



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, October 1, 2024

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Todd Smith, Jennifer Williams

Alternates: Matt Metz, Laura Tierney

APPROVAL OF MINUTES

A. Minutes for September 17, 2024 Meeting

CORRESPONDENCE

OLD BUSINESS

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

Applicant: Garland Sullivan III

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*

NEW BUSINESS

A. **Case Number(s):** **BOA#24-100050**

Applicant: Evelyn Mooyoung

Agent: Evelyn Mooyoung

Owner: Evelyn Mooyoung
Property Address: 515 N 5th Ave
Parcel ID: 174210-0000
Legal Description: the west 20ft of the south 1/2 of Lot 8 and the south of Lot 9, Block 66, *R/P PT Pablo Beach NORTH*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)(c)1, for a nonconforming front yard setback of 16.3 feet in lieu of 20 feet minimum, 34-337(e)(1)(c)3, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, 34-337(e)(1)(d), to address current nonconformities for no garage or carport in lieu of required garage or carport, 34-337(e)(1)g, for an accessory side yard setback of zero feet in lieu of 5 feet minimum 34-373(a)1, for off street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, 34-373(d) for a driveway side yard setback of zero in lieu of 5 feet minimum, and 34-337(e)(1)(e), for 37% lot coverage in lieu of 35% maximum, for proposed deck and concrete driveway to an existing single family dwelling, located at **property addressed** 515 N 5th Ave, **RE#** 174210-0000, **legally described as** the west 20ft of the south 1/2 of Lot 8 and the south of Lot 9, Block 66, *R/P PT Pablo Beach NORTH*

B. **Case Number(s): BOA#24-100051**

Applicant: Stephanie Kiss
Agent: N/A
Owner: Stephanie Kiss
Property Address: 211 S 35th Ave
Parcel ID: 180609-0000
Legal Description: Lot 1, Block 18, *Atlantic Shores*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(g), for an accessory structure set back of 1.7ft in lieu of 5ft minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed pergola and to address current nonconformities, to an existing single family dwelling, located at **property addressed** 211 S 35th Ave, **RE#** 180609-0000, **legally described as** Lot 1, Block 18, *Atlantic Shores*

C. **Case Number(s): BOA#24-100054**

Applicant: Chris Ris
Agent: N/A
Owner: TMCR Homes LLC
Property Address: 0 S 7th Ave (176350-0000)
Parcel ID: 176350-0000
Legal Description: Lot 7, Block 2, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)(3), for a rear yard setback of 20.4ft in lieu 30ft minimum ,34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, to a vacant lot, located at **property addressed** 0 S 7th Ave, **RE#** 176350-0000, **legally described as** Lot 7, Block 2, *Oceanside Park*

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, September 17, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,**



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 and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- Minutes for August 6, 2024 Meeting
- Minutes for August 21, 2024 Meeting
- Minutes for Joint Boards Workshop held on August 22, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#24-100047

Applicant/Owner: Sophie & Elliot Barnwell

Property Address: 1619 N Bentin Dr.

Parcel ID: 178775-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

Mr. Moreland disclosed he briefly spoke to the property owner. No other Board members had ex-parte communication on this item.

Applicant: Sophie & Elliot Barnwell, 1619 North Bentin Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the nonconformities, neighbor engagement, and the driveway.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100047 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the nonconforming lot.

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

The motion passed unanimously.

Mr. Curley noted only four board members were present and all requests at this meeting would require three votes in favor of the application to be approved, or the applicants could choose to defer to another meeting.

B. Case Number: **BOA#24-100048**
Applicant/Owner: Dillon Smith
Agent: Jim Batts
Property Address: 1304 N 2nd Ave
Parcel ID: 177708-0000

City of Jacksonville Beach Land Development Code 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.

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

Agent: Jim Batts, 225 Tallwood Road, Jacksonville Beach, stated the hardship was an undersized lot.

Applicant/Owner: Dillon Smith, 1304 North 2nd Avenue, Jacksonville Beach, noted his neighbor supported the variance.

Public Hearing:

The following spoke in support of the variance:

- Jared Fichling, 1306 2nd Avenue North, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100048 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

C. Case Number: **BOA#24-100049**
Applicant/Owner: Garland Sullivan III
Agent: World Construction Inc
Property Address: 211 S 8th Ave
Parcel ID: 176071-0000

City of Jacksonville Beach Land Development Code 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.

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to defer BOA#24-100049 to the October 1, 2024, meeting.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, October 1, 2024, at 6:00 P.M. There are three scheduled cases, plus the deferred item.

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to cancel the December 3, 2024, meeting.

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

The motion passed unanimously.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:18 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/20/2024
SUBJECT:	BOA #24-100049 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, October 1, 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.

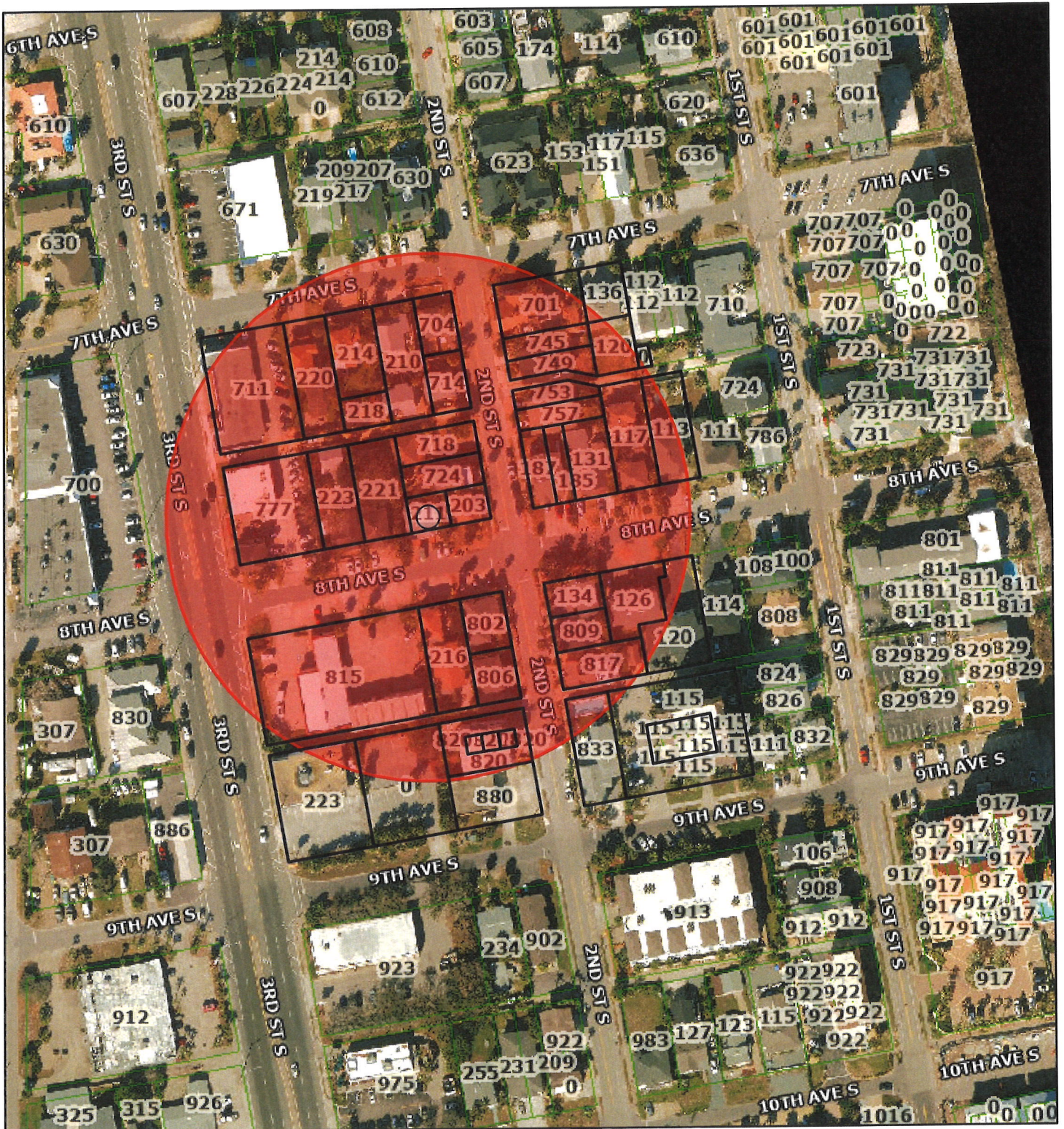
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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



1:2,257

The image shows two horizontal number lines. The top number line is labeled with values 0, 0.01, 0.03, and 0.06 mi. The bottom number line is labeled with values 0, 0.03, 0.05, and 0.1 km. Both lines have tick marks at intervals of 0.01 units.

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.

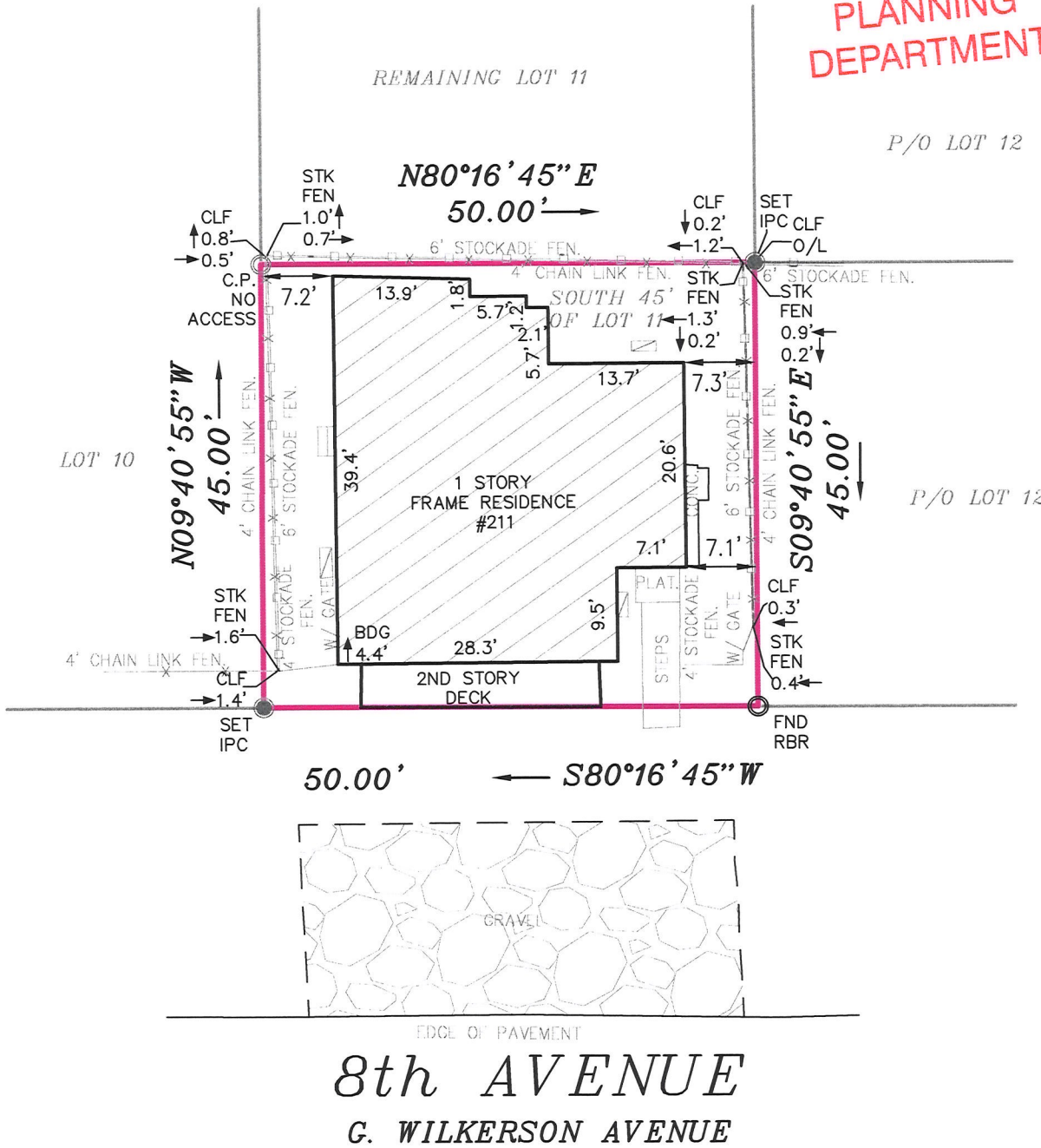
RECEIVED

JUL 23 2024

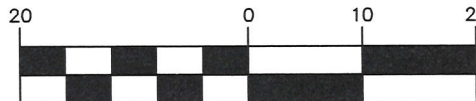
PLANNING
DEPARTMENT

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



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

Daniel
Jackson

Digitally signed by
Daniel Jackson
Date: 2023.07.07
17:02:42 -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."

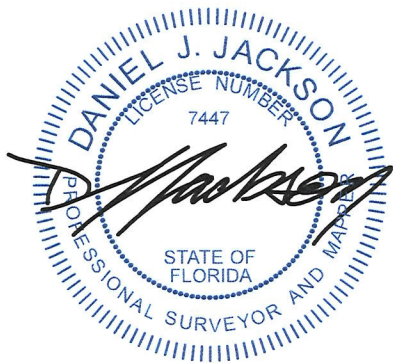
DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447



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.

Proposed

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

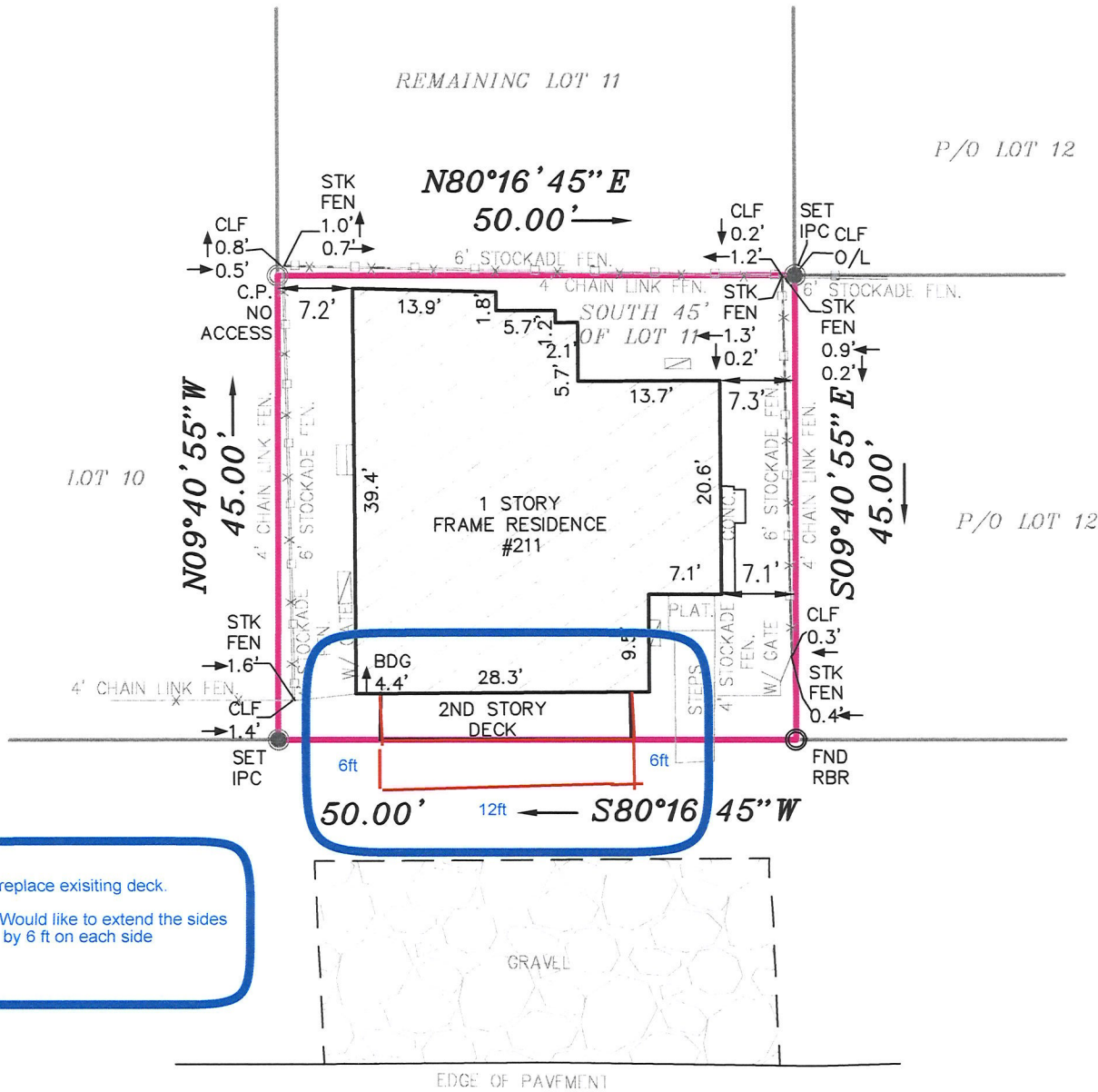
TITLE AND BOUNDARY NOTES

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- 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.

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

SYMBOL LEGEND

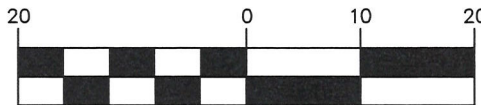
- MONUMENT END
- I.P. / I.B. END
- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVEY LB8534
- STAKE
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- YARD INLET
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- GUY 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
- 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

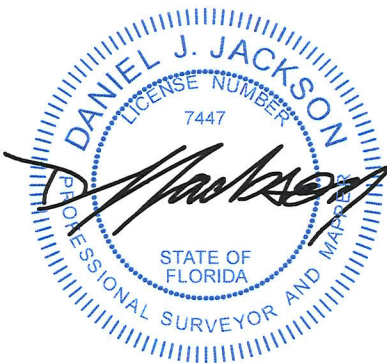
"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE,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

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

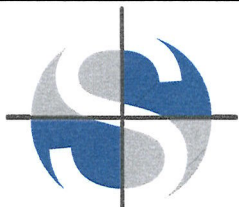


SCAN ME

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



FIRM LB8534



SCALICE
land surveying

mjslandsurvey.com P:904-413-9355
205 Markside 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.

RECEIVED

JUL 23 2024

PLANNING
DEPARTMENT



ALPHA
ENGINEERING

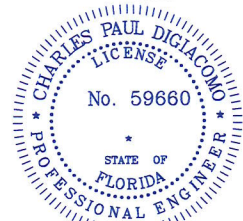
138 WHISPERING
OAKS CIR.
ST. AUGUSTINE, FL
32080
904.775.1308
CERTIFICATE OF
AUTHORIZATION
NO. 31036

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

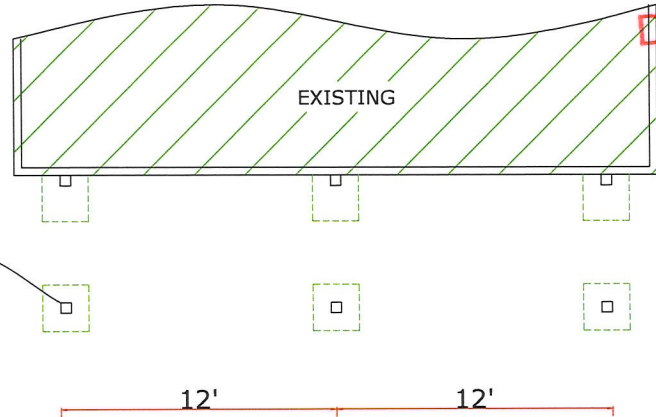
DATUM TOP OF SLAB ELEVATIONS 0'-0". OTHER TOP OF SLAB ELEVATIONS ARE REFERENCED AS + OR - FROM DATUM.

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.

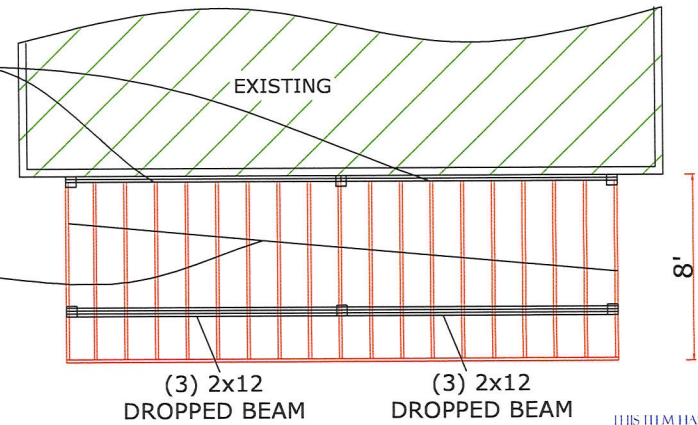
REPAIR AND ALTERATION TO EXTEND FRONT DECK TO 8 FOOT. ALL EXISTING MEMBERS OTHER THAN EXISTING FRONT WOOD DECK ARE ASSUMED TO BE WITHOUT DAMAGE AND ARE THE CONTRACTORS RESPONSIBILITY FOR VERIFICATION.

