



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, October 15, 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, Jennifer Williams
Alternates: Matt Metz, Laura Tierney

APPROVAL OF MINUTES

A. Minutes for October 1, 2024 Meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#24-100059**

Applicant: Zachary& Nicholas Presti
Agent: N/A
Owner: Zachary& Nicholas Presti
Property Address: 457 South 7th Ave
Parcel ID: 176337-0010
Legal Description: Lot 16, Block 1, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-373(f), for gravel drive way in lieu of required paved driveway, 34-337(e)(1)(c)(2), for a combined side yard setback of 9.8 feet in lieu 15 feet minimum, for gravel driveway and to address existing nonconformities at an existing Two-family dwelling, located at **property addressed** 457 South 7th Ave, **RE#** 176337-0010, **legally described as** Lot 16, Block 1, *Oceanside Park*

B. **Case Number(s): BOA#24-100060**

Applicant: Kara & Sean Sheridan
Agent: N/A
Owner: Kara & Sean Sheridan
Property Address: 385 North 15th St
Parcel ID: 177653-0305

Legal Description: Lot 1, *Tall Pines*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)(e), for 42.5% lot coverage in lieu of 35% maximum, for proposed paver decking around a swimming pool addition to an existing single-family dwelling, located at **property addressed** 385 North 15th St, **RE#** 177653-0305, **legally described as** Lot 1, *Tall Pines*

C. **Case Number(s):** **BOA#24-100061**

Applicant: Peter & Patricia Kiely

Agent: N/A

Owner: Peter & Patricia Kiely

Property Address: 617 S 15th Ave

Parcel ID: 176883-0000

Legal Description: Lot 10, Block 147, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)(e), for 47% lot coverage in lieu of 35% maximum, for proposed new covered deck addition to an existing single-family dwelling, located at **property addressed** 617 S 15th Ave, **RE#** 176883-0000, **legally described as** Lot 10, Block 147, *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, October 1, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:01 P.M.

ROLL CALL:

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

Planner Danevsky Joseph and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- Minutes for September 17, 2024 Meeting

CORRESPONDENCE: None

OLD BUSINESS:

A. 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.

Agent: Damien Starkey, 113 Overlook Drive, Ponte Vedra Beach, stated the hardship was existing nonconformities.

A discussion ensued about the new deck footprint.

Public Hearing:

The following submitted an email [on file] in opposition to the variance:

- Stephen Reedberry, 1301 1st Street South, Apt. 1207, Jacksonville Beach

Mr. Curley closed the public hearing.

Mr. Garland Sullivan, 1621 Belmonte Avenue, Jacksonville, addressed the email.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100049 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the deck footprint, deck extension, and amending the motion.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Moreland, to amend the motion to ensure the approved variances match the current structure footprint.

Discussion: None

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

The motion to amend passed unanimously.

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

The amended motion passed unanimously.

NEW BUSINESS:

A. **Case Number:** **BOA#24-100050**
Applicant/Owner: Evelyn Mooyoung
Agent: Evelyn Mooyoung
Property Address: 515 N 5th Ave
Parcel ID: 174210-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Evelyn Mooyoung, 1710 Loquat Lane, Jacksonville, stated the hardship was an undersized lot.

A discussion ensued about communication with neighbors.

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#24-100050 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the substandard lot.

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

The motion passed unanimously.

B. Case Number: BOA#24-100051
Applicant/Owner: Stephanie Kiss
Property Address: 211 S 35th Ave
Parcel ID: 180609-0000

City of Jacksonville Beach Land Development Code 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.

Planner Danevsky Joseph noted this case would be deferred to the next meeting.

C. Case Number: BOA#24-100054
Applicant: Chris Ris
Owner: TMCR Homes LLC
Property Address: 0 S 7th Ave (176350-0000)
Parcel ID: 176350-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(3), for a rear yard setback of 20.4ft in lieu of 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.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Chris Ris, 1822 2nd Street North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about stormwater drainage, setbacks, and parking strips.

Public Hearing:

The following spoke in opposition to the variance:

- Gregory Scott, 630 Ocean Front, Neptune Beach

The following submitted an email [on file] in opposition to the variance:

- Steve Lietch, 423 Upper 8th Avenue South, Jacksonville Beach

Mr. Ris addressed the concerns expressed during the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100054 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the rear yard setback, short-term rentals, lot size, and review criteria.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, Laura Tierney, and Owen Curley

Nays – Matt Metz

The motion passed 4-1.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, October 15, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:32 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/25/2024
SUBJECT:	BOA ##24-100059 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, October 15, 2024 Board of Adjustment Meeting.

BOA ##24-100059

ZONING: RS-2
RE NO.: 176337-0010
LEGAL: Lot 16, Block 1, *Oceanside Park*
ADDRESS: 457 S 7th Ave

REQUEST:

Section(s): 34-373(f), for gravel drive way in lieu of required paved driveway, 34-337(e)(1)(c)(2), for a combined side yard setback of 9.8 feet in lieu 15 feet minimum, for gravel driveway and to address existing nonconformities at an existing Two-family dwelling, located at **property addressed** 457 South 7th Ave, **RE#** 176337-0010, **legally described as** Lot 16, Block 1, *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 in 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 two-family dwelling was constructed in 1936, prior to the current LDC. The lot currently has an existing two-story dwelling, a wood deck with steps, concrete to the rear and gravel driveway. The applicant is proposing to maintain the gravel driveway which will address one of the non-conformities that currently exist. The lot is currently non-conforming in side yard setbacks and has a non-paved driveway. The current combined side yard set back is 9.8 feet and this is due to a wood deck that is located to the west side of the property. The subject property is only 5,000 square feet. In the RS-2 zoning district the minimum lot area is 7,500 square feet and the minimum width is 75 feet. This property has a width of 50 feet and has a lot area of 5,000 square feet. The applicant is asking for a variance for gravel drive way in lieu of required paved driveway and for a combined side yard setback of 9.8 feet in lieu 15 feet minimum, to address existing non-conformities. Staff does find that the requested variance is the minimum variance needed to address current non-conformities. The property is undersized and the request is consistent with the comprehensive plan.

STAFF ANALYSIS:

The subject property was developed in 1936 as a one-story single-family dwelling. The subject property is substandard in width. It measures 50 feet in width rather than the 75 feet minimum requirement in the RS-2 zoning district and is also nonconforming in size at 5,000 square feet. The applicant is proposing to address nonconformities, which will allow for a unpaved gravel driveway and

a combined side yard setback of 9.8 feet in lieu of the 15 feet minimum. Due to the substandard size of the lot, any structure on the property will increase lot coverage and encroach on setbacks. The applicant will not exceed the maximum lot cover and is proposing the gravel driveway to avoid that case. Allowing these current nonconformities is the minimum variance needed for the reasonable use of the parcel of land. The gravel driveway and the nonconforming side yard setback will not create a nuisance to surrounding properties as these nonconformities already exist. Other properties in this area have been granted similar variances to increase lot coverage to address nonconformities they did not cause. 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 50 feet in width rather than the 100 feet minimum and is nonconforming in size, at 5,000 square feet, slightly 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 is a nonconforming lot of record platted in 1922 and the applicant purchased the property with these nonconforming conditions.

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 gravel driveway in lieu of the required paved driveway, for a combined side yard setback of 9.8 feet in lieu of 15 feet minimum, 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.

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, any addition would require a variance from the RS-2 standards. 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. The minimum variance needed is to allow for gravel drive way in lieu of required paved driveway and for a combined side yard setback of 9.8 feet in lieu 15 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.

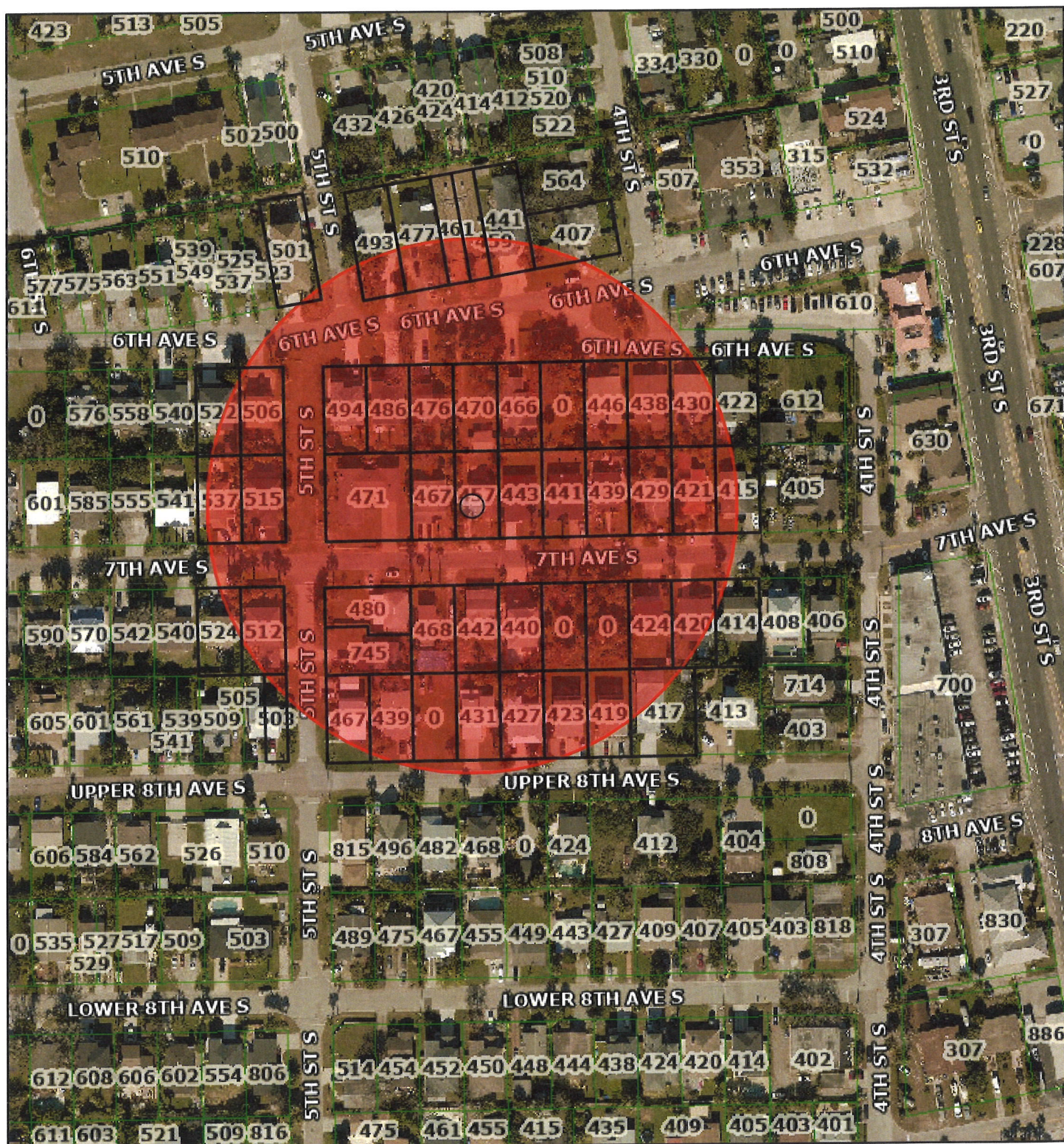
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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#24-100059**

ATTACHMENTS:

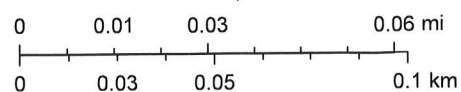
1. 24-100059pics
2. 24-100059



September 25, 2024

Parcels

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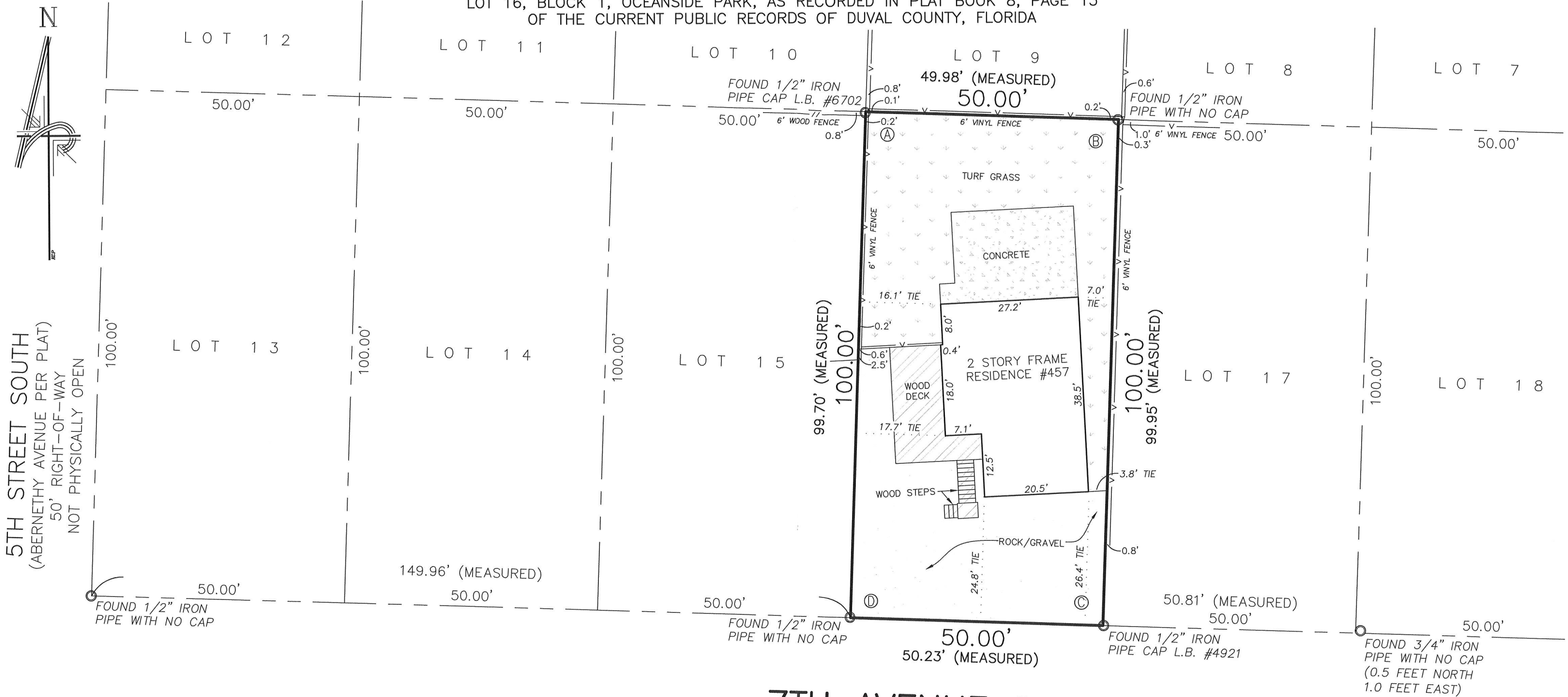
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JUL 24 2024

PLANNING
DEPARTMENT

MAP SHOWING BOUNDARY SURVEY OF:

LOT 16, BLOCK 1, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



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

CERTIFIED TO:
ZACHARY PRESTI

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0000-J, REVISED NOVEMBER 2, 2018

ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED

NO BUILDING RESTRICTION LINES BY PLAT

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 1

—V— DENOTES 6' VINYL FENCE EXCEPT AS NOTED

—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS

LOT AREA = 5,000± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	971±
CONCRETE	448±
WOOD DECK (@50%)	133±
WOOD STEPS (@50%)	23±

TOTAL IMPERVIOUS AREA = 1,575±

TOTAL DENSITY = 31.5%

ANGLE TABLE

A = 90°11'38"
B = 89°56'58"
C = 89°46'05"
D = 90°05'19"

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX(904) 853-6825
DURDENSURVEYING@GMAIL.COM
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE.

