



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Wednesday, November 6, 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 15, 2024

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#24-100063**

Applicant: Advanced Awning & Design LLC

Agent: Jackie M. Smith

Owner: Mission House Inc.

Property Address: 800 Shetter Ave

Parcel ID: 175569-0000

Legal Description: Lot 1, Block 9, *Pablo Beach South*

Current Zoning: CS

Motion to Consider: **Section(s):** 34-344(e)(3)(b), for a corner side yard setback of 0 feet in lieu of 10 feet minimum, for proposed shade canopy attached to an existing institutional structure, located at **property addressed** 800 Shetter Ave, **RE#** 175569-0000, **legally described as** Lot 1, Block 9, *Pablo Beach South*

B. **Case Number(s): BOA#24-100064**

Applicant: Robert Bruce

Agent: N/A

Owner: Anne Therese Kern

Property Address: 3409 S 1st St

Parcel ID: 181482-0020

Legal Description: Lot 4, Block 6, *Atlantic Shores Ocean Front Section Division A*

Current Zoning: RS-1

Motion to **Section(s):** 34-336(e)(1)(e), for 48.2% lot coverage in lieu of 35% maximum, for

Consider: proposed new single family dwelling, located at **property addressed** 3409 S 1st St, **RE#** 181482-0020, **legally described as** Lot 4, Block 6, *Atlantic Shores Ocean Front Section Division A*

C. **Case Number(s): BOA#24-100065**

Applicant: Kevin & Mercedes Kelch

Agent: Mercedes Kelch

Owner: Kevin & Mercedes Kelch

Property Address: 612 S. 15th Ave

Parcel ID: 176934-0200

Legal Description: Lot 7, Block 2, *Oceanside Park*

Current Zoning: RS-2

Motion to **Section(s):** 34-337(e)(1)(e), for 47.5% lot coverage in lieu of 35% maximum, for a proposed new addition to the front of an existing single-family dwelling, located at

Consider: **property addressed** 612 S. 15th Ave, **RE#** 176934-0200, **legally described as** Lot 7, Block 2, *Oceanside Park*

D. **Case Number(s): BOA#24-100066**

Applicant: Jason & Stephanie Huntley

Agent: N/A

Owner: Jason & Stephanie Huntley

Property Address: 3940 Poincianna Blvd

Parcel ID: 181369-0050

Legal Description: Lot 2, Block 12, *Ocean Terrace*

Current Zoning: RS-1

Motion to **Section(s):** 34-336(e)(1)(e), for 48.82% lot coverage in lieu of 35% maximum, 34-336(e)(1)(c)(2), for a southern side yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum to address existing non-

Consider: conformities, for the construction of a new pool and paver patio to an existing single-family dwelling, located at **property addressed** 3940 Poincianna Blvd, **RE#** 181369-0050, **legally described as** Lot 2, Block 12, *Ocean Terrace*

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 15, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar (absent)
Board Members: John Moreland 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 October 1, 2024 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100059**
Applicant/Owner: Zachary & Nicholas Presti
Property Address: 457 South 7th Ave
Parcel ID: 176337-0010

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Nicholas Presti, 457 South 7th Avenue, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about the deck, gravel driveway, and side yard setback.

Public Hearing:

The following submitted an email in opposition to the variance:

- Irene Morcos and Michael Hopkins, 467 South 7th Avenue, Jacksonville Beach

Mr. Presti addressed the email.

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100059 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the side yard setbacks, lot size, and drainage.

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

The motion passed unanimously.

B. Case Number: **BOA#24-100060**
Applicant/Owner: Kara & Sean Sheridan
Property Address: 385 North 15th St
Parcel ID: 177653-0305

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Kara and Sean Sheridan, 385 North 15th Street, Jacksonville Beach, stated the hardship was an undersized lot. Ms. Sheridan provided emails in support of the variance to the recording secretary.

A discussion ensued about the driveway.

Public Hearing:

The following submitted an email in support of the variance:

- Lisa Schutt, 341 North 15th Street, Jacksonville Beach
- Matt Roberts, 1404 4th Avenue North, Unit E, Jacksonville Beach
- Coyle and Taylor Self, 1502 4th Avenue, North, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Metz, to approve BOA#24-100060 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size.

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

The motion passed unanimously.

C. Case Number: **BOA#24-100061**
Applicant/Owner: Peter & Patricia Kiely
Property Address: 617 S 15th Ave
Parcel ID: 176883-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Peter Kiely, 617 South 15th Avenue, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about neighbor communication and the deck.

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#24-100061 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

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

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:25 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/11/2024
SUBJECT:	BOA #24-100063 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, November 6, 2024 Board of Adjustment Meeting.

BOA #24-100063

ZONING: CS
RE NO.: 175569-0000
LEGAL: Lot 1, Block 9, *Pablo Beach South*
ADDRESS: 800 Shetter Ave

REQUEST:

Section(s): 34-344(e)(3)(b), for a corner side yard setback of 0 feet in lieu of 10 feet minimum, for proposed shade canopy attached to an existing institutional structure, located at **property addressed** 800 Shetter Ave, **RE#** 175569-0000, **legally described as** Lot 1, Block 9, *Pablo Beach South*

EXISTING CONDITIONS:

The subject property is an existing lot of record (circa 1909) located in the Commercial future land use category. The property is currently located in the Commercial service: CS zoning district. The subject property is an existing institutional structure, constructed in 1952 prior to the current LDC. The lot currently has an existing two-story office building which facilitates social services for the homeless. The applicant is proposing to add a shade canopy to the corner side of the property facing the street. The purpose of this canopy is to provide a shade canopy system covering the area where the homeless are provided services. The applicant believes that this will make the area more appealing. A previous variance was granted in 2013 for no additional parking spaces in lieu of three spaces required, limited to the Mission House, and conditioned on providing a parking attendant 30 minutes prior to clinic hours and remaining until the clinic closes. This variance was also to allow for a new addition that encroaches into the side yard setback, up to the property line.

The existing building already encroaches into the setbacks. Adding the canopy would not encroach further than the current fence, which is located on the property line. In the Commercial service: CS zoning district, there is not a minimum lot area or lot width. However, if the side yard is on a corner or adjacent to a street, then a setback of ten (10) feet is required. The applicant is asking for a variance for a corner side yard setback of 0 feet in lieu of 10 feet minimum, for the proposed shade canopy attached to an existing institutional structure. 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 1952 as a two-story office building. Since the subject property's building encompasses most of the property, the corner side yard is the only reasonable location for the proposed canopy. There are not many dimensional restrictions in the Commercial service: CS zoning district, the only requirement relevant to this case is if the side yard is on a corner or adjacent to a street, then a setback of ten (10) feet is required. The applicant is proposing a 0-foot setback and aligning the shade canopy with the current fence. The canopy will be constructed by attaching one side to the structure, and then support poles will be added along the property line with zero setback. There would be no impact to the corner visibility as the poles would not impair vision.

Due to the building's location, placing anything on the east side of the property will encroach on setbacks as space is limited. The applicant will not exceed the maximum lot coverage or cause other non-conformities. Allowing the proposed shade canopy to encroach into the corner side yard setback is the minimum variance needed for the reasonable use of the parcel of land. The shade canopy will not create a nuisance to surrounding properties, as it will serve as shade when the facility is providing its services. 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: None
- Minimum lot width: None
- Minimum yards:
 - o Front yard: Ten (10) feet.
 - o Side yard: None, except where adjacent to streets. If adjacent to a street, ten (10) feet. For a corner lot, the side yard on the corner shall be ten (10) feet
 - o Rear yard: None
- Floor area: None
- Maximum lot coverage: Eighty-five (85) percent.
- Height: Thirty-five (35) feet.

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The majority of the building occupies the parcel and this location is the only location available for the proposed shade canopy. Any expansion of the structure would require relief. Additionally, the area in question is already in use for the intended purpose.

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 building was constructed in 1952, which was prior to our current LDC.

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

Staff finds that the proposed variance **will not** confer special privileges. The shade canopy will not create a nuisance to surrounding properties as it will serve as shade when the facility is providing

its services. The proposed location is already used for outside social services, and the shade canopy will not create any intensification in use.

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 encroaching on setbacks.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new shade canopy. The variance needed is for a corner side yard setback of 0 foot in lieu of 10 feet minimum, for the proposed shade canopy.

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.

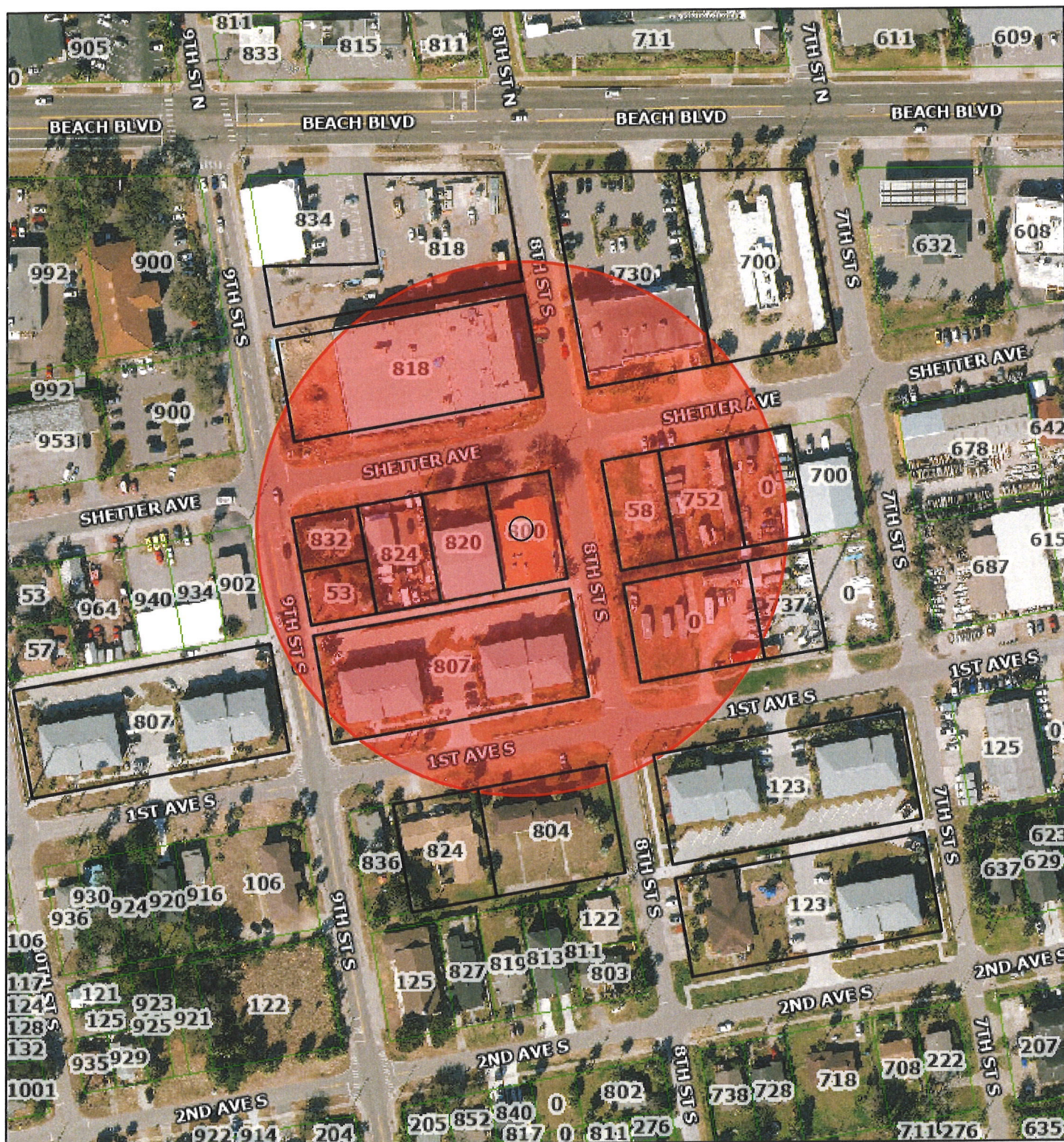
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

STAFF RECOMMENDATION:

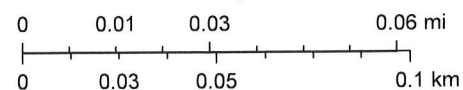
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100063**

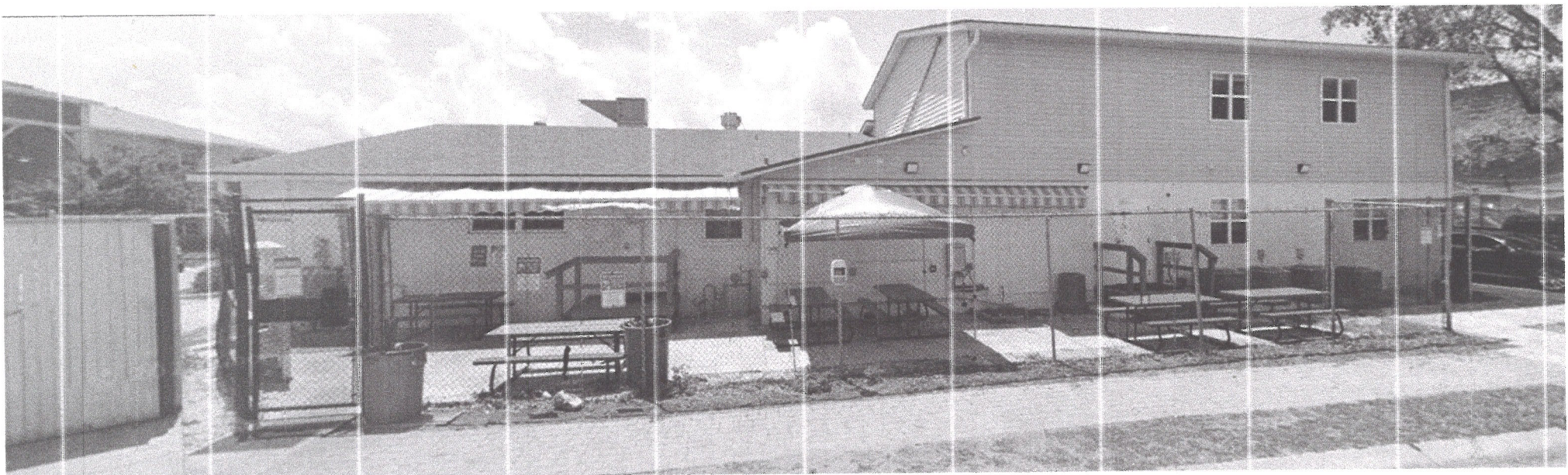
ATTACHMENTS:

1. 24-100063pics
2. 24-100063



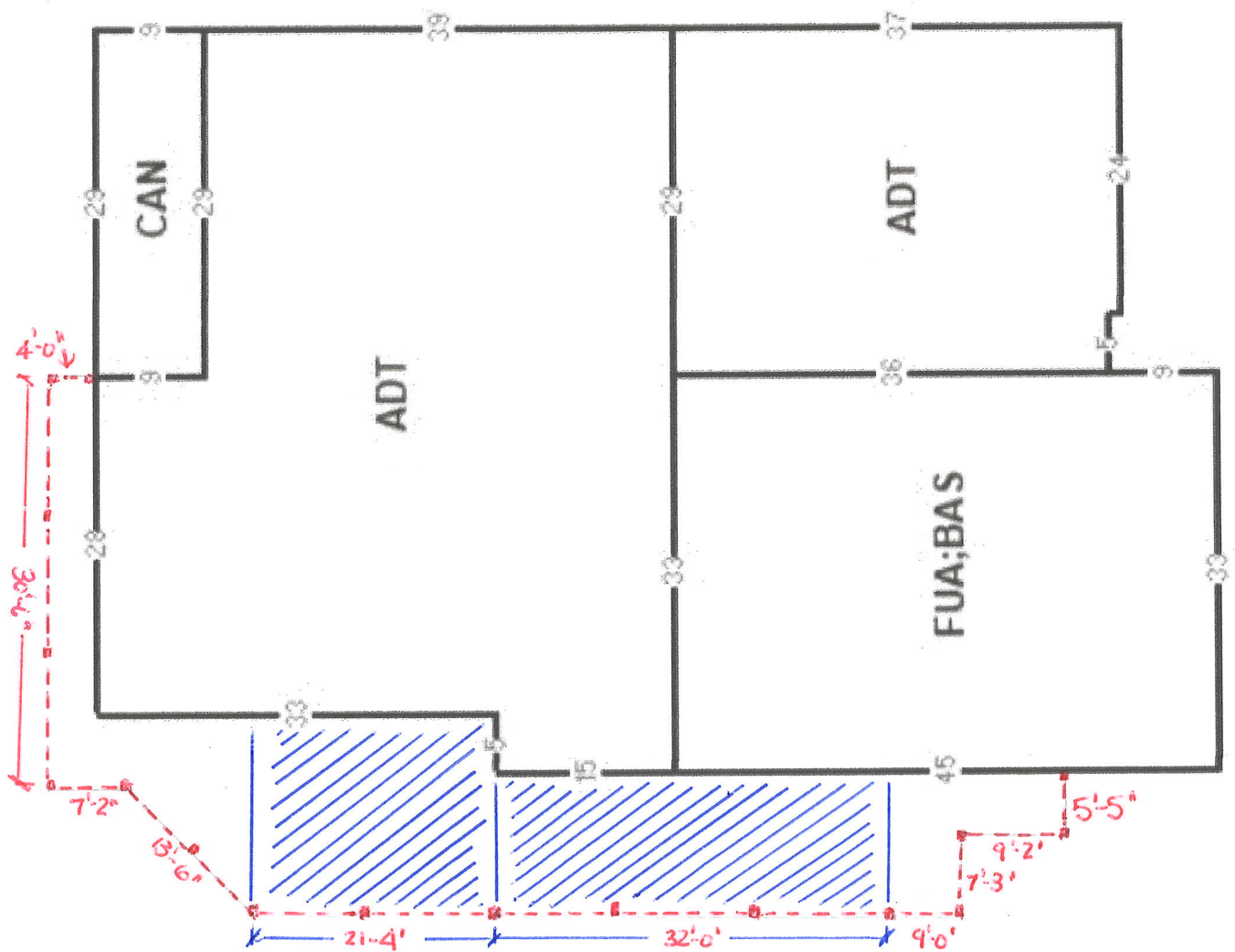
1:2,257

 Parcels



24-1237
RECEIVED
JUL 12 2024
PLANNING
DEPARTMENT





 - PATIO CANOPY
 - RAILING

CS

15-320

MAP SHOWING BOUNDARY SURVEY OF
LOT 1 BLOCK 9 AS SHOWN ON MAP OF
PABLO BEACH SOUTH

AS RECORDED IN PLATBOOK 3 PAGES 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CERTIFIED TO: SHAYCORE ENTERPRISES, INC.