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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

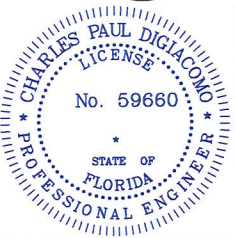
DATE: 2/6-2024

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

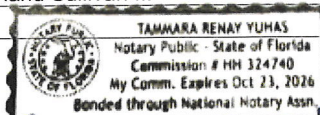
APPLICANT SIGNATURE

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 improvements 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.

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

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

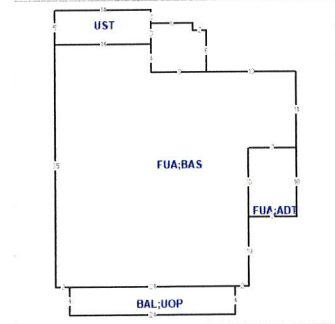
Building 1
Building 1 Site Address
211 S 8TH AVE Unit
Jacksonville Beach FL 32250-

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	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$615,978.00	\$472,997.00	\$0.00	\$472,997.00
Current Year	\$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)

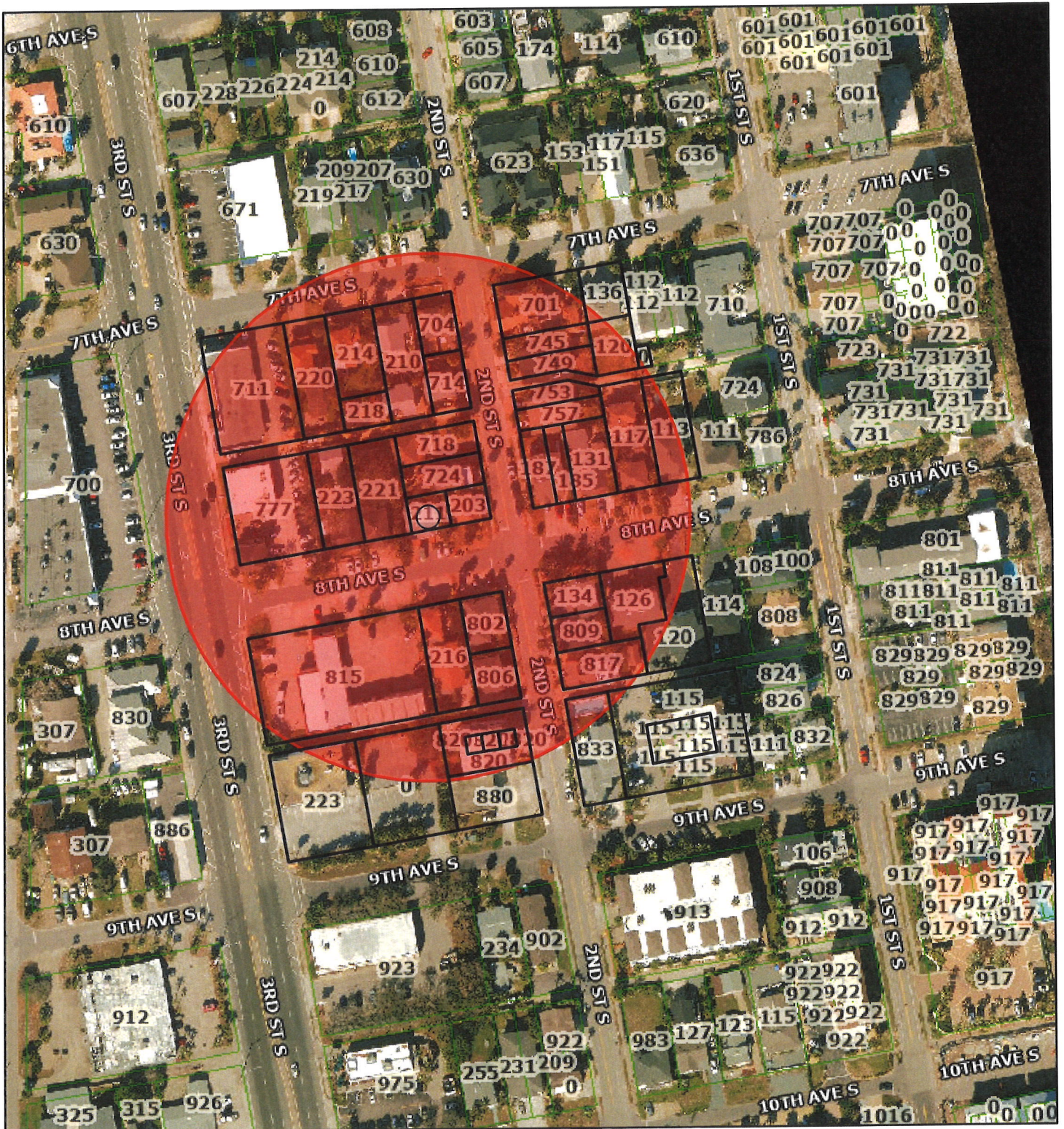
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

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](#)



1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 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.
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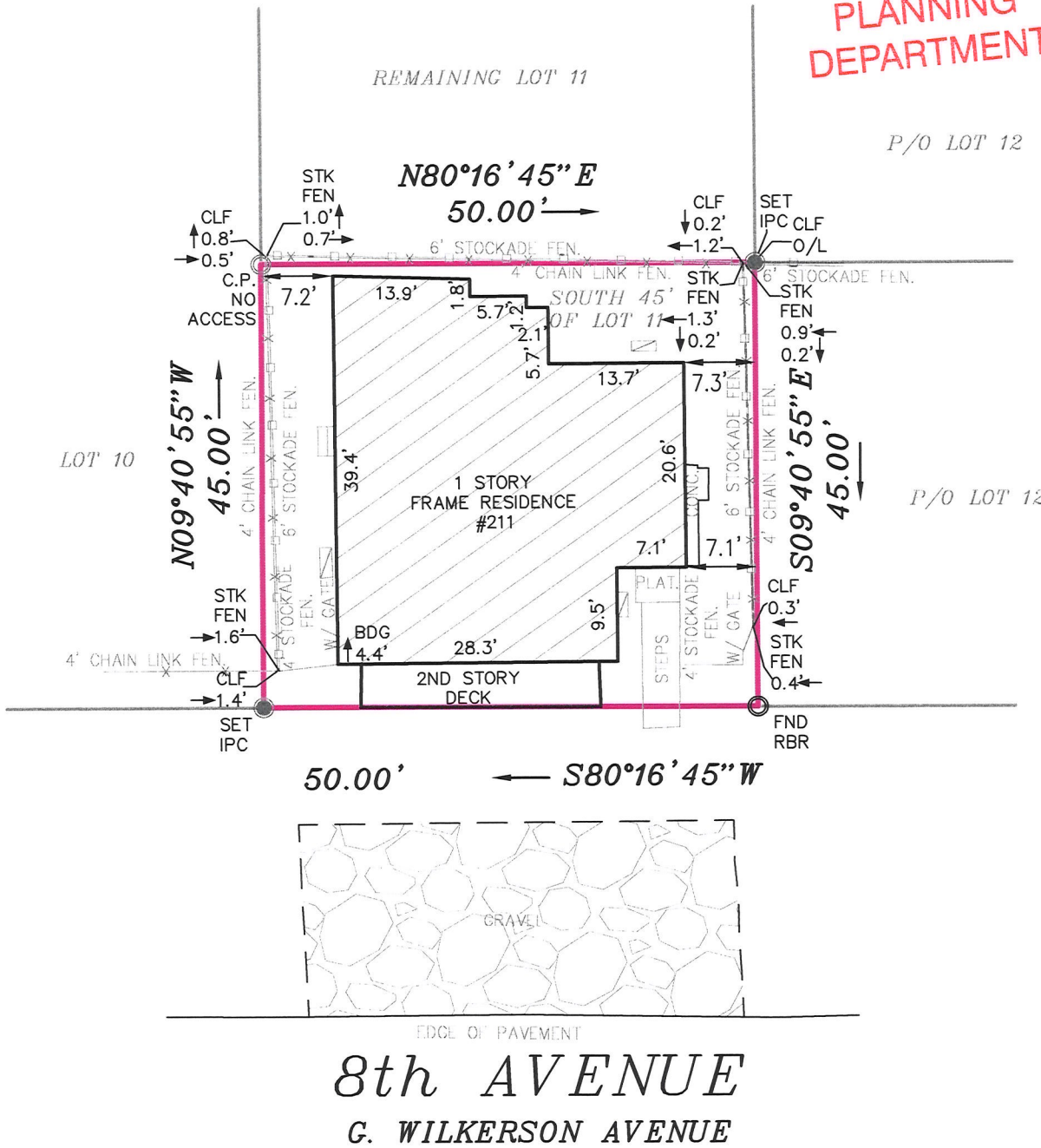
RECEIVED

JUL 23 2024

PLANNING
DEPARTMENT

SYMBOL LEGEND

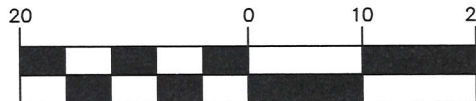
- MONUMENT FND
- I.P. / I.B. FND
- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVY LB8534
- STAKE
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- YARD INLET
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- 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."

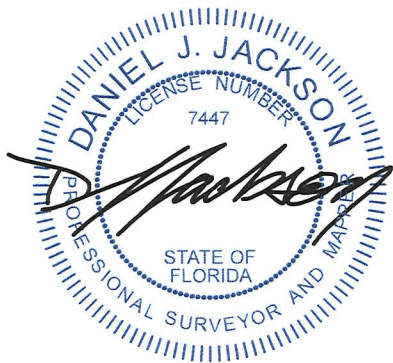
DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447



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

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ON PLAT BOOK 3, PAGE(S) 28,

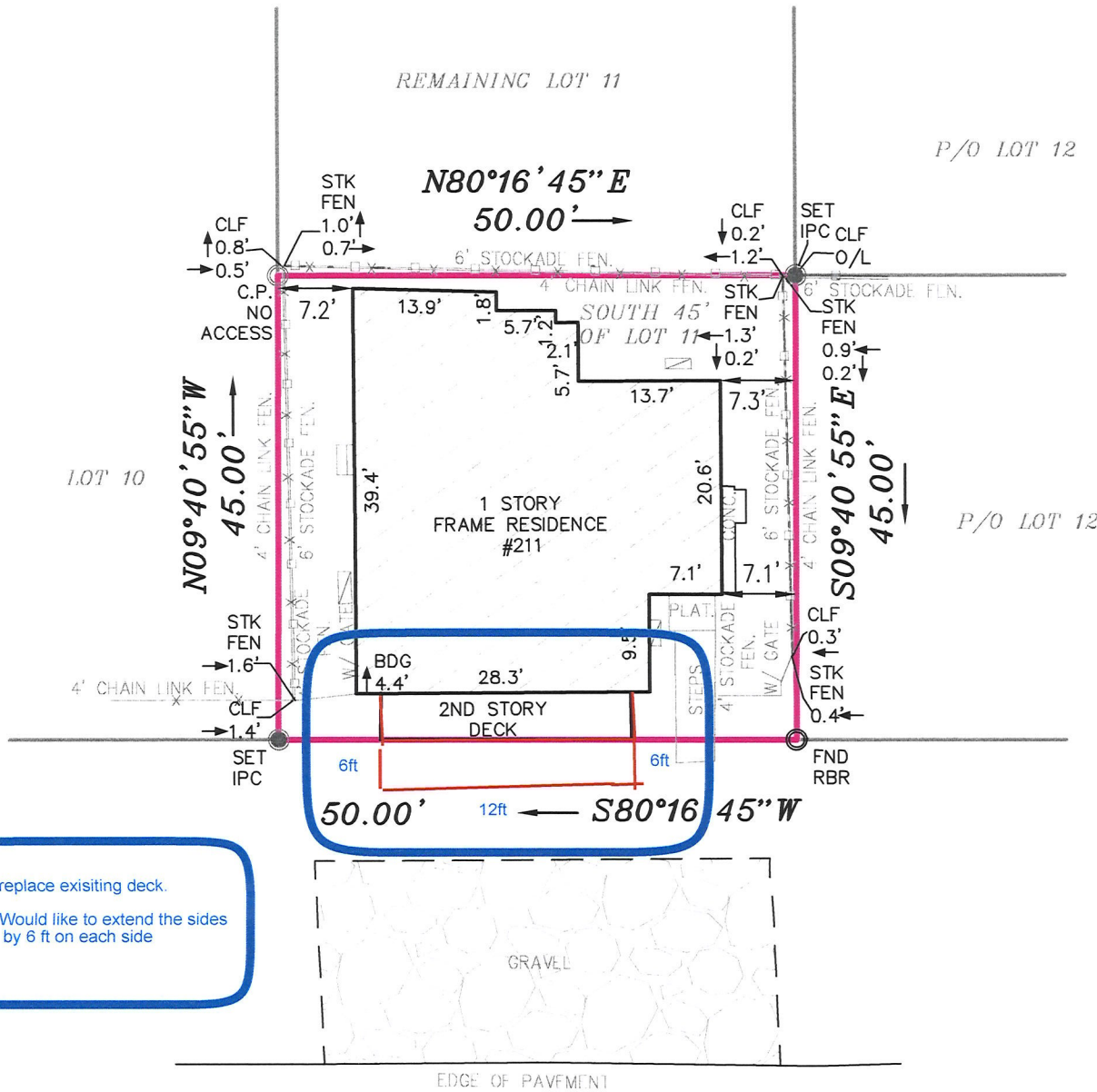
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1	08/21/24	ADDED IMPERVIOUS AREA	ED	-
REV	DATE	DESCRIPTION	BY	CHK

SYMBOL LEGEND

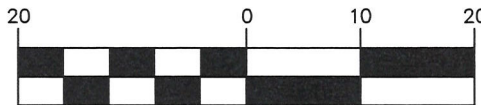
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- CANT. CANTILEVER
- C.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY



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

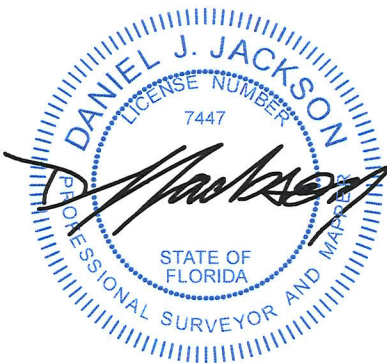
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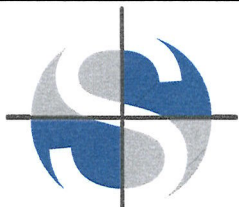


SCAN ME

LOT AREA
2,250.00 S.F.
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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 roadway.

"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 toolbox 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 Beaches Car Wash at the corner of 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, 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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185 Industrial Warehouse

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240 M.H. for Rent
260 Vacation Rental
270 Rental to Share
280 Office Space
285 Comm. Rental

Pets & Animals

300 Pets
310 Pets for Sale
330 Stables/Livestock
340 Lost/Found Pets
Announcements
400 Notices
405 Travel
415 Personals
420 Legal Services
425 Legal Notices
440 Misc. Lost/Found
450 Instructions/Schools
460 Weddings
Employment
500 P-T Help Wanted
510 F-T Help Wanted
520 Job Services
530 Bus. Opportunity
540 Child Care
550 Work Wanted
555 Career/Seminars

Service Guide cont.

648 Pressure Washing
650 Painting
651 Pest Control
652 Plumbing
653 Pools
654 Photography
655 Rain Gutters
660 Remodel/Const
665 Repairs
670 Roofing
675 Sprinkler & Wells
677 Tree Service
678 Tile
680 Upholstery
685 Wallpapering
690 Water Treatment

Health Services

700 Massage Therapy
710 Health Care Serv.
610 Caregivers

For Sale

800 For Sale
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
862 Estate Sales

Transportation

905 Auto Rental
915 Boats
930 Motorcycles
950 Campers/RV's
970 Trucks/Vans
980 Automobiles

645 Moving & Storage

APT/TWNHOME RENTAL 260

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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

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, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

LEGAL NOTICES 425

SALE DATE OCTOBER 28, 2024
MANDARIN HOLIDAY MARINA 12796 SAN JOSE BLVD 1977 CAL CAB29691176 \$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)(1g), 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(c), 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# 17875-0000, legally described as Lot 9, Block 1, Benlin 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)(1g), 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(c), 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, to allow the replacement and extension of an existing deck in front of property, 34-342(e)(3)(c)2, for a west-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 feet 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)(c)3, 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

BL 8/29/2024

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.

SERVICE GUIDE

SERVICES 600

REAL ESTATE Insurance Four Point Inspection, Home Inspections. Call / Text Martin (904) 241 5303 Florida license HI-719.

CAREGIVERS 610

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PEST CONTROL 651

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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 Agency 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@jaxbchl.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

PUBLIC NOTICE

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 discussed 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.

DP24-05 Application for Development Plan Modification as outlined in Chapter 27 Article II Division 2 Section 27-81 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 request is to modify the DP23-01 approval of a ground level deck structure with outdoor seating, bar and event space to reduce the seating from 117 new seats to 70 new seats. The property is in the CBD zoning district.

If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing the person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 4:00 pm the day of the meeting.

BL 8/29/2024

REPAIRS/IMPROVEMENT 665

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

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BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-855-315-1952

LEGAL NOTICES 425

DP24-05 Application for Development Plan Modification as outlined in Chapter 27 Article II Division 2 Section 27-81 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 request is to modify the DP23-01 approval of a ground level deck structure with outdoor seating, bar and event space to reduce the seating from 117 new seats to 70 new seats. The property is in the CBD zoning district.

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BL 8/29/2024

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MEDICAL 803

ATTENTION OXYGEN THERAPY USERS! Discover Oxygen Therapy That Moves with You with Inogen Portable Oxygen Concentrators. FREE information kit. Call 866-472-8591.

YOU MAY QUALIFY for disability benefits if you have are 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.

ANTIQUE/COLLECTIONS \$10

WANTED TO BUY

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

GARAGE SALES - NB 852

Moving out of town and selling everything. Couches, armchairs, vintage stereo equipment and records, Sansui Reel to Reel and other equipment, clothes, wine racks and other household items. 230 South St. 32266 from 8am-2pm on 8/31

AUTOMOBILES 980

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BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/12/2024
SUBJECT:	BOA #24-100050 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, October 1, 2024 Board of Adjustment Meeting.

BOA #24-100050

ZONING: RS-2
RE NO.: 174210-0000
LEGAL: The west 20ft of the south 1/2 of Lot 8 and the south of Lot 9, Block 66, *R/P PT Pablo Beach NORTH*
ADDRESS: 515 N 5th Ave

REQUEST:

Section(s): 34-337(e)(1)(c)1, for a nonconforming front yard setback of 16.3 feet in lieu of 20 feet minimum, 34-337(e)(1)(c)3, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, 34-337(e)(1)(d), to address current nonconformities for no garage or carport in lieu of required garage or carport, 34-337(e)(1)g, for an accessory side yard setback of zero feet in lieu of 5 feet minimum 34-373(a)1, for off street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, 34-373(d) for a driveway side yard setback of zero in lieu of 5 feet minimum, and 34-337(e)(1)(e), for 37% lot coverage in lieu of 35% maximum, for proposed deck and concrete driveway to an existing single family dwelling, located at **property addressed** 515 N 5th Ave, **RE#** 174210-0000, **legally described as** the west 20ft of the south 1/2 of Lot 8 and the south of Lot 9, Block 66, *R/P PT Pablo Beach NORTH*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1913) located in the Medium Density Residential future land use category. The property is currently in the Residential, single-family: RS-2 zoning district. The lot is 70 feet in width and 62.50 feet in depth, with an overall lot area of 4,375 square feet. The current dwelling was constructed in 1957, prior to the current LDC. The lot is currently occupied by a single family home and three wooden decks. The subject parcel has many nonconformities such as no garage or carport, no driveway and multiple setback nonconformities. The subject parcel is nonconforming in width and total lot area. In the RS-2 zoning district, the minimum lot width is 75 feet and the minimum lot size is 7,500 square feet. The subject property is only 4,375 square feet in area. The applicant is asking for a variance for a nonconforming front yard setback of 16.3 feet in lieu of 20 feet minimum, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, to address existing nonconformities for no garage or carport in lieu of required garage or carport, for an accessory side yard setback of zero feet in lieu of 5 feet minimum, for off-street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, for a driveway setback of zero in lieu of 5 feet minimum, and for 37% lot coverage in lieu of 35% maximum, for proposed deck and concrete driveway. Other properties in this area have been granted similar variances to increase lot coverage

and encroach on setbacks to accommodate existing nonconformities. 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 that will make possible the reasonable use of the parcel of land, building and structure.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1957 as a one-story single-family dwelling. The subject property is substandard in width and total lot area. It measures 70 feet in width rather than the 75 feet minimum requirement in the RS-2 zoning district and is also non-conforming in size at 4,375 square feet. The applicant is proposing to add another deck, a concrete driveway, and address existing nonconformities. Due to the substandard size of the lot, any structure on the property will increase lot coverage and encroach on setbacks. Allowing for 37% lot coverage in lieu of 35% maximum, current setbacks, and the new deck and driveway, is the minimum variance needed for the reasonable use of the parcel of land. Other than the addition of the small deck in front, the request for off-street parking, even in a reduced size, would bring the property closer to compliance with the LDC, as it currently has no paved off-street parking. Other properties in this area have been granted similar variances to increase lot coverage and encroach on setbacks to accommodate nonconformities. 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 that will make possible the reasonable use of the parcel of land, building and structure.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty (20) feet.
 - o Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. 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 two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- 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 lot is nonconforming and substandard in area and width. The property measures 70 feet in width rather than the 75 feet minimum and is nonconforming in size, at 4,375 square feet, significantly less than the required 7,500 square foot minimum. Additionally the home was constructed prior to the current LDC and currently does not have a garage.