H. Bruce Durden Jr.
FLORIDA REGISTERED SURVEYOR NO. 4707
H. BRUCE DURDEN JR.

FIELD: JUNE 19, 2024
SCALE: 1" = 20'
CAD FILE NO. L-16_B-1 (457 7TH AVE S).DWG
WORK ORDER NUMBER: 24209

B-10460

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

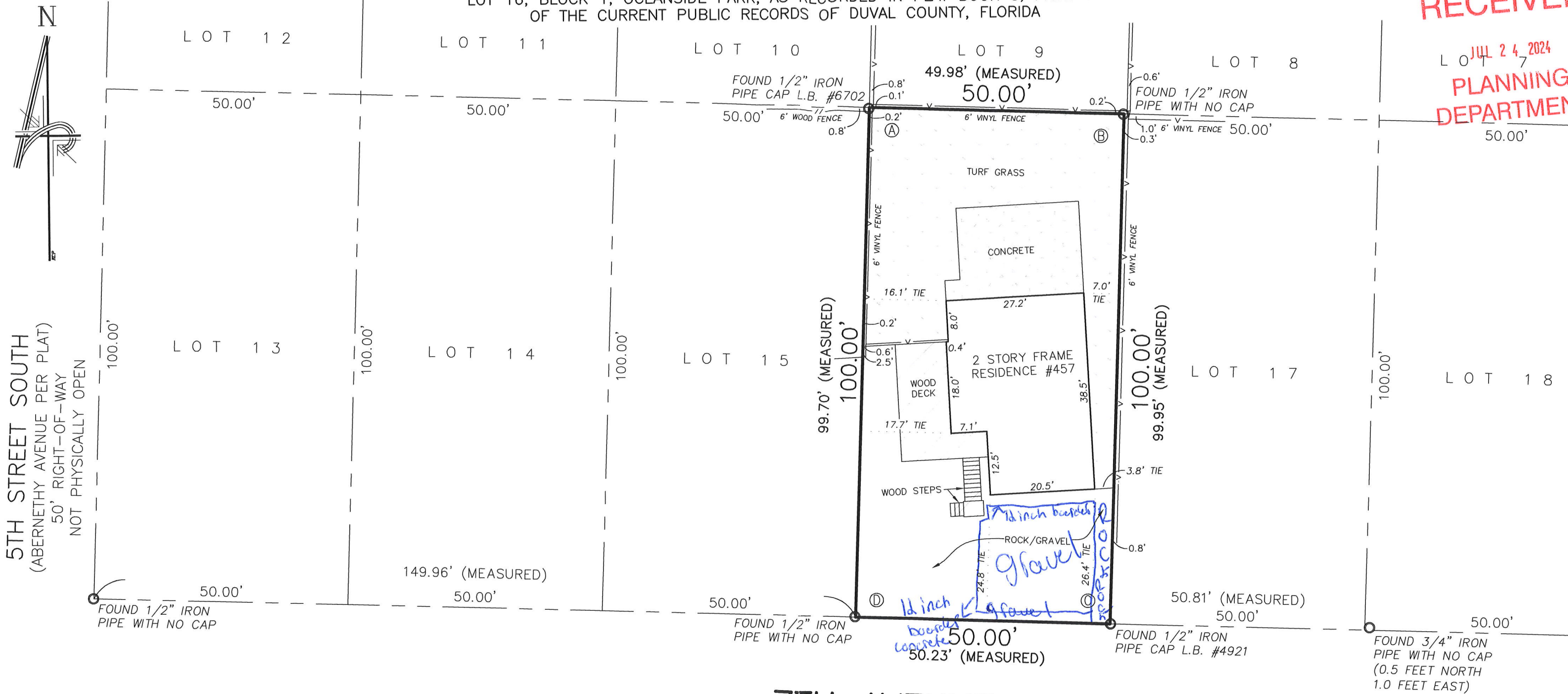
Proposed

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LOT 16, BLOCK 1, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

RECEIVED

JUL 24 2024
PLANNING
DEPARTMENT



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

CERTIFIED TO:
ZACHARY PRESTI

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0000-J, REVISED NOVEMBER 2, 2018

ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED

NO BUILDING RESTRICTION LINES BY PLAT

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 1

—V— DENOTES 6' VINYL FENCE EXCEPT AS NOTED

—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED

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TOTAL DENSITY = 31.5%

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Ⓑ = 89°56'58"
Ⓒ = 89°46'05"
Ⓓ = 90°05'19"

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX(904) 853-6825
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Bruce Durden Jr.
FLORIDA REGISTERED SURVEYOR NO. 4707
H. BRUCE DURDEN JR.

FIELD: JUNE 19, 2024
SCALE: 1" = 20'
CAD FILE NO. L-16_B-1 (457 7TH AVE S).DWG
WORK ORDER NUMBER: 24209

B-10460

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.



APPLICATION FOR VARIANCE

BOA NO. 24-100059

HEARING DATE 10/15

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 24 2024
**PLANNING
DEPARTMENT**

APPLICANT INFORMATION

Applicant Name: Zachary Presti Telephone: 407 967 1149
Mailing Address: 8013 Pine Lake Rd Jax FL 32256 E-Mail: Zach.j.presti@gmail.com

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

Landowner Name: Nicholas Presti Telephone: 407 963 5781
Mailing Address: 222 Poinsettia St. E-Mail: Nick.m.presti@gmail.com
Atlantic Beach FL 32233

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: 459 7th Ave South Jax beach FL 32250
Legal description of property (Attach copy of deed): Survey 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).
we would like a side yard setback of 8 foot
in lieu of 15 foot. we have a undersized lot
as well as a slanted property

AFFIDAVIT

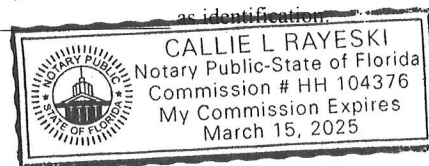
I, Zachary Presti, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

[Signature] Zachary Presti 7/24/24
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of July, 2024, by Zachary Presti, who is personally known to me or produced as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Callie 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: X-1mshdy

CODE SECTION (S): _____



APPLICATION FOR VARIANCE

BOA NO. 24-100039HEARING DATE 10/15/24

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name: Zachary Presti Telephone: 407 967 1149
Mailing Address: 8013 Pine Lake Rd. E-Mail: Zach.j.presti@gmail.com
Jax FL 32256

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

Landowner Name: Zach Presti Telephone: 407 967 1149
Mailing Address: 457 7th Ave S. E-Mail: zach.presti@gmail.com
Jax beach FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 457 7th AVE S. Jax beach FL 32250
Legal description of property (Attach copy of deed): attached
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
requesting gravel in lieu of concrete driveway &
so we do not exceed normal lot coverage

AFFIDAVIT

I, Zachary Presti, 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 [Signature]PRINT APPLICANT NAME Zach PrestiDATE 8/14/24

STATE OF FLORIDA, COUNTY OF DUVAL:

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

NOTARY PUBLIC SIGNATURE _____

PRINT NOTARY NAME _____

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2FLOOD ZONE: AE

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.

JUL 24 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	* undersized lot 5,000 instead of 7500 * uneven / crooked property
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.	NO 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	yes the minimum will be all necessary for reasonable use
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	

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.

PRESTI NICHOLAS ET AL 
222 POINSETTIA ST
ATLANTIC BEACH, FL 32233
PRESTI ZACHARY R/S

Primary Site Address
457 S 7TH AVE
Jacksonville Beach FL 32250-

Official Record Book/Page
20367-01705

Title #
9504

457 S 7TH AVE

Property Detail

RE #	176337-0010
Tax District	USD2
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03205 OCEANSIDE PARK
Total Area	5000

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.](#)

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$200,541.00	\$189,935.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$340,000.00	\$410,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$540,541.00	\$599,935.00
Assessed Value	\$540,541.00	\$594,595.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$5,340.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$540,541.00	See below

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
20367-01705	7/18/2022	\$665,000.00	WD - Warranty Deed	Qualified	Improved
15575-00475	4/14/2011	\$100.00	MS - Miscellaneous	Unqualified	Improved
05933-00251	3/22/1985	\$59,500.00	WD - Warranty Deed	Unqualified	Improved
05646-02012	4/29/1983	\$37,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-2	50.00	100.00	Common	1.00	Lot	\$410,000.00

Legal

LN	Legal Description
1	8-13 04-3S-29E .11
2	OCEANSIDE PARK
3	LOT 16 BLK 1

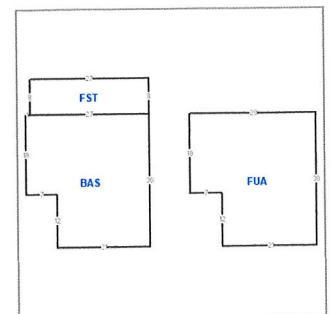
Buildings

Building 1
Building 1 Site Address
457 S 7TH AVE Unit
Jacksonville Beach FL 32250-

Building Type	0801 - DUPLEX
Year Built	1936
Building Value	\$189,935.00

Type	Gross Area	Heated Area	Effective Area
Finished Storage	216	0	108

Element	Code	Detail
Exterior Wall	12	12 Cedar/Redwood
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



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PRESTI NICHOLAS ET AL
222 POINSETTIA ST
ATLANTIC BEACH, FL 32233
PRESTI ZACHARY R/S

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Jacksonville Beach FL 32250-

Official Record Book/Page
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Title #
9504

457 S 7TH AVE

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Subdivision	03205 OCEANSIDE PARK
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Buildings

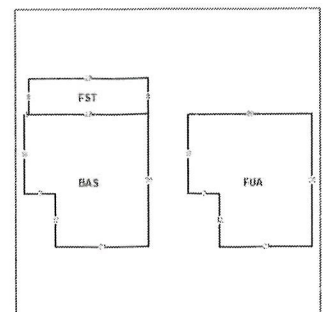
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Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Base Area	756	756	756
Finished upper story 1	756	756	718
Total	1728	1512	1582

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

RECEIVED
JUL 24 2024
PLANNING
DEPARTMENT

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$540,541.00	\$0.00	\$540,541.00	\$1,908.57	\$4,338.49	\$3,964.38
Public Schools: By State Law	\$540,541.00	\$0.00	\$540,541.00	\$831.49	\$1,720.54	\$1,586.06
By Local Board	\$540,541.00	\$0.00	\$540,541.00	\$577.62	\$1,215.14	\$1,101.84
FL Inland Navigation Dist.	\$540,541.00	\$0.00	\$540,541.00	\$7.61	\$15.57	\$15.57
Jax Beach	\$540,541.00	\$0.00	\$540,541.00	\$949.91	\$2,159.30	\$1,970.87
Water Mgmt Dist. SJRWMD	\$540,541.00	\$0.00	\$540,541.00	\$46.94	\$96.92	\$96.92
School Board Voted	\$540,541.00	\$0.00	\$540,541.00	\$0.00	\$540.54	\$0.00
Urban Service Dist2	\$540,541.00	\$0.00	\$540,541.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,322.14	\$10,086.50	\$8,735.64
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$256,949.00	\$237,792.00	\$0.00	\$237,792.00		
Current Year	\$540,541.00	\$540,541.00	\$0.00	\$540,541.00		

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**

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

More Information

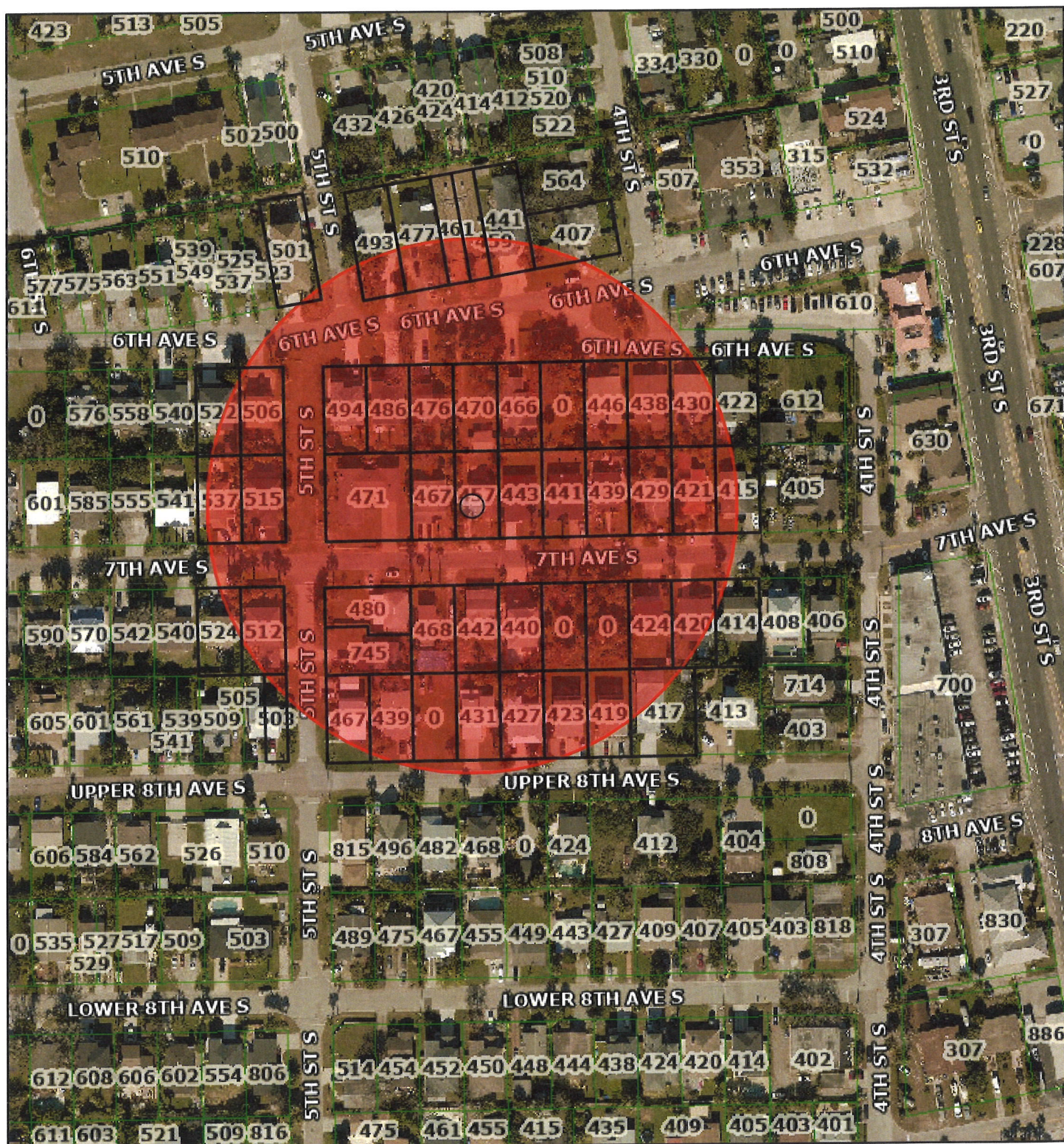
[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



