1,526.2
Driveway & Sidewalks:	616.2
Paver Walkway	15.3
Side Paver Pads	159.6
A/C Pad	9.0
Rear Concrete & Pavers	80.0
	2,406.3

Total Impervious Area:
2,406.3 / 6,426.0 = 37.4%

Rear Concrete & Pavers To Be Removed



ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
P.O. BOX 382017
5915 CEDAR HILLS BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-8488
CERTIFICATE OF AUTHORIZATION NO. LB 0005488

WE CERTIFY THIS SURVEY WAS DONE UNDER MY
SUPERVISION AND MEETS THE MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER
7-8, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

CHARLES B. HATCHER
DA CERTIFICATE NO. 3771

NO. 15395

1"=20'

DATE 4-23-97

DRAFTER V.B.

- GENERAL NOTES:**
1. MEASUREMENTS ARE BASED ON PLAT BOOK 16, PAGE 65
 2. STRUCTURE NO. 1304 SHOWN HEREIN LIES WITHIN FLOOD ZONE "X" AS SET FORTH BY
FROM FEMA FLOOD MAPS PANEL NO. 22010, DATED 4-17-89
 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS,
PILES AND UTILITIES, IF ANY, NOT DETERMINED.
 4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED
BY THIS SURVEY.
 5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC
RECORDS WERE NOT SEARCHED BY THE SURVEYOR FOR EASEMENTS, TIES, COVENANTS
OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
 6. UNLESS OTHERWISE STATED ALL HIGH PIPES FOUND HAVE NO IDENTIFICATION.
 7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND/ABBREVIATIONS	
○	SET IRON PIPE MARKED
●	"ASSOC. SURVEY" OR LB 3488
⊙	FOUND IRON PIN OR PIPE
⊗	FOUND CONCRETE MONUMENT
X	CROSS CUT OR DRILL HOLE
X-X	CHAIN LINK FENCE
N.T.S.	NOT TO SCALE
Δ	CENTRAL ANGLE
Δ	RADIUS
Δ	ARC LENGTH
(CHD)	CHORD
3/4	SUBDIVISION
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
C/L	CENTERLINE
I.P.	IRON PIPE OR PIN
R/W	RIGHT OF WAY
B.R.L.	BUILDING RESTRICTION LINE
(R)	RECORD
(M)	MEASURED
CONC.	CONCRETE

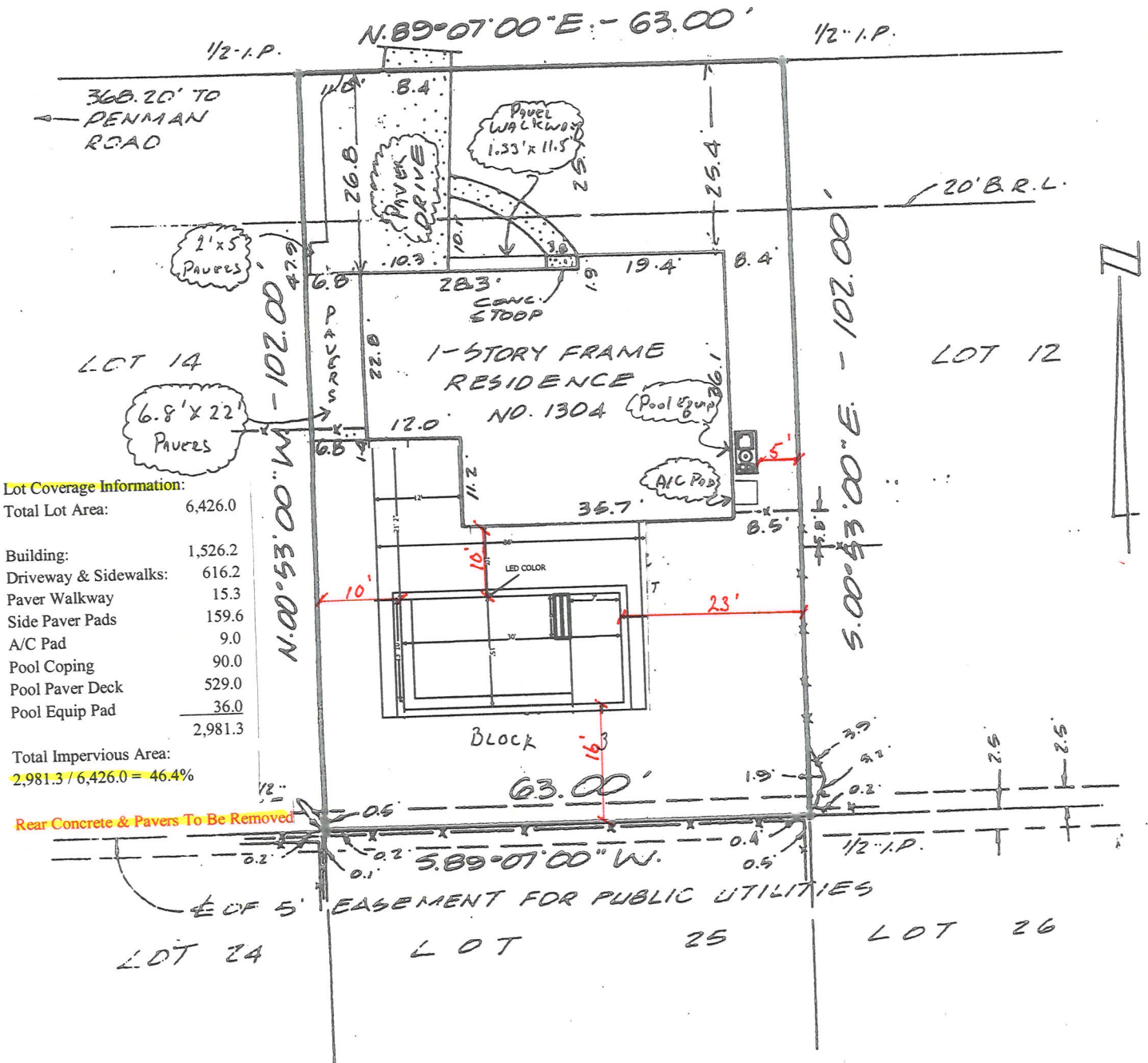
Dillon

Proposed

MAP SHOWING BOUNDARY SURVEY OF LOT 13, BLOCK 3, ACCORDING TO THE PLAT OF "PINE GROVE UNIT NO. ONE" AS RECORDED IN AT BOOK 16, PAGE 65 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
TINA CENGIC-STEVENSON,
FIRST AMERICAN TITLE INSURANCE COMPANY,
TRADITIONAL MORTGAGE CORPORATION
AND WATSON & OSBORNE, P.A.

(POSTED) 2ND. AVENUE NORTH (80' R/W)
(RECORD) SECOND AVENUE NORTH



Lot Coverage Information:

Total Lot Area:	6,426.0
Building:	1,526.2
Driveway & Sidewalks:	616.2
Paver Walkway	15.3
Side Paver Pads	159.6
A/C Pad	9.0
Pool Coping	90.0
Pool Paver Deck	529.0
Pool Equip Pad	36.0
	2,981.3
Total Impervious Area:	
2,981.3 / 6,426.0 =	46.4%

Rear Concrete & Pavers To Be Removed



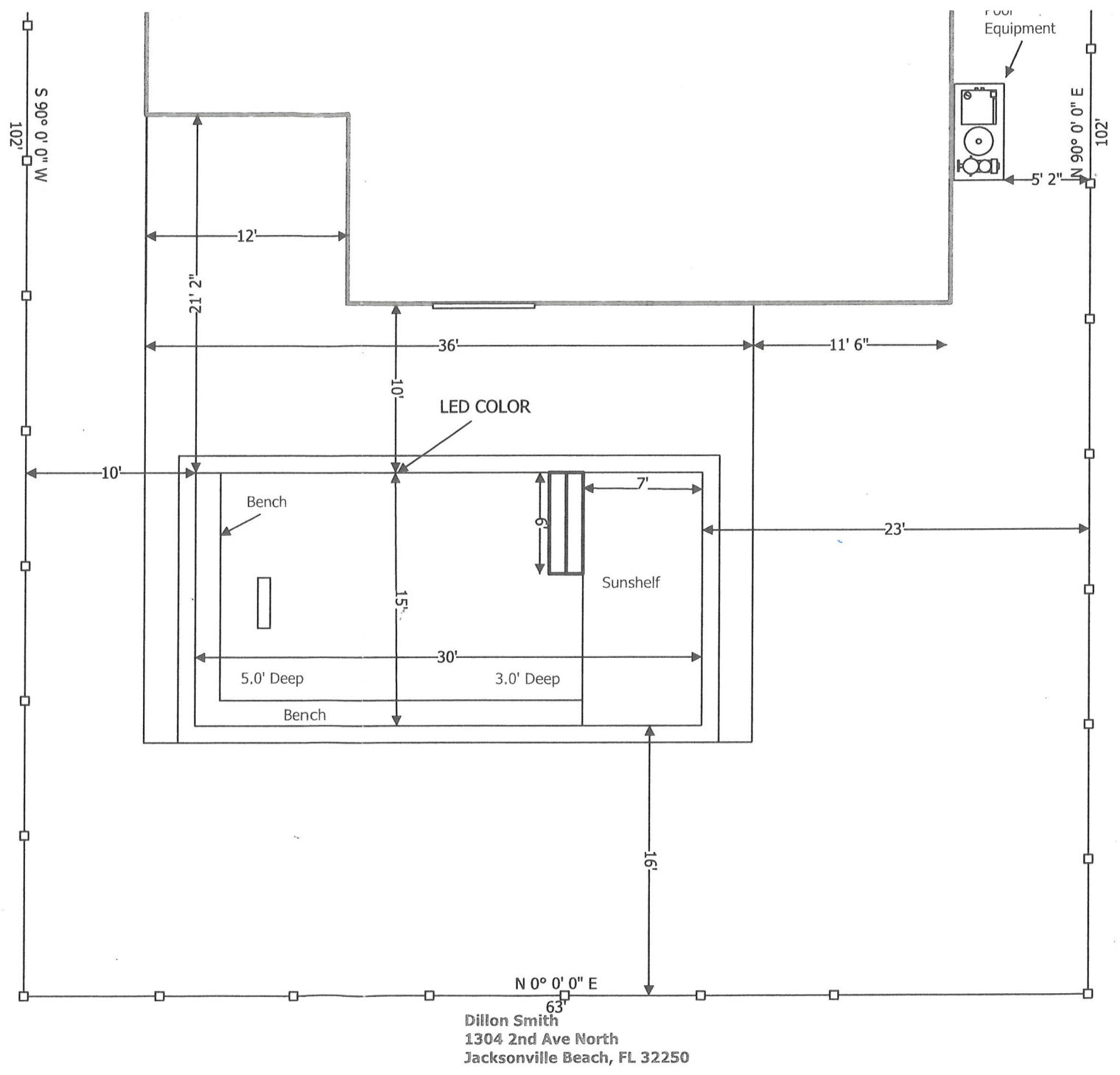
ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
P.O. BOX 382017
5915 CEDAR HILLS BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-8488
CERTIFICATE OF AUTHORIZATION NO. LB 0005400

WE HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL REQUIREMENTS FOR LAND SURVEYING PURSUANT TO CHAPTER 7-6, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.
Charles B. Hatcher
CHARLES B. HATCHER
DA CERTIFICATE NO. 3771
NO. 15395
DATE 4-23-97
DRAFTER V.B.

- LEGEND**
- | | |
|---|------------------------------------|
| 1. BEARINGS ARE BASED ON PLAT BOOK 16, PAGE 65 | P.C. = POINT OF CURVE |
| 2. SINGLE LINE NO. 1304, MONUMENT LIES WITH ROAD 20' AS SET BACK FROM P.E.M.A. PLAT MAPS PAPER NO. 22210 DATED 12-17-89 | P.T. = POINT OF TANGENCY |
| 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED. | P.R.C. = POINT OF REVERSE CURVE |
| 4. ENVIRONMENTAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY. | P.C.C. = POINT OF COMPOUND CURVE |
| 5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THE SURVEYOR FOR EASEMENTS, TIEES, COVENANTS OR RESTRICTIONS THAT MAY AFFECT THE PARCEL. | C/L = CENTERLINE |
| 6. UNLESS OTHERWISE STATED ALL MONUMENTS FOUND HAVE NO IDENTIFICATION. | I.P. = IRON PIPE OR PIN |
| 7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. | R/W = RIGHT OF WAY |
| | B.R.L. = BUILDING RESTRICTION LINE |
| | (R) = REDWOOD |
| | (C) = CONCRETE |
| | (M) = MEASURED |
| | CONC. = CONCRETE |
- SYMBOLS**
- | | |
|-----------------------------------|--|
| ○ = SET IRON PIPE MARKED | |
| — = MONUMENT SURVEY - ON L.B. 348 | |
| ● = FOUND IRON PIN ON PIPE | |
| ● = FOUND CONCRETE MONUMENT | |
| X = CROSS CUT ON DRILL HOLE | |
| X-X = CHAIN LINK FENCE | |
| N.T.S. = NOT TO SCALE | |
| — = CENTRAL ANGLE | |
| — = BEARINGS | |
| — = DISTANCES | |
| (O.D.) = OUTSIDE DIAMETER | |
| 1/2" = 1' = 20' | |

Dillon

1	POOL SHAPE	ANGULAR		
2	SIZE	15' x 30'		
3	DEPTHS	3' to 5'		
4	CAPACITY	9000 gal		
5	STEPS	YES	BENCH(ES)	2
6	SWIMOUT	NO		
7	SUNSHELF	YES		
8	HANDRAIL(S)	NO		
9	GRABRAIL(S)	NO		
10	LIGHT(S)	(1) LED COLOR		
11	TILE	6x6 FLAT		
12	CONCRETE DECKING	N/A	SQ. FT.	
13	PAVER DECKING	TRAVERTINE	SQ. FT.	529
14	PUMP	INTOLLIFLO	H.P.	3
15	FILTER	CNC 200		
15	CHLORINATOR	SALT IC-40		
17	SKIMMER(S)	(1)		
18	MAIN DRAINS	(1)		
19	RETURN INLETS	(3)		
20	FLOOR SYSTEM	(3)		
21	AUTOMATIC CLEANER	POLARIS TR36P		
22	RAISED DECK	NO		
23	WATER FEATURE(S)	NO		
24	UMBRELLA SLEEVE(S)	YES (1)		
25	HEATER	ULTRA TEMP 120 (HFC)		
26	GAS HOOK-UP	N/A		
27	DECO-DRAIN	AS NEEDED		
28	CLEANING EQUIPMENT			
29	LEAF SKIMMER	INC	WALL BRUSH	INC
	TEST KIT	INC	HOSE	INC
	POLE	INC	START-UP CHEMICALS	INC
	VACUUM	INC		
30	SPA INFORMATION (CONCRETE)	N/A		
	SIZE	DEPTH		
	JETS	BOOSTER PUMP		
	HEATER	COVER		
	LIGHT	SPILOVER		
	OTHER:			
31	ADDITIONAL SPECIFICATIONS:			
SEE EXHIBIT "A" TO CONTRACT				
ACCESS	TBD	LETTER OF PERMISSION		
ELEVATIONS	TBD			
TREE REMOVAL	N/A			
DIRT REMOVAL	INC			
CEMENT REMOVAL	BY OTHERS			
ELECTRICAL HOOK-UP	PRYETTE ELEC			
POOL SPECIFICATIONS				
DESIGNED BY	A KEEL			
DATE	JUNE 2024			