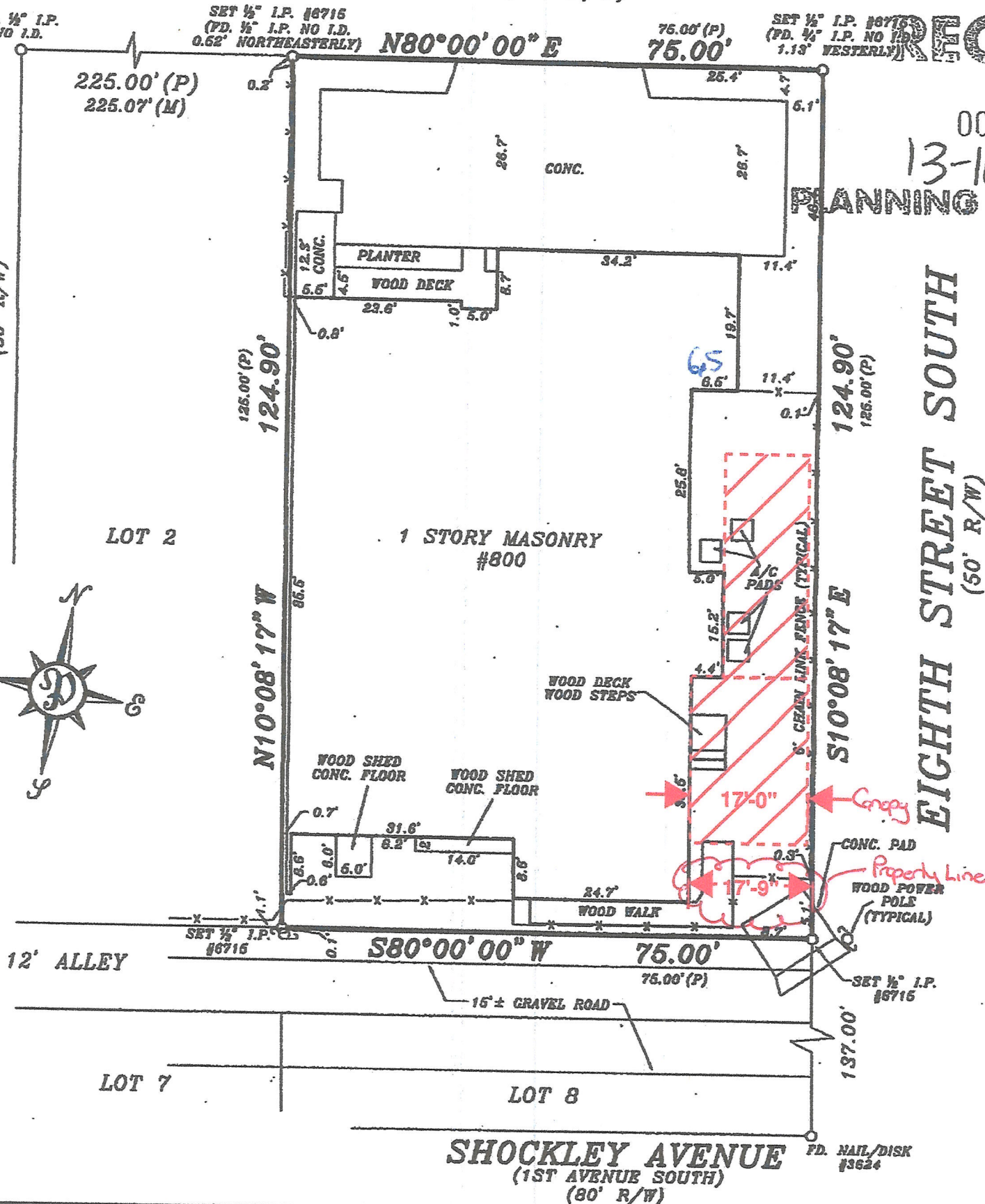
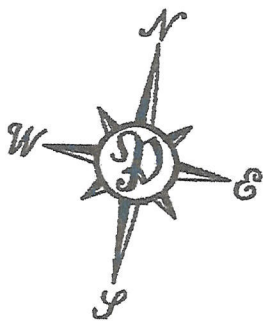
SHETTER AVENUE
(80' R/W)

RECEIVED

OCT 08 2013

13-100212

PLANNING & DEVELOPMENT

NINTH STREET SOUTH
(50' R/W)

PERRET AND ASSOCIATES, INC.

5627 ATLANTIC BOULEVARD SUITE #6 JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF SHETTER AVENUE AS N80°00'00"E, PER PLAT.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
P.C.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
C.F. CHAIN LINK FENCE
R/W RIGHT-OF-WAY
O.R.V. OFFICIAL RECORDS VOLUME
O/L ON LINE
B.L. BREAK LINE

SCALE 1"=20'

5-9-13

DATE OF FIELD SURVEY

LEGEND

R & D RADIUS
A & L DELTA (CENTRAL ANGLE)
C or CH ARC LENGTH
C or CH CHORD
C or CH CHORD BEARING
L or R LINE RADIAL TO CURVE
A/C AIR CONDITIONER
CONC. CONCRETE
F.P. FOUND
I.P. IRON PIPE
M. MEASURED
P. PLAT
F. FENCE



NATHAN P. PERRET, FLA. CERT. NO. 6900
GLENN M. BROADSTREET, FLA. CERT. NO. 5814

LB ~ 6715

F.B. 542 PG. 47 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2013-854



APPLICATION FOR VARIANCE

24-100863
BOA No. 100863

HEARING DATE 11/6

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

REQUIRED DOCUMENTATION

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

RECEIVED

AUG 28 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Advanced Awning & Design, LLC. **Telephone:** (904) 724-5567
Mailing Address: 2155 Corporate Square Blvd. **E-Mail:** estimating@advanced-awning.com
Suite 100
Agent Name: Jackie M. Smith **Telephone:** (904) 724-5567
Mailing Address: 2155 Corporate Square Blvd. **E-Mail:** jsmith@advanced-awning.com
Suite 100
Landowner Name: Mission House, Inc. **Telephone:** (904) 241-6767
Mailing Address: 800 Shetter Ave. **E-Mail:** info@missionhousejax.org
Jacksonville Beach, Florida 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: 800 Shetter Ave / RE # 175569-0000
 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).
~~A new shade canopy will be erected behind the existing fence line to extend 17' from the existing building. The current fence is approximately 19' from building. Requesting variance in the setback to match existing fence line the was previously approved.~~

AFFIDAVIT

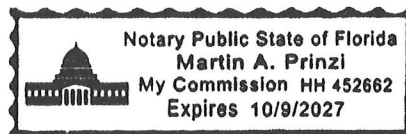
I, Jackie M. Smith, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

Jackie M. Smith 08/26/24
 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 26th day of August, 20 24, by Jackie M. Smith, who is personally known to me or produced _____ as identification.

Martin A. Prinzi
 NOTARY PUBLIC SIGNATURE
 Martin A. Prinzi
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: _____ FLOOD ZONE: _____

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Building was built in 1952. An existing fence covers the area. The fence exceeds the current setback.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Existing fence. A previous variance was granted in 2016 for a building addition.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This will allow a reasonable shade canopy for the enclosed area. This will also allow for a new picket rail fence to make the shade canopy for appealing to the eye.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	The purpose is to provide a shade canopy system covering the area where the homeless are provided services. This will make the curb appeal of the area use more appealing.



Mission House
800 Shetter Avenue
Jacksonville Beach, FL 32250
www.missionhousejax.org
904 241 6767
f t i in

8/27/24

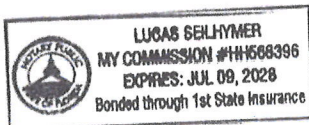
City of Jacksonville Beach
Attn: Building Department
11 North Third Street
Jacksonville Beach, FL 32250

Dear Variance Committee,

On behalf of the Board of Directors and the agency (Mission House) I am authorizing Advanced Awning on behalf of its agent Jackie M Smith-President, to submit this variance application on our behalf. The submitted variance application will be consistent with the Land Development Code and Comprehensive Plan.

Thank You,

Fred Richards
Director of Development



EXECUTIVE COMMITTEE

Joyce Kramzer
President

Jessica Dumas, Esq.
Vice President

Kim Kristoff
Secretary

Kevin Carney
Treasurer

BOARD

Walter Mascherin
Roxanne Seawell, M.D.

Julie McKay, M.D.
Rachel Sivaperagas

Beth Mehaffey
Rob Stursberg

Bob Pohl, M.D.
Billy Wagner JulieAnn Weber

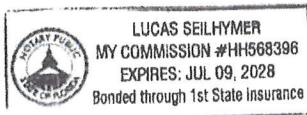
Lori Delgado Anderson
Executive Director

FLORIDA NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 (numeric date) day of August (month), 2024 (year), by Fred Richards (name of person acknowledging).

(Seal)



A handwritten signature in blue ink, appearing to read "Lucas Seilhymer", written over a horizontal line.

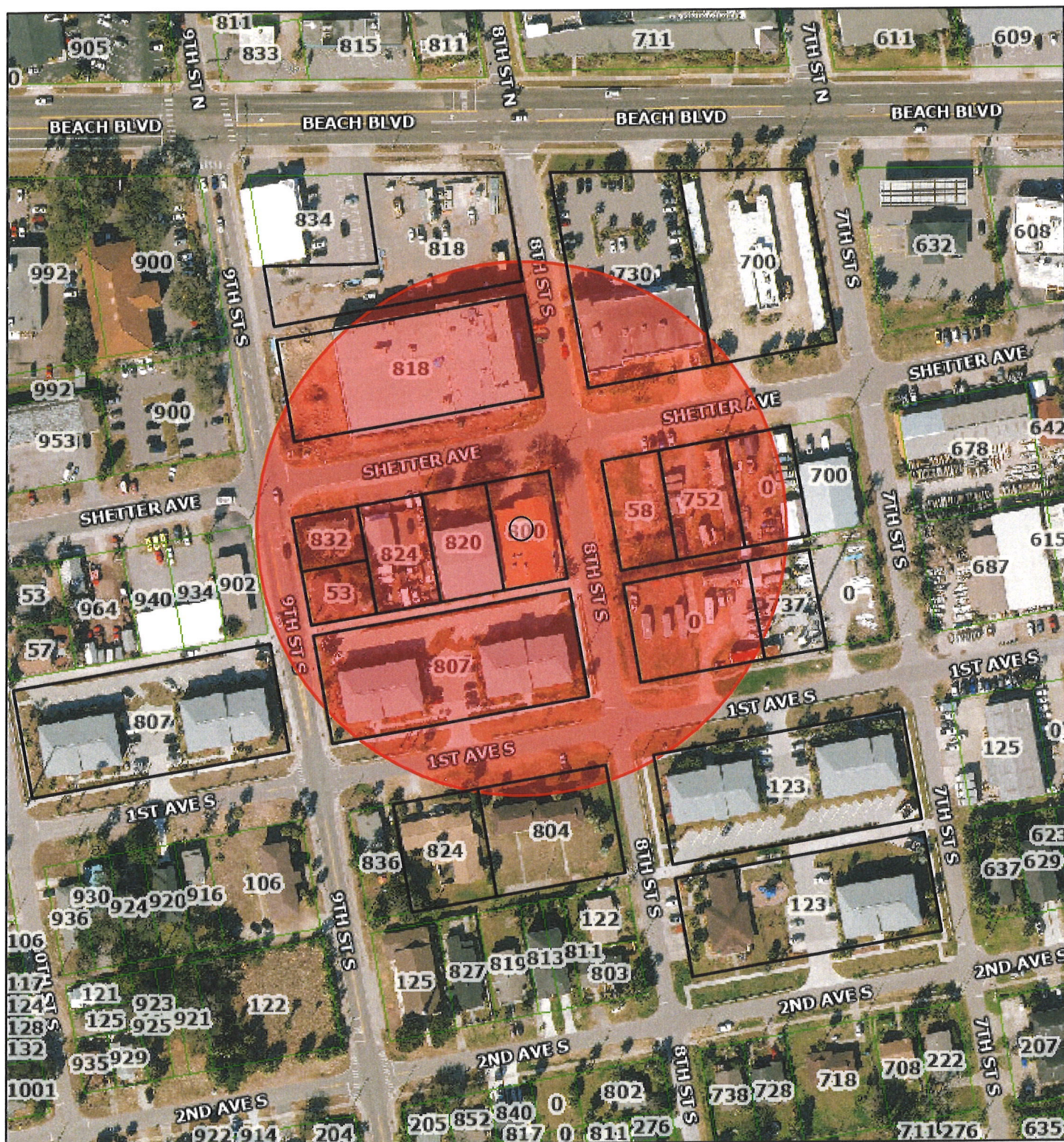
Signature of Notary Public

Print, Type/Stamp Name of Notary

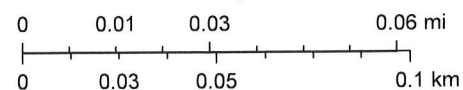
Personally known: X

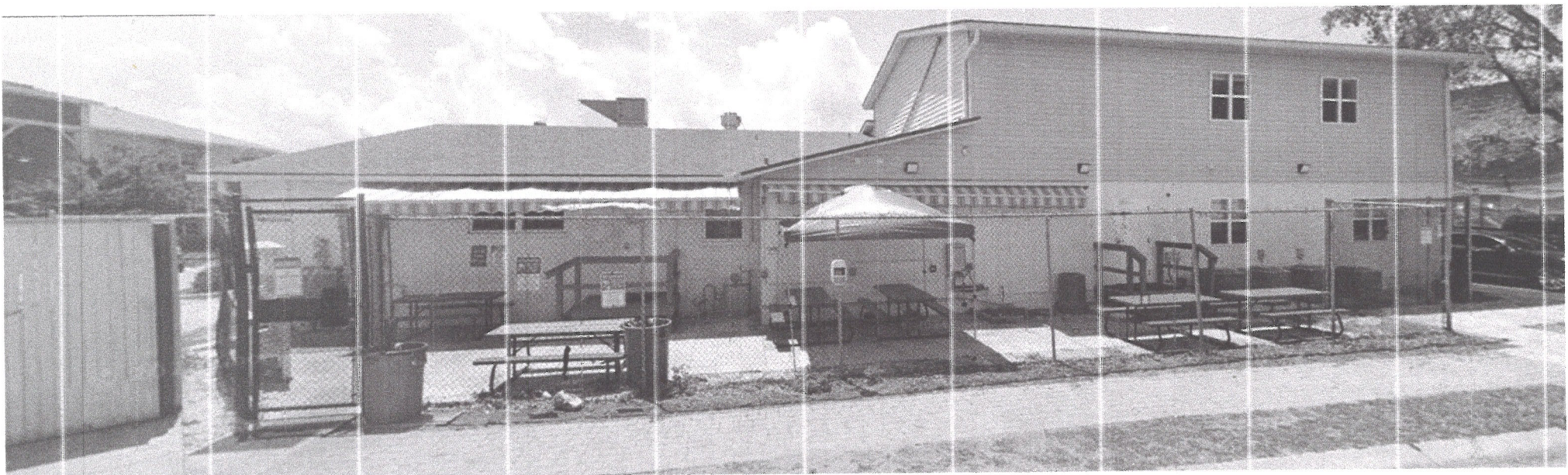
OR Produced Identification: _____

Type of Identification Produced: _____



1:2,257

 Parcels



24-1237
RECEIVED
JUL 12 2024
PLANNING
DEPARTMENT



Shetter Ave

Shetter Ave

Shetter Ave

Shetter Ave

8th St S

8th St S

8th St S

8th St S

Benz Trendz

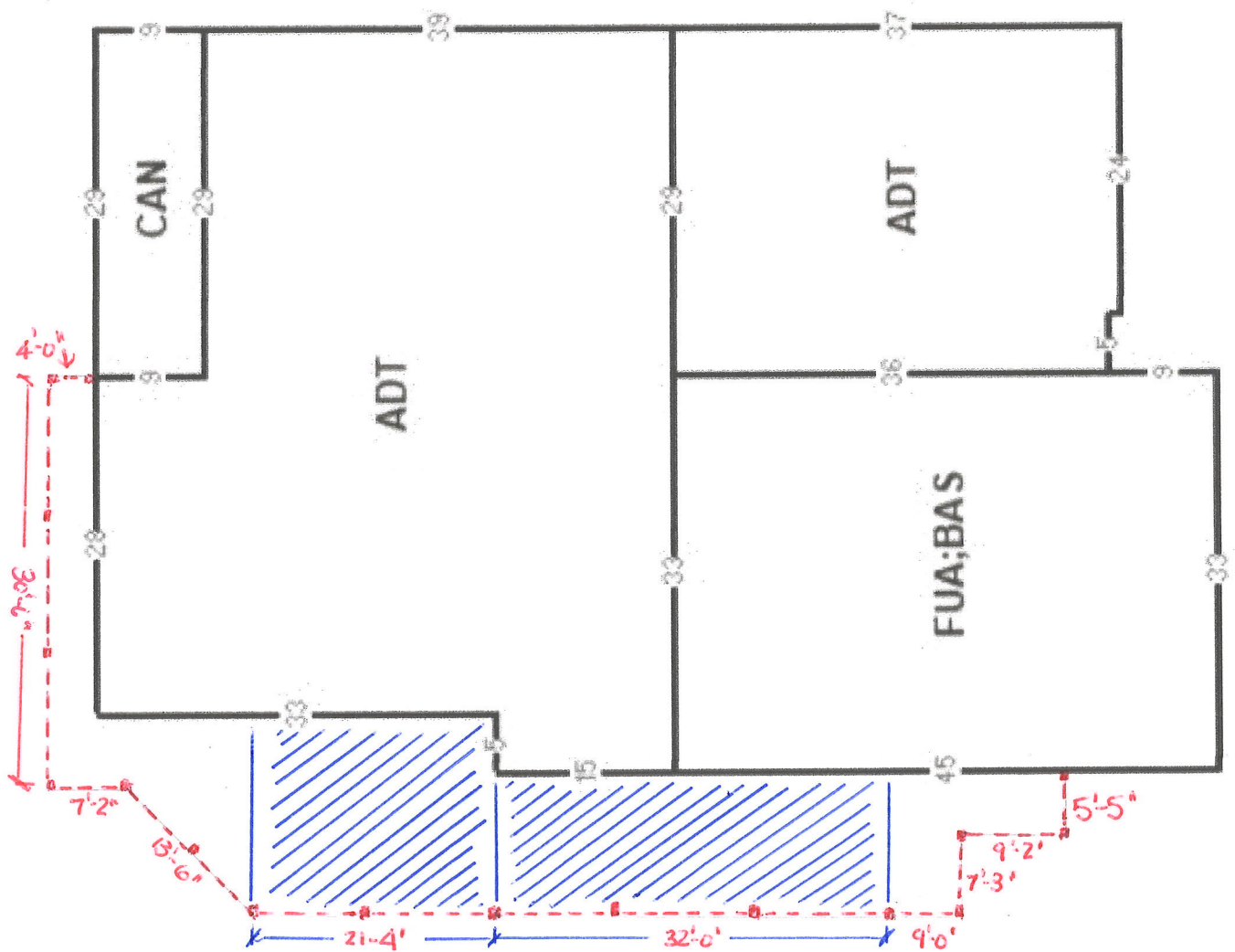
Apex Roofing
& Contracting

831

Google

Layers

Proposed
Addition & Renovation



 - PATIO CANOPY
 - - - RAILING

CS

15-320

MAP SHOWING BOUNDARY SURVEY OF LOT 1 BLOCK 9 AS SHOWN ON MAP OF PABLO BEACH SOUTH

AS RECORDED IN PLATBOOK 3 PAGES 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CERTIFIED TO: SHAYCORE ENTERPRISES, INC.