RECEIVED

JUL 24 2024

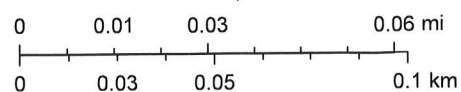
PLANNING
DEPARTMENT



September 25, 2024

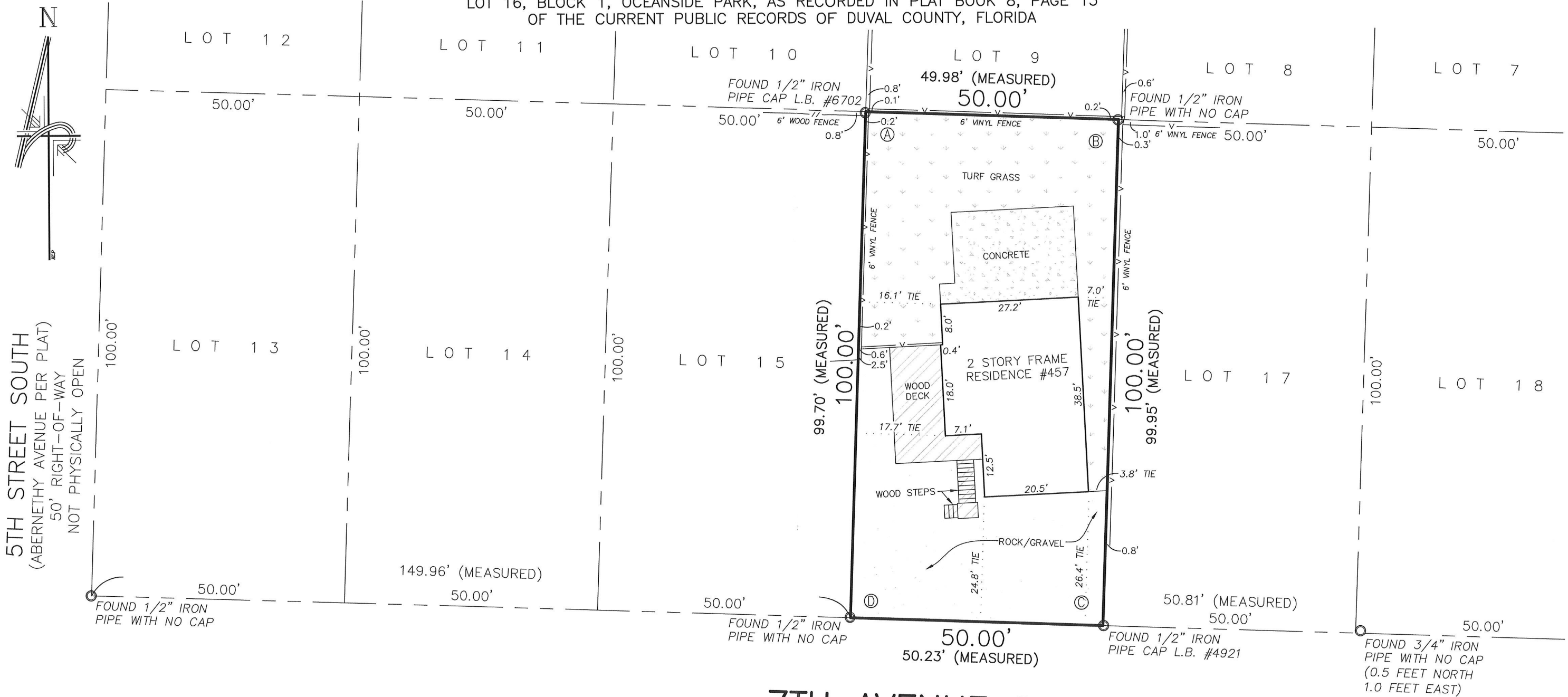
Parcels

1:2,257



MAP SHOWING BOUNDARY SURVEY OF:

LOT 16, BLOCK 1, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



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

CERTIFIED TO:
ZACHARY PRESTI

NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0000-J, REVISED NOVEMBER 2, 2018
ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED
NO BUILDING RESTRICTION LINES BY PLAT
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 1
—V— DENOTES 6' VINYL FENCE EXCEPT AS NOTED
—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS	
LOT AREA = 5,000± SQUARE FEET	
DESCRIPTION	SQUARE FEET
BUILDING AREA	971±
CONCRETE	448±
WOOD DECK (@50%)	133±
WOOD STEPS (@50%)	23±
TOTAL IMPERVIOUS AREA = 1,575±	
TOTAL DENSITY = 31.5%	

ANGLE TABLE	
A =	90°11'38"
B =	89°56'58"
C =	89°46'05"
D =	90°05'19"

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX(904) 853-6825
DURDENSURVEYING@GMAIL.COM
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE.

Bruce Durden Jr.
FLORIDA REGISTERED SURVEYOR NO. 4707
H. BRUCE DURDEN JR.

FIELD: JUNE 19, 2024
SCALE: 1" = 20'
CAD FILE NO. L-16_B-1 (457 7TH AVE S).DWG
WORK ORDER NUMBER: 24209

B-10460

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

Proposed

RECEIVED



CERTIFIED TO:
ZACHARY PRESTI

	DURDEN
	SURVEYING AND MAPPING, INC.
	985 11TH AVENUE SOUTH
	JACKSONVILLE BEACH, FLORIDA 32250
	(904) 853-6822 FAX(904) 853-6825
	DURDENSURVEYING@GMAIL.COM
	LICENSED BUSINESS NO. 6696
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE.	
FLORIDA REGISTERED SURVEYOR NO. 4707 H. BRUCE DURDEN JR.	
FIELD:	<u>JUNE 19, 2024</u>
SCALE:	<u>1" = 20'</u>
CAD FILE NO.	<u>I-16_B-1 (457 7TH AVE S) DWG</u>
WORK ORDER NUMBER:	<u>24209</u>
B-10460	
THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.	

Danevsky Joseph

From: Planning Division
Sent: Monday, October 7, 2024 9:36 AM
To: Lauren Loria
Cc: Danevsky Joseph
Subject: FW: Opposing Variance BOA #24-100059 Oct 15th 2024

From: Irene Morcos <irene_morcos@yahoo.com>
Sent: Friday, October 4, 2024 6:26 PM
To: Planning Division <Planning@jaxbchfl.net>
Cc: Michael Hopkins <mhopkins@me.com>
Subject: Opposing Variance BOA #24-100059 Oct 15th 2024

You don't often get email from irene_morcos@yahoo.com. [Learn why this is important](#)

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

Irene Morcos and Michael Hopkins
467 South 7th Ave
Jacksonville Beach, FL 32250

Public Hearing on October 15th 2024 6PM
BOA #24-100059
Re: 457 South 7th Ave (Lot 16 Block 1 Oceanside Park) Variance

Dear Department of Planning and Development,

We own 467 7th Ave South, the house next door to the property at 457 South 7th Ave and we are **categorically opposed** to the variance they seek to have a yard setback of only 9.8 ft (in lieu of the 15 feet minimum per the Land Development Code). This variance will negatively affect our real estate value and the enjoyment of our property as we would have a large structure sticking out blocking the sunlight and view and affecting our privacy. There is a reason why we have these minimum setbacks and we are all subject to them. There should be no exception as it would have an impact on others.

Thank you

Irene and Michael
650-669-9211



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/01/2024
SUBJECT:	BOA #24-100060 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, October 15, 2024 Board of Adjustment Meeting.

BOA #24-100060

ZONING: RS-1
RE NO.: 177653-0305
LEGAL: Lot 1, *Tall Pines*
ADDRESS: 385 North 15th St

REQUEST:

Section(s): 34-336(e)(1)(e), for 42.5% lot coverage in lieu of 35% maximum, for proposed paver decking around a swimming pool addition to an existing single-family dwelling, located at **property addressed** 385 North 15th St, **RE#** 177653-0305, **legally described as** Lot 1, *Tall Pines*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1985) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is approximately 62.57 feet in width with a total area of 7,889 square feet. The subject parcel is currently occupied by a one-story dwelling and a concrete driveway which consists of 782 square feet of coverage. The lot is slightly over lot coverage by 1%. The subject parcel's single-family structure was constructed in 1985, and the structure predates the existing LDC. The subject parcel is nonconforming in total lot area and width. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. The subject property has proposed a total impervious area of 42.5%, for construction of new swimming pool and paver deck. Per the applicant, the dwelling is built within the lot setbacks and is in line with neighboring homes. Many homes in this area have the same or similar substandard lots and would need variances for any addition to their property. This is a corner lot, which puts more restrictions on where you can build. Since the proposed construction will be on the corner side yard the applicant has to construct the pool 12 feet south of the property. These are the minimum variances needed to accommodate the improvements and to address existing nonconformities. The property is undersized and predates the current LDC, and has existing nonconformities. Adding any structure on this property will increase the lot of coverage and encroach on setbacks. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and the request is consistent with the comprehensive plan.

Were the subject property a lot of conforming size, the requested lot coverage would amount to roughly 34% of the total 10,000 square foot lot size.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1985 as a one-story single-family dwelling. The property currently exceeds the required lot coverage by 1% and has an existing concrete driveway. The applicant plans on making some improvements to the subject lot which will increase lot coverage percentage. Due to the substandard size of the lot, any additional structures on the property will increase lot coverage. Allowing an increase in lot coverage is the minimum variance needed for the reasonable use of the parcel of land. The subject property was platted in 1985 and the home was constructed in 1985, both of which predated the existing LDC. The nonconforming lot is not the fault of the applicant, nor are the existing nonconformities, and denying additional lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variance. There is a hardship justified by the lot being a non-conforming lot in total lot area and width. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject property is substandard in total lot area. The RS-1 requirement is 90 feet in width and a total lot area of 10,000 square feet. This property has a total lot area of 7,889 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 1985, and was never designed to accommodate the modern LDC requirements. The applicant purchased the property in its current state.

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

Staff finds that the proposed variance will not confer special privileges. Within the surrounding properties within the same zoning district, 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.

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 variance is the minimum variance needed to accommodate the proposed new pool and paver decking. The proposed variance needed is for 42.5%, for construction of new swimming pool and paver deck.

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.

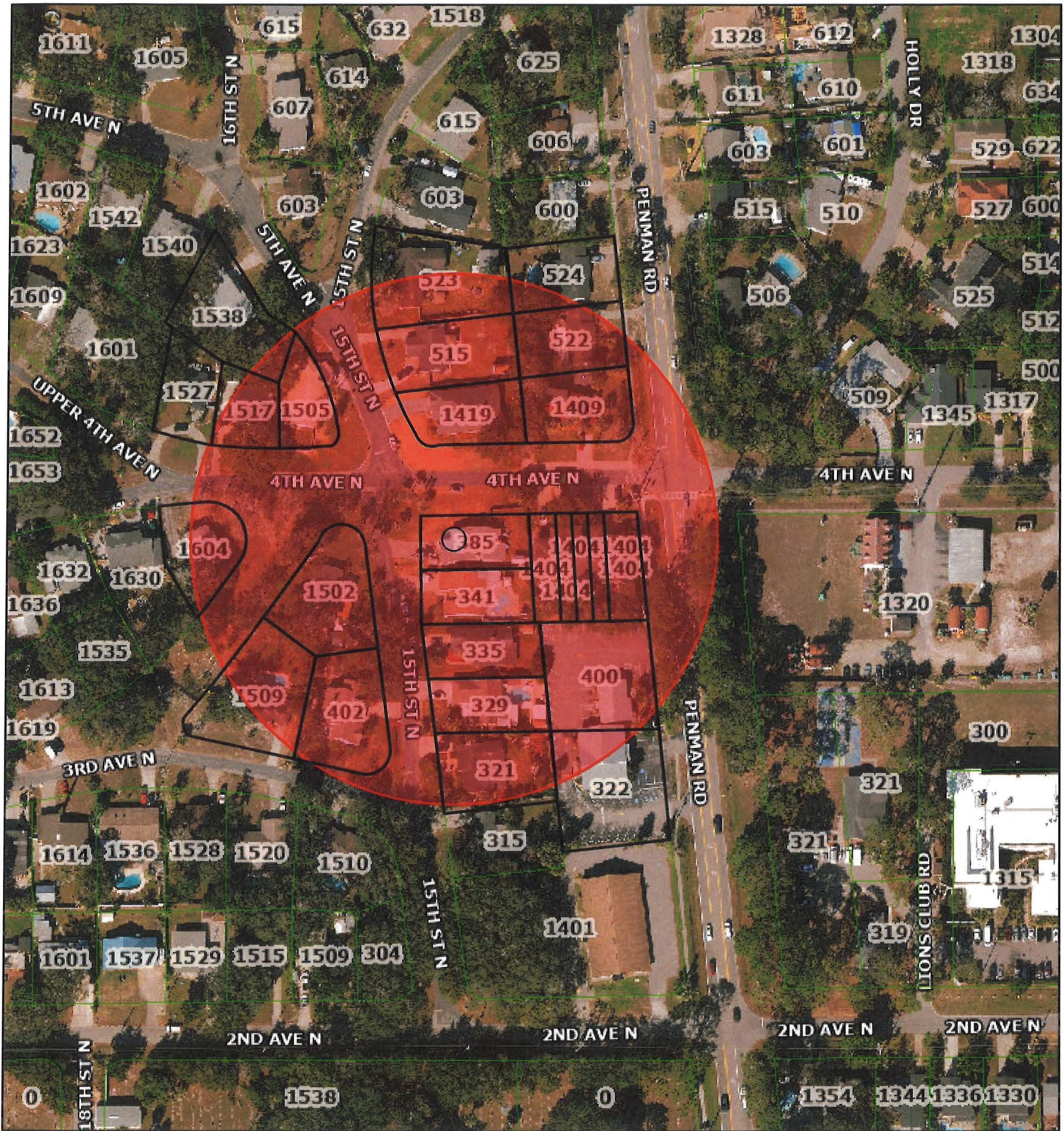
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan

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#24-100060**

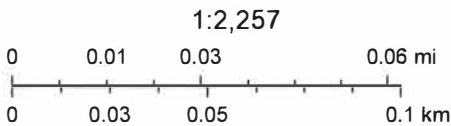
ATTACHMENTS:

1. 24-100060pics
2. 24-100060



October 1, 2024

 Parcels



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AUG 06 2024

PLANNING
DEPARTMENT



PROPERTY ADDRESS: 385 N 15TH STREET JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1702.2525

FIELD WORK DATE: 3/3/2017

REVISION DATE(S): (REV.0 3/6/2017)