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 lot is a nonconforming lot of record platted in 1913, with the home constructed in 1957, and the applicant purchased the property with these nonconforming conditions. The applicant is proposing to add paved off-street parking, bringing the property closer to compliance with the LDC.

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. The request for a nonconforming front yard setback of 16.3 feet in lieu of 20 feet minimum, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, to address current nonconformities for no garage or carport in lieu of required garage or carport, for an accessory side yard setback of zero feet in lieu of 5 feet minimum, for off-street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, for a driveway side yard setback of zero in lieu of 5 feet minimum, and for 37% lot coverage in lieu of 35% maximum, for proposed deck and concrete driveway on a lot that does not meet the minimum lot width and lot area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the RS-2 zoning district. Similar properties have been granted variances for similar projects. Moreover, the applicant is proposing to bring certain elements into compliance with regard to parking.

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. Due to the nonconforming area and width of this property, and the age of the home, any addition would require a variance from the RS-2 standards. There would be no way to add a garage or carport without further relief from the code. These circumstances are not the fault of the applicant and literal interpretation of the code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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 deck and driveway. The minimum variance needed to accomplish the proposed additions and address existing nonconformities is for, a front yard setback of 16.3 feet in lieu of 20 feet minimum, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, to address current nonconformities for no garage or carport in lieu of required garage or carport, for an accessory side yard setback of zero feet in lieu of 5 feet minimum, for off-street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, for a driveway side yard setback of zero in lieu of 5 feet minimum, and for 37% lot coverage in lieu of 35% maximum. Based on the current condition of the property, it would be less of a burden to the nonconforming status and require less relief to allow the property to go without



a garage or carport, as this would require relief in addition to that requested. The addition of paved off-street parking is an improvement with regard to compliance with the LDC.

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.

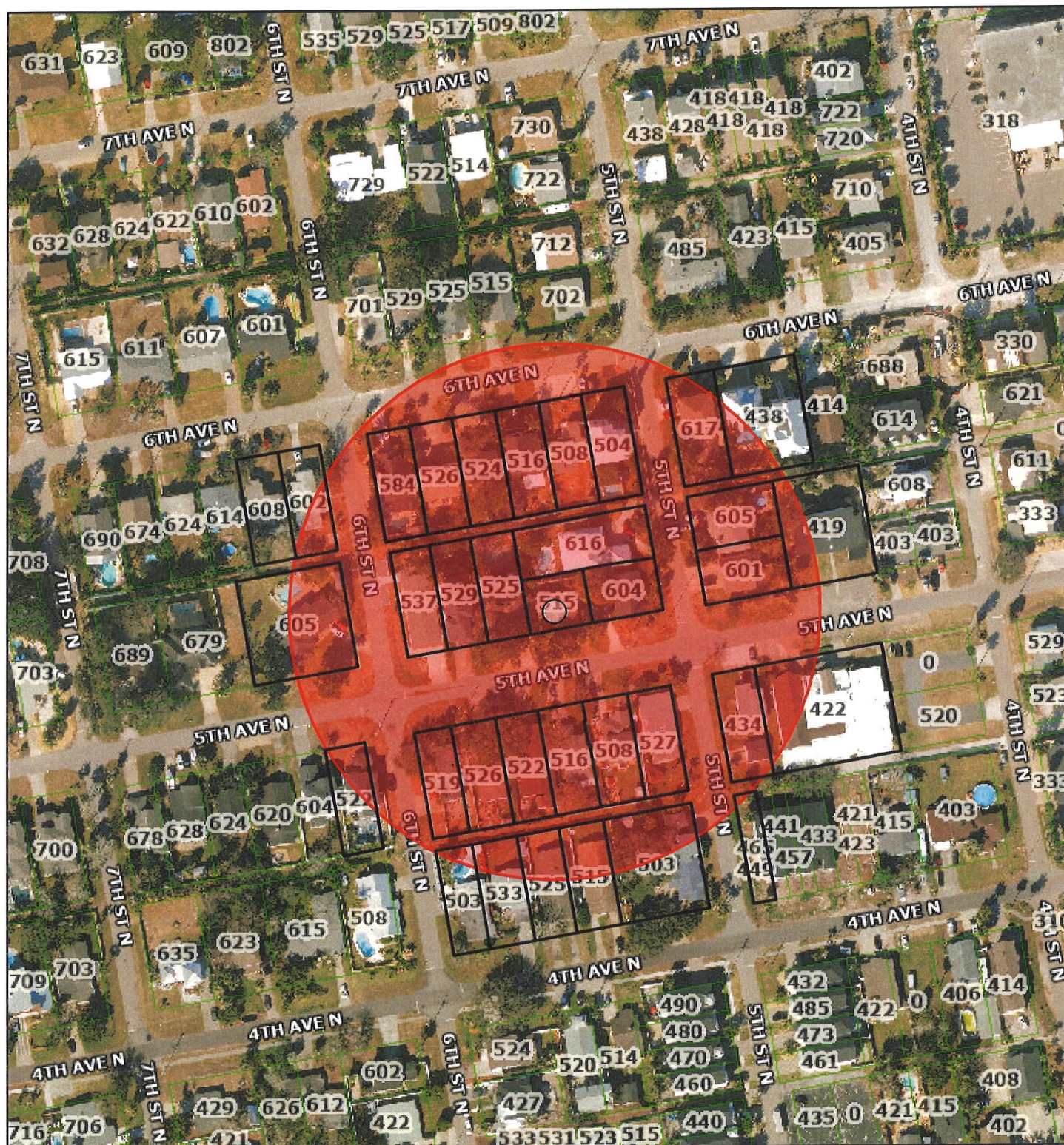
Staff does find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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#24-100050**

ATTACHMENTS:

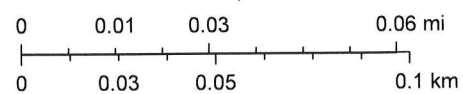
1. 24-100050pics
2. 24-100050



September 10, 2024

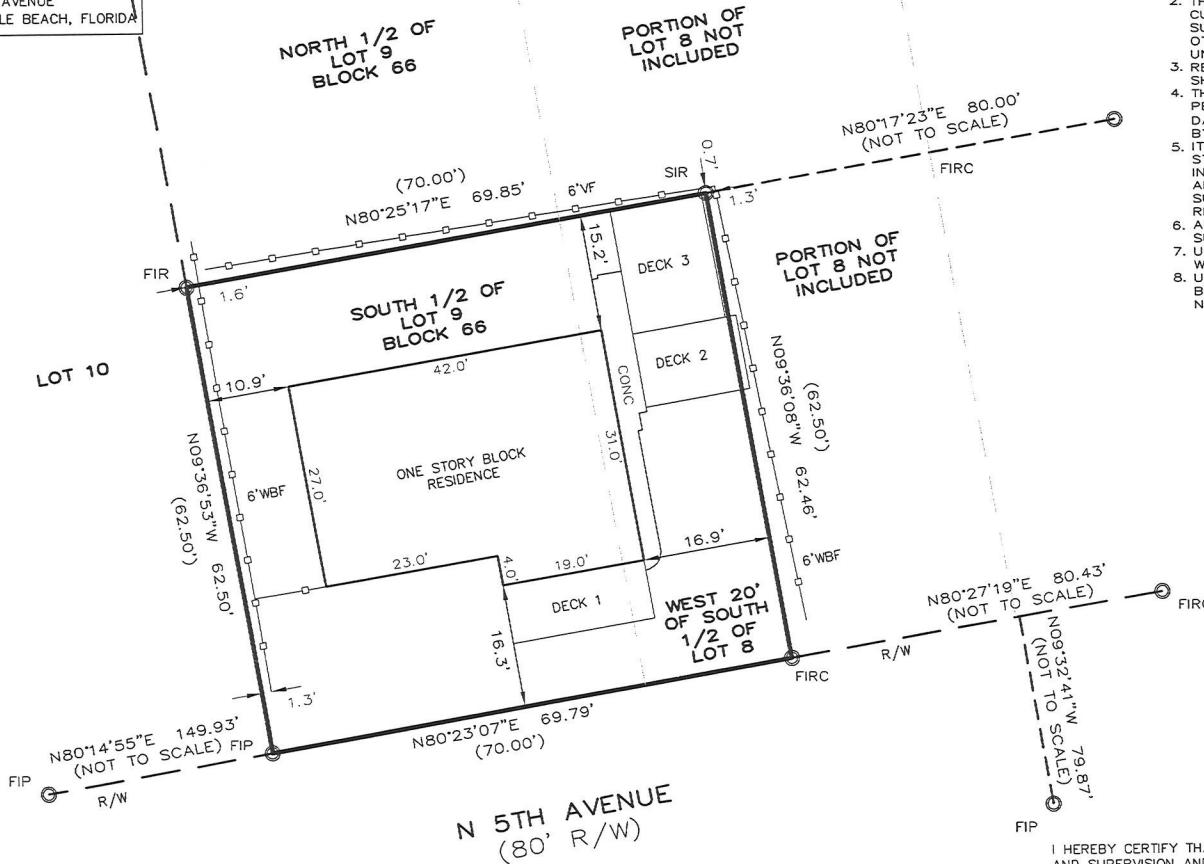
 Parcels

1:2,257



24-10050

ADDRESS:
515 N 5TH AVENUE
JACKSONVILLE BEACH, FLORIDA



NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS.
4. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL No. 12031C0417, DATED 11/02/18. EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED. RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.
8. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM

SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE
AC - ACRES ± CH - CHORD
B.R.L. - BUILDING RESTRICTION LINE
CLF - CHAIN LINK FENCE
O.R. - OFFICIAL RECORD BOOK
D.B. - DEED BOOK PG. - PAGE
EOP - EDGE OF PAVEMENT
FCM - FOUND CONCRETE MONUMENT
FIR - FOUND IRON ROD
(5/8" UNLESS NOTED.)
FIRC - FOUND IRON ROD AND CAP
F.I.R.M. - FLOOD INSURANCE RATE MAP
FIP - FOUND IRON PIPE
FPIP - FOUND PINCHED IRON PIPE
FNC - FOUND NAIL AND CAP
IF - IRON FENCE
L - ARC LENGTH
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R - RADIUS OR RANGE
R/W - RIGHT OF WAY
SEC. - SECTION
SIR - SET 5/8" IRON ROD/CAP #6590
SNC - SET NAIL AND CAP #6590
UNREC. - UNRECORDED
LB. - LICENSED BUSINESS
T - TOWNSHIP OR TANGENT
VF - VINYL FENCE
WBF - WOOD BOARD FENCE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.S. 54-17.001/052).

Alan D. Platt

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

PROPERTY SQUARE FEET = 4,261
DECK 1 SQUARE FEET = 149
DECK 2 SQUARE FEET = 137
DECK 3 SQUARE FEET = 208

DECK TOTAL SQUARE FEET = 494

PERCENTAGE COVERED BY DECK = 11.6%

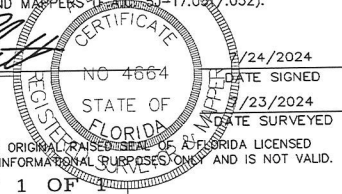
THE WEST 20 FEET OF THE SOUTH 1/2 OF LOT 8 AND THE SOUTH 1/2 OF LOT 9, BLOCK 66, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND TAXES FOR THE YEAR 2023 AND THEREAFTER.

CERTIFIED TO:
ALL FLORIDA TITLE SERVICES, INC.

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL 32303
(904) 880-1100
LICENSED BUSINESS No. 6590

BOUNDARY SURVEY OF:
PART OF LOTS 8 & 9 BLOCK 66
PABLO BEACH IMPROVEMENT COMPANY'S
PLAT OF PART OF NORTHERN PORTION
OF PABLO BEACH, FLORIDA
DUVAL COUNTY FLORIDA

DRAWING:
30552-B5
PROJECT:
30552

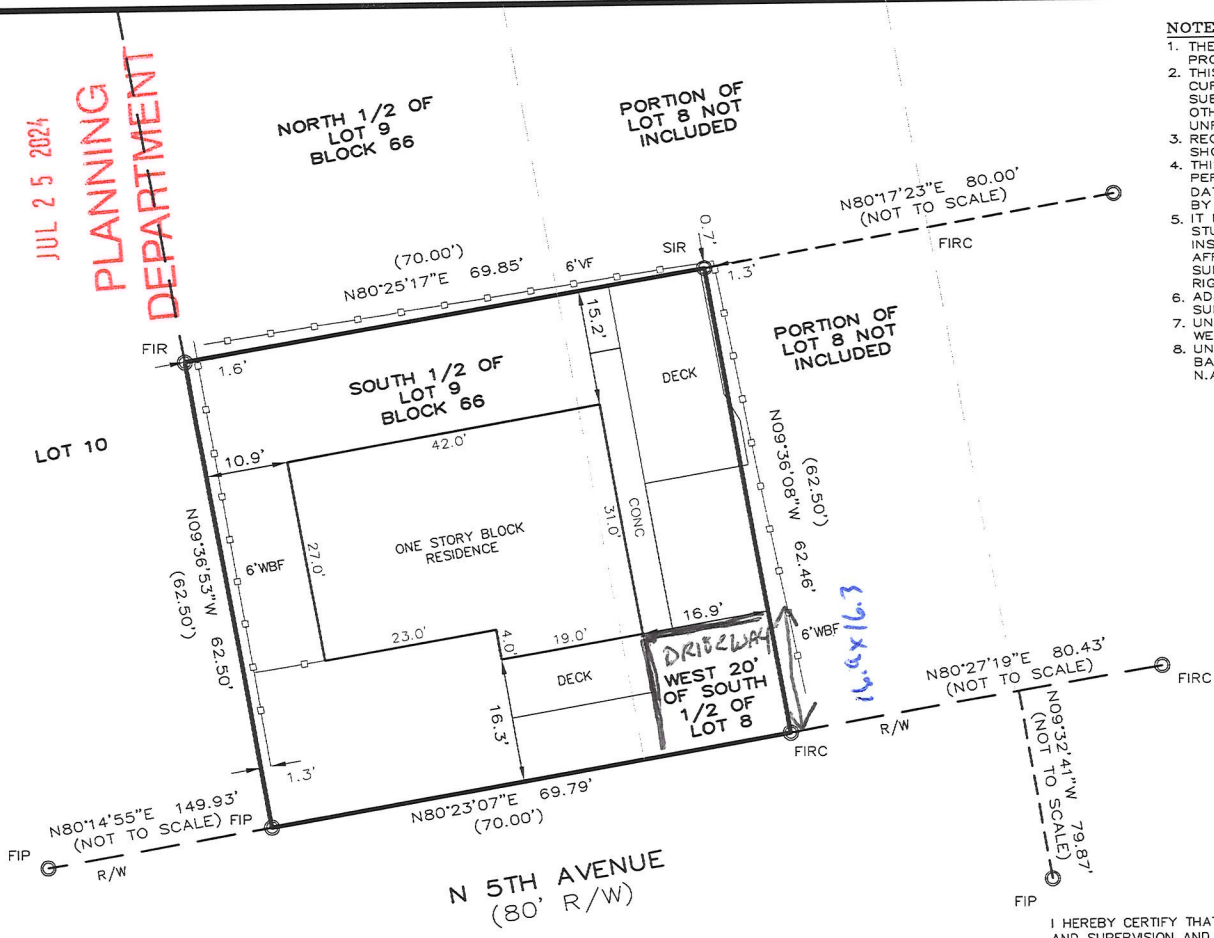


24-100050

RECEIVED

JUL 25 2024

PLANNING
DEPARTMENT



NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS.
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6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.
8. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM

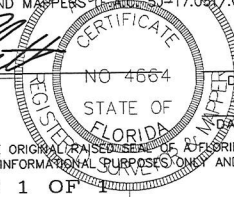
SYMBOLS & ABBREVIATIONS

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- D.B. - DEED BOOK PG. - PAGE
- EOP - EDGE OF PAVEMENT
- FCM - FOUND CONCRETE MONUMENT
- FIR - FOUND IRON ROD (5/8" UNLESS NOTED.)
- FIRC - FOUND IRON ROD AND CAP
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- FIP - FOUND IRON PIPE
- FPIP - FOUND PINCHED IRON PIPE
- FNC - FOUND NAIL AND CAP
- IF - IRON FENCE
- L - ARC LENGTH
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- R - RADIUS OR RANGE
- R/W - RIGHT OF WAY
- SEC. - SECTION
- SIR - SET 5/8" IRON ROD/CAP #6590
- SNC - SET NAIL AND CAP #6590
- UNREC. - UNRECORDED
- LB. - LICENSED BUSINESS
- T - TOWNSHIP OR TANGENT
- VF - VINYL FENCE
- WBF - WOOD BOARD FENCE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (FAC# 17-0001/052).

Alan D. Platt

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664



DATE SIGNED 2/24/2024
DATE SURVEYED 2/23/2024

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

ADDRESS:

515 N 5TH AVENUE
JACKSONVILLE BEACH, FLORIDA

THE WEST 20 FEET OF THE SOUTH 1/2 OF LOT 8 AND THE SOUTH 1/2 OF LOT 9, BLOCK 66, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND TAXES FOR THE YEAR 2023 AND THEREAFTER.

CERTIFIED TO:
ALL FLORIDA TITLE SERVICES, INC.