RECEIVED
JUL 18 2024
PLANNING
DEPARTMENT

Scale: 1/8" = 1 ft

HOME (904) 614 0373

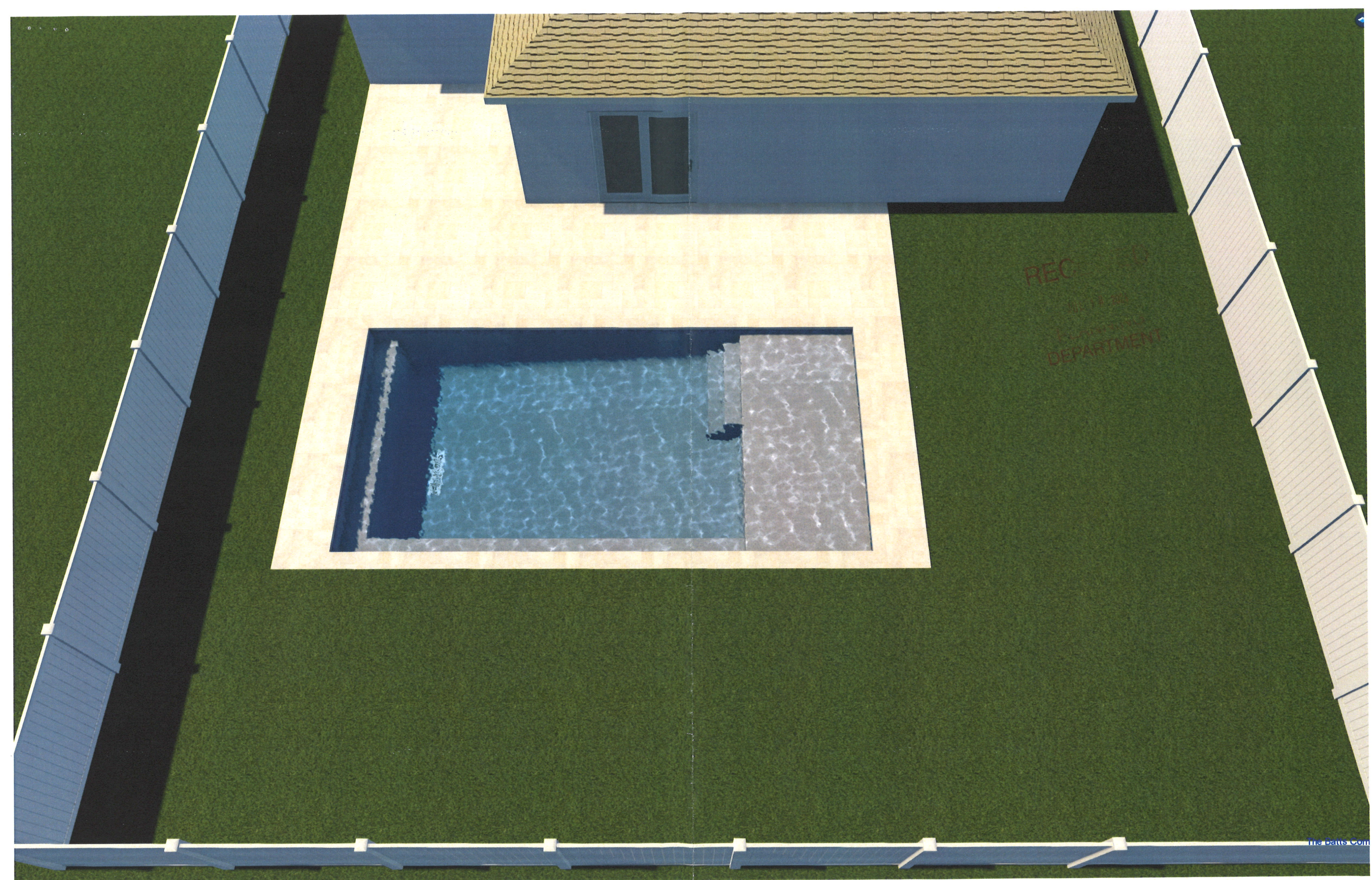
A SWIMMING POOL FOR
DILLON SMITH
1304 2ND AVE N
JACKSONVILLE BEACH, FL 32250

OFFICE


thebattscompany

THE BATTS COMPANY
General & Swimming Pool Contractors
1602 N. 3rd Street • Jacksonville Beach, FL 32250
(904) 246-2455
FAX (904) 249-0457

CGC055163 CPC 037046





APPLICATION FOR VARIANCE

BOA NO. 24-100048

HEARING DATE 9/17

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

REQUIRED DOCUMENTATION

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

RECEIVED
JUL 18 2024
PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Dillon Smith **Telephone:** (904) 614-0373
Mailing Address: 1304 2nd Ave N **E-Mail:** smithd803@gmail.com
Jacksonville Beach, FL 32250
Agent Name: Jim Batts **Telephone:** (904) 246-2455
Mailing Address: 1602 Nth 3rd Street Jacksonville **E-Mail:** battscompany@gmail.com
Landowner Name: Dillon Smith **Telephone:** (904) 614-0373
Mailing Address: 1304 2nd Ave N **E-Mail:** smithd803@gmail.com
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: 1304 2nd Ave N Jax Bch 177708-0000
Legal description of property (Attach copy of deed): 16-65-38-2S-29E
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).
Increase lot coverage from 31% to 40% for new swimming pool, paver pool deck and equipment pad.

AFFIDAVIT

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

Dillon Smith
APPLICANT SIGNATURE

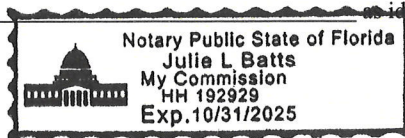
Dillon Smith
PRINT APPLICANT NAME

7/15/2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of July, 2024, by Dillon Smith, who is personally known to me or produced as identification.

Julie L. Batts
NOTARY PUBLIC SIGNATURE
Julie L. Batts
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): _____

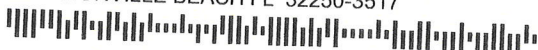
Account Number: 177708-0000

Escrow Code/Name: CL-0015114 CENTRAL LOAN ADMINISTRATI
Location Address: 1304 N 2ND AVE
JACKSONVILLE BEACH 32250

Legal Description:
16-65 38-2S-29E PINE GROVE UNIT
1 S/D LOT 13 BLK 3

203
7 - 134125

SMITH DILLON
1304 2ND AVE N
JACKSONVILLE BEACH FL 32250-3517



NE GROVE UNIT
PLANNING
DEPARTMENT



****INFORMATIONAL NOTICE** THIS TAX BILL HAS BEEN SENT TO YOUR ESCROW AGENT OR LENDER. PLEASE DO NOT PAY IF YOU HAVE AN ESCROW ACCOUNT ON THIS PROPERTY. IF IT IS YOUR RESPONSIBILITY TO PAY YOUR TAXES DIRECTLY TO THE TAX COLLECTOR, YOU MAY DO SO WITH THIS NOTICE.**

AD VALOREM TAXES ON REAL ESTATE

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	TAXING DISTRICT	MILLAGE RATE	TAX AMOUNT \$	EXEMPTIONS APPLIED
CITY OF JACKSONVILLE	447409	50,000	397409	USD2	8.0262	3,189.68	HB,HX
ST JOHNS RIVER WTR MGMT DIST	447409	50,000	397409	USD2	0.1793	71.26	
FL INLAND NAVIGATION	447409	50,000	397409	USD2	0.0288	11.45	
USD2-JAX BEACH	447409	50,000	397409	USD2	3.9947	1,587.53	
SCHOOLS							
SCH DISCRETIONARY	447409	25,000	422409	USD2	0.7480	315.96	
SCH CAPITAL OUTLAY	447409	25,000	422409	USD2	1.5000	633.62	
SCHOOLS-LOCAL	447409	25,000	422409	USD2	3.1830	1,344.53	
SCHOOLS-VTR APPRVD	447409	25,000	422409	USD2	1.0000	422.41	
AD VALOREM TOTALS					18.6600	7,576.44	
NON-AD VALOREM ASSESSMENTS							

NON-AD VALOREM ASSESSMENTS ON SERVICES

ASSESSMENTS ON SERVICES	
LEVYING AUTHORITY	AMOUNT \$
NON-AD VALOREM TOTALS	

REMARKS:

IF PAID BY: PLEASE PAY ONE AMOUNT:	NOV 30 2023 4% DISCOUNT AMOUNT	DEC 31 2023 3% DISCOUNT AMOUNT	JAN 31 2024 2% DISCOUNT AMOUNT	FEB 29 2024 1% DISCOUNT AMOUNT	MAR 31 2024 0% DISCOUNT AMOUNT	APR 30 2024 DELINQUENT AMOUNT
	\$ 7,273.38	\$ 7,349.15	\$ 7,424.91	\$ 7,500.68	\$ 7,576.44	\$ 7,836.73

Retain this portion for your records.

DUVAL COUNTY 2023 REAL ESTATE TAX NOTICE

Account Number: 177708-0000

Escrow Code/Name: CL-0015114 CENTRAL LOAN ADMINISTRATION
Owner Name: SMITH DILLON
Location Address: 1304 N 2ND AVE
 JACKSONVILLE BEACH 32250
Alternate Key: 1366133

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



IMPORTANT MESSAGE

**IF YOU DO NOT HAVE AN ESCROW ACCOUNT
ON THIS PROPERTY OR IF IT IS YOUR RESPONSIBILITY
TO PAY YOUR TAXES DIRECTLY TO THE TAX COLLECTOR,
YOU MAY USE THIS NOTICE FOR PAYMENT.**

PLEASE MAKE CHECKS PAYABLE TO:
DUVAL COUNTY TAX COLLECTOR

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Owner would like to install a swimming pool and paver deck. Owner is planning to remove the existing 80 SF of concrete and pavers in the back yard. Current lot coverage is 37.4% & he would like to increase the lot coverage to 46.4%.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Owner would like to add a swimming pool to his property and would like to increase his lot coverage to 46.4%.
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	This project is similar to other projects already built in the area.
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	Several other pool projects have been built 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 proposed lot coverage including the pool, deck and equipment pad is estimated to be 46.4%.
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	There are other variances that have been granted in the Jacksonville Beach area for similar swimming pool projects.

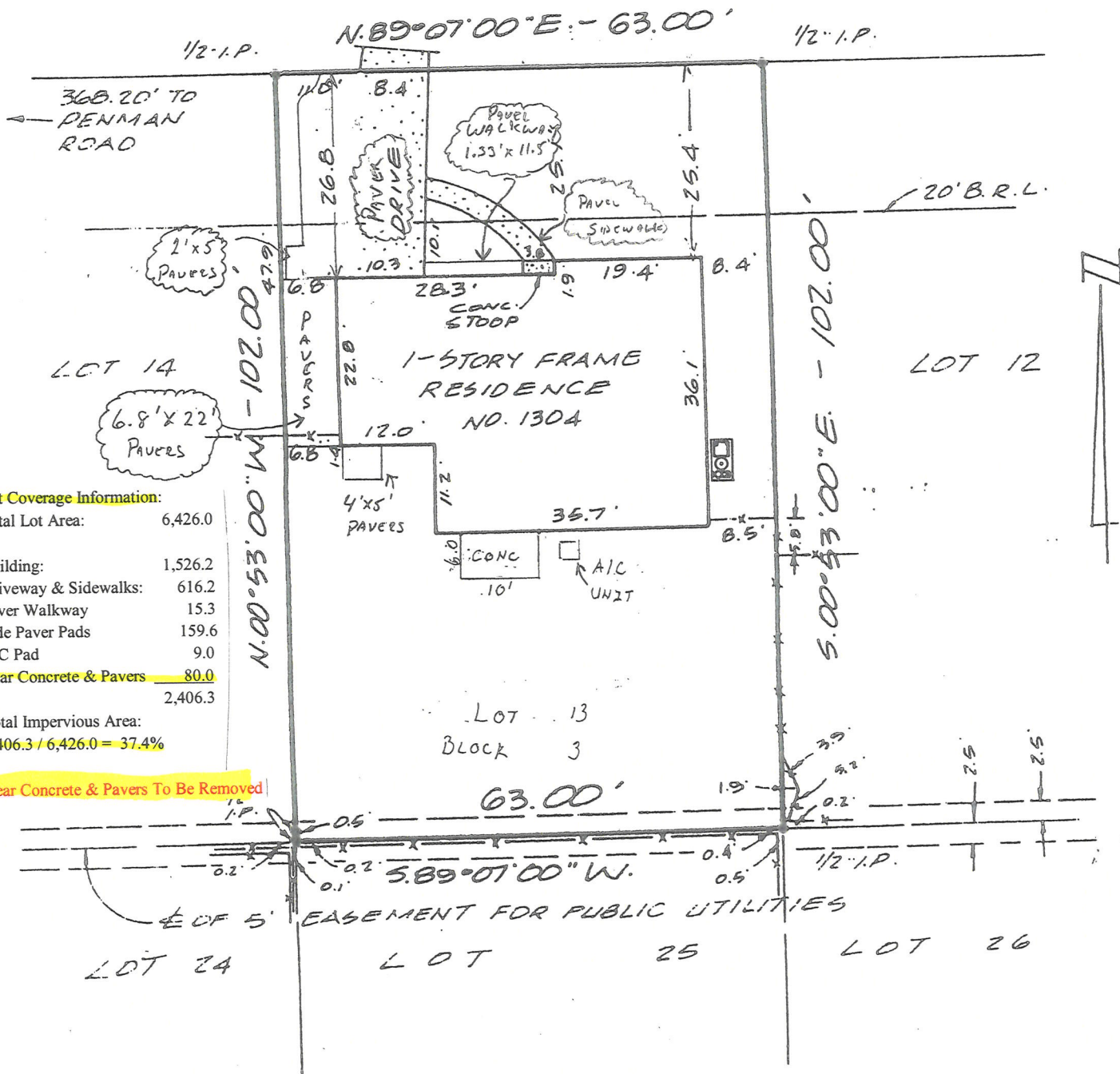
Current

MAP SHOWING BOUNDARY SURVEY OF

LOT 13, BLOCK 3, ACCORDING TO THE PLAT OF "PINE GROVE UNIT NO. ONE" AS RECORDED IN
AT BOOK 16, PAGE 65 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
TINA CENGIC-STEVENS,
FIRST AMERICAN TITLE INSURANCE COMPANY,
TRADITIONAL MORTGAGE CORPORATION
AND WATSON & OSBORNE, P.A.

(POSTED) 2ND. AVENUE NORTH (80' R/W)
(RECORD) SECOND AVENUE NORTH



Lot Coverage Information:

Total Lot Area:	6,426.0
Building:	1,526.2
Driveway & Sidewalks:	616.2
Paver Walkway	15.3
Side Paver Pads	159.6
A/C Pad	9.0
Rear Concrete & Pavers	80.0
	2,406.3

Total Impervious Area:
2,406.3 / 6,426.0 = 37.4%

Rear Concrete & Pavers To Be Removed



ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
P.O. BOX 382017
5915 CEDAR HILLS BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-8488
CERTIFICATE OF AUTHORIZATION NO. LB 0005488

WE CERTIFY THIS SURVEY WAS DONE UNDER MY
SUPERVISION AND MEETS THE MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER
7-8, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

CHARLES B. HATCHER
DA CERTIFICATE NO. 3771

NO. 15395

1"=20'

DATE 4-23-97

DRAFTER V.B.