17022525

BOUNDARY SURVEY
DUVAL COUNTY

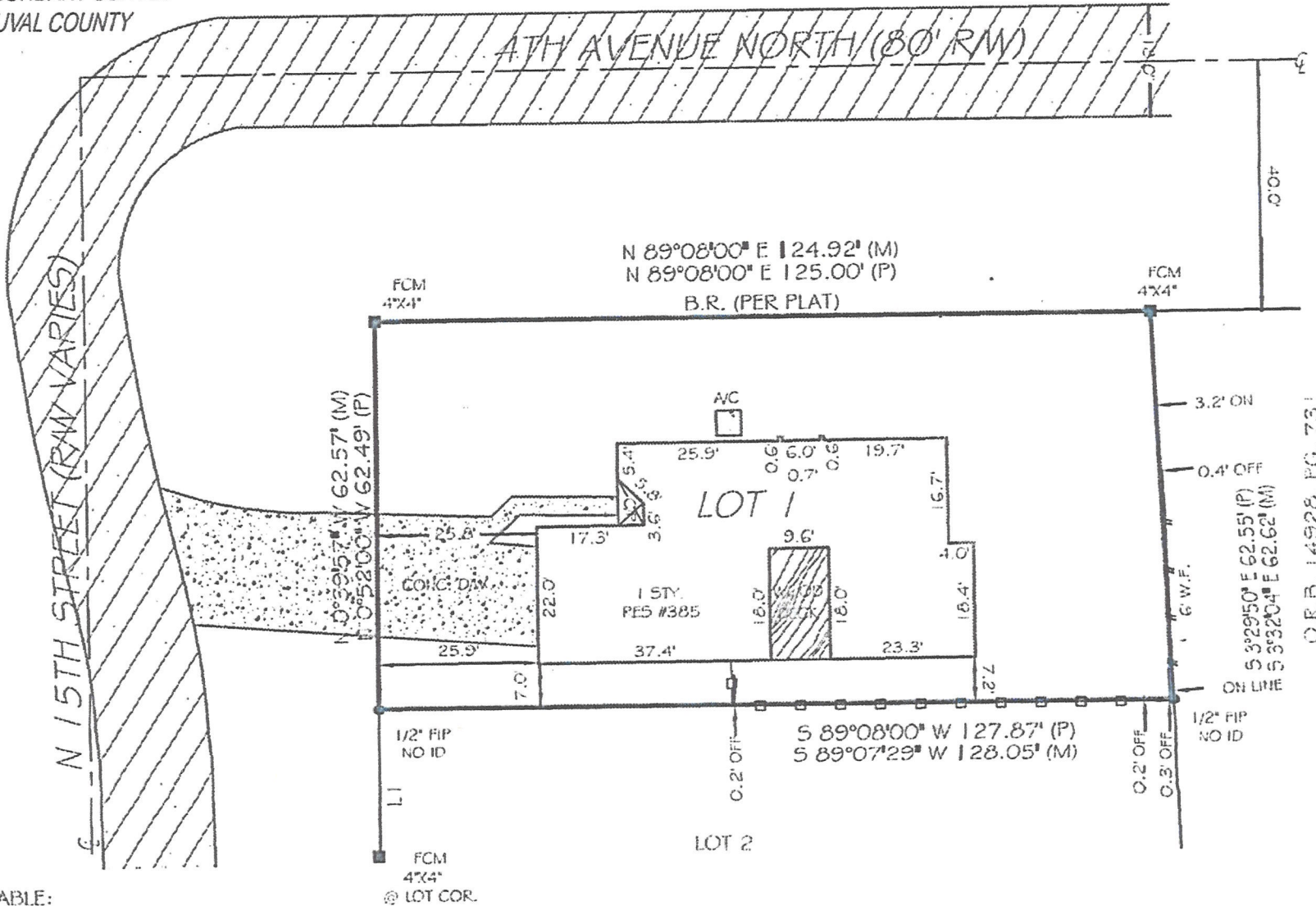


TABLE:

LI N 0°52'00" W 62.49' (P)
N 0°33'47" W 62.25' (M)

NOTES:

FENCE OWNERSHIP NOT DETERMINED

C. BOYD ALLEN
CERTIFICATE
No 3932
C. Boyd Allen
I hereby certify that the Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mapmakers in Chapter 6J-17 of the Florida Administrative Code.

Lot Calculations

Lot	7,889 SF
House	2,065 SF
Existing Hardscape	782 SF
Current Impervious	36 %



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

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POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 113078

DATE: 3/6/2017

BUYER: Sean L. Sheridan and Kara K. Sheridan

SELLER:

CERTIFIED TO: SEAN L. SHERIDAN AND KARA K. SHERIDAN; STEWART TITLE COMPANY; STEWART TITLE GUARANTY COMPANY

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FIELD WORK DATE: 3/3/2017

REVISION DATE(S): (REV.0 3/6/2017)

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DUVAL COUNTY

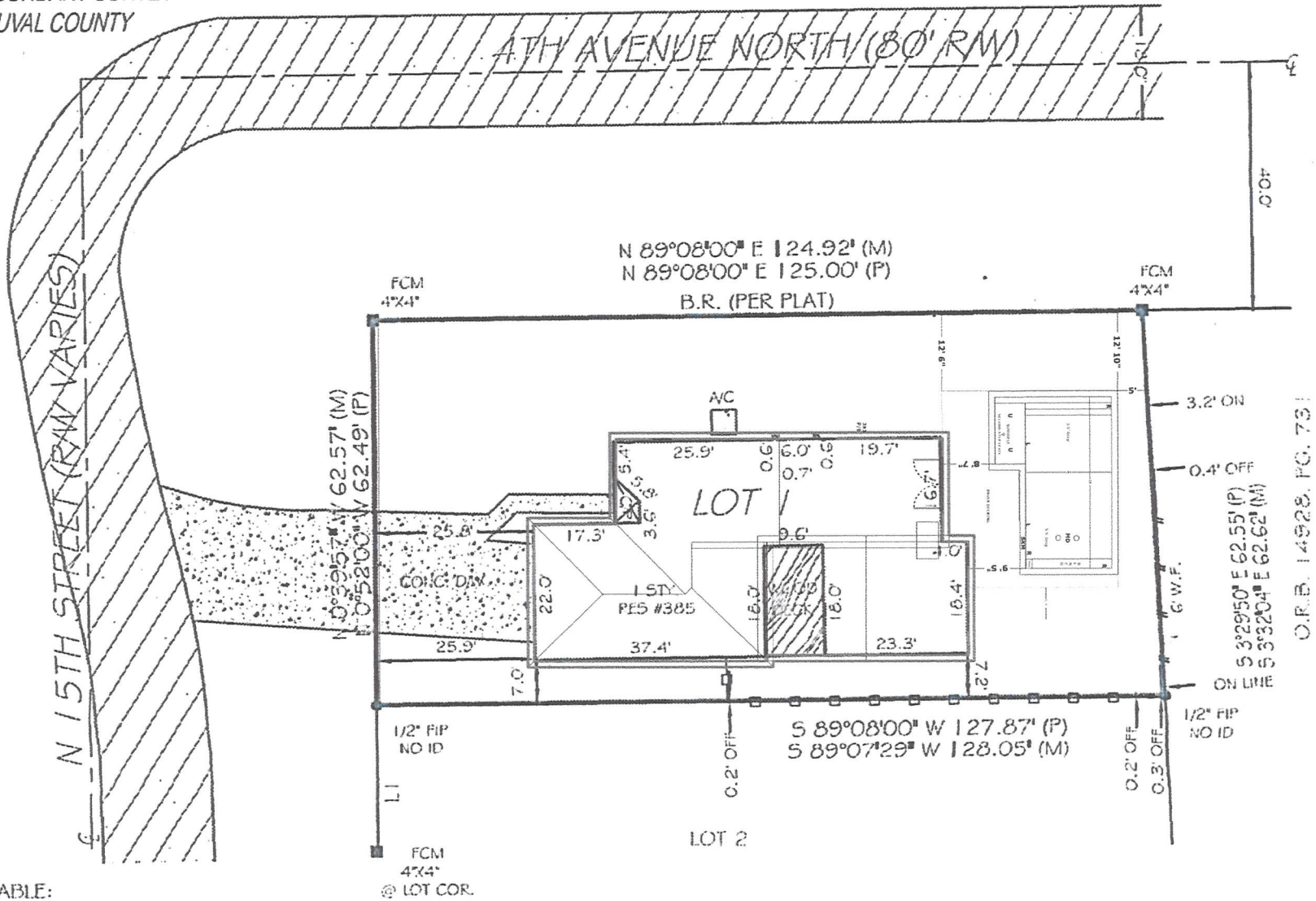


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Current Impervious	36%
Proposed Deck	452 SF
Proposed Equip. Pad	9 SF
Added Impervious	5.84%
New Total Impervious	3,308
New Impervious	41.93%



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REQUIRED DOCUMENTATION

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

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AUG 06 2024

PLANNING
DEPARTMENT

904-631-5132

Applicant Name: Kara and Sean Sheridan **Telephone:** sheridansouth2516@gmail.com
Mailing Address: 385 N 15th St Jacksonville Beach, FL 32250 **E-Mail:** _____

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

385 N 15th St Jacksonville Beach, FL 32250

Street address of property and Real Estate Number: _____

Legal description of property (Attach copy of deed): 177653-0305

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).

Seeking approval to allow for modest paver decking around an in-ground swimming pool above the maximum 35% to 42.5%

AFFIDAVIT

I, Kara Sheridan, 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.

Kara Sheridan
APPLICANT SIGNATURE

Kara Sheridan
PRINT APPLICANT NAME

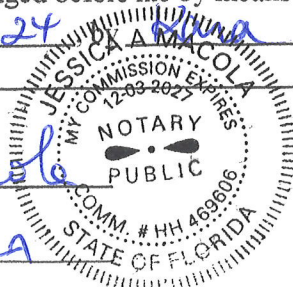
8/5/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of August, 2024, Kara Sheridan, who is personally known to me or produced FL DL as identification.

Jessica A Macola
NOTARY PUBLIC SIGNATURE

Jessica A Macola
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

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.

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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.

**PLANNING
DEPARTMENT**

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This lot is substandard and does not meet the minimum 10,000 SF for RS-1 Zoning District per the LDC.
Special circumstances and conditions do not result from the actions of the applicant.	NO	Existing house is built within the lot setbacks and is in line with the neighboring homes. The undersized lot is the 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.	NO	Requesting what is commonly approved by many of the surrounding neighbors with similar lot conditions that build swimming pools and decks.
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	Many homes in the area have the same or similar substandard lot and required similar variances.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Variance would allow for a modest swimming pool with minimal decking and area for table and chairs.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	This is a corner lot and the pool and deck will be built on the street side of the rear yard.

2023 NOTICE OF PROPOSED PROPERTY TAXES
Duval County, Florida

DO NOT PAY
THIS IS NOT A BILL



230794 1 AV 0.498*****AUTO**5-DIGIT 32224 5DGS 2 FT 792



SHERIDAN SEAN L
SHERIDAN KARA K
385 N 15TH ST
JACKSONVILLE BEACH, FL 32250

Legal Description:

40-57 38-2S-29E
TALL PINES
LOT 1

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AUG 6 2024

PLANNING
DEPARTMENT

RE No: 1776530305R

Use: 0100

Dist: USD2

Prop. Address: 385 N 15TH ST

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	Prior (2022) Taxable Value*	Your Final Tax Rate and Taxes Last Year (2022)		Current (2023) Taxable Value*	Your Tax Rate and Taxes This Year if NO Budget Change is Made		Your Tax Rate and Taxes This Year if PROPOSED Budget Change is Made	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
County	231,557	8.0262	1,858.52	240,003	7.3341	1,760.21	8.0262	1,926.31
Public Schools:								
By State Law	256,557	3.2360	830.22	265,003	2.9342	777.57	3.1830	843.50
By Local Board	256,557	2.2480	576.74	265,003	2.0384	540.18	2.2480	595.73
FL Inland Navigation Dist.	231,557	0.0320	7.41	240,003	0.0288	6.91	0.0288	6.91
Jax Beach	231,557	3.9947	925.00	240,003	3.6461	875.07	3.9947	958.74
Water Mgmt Dist. SJRWMD	231,557	0.1974	45.71	240,003	0.1793	43.03	0.1793	43.03
School Board Voted	256,557	0.0000	0.00	265,003	0.0000	0.00	1.0000	265.00
TOTAL AD VALOREM PROPERTY TAXES			4,243.60			4,002.97		4,639.22

PROPERTY APPRAISER VALUE INFORMATION

	MARKET (JUST) VALUE	ASSESSED VALUE (Before Exemptions) Applies to School Millage	ASSESSED VALUE (Before Exemptions) Applies to Non-School Millage
PRIOR YEAR (2022)	347,235	281,557	281,557
CURRENT YEAR (2023)	392,655	290,003	290,003

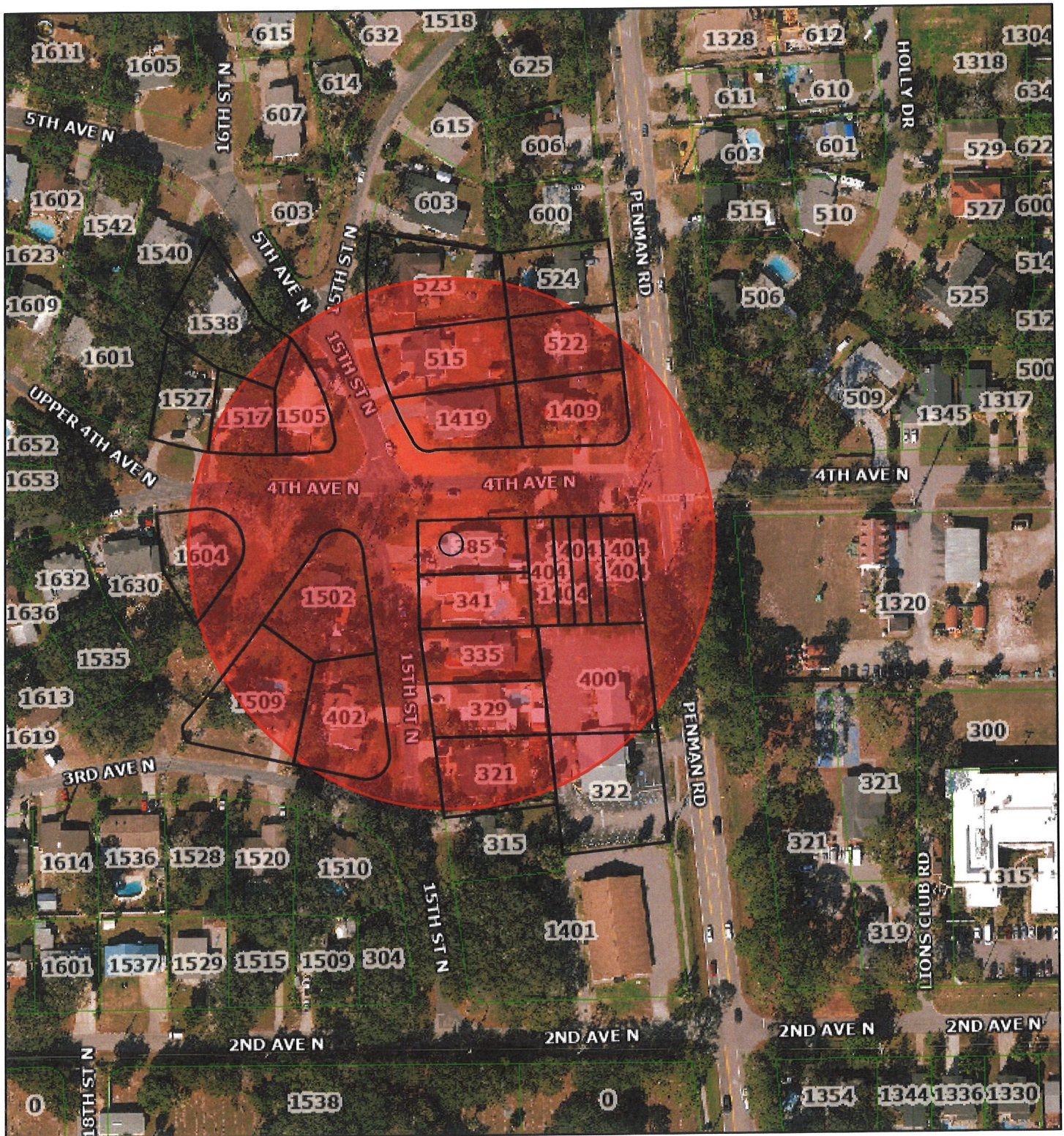
Applied Assessment Reduction	Applies To	Prior Value (2022)	Current Value (2023)
Save Our Homes or Portability Benefit	All Taxes	65,678	102,652
Agricultural Classification	All Taxes	0	0
Non-Homestead 10% Cap Benefit	Non-School Taxes	0	0
Exemptions	Applies To	Prior Value (2022)	Current Value (2023)
Charitable & Institutional	All Taxes	0	0
First Homestead or TPP	All Taxes	25,000	25,000
Additional Homestead	Non-School Taxes	25,000	25,000
Disability	All Taxes	0	0
Limited-Income Senior 1	County/Municipal Taxes	0	0
Limited-Income Senior 2 (25 yrs)	County/Municipal Taxes	0	0
Widow/Widower	All Taxes	0	0
Historic Preservation	County Operating Taxes	0	0
Deployed Service Member Exemption	All Taxes	0	0

If you feel that the **market value** of the property is inaccurate or does not reflect fair market value as of January 1, 2023, or if you are entitled to an exemption or classification that is not reflected, please visit the Duval County Property Appraiser's Office at 231 E. Forsyth Street, Jacksonville, Florida 32202, call (904) 255-5900 or one of the numbers on the back of this notice.