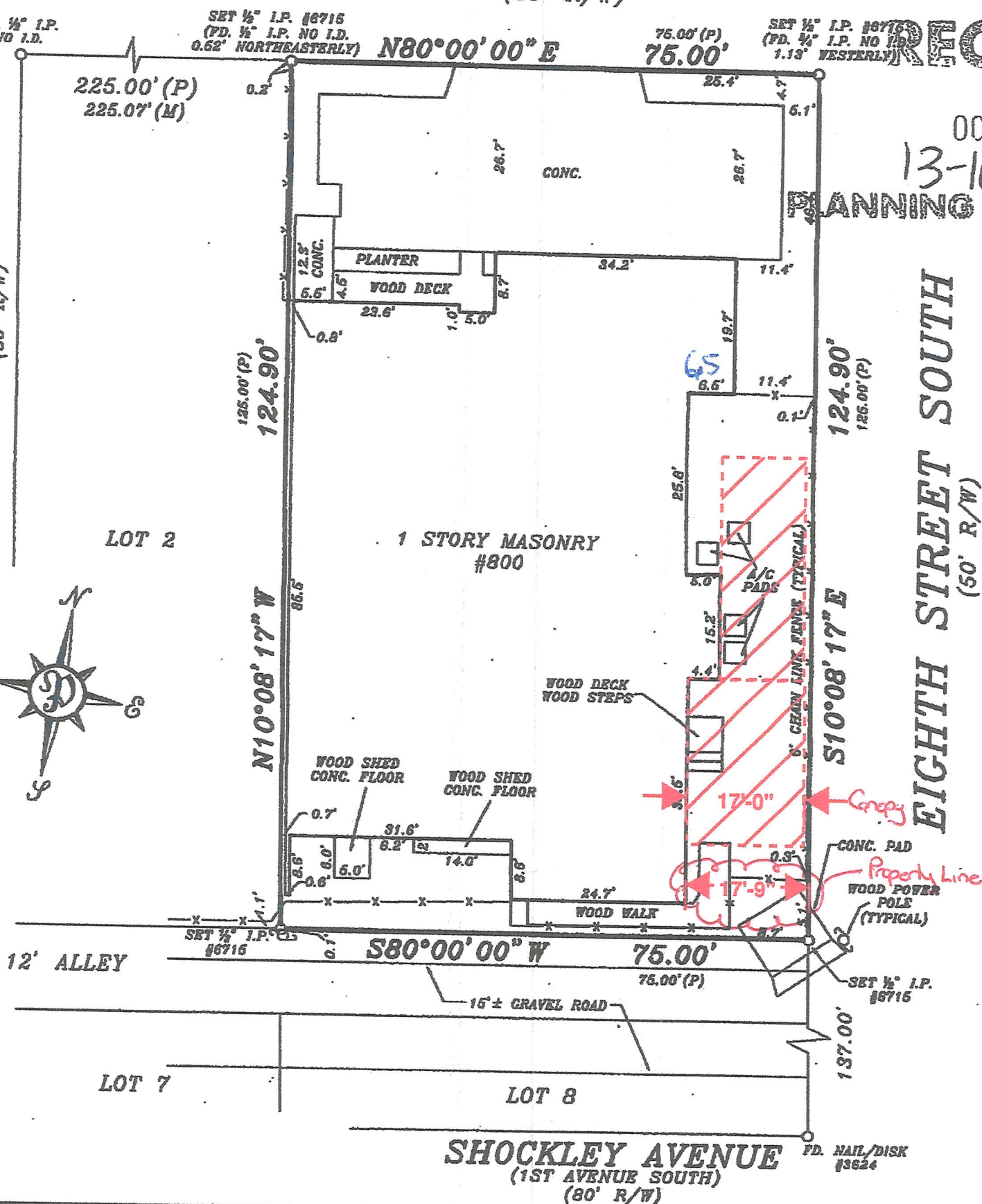
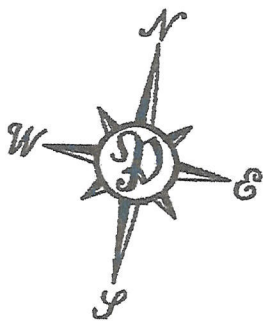
SHETTER AVENUE (80' R/W)

RECEIVED

OCT 08 2013

13-100212

PLANNING & DEVELOPMENT

NINTH STREET SOUTH
(50' R/W)

PERRET AND ASSOCIATES, INC.

5627 ATLANTIC BOULEVARD SUITE #6 JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF SHETTER AVENUE AS N80°00'00"E, PER PLAT.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
P.C.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
C.F. CHAIN LINK FENCE
R/W RIGHT-OF-WAY
O.R.V. OFFICIAL RECORDS VOLUME
O/L ON LINE
B.L. BREAK LINE

SCALE 1"=20'

5-9-13

DATE OF FIELD SURVEY

LEGEND

R & D RADIUS
A & L DELTA (CENTRAL ANGLE)
C or CH ARC LENGTH
C or CH CHORD
C or CH CHORD BEARING
L or R LINE RADIAL TO CURVE
A/C AIR CONDITIONER
CONC. CONCRETE
F.P. FOUND
I.P. IRON PIPE
M. MEASURED
P. PLAT
F. FENCE

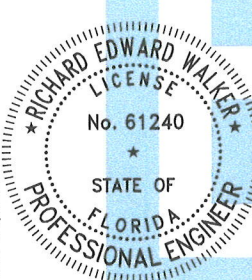


NATHAN P. PERRET, FLA. CERT. NO. 6900
GLENN M. BROADSTREET, FLA. CERT. NO. 5814

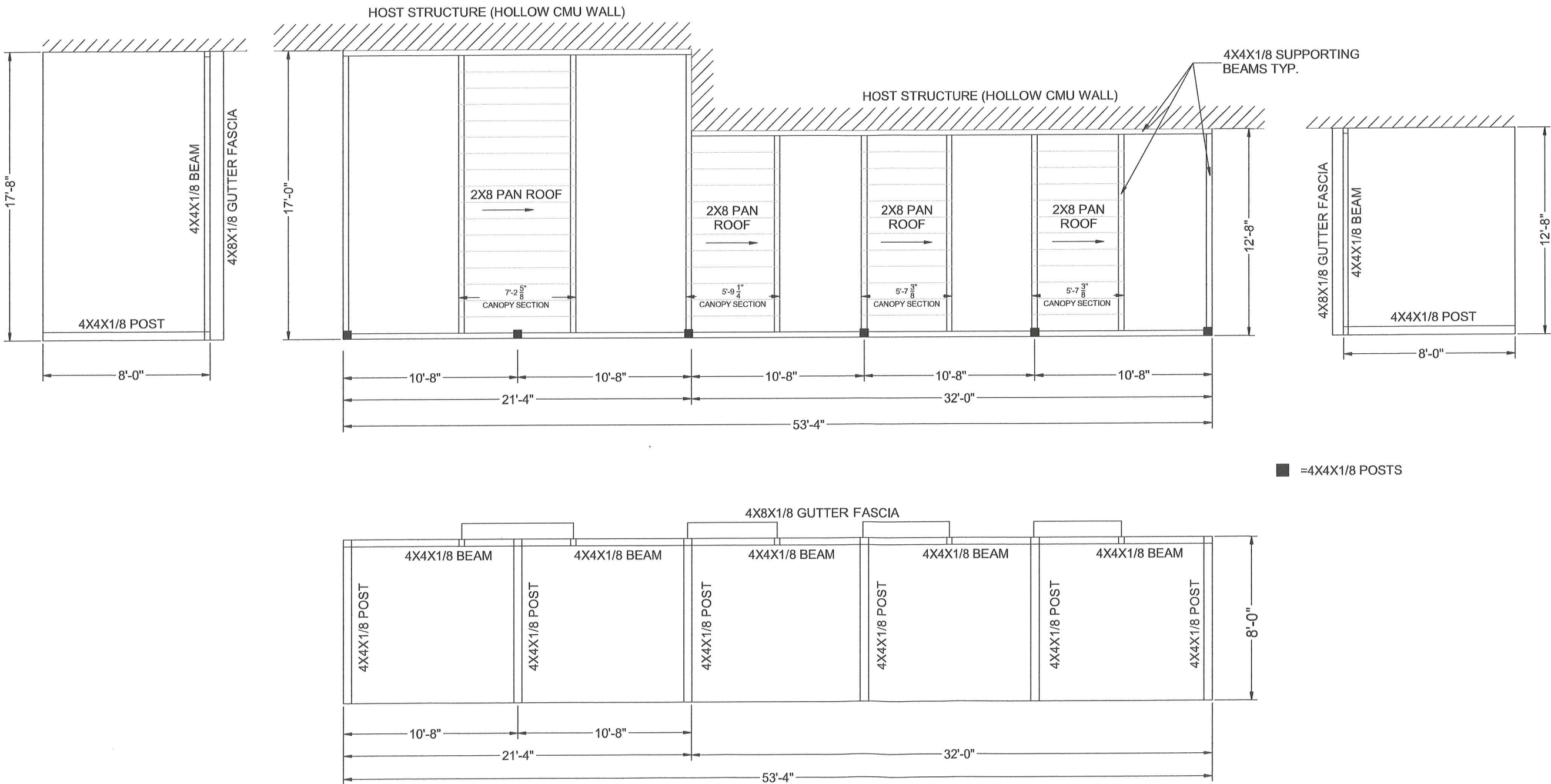
LB ~ 6715

F.B. 542 PG. 47 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2013-854

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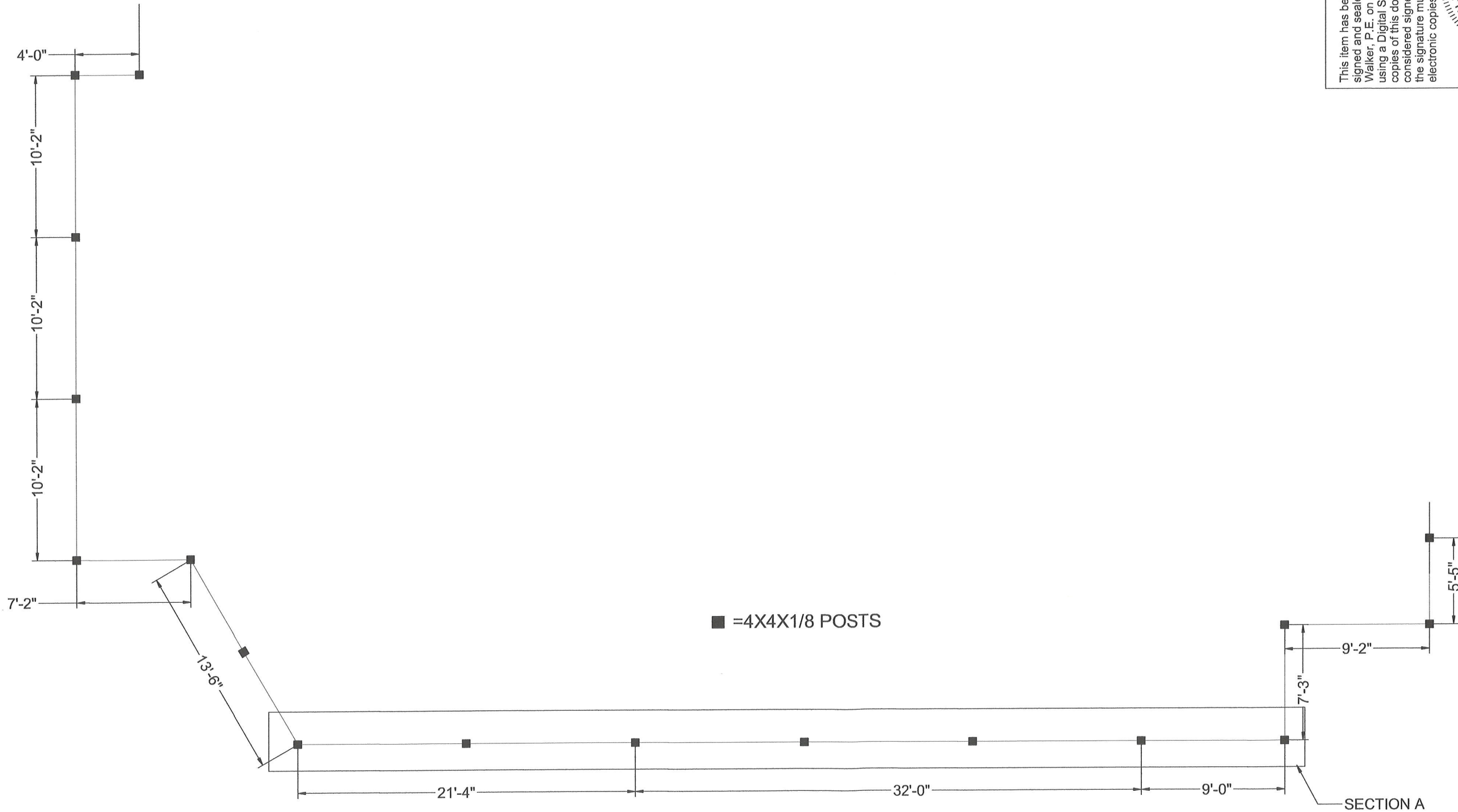
ALUMINUM PATIO COVER PLAN/ ELEVATION
SCALE: N.T.S.

ALUMINUM FENCE HIDDEN FOR CLARITY.
REFER TO THE FOLLOWING PAGE FOR FENCE
LAYOUT AND POST LOCATIONS.



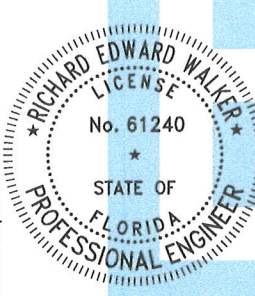
FLORIDA ENGINEERING LLC
4161 TAMiami TRAIL, UNIT 101
PORT CHARLOTTE, FLORIDA 33952
(941) 391-5980
FLeng.com
Orders@FLeng.com
PROJECT NO. 24155107
CA CERT. #30782

CONTRACTOR: FORTRESS ENGINEERING GROUP LLC 6622 SOUTHPOINT DR S STE240, JACKSONVILLE FL 32216		PROJECT ADDRESS: 800 SHETTER AVE JACKSONVILLE FL 32250	
DESIGN DATE:	07/02/2024	REVISION 1:	DATE
REVISION 2:	DATE	DRAWN BY:	BJ
SCALE:	NTS	SHEET:	02



ALUMINUM PICKET FENCE PLAN
SCALE: N.T.S.

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FLEng.com
Orders@FLEng.com

PROJECT NO. 24155107
CA CERT. #30782

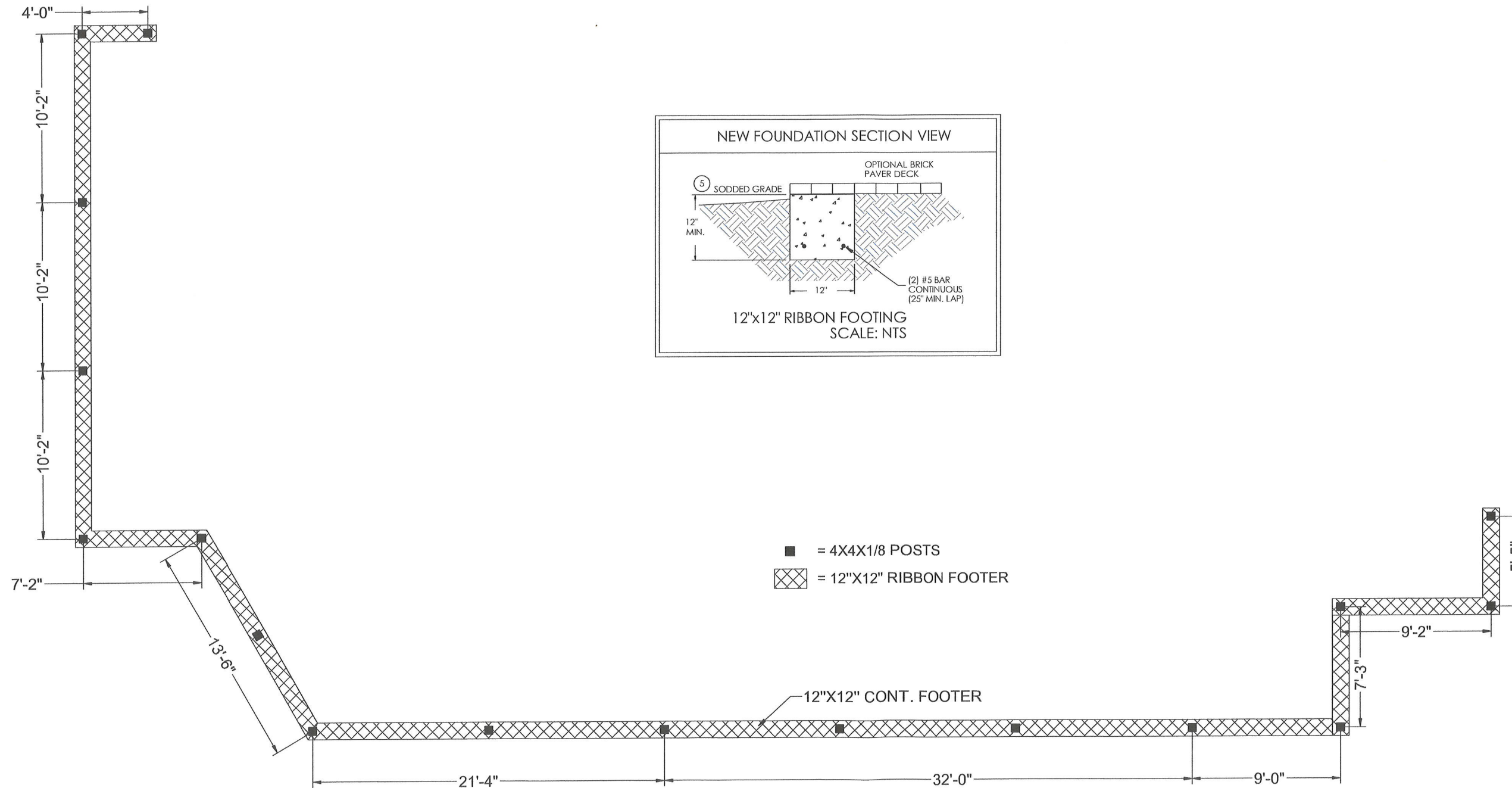
CONTRACTOR: FORTRESS ENGINEERING GROUP LLC 6622 SOUTHPOINT DR S STE240, JACKSONVILLE FL 32216		PROJECT ADDRESS: 800 SHETTER AVE JACKSONVILLE FL 32250	
DESIGN DATE: 07/02/2024		REVISION 1: DATE	
REVISION 2: DATE		SHEET: 03	
DRAWN BY: BJ		SCALE: NTS	



1. PROVIDE 1-1/2" COVERAGE TOP, SIDES, BOTTOM AND 1" BETWEEN ADJACENT REBAR LAPS.
2. PROVIDE MIN. 3" COVERAGE OF REBAR FOR ALL CONCRETE IN CONTACT WITH THE EARTH.
3. FOOTING CONCRETE SHALL BE MIN. 3000 PSI AT 28 DAYS
4. FOOTING REINFORCEMENT SHALL BE MIN. GRADE 60
5. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE TO CITY / CO. REQUIREMENTS
6. PROVIDE 2500 PSF BEARING (TYPICAL) UNDER FOUNDATION
7. SEE CONCRETE SPECIFICATIONS FOR TYING INTO EXISTING FOUNDATIONS
8. SEE CONCRETE SPECIFICATIONS FOR ADDITIONAL CONCRETE INFORMATION & SPECS.

A circular professional engineer seal for Richard Edward Walker. The outer ring contains the text "RICHARD EDWARD WALKER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside this ring, the word "LICENSE" is at the top and "STATE OF FLORIDA" is at the bottom, also separated by two stars. In the center of the seal, the license number "No. 61240" is displayed.