- GENERAL NOTES:**
1. MEASUREMENTS ARE BASED ON PLAT BOOK 16, PAGE 65
 2. STRUCTURE NO. 1304 SHOWN HEREIN LIES WITHIN FLOOD ZONE "X" AS SET FORTH BY
FROM FEMA FLOOD MAPS PANEL NO. 22010, DATED 4-17-89
 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS,
PILES AND UTILITIES, IF ANY, NOT DETERMINED.
 4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED
BY THIS SURVEY.
 5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC
RECORDS WERE NOT SEARCHED BY THE SURVEYOR FOR EASEMENTS, TIES, COVENANTS
OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
 6. UNLESS OTHERWISE STATED ALL HIGH PIPES FOUND HAVE NO IDENTIFICATION.
 7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND/ABBREVIATIONS	
○	SET IRON PIPE MARKED
●	"ASSOC. SURVEY" OR LB 3488
⊙	FOUND IRON PIN OR PIPE
⊗	FOUND CONCRETE MONUMENT
X	CROSS CUT OR DRILL HOLE
X-X	CHAIN LINK FENCE
N.T.S.	NOT TO SCALE
Δ	CENTRAL ANGLE
Δ	RADIUS
Δ	ARC LENGTH
(CHD)	CHORD
3/4"	SUBDIVISION
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
C/L	CENTERLINE
I.P.	IRON PIPE OR PIN
R/W	RIGHT OF WAY
B.R.L.	BUILDING RESTRICTION LINE
(R)	RECORD
(M)	MEASURED
CONC.	CONCRETE

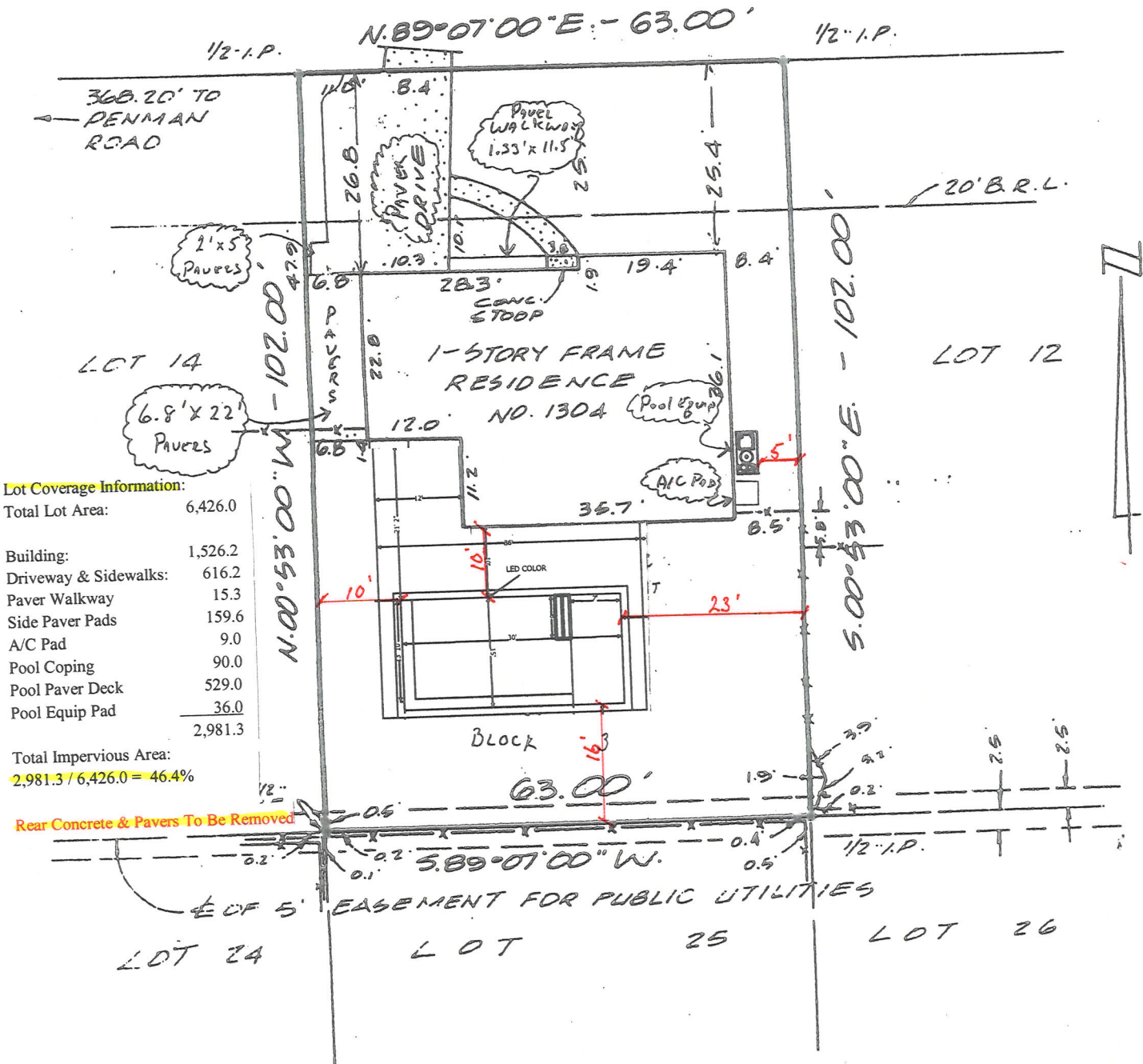
Dillon

Proposed

MAP SHOWING BOUNDARY SURVEY OF LOT 13, BLOCK 3, ACCORDING TO THE PLAT OF "PINE GROVE UNIT NO. ONE" AS RECORDED IN AT BOOK 16, PAGE 65 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
TINA CENGIC-STEVENSON,
FIRST AMERICAN TITLE INSURANCE COMPANY,
TRADITIONAL MORTGAGE CORPORATION
AND WATSON & OSBORNE, P.A.

(POSTED) 2ND. AVENUE NORTH (80' R/W)
(RECORD) SECOND AVENUE NORTH



Lot Coverage Information:

Total Lot Area:	6,426.0
Building:	1,526.2
Driveway & Sidewalks:	616.2
Paver Walkway	15.3
Side Paver Pads	159.6
A/C Pad	9.0
Pool Coping	90.0
Pool Paver Deck	529.0
Pool Equip Pad	36.0
	2,981.3
Total Impervious Area:	2,981.3 / 6,426.0 = 46.4%

Rear Concrete & Pavers To Be Removed

ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
P.O. BOX 382017
5915 CEDAR HILLS BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-8488
CERTIFICATE OF AUTHORIZATION NO. LB 0005400

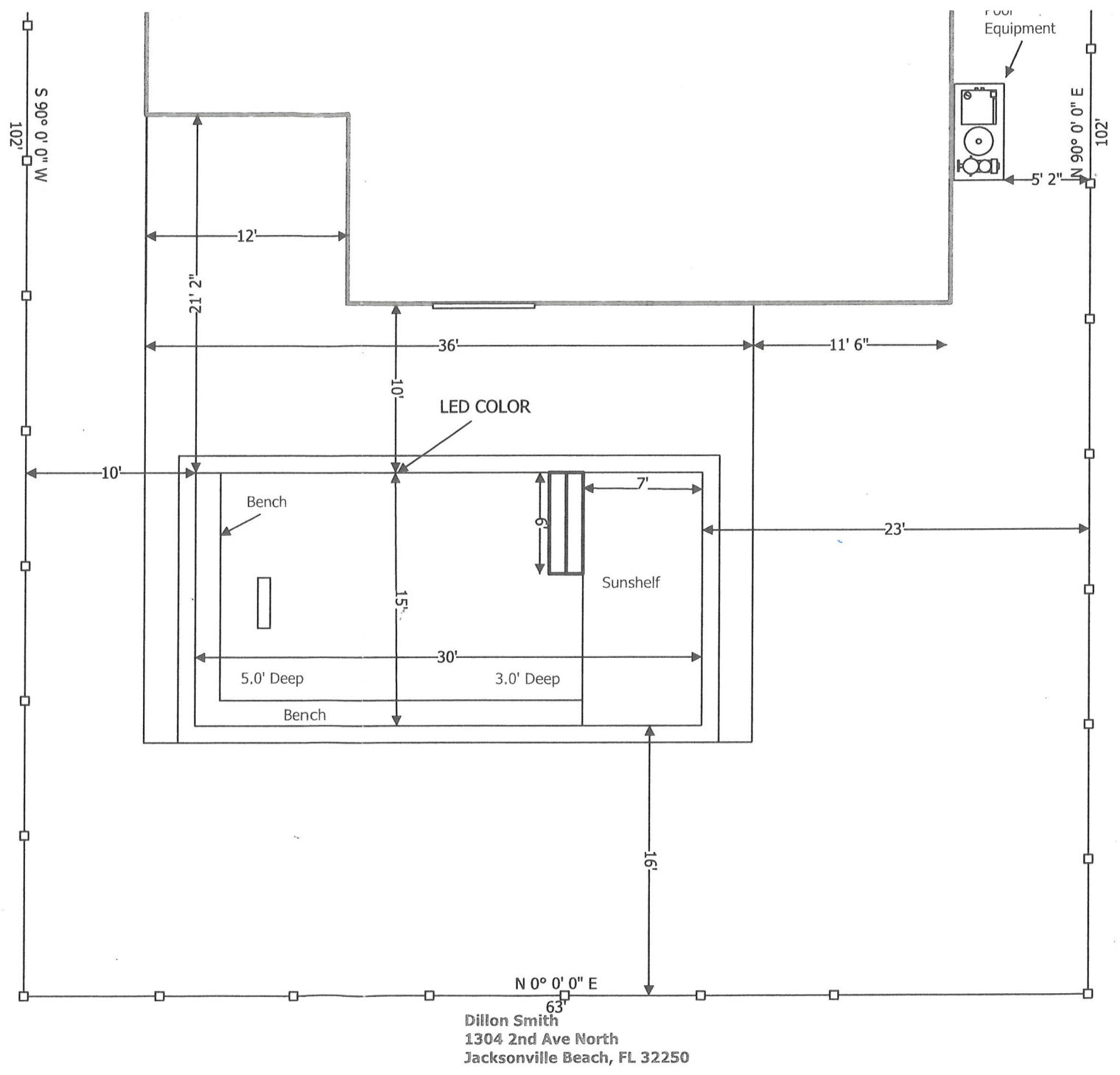
REBY CERTIFY THIS SURVEY WAS DONE UNDER MY
T SUPERVISION AND MEETS THE MINIMUM TECHNICAL
ARDS FOR LAND SURVEYING PURSUANT TO CHAPTER
7-6, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

Charles B. Hatcher
CHARLES B. HATCHER
DA CERTIFICATE NO. 3771
NO. 15395
DATE 4-23-97
DRAFTER V.B.

1. SEANINGS ARE BASED ON PLAT BOOK 16, PAGE 65
2. SINGLE LINE NO. 1304, HONOR HONOR LIES WITH ROAD 20' IN THE SEANING
FROM F.E.M.A. PLAT MAPS PAPER NO. 22210, DATED 12-17-89
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS,
PIPER AND UTILITIES, IF ANY, NOT DETERMINED.
4. ENVIRONMENTAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED
BY THE SURVEY.
5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC
RECORDS WERE NOT SEARCHED BY THE SURVEYOR FOR EASEMENTS, TILES, COVENANTS
OR RESTRICTIONS THAT MAY AFFECT THE PARCEL.
6. UNLESS OTHERWISE STATED ALL HIGH PIPES FOUND HAVE NO IDENTIFICATION
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER
- LEGEND/ABBREVIATIONS**
- | | | | |
|--------|---------------------------|--------|---------------------------|
| ○ | SET IRON PIPE MARKED | P.C. | POINT OF CURVE |
| — | ASDC SURVEY - ON L.B. 348 | P.T. | POINT OF TANGENCY |
| ● | FOUND IRON PIN ON PIPE | P.R.C. | POINT OF REVERSE CURVE |
| ● | FOUND CONCRETE MONUMENT | P.C.C. | POINT OF COMPOUND CURVE |
| X | CROSS CUT ON DRILL HOLE | C/L | CENTERLINE |
| X-X | CHAIN LINK FENCE | I.P. | IRON PIPE ON PIN |
| N.T.S. | NOT TO SCALE | R/W | RIGHT OF WAY |
| — | CENTRAL ANGLE | B.R.L. | BUILDING RESTRICTION LINE |
| — | PIPER | (R) | RECORD |
| — | ARC LENGTH | (M) | MEASURED |
| (O.D.) | CHORD | CONC. | CONCRETE |
| 1/2 | SUBDIVISION | | |

Dillon

1	POOL SHAPE <i>ANGULAR</i>	
2	SIZE <i>15' x 30'</i>	
3	DEPTHS <i>3' to 5'</i>	
4	CAPACITY <i>9000 gal</i>	
5	STEPS <i>YES</i>	BENCH(ES) <i>2</i>
6	SWIMOUT <i>NO</i>	
7	SUNSHELF <i>YES</i>	
8	HANDRAIL(S) <i>NO</i>	
9	GRABRAIL(S) <i>NO</i>	
10	LIGHT(S) <i>(1) LED COLOR</i>	
11	TILE <i>6x6 FLAT</i>	
12	CONCRETE DECKING <i>N/A</i>	SQ. FT.
13	PAVER DECKING <i>TRAVERTINE</i>	SQ. FT. <i>529</i>
14	PUMP <i>INTOLLIFLO</i>	H.P. <i>3</i>
15	FILTER <i>CNC 200</i>	
15	CHLORINATOR <i>SALT IC-40</i>	
17	SKIMMER(S) <i>(1)</i>	
18	MAIN DRAINS <i>(1)</i>	
19	RETURN INLETS <i>(3)</i>	
20	FLOOR SYSTEM <i>(3)</i>	
21	AUTOMATIC CLEANER <i>POLARIS TR36P</i>	
22	RAISED DECK <i>NO</i>	
23	WATER FEATURE(S) <i>NO</i>	
24	UMBRELLA SLEEVE(S) <i>YES (1)</i>	
25	HEATER <i>ULTRA TEMP 120 (HFC)</i>	
26	GAS HOOK-UP <i>N/A</i>	
27	DECO-DRAIN <i>AS NEEDED</i>	
28	CLEANING EQUIPMENT	
29	LEAF SKIMMER <i>INC</i>	WALL BRUSH <i>INC</i>
	TEST KIT <i>INC</i>	HOSE <i>INC</i>
	POLE <i>INC</i>	START-UP CHEMICALS <i>INC</i>
	VACUUM <i>INC</i>	
30	SPA INFORMATION (CONCRETE) <i>N/A</i>	
	SIZE	DEPTH
	JETS	BOOSTER PUMP
	HEATER	COVER
	LIGHT	SPILOVER
	OTHER:	
31	ADDITIONAL SPECIFICATIONS:	
	<i>See EXHIBIT "A" TO CONTRACT</i>	
ACCESS <i>TBD</i> LETTER OF PERMISSION		
ELEVATIONS <i>TBD</i>		
TREE REMOVAL <i>N/A</i>		
DIRT REMOVAL <i>INC</i>		
CEMENT REMOVAL <i>BY OTHERS</i>		
ELECTRICAL HOOK-UP <i>PRYETTE ELEC</i>		
POOL SPECIFICATIONS		
DESIGNED BY <i>A KEEL</i>		
DATE <i>JUNE 2024</i>		



RECEIVED
JUL 18 2024
PLANNING
DEPARTMENT

Scale: 1/8" = 1 ft

HOME

(904) 614 0373

A SWIMMING POOL FOR

DILLON SMITH

1304 2ND AVE N

JACKSONVILLE BEACH, FL 32250

OFFICE

thebattscompany

THE BATTS COMPANY

General & Swimming Pool Contractors

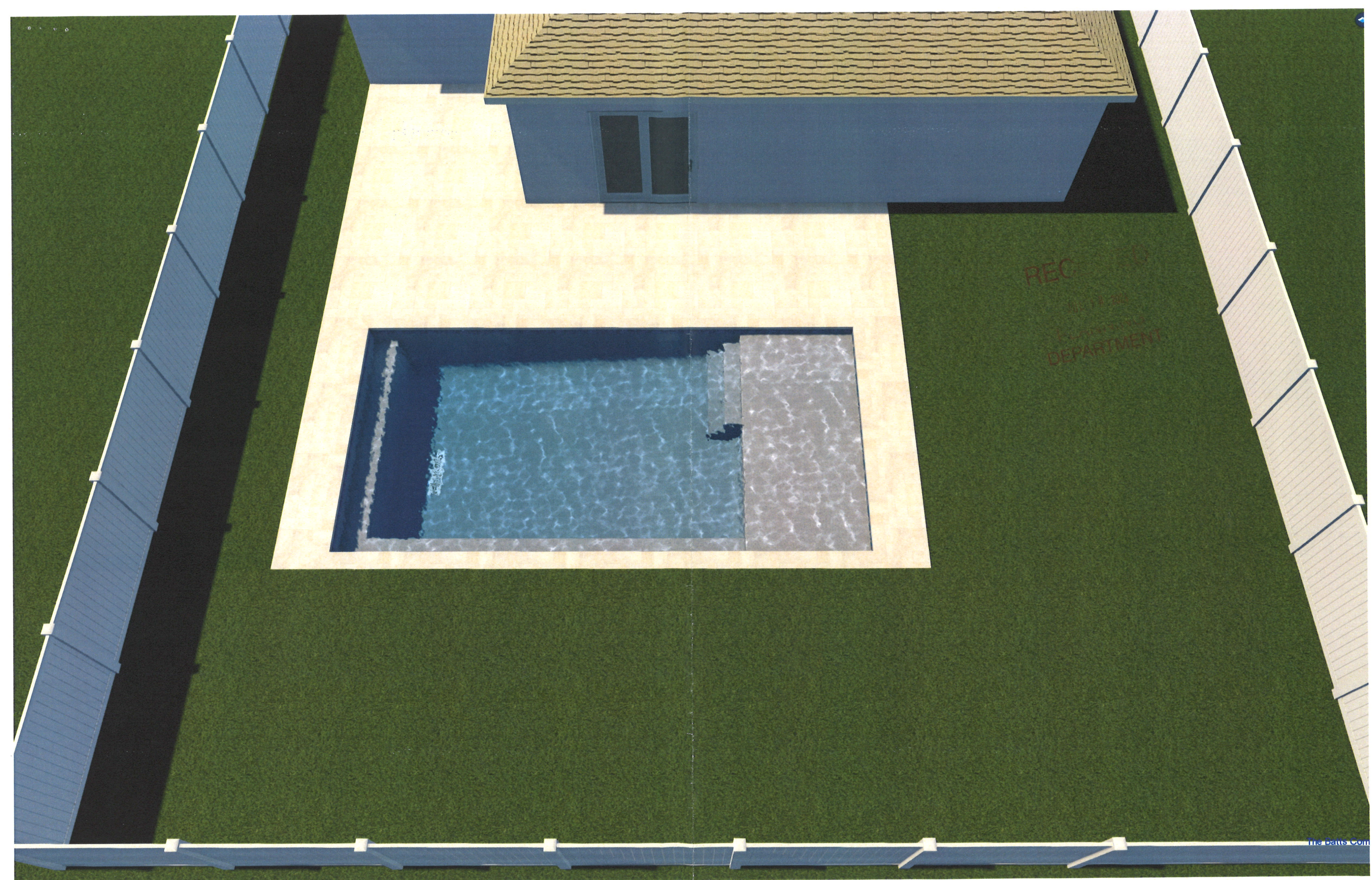
1602 N. 3rd Street • Jacksonville Beach, FL 32250