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or exemption, you may file a petition for an adjustment with the **Duval County Value Adjustment Board**. Petition forms are available online at www.duvalpa.com or at the address above.

Petitions must be filed on or before
September 5, 2023

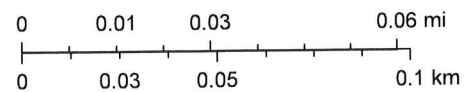
SEE REVERSE SIDE FOR EXPLANATIONS OF THE COLUMNS AND SECTIONS ABOVE.



October 1, 2024

Parcels

1:2,257



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AUG 06 2024

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DEPARTMENT



PROPERTY ADDRESS: 385 N 15TH STREET JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1702.2525

FIELD WORK DATE: 3/3/2017

REVISION DATE(S): (REV.0 3/6/2017)

17022525

BOUNDARY SURVEY
DUVAL COUNTY

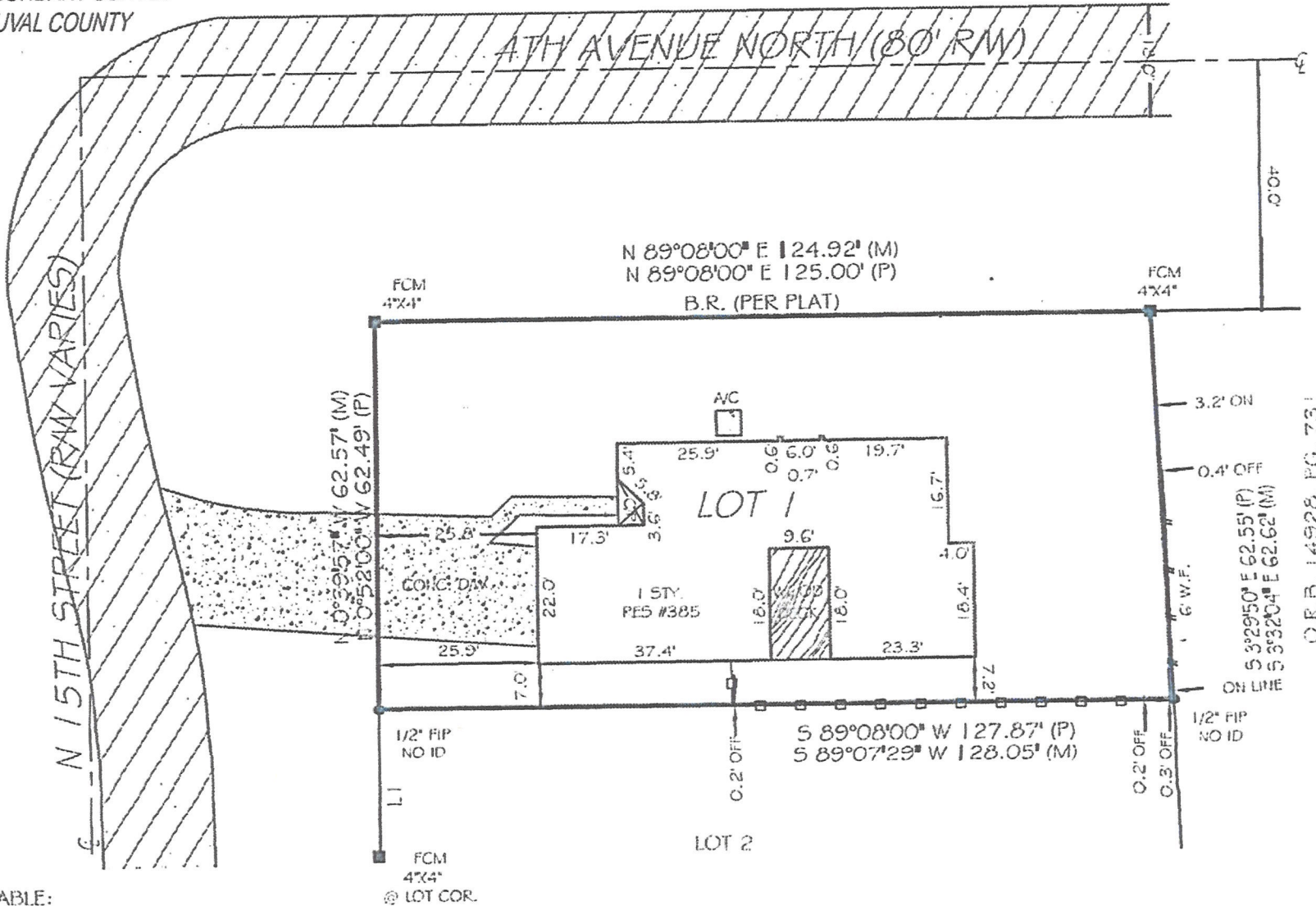


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House	2,065 SF
Existing Hardscape	782 SF
Current Impervious	36 %



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POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 113078

DATE: 3/6/2017

BUYER: Sean L. Sheridan and Kara K. Sheridan

SELLER:

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SURVEY NUMBER: 1702.2525

FIELD WORK DATE: 3/3/2017

REVISION DATE(S): (REV.0 3/6/2017)

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DUVAL COUNTY

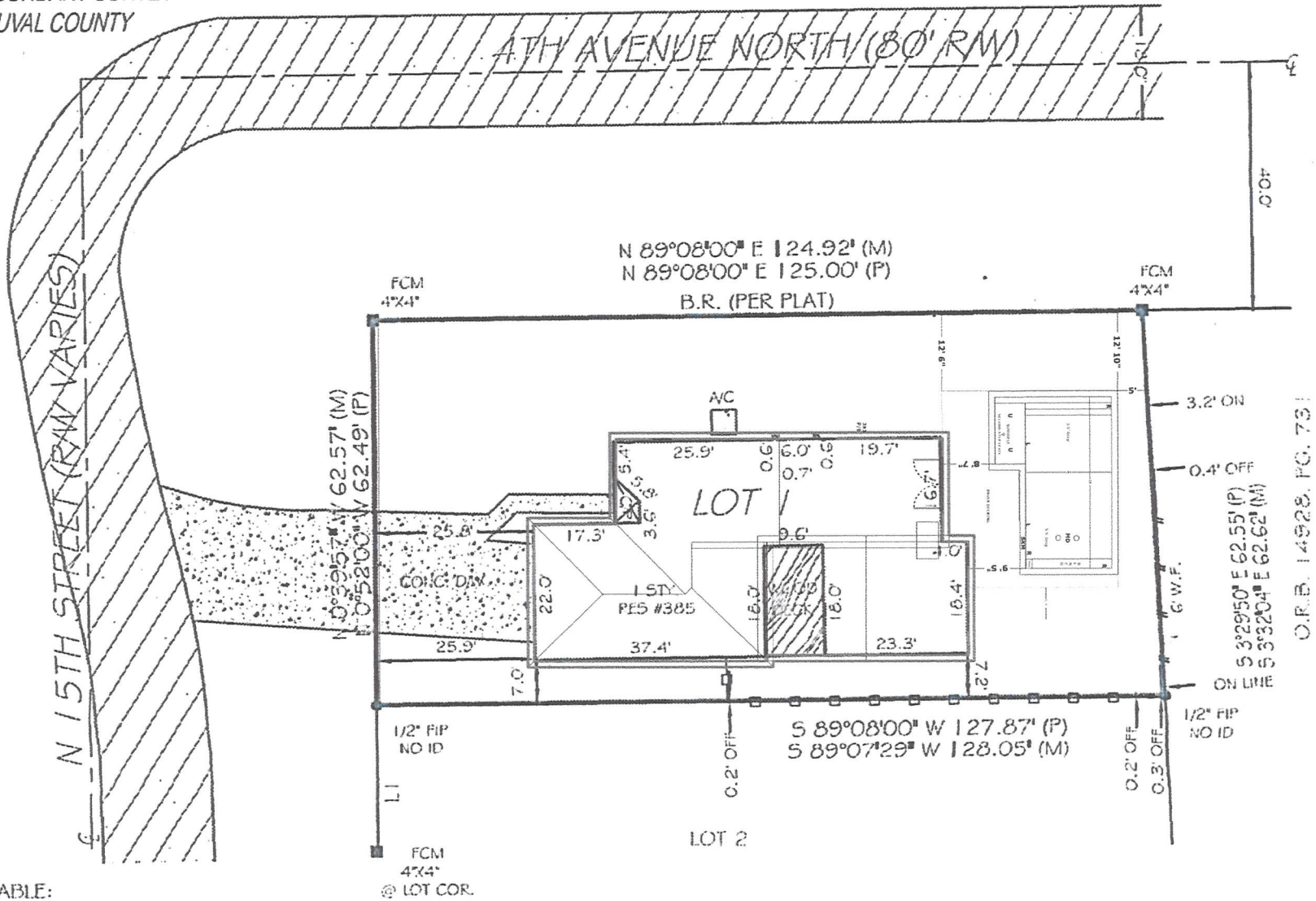


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1/25" = 1 ft

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BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/25/2024
SUBJECT:	BOA #24-100061 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, October 15, 2024 Board of Adjustment Meeting.

BOA #24-100061

ZONING: RS-2
RE NO.: 176883-0000
LEGAL: Lot 10, Block 147, *Oceanside Park*
ADDRESS: 617 S 15th Ave

REQUEST:

Section(s): 34-337(e)(1)(e), for 47% lot coverage in lieu of 35% maximum, for proposed new covered deck addition to an existing single-family dwelling, located at **property addressed** 617 S 15th Ave, **RE#** 176883-0000, **legally described as** Lot 10, Block 147, *Oceanside Park*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1922) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-2. The subject parcel is approximately 50 feet in width with a total area of 6,250 square feet. The subject parcel is currently occupied by a one-story dwelling, a concrete driveway, a porch and an existing deck to the rear of the property. The lot is currently over lot coverage at 46%. The proposed new covered deck will only increase in lot coverage to 46.8%. The subject parcel's single-family structure was constructed in 1958, and the structure predates the existing LDC. The subject parcel is nonconforming in total lot area and width. In the RS-2 zoning district, the minimum dimensional requirement is 75 feet in width and a total lot area of 7,500 square feet. The subject property has proposed a total impervious area of 47%, for the replacement of an existing deck with a new covered deck. Many homes in this area have the same or similar substandard lots and would need variances for any addition to their property. The property is already over the maximum lot coverage at 46%. The new covered deck will be in a similar footprint as the current deck. The lot coverage will only increase by .8% as the new covered deck will be slightly larger. Currently, the existing deck is 196 square feet and the new deck will be 215 square feet. These are the minimum variances needed to accommodate the improvements and to address existing nonconformities. The property is undersized and predates the current LDC, and has existing nonconformities. Adding any structure on this property will increase the lot of coverage and encroach on setbacks. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and the request is consistent with the comprehensive plan.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1958 as a one-story single-family dwelling. The property currently exceeds the required maximum lot coverage by 11% with an existing deck to its rear. The applicant plans on making some improvements to the subject property which will increase lot coverage percentage. Due to the substandard size of the lot, any additional structures on the property will increase lot coverage. Allowing an increase in lot coverage to 47% is the minimum variance needed for the reasonable use of the parcel of land. The subject property was platted in 1922 and the home was constructed in 1958, both of which predated the existing LDC. The nonconforming lot is not the fault of the applicant, nor are the existing nonconformities, and denying additional lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variance. There is a hardship justified by the nonconforming nature of the lot in total lot area and width. Staff would recommend that the application be approved.

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 a nonconforming lot of record and substandard in area and width. The property measures 50 feet in width rather than the 75 feet minimum and is nonconforming in area, at 6,250 square feet, less than the required 7,500 square feet 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 is a nonconforming lot of record platted in 1922 and the applicant purchased the property with these nonconforming conditions.

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 47% lot coverage in lieu of 35% maximum 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.

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, any addition would require a variance from the RS-2 standards. 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 covered decking.

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.

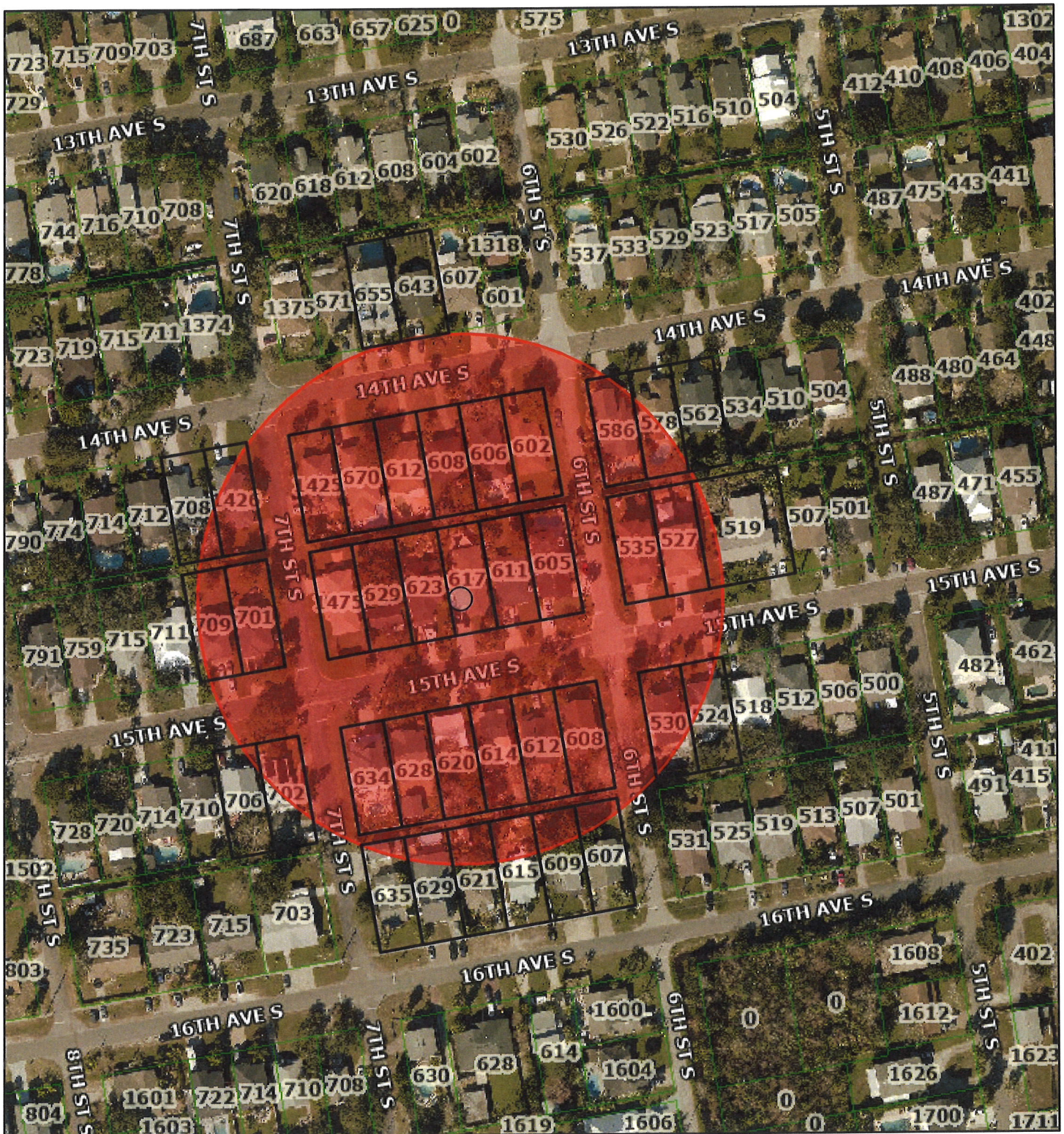
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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#24-100061**