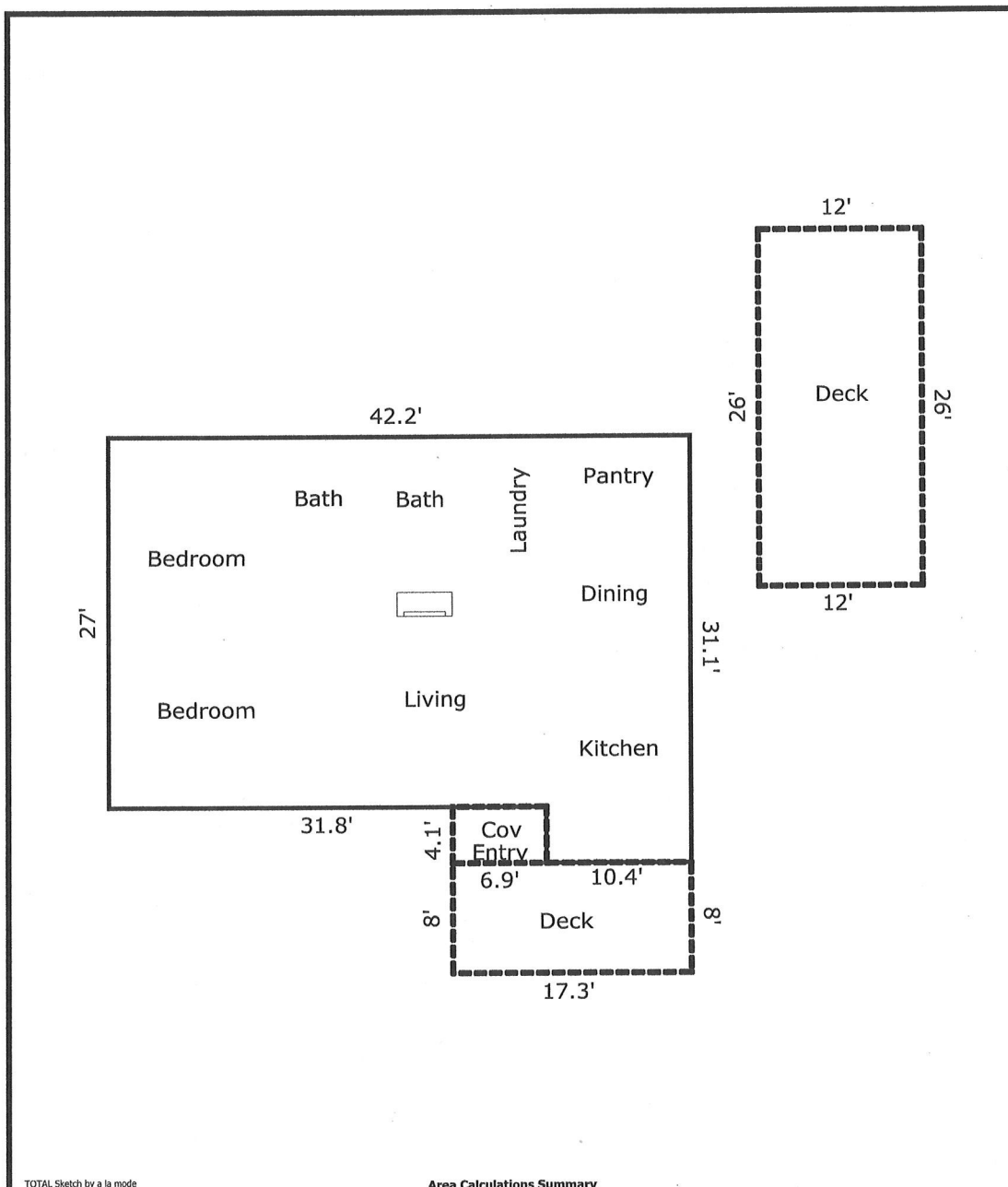
A.D. Platt
& ASSOCIATES, INC. LAND SURVEYORS
3301 CORWIN DRIVE SUITE 100 JACKSONVILLE, FL 32203
LICENSED BUSINESS No. 6590

BOUNDARY SURVEY OF:
PART OF LOTS 8 & 9 BLOCK 66
PABLO BEACH IMPROVEMENT COMPANY'S
PLAT OF PART OF NORTHERN PORTION
OF PABLO BEACH, FLORIDA
DUVAL COUNTY FLORIDA

DRAWING:
30552-BS
PROJECT:
30552

Building Sketch

Borrower	Evelyn Mooyoung				
Property Address	515 5th Ave N				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Evelyn Mooyoung				



Area Calculations Summary

Living Area		Calculation Details
First Floor	1182 Sq ft	$27 \times 31.8 = 858.6$ $10.4 \times 31.1 = 323.4$
Total Living Area (Rounded):		1182 Sq ft
Non-living Area		Calculation Details
Uncovered Deck	138.4 Sq ft	$17.3 \times 8 = 138.4$
Uncovered Deck	312 Sq ft	$12 \times 26 = 312$
Covered Entry	28.3 Sq ft	$6.9 \times 4.1 = 28.3$

Subject Photo Page

Borrower	Evelyn Mooyoung				
Property Address	515 5th Ave N				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Evelyn Mooyoung				



Subject Front

Sales Price
Gross Living Area
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 6615 sf
Quality Q3
Age 66



Subject Rear



Subject Street

Subject Photo Page

Borrower	Evelyn Mooyoung					
Property Address	515 5th Ave N					
City	Jacksonville Beach	County	Duval	State	FL	Zip Code 32250
Lender/Client	Evelyn Mooyoung					



Subject Side

Sales Price	
Gross Living Area	
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6615 sf
Quality	Q3
Age	66



Subject Side



Subject Street

Subject Photo Page

Borrower	Evelyn Mooyoung				
Property Address	515 5th Ave N				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Evelyn Mooyoung				



Subject covered entry

Sales Price
Gross Living Area
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 6615 sf
Quality Q3
Age 66



Subject uncovered deck



Subject uncovered deck



APPLICATION FOR VARIANCE

BOA No. 24-100030
HEARING DATE 10/1

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 29 2024
PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Evelyn Mooyoung Telephone: 904-755-8283
Mailing Address: 1710 Logans Ln E-Mail: emooyoung@aol.com
JACKSONVILLE FL 32246
Agent Name: Evelyn Mooyoung Telephone: 904-755-8283
Mailing Address: 1710 Logans Ln E-Mail: emooyoung@aol.com
JACKSONVILLE FL 32246
Landowner Name: Evelyn Mooyoung Telephone: 904-755-8283
Mailing Address: 1710 Logans Ln E-Mail: emooyoung@aol.com
JACKSONVILLE FL 32246

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: 515 5th Ave N. 32250 174210-0000
Legal description of property (Attach copy of deed): See 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).
Forgiveness of required garage or carport and 37% deck coverage add concrete driveway (see attached survey)

AFFIDAVIT

I, Evelyn Mooyoung, 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.

Evelyn Mooyoung
APPLICANT SIGNATURE

Evelyn Mooyoung
PRINT APPLICANT NAME

7-25-24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of July, 20 24, by EVELYN MOOYOUNG, who is personally known to me or produced _____ as identification.

Samantha Lyle
NOTARY PUBLIC SIGNATURE
Samantha Lyle
PRINT NOTARY NAME



SAMANTHA MUNROE LYLE
Notary Public
State of Florida
Comm# HH436086
Expires 8/22/2027

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS2</u>	FLOOD ZONE: <u>X-Should</u>
CODE SECTION (S): _____	

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24100050

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 25 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	Very small lot, house built in 1950's
Special circumstances and conditions do not result from the actions of the applicant.	NO	Bought house with existing problem
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	Basic home renovations
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	Need approval to finish work
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Only asking for what is needed to complete house
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.	N/A	



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: 46995

24-100030

RECEIVED

JUL 25 2024

PLANNING
DEPARTMENT

Parcel ID#: 061008-0000
SALE PRICE: \$141,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of September, 2023, by

Cleopatra Sareah Smith, a single woman, Tanya Marie Davis, a single woman, and Be'ijz Imirra Smith, a single woman, all conveying their non-homestead property,

whose post office addresses are 1006 Bunker Hill Boulevard, Jacksonville, FL 32208 and 11011 Harts Road, Apt 1401, Jacksonville, FL 32218, respectively, herein called the Grantor, to

Evelyn Mooyoung,

whose post office address is 1710 Loquat Lane, Jacksonville, FL 32246, hereinafter called the Grantee: *(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

The East 25 feet of Lot 16 and all of Lot 17, Block 12 of **MURRAY HILL HEIGHTS** according to the Plat thereof recorded in Plat Book 2, Page 87 of the current Public Records of Duval County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

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, and hereby 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, 2022**.

RECEIVED

JUL 25 2024

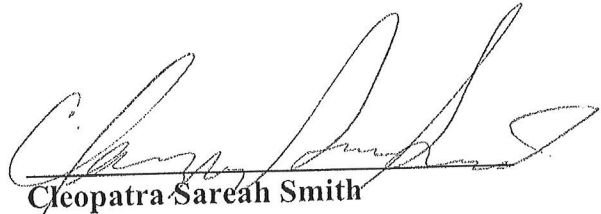
PLANNING
DEPARTMENT

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

Luann Brown
Witness #1 Printed Name


Cleopatra Sareah Smith

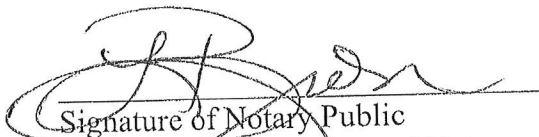

Witness #2 Signature

Alexis A. Shilhavy
Witness #2 Printed Name


Tanya Marie Davis

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 12 day of September, 2023, by Cleopatra Sareah Smith and Tanya Marie Davis.

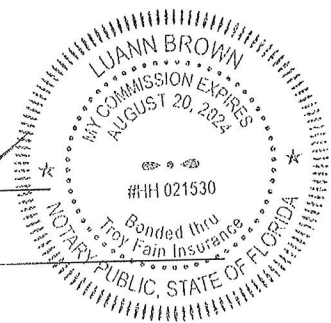

Signature of Notary Public

Print, Type/Stamp Name of Notary

Luann Brown

Personally Known: _____ OR Produced Identification: _____

Type of Identification Produced: Drivers License



RECEIVED

JUL 25 2024

PLANNING
DEPARTMENT

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

John Gullett

Witness #1 Signature

John Gullett

Witness #1 Printed Name

Be'ijz Imirra Smith

Be'ijz Imirra Smith

John Gullett, III

Witness #2 Signature

John Gullett, III

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 30th day of August, 2023, by Be'ijz Imirra Smith.

John Gullett

Signature of Notary Public *John Gullett*
Print, Type/Stamp Name of Notary

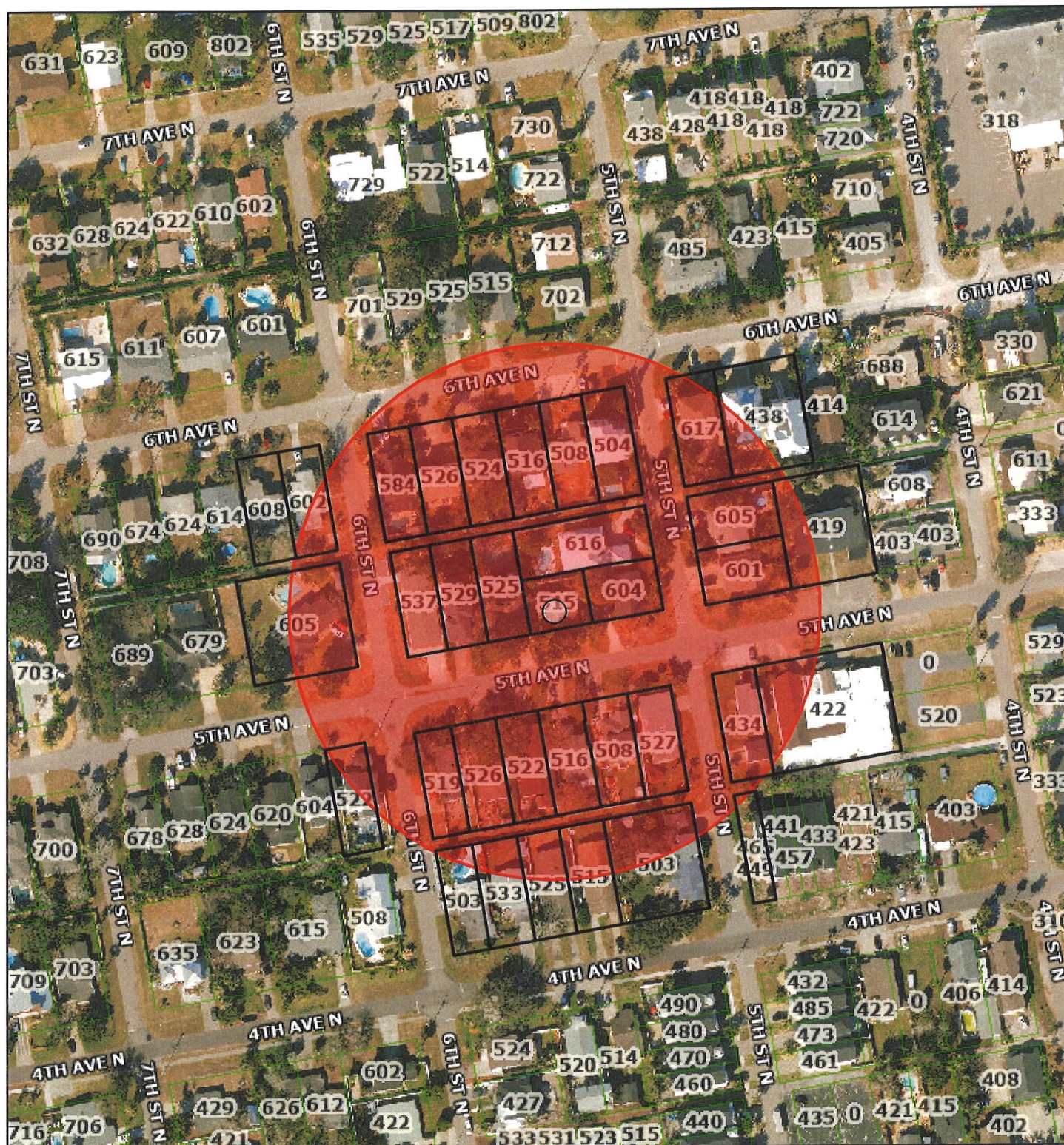


JOHN GULLETT
Notary Public - State of Florida
Commission # HH204031
Expires on December 28, 2025

Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: Driver License

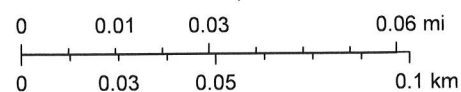
Notarized online using audio-video communication



September 10, 2024

Parcels

1:2,257



STATEPOINT CROSSWORD

THEME: FALL'S IN THE AIR

ACROSS

1. Furry bamboo consumer
6. Cuban dance syllable
9. 100-meter race, e.g.
13. S-shaped moldings
14. Excessively theatrical actor
15. Chap
16. Will alternative
17. Sailor's affirmative
18. At full speed
19. *Cause for fall celebration
21. *Apple-related game
23. European Union, acr.
24. Hawaiian tuber
25. Pen on a farm
28. Color of a bruise
30. *Pumpkins and squash, e.g.
35. "Give me your tired, your _____"
37. "_____ Free," movie about lions
39. Disdain
40. Caribbean color
41. Shiny suit
43. Spaghetti aglio and _____
44. Peevish
46. Half a round, in golf
47. _____-do-well
48. Battles royale
50. Change for a two-

DOWN

2. Banned insecticide, acr.
53. *Back-to-School event
55. Hermey the Dentist
57. *Apple sauce
61. *_____ weather
65. Cell phone bill item
66. Bar association
68. Wombs
69. Begin, began, _____
70. Cut grass
71. Romanov rulers
72. Command with "at"
73. Stiff grass bristle
74. "Hobby" animal
1. Beckham of "Spice Girls"
2. Turkish honorific
3. Not far
4. Look into
5. In the Land of Nod
6. Online conversation
7. *Cushion for certain seasonal ride
8. Naked protozoa
9. Obtuse, as in person
10. _____ bowl, frozen dish
11. Largest human organ
12. Precedes Kong
15. Hindi courtesy title, pl.

20. Modern-day aqua-lung, acr.
22. Domain
24. Wood-eating house hazard
25. Involuntary contraction
26. Chef's headgear
27. Phil Collins' "_____ Be in My Heart"
29. *Maze plant
31. Upward and onto
32. Wide-_____ notebook
33. *Like leaves in fall
34. Stall call
36. *Much-used fall garden tool
38. Not any
42. Extend subscription
45. Unquestioning ones
49. Fraternity house
51. Miss Marple, e.g.
54. "Is Your Mama a _____?"
56. Dom DeLuise in 1980 role
57. Rubik's puzzle
58. Away from port
59. The state before riches?
60. Malaria symptom
61. Saw, sawed, _____
62. Drop of sorrow
63. Makes a mistake
64. Precedes shine
67. Gift topper

CROSSWORD

1	2	3	4	5		6	7	8		9	10	11	12
13						14				15			
16						17				18			
19					20			21	22				
				23			24						
25	26	27		28		29			30		31	32	33
35			36		37			38		39			
40					41				42		43		
44				45		46					47		
48					49		50			51		52	
				53		54			55		56		
57	58	59	60					61				62	63
65						66	67			68			
69						70				71			
72						73				74			

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The Beaches Leader, Ponte Vedra Leader

Classified

call 249-9033

Real Estate 100-286 Pets 300-345

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Service Guide 600-690 Merchandise 800-830

Garage Sales 840-862 Transportation 905-980

Classified Deadline: Wednesday Noon

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

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

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LARGE EFFICIENCY, excellent location 1 block from ocean. No pets (904) 868-2897.

SOUTH JAX Beach, East of 3rd Street 1BR's & 2BR's starting at \$1,495/mo. (904) 241-RENT (7368) & (904) 568-5225

LARGE 1BR apartment, 1 block from ocean. Clean. No pets. \$1,175/mo. (904) 868-2897.

WATERFRONT TOWNHOME 2BR/ 1.5BA, 1200sf, 90ft. fishing pier, 9010 Hecksher Dr. \$1750/mo \$1,500/ deposit. (904) 241-RENT (7368) & (904) 568-5225

LEGAL NOTICES 425

NOTICE OF BUDGET HEARINGS CITY OF ATLANTIC BEACH

The City of Atlantic Beach has tentatively adopted a budget for fiscal year 2024-2025. Public hearings to make a FINAL DECISION on the budget and TAXES will be held on Monday, September 23, 2024 at 6:30 PM, or as soon thereafter as can be heard, in the Commission Chamber, City Hall, 800 Seminole Road, Atlantic Beach, Florida, for the purpose of hearing and considering the views of the public concerning the following:

RESOLUTION NO. 24-46 ADOPTION OF RESOLUTION NO. 24-46 FOR THE MILLAGE RATE. A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA LEVYING THE AD VALOREM PROPERTY TAX MILLAGE RATE FOR MUNICIPAL PURPOSES ON ALL TAXABLE PROPERTY WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; STATING THE PERCENTAGE BY

LEGAL NOTICES 425

WHICH THE MILLAGE TO BE LEVIED EXCEEDS THE ROLLED-BACK RATE; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 20-24-175 ADOPTION OF ORDINANCE NO. 20-24-175, ESTABLISHING THE OPERATING BUDGET FOR FISCAL YEAR 2024/2025. AN ORDINANCE ADOPTING THE FINAL BUDGET FOR THE CITY OF ATLANTIC BEACH, FLORIDA FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025.

The full text of the above is available for public inspection in the office of the City Clerk. All persons interested are notified to be present at the times and place listed above and they shall be heard. If any person decides to appeal any decision at any meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact the City Clerk's Office at City Hall or by telephone at (904) 247-5821 no later than five (5) days prior to the hearing or proceeding for which this notice has been given.

BL 9/12/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, October 1, 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#24-100050 Section(s): 34-337(e)(1)(c)1, for a nonconforming front yard setback of 16.3 feet in lieu of 20 feet minimum, 34-337(e)(1)(c)3, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, 34-337(e)(1)(d), to address current nonconformities for no garage or carport in lieu of required garage or carport, 34-337(e)(1)(g), for an accessory side yard setback of zero feet in lieu of 5 feet minimum 34-373(a)1, for off street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, 34-373(d) for a driveway side yard setback of zero in lieu of 5 feet minimum, and 34-337(e)(1)(e), for 37% lot coverage in lieu of 35% maximum, for proposed deck and concrete driveway to an existing single family dwelling, located at property addressed 515 N 5th Ave, RE# 174210-0000, legally described as the west 20ft of the south 1/2 of Lot 8 and the south of Lot 9, Block 66, R/P PT Pablo Beach NORTH

BOA#24-100051 Section(s): 34-336(e)(1)(g), for an accessory structure set back of 1.7ft in lieu of 5ft minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed pergola and to address current nonconformities, to an existing single family dwelling, located at property addressed 211 S 35th Ave, RE# 180609-0000, legally described as Lot 1, Block 18, Atlantic Shores

BOA#24-100054 Section(s): 34-337(e)(1)(c)3, for a rear yard setback of 20.4ft in lieu 30ft minimum 34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, to a vacant lot, located at property addressed 0 S 7th Ave, RE# 176350-0000, legally described as Lot 7, Block 2, Oceanside Park

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

LEGAL NOTICES 425

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@jaxcofl.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 9/12/2024

NOTICE OF PUBLIC HEARINGS CITY OF ATLANTIC BEACH

Notice is hereby given the City of Jacksonville Beach, Florida will hold Public Hearings on Monday, September 23, 2024 at 6:30 PM, or as soon thereafter as can be heard, in the Commission Chamber, City Hall, 800 Seminole Road, Atlantic Beach, FL for the purpose of hearing and considering the views of the public concerning the following:

ORDINANCE NO. 55-24-39 AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA INCREASING MONTHLY SANITATION RATES BY 3.7% AND ANNUALLY THEREAFTER BY THE CONSUMER PRICE INDEX (CPI) COLLECTION ADJUSTMENT BY AMENDING CHAPTER 16, SOLID WASTE AND RECYCLING ARTICLE 1, SOLID WASTE DEFINITIONS AND PROCEDURES SECTION 16-10 FEES FOR COLLECTION; PROVIDING FOR INTENT; PROVIDING FOR ADOPTION OF THE NEW RATES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 80-24-89 AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA INCREASING THE MONTHLY STORMWATER UTILITY FEE BY AMENDING CHAPTER 22 UTILITIES ARTICLE IV, STORMWATER MANAGEMENT DIVISION 2 RATES AND CHARGES, SECTION 22-335 FEES; PROVIDING FOR INTENT; PROVIDING FOR THE ADOPTION OF A NEW RATE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The full text of the above ordinance is available for public inspection in the office of the City Clerk. All persons interested are notified to be present at the times and place listed above and they shall be heard.

If any person decides to appeal any decision at any meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/

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LEGAL NOTICES 425

she may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which appeal is to be based.

HELP WANTED-FT 510

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MEDICAL 803

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

ANTIQUES/COLLECTIONS-810

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

AUTOMOBILES 980

2010 DODGE Grand Caravan, 138,000mi., good condition, \$3500. Email for information boatwrightdonna@gmail.com

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LEGAL NOTICES 425

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact the City Clerk's Office at City Hall or by telephone at (904) 247-5821 no later than five (5) days prior to the hearing or proceeding for which this notice has been given.