Digitally
signed by
Richard E
Walker
Date:
2024.07.03
12:24:05-04'00'



FOUNDATION PLAN
SCALE: N.T.S.

 **FLORIDA ENGINEERING LLC**
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(941) 391-5980
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Orders@FLEng.com

PROJECT NO. 24155107

CA CERT. #30782

CA CERT. #30782

PROJECT NO. 24155107

CONTRACTOR: FORTRESS ENGINEERING
GROUP LLC
6622 SOUTHPOINT DR S STE240,
JACKSONVILLE FL 32216

PROJECT ADDRESS:
800 SHETTER AVE
JACKSONVILLE FL 32250

DESIGN DATE:	07/02/2024
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REVISION 1: DATE

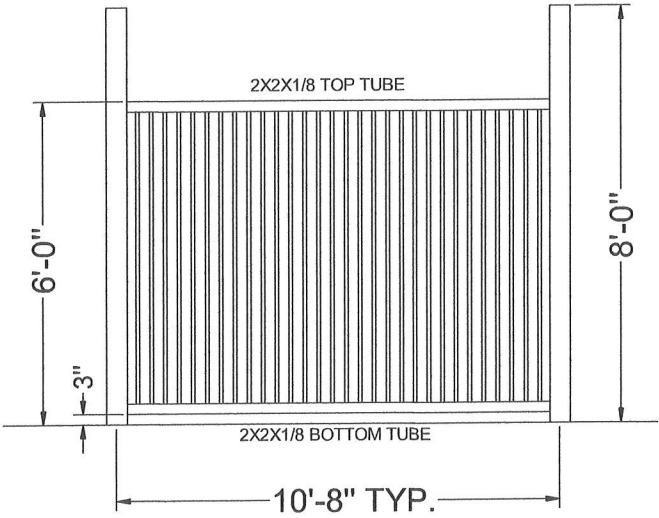
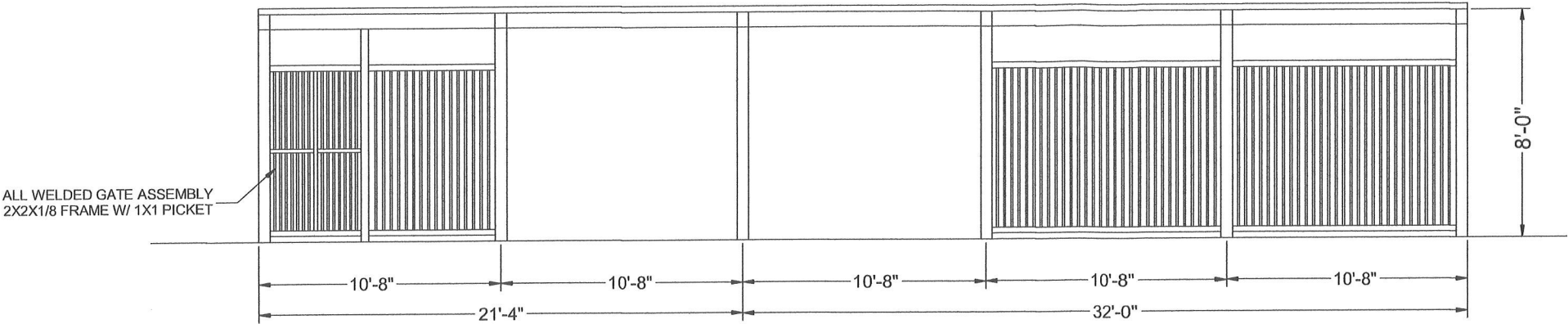
REVISION 2:	DATE	SHEET
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DRAWN BY: BJ

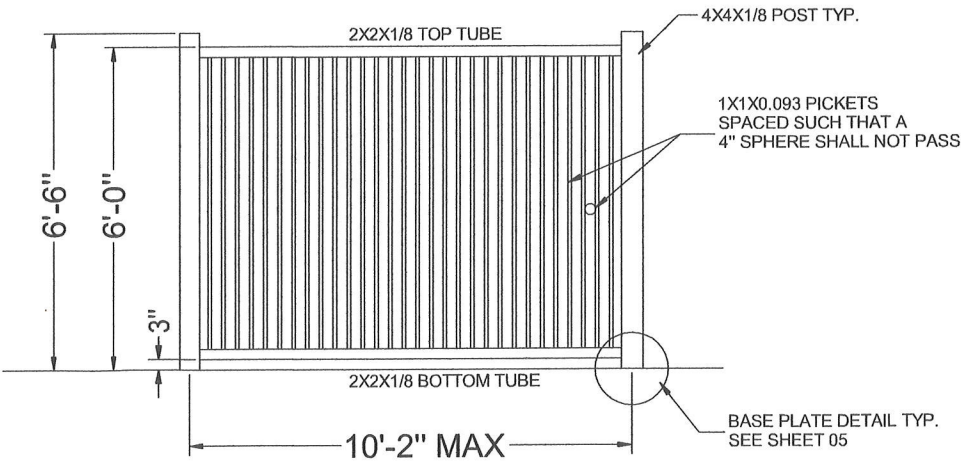
SHEET:
04



- NOTES:
- 1. ALL MATERIALS SHALL BE 6061-T6 ALUMINUM U.N.O.
 - 2. ALL CONNECTIONS SHALL BE FULLY WELDED U.N.O.
 - 3. ALL WELDS SHALL COMPLY WITH A.W.S. LATEST EDITION.
 - 4. ALL WELDED ASSEMBLY. WELDS SHALL BE MINIMUM 3/16" FILLET U.N.O.
 - 5. COVER ALL WELDS WITH CORROSIVE RESISTANT COATING.
 - 6. FIELD VERIFY ALL DIMENSIONS.

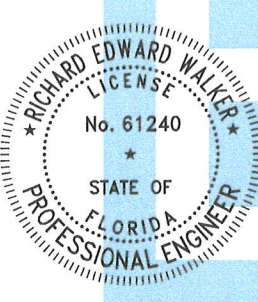


TYPICAL FENCE ELEVATION
AT PATIO COVER



TYPICAL FENCE ELEVATION
AT ALL OTHER LOCATIONS

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Walker, P.E. on date below
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Richard E
Walker
Date:
2024.07.03
12:24:06-04'00'

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JACKSONVILLE FL 32250

DESIGN DATE: 07/02/2024

REVISION 1: DATE

REVISION 2: DATE

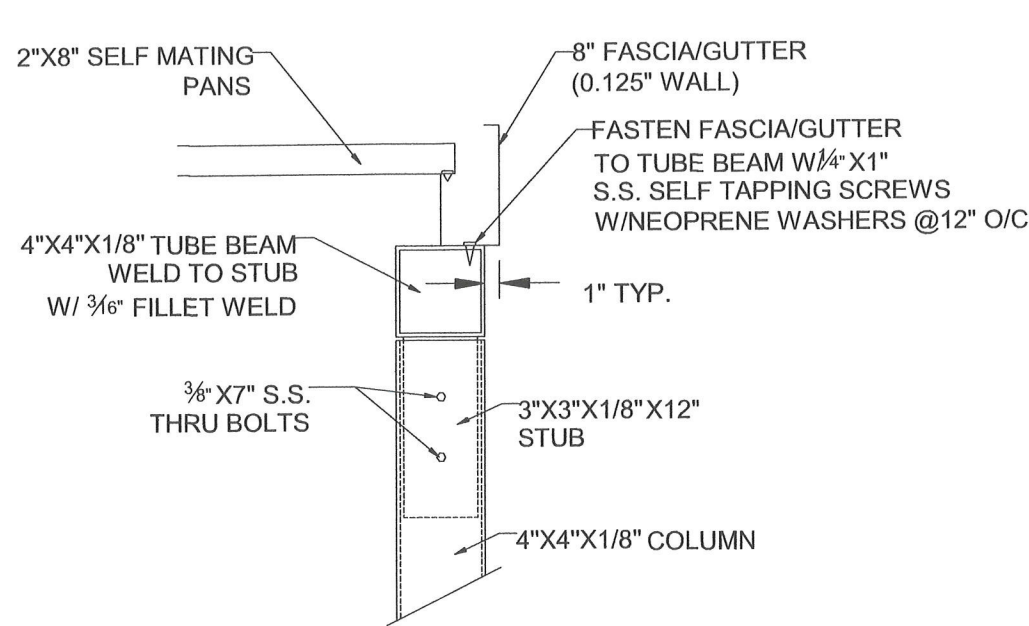
DRAWN BY: BJ

SCALE: NTS

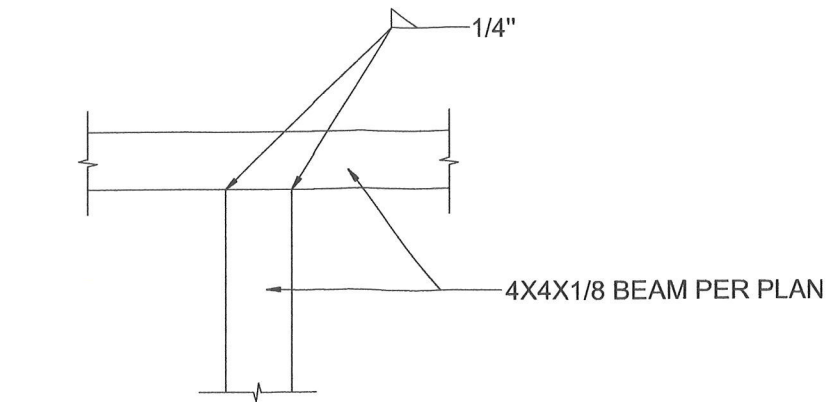
SHEET:

05

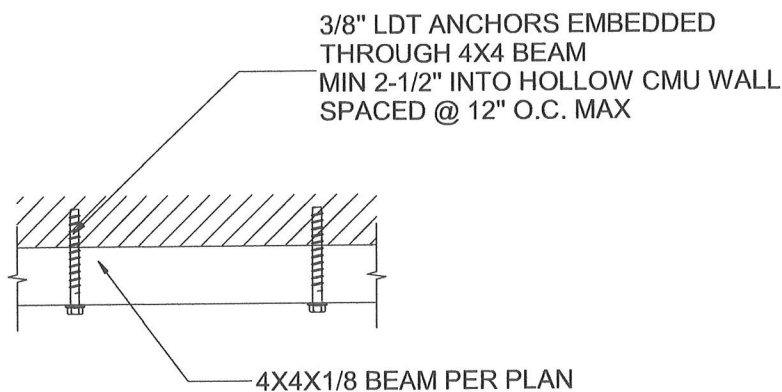




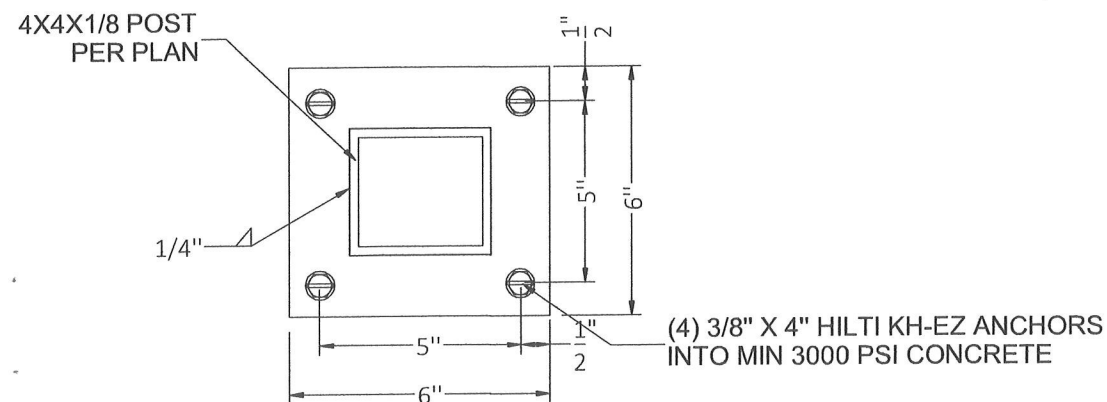
POST TO BEAM ATTACHMENT



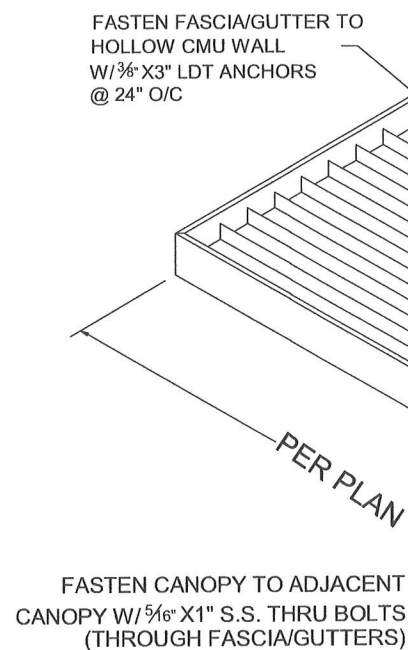
BEAM TO BEAM ATTACHMENT



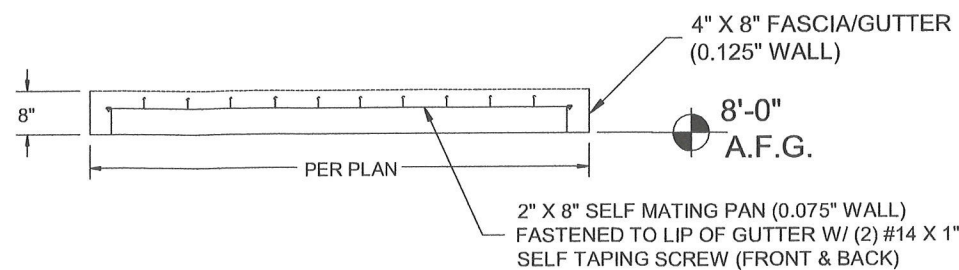
BEAM TO WALL ATTACHMENT
DETAIL B



6X6X3/8 BASE PLATE DETAIL

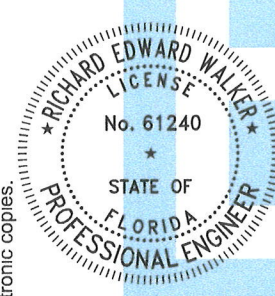


ISOMETRIC CANOPY VIEW



ELEVATION-CANOPY VIEW

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(941) 391-5980
FLEng.com
Orders@FLEng.com
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CONTRACTOR:
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6622 SOUTHPOINT DR S STE240,
JACKSONVILLE FL 32216

PROJECT ADDRESS:
800 SHETTER AVE
JACKSONVILLE FL 32250

DESIGN DATE: 07/02/2024
REVISION 1: DATE
REVISION 2: DATE
DRAWN BY: BJ
SCALE: NTS
SHEET: 06



STATEPOINT CROSSWORD

THEME: HALLOWEEN

ACROSS

1. Cut of lamb
6. Numbers, abbr.
9. Friend from Down Under
13. Jonas Salk's conquest
14. Bingo!
15. Secret storage
16. Like a beaver?
17. Sun, in Spain
18. Knightly suit
19. *Can take the form of a certain flying mammal
21. *Spell casting
23. Between E and NE
24. Fisherman's fly
25. Away's partner
28. Biology lab supply
30. Offspring of alumnus
35. Month before Nissan
37. Latte choice
39. Filthy dough
40. Sound on a scale
41. *Homeowner's Halloween option
43. Subsequently
44. A deadly sin?
46. Competitive advantage
47. Assigned theater spot
48. Popular post
50. Biblical firstborn
52. What skeletons and skedaddlers have in

common

53. Tiresias in "Oedipus Rex", e.g.
55. French vineyard
57. *Grisly
61. *Ghostly apparition
65. Throat dangler
66. *The Murders in the ____ Morgue
68. Actress Watts
69. Relating to a lobe
70. Songwriter Gershwin
71. a.k.a. tangelos
72. Pitcher
73. Lt.'s inferior, in the Navy
74. River clay deposits

DOWN

1. Hightailed it
2. *Adjective for Merlin, hairwise
3. Aquarium scum
4. *Unattractive
Munster relative
5. Sl vakian monetary unit
6. Project Apollo org.
7. Exclamation of surprise
8. Pico de gallo, e.g.
9. Painter Chagall
10. Pinnacle
11. Chris Hemsworth's Marvel role
12. *Like decorated house on Halloween
15. El Chapo's organi-

zation, e.g.

20. MC Hammer's "Too ____ to Quit" album
22. Black gold
24. Puppy purveyor, often
25. *Teeth of #19
Across
26. Love intensely
27. a.k.a. honey badger
29. 0.405 hectare
31. *Blood and ____
32. Partner of pains
33. *Spooky house sound
34. "Fiddler on the Roof" gossip character
36. Coral barrier
38. Gads, anagrammed
42. Mold a mind
45. Expel a lawyer
49. Ever, to a poet
51. Bluish planet
54. *#12 Down, alt. sp.
56. Sushi option
57. Stubborn beast
58. Swear, not curse
59. Type of hexahedron
60. Having wings
61. Black-eyed legumes
62. Sound of a bell
63. Fail to mention
64. Magnolia State, abbr.
67. *R.I.P. container

CROSSWORD

1	2	3	4	5	6	7	8	9	10	11	12
13											
16											
19											
25	26	27		28		29		30		31	32
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
65						66	67			68	
69						70				71	
72						73				74	

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FOR THURSDAY PAPER

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47c each add'l word

COMMERCIAL RATE:
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Real Estate
100 Real Estate
110 Lots/Land for Sale
120 Homes for Sale
125 Real Estate
Wanted
130 Condos for Sale
140 Mortgages
150 Mobile Homes
for Sale
180 Comm. Property
Warehouse

Rentals
200 Rental
215 Home for Rent
225 Wanted to Rent
230 Condo for Rent
240 M.H. for Rent
250 Vacation Rental
270 Rental to Share
275 Room for Rent
280 Office Space
285 Comm. Rental

Pets & Animals

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

Service Guide

600 Services
601 Air Conditioning
602 Alterations
607 Auto/Boat Detailing
608 Auto Repair
609 Bus. Services
612 Carpet
613 Catering
615 Cleaning
616 Computer Services
618 Electronics
619 Electrical Services
620 Equip. Rentals
622 Fences
630 Finan. Services
625 Firewood
634 Lawn Mower
Services
635 Lawn Svc/
Landscap
636 Locksmith
637 Marine Const.
638 Marine/Boating
640 Concrete/Masonry
645 Moving & Storage

648 Pressure Washing
650 Painting
651 Pest Control
652 Plumbing
653 Pools
654 Photography
655 Rain Gutters
660 Remodel/Const.
665 Repairs
670 Roofing
675 Sprinkler & Wells
677 Tree Service
678 Tile
680 Upholstery
685 Wallpapering
690 Water Treatment
Health Services
700 Massage Therapy
710 Health Care Serc.
610 Caregivers
For Sale
800 For Sale
805 Music & Instr.
810 Antiques
815 Auctions
820 Wanted to Buy
825 Trade
830 Consignment
Garage Sales
840 Garage Sales
850 Jax Beach
852 Neptune Beach
854 Atlantic Beach
856 Mayport
857 Ponte Vedra
858 West Beaches
859 Jacksonville
860 Flea Market
862 Estate Sales
Transportation
905 Auto Rental
915 Boats
930 Motorcycles
950 Campers/RV's
970 Trucks/Vans
980 Automobiles

Service Guide cont.