(904) 246-2455

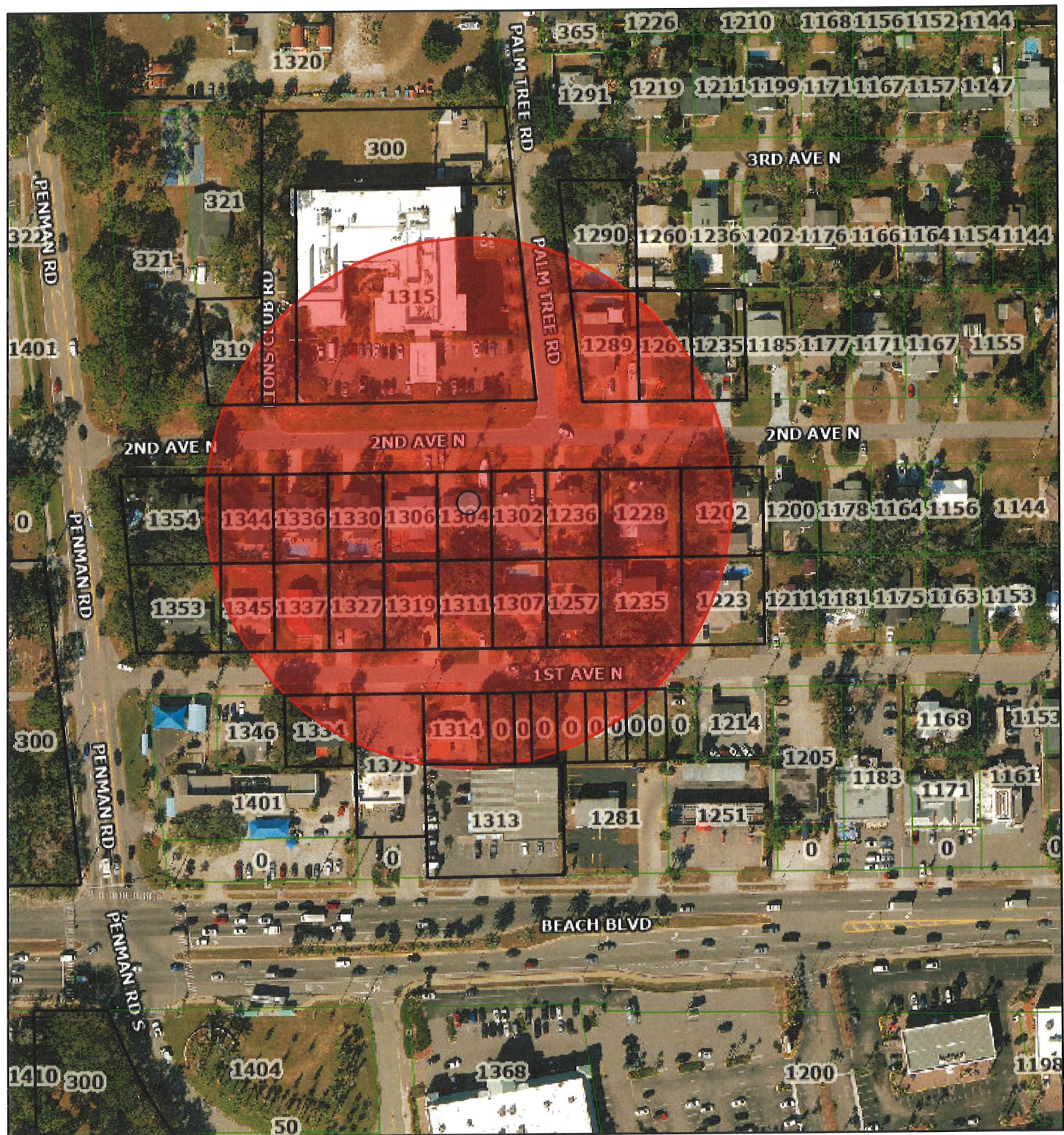
FAX (904) 249-0457

CGC055163

CPC 037046

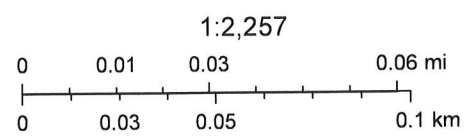


REC-10
JUL 14 2011
PLANNING
DEPARTMENT



August 27, 2024

 Parcels



22 signalized crosswalks will be installed between Beach and Atlantic

PENMAN, continued from page 3 spring. Since then, Peters said the team has focused on reducing the number of medians identified along the stretch of road-way.

"That was a big point of contention with everyone from the residents as well as the commercial business owners so what we did was kind of take a step back," Peters said.

The team reviewed the traffic data and the operational issues that were driving the design to determine where the "hot spots" exist and refine the focus on those areas.

"We also wanted to make sure that we kept the Complete Street theme in place. Safety certainly is our major objective for this project,

not only for the motorists, but also the pedestrians and the bicyclists, as well as addressing the access for those medians."

Incorporating roundabouts into the design was another hot button issue that the team reviewed after receiving negative feedback regarding the number proposed in the plans.

"We did eliminate some, especially one at 12th Avenue that was just going to be problematic with regard to utility coordination and right-of-way," said Peters. "That wasn't really an intersection that really needed to be addressed, so we wanted to right-size the treatments that we were providing."

Team members walked the five mile-stretch of

roadway to ensure there was adequate right-of-way available to accommodate the walking path on the east side of the road that will tie in with other future shared use projects. The Penman redesign will also address any ADA (Americans with Disabilities Act) deficiencies on the existing sidewalk on the west side of Penman Road.

Peters said access to the commercial district defined from north to south Coral Way in Jacksonville Beach will be improved with access medians installed to regulate ingress and egress to some of the parking lot areas within that corridor.

"You will see that all of those access points and driveways will remain as they are today," he said.

"That was a major issue with our business owners, and we certainly understand that. We heard them and we are making that change."

To address concerns of rights-of-way within the project boundaries, Peters said the project will move forward in phases beginning with the intersection project at 15th Avenue North.

"We were able to design that roundabout within the existing right-of-way without any takes so that will be our design approach to make sure we use all the tools in our toolbelt to design these facilities without making any impacts on right-of-way," he said. "I am not standing before you suggesting that we will not need right-of-way. I'm saying we will do all we can to avoid the right-of-way."

The full impact won't be available until the surveys are complete. The project, currently at 20 percent design, is expected to be completed within the next couple of months.

While several of the medians were removed, others had to be preserved in the design concept for safety reasons, said Combs. The current travel lanes on Penman

Road are 12 feet wide. As part of the traffic calming initiative, the lanes will be reduced to 11 feet. Medians – or raised vertical traffic separators – will be installed to create a corridor effect approaching the roundabouts.

The speed limit will be 25 mph to navigate the roundabouts. A total of 22 signalized crosswalks will also be installed between Beach Boulevard and Atlantic Boulevard.

"With all of these elements combined, it will create a traffic calming effect on Penman Road where the desired speed will go from 25 to 35 mph," Combs said.

Traffic engineer Austin Chapman said the proposed medians will restrict left turns to enter or exit Beach Boulevard and Penman Road, 1st Avenue or 2nd Avenue because of safety and operational issues. Under this plan, the only access to the car wash would be from the back on 4th Avenue North.

Councilman John Wagner said limiting the access to the car wash may not be sustainable for the affected businesses.

"It just doesn't seem that it's fair to those businesses," he said. "I have to represent the city."

According to data provided by Chapman, there were six angled crashes, two rear end crashes and one pedestrian crash at 1st Avenue North. Two angled crashes, two rear end crashes, one left turn crash and a bicycle crash also occurred at 2nd Avenue North within a five-year period.

"This is the slippery slope," said Derbaum. "What is the most important thing that we're trying to do here? Is it safety or is it providing access to a business that it a little less convenient? That's our challenge as designers and as engineers. Let's look at the problem areas and let's fix those."

"Is it inconvenient? Absolutely. We're not suggesting that it isn't. We have a problem here and if we don't address that to some level, there will be continued accidents and that's something we're trying to mitigate with this project. We're the facilitators, so if it's the will of the powers that be to tell us to pull that back, that's exactly what we're going to do."

Project engineers will continue to solicit input from city officials, residents and business owners to help define the final concept.

THE BEACHES LEADER
PONTE VEDRA LEADER

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(904) 249-9033

Send letters to the editor to editor@beachesleader.com, or mail to P.O. Box 50129, Jacksonville Beach, Fla. 32240.

Letters must bear author's name, address and telephone number for verification. Letters must be in good taste and not make personal attacks.

CLASSIFIED

The Beaches Leader/Ponte Vedra Leader

The Beaches MARKETPLACE CLASSIFIEDS

CLASSIFIED DEADLINE:

Wednesday 10 a.m.
FOR THURSDAY PAPER

FAMILY RATE:
\$7.40 First 10 Words
47¢ each add'l word

COMMERCIAL RATE:
\$8.40 First 10 Words
47¢ each add'l word

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Monday - Wednesday
9 am to 5 pm

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Jacksonville Beach 32240-0129

Real Estate

100 Real Estate
110 Lots/Land for Sale
120 Homes for Sale
125 Real Estate
Wanted
130 Condos for Sale
140 Mortgages
150 Mobile Homes
for Sale
180 Comm Property
185 Industrial
Warehouse

Rentals

200 Rental
215 Home for Rent
225 Wanted to Rent
230 Condo for Rent
240 M.H. for Rent
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285 Comm Rental

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623 Finan. Services
625 Firewood
634 Lawn Mower
Services
635 Lawn Svc/
Landscap
636 Locksmith
637 Marine Const.
638 Marine/Boating
640 Concrete/Masonry
645 Moving & Storage

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710 Health Care Serc
610 Caregivers

For Sale

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805 Music & Instr
810 Antiques
815 Auctions
820 Wanted to Buy
825 Trade
830 Consignment
840 Garage Sales
850 Jax Beach
852 Neptune Beach
854 Atlantic Beach
856 Mayport
857 Ponte Vedra
858 West Beaches
859 Jacksonville
860 Flea Market
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685 Wallpapering
690 Water Treatment

LEGAL NOTICES 425

SALE DATE OCTOBER 28, 2024
MANDARIN HOLIDAY MARINA 12796 SAN JOSE BLVD 1977 CAL CB#296911176 \$2851.83 OWNER CHESTER GUTHRIE
BL 8/29/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, September 17, 2024, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

BOA#24-100047 Section(s):
34-336(e)(1)d, for no garage or carport in lieu of required garage or carport for the conversion of existing enclosed garage into livable space, 34-336(e)(1)g, for an accessory rear yard accessory setback of 2 feet and a side yard accessory setback of 3 feet in lieu of 5 feet minimum and 34-373(d), for a driveway setback of 1 foot in lieu of 5 feet minimum, 34-336(e)(1)e, for 44.2% lot coverage in lieu of 35% maximum to address existing nonconformities of an existing single family dwelling, located at property addressed 1619 N. Bentin Dr. RE# 17775-0000, legally described as Lot 9, Block 1, Bentin Estates

BOA#24-100048 Section(s):
34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum, for construction of new swimming pool, paver deck, and equipment pad, 34-336(e)(1)g, for an accessory side yard setback of zero(0) feet in lieu of 5 feet minimum for an existing paver walkway along the west property line, 34-373(d), for a driveway setback of 2 feet in lieu of 5 feet minimum, to address existing nonconformities to an existing single family dwelling, located at property addressed 1304 N 2nd Ave. RE# 177708-0000, legally described as Lot 13, Block 3, PINE GROVE UNIT 1

BOA#24-100049 Section(s):
34-342(e)(3)(c)1, for a front yard setback of 0 feet in lieu of 10 feet minimum, 34-342(e)(3)(c)2, to allow the replacement and extension of an existing deck in front of property, 34-342(e)(3)(c)2, for a western side yard of 7.2 feet in lieu of 10 feet minimum, 34-342(e)(3)(c)2, for a corner side yard of 7.1 in lieu of 10 feet minimum and 34-342(e)(3)(c)2, for a rear yard of one(1) foot in lieu of 30 feet minimum, 34-342(e)(3)e, to address existing nonconformities to an existing multifamily dwelling, located at property addressed 211 S 8th Ave. RE# 176071-0000, legally described as Lot 11, Block 73, Pablo Beach South S 45ft

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by email at 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Any individual who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

SERVICE GUIDE

SERVICES 600

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CAREGIVERS 610

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

PEST CONTROL 651

PROTECT YOUR HOME from pests safely and affordably. Roaches, Bed Bugs, Rodent, Termite, Spiders and other pests. Locally owned and affordable. Call for a quote or inspection today 1-877-544-6799 Have zip code of property ready when calling!

REPAIRS/IMPROVEMENT 665

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LEGAL NOTICES 425

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxcity.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

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

BL 8/29/2024

CITY OF NEPTUNE BEACH

NOTICE is hereby given that the Community Development Board for the City of Neptune Beach will hold a Public Hearing on Wednesday, September 11, 2024, at 5:00 p.m. in the City Council Chambers, 116 First Street, Neptune Beach, Florida. The following are some items on the agenda:

Special meeting of the Historic Preservation Committee

Special meeting of the Code Committee

V24-03 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Pierre's LLC for the properties known as 117 First Street, 120 & 110 Lemon Street (RE# 172782-0000, 172783-0000 & 172784-0000). The applicant requests a variance from Table 27-540-1 "Off-Street Parking Requirements" to permit a reduction in the required number of new parking spaces to a serve a 143 seat bar from 18 total required parking spaces to 14 total required parking spaces. The property is in the CBD zoning district.

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PITBULL PUPPIES, 10 weeks old, parents on premises,\$200. Call (904) 901-1641.

LEGAL NOTICES 425

NOTICE OF ACTION

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified Nursing Assistant

Ciera Williams, C.N.A.
6750 Ramona Blvd, Apt 315
Jacksonville, FL 32205

CASE NO.: 2024-16531

LICENSE NO.: CNA377742

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Kristin Suarez, Assistant

LEGAL NOTICES 425

General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 245-4444.

If no contact has been made by you concerning the above by October 3, 2024, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8777(TDD) or 1-800-955-8770 (V), via Florida Relay Service.