BL 9/12/2024

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 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, 29, 9/5, 9/12, 2024

RECYCLE

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NavyMWRMayport.com/Jobs

Call: 904.270.6061

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The Beaches MARKETPLACE

GARAGE SALES

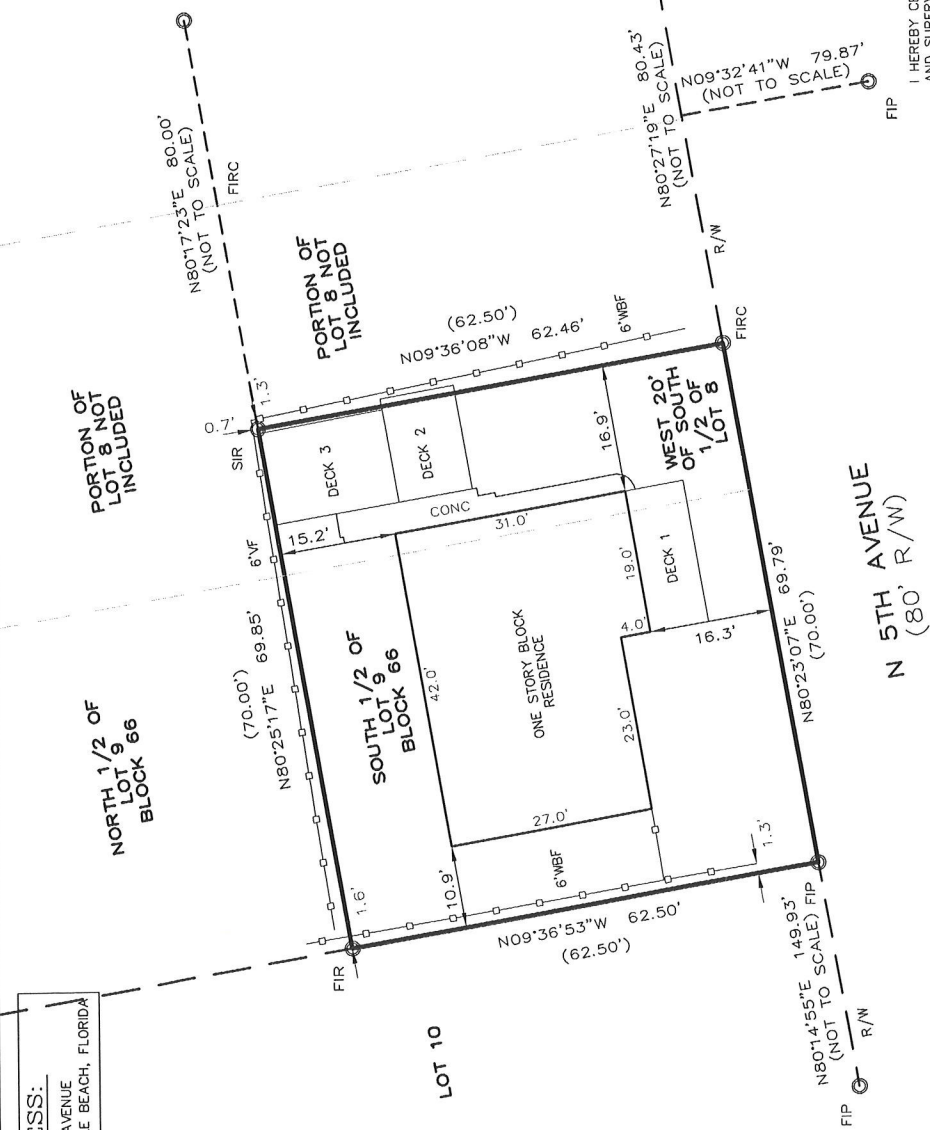
PANDA CHA DASH OGEES HAM BUCKO SHALL AYE AMAIN HARVEST BOBBING EEC TARO STY PUCE GOURDS POOR BORN SPURN AQUA ARMOR OLIO SULKY NINE NEER MELEES TENS DDT SALE ELF CAMEL SWEATER USAGE ABA UTERI BEGUN MOW TSARS EASE AWIN HORSE

24-100050

ADDRESS:
515 N 5TH AVENUE
JACKSONVILLE BEACH, FLORIDA

- NOTES:**
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS SURVEY.
 2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED THAT MAY AFFECT THE PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH RECORDS AND HAS NOT CONDUCTED A TITLE SEARCH.
 3. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE X, AS SHOWN IN PARENTHESIS.
 4. PER FLOOD INSURANCE MAP PANEL NO. 12031C0477, DATED 11/02/18, EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEYOR.
 5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION. THIS SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH STUDIES AND HAS NOT BEEN ADVISED OF THE SCOPE OF THIS SURVEY.
 6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
 7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.
 8. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM.

- SYMBOLS & ABBREVIATIONS**
- Δ - CENTRAL ANGLE
 - AC - ACRES ±
 - BRLL - BUILDING RESTRICTION LINE
 - CLF - CHAIN LINK FENCE
 - OR - OFFICIAL RECORD BOOK
 - D.B. - DEED BOOK PG. - PAGE
 - EOP - EDGE OF PAVEMENT
 - FCM - FOUND CONCRETE MONUMENT
 - FIR - FOUND IRON ROD (5/8" UNLESS NOTED.)
 - FIRC - FOUND IRON ROD AND CAP
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - FIP - FOUND IRON PIPE
 - FNP - FOUND NAIL PINCHED IRON PIPE
 - FNC - FOUND NAIL AND CAP
 - IF - IRON FENCE
 - L - ARC LENGTH
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - R - RADIUS OR RANGE
 - R/W - RIGHT OF WAY
 - SEC. - SECTION
 - SIR - SET 5/8" IRON ROD/CAP #6590
 - SNC - SET NAIL AND CAP #6590
 - UNREC. - UNRECORDED
 - LB - LICENSED BUSINESS
 - T - TOWNSHIP OR TANGENT
 - VF - VINYL FENCE
 - MBF - WOOD BOARD FENCE



THE WEST 20 FEET OF THE SOUTH 1/2 OF LOT 8 AND THE SOUTH 1/2 OF LOT 9, BLOCK 66, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND TAXES FOR THE YEAR 2023 AND THEREAFTER.

PROPERTY SQUARE FEET = 4,261
DECK 1 SQUARE FEET = 149
DECK 2 SQUARE FEET = 137
DECK 3 SQUARE FEET = 208
DECK TOTAL SQUARE FEET = 494
PERCENTAGE COVERED BY DECK = 11.6%

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY AREA DOES NOT EXCEED THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (FAS-17-051/052).

Alan D. Platt
ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED NO. 4664
DATE SIGNED: 11/24/2024
DATE SURVEYED: 11/23/2024
STATE OF FLORIDA
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFIED TO:
ALL FLORIDA TITLE SERVICES, INC.

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORNWALL DRIVE UNIT #5, TALLAHASSEE, FL 32303
(904) 580-0185
LICENSED BUSINESS NO. 6590

BOUNDARY SURVEY OF:
PART OF LOTS 8 & 9 BLOCK 66
OF PABLO BEACH IMPROVEMENT COMPANY'S
PLAT OF PART OF NORTHERN PORTION
OF PABLO BEACH, FLORIDA
DUVAL COUNTY FLORIDA

DRAWING:
30552-B5
PROJECT:
30552

0800050

RECEIVED

JUL 25 2024

PLANNING
DEPARTMENT

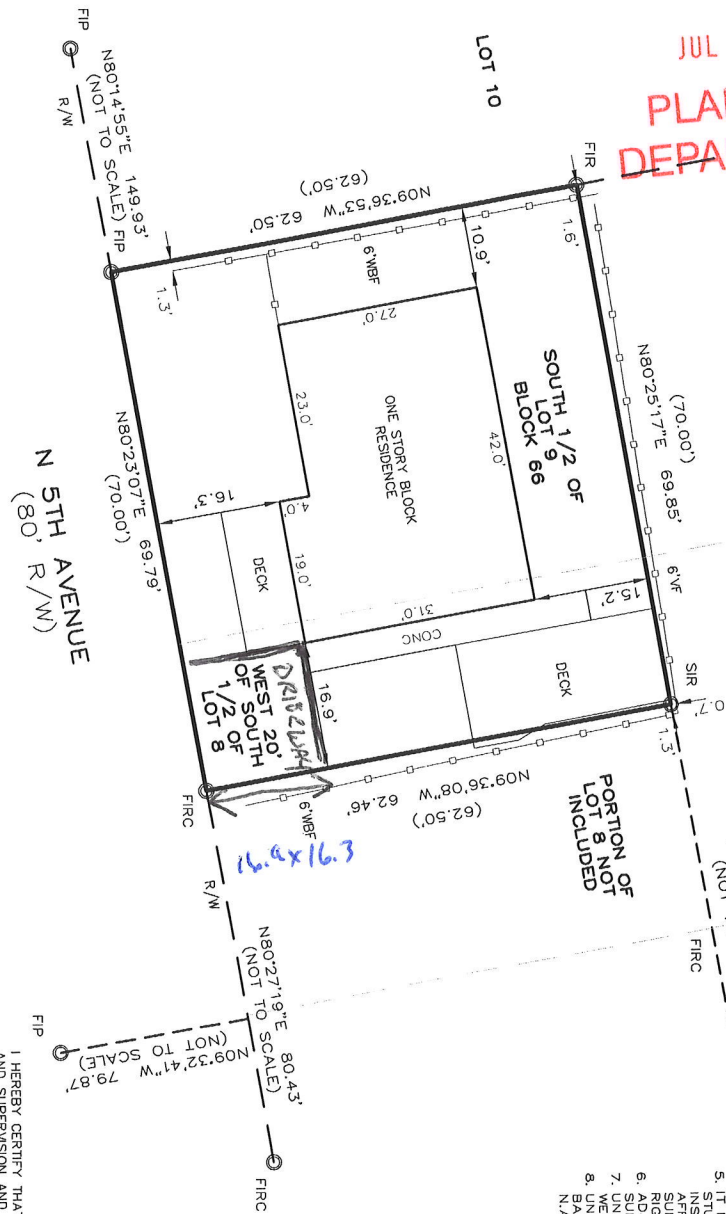
NORTH 1/2 OF
LOT 9
BLOCK 66

PORTION OF
LOT 8 NOT
INCLUDED

N80°17'23"E 80.00'
(NOT TO SCALE)

PORTION OF
LOT 8 NOT
INCLUDED

LOT 10



- NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
 2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT FLOOD ZONE MAP OR ABSTRACT TO THE CURRENT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED, RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
 3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESES TO BE IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL No. 1203100417, DATED 11/02/18. EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
 4. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES, DONE SINCE THE DATE OF THE FLOOD ZONE DESIGNATION, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED, RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
 5. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
 6. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.
 7. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM.

SYMBOLS & ABBREVIATIONS

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- F.I.R.M. - FOUND IRON PIPE
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- T - TOWNSHIP OR TANGENT
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ADDRESS:
515 N 5TH AVENUE
JACKSONVILLE BEACH, FLORIDA

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ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED NO. 4664

NO 4664
STATE OF FLORIDA
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SIGNED 7/24/2024
DATE 7/23/2024
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

BOUNDARY SURVEY OF:
PART OF LOTS 8 & 9 BLOCK 66
PABLO BEACH IMPROVEMENT COMPANY'S
PLAT OF PART OF NORTHERN PORTION
OF PABLO BEACH, FLORIDA
DUVAL COUNTY FLORIDA

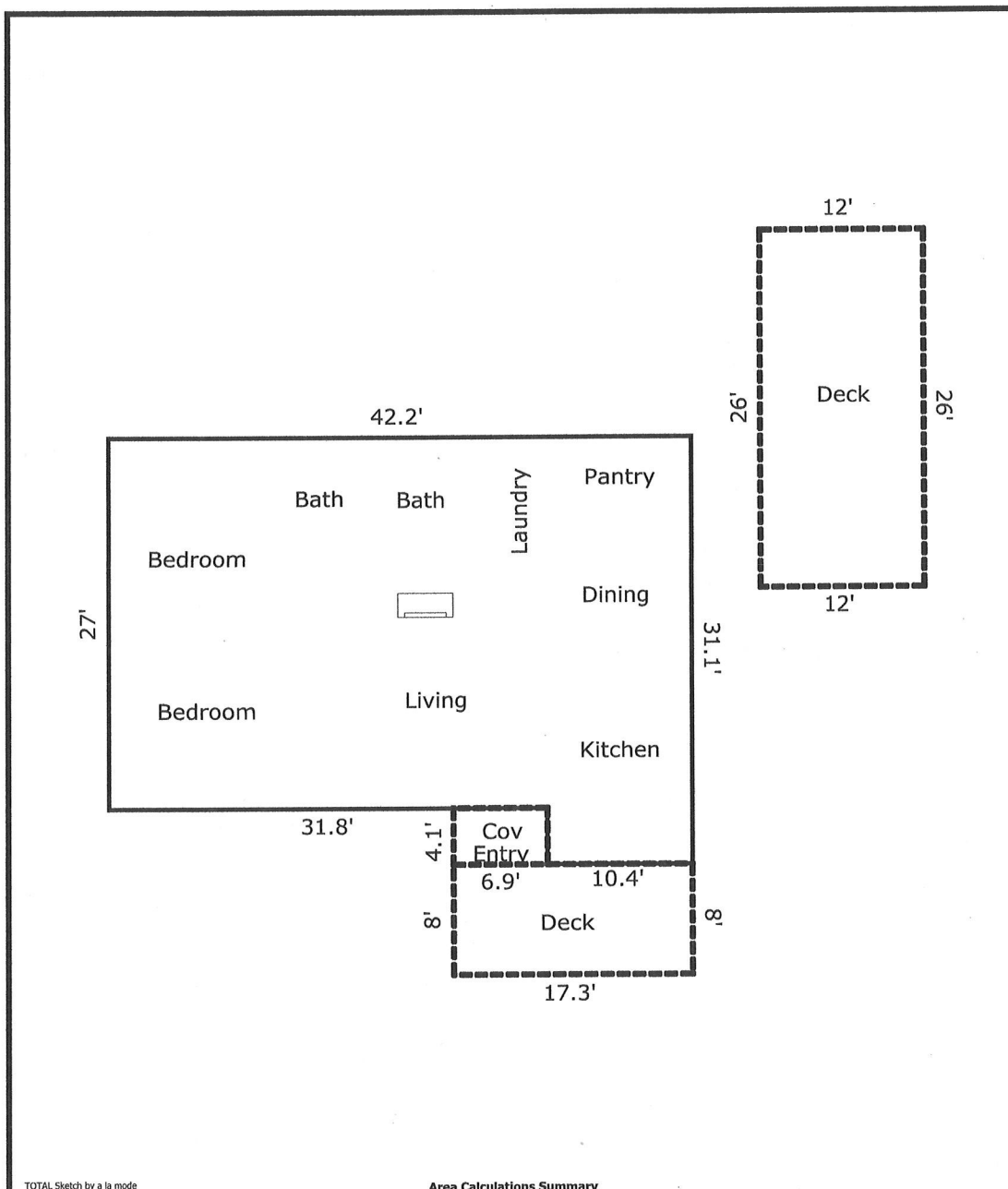
A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE SUITE 100 TALLAHASSEE, FL 32303
(904) 580-6185
LICENSED BUSINESS No. 6590

CERTIFIED TO:
ALL FLORIDA TITLE SERVICES, INC.

DRAWING:
30552-B5
PROJECT:
30552

Building Sketch

Borrower	Evelyn Mooyoung				
Property Address	515 5th Ave N				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Evelyn Mooyoung				



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	1182 Sq ft	$27 \times 31.8 = 858.6$ $10.4 \times 31.1 = 323.4$
Total Living Area (Rounded):		1182 Sq ft
Non-living Area		
Uncovered Deck	138.4 Sq ft	$17.3 \times 8 = 138.4$
Uncovered Deck	312 Sq ft	$12 \times 26 = 312$
Covered Entry	28.3 Sq ft	$6.9 \times 4.1 = 28.3$

Subject Photo Page

Borrower	Evelyn Mooyoung				
Property Address	515 5th Ave N				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Evelyn Mooyoung				



Subject Front

Sales Price
Gross Living Area
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 6615 sf
Quality Q3
Age 66



Subject Rear



Subject Street

Subject Photo Page

Borrower	Evelyn Mooyoung				
Property Address	515 5th Ave N				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Evelyn Mooyoung				



Subject Side

Sales Price
Gross Living Area
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 6615 sf
Quality Q3
Age 66



Subject Side



Subject Street

Subject Photo Page

Borrower	Evelyn Mooyoung				
Property Address	515 5th Ave N				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Evelyn Mooyoung				



Subject covered entry

Sales Price
Gross Living Area
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 6615 sf
Quality Q3
Age 66



Subject uncovered deck



Subject uncovered deck



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/12/2024
SUBJECT:	BOA #24-100051 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, October 1, 2024 Board of Adjustment Meeting.

BOA #24-100051

ZONING: RS-1
RE NO.: 180609-0000
LEGAL: Lot 1, Block 18, *Atlantic Shores*
ADDRESS: 211 S 35th Ave

REQUEST:

Section(s): 34-336(e)(1)(g), for an accessory structure set back of 1.7ft in lieu of 5ft minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed pergola and to address current nonconformities, to an existing single family dwelling, located at **property addressed** 211 S 35th Ave, **RE#** 180609-0000, **legally described as** Lot 1, Block 18, *Atlantic Shores*

EXISTING CONDITIONS:

The subject property is an existing, platted a lot of record, (circa 1930) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is 54.70 feet in width and 120 feet in depth, with a total area of 6,039 square feet. This lot consists of a 3-story dwelling, paver driveway, patio, and pavers to the side and rear of the dwelling. The applicant plans on adding a 17 by 10 motorized pergola which will encroach 3.3 feet into side yard setbacks. The subject parcel's single family structure was constructed in 2018 and was granted a variance in 2016. The variance was approved by the Board of Adjustment in November 2016, for a front yard setback of 15 feet in lieu of the 25 feet requirement, for a rear yard setback of 25 feet in lieu of the 30 feet requirement, for 45% lot coverage in lieu of 35% maximum, and for an accessory structure setback of 3 feet in lieu of 5 feet requirement. The subject parcel is nonconforming in both width and total lot area. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. The subject parcel is currently over the lot coverage that was granted in 2016. Instead of the 45% the property was granted, the property currently over lot coverage at 51.2%. The applicant plans on removing the paver walkway near the pool equipment, which will bring the lot coverage down to 49%. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed pergola and to address current nonconformities. The property is undersized and the request is consistent with the comprehensive plan.

BOA#16-100180 for a front yard setback of 15 feet in lieu of the 25 feet requirement, for a rear yard setback of 25 feet in lieu of the 30 feet requirement, for 45% lot coverage in lieu of 35% maximum,

and for an accessory structure setback of 3 feet in lieu of 5 feet for the construction a a new single family home.

No Code violations.

STAFF ANALYSIS:

The subject property was developed in 2018 as a three-story single-family dwelling. The subject property is substandard in width. It measures 54.7 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district and is also nonconforming in size at 6,039 square feet. The applicant is proposing to add a pergola to the side of the home which will be 1.7 feet from the property line. Due to the substandard size and irregular shape of the lot, adding any structure to the property will encroach into setbacks. Allowing for an accessory structure set back 1.7 feet in lieu of 5 feet minimum and for 49% lot coverage in lieu of 35% maximum is the minimum variance needed for the reasonable use of the parcel of land. The new addition will only encroach into the required side yard by 3.3 feet. There is already a variance granted for 45% lot coverage, front, rear and accessory structure setbacks. The new addition will not exceed the 49% lot coverage and the applicant plans on removing existing pavers. Other properties in this area have been granted similar variances to encroach on required yard setbacks to accommodate various property additions. 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 that will make possible the reasonable use of the parcel of land, building and structure.

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 6,039 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 2018, and was granted variances to encroach on setbacks and exceed the 35% minimum due to its irregular shape.