LEGAL NOTICES

425

34-344(e)(3)(b), for a corner side yard setback of 0 feet in lieu of 10 feet minimum, for proposed shade canopy attached to an existing institutional structure, located at property addressed 800 Shelter Ave., RE# 175569-0000, legally described as Lot 1, Block 9, Pablo Beach South

BOA#24-100064 Section(s): 34-336(e)(1)(e), for 48.2% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, located at property addressed 3409 S 1st St., RE# 181482-0020, legally described as Lot 4, Block 6, Atlantic Shores Ocean Front Section Division A

BOA#24-100065 Section(s): 34-337(e)(1)(e), for 47.5% lot coverage in lieu of 35% maximum, for proposed new addition to front of an existing single family dwelling, located at property addressed 612 S 15th Ave., RE# 176934-0200, legally described as Lot 7, Block 2, OceanSide Park

BOA#24-100066 Section(s): 34-336(e)(1)(e), for 48.82% lot coverage in lieu of 35% maximum, 34-336(e)(1)(c)(2), for a southern side yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum to address existing nonconformities, for the construction of a new pool and paver patio to an existing single family dwelling, located at property addressed 3940 Poincianna Blvd., RE# 181369-0050, legally described as Lot 2, Block 12, Ocean Terrace

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 the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbcfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 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.

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

WATERFRONT TOWNHOME

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

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JAX BEACH ROOM for rent. Clean, quiet. Kitchen privileges, cable/internet incl. (904) 504-4421.

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

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida, will meet and hold a public hearing on Wednesday, November 6, 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#24-100063 Section(s): BL 10/17/2024



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Don't Pay For Covered Home Repairs Again! Our home warranty covers ALL MAJOR SYSTEMS AND APPLIANCES. We stand by our service and if we can't fix it, we'll replace it! Pick the plan that fits your budget! Call: 1-888-521-2793

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

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

TREE SERVICES 677

www.JAXTREE.COM

• Tree Removal
• Trimming/Pruning • Crane Service
• 24 Hr Storm Damage Response

Senior / Military & First Responder Discounts

William Davis Tree Service

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20+ yrs exp Lic. Ins.

ROOFING 670

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

RECYCLE

THIS

NEWSPAPER

LEGAL NOTICES 425

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 McCue Heat & Air located at 216 20th St. N., in the County of Duval in the City of Jacksonville Beach, Florida 32250, 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 17th day of October, 2024

Owner: Home Services By McCue of North Florida, Inc.

BL 10/17/2024

HELP WANTED-PT 500

BOOKKEEPER Part - Time

Local company seeking Experienced Bookkeeper 10-15 hours per week. Qualifications necessary but not limited to: Processing billing, invoicing, inventory control, payroll, A/R, A/P, knowledge of Peachtree & Quickbooks, general office skills, & other tasks.

Call (904) 294-3545 Leave Message or email: dwyerprecision@gmail.com deepking@gmail.com

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.

HELP WANTED-FT 510

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

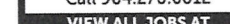
Discounted Tickets

Naval Station Mayport

Call 904.270.6012

VIEW ALL JOBS AT

NavyMWRMayport.com/Jobs



FOR SALE 800

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

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

MUSIC & INSTRUMENTS 805

YAMAHA PIANO Keyboard. 2 yrs old. Barely used. \$400. (904) 472-4697

MEDICAL 803

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

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

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.

GARAGE SALES - NB 852

Christmas Rummage Family Fun Day & Pumpkin Patch

admission \$2.00

October 19th

10 am - 2 pm

Christ United Methodist Church

400 Penman Rd.

Neptune Beach, FL 32266



GARAGE SALES - W of BCH 858

Annual Fall Driveway/Garage Sale

Palermo Community

on Hodges Boulevard

(Located Between JTB & Beach Blvd.)

Saturday, October 19th

8:00 a.m. - 2:00 p.m.

There will be lots of

treasures so Stop & Shop!



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.

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EAGER SOL ARMOR
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GREED EDGE SEAT
SELFIE ESAU SKE
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MACABRE PHANTOM
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LOBAR IRA UGLIS
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Find your new
BEST FRIEND

The Beaches MARKETPLACE - PETS -



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/11/2024
SUBJECT:	BOA #24-100064 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, November 6, 2024 Board of Adjustment Meeting.

BOA #24-100064

ZONING: RS-1
RE NO.: 181482-0020
LEGAL: Lot 4, Block 6, *Atlantic Shores Ocean Front Section Division A*
ADDRESS: 3409 S 1st St

REQUEST:

Section(s): 34-336(e)(1)(e), for 48.2% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, located at **property addressed** 3409 S 1st St, **RE#** 181482-0020, **legally described as** Lot 4, Block 6, *Atlantic Shores Ocean Front Section Division A*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1929) 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 50 feet in width and 140 feet in depth with a total area of 7,000 square feet. The subject parcel is currently occupied by a one-story single-family dwelling, concrete driveway and walkway. The subject parcel's single-family structure was constructed in 1957 and the applicant is proposing demolishing the current structure and building a new structure. The property has many current non-conformities and the developer plans on resolving some with the new proposed dwelling. The front yard setback is currently non-conforming at 10 feet in lieu of the 25 feet minimum, the rear yard set back is currently 6 feet in lieu of the 30 feet minimum, the combined side yard set backs are nonconforming, and the lot coverage is at 81.2% in lieu of the 35% maximum. The new dwelling will address all the setback issues and will decrease the lot coverage to 48.2%. The subject property is non-conforming in width and total lot area. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. The applicant is asking for a variance of 48.2% lot coverage in lieu of 35% maximum, for a proposed new single-family dwelling. Other properties in this area have been granted similar variances to increase lot coverage to accommodate new construction. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1957 as a one-story single-family dwelling, which will be demolished. The applicant plans on constructing a 2,070 square foot home. The subject property is substandard in width and total lot area. It measures 50 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district, and is also non-conforming in size at only 7,000 square feet. Due to the substandard size of the lot, developing a new single-family dwelling will increase lot coverage. The subject property was platted in 1929 which predates the existing LDC. The nonconforming lot is not the fault of the applicant and not allowing more 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 a variance. There is a hardship justified by the lot of record being a non-conforming lot in total lot area and width. Staff would recommend that the application be approved, as all current setbacks will now meet standard regulations and the lot coverage will drastically be reduced.

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 and width. 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 7,000 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 platted in 1929, and was never designed to accommodate the modern LDC requirements. The applicant purchased the property in its current state.

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

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

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief from the LDC requirements, the applicant cannot add anything to this property without exceeding the 35% maximum lot coverage and encroaching on setbacks. Due to the undersized lot, relief is needed to build the proposed single-family home.

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 variances needed to accommodate a new single-family home. The variance needed is for 48.2% lot coverage in lieu of 35% maximum.

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

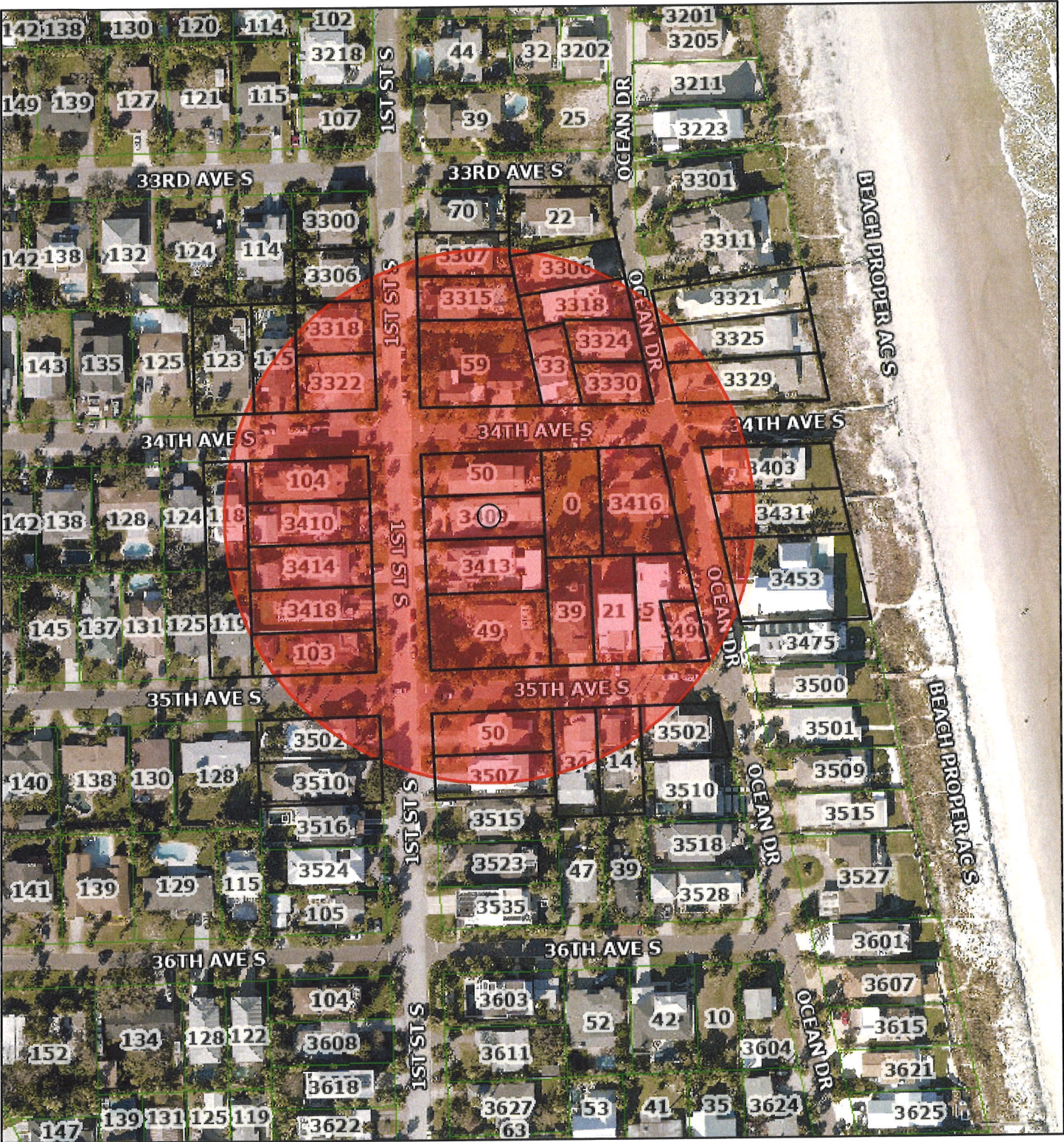
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100064**

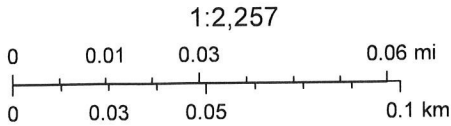
ATTACHMENTS:

1. 24-100064pics
2. 24-100064



October 11, 2024

 Parcels



LOT 4, BLOCK 6, ATLANTIC SHORES OCEANFRONT SECTION DIVISION "A" AS RECORDED IN PLAT BOOK 14 PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

*received
7 and ditto
6320 St. Augustine
731-5117*

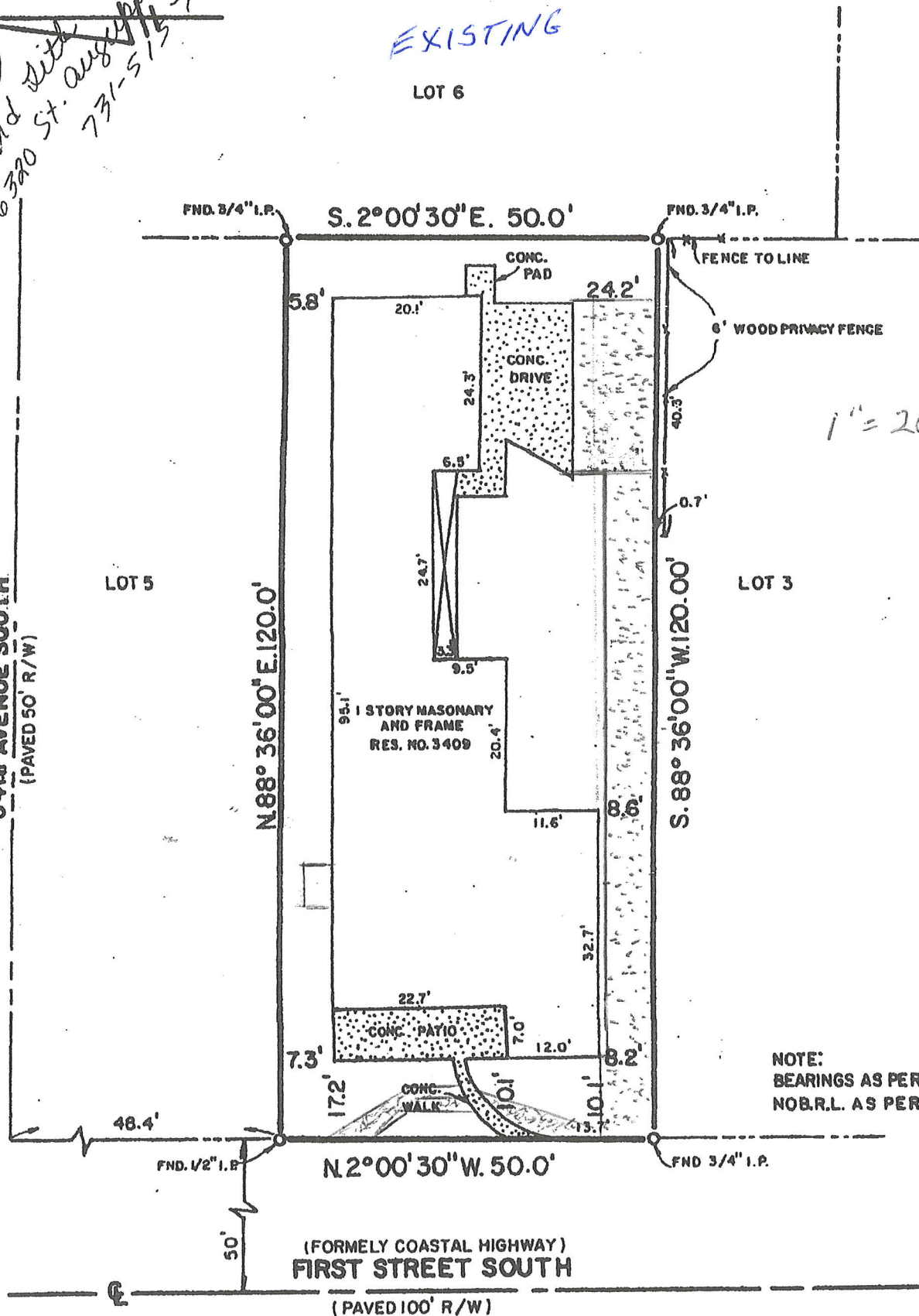
EXISTING

LOT 6

(FORMERLY ALHAMBRA STREET)
34th AVENUE SOUTH
(PAVED 50' R/W)

LOT 5

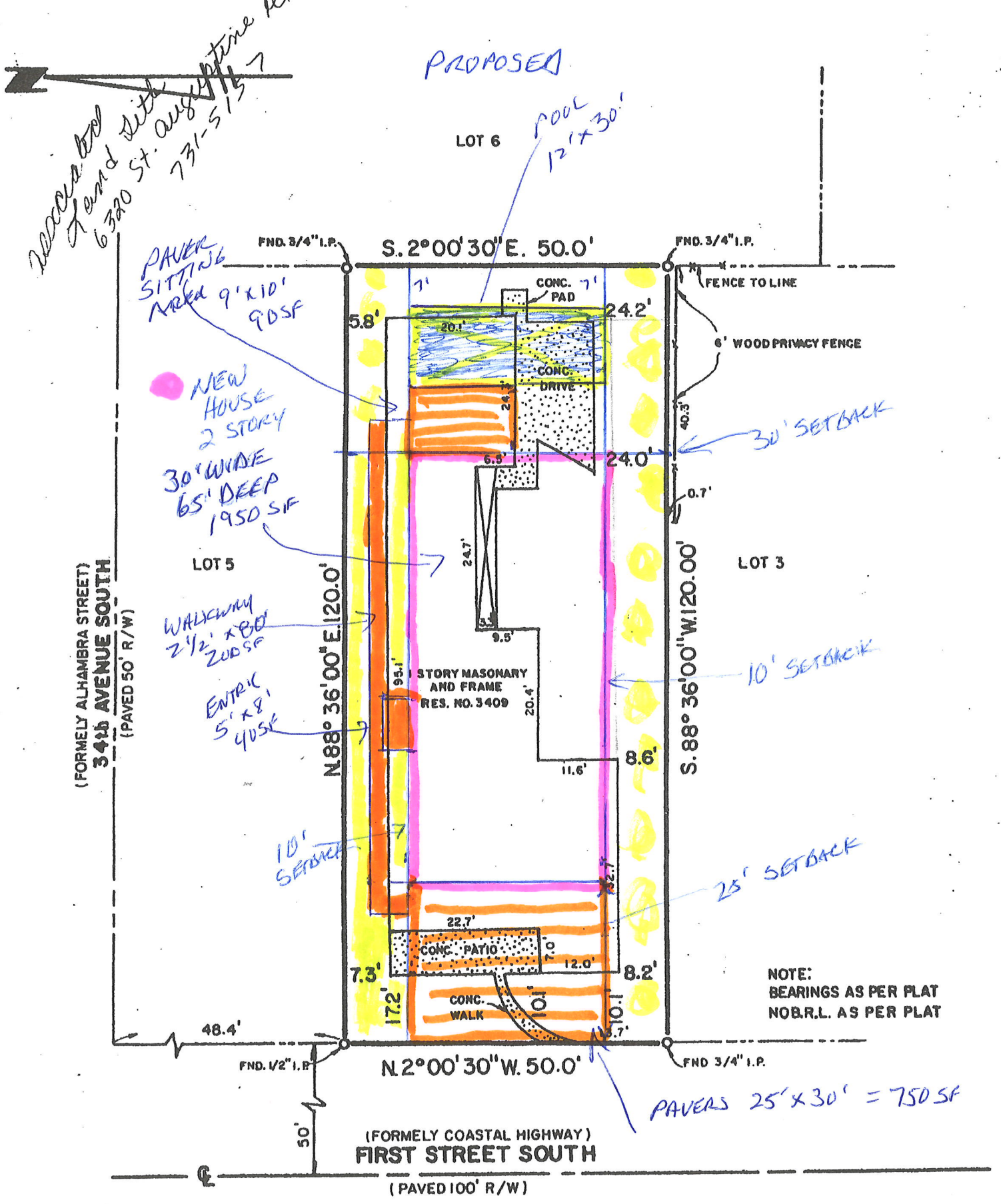
LOT 3



I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "A7" AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP FOR JACKSONVILLE BEACH, FLORIDA.

I HEREBY CERTIFY TO ANNE DAVEY (DEAN WEDMAN AND AMERICAN INTERESTS) THAT THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "A7" AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP FOR JACKSONVILLE BEACH, FLORIDA.

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I HEREBY CERTIFY TO ANNE DATHVEK CREAR WESTERN AND AMERICAN BROTHERS TRADING COMPANY



APPLICATION FOR VARIANCE

BOA No. 24-100064

HEARING DATE 11/6

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

REQUIRED DOCUMENTATION

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

RECEIVED
AUG 28 2024
PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: ROBERT BRUCE Telephone: 904-655-1998
Mailing Address: 3330 OCEAN DRIVE SOUTH E-Mail: RBFINANCIALGROUP2GMAIL.COM
JACKSONVILLE BEACH, FL
32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Anne Therese Kern Telephone: (904) 422-6114
Mailing Address: 3409 1st Street S E-Mail: jaxbchrunner@yahoo.com
Jax Bch 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: 3409 FIRST STREET SOUTH
Legal description of property (Attach copy of deed): LPT 4, BLOCK 6, ATLANTIC SHORES OCEANFRONT SECTION
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). DIVISION "A"

COVERAGE OF 50% IN LIEU OF 35%

AFFIDAVIT

I, ROBERT BRUCE, 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.