ATTACHMENTS:

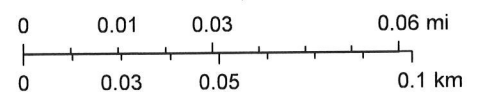
1. 24-100061pics
2. 24-100061



September 25, 2024

 Parcels

1:2,257

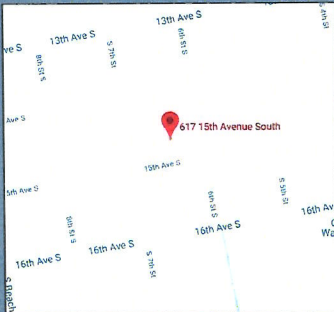


ORDERED BY:



CROCKETT LAW P.L.
REAL ESTATE LAW

10033 Sawgrass Drive West, Suite 125 | Ponte Vedra



PROPERTY ADDRESS: 617 15TH AVENUE SOUTH, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL1805.1166

FIELD WORK DATE: 5/11/2018

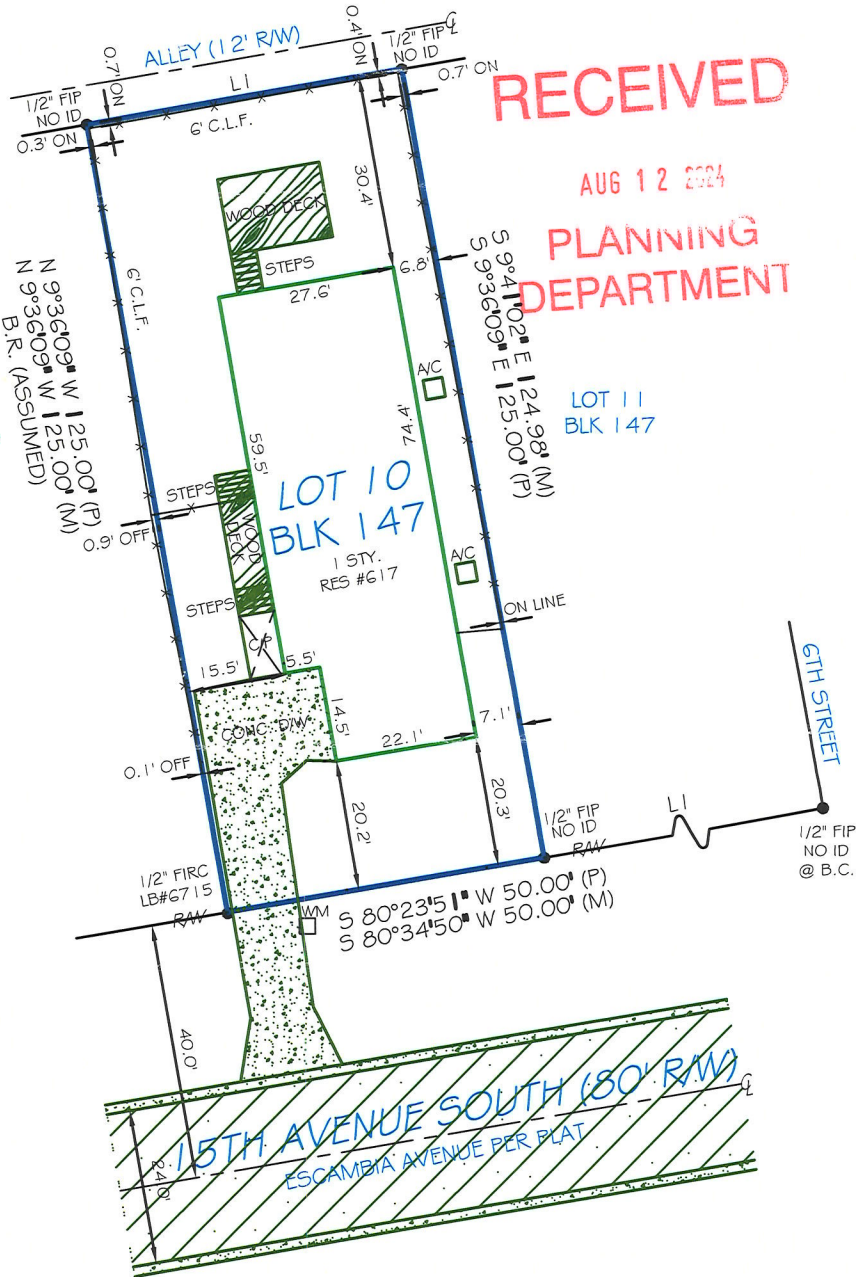
REVISION DATE(S): (REV.0 5/16/2018)

18051166
BOUNDARY SURVEY
DUVAL COUNTY

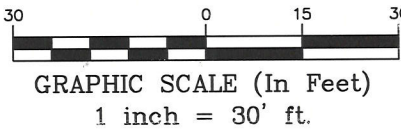
TABLE:
L1 N 80°23'51" E 50.00' (P)
N 80°25'13" E 49.84' (M)
L2 N 80°23'51" E 150.00' (P)
N 80°18'57" E 150.10' (M)

LOT 9
BLK 147

LOT 11
BLK 147



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 17 of the Florida Administrative Code.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 2018-54

DATE: 05/16/18

BUYER: BARBARA L. BEARD AND RICK D. BEARD

SELLER: GREGORY E. MACKAY

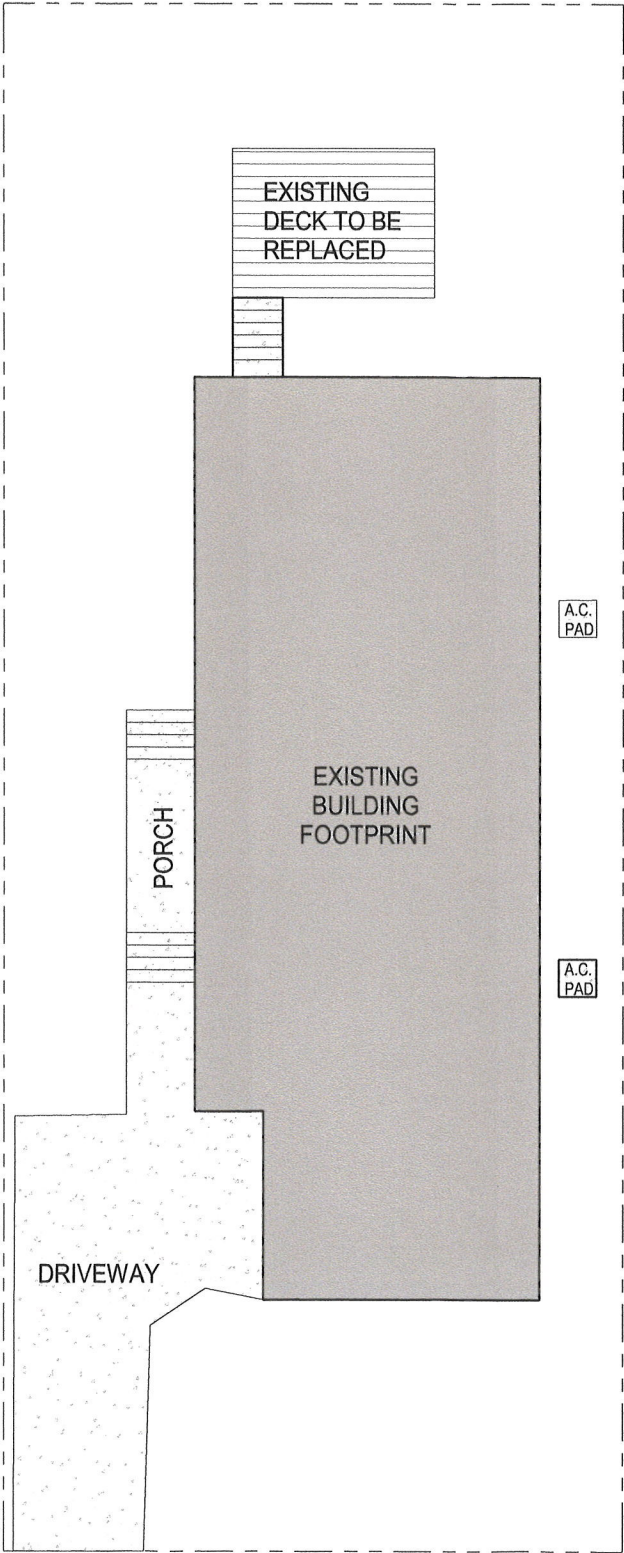
CERTIFIED TO: BARBARA L. BEARD AND RICK D. BEARD; CROCKETT LAW P.L.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; MID MISSOURI BANK



AFFILIATE
MEMBERS

EXACTA LAND SURVEYORS, INC.
11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913
LB# 7337 | P: 866.735.1916 | F: 866.744.2882
Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

EXISTING



LOT AREA: 6250

EXISTING:

BUILDING FOOTPRINT: 1993
EXISTING DECK: 196
DRIVEWAY AND WALK UPS: 701
A.C. PADS: 18
TOTAL 2908
EXIST. LOT COVERAGE: 46%

PROPOSED:

NEW COVERED DECK: 215
BUILDING FOOTPRINT: 1993
DRIVEWAY AND WALK UPS: 701
A.C. PADS: 18
TOTAL 2927
EXIST. LOT COVERAGE: 46.8%

ZONING NOTES:

- a. Minimum lot area: Seven thousand five hundred (7,500) square feet.
- b. Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- c. Minimum yards:
 - 1. Front yard: Twenty (20) feet.
 - 2. Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet.
 - 3. Rear Yard: Thirty (30) feet.
- d. Maximum lot coverage: Thirty-five (35) percent.
- e. Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

VARIANCE NOTES:

THE OWNER FACES A HARDSHIP BECAUSE:

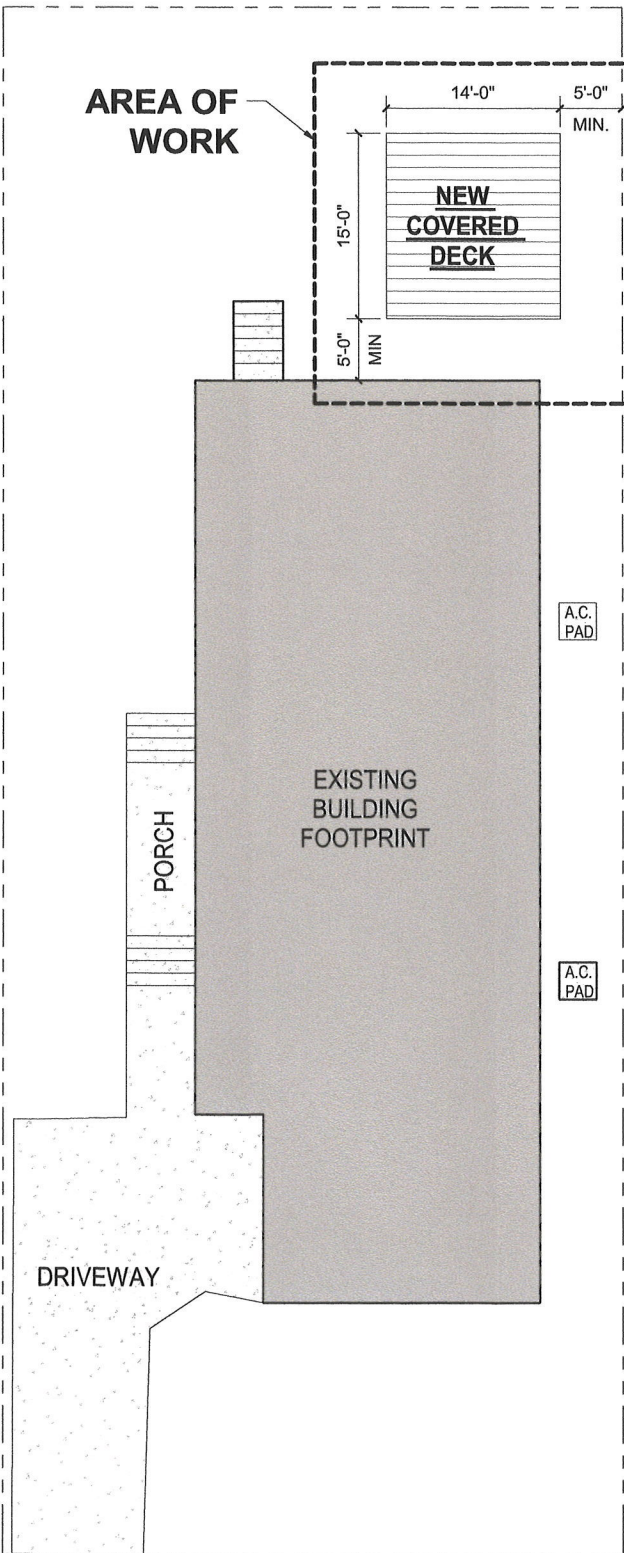
- 1.) LOT AREA IS 83% OF THE REQUIREMENT.
- 2.) THE LOT WIDTH IS 68.6% OF THE REQUIREMENT.

THE OWNER PROPOSES:

- 1.) A LOT COVERAGE OF 49% IN LIEU OF 35%

PLEASE NOTE THAT THE PROPOSED IMPROVEMENT DOES NOT INCREASE THE LOT COVERAGE SUBSTANTIALLY.

PROPOSED



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AUG 12 2024

PLANNING
DEPARTMENT



APPLICATION FOR VARIANCE

BOA No. 24-100061
HEARING DATE 10/15

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

REQUIRED DOCUMENTATION

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

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PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Peter & Patricia Kiely **Telephone:** (904) 874-7498
Mailing Address: 617 15th Ave S **E-Mail:** pkiey@nationaldatacare.com
Jacksonville Bch, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Peter & Patricia Kiely **Telephone:** (904) 874-7498
Mailing Address: 617 15th Ave S **E-Mail:** pkiey@nationaldatacare.com
Jacksonville Bch, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 617 15th Ave S Jax Bch FL 32250
Legal description of property (Attach copy of deed): _____
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).
New covered deck

AFFIDAVIT

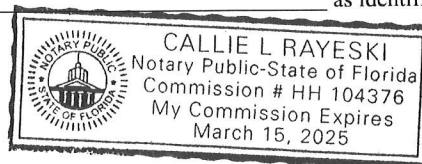
I, Peter Kiely, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

[Signature] PETER KIELY 8-12-24
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2024, by Peter Kiely, who is personally known to me or produced drivers license as identification.