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 or 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 new pergola. The proposed variances needed are for an accessory structure set back of 1.7 ft in lieu of 5 ft minimum, for 49% lot coverage in lieu of 35% maximum, for a proposed pergola and to address current 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#24-100051**

ATTACHMENTS:

1. 24-100051pics
2. 24-100051

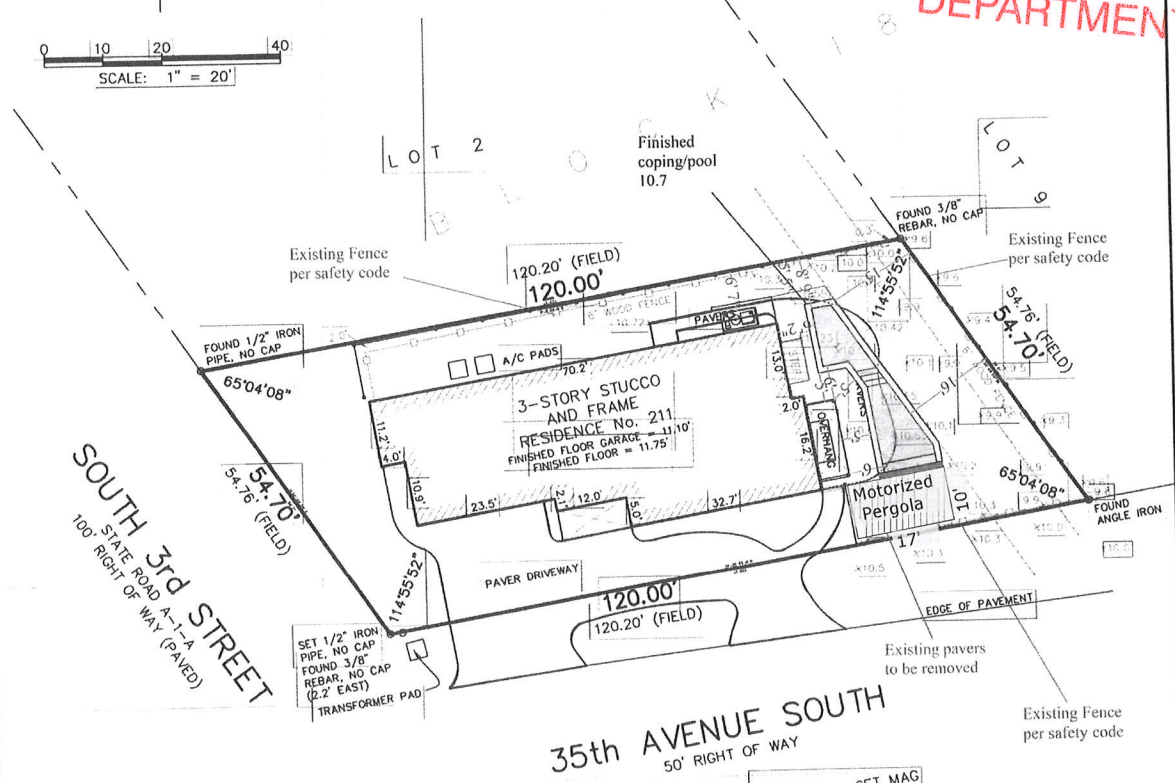
24100051
RECEIVED
JUL 31 2024
PLANNING
DEPARTMENT

JUL 31 2024

PLANNING
DEPARTMENT

0 10 20 40

SCALE: 1" = 20'



JOB COPY
THIS PLAN MUST BE
ON JOB SITE FOR
EACH INSPECTION

RECEIVED

NOV 30 2022

LOT COVERAGE CALCULATION			
LOT AREA	=	5,969	SQUARE FEET
BUILDING AREA	=	1,783	SQUARE FEET
EQUIPMENT PAD AREA	=	17	SQUARE FEET
PAVER AREA	=	1,813	SQUARE FEET
TOTAL IMPERVIOUS AREA	=	3,613	SQUARE FEET
EXISTING LOT COVERAGE	=	60.5%	

Revised Lot Coverage
Lot Size: 5,969
House: 1,783 sq ft
Driveway: 781 sq ft
Walkways and Pool Deck: 416
Equipment Pads: 36 sq ft
Total Revised Lot Coverage: 3,016 sq ft = 51.52%

PLANNING & DEVELOPMENT

SURVEY NOTES:

1. THIS IS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
2. BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION, USING SPECTRA PRECISION EPOCH 50 L1/L2. RUNNING TRIMBLE VRS SOFTWARE.
3. INTERIOR ANGLES AS PER FIELD SURVEY.
4. NORTH PROTRACTED FROM PLAT.
5. NO BUILDING RESTRICTION LINE PER PLAT.

Existing grade to remain the same
All setback are measured to water's edge and/or pool beam

THIS SURVEY WAS MADE FOR THE BENEFIT OF STEPHANIE KISS.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY FLORIDA.

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

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

CHECKED BY:

ROATWRIGHT 1 AND SURVEYORS INC

DATE:

Scale: 1/20" = 1 ft

MAP SHOWING SURVEY OF

24-10051

LOT 1, BLOCK 18, REPLAT UNIT NO. 1 ATLANTIC SHORES AS RECORDED IN PLAT BOOK 14, PAGES 39 AND 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

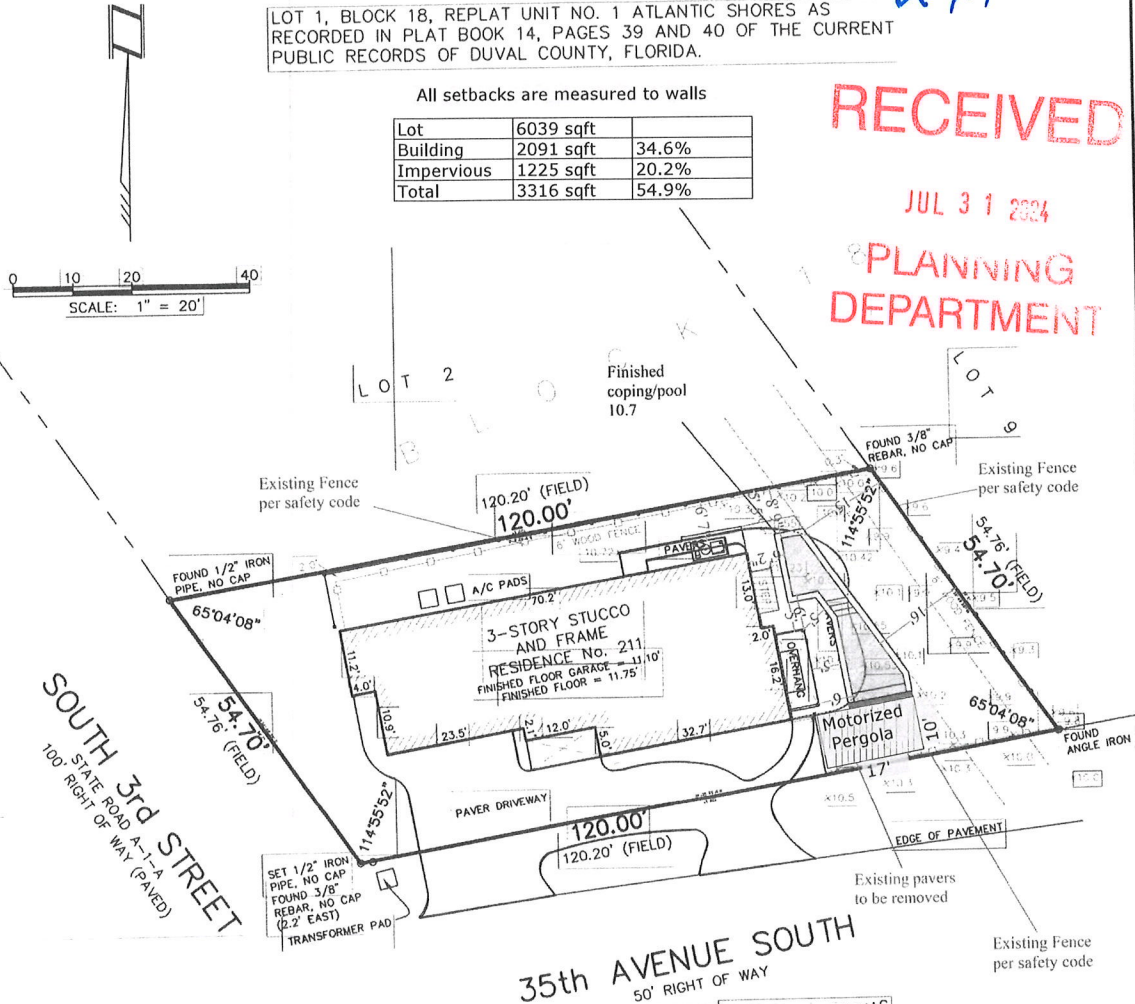
All setbacks are measured to walls

Lot	6039 sqft	
Building	2091 sqft	34.6%
Impervious	1225 sqft	20.2%
Total	3316 sqft	54.9%

RECEIVED

JUL 31 2024

PLANNING DEPARTMENT



LOT COVERAGE CALCULATION

LOT AREA	= 5,969	SQUARE FEET
BUILDING AREA	= 1,783	SQUARE FEET
EQUIPMENT PAD AREA	= 17	SQUARE FEET
PAVER AREA	= 1,813	SQUARE FEET
TOTAL IMPERVIOUS AREA	= 3,613	SQUARE FEET
EXISTING LOT COVERAGE	= 60.5%	

- SURVEY NOTES:**
1. THIS IS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
 2. BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION, USING SPECTRA PRECISION EPOCH 50 L1/L2, RUNNING TRIMBLE VRS SOFTWARE.
 3. INTERIOR ANGLES AS PER FIELD SURVEY.
 4. NORTH PROTRACTED FROM PLAT.
 5. NO BUILDING RESTRICTION LINE PER PLAT.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY FLORIDA.

Revised Lot Coverage
 Lot Size: 5,969
 House: 1,783 sq ft
 Driveway: 781 sq ft
 Walkways and Pool Deck: 416
 Equipment Pads: 36 sq ft
 Total Revised Lot Coverage: 3,016 sq ft = 51.52%

RECEIVED

NOV 30 2022

PLANNING & DEVELOPMENT

Existing grade to remain the same
 All setback are measured to water's edge and/or pool beam

THIS SURVEY WAS MADE FOR THE BENEFIT OF STEPHANIE KISS.

JASON D. BOATWRIGHT, P.S.M.
 FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

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

CHECKED BY: _____ BOATWRIGHT LAND SURVEYORS INC

DATE: _____

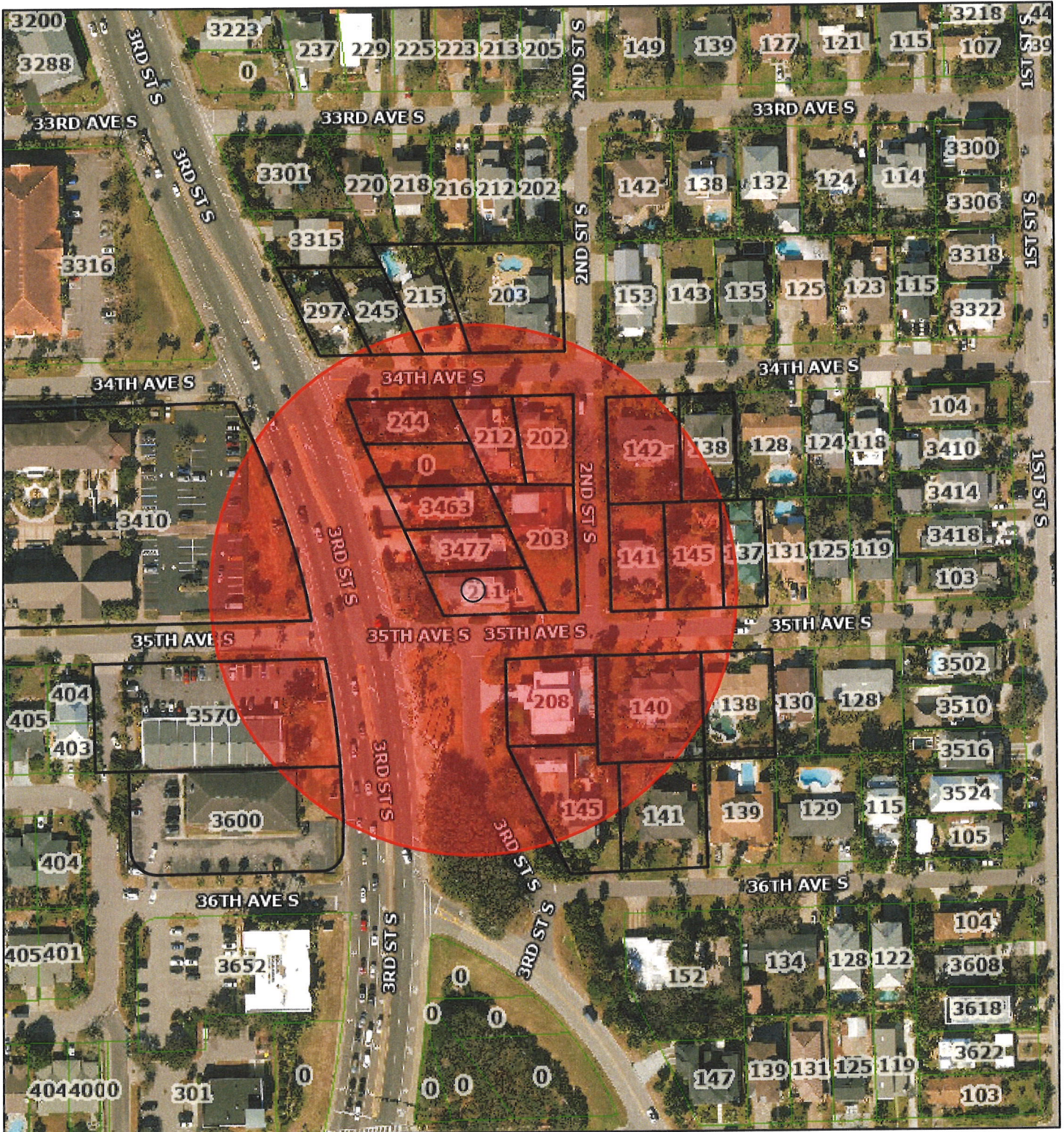
Scale: 1/2" = 1 ft

JOB COPY
 THIS PLAN MUST BE
 ON JOB SITE FOR
 EACH INSPECTION

BOA#24-100051

211 S 35th Ave

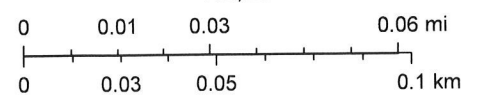
10/01/24



September 10, 2024

 Parcels

1:2,257





APPLICATION FOR VARIANCE

BOA NO. 24-100051

HEARING DATE 10/1

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 31 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Stephanie Kiss Telephone: (904) 437-8158
Mailing Address: 211 35th Avenue S Jacksonville Beach, FL 32250 E-Mail: sunshinefigurl@gmail.com

Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____

Landowner Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 180609-0000 211 35th Avenue S Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): 14-39 09-03-29E ATLANTIC SHORES UNIT 1 R/P #2 LOT 1 BLK 18
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).
This pergola has a 1.7' distance from the lot line. We will reduce lot coverage from current percentage of 51.52% to 49% by removing paver walkway by pool equipment & AC

AFFIDAVIT

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

APPLICANT SIGNATURE

Stephanie Kiss
PRINT APPLICANT NAME

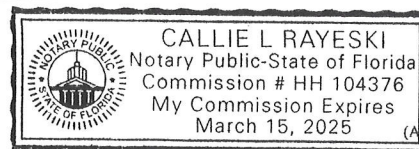
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July, 2024, by Stephanie Kiss, who is personally known to me or produced drivers license as identification.

NOTARY PUBLIC SIGNATURE

Callie Rayeski-Bowling
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: AS-1

FLOOD ZONE: X-Shadow

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24-100081

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	substandard yard & irregular shape.
Special circumstances and conditions do not result from the actions of the applicant.	yes	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	

MAP SHOWING SURVEY OF

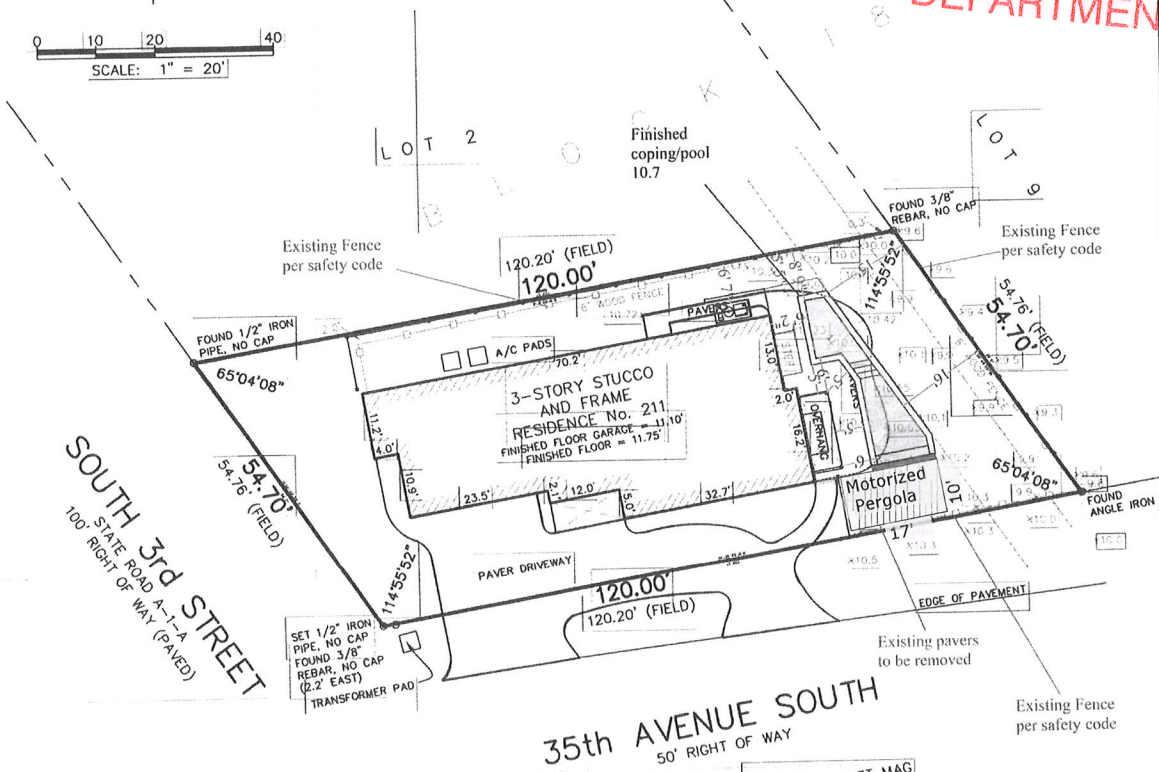
LOT 1, BLOCK 18, REPLAT UNIT NO. 1 ATLANTIC SHORES AS RECORDED IN PLAT BOOK 14, PAGES 39 AND 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

All setbacks are measured to walls

Lot	6039 sqft	
Building	2091 sqft	34.6%
Impervious	1225 sqft	20.2%
Total	3316 sqft	54.9%

24100051
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JUL 31 2024
PLANNING
DEPARTMENT

0 10 20 40
SCALE: 1" = 20'



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EACH INSPECTION

BENCHMARK: SET MAG
NAIL & DISK, LB3672
ELEVATION = 10.41'
(NAVD 1988 DATUM)

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NOV 30 2022

PLANNING & DEVELOPMENT

LOT COVERAGE CALCULATION

LOT AREA	= 5,969	SQUARE FEET
BUILDING AREA	= 1,783	SQUARE FEET
EQUIPMENT PAD AREA	= 17	SQUARE FEET
PAVER AREA	= 1,813	SQUARE FEET
TOTAL IMPERVIOUS AREA	= 3,613	SQUARE FEET
EXISTING LOT COVERAGE	= 60.5%	

Revised Lot Coverage
Lot Size: 5,969
House: 1,783 sq ft
Driveway: 781 sq ft
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Equipment Pads: 36 sq ft
Total Revised Lot Coverage: 3,016 sq ft = 51.52%

- SURVEY NOTES:**
1. THIS IS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
 2. BENCHMARK SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION, USING SPECTRA PRECISION EPOCH 50 L1/L2, RUNNING TRIMBLE VRS SOFTWARE.
 3. INTERIOR ANGLES AS PER FIELD SURVEY.
 4. NORTH PROTRACTED FROM PLAT.
 5. NO BUILDING RESTRICTION LINE PER PLAT.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY FLORIDA.