BL 8/22/2024

NOTICE OF PUBLIC SALE

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

LEGAL NOTICES 425

SALE DATE OCTOBER 28, 2024
MANDARIN HOLIDAY MARINA 12796 SAN JOSE BLVD 1977 CAL CB#296911176 \$2851.83 OWNER CHESTER GUTHRIE
BL 8/29/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, September 17, 2024, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

BOA#24-100047 Section(s):
34-336(e)(1)d, for no garage or carport in lieu of required garage or carport for the conversion of existing enclosed garage into livable space, 34-336(e)(1)g, for an accessory rear yard accessory setback of 2 feet and a side yard accessory setback of 3 feet in lieu of 5 feet minimum and 34-373(d), for a driveway setback of 1 foot in lieu of 5 feet minimum, 34-336(e)(1)e, for 44.2% lot coverage in lieu of 35% maximum to address existing nonconformities of an existing single family dwelling, located at property addressed 1619 N. Bentin Dr. RE# 17775-0000, legally described as Lot 9, Block 1, Bentin Estates

BOA#24-100048 Section(s):
34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum, for construction of new swimming pool, paver deck, and equipment pad, 34-336(e)(1)g, for an accessory side yard setback of zero(0) feet in lieu of 5 feet minimum for an existing paver walkway along the west property line, 34-373(d), for a driveway setback of 2 feet in lieu of 5 feet minimum, to address existing nonconformities to an existing single family dwelling, located at property addressed 1304 N 2nd Ave. RE# 177708-0000, legally described as Lot 13, Block 3, PINE GROVE UNIT 1

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

Board of Adjustment
City of Jacksonville Beach

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In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Any individual who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

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

Board of Adjustment
City of Jacksonville Beach

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C A R G O A G E



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	08/27/2024
SUBJECT:	BOA #24-100049 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, September 17, 2024 Board of Adjustment Meeting.

BOA #24-100049

ZONING: C-1
RE NO.: 176071-0000
LEGAL: Lot 11, Block 73, *Pablo Beach South S 45ft*
ADDRESS: 211 S 8th Ave

REQUEST:

Section(s): 34-342(e)(3)(c)1, for a front yard setback of 0 feet in lieu 10 feet minimum , to allow the replacement and extension of an existing deck in front of property, 34-342(e)(3)(c)2, for a westerly side yard of 7.2 feet in lieu of 10 feet minimum, 34-342(e)(3)(c)2, for a corner side yard of 7.1 in lieu of 10 feet minimum and 34-342(e)(3)(c)3, for a rear yard of one(1) foot in lieu of 30 feet minimum, 34-342(e)(3)e, to address existing nonconformities to an existing multifamily dwelling, located at **property addressed** 211 S 8th Ave, **RE#** 176071-0000, **legally described as** Lot 11, Block 73, *Pablo Beach South S 45ft*

EXISTING CONDITIONS:

The subject property is an existing lot of record (circa 1909) located in the Commercial future land use category. The property is currently located in the Commercial Limited: C-1 zoning district. The subject parcel is 2,250 square feet in total lot area with a width of 50. This zoning category does not have a minimum lot area and a minimum width. The subject parcel is currently occupied by a two-story multi-family triplex with an attached second-story deck in the front of the property. The subject parcel's two-story multi-family dwelling was constructed in 1947 which predates the existing LDC. The applicant is proposing to replace the current second-story deck with a newly improved one to ensure safety and a quality deck. The new deck will add 5 feet in width and will hang over the gravel in the front parking area. The applicant is applying for a variance for a front yard setback of 0 feet in lieu 10 feet minimum, to allow the replacement and extension of an existing deck in front of property, for a westerly side yard of 7.2 feet in lieu of 10 feet minimum, for a corner side yard of 7.1 in lieu of 10 feet minimum and, for a rear yard of one(1) foot in lieu of 30 feet minimum, to address existing nonconformities.

The proposed addition will extend by 6 feet on each side and will encroach past the front yard setback. The applicant will need permission from public works if approved. There is a hardship justified due to the age and positioning of the current balcony. Any expansion or addition to this property will cause encroachments into the setbacks. The balcony has aged and in order for the applicant to make possible the reasonable use of the parcel of land and building, this is the minimum variance needed.

Staff would recommend that the application be approved.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1909 as a two-story multifamily dwelling. The applicant plans on extending each side of the current deck by 6 feet, which will be a larger, safer, and more aesthetically pleasing version. Due to the nature of the balcony, referring to its dilapidated condition, the balcony needs to be replaced. To accommodate the new balcony, various setbacks must be addressed, including front yard, westerly side yard, corner side yard, and rear yard setbacks. Due to the nature of the building taking up most of the property, adding any addition to this property will trigger a variance. Additionally, this lot of record was platted as one lot. The lot to the east was split off from the subject lot causing many non conformities. This is not the fault of the applicant, relief from the LDC is needed in order to provide a safe and usable second story deck. The applicant is not asking for anything drastic nor are they deviating from any LDC goals and objectives. The new proposed addition will be slightly larger in area. Also, there is no opportunity for any addition without encroaching into a setback. This will allow the applicant to use the parcel of land to its full potential.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: None.
- Minimum lot width: None.
- Minimum yards:
 - o Front yard: Ten (10) feet.
 - o Side yard: None, except where adjacent to streets. If adjacent to a street ten (10) feet, for a corner lot, the side yard on the corner shall be ten (10) feet.
 - o Rear yard: None. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.
- Floor area: None.
- Maximum lot coverage: Eighty-five (85) percent.
- Height: Thirty-five (35) feet.

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The parcel of land was developed in 1909, which predates our LDC. The age of the balcony has caused it to become dilapidated and unsafe. Any proper addition to this small parcel will cause encroachments on setbacks.

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

Staff does not find that circumstances are a result of the applicant. The parcel and home were already developed when the applicant purchased the home. The applicant has not done great improvements to this home and replacing the original balcony for a safer one will bring value to the parcel.

3. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures in the same zoning district.

Staff finds that the proposed variance **will not** confer special privileges. Replacing an old balcony with an improved one will not confer any special privileges. The new balcony will not be a nuisance to neighbors.

4. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would cause an unnecessary and undue hardship.

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Any structure placed on this parcel will encroach on setbacks. This is the variance needed to ensure the applicant can enjoy rights commonly enjoyed by other parcels of land in the same zoning district.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities as well as the proposed new second story deck. The minimum variance needed to accomplish the proposed new deck is for a front yard setback of 0 feet in lieu 10 feet minimum, to allow the replacement and extension of an existing deck in front of property, for a westerly side yard of 7.2 feet in lieu of 10 feet minimum, for a corner side yard of 7.1 in lieu of 10 feet minimum and, for a rear yard of one(1) foot in lieu of 30 feet minimum, to address existing nonconformities.

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

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

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100049**

ATTACHMENTS:

1. 24-100149pics
2. 24-100049



A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.03, and 0.06. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.03, 0.05, and 0.1. The line is divided into 10 equal segments by 11 tick marks. The first segment (0 to 0.01 mi) corresponds to the first segment (0 to 0.03 km). The second segment (0.01 to 0.02 mi) corresponds to the second segment (0.03 to 0.04 km). The third segment (0.02 to 0.03 mi) corresponds to the third segment (0.04 to 0.05 km). The fourth segment (0.03 to 0.04 mi) corresponds to the fourth segment (0.05 to 0.06 km). The fifth segment (0.04 to 0.05 mi) corresponds to the fifth segment (0.06 to 0.07 km). The sixth segment (0.05 to 0.06 mi) corresponds to the sixth segment (0.07 to 0.08 km). The seventh segment (0.06 to 0.07 mi) corresponds to the seventh segment (0.08 to 0.09 km). The eighth segment (0.07 to 0.08 mi) corresponds to the eighth segment (0.09 to 0.1 km). The ninth segment (0.08 to 0.09 mi) corresponds to the ninth segment (0.1 to 0.11 km). The tenth segment (0.09 to 0.1 mi) corresponds to the tenth segment (0.11 to 0.12 km).

Current

BEARINGS SHOWN HEREON ARE BASED
ON PLAT BOOK 3, PAGE(S) 28,

TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- FENCE OWNERSHIP IS NOT DETERMINED.
- THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0419J, EFFECTIVE DATE OF 11/2/2018.

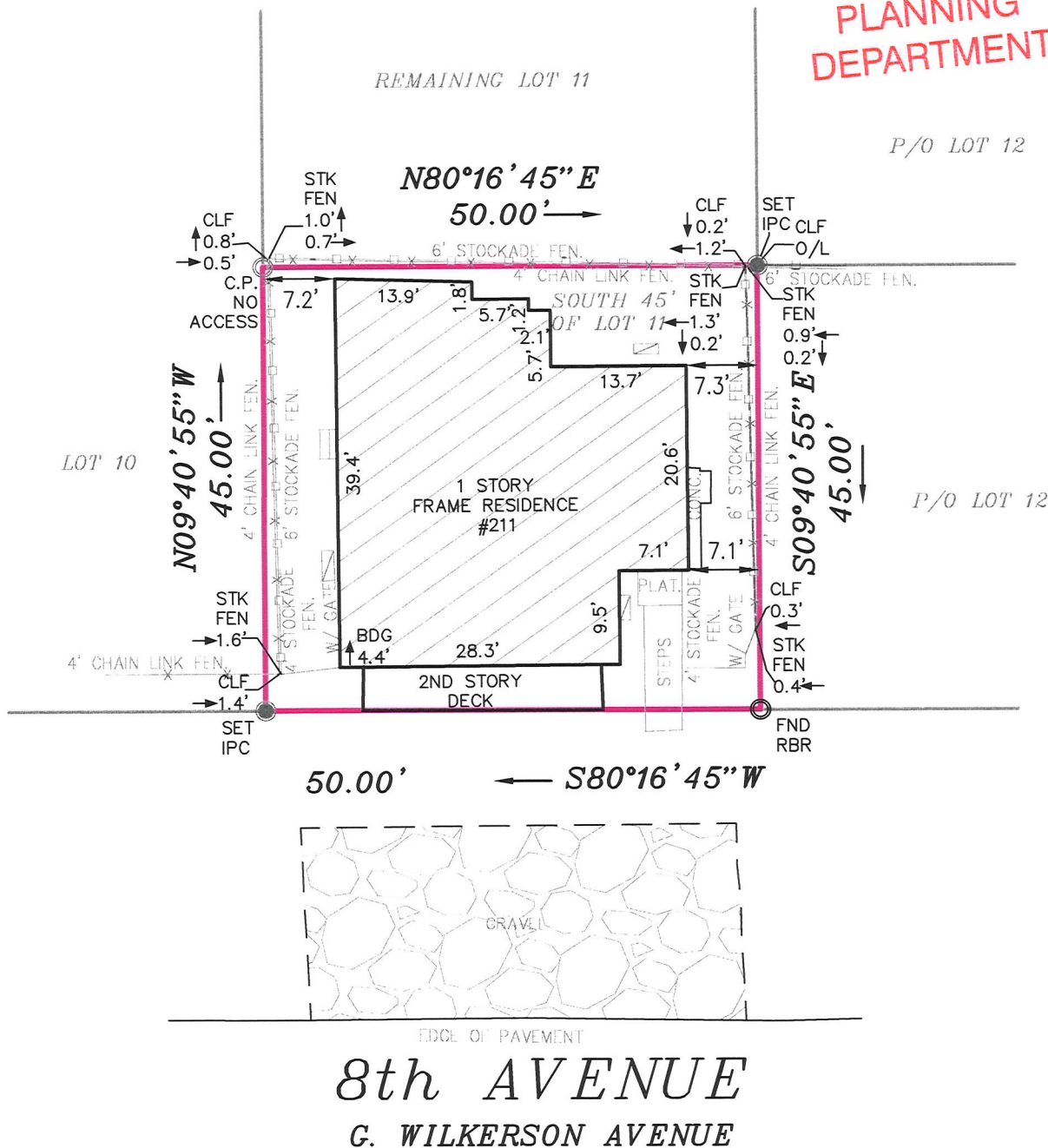
RECEIVED

JUL 23 2024

PLANNING
DEPARTMENT

SYMBOL LEGEND

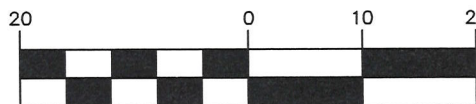
- MONUMENT FND
- I.P. / I.B. FND
- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVY LB8534
- STAKE
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- YARD INLET
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- CUT WIRE
- D.C. DEPRESSURE CURB
- FE. FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C/E CELLAR ENTRANCE
- O/H OVERHANG
- R/O ROOF OVER
- CANT. CANTILEVER
- G.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY



Daniel
Jackson

Digitally signed by
Daniel Jackson
Date: 2023.07.07
17:02:42 -04'00'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

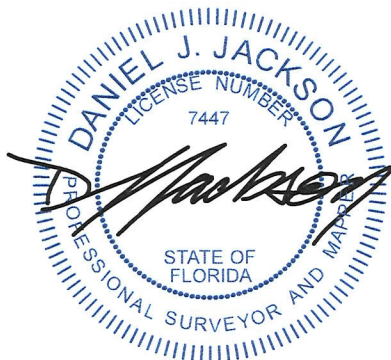
DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447



SCAN ME

LOT AREA

2,250.00 S.F.
0.05 AC.



FIRM LB8534



SCALICE
land surveying

mjslandsurvey.com P:904-413-9355

205 Marketside Avenue, Suite 200
Ponte Vedra, FL 32081

BOUNDARY SURVEY

211 8TH AVENUE SOUTH, JACKSONVILLE BEACH, FLORIDA 32250
THE SOUTH 45' OF LOT 11, BLOCK 73, PABLO BEACH SOUTH,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT
BOOK 3, PAGE(S) 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

JOB No.

D23-2459

TAX NO.

176071-0000

SCALE: 1" = 20'

DATE SURVEYED:

07/06/2023

CREW:ES

DR.:MC

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

Proposed

BEARINGS SHOWN HEREON ARE BASED
ON PLAT BOOK 3, PAGE(S) 28,

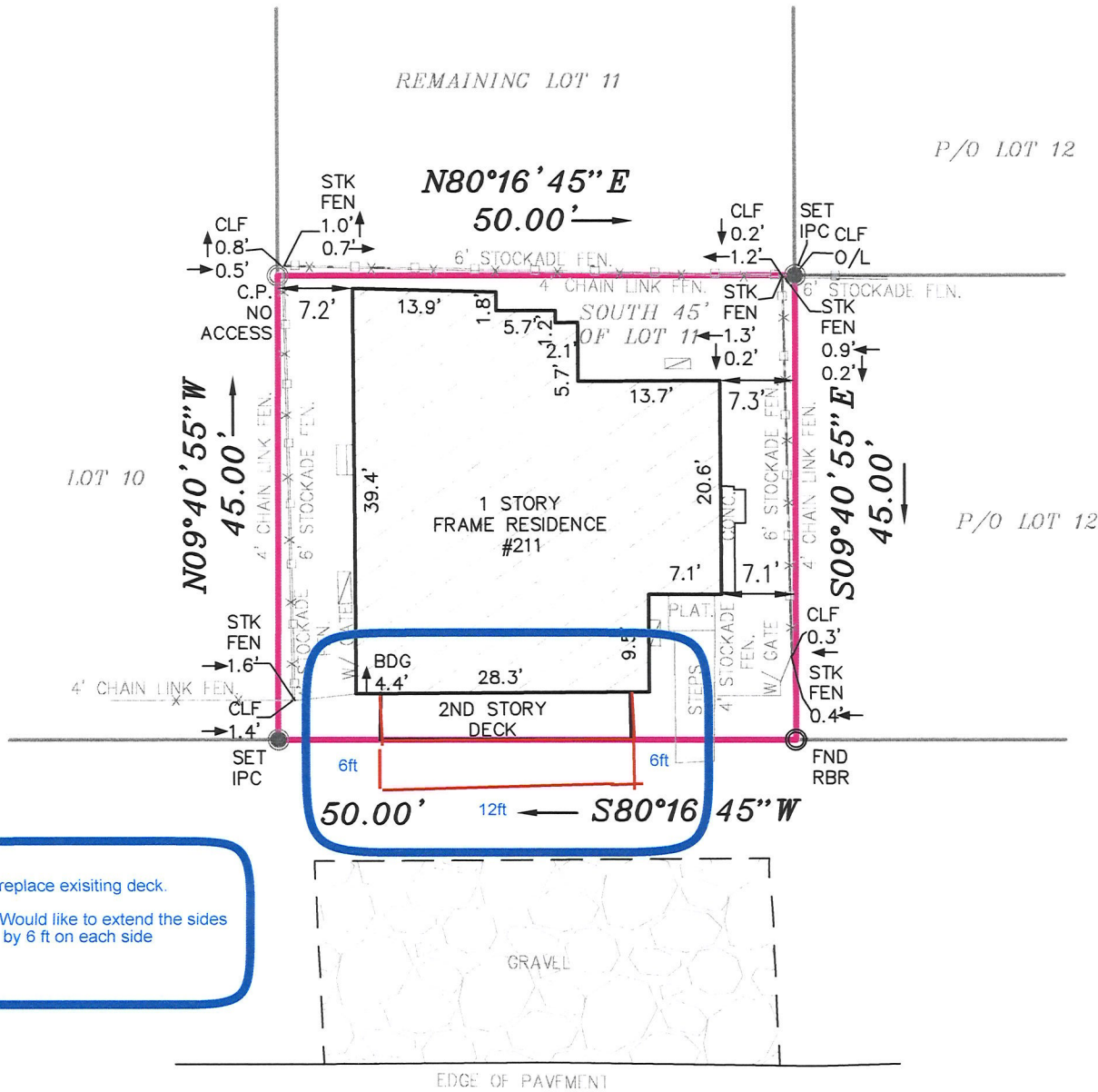
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1	08/21/24	ADDED IMPERVIOUS AREA	ED	-
REV	DATE	DESCRIPTION	BY	CHK