[Signature]
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: X (unshaded)
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.

NOT TUES
DUE

AUG 12 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.

PLANNING
DEPARTMENT

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	UNDERSIZED LOT
Special circumstances and conditions do not result from the actions of the applicant.	N	
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.	N	
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	HARDSHIP DUE TO UNDERSIZED LOT
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	

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AUG 12 2024

PLANNING
DEPARTMENT

Doc # 2020061082, OR BK 19140 Page 1222, Number Pages: 2,
Recorded 03/17/2020 11:24 AM, RONNIE FUSSELL CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING \$18.50 DEED DOC ST \$3115.00

PREPARED BY AND RETURN TO:

Repass Law
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

File: 20-9026

WARRANTY DEED

THIS WARRANTY DEED is executed as of March 09, 2020, by **Rick D. Beard and Barbie L. Beard, husband and wife** whose address is **8111 Seven Mile Dr., Ponte Vedra Beach, Florida 32082** hereinafter called the "Grantor"), in favor of **Peter D. Kiely and Patricia M. Kiely, husband and wife** whose address is: **617 S. 15th Avenue Jacksonville Beach, Jacksonville Beach, Florida 32250** (hereinafter called the "Grantee").

Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Duval County, Florida (the "Property"), as more particularly described as:

Lot 10, Block 147 of OCEANSIDE PARK, a subdivision according to the plat thereof recorded in Plat Book 8, Page 13, of the Public Records of Duval County, Florida.

Parcel Number: 176883-0000

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

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

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that Grantor fully warrants the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

The Property is subject to future taxes, easements, encumbrances and matters of record; however, this reference shall not serve to reimpose same.

PREPARED BY AND RETURN TO:

Repass Law
111 Solana Road, Suite B
Ponte Vedra Beach, FL 32082

File: 20-9026

RECEIVED

AUG 12 2024

PLANNING
DEPARTMENT
WARRANTY DEED

E-RECORDED

simplifile

ID: 2020061082
County: Duval
Date: 3/11/20 Time: 11:24am

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

RECEIVED

Signed, sealed and delivered
in the presence of:

AUG 12 2024

PLANNING
DEPARTMENT

Sign: _____
Witness #1 LiseEllen C. Sawyer
Print: _____

Rick D. Beard

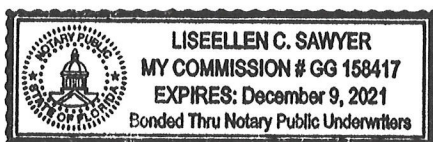
Sign: _____
Witness #2
Print: MICHAEL W. ROLLEWICZ

Barbie L. Beard

STATE OF FLORIDA
COUNTY OF _____

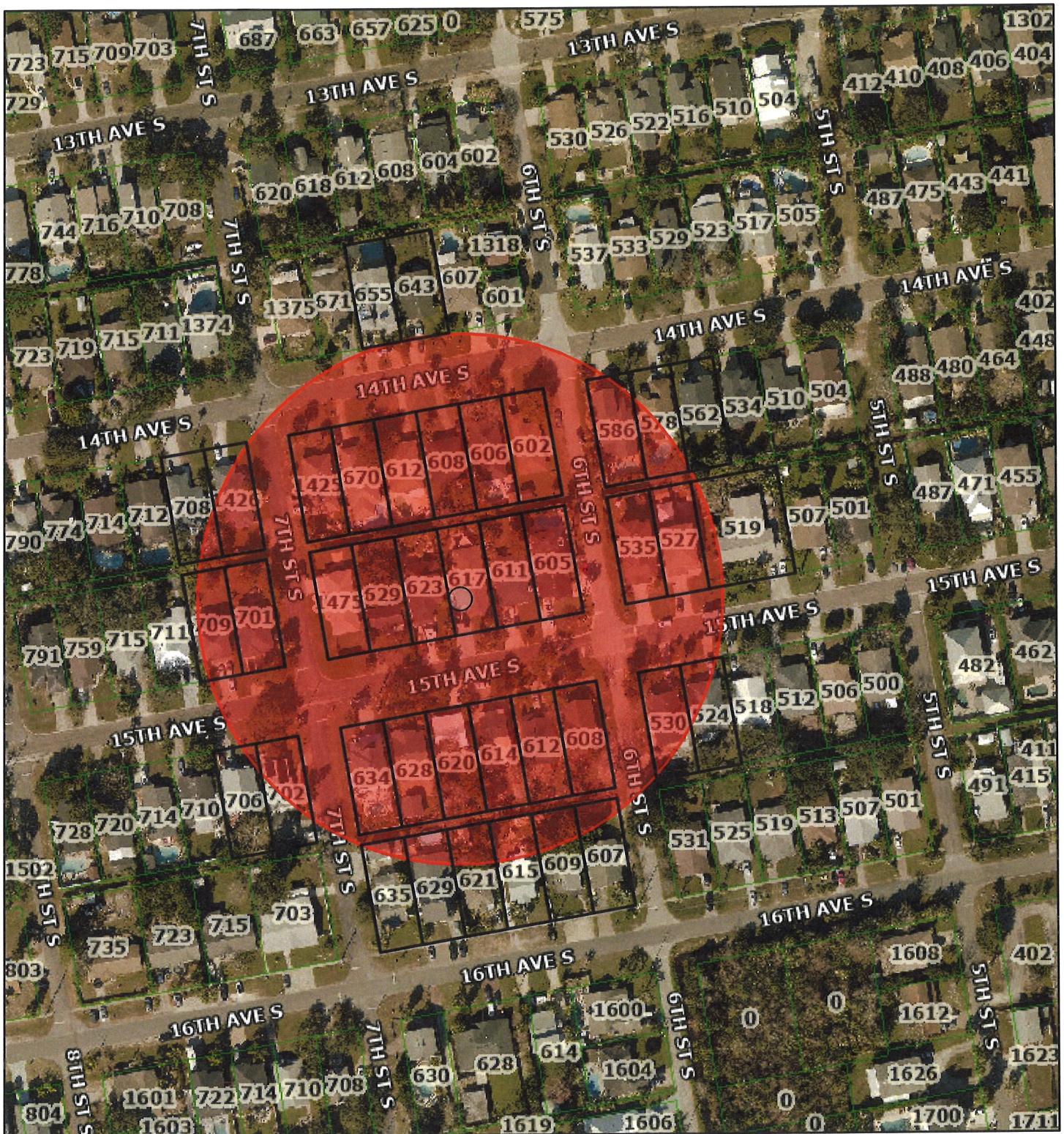
I hereby certify that the foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization, this 9th day of March, 2020 by Rick D. Beard and
Barbie L. Beard, husband and wife They ☐ are personally known to me or ☒ have produced
DRIVER LICENSE(S) as identification.

Affix Notary Stamp or Seal Below:



NOTARY PUBLIC – signature above

Printed Name: _____



1:2,257

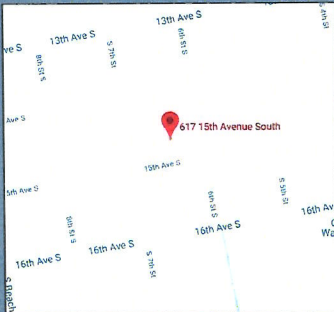
A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.03, and 0.06. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.03, 0.05, and 0.1. The scales are aligned such that 0.01 mi corresponds to 0.016 km, 0.03 mi corresponds to 0.048 km, and 0.06 mi corresponds to 0.096 km.

ORDERED BY:



CROCKETT LAW P.L.
REAL ESTATE LAW

10033 Sawgrass Drive West, Suite 125 | Ponte Vedra



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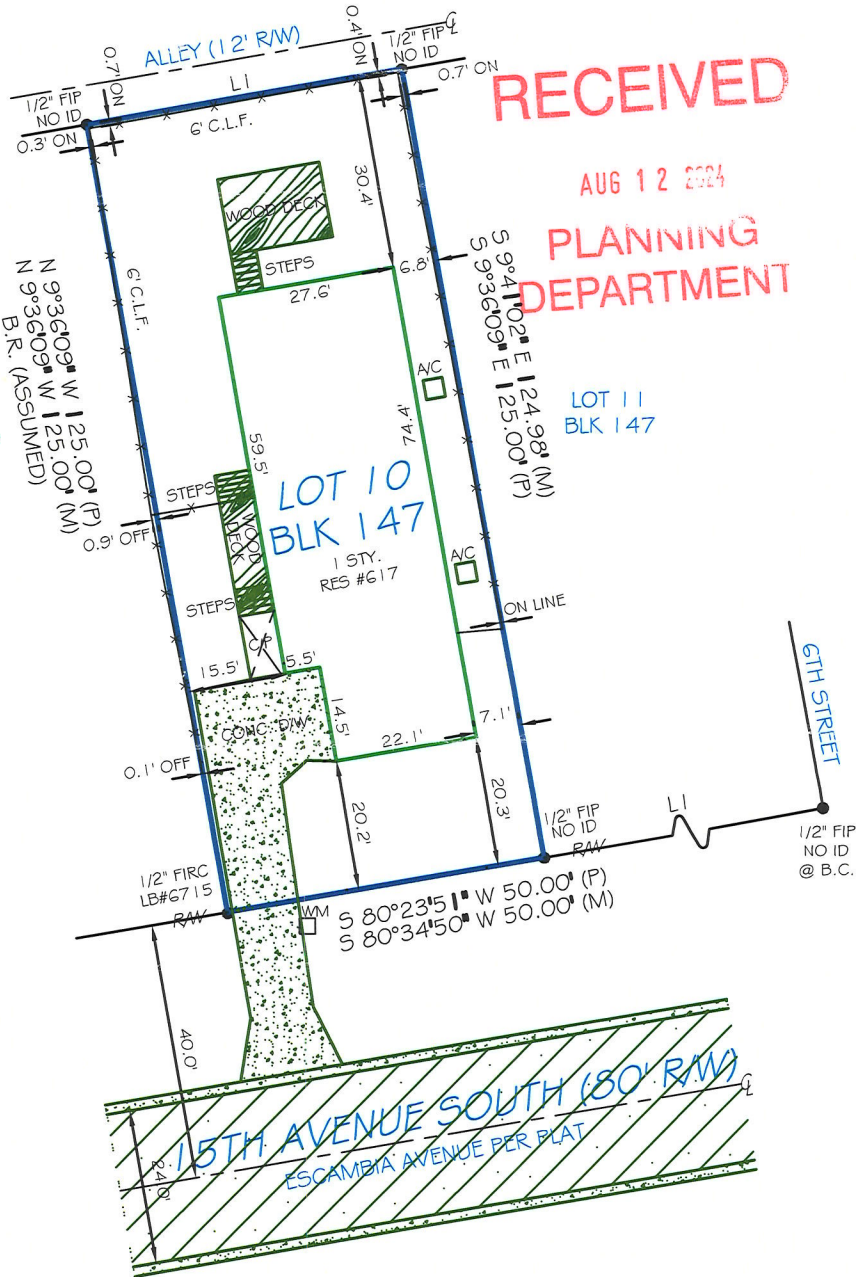
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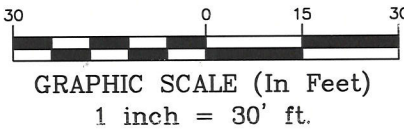
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LOT 9
BLK 147

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POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 2018-54

DATE: 05/16/18

BUYER: BARBARA L. BEARD AND RICK D. BEARD

SELLER: GREGORY E. MACKEY

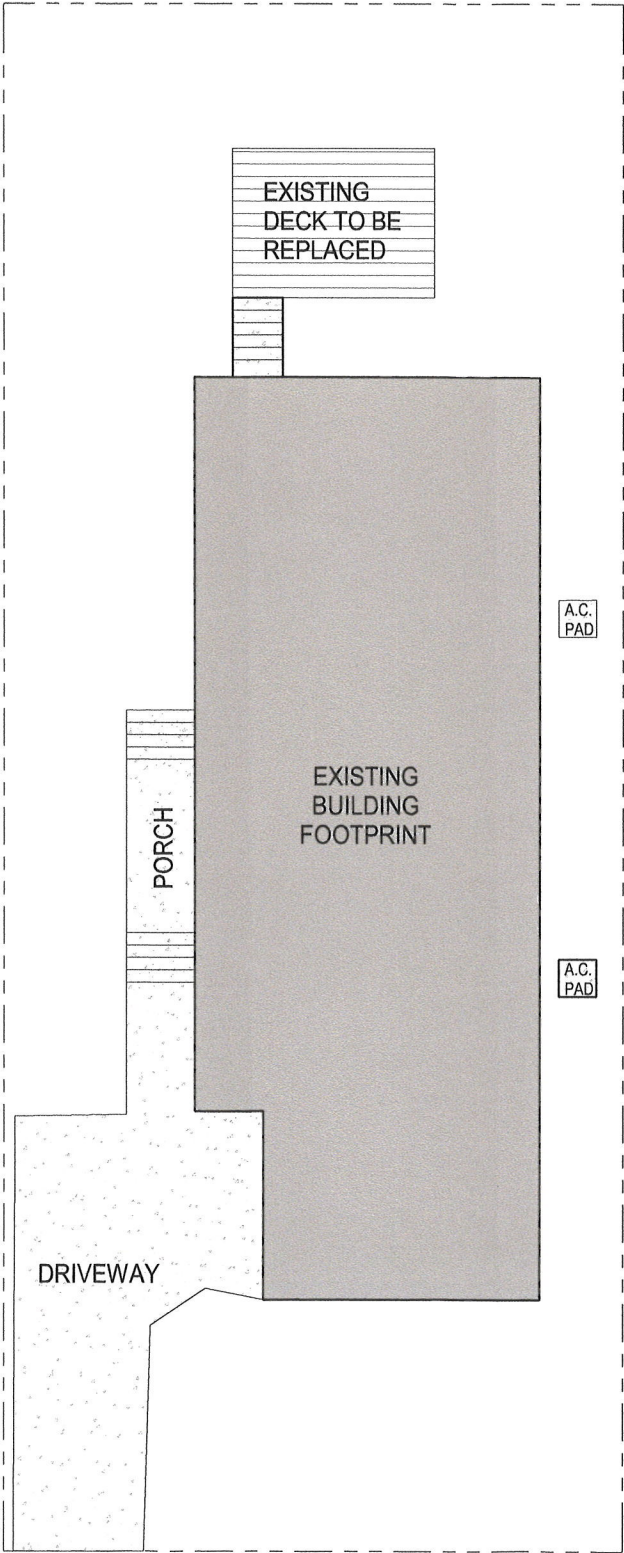
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AFFILIATE
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LB# 7337 | P: 866.735.1916 | F: 866.744.2882
Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

EXISTING



LOT AREA:	6250
EXISTING:	
BUILDING FOOTPRINT:	1993
EXISTING DECK:	196
DRIVEWAY AND WALK UPS:	701
A.C. PADS:	18
TOTAL	2908
EXIST. LOT COVERAGE:	46%