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CHECKED BY: _____ **BOATWRIGHT LAND SURVEYORS INC** DATE: _____

Scale: 1/20" = 1 ft

MAP SHOWING SURVEY OF

24-10051

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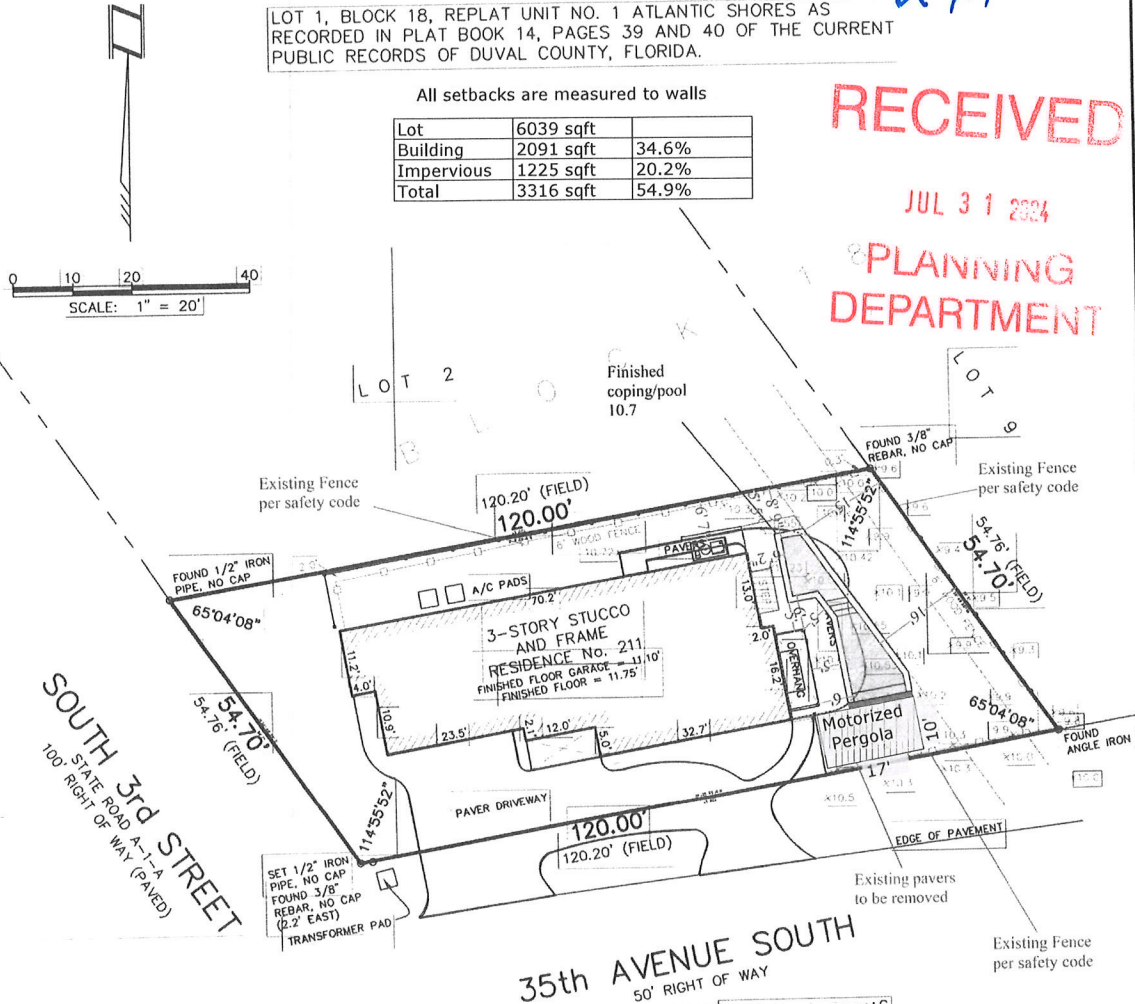
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JUL 31 2024

PLANNING DEPARTMENT



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BOATWRIGHT LAND SURVEYORS INC

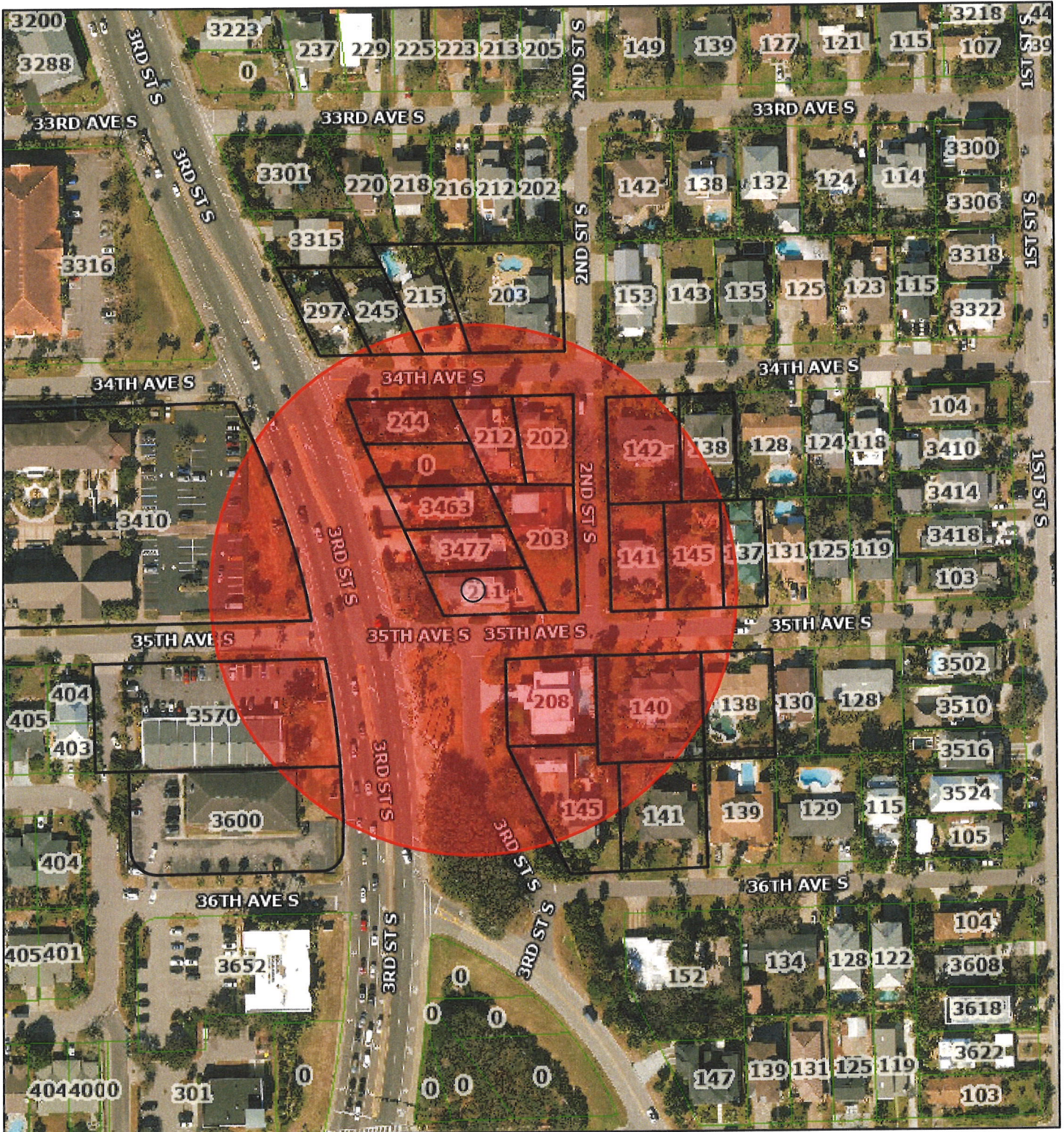
DATE: _____

Scale: 1/2" = 1 ft

BOA#24-100051

211 S 35th Ave

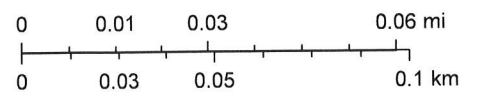
10/01/24



September 10, 2024

 Parcels

1:2,257



STATEPOINT CROSSWORD

THEME: FALL'S IN THE AIR

ACROSS

1. Furry bamboo consumer
6. Cuban dance syllable
9. 100-meter race, e.g.
13. S-shaped moldings
14. Excessively theatrical actor
15. Chap
16. Will alternative
17. Sailor's affirmative
18. At full speed
19. *Cause for fall celebration
21. *Apple-related game
23. European Union, acr.
24. Hawaiian tuber
25. Pen on a farm
28. Color of a bruise
30. *Pumpkins and squash, e.g.
35. "Give me your tired, your _____"
37. "_____ Free," movie about lions
39. Disdain
40. Caribbean color
41. Shiny suit
43. Spaghetti aglio and
44. Peevish
46. Half a round, in golf
47. _____-do-well
48. Battles royale
50. Change for a twen-

ty

52. Banned insecticide, acr.
53. *Back-to-School event
55. Hermy the Dentist
57. *Apple sauce
61. *_____ weather
65. Cell phone bill item
66. Bar association
68. Wombs
69. _____ Begin, began,
70. Cut grass
71. Romanov rulers
72. Command with "at"
73. Stiff grass bristle
74. "Hobby" animal

DOWN

1. Beckham of "Spice Girls"
2. Turkish honorific
3. Not far
4. Look into
5. In the Land of Nod
6. Online conversation
7. *Cushion for certain seasonal ride
8. Naked protozoa
9. Obtuse, as in person
10. _____ bowl, frozen dish
11. Largest human organ
12. Precedes Kong
15. Hindi courtesy title, pl.

20. Modern-day aqua-lung, acr.
22. Domain
24. Wood-eating house hazard
25. Involuntary contraction
26. Chef's headgear
27. Phil Collins' "_____ Be in My Heart"
29. *Maze plant
31. Upward and onto
32. Wide-_____ notebook
33. *Like leaves in fall
34. Stall call
36. *Much-used fall garden tool
38. Not any
42. Extend subscription
45. Unquestioning ones
49. Fraternity house
51. Miss Marple, e.g.
54. "Is Your Mama a _____?"
56. Dom DeLuise in 1980 role
57. Rubik's puzzle
58. Away from port
59. The state before riches?
60. Malaria symptom
61. Saw, sawed, _____
62. Drop of sorrow
63. Makes a mistake
64. Precedes shine
67. Gift topper

CROSSWORD

1	2	3	4	5		6	7	8		9	10	11	12
13						14				15			
16						17				18			
19					20			21	22				
			23					24					
25	26	27		28		29			30		31	32	33
35			36		37			38		39			
40					41				42		43		
44				45		46					47		
48					49		50			51		52	
					53		54			55		56	
57	58	59	60					61				62	63
65						66	67			68			
69						70				71			
72						73				74			

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SOLUTION BELOW

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The Beaches Leader, Ponte Vedra Leader

Classified

call 249-9033

Real Estate 100-286 Pets 300-345

Announcements 400-460 Employment 500-550

Service Guide 600-690 Merchandise 800-830

Garage Sales 840-862 Transportation 905-980

Classified Deadline: Wednesday Noon

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

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

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SOUTH JAX Beach, East of 3rd Street 1BR's & 2BR's starting at \$1,495/mo. (904) 241-RENT (7368) & (904) 568-5225

LARGE 1BR apartment, 1 block from ocean. Clean. No pets. \$1,175/mo. (904) 868-2897.

WATERFRONT TOWNHOME 2BR/1.5BA, 1200sf, 90ft. fishing pier, 9010 Hecksher Dr. \$1750/mo \$1,500/ deposit. (904) 241-RENT (7368) & (904) 568-5225

LEGAL NOTICES 425

WHICH THE MILLAGE TO BE LEVIED EXCEEDS THE ROLLED-BACK RATE, AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 20-24-175 ADOPTION OF ORDINANCE NO. 20-24-175, ESTABLISHING THE OPERATING BUDGET FOR FISCAL YEAR 2024/2025.

AN ORDINANCE ADOPTING THE FINAL BUDGET FOR THE CITY OF ATLANTIC BEACH, FLORIDA FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025.

The full text of the above is available for public inspection in the office of the City Clerk. All persons interested are notified to be present at the times and place listed above and they shall be heard. If any person desires to appeal any decision at any meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact the City Clerk's Office at City Hall or by telephone at (904) 247-5821 no later than five (5) days prior to the hearing or proceeding for which this notice has been given.

BL 9/12/2024

LEGAL NOTICES 425

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@jaxbcfl.net; (2) Postal mail to Community Redevelopment Agency Administrator Public Comment, 113rd 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 9/12/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, October 1, 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#24-100050 Section(s): 34-337(e)(1)(c)1, for a nonconforming front yard setback of 16.3 feet in lieu of 20 feet minimum, 34-337(e)(1)(c)3, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, 34-337(e)(1)(d), to address current nonconformities for no garage or carport, 34-337(e)(1)(g), for an accessory side yard setback of zero feet in lieu of 5 feet minimum 34-373(a)1, for off street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, 34-373(d) for a driveway side yard setback of zero in lieu of 5 feet minimum, and 34-337(e)(1)(e), for 37% lot coverage in lieu of 35% maximum, for proposed deck and concrete driveway to an existing single family dwelling located at property addressed 515 N 5th Ave, RE# 174210-0000, legally described as the west 20ft of the south1/2 of Lot 8 and the south of Lot 9, Block 66, R/P PT Pablo Beach NORTH

BOA#24-100051 Section(s): 34-336(e)(1)(g), for an accessory structure set back of 1.7ft in lieu of 5ft minimum, 34-336(e)(1)(e), for 43% lot coverage in lieu of 35% maximum, for proposed pergola and to address current nonconformities, to an existing single family dwelling, located at property addressed 211 S 35th Ave, RE# 180609-0000, legally described as Lot 1, Block 18, Atlantic Shores

BOA#24-100054 Section(s): 34-337(e)(1)(3), for a rear yard setback of 20.4ft in lieu 30ft minimum /34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, to a vacant lot, located at property addressed 0 S 7th Ave, RE# 176350-0000, legally described as Lot 7, Block 2, Oceanside Park

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

NOTICE OF PUBLIC HEARINGS CITY OF ATLANTIC BEACH

Notice is hereby given the City Commission of Atlantic Beach, Florida, will hold Public Hearings on Monday, September 23, 2024 at 6:30 PM, or as soon thereafter as can be heard, in the Commission Chamber, City Hall, 800 Seminole Road, Atlantic Beach, FL, for the purpose of hearing and considering the views of the public concerning the following:

ORDINANCE NO. 55-24-39 AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA INCREASING MONTHLY SANITATION RATES BY 3.7% AND ANNUALLY THEREAFTER BY THE CONSUMER PRICE INDEX (CPI) COLLECTION ADJUSTMENT BY AMENDING CHAPTER 16, SOLID WASTE AND RECYCLING, ARTICLE I, SOLID WASTE DEFINITIONS AND PROCEDURES, SECTION 16-10 FEES FOR COLLECTION; PROVIDING FOR INTENT; PROVIDING FOR THE NEW RATES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 80-24-89 AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA INCREASING THE MONTHLY STORMWATER UTILITY FEE BY AMENDING CHAPTER 22 UTILITIES, ARTICLE IV, STORM WATER MANAGEMENT, DIVISION 2 RATES AND CHARGES, SECTION 22-335 FEES; PROVIDING FOR INTENT; PROVIDING FOR THE NEW RATES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The full text of the above ordinance is available for public inspection in the office of the City Clerk. All persons interested are notified to be present at the times and place listed above and they shall be heard.

If any person decides to appeal any decision at any meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/

SERVICE GUIDE

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

REPAIRS/IMPROVEMENT 665 BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-855-315-1952

Looking for a cuddle buddy? The Beaches MARKETPLACE PETS

REPAIRS/IMPROVEMENT 665 WATER DAMAGE CLEANUP & RESTORATION: A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-866-782-4060. Have zip code of service location ready when you call!

NEED NEW WINDOWS? Drafty rooms? Chipped or damaged frames? Need outside noise reduction? New, energy efficient windows may be the answer! Call for a consultation & FREE quote today. 1-888-993-3693. You will be asked for the zip code of the property when connecting.

TREE SERVICES 677 William Davis Tree Service • Removal • Trimming • Pruning • Crane Service • 24hr Storm Damage Response Senior/Military/FirstResponder Discount 20+ yrs exp. Licensed/Insured (904) 226-4427 www.JAXTREE.COM

ROOFING 670 AGING ROOF? NEW HOMEOWNER? STORM DAMAGE? You need a local expert provider that proudly stands behind their work. Fast, free estimate. Financing available. Call 1-888-967-1158 Have zip code of property ready when calling!

LEGAL NOTICES 425

she may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact the City Clerk's Office at City Hall or by telephone at (904) 247-5821 no later than five (5) days prior to the hearing or proceeding for which this notice has been given.

BL 9/12/2024

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 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, 1-800-355-8777(TDD) or 1-800-955-8770 (V), via Florida Relay Service.

BL 8/22, 29, 9/5, 9/12, 2024

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PANDA CHA DASH OGEES HAM BUCKO SHALL AYE AMAIN HARVEST BOBBING ELEC TARO CITY PUCE GOURDS FIOR BORIN SPURIN ACRA ARMOR OLLIO SULKY NINE NEER MELES TENS DOT SALE ELF CAMEL SWEATER USAGE ABA UTERI BEGUN MOW TSARS EASE AWW HORSE

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The Beaches MARKETPLACE — GARAGE SALES —

RECYCLE



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/12/2024
SUBJECT:	BOA #24-100054 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, October 1, 2024 Board of Adjustment Meeting.

BOA #24-100054

ZONING: RS-2
RE NO.: 176350-0000
LEGAL: Lot 7, Block 2, *Oceanside Park*
ADDRESS: 0 S 7th Ave (176350-0000)

REQUEST:

Section(s): 34-337(e)(1)(3), for a rear yard setback of 20.4ft in lieu 30ft minimum ,34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, to a vacant lot, located at **property addressed** 0 S 7th Ave, **RE#** 176350-0000, **legally described as** Lot 7, Block 2, *Oceanside Park*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1922) located in the Medium Density Residential future land use category. The property is currently located in the Residential Single Family: RS-2 Zoning District. The lot is 50 feet in width and 100 feet in depth, with an overall lot area of 5,000 square feet. The subject property is currently vacant. The subject parcel is nonconforming in width and total lot area. In the RS-2 zoning district, the conforming width is 75 feet and the conforming lot size is 7,500 square feet. The subject property is only 5,000 square feet. The minimum variance needed to accommodate the construction of a new single family dwelling are, for a rear yard setback of 20.4 ft in lieu 30 ft minimum, and for 43% lot coverage in lieu of 35% maximum. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed new development. The property is undersized in both width and total lot area and the request is consistent with the comprehensive plan. 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 that will make possible the reasonable use of the parcel of land, building and structure.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is substandard in width, as it measures 50 ft in width rather than the 75 ft minimum requirement in the RS-2 zoning district. It is also nonconforming in area, at 5,000 square feet, which is below the RS-2 minimum lot size of 7,500 square feet. The applicant is proposing to build a new single-family dwelling. A variance to allow the proposed project is a reasonable request,

as the applicant cannot construct the proposed new home without exceeding lot coverage and encroaching on the rear yard setback. Any addition to the property requires an increase in lot coverage. There is a hardship justified by having a nonconforming lot in both width and area. The subject property was platted in 1922 which predated the existing LDC. The nonconforming lot is not the fault of the applicant and denying additional lot coverage and encroachments on rear yard setback would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variance. Staff would recommend that the application be approved, as this is the minimum variance needed to accomplish the proposed design, and were this a full sized RS-2 lot, the lot coverage would be less than 43%.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty (20) feet.
 - o Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. 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 two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- 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 lot is nonconforming and substandard in both area and width. The property measures 50 feet in width rather than the 75 feet minimum and is nonconforming in size at 5,000 square feet, which is less than the required 7,500 square foot minimum

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 lot conditions existed prior to lot purchase and was platted in 1922, before the adoption of the current LDC.

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. The request to add a new single family dwelling to a vacant lot which does not meet the minimum lot width and area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the

same zoning district. Similar properties have been granted variances for similar projects. A single family home is the lowest intensity use allowed in the RS-2 zoning district.

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. If the lot were sized appropriately for the zoning district in which it exists, there would be room to accommodate the proposed dwelling.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new single family dwelling. The minimum variance needed to accomplish the proposed design for a new single-family dwelling is for a rear yard setback of 20.4 feet in lieu of 30 ft minimum, and for lot coverage of 43% in lieu of 35% maximum.

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#24-100054**

ATTACHMENTS:

1. 24-100054pics
2. 24-100054



September 10, 2024

 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE
SURVEY OF
LOT 7 BLOCK 2 AS SHOWN ON MAP OF
OCEANSIDE PARK

AS RECORDED IN PLAT BOOK 8 PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERTIFIED TO: MOSS INVESTMENTS OF JAX, LLC

BM#3

RECEIVED

AUG 12 2024

PLANNING
DEPARTMENT

5TH STREET SOUTH
(ABERNETHY AVENUE PER PLAT)
(50' RIGHT-OF-WAY)

7TH AVENUE SOUTH
(TUCKER AVENUE PER PLAT)
(50' RIGHT-OF-WAY)

TREE LEGEND

- 10"MB 10" MULLBERRY
10"CL 10" CHERRY LAUREL
10"PM 10" PALM
10"MP 10" MAPLE
10"RT 10" RAIN TREE

BENCHMARK #1:
SMALL NAIL & DISK FND LB
3857
ELEVATION: (8.23)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

BENCHMARK #2:
PK NAIL & DISK SET LB
3857
ELEVATION: (8.09)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

BENCHMARK #3:
PK NAIL & DISK SET LB
3857
ELEVATION: (8.02)

ELEVATIONS SHOWN HEREON
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BEARINGS AND DIRECTIONAL NORTH ARE BASED ON PLAT OF RECORD.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "AE" (9) AS SHOWN
ON FLOOD INSURANCE RATE MAP 0417 J & 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend

COV. = COVERED
FND. = FOUND
ESMT. = EASEMENT
CONC. = CONCRETE
MON. = MONUMENT
I.P. = IRON PIPE
I.R. = IRON ROD
Δ = DELTA ANGLE
CH = CHORD
R = RADIUS
(C) = CALCULATED
(D) = DEED
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C = CENTER LINE
R/W = RIGHT-OF-WAY
(A) = ACTUAL
(W) = WITNESS

F.F.E. = FINISH FLOOR ELEVATION
A/C = AIR CONDITIONER
I.D. = IDENTIFICATION
P.R.M. = PERMANENT REFERENCE
MONUMENT
P.T. = POINT OF TANGENCY
P.C.P. = PERMANENT CONTROL POINT
P.C. = POINT OF CURVE
P.R.C. = POINT OF REVERSE CURVE
P.C.C. = POINT OF COMPOUND CURVE
B.R.L. = BUILDING RESTRICTION
F.P.&L. = FLORIDA POWER & LIGHT
(TYP.) = TYPICAL
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
N.T.S. = NOT TO SCALE
LB = LICENSED BUSINESS
P.I. = POINT OF INTERSECTION
EOW = EDGE OF WATER
TOB = TOP OF BANK

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE
SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN
AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AS SET
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT
TO CHAPTER 472.027 / CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE

SCALE 1"=20'

DATE 07-11-24

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

FLORIDA REGISTERED SURVEYOR AND MAPPER



MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE
SURVEY OF
LOT 7 BLOCK 2 AS SHOWN ON MAP OF
OCEANSIDE PARK

AS RECORDED IN PLAT BOOK 8 PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
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(TUCKER AVENUE PER PLAT)
(50' RIGHT-OF-WAY)

5TH STREET SOUTH
(ABERNETHY AVENUE PER PLAT)
(50' RIGHT-OF-WAY)

L1 S82°52'47"E 50.00'

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10"CL 10" CHERRY LAUREL
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REFER TO NAVD OF 1988

PLOT PLAN: W.O.#219607: 08-08-24 (OFFICE)
BND-TOPO-TREE: W.O.#219607: 07-11-24 (FIELD)

BEARINGS AND DIRECTIONAL NORTH ARE BASED ON PLAT OF RECORD.