SYMBOL LEGEND

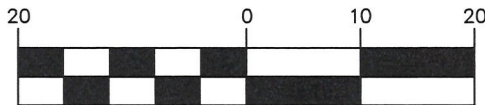
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- CANT. CANTILEVER
- C.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY



8th AVENUE
G. WILKERSON AVENUE

IMPERVIOUS AREA / LOT
COVERAGE=54%± (THIS IS BASED ON
SURVEY DATA OBTAINED ON
07/06/23. NO NEW / ADDITIONAL
FIELDWORK HAS BEEN CONDUCTED TO
VERIFY THIS FIGURE.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Daniel
Jackson

Digitally signed
by Daniel Jackson
Date: 2024.08.21
13:37:59 -04'00'

SURVEYORS CERTIFICATE

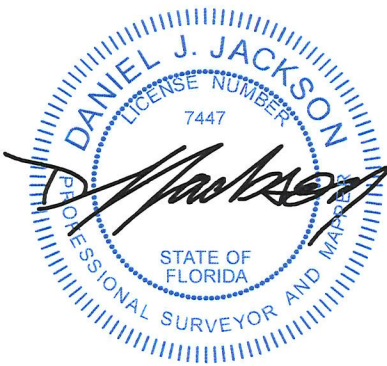
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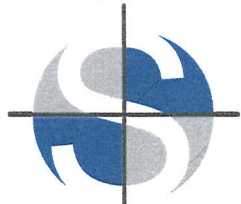


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FIRM LB8534



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RECEIVED

JUL 23 2024

PLANNING
DEPARTMENT



ALPHA
ENGINEERING

138 WHISPERING
OAKS CIR.
ST. AUGUSTINE, FL
32080
904.775.1308

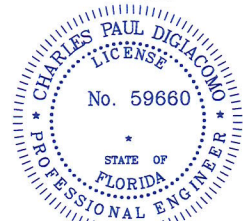
CERTIFICATE OF
AUTHORIZATION
NO. 31036

WORLD CONSTRUCTION INC.
REPAIR/ADDITION
211 8TH AVE. S.
DUVAL COUNTY

DATE: 2-16-2024
JOB NUMBER: 230039

FIRST FLOOR PLAN

DRAWING SHEET
S-2



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING
A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DECK FOUNDATION PLAN

3/8"=1'-0"

PLAN NOTES

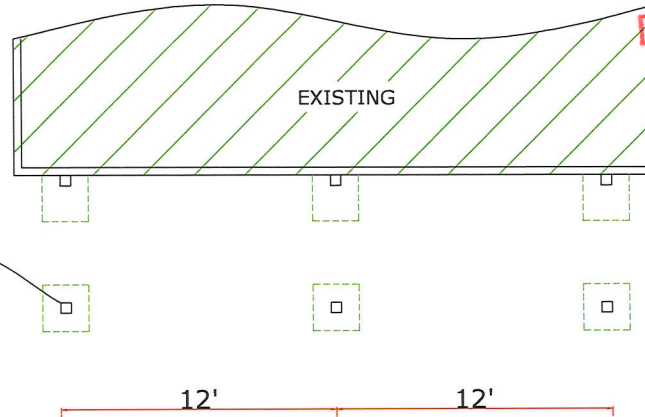
DATUM TOP OF SLAB ELEVATIONS 0'-0". OTHER TOP OF SLAB ELEVATIONS ARE REFERENCED AS + OR - FROM DATUM.

REPAIR AND ADDITION TO EXTEND FRONT DECK TO 8 FOOT. ALL EXISTING MEMBERS OTHER THAN EXISTING FRONT WOOD DECK ARE ASSUMED TO BE WITHOUT DAMAGE AND ARE THE CONTRACTORS RESPONSIBILITY FOR VERIFICATION.

COORDINATE WITH OTHER DISCIPLINES AND TRADES FOR LOCATIONS AND DIMENSIONS OF OPENINGS, RECESSES, SLEEVES AND PIPING.

SEE S1 SERIES SHEETS FOR GENERAL NOTES AND DETAILS PERTAINING TO THIS PLAN. NOTES AND DETAILS SHOWN THEREIN ARE GENERALLY NOT INDICATED, BUT ARE INTENDED TO DEFINE GENERAL DESIGN CRITERIA AND TYPICAL CONSTRUCTION CONDITIONS OCCURRING THROUGHOUT THE WORK.

6x6 NOM. POST W/SIMPSON ABU66
W/TITENHD 5/8"x5 1/2" ANCHOR
24"x24"x12" DEPTH FTG. W/(2)#4 E.W.
(TYPICAL AT 6)



DECK FRAMING PLAN

3/8"=1'-0"

PLAN NOTES

DATUM FLOOR ELEVATIONS NOM 8'-0". OTHER TOP OF FLOOR ELEVATIONS ARE REFERENCED AS + OR - FROM DATUM.

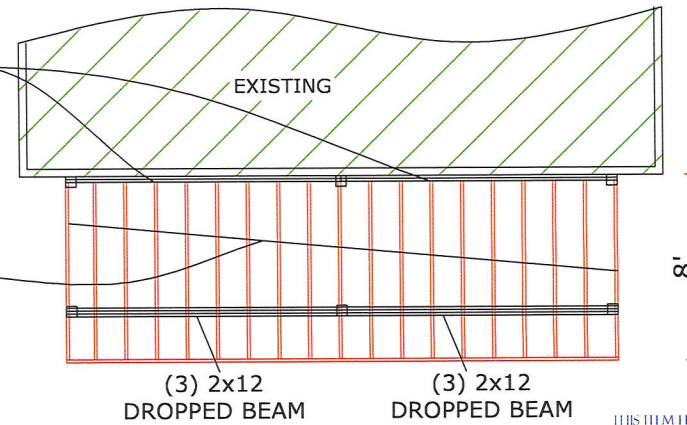
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(2) 2x10 SET FLUSH
W/SIMPSON SDS25412 SCREWS
STAGGER SPACED 12" O.C. TO
EXISTING RIMBOARD

2x6 DECK JOISTS AT 16" O.C.
W/SIMP LUS26 AT FLUSH BEAM
AND 6" WOOD SCREW AT
DROPPED BEAM.



(3) 2x12
DROPPED BEAM

(3) 2x12
DROPPED BEAM

GENERAL NOTES:

CONTRACTOR SHALL COORDINATE THESE STRUCTURAL DRAWINGS WITH DRAWINGS OF OTHER DISCIPLINES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB. VERIFICATION OF EXISTING DIMENSIONS SHALL BE DONE PRIOR TO THE CONSTRUCTION OF ANY PREFABRICATED COMPONENTS. CONTRACTOR SHALL COORDINATE AND VERIFY THE SIZE LOCATION, TYPE, AND DIRECTION OF ALL DEPRESSIONS, PADS, BOLTS, SLEEVES, ANCHORS, INSERTS, OPENINGS, ETC. TO BE SET OR CAST IN CONCRETE OR MASONRY PRIOR TO PLACEMENT.

THESE PLANS ARE A STRUCTURAL REVIEW AND VALUE RECOMMENDATION ONLY. ALOHA ENGINEERING ASSUMES NO LIABILITY FOR CONTRACTOR/BUILDER WORK AND INSPECTION OF SUCH WORK DURING AND AFTER CONSTRUCTION OF ANY STRUCTURE CREATED FROM THESE PLANS. CONTRACTORS ARE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL DESIGN AND INSTALL ALL TEMPORARY SHORING REQUIRED TO STABILIZE NEW AND EXISTING STRUCTURES AND FOUNDATIONS UNTIL CONSTRUCTION IS COMPLETE. PLANS VOID TWELVE MONTHS AFTER DATE OF SEAL FOR UPDATING TO CURRENT CODES AND PRACTICES APPLICABLE AT THAT TIME.

FOUNDATION:

FOUNDATION HAS BEEN DESIGNED FOR A NON-EXPANSIVE MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. OWNER/CONTRACTOR ASSUME ALL RESPONSIBILITY AND ASSOCIATED RISKS REGARDING OBTAINING A SOIL INVESTIGATION. OWNER/CONTRACTOR SHALL OBTAIN A SOIL BEARING CAPACITY AND SUITABILITY OF SUBSURFACE CONDITIONS REPORT FROM A REGISTERED GEOTECHNICAL ENGINEER. ALL REQUIREMENTS FOR SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED.

FOOTINGS AND SLAB SHALL BEAR UPON UNDISTURBED SOIL OR FILL COMPACTED TO A DENSITY AT LEAST 95% OF MODIFIED PROCTOR MAX. DRY DENSITY (ASTM-D 1557). FILL SHALL BE TREATED WITH TERMITE POISON BEFORE SLAB IS PLACED OR OTHER MEANS OF PROTECTING STRUCTURE FROM WDO'S MUST BE INSTALLED AT A LATER DATE.

CONCRETE

MINIMUM COMPRESSIVE DESIGN STRENGTH OF CONCRETE USED FOR FOUNDATION AND SLABS SHALL BE 3000 PSI @ 28 DAYS. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 LONGITUDINAL REINFORCEMENT IN WALLS AND FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS. MATCHING CORNER BARS SHALL BE USED. MINIMUM LAP OF REINFORCING SHALL BE 40 BAR DIAMETERS, BUT NOT LESS THAN 20". MINIMUM BAR SPACING 1 1/2" O.C..

ALL CONCRETE SLABS ON GRADE SHALL BE 4" MIN. THICKNESS OVER MIN. 6 MIL. POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH FIBER-MESH REINFORCEMENT WITH A MIN. 2" FIBER LENGTH AT (1) LB/YD COMPLYING WITH ASTM-C 116. IN LIEU OR IN CONJUNCTION WITH FIBER-MESH REINFORCEMENT 6x6 W1.4x1.4 WWM LAPPED 8" AT EDGES AND ENDS CONFORMANCE WITH ASTM-A 185 SET CENTERED IN SLAB.

SLUMP SHALL BE BETWEEN 4" TO 5", NO WATER WALL BE ADDED AT SITE. TROWEL FINISH EXPOSED SLABS OR SLABS TO RECEIVE FLOOR FINISH. NON-SLIP BROOM FINISH FOR EXTERIOR WALKS, RAMPS AND STAIRS. OPTIONAL CRACK CONTROL BY 1" DEEP SAW CUT CONTROL JOINTS ORIGINATING AT CORNERS AND APPROX. 12'x12' GRID THROUGHOUT SLAB WITHIN 12 HRS OF SETTING CONCRETE. DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315 DETAILING MANUAL. MIN. CONCRETE COVER FOR REINFORCEMENT SHALL BE:

- CONCRETE CAST AGAINST EARTH 3"
- FORMED CONCRETE EXPOSED TO EARTH OR WEATHER 1 1/2"
- INTERIOR SLABS, WALL 3/4"

ABBREVIATIONS

ARCH.-ARCHITECT
B.O.F.-BOTTOM OF FTG.
CONT.-CONTINUOUS
DIA.-DIAMETER
E.W.-EACH WAY
F.F.E.-FINISHED FLOOR
ELEVATION
L.W.-LONG WAY

MIN.-MINIMUM
O.C.-ON CENTER
P.T.-PRESSURE TREATED
SIM.-SIMILAR
SIMP.-SIMPSON STRONG TIE
S.W.-SHORT WAY
T.O.C.-TOP OF CURB
T.O.G.-TOP OF GRADE

T.O.S.-TOP OF STEEL
TYP.-TYPICAL
U.N.O.-UNLESS NOTED
OTHERWISE
W-WITH
WDO-WOOD DESTROYING
ORGANISM
W/O-WITH OUT
W.W.F.-WELDED WIRE FABRIC

WOOD:

ALL LUMBER SHALL BE DRESSED, #2 S.P., DRY MAX 19% MOISTURE CONTENT U.N.O. ALL WOOD AND WOOD BASED MEMBERS EXPOSED TO WEATHER, IN DIRECT GROUND CONTACT, OR IN DIRECT CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED TO RESIST DECAY TO A LEVEL RATED FOR THE SPECIFIC APPLICATION. BORATE TREATED WOOD SHALL ONLY BE USED FOR ABOVE GROUND CONTACT WITH CONCRETE OR MASONRY APPLICATIONS. SUCH AS TOP OF SLAB PLATES AND LEDGERS. REGULAR INSPECTION AND MAINTENANCE OF WOOD, WOOD-BASED AND METAL PRODUCTS USED IN OUTDOOR OR OTHER CORROSIVE ENVIRONMENTS OR APPLICATIONS IS NECESSARY FOR CONTINUED, LONG TERM PERFORMANCE. ALL WEATHER PROOFING DESIGN, FLASHING ETC. IS BY OTHERS. NOISE CONTROL IS BY OTHERS.

FASTEN BUILT-UP BEAMS OF 2" NOMINAL DIMENSIONAL LUMBER ON EDGE WITH MIN. (2) ROWS OF .131"x3" GUN NAILS 6" O.C. ONE ROW NEAR TOP EDGE AND ONE NEAR BOTTOM.

UNLESS NOTED OTHERWISE ON PLANS MIN. FASTENING OF ROUGH CARPENTRY SHALL BE PER CODE R602.2. CONTRACTOR DECK AND STAIR HANDRAIL\STRINGER DESIGN AND ATTACHMENT TO BE SUBMITTED FOR APPROVAL AND/OR CHANGES BEFORE CONSTRUCTION.

FASTENERS:

WOOD SCREWS WHERE DESIGNATED TO BE: SIMPSON SDWC15, MITEK WSTS, QUICKTIE SWT, OR TIMBERLOK FMFF INSTALLED PER MANUFACTURERS WRITTEN SPECIFICATIONS.

1/2", 5/8" ANCHORS WHERE DESIGNATED TO BE: 6" LONG EPXY SET THREADED ROD OR SIMPSON TITEN HD. U.N.O.

EPXY ANCHORS SHALL BE INSTALLED WITH SIMPSON STRONG-TIE CO. HIGH STRENGTH ACRYLIC ADHESIVE (AT). ALL ANCHORS SHALL HAVE A MIN. 3" EDGE OF CONCRETE TO CENTER OF ANCHOR EDGE DISTANCE WITH MIN. 7 1/2" EMBED U.N.O. QUICKTIE PRODUCTS SHALL BE INSTALLED WITH QE-1 QUICK SET ANCHOR EPXY. INSTALL ALL ANCHORS PER MANUFACTURERS WRITTEN INSTALLATION PROCEDURES.

DO NOT INSTALL ANCHORS RODS IN DIRECT CONTACT WITH TREATED LUMBER. AN EPXY FILLED GAP OF 1/8" OR GREATER SHALL BE MAINTAINED AT INTERFACE. USE COMMON WIRE NAILS OF STANDARD LENGTH PER NDS 2005. U.N.O. INSTALL FASTENERS WITHOUT SPLITTING WOOD.