PROPOSED:	
NEW COVERED DECK:	215
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DRIVEWAY AND WALK UPS:	701
A.C. PADS:	18
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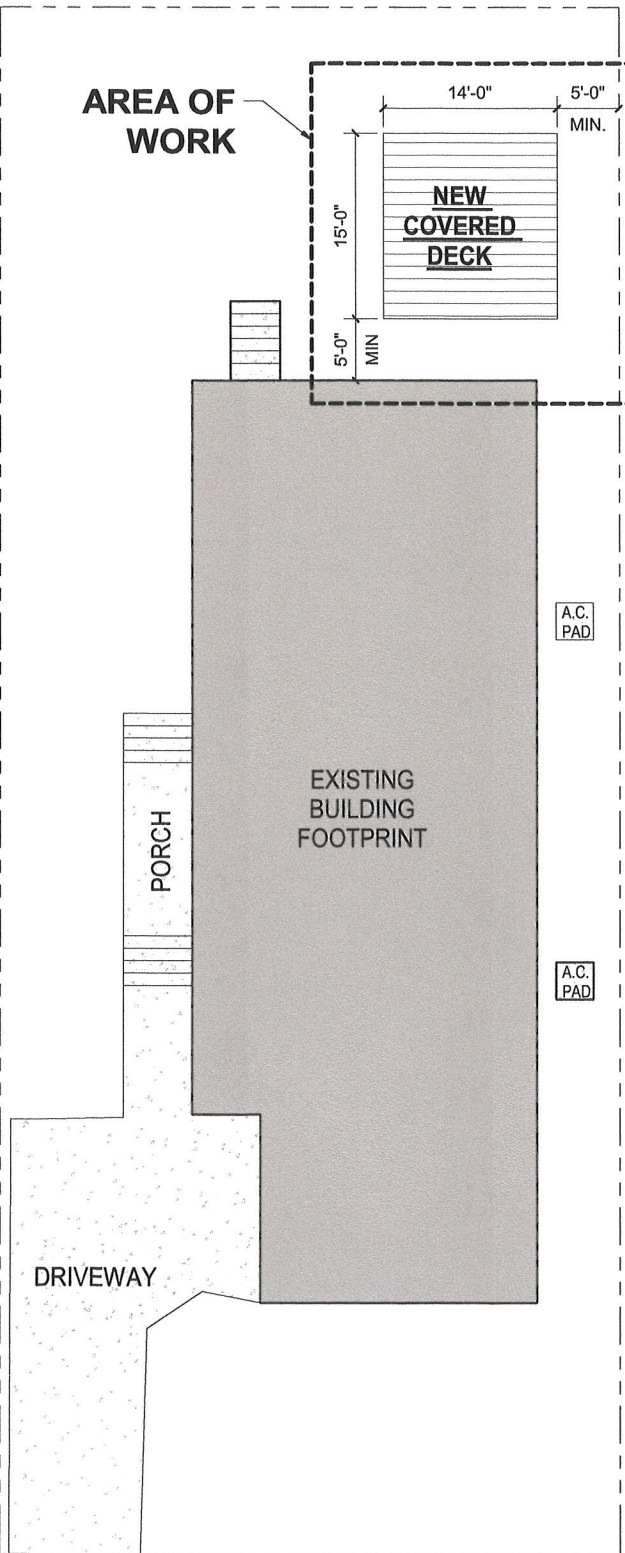
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- VARIANCE NOTES:**
- THE OWNER FACES A HARDSHIP BECAUSE:
- 1.) LOT AREA IS 83% OF THE REQUIREMENT.
 - 2.) THE LOT WIDTH IS 68.6% OF THE REQUIREMENT.

- THE OWNER PROPOSES:
- 1.) A LOT COVERAGE OF 49% IN LIEU OF 35%

PLEASE NOTE THAT THE PROPOSED IMPROVEMENT DOES NOT INCREASE THE LOT COVERAGE SUBSTANTIALLY.

PROPOSED



RECEIVED

AUG 12 2024
PLANNING
DEPARTMENT

STATEPOINT CROSSWORD
THEME: FAMOUS WORLD SITES

ACROSS

1. To grab meat off a grill
5. Tire meas.
8. Flock member
11. Hollywood sidewalk mark
12. Architect's drawing
13. Muhammad's teachings
15. *Leaning Tower city
16. Co-eds' military org.
17. a.k.a. Pleasant Island
18. *Angkor Wat country
20. Like some Christmas sweaters
21. Walt's Mickey
22. Blunder
23. Emerge
26. "Midsommar" flower arrangements
30. *Avenue des Champs-Élysées, technically
31. Plural of stria
34. Prescribed food selection
35. On pins and needles
37. Knee-related acronym
38. Fur of the marten
39. Hissy fit
40. Political "shelter"
42. The night before Christmas
43. Eyewash vessel
45. Food tester
47. King Kong, e.g.
48. Milk quantity
50. * _____ Verde Na-

DOWN

1. Recipe amt.
2. Related to ear
3. U.S. space agency, acr.
4. Gram, in Great Britain
5. Walks weary
6. Composer of "Gymnopédies" fame Erik
7. *Machu Picchu empire
8. Twelfth month of Jewish civil year
9. On one's guard
10. Ostrich-like bird
12. Marcel of "Remembrance of Things Past" fame
13. Harden
14. * _____ Familia, Spain
19. Autocratic
22. Earlier in time, ar-

23. Use blunt end of pencil
24. Sack fabric
25. Change shoelace knot, e.g.
26. *China's Great attraction
27. *Mt. Everest's northern slope location
28. Tool handle
29. Ranch grazer
32. Poison ivy woe
33. * _____ Strait, Alaskan cruise destination
36. *Famous onion-domed cathedral's namesake in Russia
38. Ingratiating behavior
40. Gobbled up
41. Relating to Utah
44. Like exes
46. Violent weather, pl.
48. #13 Across' sacred writings
49. Site frequenters
50. First one on a ship
51. Long narrative poem
52. Loan attribute
53. Heavy metal's Quiet
54. E-commerce website
55. Sylvester, to Tweety
58. Broadway musical about wives of Henry VIII

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
30				31		32	33				34		
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					64		

Switch & Get \$25 OFF

Off First Month of New Service!
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Consumer Cellular

CALL CONSUMER CELLULAR 888-804-0913

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CLASSIFIED

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
FAMILY AD RATE:
\$7.40 first 10 words, 47¢ each additional word
COMMERCIAL RATE:
\$8.40 first 10 words, 47¢ each additional word

APT/TWNHOME RENTAL 200
2/1, 4 blocks from beach \$1700/mo. Washer/dryer, lg courtyard. No pets. 1320 4th St. S., Jax Bch. (904)343-9908

10TH ST N. Jax Bch small efficiency apt. 1 yr lease, \$900 mthly. utilities included, shared laundry, outside patio. Small pet ok, no smoking. Call Scott @904-502-8044

ONE BLOCK FROM THE BEACH Newly remodeled efficiency on 14th Ave N. Lovely, clean and fully furnished. Available October 5th. \$1800/month, will do short term lease or discount for paid in full rents.. Text (904) 343-7776.

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

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

HOME FOR RENT 215
Beach Bungalow for Rent
Adorable, newly renovated 2-bed, 1-bath home just 6 blocks from the beach! Enjoy ocean breezes, a bonus sunroom/office, and a separate structure with new washer & dryer, storage and extra fridge. Brand new kitchen, bath, appliances, HVAC, roof, and more! Relax on the back porch or stroll to Dairy Queen. Yard service & pest control included. \$2500/mo., \$2500/dep., small dog considered with deposit. See photos & apply through Zillow. 535 8th Ave. N., Jacksonville Beach (904) 651-2098

PETS FOR SALE 310
LABRADOR RETRIEVER puppies, 8 wks old. CKC reg papers. Health certificates with vaccine up to date, microchipped, \$700 to \$800 each. (863)532-6331, (352)812-3628.

LEGAL NOTICES 425
Request for Bids:
CONB BID NO. 2025-01
City of Neptune Beach Public Supply Well 5

ADDENDUM ISSUED
The City of Neptune Beach is soliciting Bids for Public Supply Well 5, located at 1019 5th Street Neptune Beach, Florida 32266.

Sealed Bids will be received until 2:00 p.m., on October 09, 2024, at Neptune Beach City Hall; 116 1st St., Neptune Beach, Florida 32266. No facsimile or email bid will be accepted. Any Bid submitted after the time and date for receipt of Bid will be returned unopened. Bids will be opened, read aloud, and recorded promptly at 2:00 p.m. inside City Hall. The sealed Bid shall be mailed or delivered in person to:

Mailing and Physical Address
City of Neptune Beach
City Clerk's Office
Attn: Catherine Ponson
116 1st St., Neptune Beach, FL 32266

Request for Bid documents may be obtained from: City of Neptune Beach City Hall; 116 1st St., Neptune Beach, FL 32266 or by contacting Ryan Shaneyfelt, City of Neptune Beach Project Manager at pwids@nbt.us. Vendors registered with DemandStar.com, Inc. can download the CONB BID NO. 2025-01 at no cost from their website – www.demandstar.com.

The City of Neptune Beach reserves the right, which is understood and agreed to by all respondents, to waive any informality in or to reject any or all Bids if deemed to be in its best interest. The City also reserves the right to award a contract on such material(s) as the City deems will best serve its interests.

The City of Neptune Beach is committed to the opportunity for diversity in the performance of all City of Neptune Beach projects. All respondents are encouraged to make good faith efforts to ensure that women- and minority-owned businesses are given the opportunity for maximum participation in the supply and/or construction of the Bid components.

CITY OF NEPTUNE BEACH
DEPARTMENT OF PUBLIC WORKS
RYAN SHANEYFELT,
SENIOR PROJECT MANAGER

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 notice not later than seven (7) days prior to the proceeding at the address given on notice. Telephone: Ryan Shaneyfelt: (904)270-0069.

BL 10/3/2024

FICTITIOUS NAME
Notice under fictitious name law pursuant to section 865.09, Florida statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mandarin South Dentistry located at 12421 San Jose Blvd. #200A, in the County of Duval in the City of Jacksonville, Florida 32223 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Jacksonville Beach, Florida, this 3rd day of October, 2024.

Owner: Proctor Dental, P.A.

10/3/2024

NOTICE OF 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

LEGAL NOTICES 425
the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATES
OCTOBER 28, 2024:
ACCURATE COLLISION REBUILDERS, 13825 BEACH BLVD 2021 KIA KNDJ23AU6M7740425 \$725
NOVEMBER 4, 2024:
HENNINGER AUTOMOTIVE REPAIR, 4735 HUNT ST 2016 MITS JA4AD3A33GZ019824 \$1,091.30

VIVERETTE PAINT & BODY SHOP, 1910 CASSAT AVE 2015 CHEV 1G11B5SL6FF208370 \$2335.18

DUVAL COUNTY TRANSMISSION & AUTO CARE, 8333 103RD ST 2010 HOND 1HGCP2F38AA080988 \$6,058.36

BUTLER TOYOTA JACKSONVILLE, 1290 CASSAT AVE 2010 TOYT 1NXBU4EE5AZ207529 \$686.43

ABSOLUTE TRUCK REPAIR, 10 STOCKTON ST UNIT 2 2013 FRHT 1FVACWU0DUHFB4453 \$1666.39

GORDONS AUTOMOTIVE, 8137 103RD STREET 2007 CHEV 1G1ZS58F97F150566 \$2184.35

AMERICAN TRANSMISSION, 5337 BEACH BLVD 2009 VOLK 2V8HW341X9R558922 \$4,221.84
2016 FORD 3FA6P0HDXR247292 \$5,668.47

BL 10/3/2024

PUBLIC HEARING NOTICE
THE CITY OF ATLANTIC BEACH Community Development Board will hold a public hearing to consider and take action on the following item(s) on Tuesday, October 15, 2024, at 6:00 PM in the Atlantic Beach Commission Chambers at 800 Seminole Road, Atlantic Beach, FL 32223. Live stream video can be accessed via https://www.coab.us/506/Meeting-Videos.

UBEX24-0008
299-1 Atlantic Boulevard (RE# 172531-0000) Ed Maini/Angie's Subs Shop AS LLC
Request for a use-by-exception to allow on-premises consumption of beer and wine within the Central Business District at 299-1 Atlantic Boulevard.

ZVAR24-0013
1940 Beach Avenue (RE# 169542-0705) Erin Plante
Request for a variance to deviate from measuring the height of the building from the average calculated grade at 1940 Beach Avenue.

Pursuant to Section 286.0105, Florida Statutes, a person deciding to appeal any decision made by the Board with respect to any matter considered at the meeting or at any subsequent meeting to which the Board has continued its deliberations is advised that such person will need to ensure that a verbatim record of all proceedings is made, which must include the testimony and evidence upon which the appeal is to be based.

All information related to the item(s) above is available for review on the city of Atlantic Beach webpage under Public Notices https://www.coab.us/960/Public-Notices or at City Hall, 800 Seminole Rd., Atlantic Beach or by calling 904.247-5917. Interested parties may appear at the public hearing.

In accordance with the Americans with Disabilities Act and Section 286.26 of the Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's Office at City Hall or by calling (904) 247-5800 not less than three days prior to the public hearing.

BL 10/3/2024

PUBLIC NOTICE
The Board of Adjustment for the City of Jacksonville Beach, Florida will meet

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

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.

LEGAL NOTICES 425
and hold a public hearing on Tuesday, October 15, 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#24-100059 Section(s): 34-373(f), for gravel drive way in lieu of required paved driveway, 34-337(e) (1)(c)(2), for a combined side yard setback of 9.8 feet in lieu 15 feet minimum, for gravel driveway and to address existing nonconformities at an existing Two-family dwelling, located at property addressed 457 South 7th Ave, RE# 176337-0010, legally described as Lot 16, Block 1, Oceanside Park

BOA#24-100060 Section(s): 34-336(e)(1)(e), for 42.5% lot coverage in lieu of 35% maximum, for proposed paver decking around a swimming pool addition to an existing single-family dwelling, located at property addressed 385 North 15th St, RE# 177653-0305, legally described as Lot 1, Tall Pines

BOA#24-100061 Section(s): 34-337(e)(1)(e), for 47% lot coverage in lieu of 35% maximum, for proposed new covered deck addition to an existing single-family dwelling, located at property addressed 617 S 15th Ave, RE# 176883-0000, legally described as Lot 10, Block 147, 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 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

HELP WANTED-PT 500
GET A FEDERAL JOB!
CHILD CARE PROFESSIONALS
We're Hiring!
\$18.21- \$23.25/hour
GREAT PERKS!
50% off Childcare (1st Child)
20% off Childcare (2nd Child)
Free Fitness Membership
Discounted Tickets
Naval Station Mayport
Call 904.270.6012
VIEW ALL JOBS AT
NavyMWRMayport.com/JoBS

HELP WANTED-PT 500
THE BOOKMARK of Neptune Beach is hiring for Permanent part time book-seller 10-20 hours per week. Contact Rona email bkmark@bellsouth.net

HELP WANTED-FT 510
ROOFERS
TPO REPAIRS LABOR INSTALLATION 904-477-3098

EXPERIENCED ELECTRICAL Helper wanted. Remodels and light commercial. Competitive pay. Barkoskie Electric, (904) 246-4731.

FOR SALE 800
MATTRESSES ALL SIZES! RICHARD'S MATTRESS & WICKER STORE, Serving the Beaches for over 43 yrs! 1079 Atlantic Blvd. 904-249-3541.

USED REFRIGERATORS \$199 & up. South Jax Bch. (904) 241-RENT (7368) & (904) 568-5225

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

AUTOMOBILES 980
DONATE YOUR Vehicle to fund the SEARCH FOR MISSING CHILDREN. Fast Free Pickup. 24hour response. Running or not. Maximum Tax Deduction and No Emission Test Required! Call 24/7: 888-815-4341.

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TAPIR AREA RIBS
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