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ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

LOT 7, BLK 2	PLAN: CUSTOM, RT
LOT SIZE	5,000± SQ. FT.
DRIVEWAY TO R/W	109± SQ. FT.
LEAD WALK	0± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	50.00' FT.
TOTAL IMPERVIOUS AREA	2,150± SQ. FT. 43%

LEGEND & ABBREVIATIONS

- DENOTES FOUND 1/2" IRON ROD NO I.D. UNLESS OTHERWISE NOTED
ATT - DENOTES AT&T TELECOM HAND HOLE
CRB - DENOTES CABLE RISER BOX
TRB - DENOTES TELEPHONE RISER BOX
X - DENOTES FIRE HYDRANT
WV - DENOTES WATER VALVE
○ - DENOTES WOOD POWER POLE
00.00 - DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD SHOT)
00.0 - DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)
UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "AE" (9) AS SHOWN
ON FLOOD INSURANCE RATE MAP 0417 J & 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 11-02-18

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SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

SCALE 1"=20'

DATE 07-11-24

FLORIDA REGISTERED SURVEYOR AND MAPPER





APPLICATION FOR VARIANCE

BOA No. 24100054
HEARING DATE 10/1

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
AUG 12 2024
PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Chris Rij **Telephone:** 732-492-9752
Mailing Address: 1822 2nd St N **E-Mail:** rijaxproperties@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Tmck Homes, LLC **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 436 7th Ave S Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): 8-13 04-35-29E Oceanside Park Lot 7 BLK 2
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Rear yard Setback of 20.4 ft in lieu of 30ft, increase lot coverage to 49% 431

AFFIDAVIT

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

Chris Rij
APPLICANT SIGNATURE

Chris Rij
PRINT APPLICANT NAME

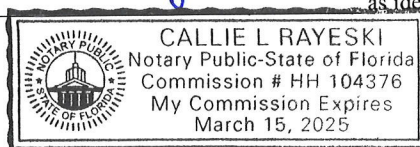
8/12/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2024, by Chris Rij, who is personally known to me or produced d.i. as identification.

Callie L. Rayeski
NOTARY PUBLIC SIGNATURE

Callie L. Rayeski-Bowling
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: AE

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24A00054

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.		
Special circumstances and conditions do not result from the actions of the applicant.		
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		
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.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		

Prepared by and return to:
Shaye B Sawyer
Pillar Title Group, LLC
2258 Riverside Avenue
Jacksonville, FL 32204

File No 2024-06-294

Parcel Identification No 176350-0000

[Space Above This Line For Recording Data]

RECEIVED

AUG 12 2024

PLANNING
DEPARTMENT

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of July, 2024 between , whose post office address is 10 Sailfish Drive, Ponte Vedra Beach, FL 32082, of the County of St. Johns, Florida, Grantor, to TMCR Homes LLC, a Florida Limited Liability Company, as tenants in common, whose post office address is 1822 2nd Street North, Jacksonville Beach, FL 32250, of the County of Duval, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval, Florida, to-wit:

Lot 7, Block 2, Oceanside Park, according to plat thereof recorded in Plat Book 8, Page 13, of the current public records of Duval County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

By: Sau Han Tam AKA Susan Tam
Sau Han Tam aka Susan Tam

2285 2258 Riverside Ave

Jax FL 32204

WITNESS 1 ADDRESS

2258 Riverside Ave

Jax FL 32204

WITNESS 2 ADDRESS

WITNESS

PRINT NAME: Kierra S Williams

Walter Johnson

WITNESS

PRINT NAME: Walter Johnson

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 15th day of July, 2024, by Sau Han Tam.

Signature of Notary Public

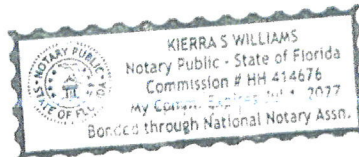
Print, Type/Stamp Name of Notary

Kierra S. Williams

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Driver License



Prepared by and return to:
Shaye B Sawyer
Pillar Title Group, LLC
2258 Riverside Avenue
Jacksonville, FL 32204

File No 2024-06-294

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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

RECEIVED

By: Sau Han Tam - AKA Susan Tam

Sau Han Tam aka Susan Tam

AUG 12 2024

2285 2258 Riverside Ave

Jax FL 32204

WITNESS 1 ADDRESS

2258 Riverside Ave

Jax FL 32204

WITNESS 2 ADDRESS

PLANNING
DEPARTMENT

WITNESS

PRINT NAME: Kierra S. Williams

WITNESS

PRINT NAME: Whitney Johnson

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of July, 2024, by Sau Han Tam.

Signature of Notary Public

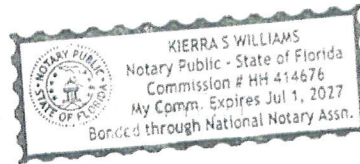
Print, Type/Stamp Name of Notary

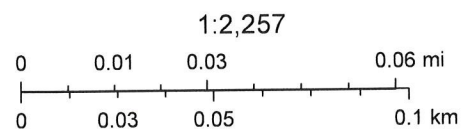
Kierra S. Williams

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Driver License





MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE
SURVEY OF
LOT 7 BLOCK 2 AS SHOWN ON MAP OF
OCEANSIDE PARK

AS RECORDED IN PLAT BOOK 8 PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERTIFIED TO: MOSS INVESTMENTS OF JAX, LLC

BM#3

RECEIVED

AUG 12 2024

PLANNING
DEPARTMENT

5TH STREET SOUTH
(ABERNETHY AVENUE PER PLAT)
(50' RIGHT-OF-WAY)

7TH AVENUE SOUTH
(TUCKER AVENUE PER PLAT)
(50' RIGHT-OF-WAY)

TREE LEGEND

- 10"MB 10" MULLBERRY
10"CL 10" CHERRY LAUREL
10"PM 10" PALM
10"MP 10" MAPLE
10"RT 10" RAIN TREE

BENCHMARK #1:
SMALL NAIL & DISK FND LB
3857
ELEVATION: (8.23)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

BENCHMARK #2:
PK NAIL & DISK SET LB
3857
ELEVATION: (8.09)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

BENCHMARK #3:
PK NAIL & DISK SET LB
3857
ELEVATION: (8.02)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

BEARINGS AND DIRECTIONAL NORTH ARE BASED ON PLAT OF RECORD.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "AE" (9) AS SHOWN
ON FLOOD INSURANCE RATE MAP 0417 J & 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend

COV. = COVERED
FND. = FOUND
ESMT. = EASEMENT
CONC. = CONCRETE
MON. = MONUMENT
I.P. = IRON PIPE
I.R. = IRON ROD
Δ = DELTA ANGLE
CH = CHORD
R = RADIUS
(C) = CALCULATED
(D) = DEED
(P) = PLAT
(R) = RADIAL LINE
C = CENTER LINE
R/W = RIGHT-OF-WAY
(A) = ACTUAL
(W) = WITNESS

F.F.E. = FINISH FLOOR ELEVATION
A/C = AIR CONDITIONER
I.D. = IDENTIFICATION
P.R.M. = PERMANENT REFERENCE
MONUMENT
P.T. = POINT OF TANGENCY
P.C.P. = PERMANENT CONTROL POINT
P.C. = POINT OF CURVE
P.R.C. = POINT OF REVERSE CURVE
P.C.C. = POINT OF COMPOUND CURVE
B.R.L. = BUILDING RESTRICTION
F.P.&L. = FLORIDA POWER & LIGHT
(TYP.) = TYPICAL
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
N.T.S. = NOT TO SCALE
LB = LICENSED BUSINESS
P.I. = POINT OF INTERSECTION
EOW = EDGE OF WATER
TOB = TOP OF BANK

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE
SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN
AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AS SET
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT
TO CHAPTER 472.027 / CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE

SCALE 1"=20'

DATE 07-11-24

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

FLORIDA REGISTERED SURVEYOR AND MAPPER



MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE
SURVEY OF
LOT 7 BLOCK 2 AS SHOWN ON MAP OF
OCEANSIDE PARK

AS RECORDED IN PLAT BOOK 8 PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERTIFIED TO: MOSS INVESTMENTS OF JAX, LLC

BM#3

7TH AVENUE SOUTH
(TUCKER AVENUE PER PLAT)
(50' RIGHT-OF-WAY)

5TH STREET SOUTH
(ABERNETHY AVENUE PER PLAT)
(50' RIGHT-OF-WAY)

L1 S82°52'47"E 50.00'

TREE LEGEND

- 10"MB 10" MULLBERRY
10"CL 10" CHERRY LAUREL
10"PM 10" PALM
10"MP 10" MAPLE
10"RT 10" RAIN TREE

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BENCHMARK #3:
PK NAIL & DISK SET LB
3857
ELEVATION: (8.02)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

PLOT PLAN: W.O.#219607: 08-08-24 (OFFICE)
BND-TOPO-TREE: W.O.#219607: 07-11-24 (FIELD)

BEARINGS AND DIRECTIONAL NORTH ARE BASED ON PLAT OF RECORD.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

LOT 7, BLK 2	PLAN: CUSTOM, RT
LOT SIZE	5,000± SQ. FT.
DRIVEWAY TO R/W	109± SQ. FT.
LEAD WALK	0± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	50.00' FT.
TOTAL IMPERVIOUS AREA	2,150± SQ. FT. 43%

LEGEND & ABBREVIATIONS

- DENOTES FOUND 1/2" IRON ROD NO I.D. UNLESS OTHERWISE NOTED
ATT - DENOTES AT&T TELECOM HAND HOLE
CRB - DENOTES CABLE RISER BOX
TRB - DENOTES TELEPHONE RISER BOX
X - DENOTES FIRE HYDRANT
WV - DENOTES WATER VALVE
○ - DENOTES WOOD POWER POLE
00.00 - DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD SHOT)
00.0 - DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)
UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "AE" (9) AS SHOWN
ON FLOOD INSURANCE RATE MAP 0417 J & 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 11-02-18

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LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

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SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

SCALE 1"=20'

DATE 07-11-24

FLORIDA REGISTERED SURVEYOR AND MAPPER



STATEPOINT CROSSWORD

THEME: FALL'S IN THE AIR

ACROSS

1. Furry bamboo consumer
6. Cuban dance syllable
9. 100-meter race, e.g.
13. S-shaped moldings
14. Excessively theatrical actor
15. Chap
16. Will alternative
17. Sailor's affirmative
18. At full speed
19. *Cause for fall celebration
21. *Apple-related game
23. European Union, acr.
24. Hawaiian tuber
25. Pen on a farm
28. Color of a bruise
30. *Pumpkins and squash, e.g.
35. "Give me your tired, your _____"
37. "_____ Free," movie about lions
39. Disdain
40. Caribbean color
41. Shiny suit
43. Spaghetti aglio and _____
44. Peevish
46. Half a round, in golf
47. _____do-well
48. Battles royale
50. Change for a twenty

ty

52. Banned insecticide, acr.
53. *Back-to-School event
55. Hermy the Dentist
57. *Apple sauce
61. *_____ weather
65. Cell phone bill item
66. Bar association
68. Wombs
69. Begin, began, _____
70. Cut grass
71. Romanov rulers
72. Command with "at"
73. Stiff grass bristle
74. "Hobby" animal

DOWN

1. Beckham of "Spice Girls"
2. Turkish honorific
3. Not far
4. Look into
5. In the Land of Nod
6. Online conversation
7. *Cushion for certain seasonal ride
8. Naked protozoa
9. Obtuse, as in person
10. _____ bowl, frozen dish
11. Largest human organ
12. Precedes Kong
15. Hindi courtesy title, pl.

20. Modern-day aqua-lung, acr.
22. Domain
24. Wood-eating house hazard
25. Involuntary contraction
26. Chef's headgear
27. Phil Collins' "_____ Be in My Heart"
29. *Maze plant
31. Upward and onto
32. Wide-_____ notebook
33. *Like leaves in fall
34. Stall call
36. *Much-used fall garden tool
38. Not any
42. Extend subscription
45. Unquestioning ones
49. Fraternity house
51. Miss Marple, e.g.
54. "Is Your Mama a _____?"
56. Dom DeLuise in 1980 role
57. Rubik's puzzle
58. Away from port
59. The state before riches?
60. Malaria symptom
61. Saw, sawed, _____
62. Drop of sorrow
63. Makes a mistake
64. Precedes shine
67. Gift topper

CROSSWORD

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The Beaches MARKETPLACE
The Beaches Leader, Ponte Vedra Leader

Classified
call 249-9033

Real Estate 100-286 **Pets 300-345**

Announcements
400-460

Employment
500-550

Service Guide
600-690

Merchandise
800-830

Garage Sales
840-862

Transportation
905-980

Classified Deadline:
Wednesday Noon
\$7.40 first 10 words, 47¢ each additional word
COMMERCIAL RATE:
\$8.40 first 10 words, 47¢ each additional word

APT/TWNHOME RENTAL 200

LARGE EFFICIENCY, excellent location 1 block from ocean. No pets (904) 868-2897.

SOUTH JAX Beach, East of 3rd Street 1BR's & 2BR's starting at \$1,495/mo. (904) 241-RENT (7368) & (904) 568-5225

LARGE 1BR apartment, 1 block from ocean. Clean. No pets. \$1,175/mo. (904) 868-2897.

WATERFRONT TOWNHOME
2BR/1.5BA, 1200sf, 90ft. fishing pier, 9010 Hecksher Dr. \$1,750/mo \$1,500/ deposit. (904) 241-RENT (7368) & (904) 568-5225

LEGAL NOTICES 425

NOTICE OF BUDGET HEARINGS CITY OF ATLANTIC BEACH
The City of Atlantic Beach has tentatively adopted a budget for fiscal year 2024-2025. Public hearings to make a FINAL DECISION on the budget and TAXES will be held on Monday, September 23, 2024 at 6:30 PM, or as soon thereafter as can be heard, in the Commission Chamber, City Hall, 800 Seminole Road, Atlantic Beach, Florida, for the purpose of hearing and considering the views of the public concerning the following:

RESOLUTION NO. 24-46
ADOPTION OF RESOLUTION NO. 24-46 FOR THE MILLAGE RATE.
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA LEVYING THE AD VALOREM PROPERTY TAX MILLAGE RATE FOR MUNICIPAL PURPOSES ON ALL TAXABLE PROPERTY WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; STATING THE PERCENTAGE BY

LEGAL NOTICES 425

WHICH THE MILLAGE TO BE LEVIED EXCEEDS THE ROLLED-BACK RATE, AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 20-24-175
ADOPTION OF ORDINANCE NO. 20-24-175, ESTABLISHING THE OPERATING BUDGET FOR FISCAL YEAR 2024/2025.
AN ORDINANCE ADOPTING THE FINAL BUDGET FOR THE CITY OF ATLANTIC BEACH, FLORIDA FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025.

The full text of the above is available for public inspection in the office of the City Clerk. All persons interested are notified to be present at the times and place listed above and they shall be heard. If any person decides to appeal any decision at any meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact the City Clerk's Office at City Hall or by telephone at (904) 247-5821 no later than five (5) days prior to the hearing or proceeding for which this notice has been given.

BL 9/12/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, October 1, 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#24-100050 Section(s): 34-337(e)(1)(c)1, for a nonconforming front yard setback of 16.3 feet in lieu of 20 feet minimum, 34-337(e)(1)(c)3, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, 34-337(e)(1)(d), to address current nonconformities for no garage or carport in lieu of required garage or carport, 34-337(e)(1)(g), for an accessory side yard setback of zero feet in lieu of 5 feet minimum 34-337(g)(1), for off street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, 34-337(d) for a driveway side yard setback of zero in lieu of 5 feet minimum, and 34-337(e)(1)(e), for 37% lot coverage in lieu of 35% maximum, for proposed deck and concrete driveway to an existing single family dwelling, located at property addressed 515 N 5th Ave, RE# 174210-0000, legally described as the west 20ft of the south 1/2 of Lot 8 and the south of Lot 9, Block 66, R/P PT Pablo Beach NORTH

BOA#24-100051 Section(s): 34-336(e)(1)(g), for an accessory structure set back of 1.7ft in lieu of 5ft minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed pergola and to address current nonconformities, to an existing single family dwelling, located at property addressed 211 S 35th Ave, RE# 180609-0000, legally described as Lot 1, Block 18, Atlantic Shores

BOA#24-100054 Section(s): 34-337(e)(1)(3), for a rear yard setback of 20.4ft in lieu 30ft minimum 34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, to a vacant lot, located at property addressed 0 S 7th Ave, RE# 176350-0000, legally described as Lot 7, Block 2, Oceanside Park

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

LEGAL NOTICES 425

certain assistance. Please contact the ADA Coordinator by phone 904-712-5297 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.

BL 9/12/2024

NOTICE OF PUBLIC HEARINGS CITY OF ATLANTIC BEACH

Notice is hereby given the City Commission of Atlantic Beach, Florida, will hold Public Hearings on Monday, September 23, 2024 at 6:30 PM, or as soon thereafter as can be heard, in the Commission Chamber, City Hall, 800 Seminole Road, Atlantic Beach, FL for the purpose of hearing and considering the views of the public concerning the following:

ORDINANCE NO. 55-24-39
AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA INCREASING MONTHLY SANITATION RATES BY 3.7% AND ANNUALLY THEREAFTER BY THE CONSUMER PRICE INDEX (CPI) COLLECTION ADJUSTMENT BY AMENDING CHAPTER 16, SOLID WASTE AND RECYCLING, ARTICLE I, SOLID WASTE DEFINITIONS AND PROCEDURES, SECTION 16-10 FEES FOR COLLECTION; PROVIDING FOR INTENT; PROVIDING FOR ADOPTION OF THE NEW RATES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 80-24-89
AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA INCREASING THE MONTHLY STORMWATER UTILITY FEE BY AMENDING CHAPTER 22 UTILITIES, ARTICLE IV, STORM WATER MANAGEMENT, DIVISION 2 RATES AND FEES, SECTION 22-335 - FEES; PROVIDING FOR INTENT; PROVIDING FOR THE ADOPTION OF A NEW RATE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The full text of the above ordinance is available for public inspection in the office of the City Clerk. All persons interested are notified to be present at the times and place listed above and they shall be heard.

If any person decides to appeal any decision at any meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/

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

NEED NEW WINDOWS? Dratty rooms? Chipped or damaged frames? Need outside noise reduction? New, energy efficient windows may be the answer! Call for a consultation & FREE quote today. 1-888-993-3693. You will be asked for the zip code of the property when connecting.

LEGAL NOTICES 425

she may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact the City Clerk's Office at City Hall or by telephone at (904) 247-5821 no later than five (5) days prior to the hearing or proceeding for which this notice has been given.

BL 9/12/2024

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.: 2024-15531

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 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, 29, 9/5, 9/12, 2024

RECYCLE

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MWR MAYPORT

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The Beaches MARKETPLACE

— GARAGE SALES —

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WILLIAM DAVIS TREE SERVICE
• Removal • Trimming • Pruning • Crane Service
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AGING ROOF? NEW HOMEOWNER? STORM DAMAGE?
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YOU MAY QUALIFY for disability benefits if you have are between 52-63 years old and under a doctor's care for a health condition that prevents you from working for a year or more. Call now! 1-888-222-1803

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POOR BORN SPURN
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SULKY NINE NEE
MELES TENS DDT
SALE ELF
CARAMEL SWEATER
USAGE ABA UTERI
BEGUN MOW TSARS
EASE AWN HORSE