METAL FRAMING ANCHORS:

PROVIDE FRAMING ANCHORS OF TYPE AND SIZE INDICATED ON DRAWINGS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC. U.N.O. FASTEN ACCORDING TO MANUFACTURERS WRITTEN SPECIFICATIONS. EXPOSED METAL FRAMING CONNECTORS OR IN CONTACT WITH CORROSIVE MATERIALS SUCH AS PRESSURE TREATED LUMBER SHALL BE 'Z-MAX' COATED, HOT-DIPPED GALVANIZED, STAINLESS STEEL OR OTHERWISE RATED BY THE MANUFACTURER FOR COMPATIBILITY WITH THE APPLICATION. AMMONIA PRESERVATIVE BASED TREATMENT (ACZA ETC.) REQUIRE STAINLESS STEEL FASTENERS AND CONNECTIONS. STAINLESS STEEL AND ZINC-PLATED FASTENERS MAY NOT BE COMBINED. USE ONLY STAINLESS STEEL FASTENERS WITH STAINLESS STEEL CONNECTORS USE ONLY ZINC-PLATED FASTENERS WITH ZINC-PLATED CONNECTORS.

DETAIL KEY:

(X) -- INDICATES DETAIL NUMBER.
(XX) -- INDICATES PAGE NUMBER.

DRAWING INDEX:

S1 --STRUCTURAL NOTES
AND SPECIFICATIONS
S2 --DECK FOUNDATION AND FRAMING PLAN.

CODE

FLORIDA BUILDING CODE 8TH EDITION (2023) RESIDENTIAL AND EXISTING

MINIMUM DESIGN CRITERIA:

PER ASCE/SEI (7-22)-MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

WIND LOADS:

WIND SPEED: 129

WIND EXPOSURE: B

NOT LOCATED IN THE COASTAL WIND-BORNE DEBRIS REGION. WINDOW PROTECTION FOR FLYING DEBRIS IS NOT REQUIRED BY CODE.

BUILDING CATEGORY: II
INT. PRESSURE COEF: .18/ENCLOSED
BUILDING MEAN ROOF HEIGHT: 15 FT

ALLOWABLE-VASD DESIGN VALUES

COMPONENT AND CLADDING WALL OPENING PRESSURES

OPENING SIZE (FT^2)	INTERIOR		EDGE	
	PRESSURE (PSF)		PRESSURE (PSF)	
0-10	+18,-19		+18,-23	
20	+17,-18		+17,-22	
50	+16,-17		+16,-20	
100	+13,-17		+15,-18	

END ZONE PRESSURES ARE WITHIN 4' OF ALL EXTERIOR CORNERS.

DEFLECTION LIMITS:

ROOF	L/240 LL, L/180 TL	MAX. 1.25"
FLOOR	L/360 LL, L/240 TL	MAX. .75"
TILED FLOOR	L/480 LL, L/360 TL	MAX. .6"

GRAVITY LOADS:

	ROOF	FLOOR
TOP CHORD LIVE:	20 PSF	40 PSF
TOP CHORD DEAD:	7 PSF	10 PSF
TOP CHORD DEAD W/TILE:	20 PSF	15 PSF
BOTTOM CHORD LIVE:	10 PSF	0 PSF
BOTTOM CHORD DEAD:	5 PSF	5 PSF
DECKS :		40 PSF

DEAD LOADS ARE SUPERIMPOSED. VERIFY ALL TILE LOADS AND DEFLECTIONS WITH TILE MANUFACTURER.



ALPHA
ENGINEERING

138 WHISPERING
OAKS CIR.
ST. AUGUSTINE, FL
32080
904.775.1308

CERTIFICATE OF
AUTHORIZATION
NO. 31036

WORLD CONSTRUCTION INC.
REPAIR/ADDITION
211 8TH AVE. S.
DUVAL COUNTY

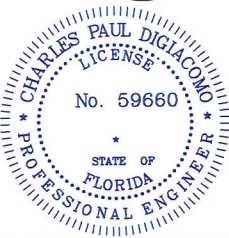
DATE: 2/6-2024

JOB NUMBER: 230039

STRUCTURAL NOTES
AND SPECIFICATIONS

DRAWING SHEET:

S-1



Digitally signed by C.
Paul DiGiacomo PE
Date: 2024.02.26
11:31:24 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



APPLICATION FOR VARIANCE

BOA No. 24-100049HEARING DATE 9/17

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: Garland Sullivan III **Telephone:** 904-718-3683
Mailing Address: 1621 Belmont Ave Jacksonville, FL 32207 **E-Mail:** _____

Agent Name: World Construction Inc **Telephone:** (904) 660-5339
Mailing Address: 6005 Powers Ave Ste 210 Jacksonville, FL 32217 **E-Mail:** office@worldconstructioninc.com

Landowner Name: Garland Sullivan III **Telephone:** 901-268-6988
Mailing Address: 1621 Belmont Ave Jacksonville, FL 32207 **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: 211 South 8th Ave Jacksonville Beach, FL 32250 - 176071-0000

Legal description of property (Attach copy of deed): 3-28 20-2S-28E Pablo Beach S 45FT I of 11 Blk 73

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

Reduce set backs to allow deck replacement and extension of the deck on the front of the property.

See Plans

Property was built in 1947. Per zoning rep property is undersized so all improvements or replacements would cause variance alert.

AFFIDAVIT

I, Garland Sullivan 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.

DocuSigned by:

Garland Sullivan

Garland Sullivan III

7/23/2024

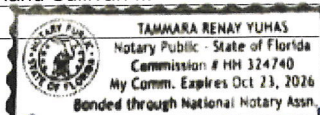
APPLICANT SIGNATURE

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of July, 20 24, by Garland Sullivan III, who is personally known to me or produced Driver License as identification.



NOTARY PUBLIC SIGNATURE

Tammara Renay Yuhas Exp- 10/23/2026 Comm. - HH324740

PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY (DO NOT WRITE)

CURRENT ZONING CLASSIFICATION: C-1

HH324740

FLOOD ZONE: X-Shaded

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Replacing existing outdoor front deck - adding 5 ft of width that will over hang gravel parking area.
Special circumstances and conditions do not result from the actions of the applicant.	yes	Property was build in 1947. Lot is undersized. All improvements or replacements will create a hardship
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	Property size will not allow any improvements Thus causing a hardship to the owner.
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	Property was built in 1947 and is undersized. Currently as the building is, it does not meet proposed standards therefore any rehab will create a hardship with any replacements that are needed or improvments that will ever be done
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Property is already undersized.
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	Owner would just like to improve the property within the property limits.

RECEIVED

JUL 23 2024

DECK FOUNDATION PLAN

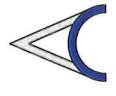
3/8"=1'-0"

DATUM TOP OF SLAB ELEVATIONS 0'-0". OTHER TOP OF SLAB ELEVATIONS ARE REFERENCED AS + OR - FROM DATUM.

REPAIR AND ADDITION TO EXTEND FRONT DECK TO 8 FOOT. ALL EXISTING MEMBERS OTHER THAN EXISTING FRONT WOOD DECK ARE ASSUMED TO BE WITHOUT DAMAGE AND ARE THE CONTRACTORS RESPONSIBILITY FOR VERIFICATION.

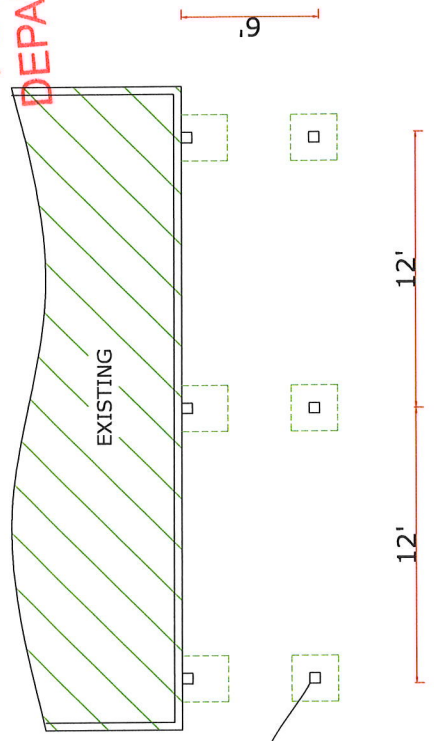
COORDINATE WITH OTHER DISCIPLINES AND TRADES FOR LOCATIONS AND DIMENSIONS OF OPENINGS, RECESSES, SLEEVES AND PIPING.

SEE S1 SERIES SHEETS FOR GENERAL NOTES AND DETAILS PERTAINING TO THIS PLAN. NOTES AND DETAILS SHOWN THEREIN ARE GENERALLY NOT INDICATED, BUT ARE INTENDED TO DEFINE GENERAL DESIGN CRITERIA AND TYPICAL CONSTRUCTION CONDITIONS OCCURRING THROUGHOUT THE WORK.



ALPHA
ENGINEERING
138 WHISPERING
OAKS CIR.
ST. AUGUSTINE, FL
32080
904.775.1308
CERTIFICATE OF
AUTHORIZATION
NO. 31056

WORLD CONSTRUCTION INC.
REPAIR/ADDITION
211 8TH AVE. S.
DUVAL COUNTY



6x6 NOM. POST W/SIMPSON ABU66
W/TITENHD 5/8"x5 1/2" ANCHOR
24"x24"x12" DEPTH FTG. W/(2) #4 E.W.
(TYPICAL AT 6)

DECK FRAMING PLAN

3/8"=1'-0"

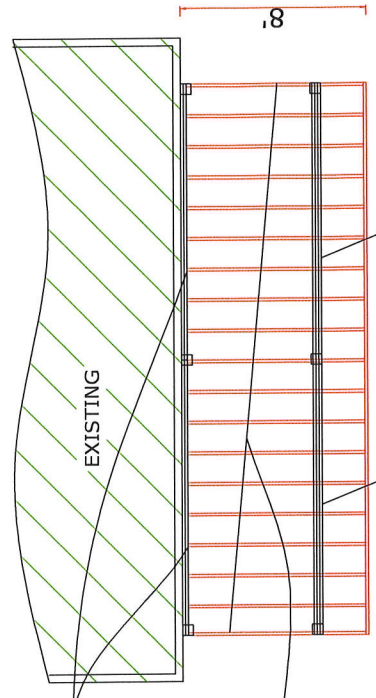
DATUM FLOOR ELEVATIONS NOM 8'-0". OTHER TOP OF FLOOR ELEVATIONS ARE REFERENCED AS + OR - FROM DATUM.

REPAIR AND ALTERATION TO EXTEND FRONT DECK TO 8 FOOT. ALL EXISTING MEMBERS OTHER THAN EXISTING FRONT WOOD DECK ARE ASSUMED TO BE WITHOUT DAMAGE AND ARE THE CONTRACTORS RESPONSIBILITY FOR VERIFICATION.

COORDINATE WITH OTHER DISCIPLINES AND TRADES FOR LOCATIONS AND DIMENSIONS OF OPENINGS, RECESSES, SLEEVES AND PIPING.

SEE S1 SERIES SHEETS FOR GENERAL NOTES AND DETAILS PERTAINING TO THIS PLAN. NOTES AND DETAILS SHOWN THEREIN ARE GENERALLY NOT INDICATED, BUT ARE INTENDED TO DEFINE GENERAL DESIGN CRITERIA AND TYPICAL CONSTRUCTION CONDITIONS OCCURRING THROUGHOUT THE WORK.

(2) 2x10 SET FLUSH
W/SIMPSON SDS25412 SCREWS
STAGGER SPACED 12" O.C. TO
EXISTING RIMBOARD



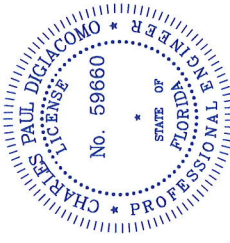
2x6 DECK JOISTS AT 16" O.C.
W/SIMP LUS26 AT FLUSH BEAM
AND 6" WOOD SCREW AT
DROPPED BEAM.

(3) 2x12
DROPPED BEAM

(3) 2x12
DROPPED BEAM

DATE: 2-16-2024
JOB NUMBER: 230039

FIRST FLOOR PLAN



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING
A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

- Property taxes are subject to change upon change of ownership.
- Past taxes are not a reliable projection of future taxes.
 - The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

SULLIVAN GARLAND W III
1621 BELMONT AVE
JACKSONVILLE, FL 32207

Primary Site Address
211 S 8TH AVE
Jacksonville Beach FL 32250-

Official Record Book/Page
20255-01354

Title #
9504

211 S 8TH AVE

Property Detail

RE #	176071-0000
Tax District	USD2A
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03201 PABLO BEACH SOUTH
Total Area	1940

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20255-01354	4/22/2022	\$705,000.00	WD - Warranty Deed	Qualified	Improved
14521-00144	4/25/2008	\$100.00	WD - Warranty Deed	Unqualified	Improved
09282-00575	4/30/1999	\$188,000.00	WD - Warranty Deed	Qualified	Improved
05699-01887	9/2/1983	\$100.00	QC - Quit Claim	Unqualified	Improved
05695-01442	9/2/1983	\$67,000.00	WD - Warranty Deed	Unqualified	Improved
05353-00808	6/5/1981	\$55,800.00	WD - Warranty Deed	Unqualified	Improved
04526-00464	12/8/1977	\$31,000.00	WD - Warranty Deed	Unqualified	Improved
03548-00212	7/11/1973	\$30,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-1	50.00	45.00	Common	1.00	Lot	\$200,000.00

Legal

LN	Legal Description
1	3-28 20-2S-28E
2	PABLO BEACH SOUTH
3	S 45FT LOT 11 BLK 73

Buildings

Building 1

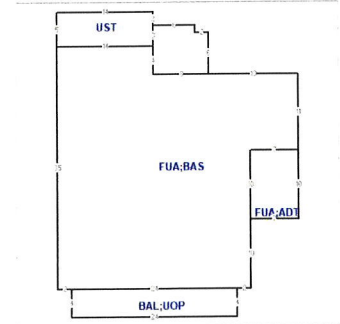
Building 1 Site Address
211 S 8TH AVE Unit
Jacksonville Beach FL 32250-

Building Type	0802 - TRIPLEX
Year Built	1947
Building Value	\$471,955.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	70	0	28
Finished Open Porch	54	0	16
Addition	54	54	49
Finished upper story 1	1001	1001	951
Base Area	1001	1001	1001
Balcony	96	0	14
Unfin Open Porch	96	0	19
Finished upper story 1	70	70	66
Addition	70	70	63
Total	2512	2196	2207

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	6	6 Wood Custom
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	2	2 Wall Unit

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	4.000	
Rooms / Units	3.000	



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$652,212.00	\$0.00	\$652,212.00	\$3,796.37	\$5,234.78	\$4,783.39
Public Schools: By State Law	\$652,212.00	\$0.00	\$652,212.00	\$1,993.30	\$2,075.99	\$1,913.72
By Local Board	\$652,212.00	\$0.00	\$652,212.00	\$1,384.72	\$1,466.17	\$1,329.47
FL Inland Navigation Dist.	\$652,212.00	\$0.00	\$652,212.00	\$15.14	\$18.78	\$18.78
Jax Bch USD2A	\$652,212.00	\$0.00	\$652,212.00	\$0.00	\$0.00	\$0.00
Jax Beach	\$652,212.00	\$0.00	\$652,212.00	\$1,889.48	\$2,605.39	\$2,378.03
Water Mgmt Dist. SJRWMD	\$652,212.00	\$0.00	\$652,212.00	\$93.37	\$116.94	\$116.94
School Board Voted	\$652,212.00	\$0.00	\$652,212.00	\$0.00	\$652.21	\$0.00
Urban Service Dist2	\$652,212.00	\$0.00	\$652,212.00	\$0.00	\$0.00	\$0.00
Totals				\$9,172.38	\$12,170.26	\$10,540.33

Description	Last Year	Just Value	Assessed Value	Exemptions	Taxable Value
		\$615,978.00	\$472,997.00	\$0.00	\$472,997.00
		\$652,212.00	\$652,212.00	\$0.00	\$652,212.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

[2022](#)
[2021](#)
[2020](#)
[2019](#)
[2018](#)
[2017](#)
[2016](#)
[2015](#)
[2014](#)

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information
[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.03, and 0.06. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.03, 0.05, and 0.1. The scales are aligned such that 0.03 km corresponds to 0.01 mi, 0.05 km corresponds to 0.03 mi, and 0.1 km corresponds to 0.06 mi.

Current

BEARINGS SHOWN HEREON ARE BASED
ON PLAT BOOK 3, PAGE(S) 28,

TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- FENCE OWNERSHIP IS NOT DETERMINED.
- THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0419J, EFFECTIVE DATE OF 11/2/2018.