Robert Bruce
APPLICANT SIGNATURE

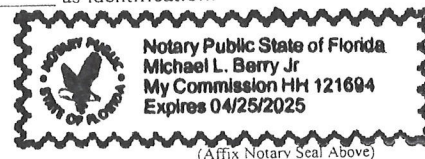
ROBERT G. BRUCE
PRINT APPLICANT NAME

8/28/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of August, 2024, by Robert Bruce, who is personally known to me or produced Florida Drivers License as identification.

Michael L. Berry Jr.
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: _____

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	PRE-EXISTING NON-CONFORMING LOT
Special circumstances and conditions do not result from the actions of the applicant.	YES	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	

3409 1ST STREET
JACKSONVILLE BEACH

COVERAGE / SETBACKS

Lot 50' x 140' = 7,000SF

CURRENT CONDITIONS

COVERAGE:

House Pad	2,718 SF
Driveway / Walkways	<u>2,967 SF</u>
	5,685 SF
	81.2%

SETBACKS:

REQUIRED

CURRENT

Front	25'	10'
Rear	30'	6'
Side No.	10'	5.8' - 7.3'
Side So.	10'	8.2' - 8.6'

PROPOSED CONDITIONS / NEW HOUSE

COVERAGE:

House Pad	2,070 SF
Driveway	815 SF
Walkway	255 SF
Entry	32 SF
Rear Sitting Area	254 SF
AC Pad	20 SF
Pool Equipment Pad	<u>30 SF</u>
	3,476 SF
	49.66%

SETBACKS:

REQUIRED

PROPOSED

Front	25'	28'
Rear	30'	30'
Side No.	10'	10'
Side So.	10'	10'

LOT 4, BLOCK 6, ATLANTIC SHORES OCEANFRONT SECTION DIVISION "A" AS RECORDED IN PLAT BOOK 14 PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

*received
7 and ditto
6320 St. Augustine
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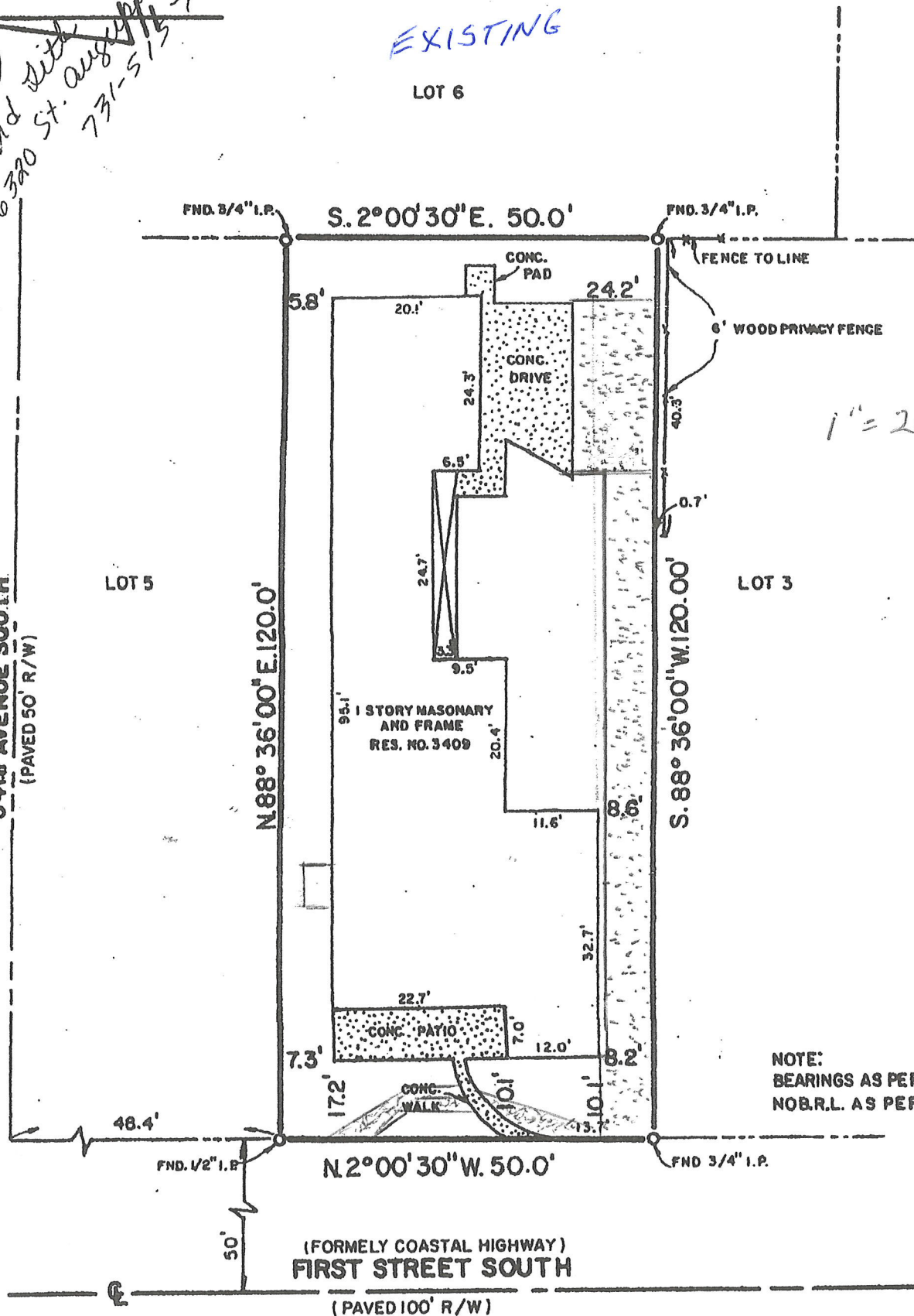
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LOT 6

(FORMERLY ALHAMBRA STREET)
34th AVENUE SOUTH
(PAVED 50' R/W)

LOT 5

LOT 3

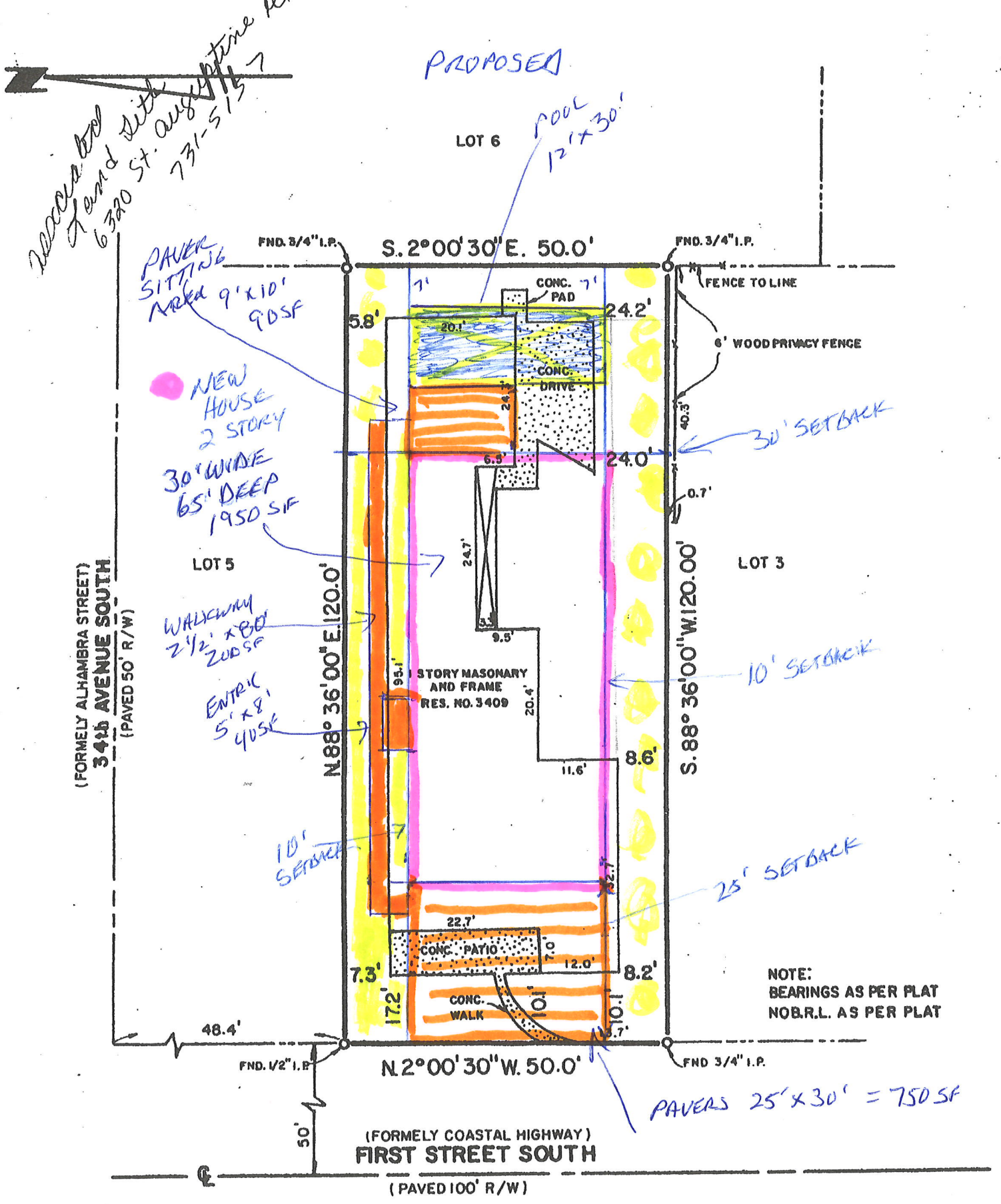


1" = 20'

I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "A7" AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP FOR JACKSONVILLE BEACH, FLORIDA.

I HEREBY CERTIFY TO ANNE DAVEY (DEAN WEDMAN AND AMERICAN INTERESTS) THAT THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "A7" AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP FOR JACKSONVILLE BEACH, FLORIDA.

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I HEREBY CERTIFY TO ANNE DATHLEY CREAN GEORGE AND AMERICAN BY THE NAME T HALLS OF THE

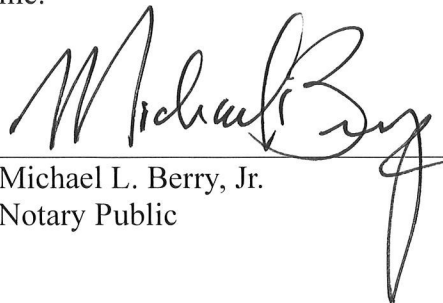
Authorization to Submit Application for Variance

1. I, Anne Therese Kern, am the owner of 3409 1st Street South, Jacksonville Beach, FL 32250 (Parcel No. 181482-0020).
2. A true and correct copy of my current property tax notification is attached as proof of ownership.
3. I hereby authorize Robert Bruce to submit the enclosed Application for Variance to the City of Jacksonville Beach on my behalf and also to act of my behalf at any hearings or meetings where the City discusses or considers this Application.


Anne Therese Kern

STATE OF FLORIDA
COUNTY OF DUVAL

This instrument was acknowledged before me the undersigned Notary Public by means of her physical presence this 26th day of August, 2024, by Anne Therese Kern, who is personally known to me.


Michael L. Berry, Jr.
Notary Public



14-11 10-3S-29E 0.161
ATLANTIC SHORES R/P DIVISION A
LOT 4,E 20FT CL ST LYING W THEREOF
ORD #7531

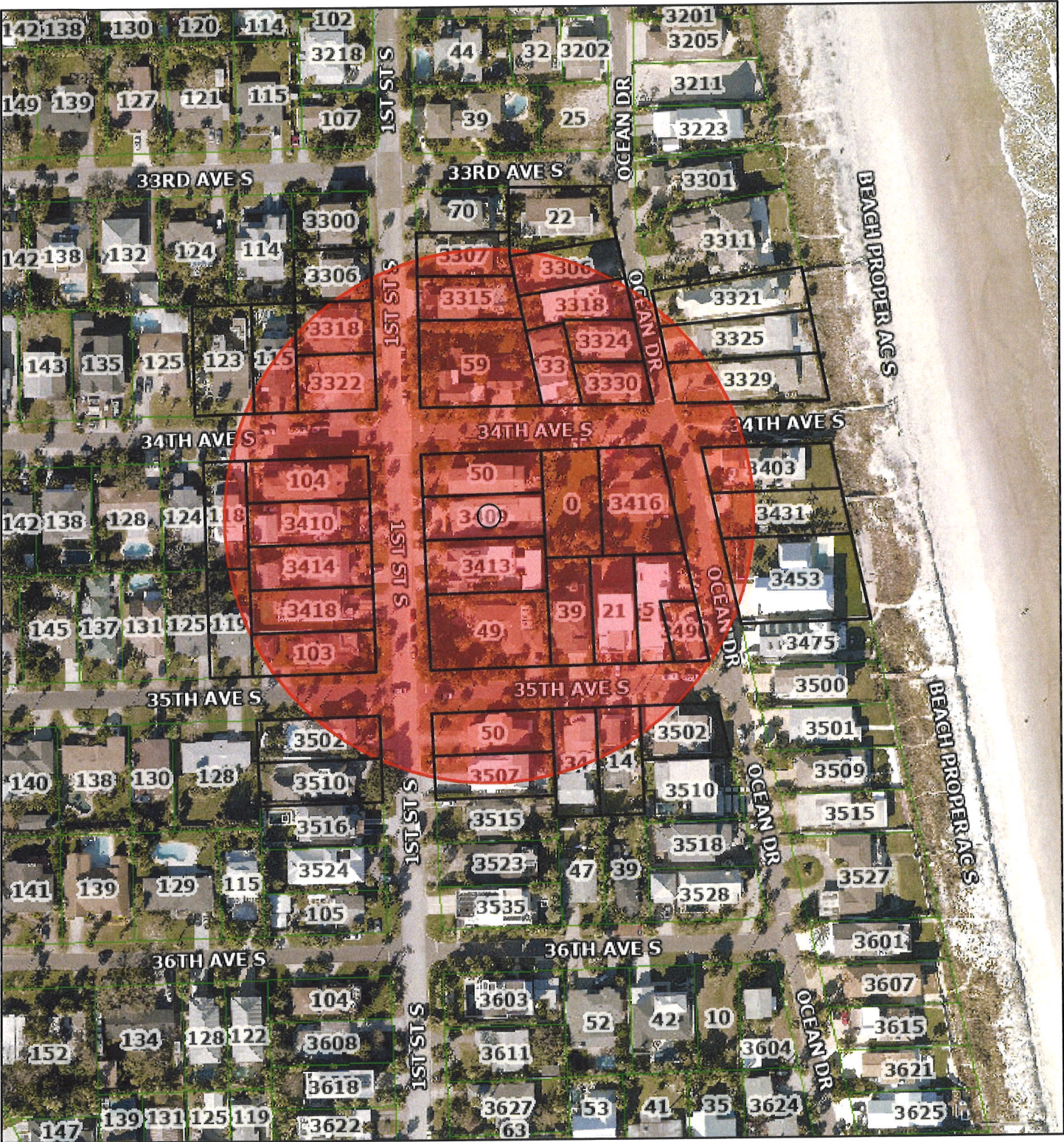
KERN ANNE THERESE
3409 1ST ST S
JACKSONVILLE BEACH, FL 32250-5920

2024
R-181482-0020

Page 1 of 1
PRINTED 08/01/2024
BY: pao

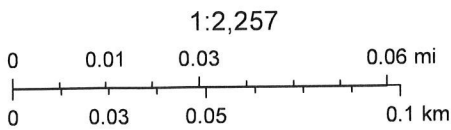
Map Id: 9510 714203.35 1.20 1.00 1.00 JAX BEACH S OF 25TH/ N OF

BUILDING CHARACTERISTICS				
CATEGORY	TYPE	%	PTS	
Exterior Wall	17 C.B. STUCCO	100	39.00	
Roof Struct	3 GABLE OR HIP	100	6.00	
Roofing Cover	3 ASPH/COMP SHNG	100	4.00	
Interior Wall	3 PLASTERED	100	31.00	
Int Flooring	14 CARPET	50	5.00	
Int Flooring	11 CER CLAY TILE	50	8.00	
Heating Fuel	4 ELECTRIC	100	1.00	
Heating Type	4 FORCED-DUCTED	100	4.00	
Air Cond	3 CENTRAL	100	7.00	
CATEGORY	UNITS		ADJ	
Stories	1.00		0	
Bedrooms	3.00		0	
Baths	2.00		0	
Rooms / Units	1.00		0	
BASE RATE ADJ			ADJ	
Quality Adjustment			1.0000	
Wkt./Design Factor			1.0000	
Size Adj.			0.9900	
TOTAL ADJUSTED POINTS			114	
DEPRECIATION ADJ			ADJ	



October 11, 2024

 Parcels



STATEPOINT CROSSWORD
THEME: HALLOWEEN

ACROSS

1. Cut of lamb
6. Numbers, abbr.
9. Friend from Down Under
13. Jonas Salk's conquest
14. Bingo!
15. Secret storage
16. Like a beaver?
17. Sun, in Spain
18. Knightly suit
19. *Can take the form of a certain flying mammal
21. *Spell casting
23. Between E and NE
24. Fisherman's fly
25. Away's partner
28. Biology lab supply
30. Offspring of alumnus
35. Month before Nissan
37. Latte choice
39. Filthy dough
40. Sound on a scale
41. *Homeowner's Halloween option
43. Subsequently
44. A deadly sin?
46. Competitive advantage
47. Assigned theater spot
48. Popular post
50. Biblical firstborn
52. What skeletons and skeddaddlers have in

common

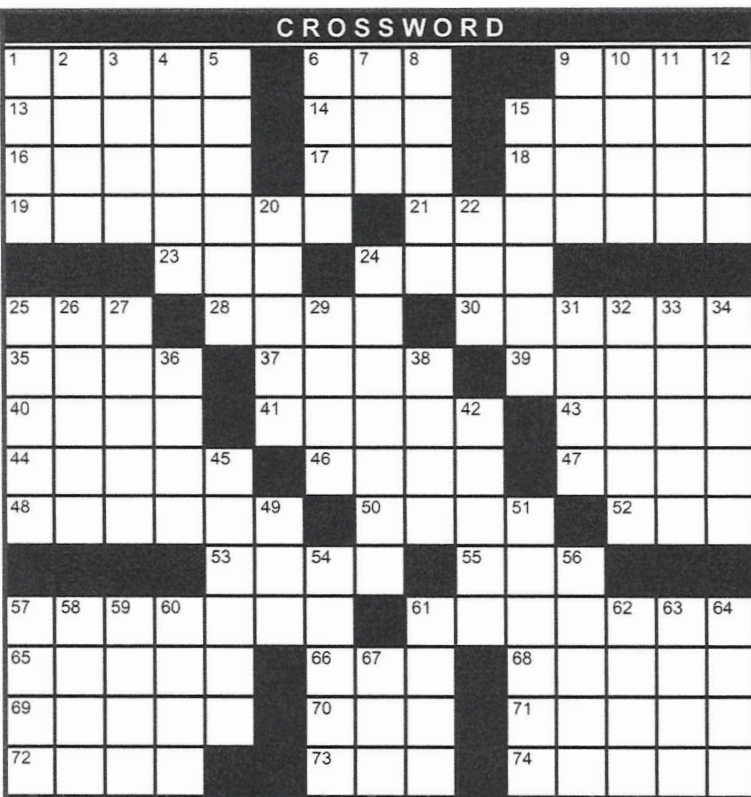
53. Tiresias in "Oedipus Rex", e.g.
55. French vineyard
57. *Grisly
61. *Ghostly apparition
65. Throat dangler
66. *The Murders in the ____ Morgue
68. Actress Watts
69. Relating to a lobe
70. Songwriter Gershwin
71. a.k.a. tangelos
72. Pitcher
73. Lt.'s inferior, in the Navy
74. River clay deposits

DOWN

1. Hightailed it
2. *Adjective for Merlin, hairwise
3. Aquarium scum
4. *Unattractive
5. Sl vakian monetary unit
6. Project Apollo org.
7. Exclamation of surprise
8. Pico de gallo, e.g.
9. Painter Chagall
10. Pinnacle
11. Chris Hemsworth's Marvel role
12. *Like decorated house on Halloween
15. El Chapo's organi-

zation, e.g.