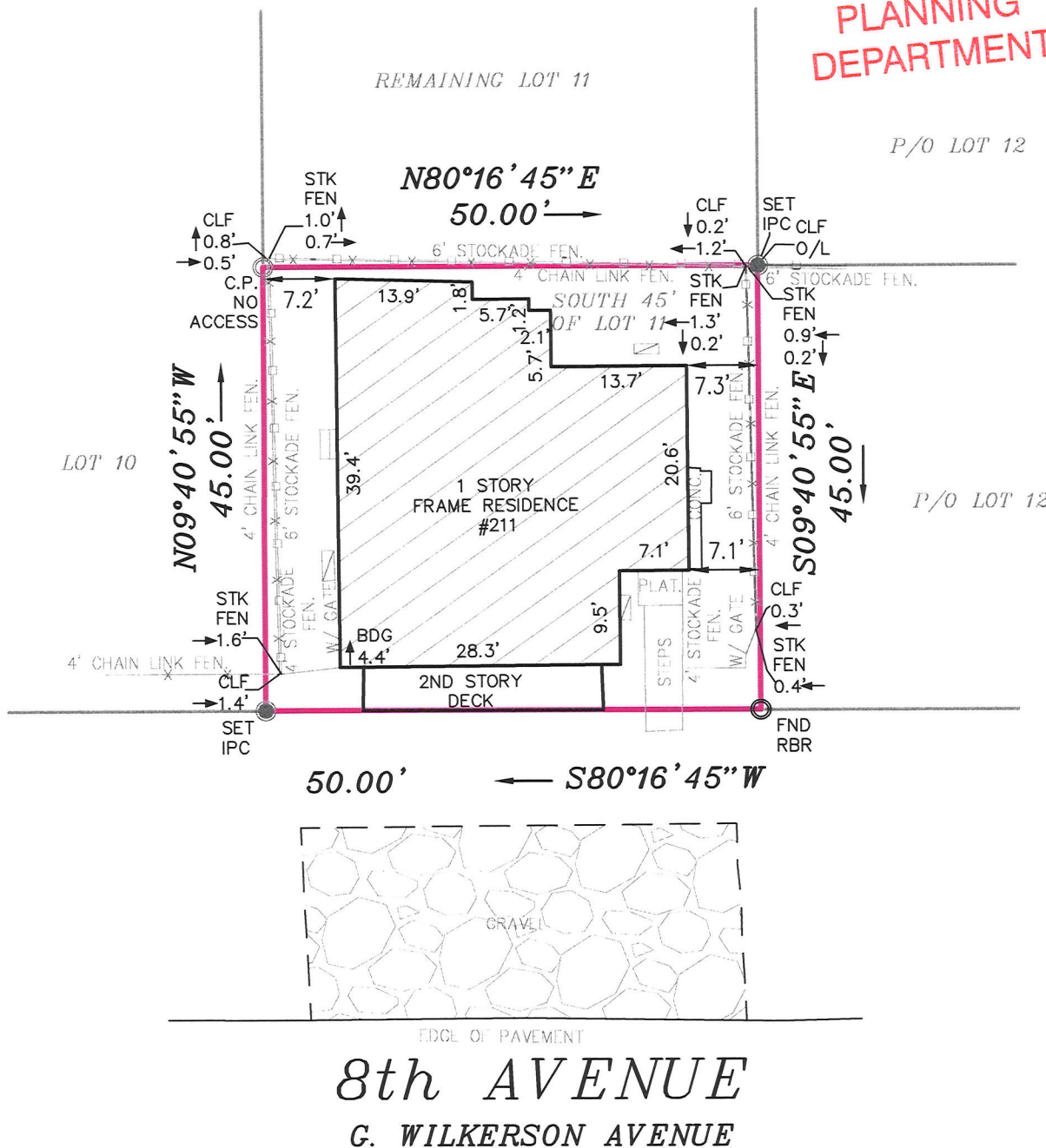
RECEIVED

JUL 23 2024

PLANNING
DEPARTMENT

SYMBOL LEGEND

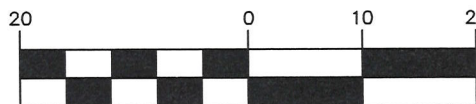
- MONUMENT FND
- I.P. / I.B. FND
- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVY LB8534
- STAKE
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- YARD INLET
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- CUT WIRE
- D.C. DEPRESSURE CURB
- FE. FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C/E CELLAR ENTRANCE
- O/H OVERHANG
- R/O ROOF OVER
- CANT. CANTILEVER
- G.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY



Daniel
Jackson

Digitally signed by
Daniel Jackson
Date: 2023.07.07
17:02:42 -04'00'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

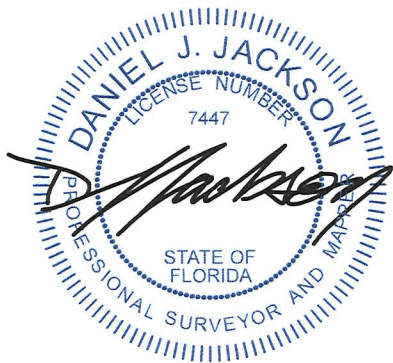
DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447



SCAN ME

LOT AREA

2,250.00 S.F.
0.05 AC.



FIRM LB8534



SCALICE
land surveying

mjslandsurvey.com P:904-413-9355

205 Marketside Avenue, Suite 200
Ponte Vedra, FL 32081

BOUNDARY SURVEY

211 8TH AVENUE SOUTH, JACKSONVILLE BEACH, FLORIDA 32250
THE SOUTH 45' OF LOT 11, BLOCK 73, PABLO BEACH SOUTH,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT
BOOK 3, PAGE(S) 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

JOB No.
D23-2459

TAX NO.
176071-0000

SCALE: 1" = 20'

DATE SURVEYED:
07/06/2023

CREW:ES

DR.:MC

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

Proposed

BEARINGS SHOWN HEREON ARE BASED
ON PLAT BOOK 3, PAGE(S) 28,

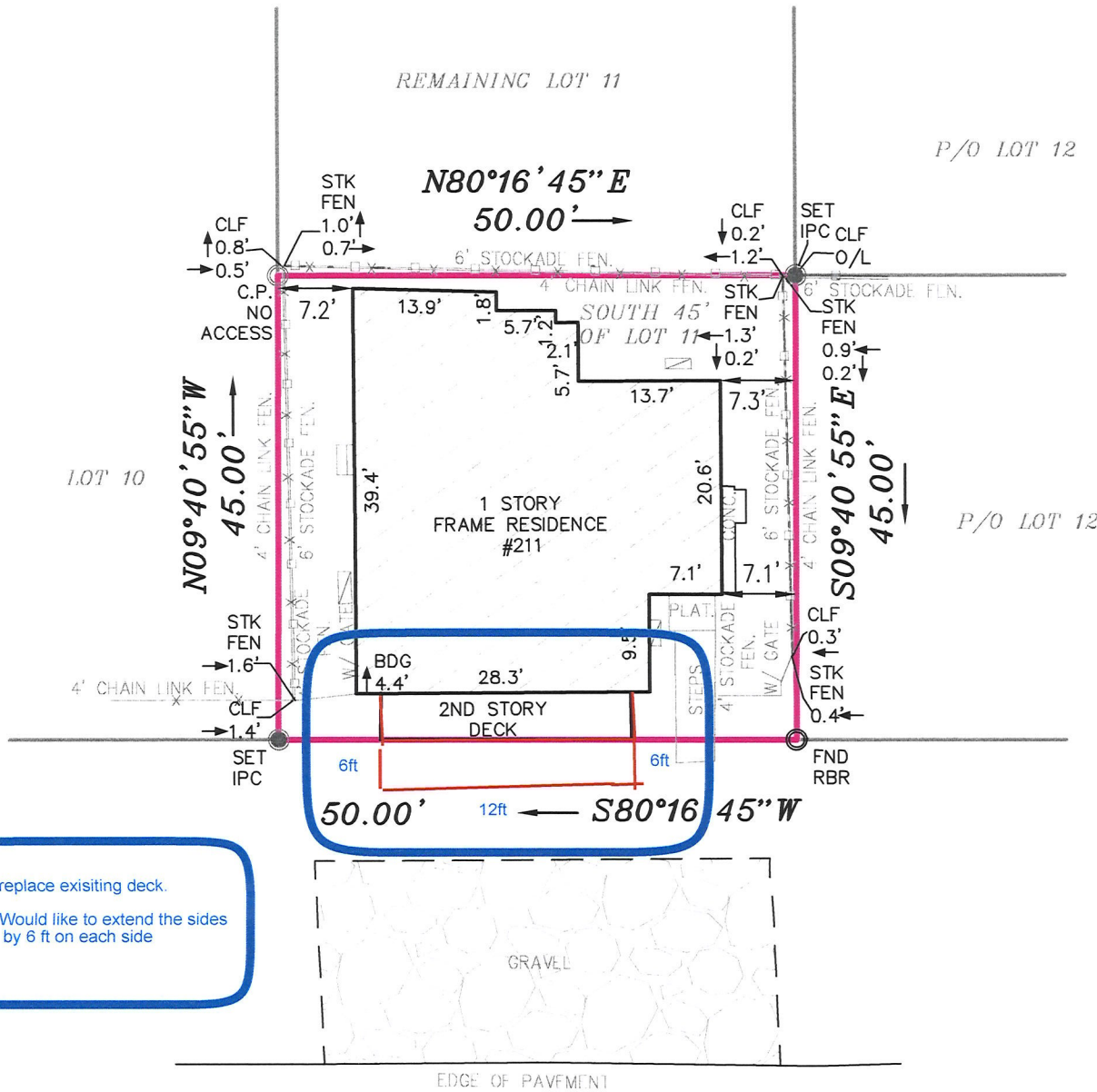
TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
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1	08/21/24	ADDED IMPERVIOUS AREA	ED	-
REV	DATE	DESCRIPTION	BY	CHK

SYMBOL LEGEND

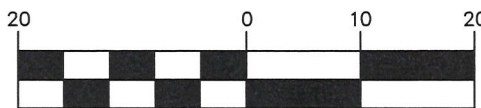
- MONUMENT END
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- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVEY LB8534
- STAKE
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- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- GUY WIRE
- D.C. DEPRESSED CURB
- FE. FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C/E CELLAR ENTRANCE
- O/H OVERHANG
- R/O ROOF OVER
- CANT. CANTILEVER
- C.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY



8th AVENUE
G. WILKERSON AVENUE

IMPERVIOUS AREA / LOT
COVERAGE=54%± (THIS IS BASED ON
SURVEY DATA OBTAINED ON
07/06/23. NO NEW / ADDITIONAL
FIELDWORK HAS BEEN CONDUCTED TO
VERIFY THIS FIGURE.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Daniel
Jackson

Digitally signed
by Daniel Jackson
Date: 2024.08.21
13:37:59 -04'00'

SURVEYORS CERTIFICATE

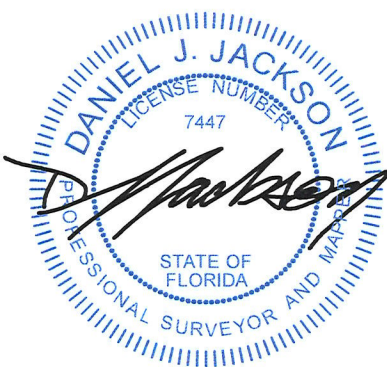
"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

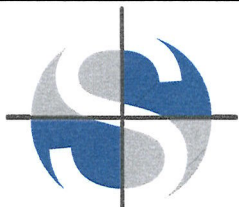


SCAN ME

LOT AREA
2,250.00 S.F.
0.05 AC.



FIRM LB8534



SCALICE
land surveying

mjslandsurvey.com P:904-413-9355
205 Marketside Avenue, Suite 200
Ponte Vedra, FL 32081

BOUNDARY SURVEY

211 8TH AVENUE SOUTH, JACKSONVILLE BEACH, FLORIDA 32250
THE SOUTH 45' OF LOT 11, BLOCK 73, PABLO BEACH SOUTH,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT
BOOK 3, PAGE(S) 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

JOB No.
D23-2459

TAX NO.
176071-0000

SCALE: 1" = 20'

DATE SURVEYED:
07/06/2023

CREW.:ES

DR.:MC

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

Project engineers will continue to solicit input from city officials, residents and business owners to help define the final concept.

(904) 249-9033

Send letters to the editor to editor@beachesleader.com, or mail to P.O. Box 50129, Jacksonville Beach, Fla. 32240. Letters must bear author's name, address and telephone number for verification. Letters must be in good taste and not make personal attacks.

J	A	M	B		B	I	G		H	I		
E	M	I	R		M	I	R	A	O	B	E	S
T	O	D	O		U	P	O	N	D	E	A	L
	K	I	N	G	K	O	N	G		O	G	L
		C	A	D	D		C	R	U			
S	T	O	O	G	E			E	P	S	I	L
H	E	P		E	N	I	G	M	A	N	I	C
O	R	E	O	S		T	A	I		D	E	N
E	C	R	U		N	E	S	T	L	E		G
S	E	A	R	O	O	M			A	N	G	S

NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale at the date listed below at 10AM for monies owed on vehicle repair and storage costs pursuant to Florida Statutes 713.585 and Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceeding as pursuant to Florida Statute 559.97. All proceeds recovered from the sale of a vehicle over the amount of the lien will be deposited with the clerk of the court in disposition upon court order.

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please call the ADA Coordinator at (800) 424-7637, phone 804-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meeting as possible, preferably at least 10 business days in advance, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.011, Florida Statutes, and the Americans with Disabilities Act, any person in the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should submit a "Public Comment Card" and submit it to the records secretary prior to the beginning of the meeting. These forms are available at the entrance of the City County Courthouse. The public comment period. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding

J	A	M	B		B	I	G		H	I		
E	M	I	R		M	I	R	A	O	B	E	S
T	O	D	O		U	P	O	N	D	E	A	L
	K	I	N	G	K	O	N	G		O	G	L
		C	A	D	D		C	R	U			
S	T	O	O	G	E			E	P	S	I	L
H	E	P		E	N	I	G	M	A	N	I	C
O	R	E	O	S		T	A	I		D	E	N
E	C	R	U		N	E	S	T	L	E		G
S	E	A	R	O	O	M			A	N	G	S

APT/TOWNHOME RENTAL 200	LEGAL NOTICES 425
LARGE EFFICIENCY, excellent location 1 block from ocean. No pets (904) 868-2897.	General Counsel, Prosecution Services Unit, 4051 Bald Cypressway, Suite 206, Tallahassee Florida 32399-3265, (850) 245-4444.
SOUTH JAX Beach, East of 3rd Street 1BR's & 2BR's starting at \$1,495/mo. (904) 241-RENT (7368) & (904) 568-5225	If no contact has been made by you concerning the above by October 20, 2004, the matter of the Administrative Complaint will be presented at a ensuing meeting of the Board of Nursing in an informal proceeding.
LARGE 1BR apartment, 1 block from ocean. Clean. No pets. \$1,175/mo. (904) 868-2897.	In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 244-4444, 1-800-955-8777(TDD) or 1-800-955-8770 (V), via Florida Relay Service.
WATERFRONT TOWNHOME	Bl. 8/2/04
2BR/1.5BA, 1200sq. 90ft. fishing pier, 9010 Hecksher Dr. \$1750/mo. \$1,500/ deposit. (904) 241-RENT (7368) & (904) 568-5225	BY 8/2/2005
PETS FOR SALE 310	
PITBULL PUPPIES, 10 weeks old, parents on premises, \$200. Call (904) 901-1641.	
LEGAL NOTICES 425	
NOTICE OF ACTION	
BEFORE THE BOARD OF NURSING	NOTICE OF PUBLIC SALE
IN RE: The license to practice Certified Nursing Assistant	Notice is hereby given that on dates below these vehicles will be sold at public sale to the date listed below at 10:00 for monitory owed on vehicle repair and storage costs pursuant to Florida Statutes 713.585 Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. All proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
Ciera Williams, C.N.A. 6750 Ramona Blvd, Apt 315 Jacksonville, FL 32205	
CASE NO. : 2024-16531	
LICENSE NO. : CNA37742	
The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Kristin Suarez, Assistant	