20. MC Hammer's "Too ____ to Quit" album
22. Black gold
24. Puppy purveyor, often
25. *Teeth of #19 Across
26. Love intensely
27. a.k.a. honey badger
29. 0.405 hectare
31. *Blood and ____
32. Partner of pains
33. *Spooky house sound
34. "Fiddler on the Roof" gossip character
36. Coral barrier
38. Gads, anagrammed
42. Mold a mind
45. Expel a lawyer
49. Ever, to a poet
51. Bluish planet
54. *#12 Down, alt. sp.
56. Sushi option
57. Stubborn beast
58. Swear, not curse
59. Type of hexahedron
60. Having wings
61. Black-eyed legumes
62. Sound of a bell
63. Fail to mention
64. Magnolia State, abbr.
67. *R.I.P. container



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280 Office Space
285 Comm. Rental

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Service Guide
600 Services
601 Air Conditioning
602 Alterations
607 Auto/Boat Detailing
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609 Bus. Services
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640 Concrete/Masonry
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Service Guide cont.
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651 Pest Control
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665 Repairs
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675 Sprinkler & Wells
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Health Services
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710 Health Care Serc.
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800 For Sale
805 Music & Instr.
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815 Auctions
820 Wanted to Buy
825 Trade
830 Consignment
840 Garage Sales
850 Jax Beach
852 Neptune Beach
854 Atlantic Beach
856 Mayport
857 Ponte Vedra
858 West Beaches
859 Jacksonville
860 Flea Market
862 Estate Sales

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

LEGAL NOTICES 425

34-344(e)(3)(b), for a corner side yard setback of 0 feet in lieu of 10 feet minimum, for proposed shade canopy attached to an existing institutional structure, located at property addressed 800 Shetler Ave. RE# 175569-0000, legally described as Lot 1, Block 9, Pablo Beach South

BOA#24-100064 Section(s): 34-336(e)(1)(e), for 48.2% lot coverage, in lieu of 35% maximum, for proposed new single family dwelling, located at property addressed 3409 S 1st St. RE# 181482-0020, legally described as Lot 4, Block 6, Atlantic Shores Ocean Front Section Division A

BOA#24-100065 Section(s): 34-337(e)(1)(e), for 47.5% lot coverage, in lieu of 35% maximum, for proposed new addition to front of an existing single family dwelling, located at property addressed 612 S 15th Ave. RE# 176934-0200, legally described as Lot 7, Block 2, OceanSide Park

BOA#24-100066 Section(s): 34-336(e)(1)(e), for 48.82% lot coverage, in lieu of 35% maximum, 34-336(e)(1)(c)(2), for a southern side yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum to address existing nonconformities, for the construction of a new pool and paver patio to an existing single family dwelling, located at property addressed 3940 Poincianna Blvd. RE# 181369-0050, legally described as Lot 2, Block 12, Ocean Terrace

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 may 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.

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LEGAL NOTICES 425

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Wednesday, November 6, 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#24-100063 Section(s):

BL 10/17/2024

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LEGAL NOTICES 425

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 McCue Heat & Air located at 216 20th St. N., in the County of Duval in the City of Jacksonville Beach, Florida 32250, intends to register the said name with the Division of Corporations of the State of Florida, this 17th day of October, 2024

Owner: Home Services By McCue of North Florida, Inc.

BL 10/17/2024

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Local company seeking Experienced Bookkeeper 10-15 hours per week. Qualifications necessary but not limited to: Processing billing, invoicing, inventory control, payroll, A/R, A/P, knowledge of Peachtree & Quickbooks, general office skills, & other tasks.

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October 19th 10 am - 2 pm

Christ United Methodist Church 400 Penman Rd. Neptune Beach, FL 32266

GARAGE SALES - W of BCH 858

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Saturday, October 19th 8:00 a.m. - 2:00 p.m.

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BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/11/2024
SUBJECT:	BOA #24-100065 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, November 6, 2024 Board of Adjustment Meeting.

BOA #24-100065

ZONING: RS-2
RE NO.: 176934-0200
LEGAL: Lot 7, Block 2, *Oceanside Park*
ADDRESS: 612 S. 15th Ave

REQUEST:

Section(s): 34-337(e)(1)(e), for 47.5% lot coverage in lieu of 35% maximum, for a proposed new addition to the front of an existing single-family dwelling, located at **property addressed** 612 S. 15th Ave, **RE#** 176934-0200, **legally described as** Lot 7, Block 2, *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 covered front porch and a rear covered and paver patio. The lot is currently over lot coverage at 40%. The proposed new addition to the front of the dwelling will increase the lot coverage to 47.5%, as a portion of the addition will replace the existing driveway's and walkway's lot coverage. The subject parcel's single-family structure was constructed in 1986, and the structure predates the existing LDC. The subject parcel is non-conforming 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 a proposed total impervious area of 47.5%, for the proposed new addition to the front of the dwelling. The property is already over the maximum lot coverage at 40%. The new front addition will add 334 square feet of impervious space. The lot coverage will only increase by 7.5% as the new front addition will align with the existing footprint of the dwelling. These are the minimum variances needed to accommodate the new improvements. The property is undersized and predates the current LDC. 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 1986 as a one-story single-family dwelling. The property currently exceeds the required maximum lot coverage by 5% with an existing covered front porch and a rear covered paver patio. The applicant plans on making some improvements to the subject property which will increase the 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 47.5% is the minimum variance needed for the reasonable use of the parcel of land. The applicant has not requested to encroach into any setbacks, as the house is 29.8 feet from the front property line, with an RS-2 required front setback of only 20 feet, this addition will not encroach. Additionally, the neighboring homes to the east and west are both located closer to the street than the subject home, thus approving the variance will not be out of character for the neighborhood. The subject property was platted in 1922 and the home was constructed in 1986, both of which predated the existing LDC. The non-conforming lot is not the fault of the applicant, nor are the existing non-conformities, and denying the request for 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 non-conforming 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. Additionally, the existing structure is set 10 feet further back on the lot than required, and more than its neighboring homes.

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 non-conforming lot of record platted in 1922 and the applicant purchased the property with these non-conforming 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 47.5% 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 proposed new front addition. The variance needed is for a 47.5% lot coverage in lieu of 35% maximum, for a proposed new addition to the front of an existing single-family dwelling. Any rear addition to the house would encroach into the rear yard setback, so the front addition is lesser of a request for relief.

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:

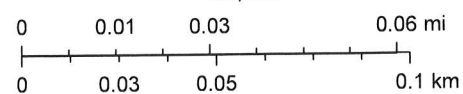
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100061**

ATTACHMENTS:

1. 24-100065pics
2. 24-100065



1:2,257



MAP SHOWING BOUNDARY SURVEY OF

LOT 2, BLOCK 157, OCEANSIDE PARK
AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
MERCEDES AND KEVEN KELCH
MOVEMENT MORTGAGE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PONTE VEDRA TITLE, LLC

15th. AVENUE SOUTH
(85' RIGHT OF WAY)

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PLANNING & DEVELOPMENT

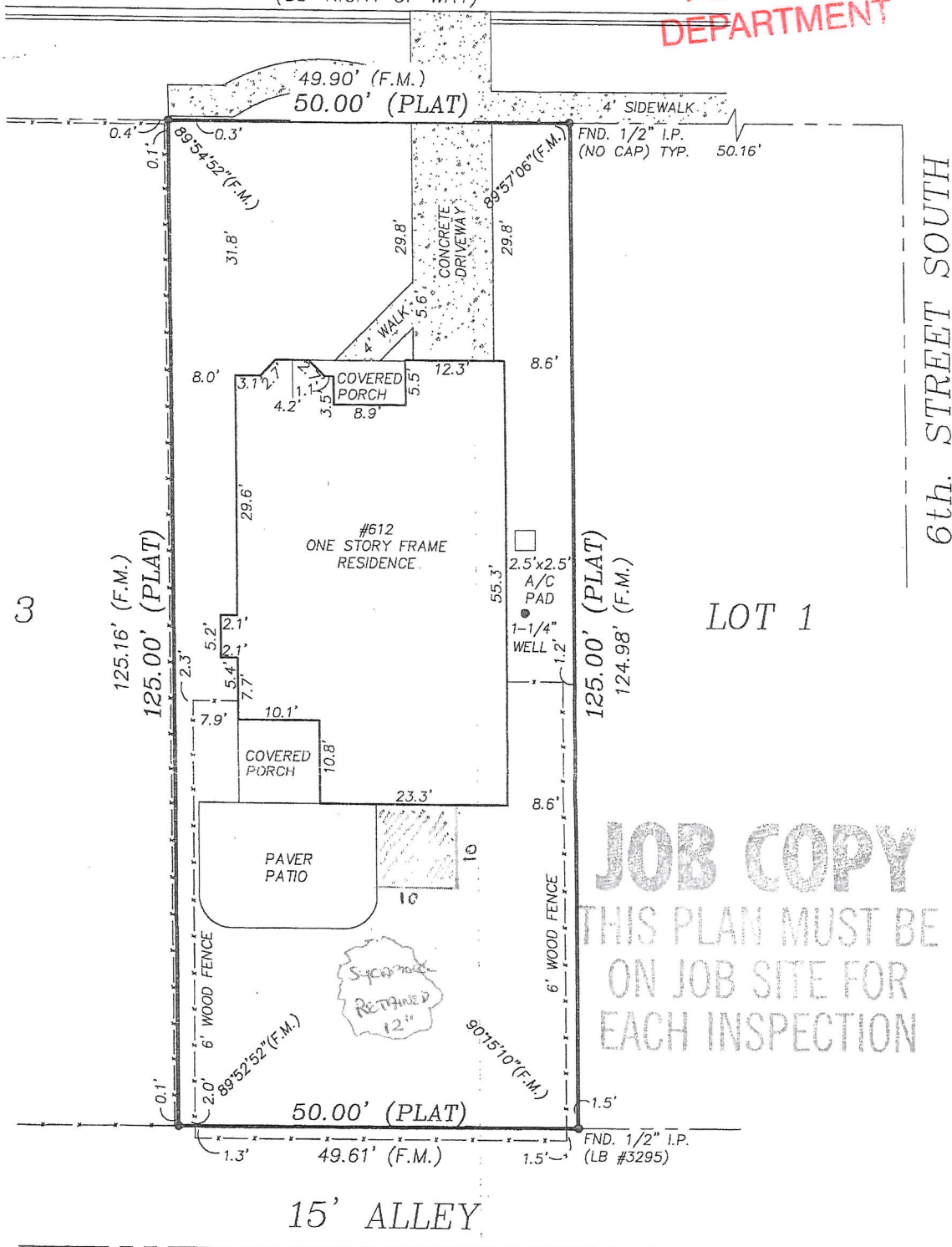
AUG 21 2024

PLANNING
DEPARTMENT



LOT 3

LOT 1



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

JUNE 26, 2015; UPDATE (2004-44-3) WJM
RECHECKED AUGUST 18, 2007; ALL CORNERS FOUND (04-44-2) PHC:PRINT

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

NOTES

- Bearings are based on (NOT APPLICABLE)
- This is a MAP SHOWING BOUNDARY SURVEY
- Elevations shown thus (15.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929, (N.G.V.D. of 1929).
- By Graphic plotting only, the property shown hereon lies within Zone: "X" (unshaded) as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 120078 0419 H Map Revised date: 6-3-13
- Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
- There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.H.L.	Overhead Lines
R/W	Right of Way	(F.M.)	Field Measured
O.R.V.	Official Records Volume	R	Radius equals
D.B.	Deed Book	Ch.	Chord equals
Pg.	page	Δ	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ	Delta or Central Angle equals
Esmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- X-X DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
- DENOTES IRON PIPE FOUND (AS NOTED)
- ✕ DENOTES CROSS CUT

DATE 01-15-04
SCALE 1"=20'
JOB No. 2004-44
F.B. MAP
page ---
Comp. File 04-44.dwg
Drawn by B.R.B.

RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
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THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville, Florida 32550
904-704-8628
JNO@JNOVERBY.COM
FL. AR-0017060 · FL. ID-4621



KELCH RESIDENCE
612 15TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

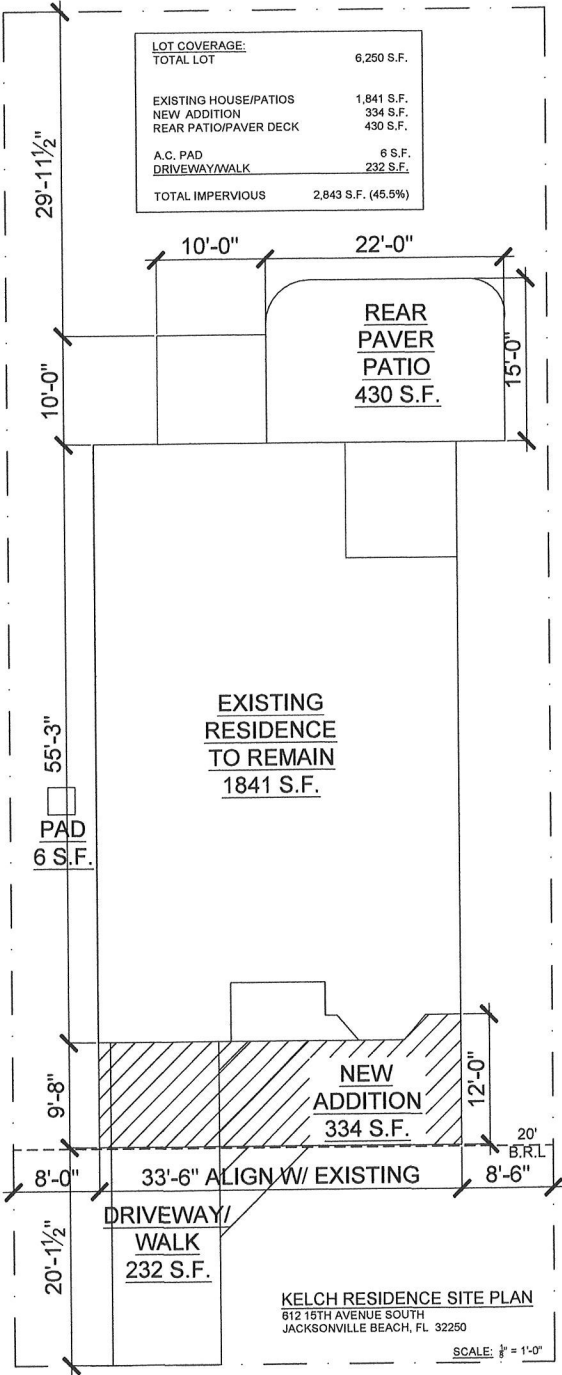
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JULY 19, 2024

NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

ARCHITECTURAL
SITE
PLAN

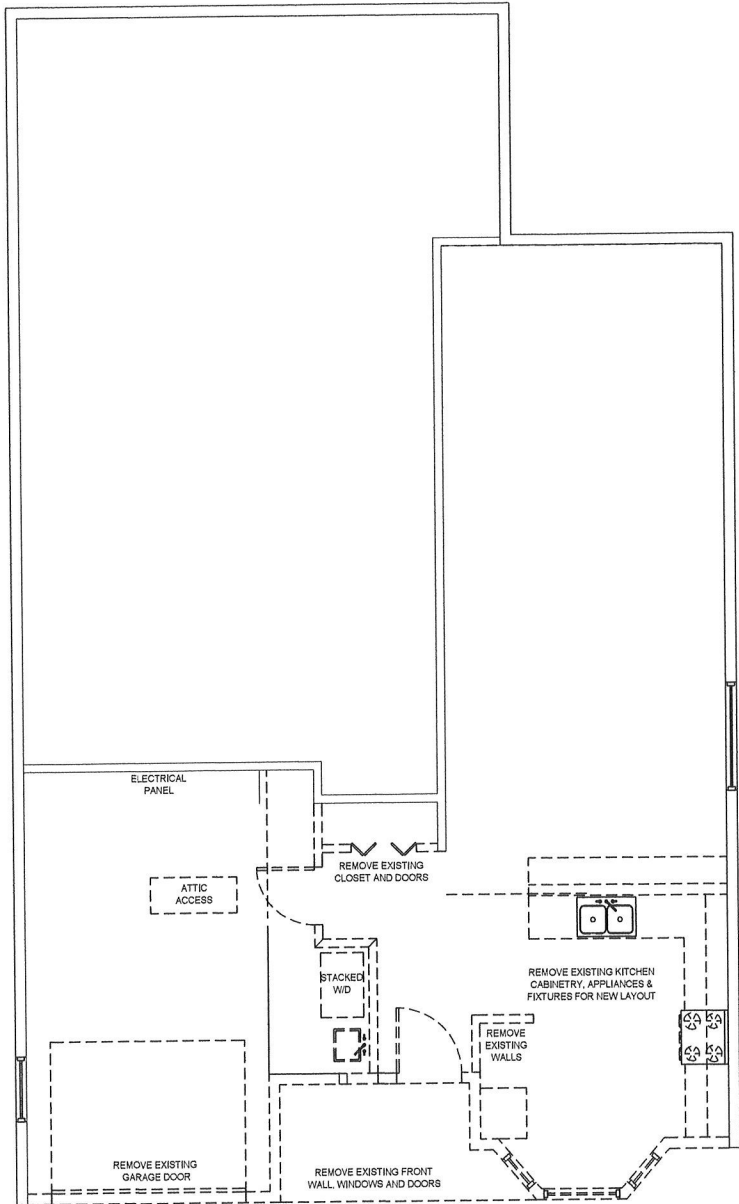
T1

PERMIT SET



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE TO THE MOST RECENT EDITION OF FLORIDA BUILDING CODES AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
 2. VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION. VERIFY LAYOUT WITH REFERENCE TO EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE COMMUNICATED IN WRITING TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS.
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 4. ALL DIMENSIONS ARE TO FACE OF DRYWALL OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
 5. FLOOR PENETRATIONS TO BE WATERPROOFED.
 6. ALL INTERIOR WALLS TO BE WOOD STUDS UNLESS OTHERWISE NOTED.
 7. WHERE G.C. IS TO PROVIDE TYPE 'X' GYP. BD. FOR A RATED ASSEMBLY, THE TYPE 'X' GYP. BD. IS REQUIRED TO GO BENEATH THE SHEATHING AND FINISHES.
 8. INTERIOR DOORS ARE TO BE 5" OFF PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
 9. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS HEREIN SPECIFIED TO THE CONTRARY. BUILDER SHALL FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.
 10. IT IS THE BUILDER'S RESPONSIBILITY TO CHECK ALL PLAN DIMENSIONS & DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE SITE & FINAL SELECTION OF MASONRY, FLOOR JOISTS, LUMBER, STRUCTURAL MEMBERS, VENEER, ROOFING, ETC.
 11. SUBSTITUTES FOR SPECIFIC MATERIALS & MANUFACTURERS SHOWN ON THESE PLANS MAY BE OFFERED, BUT MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER PRIOR TO PROCURING OR INSTALLING.
 12. RESPONSIBILITY OF THE GC INCLUDES, BUT IS NOT LIMITED TO, PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING & ANY OTHER SMALL ITEMS OR DETAILS NOT NECESSARILY INDICATED ON THE PLANS.
 13. THESE PLANS ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS OF WEATHERPROOFING. USE OF A VARIETY OF DIFFERENT MATERIALS CAN CHANGE DETAILS. ADDITIONALLY, VARYING CODES & REGULATIONS, FOUNDATION REQUIREMENTS, ELECTRICAL AND MECHANICAL PLANS CAN CHANGE THESE DETAILS.
 14. FURNITURE TO BE COORDINATED, INSTALLED AND SCHEDULED BY G.C. AND THE OWNER
 15. ALL KITCHEN APPLIANCES INSTALLED TO BE COORDINATED AND SCHEDULED BY G.C.
 16. G.C. TO SCHEDULE & COORDINATE THE INSTALLATION OF OWNER PROVIDED ITEMS, INCLUDING, BUT NOT LIMITED TO, FURNITURE & AUDIO/VIDEO SYSTEMS.



DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING CODE SUMMARY

CODE ENFORCEMENT JURISDICTION:
CITY OF JACKSONVILLE BEACH

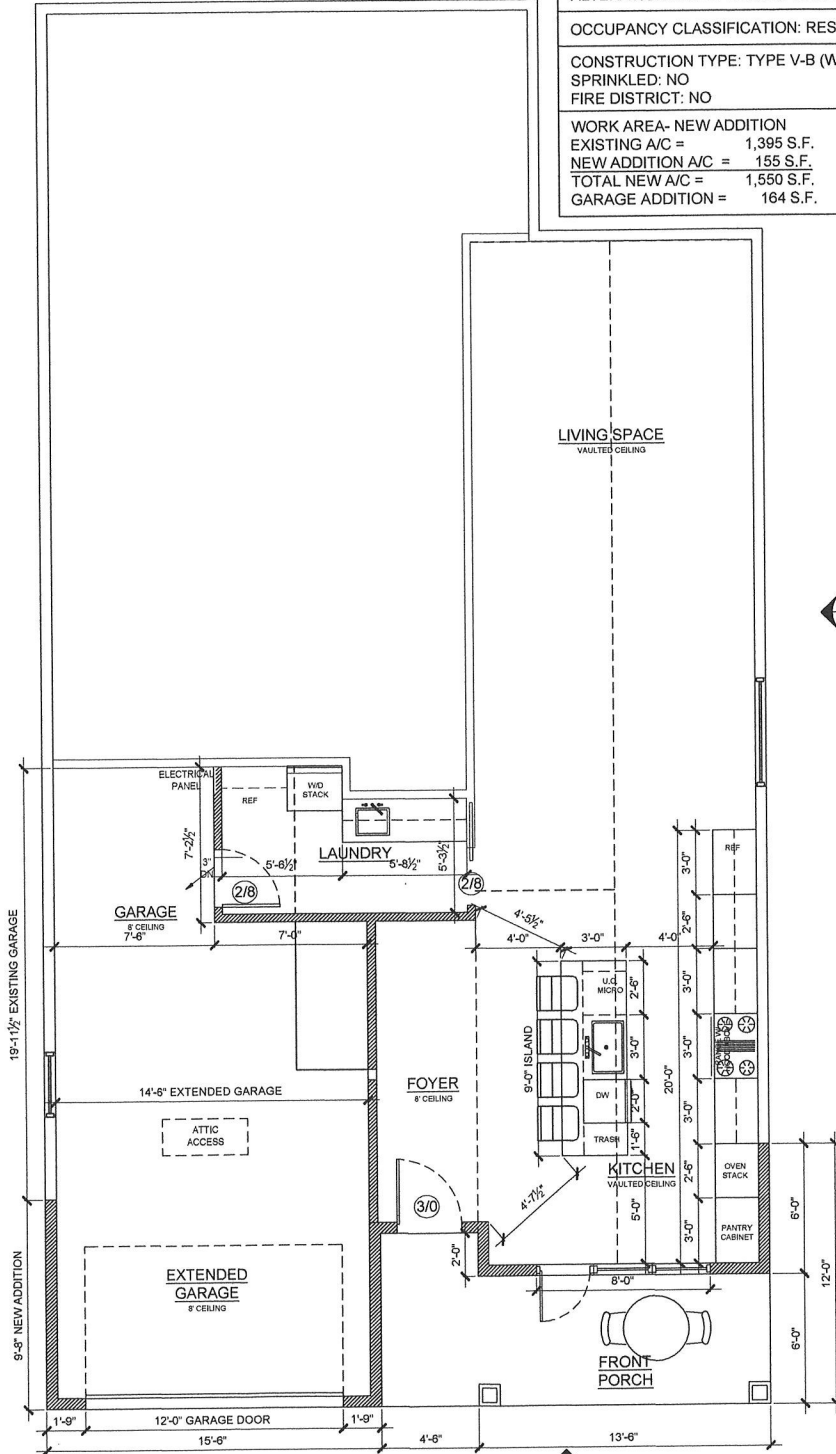
BUILDING CODE:
Florida Building Code 8th Edition (2023) Building
Florida Building Code 8th Edition (2023) Existing Building
Florida Building Code 8th Edition (2023) Residential
Florida Building Code 8th Edition (2023) Plumbing
National Electric Code 2020 - NFPA 70-2020
Florida Building Code 8th Edition (2023)
Energy Conservation
Florida Building Code 8th Edition (2023) Mechanical
Florida Fire Prevention Code 8th Edition

ALTERATION LEVEL: 2 & NEW ADDITION

OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)

CONSTRUCTION TYPE: TYPE V-B (WOOD FRAME)
SPRINKLED: NO
FIRE DISTRICT: NO

WORK AREA- NEW ADDITION
EXISTING A/C = 1,395 S.F.
NEW ADDITION A/C = 155 S.F.
TOTAL NEW A/C = 1,550 S.F.
GARAGE ADDITION = 164 S.F.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

JNOOverby, LLC
ARCHITECTURE · INTERIOR DESIGN

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville, Florida 32250
904-704-8628
JNO@JNOVERBY.COM
FL. AR-0017060 · FL. ID-4621



KELCH RESIDENCE
612 15TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

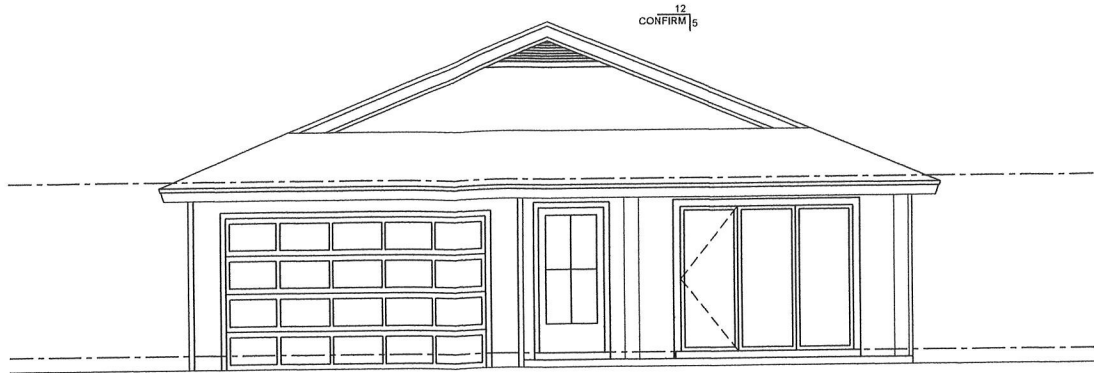
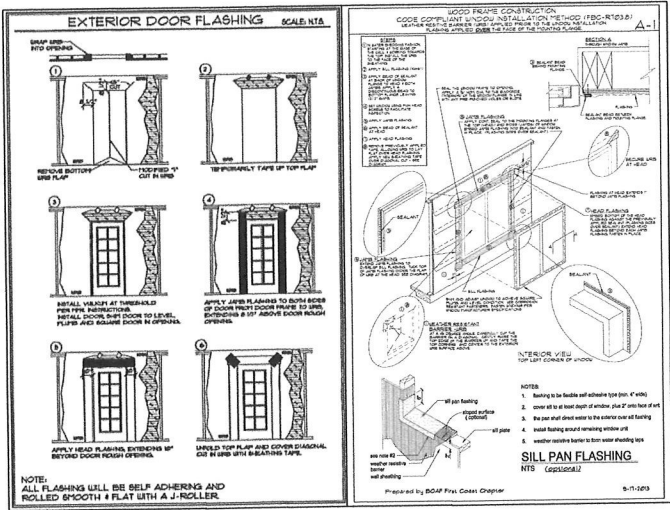
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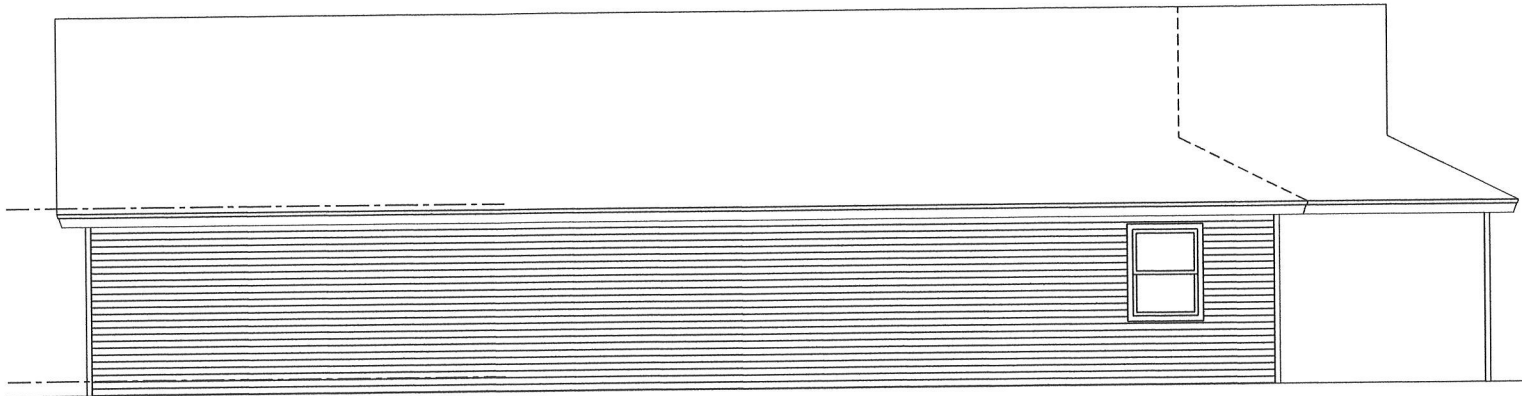
**DEMOLITION
AND
FLOOR
PLAN**

A1

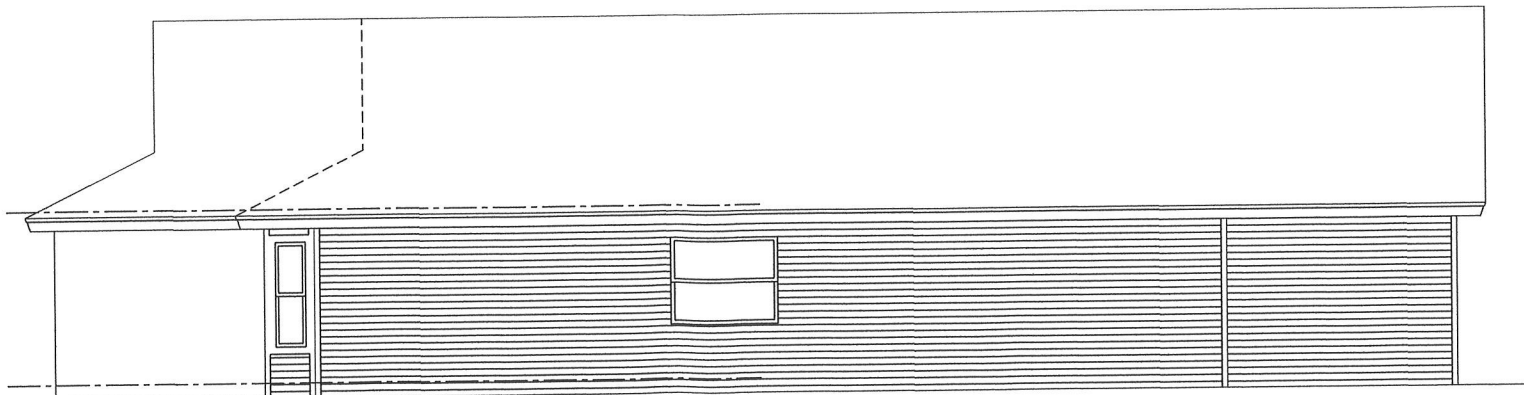
PERMIT SET



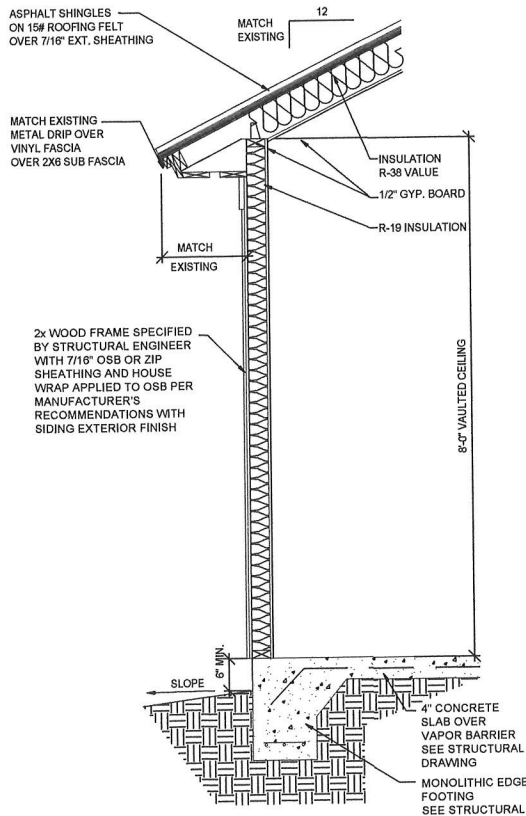
A
A2
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



B
A2
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



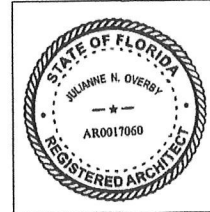
C
A2
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
A2
NEW WALL SECTION
SCALE: 3/4" = 1'-0"

JNO Overby, LLC
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KELCH RESIDENCE
612 15TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
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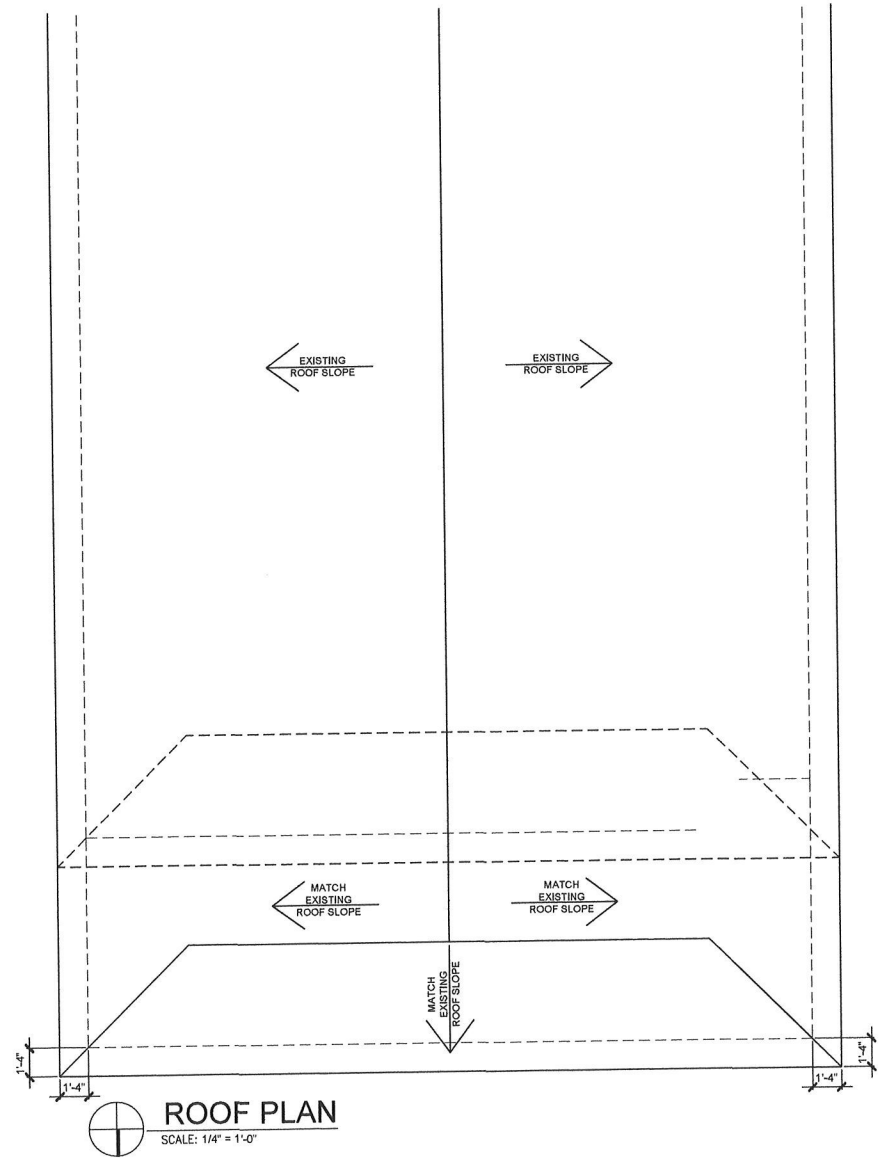
**EXTERIOR
ELEVATIONS
AND
DETAILS**

A2

PERMIT SET

- ROOF PLAN NOTES:
1. DO NOT SCALE DRAWINGS.
 2. IF DIMENSIONS ARE IN QUESTION, THE ROOFER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION
 3. BUILDER SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOBSITE.
 4. SEE FLOOR PLAN FOR BUILDING DIMENSIONS.
 5. ALL ROOFING AND ROOFING DETAILS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
 6. ROOFING SUBCONTRACTOR SHALL HAVE APPROPRIATE LICENSE(S) AS REQUIRED IN JURISDICTION OF CONSTRUCTION.
 7. NO WORK SHALL CONFLICT WITH THE MANUFACTURER'S GUARANTEE OR WARRANTY.
 8. WRITTEN WARRANTY SHALL BE PROVIDED TO OWNER AND INCLUDED IN THE CLOSE OUT DOCUMENTS PROVIDED BY GC.
 9. PROVIDE FLASHING AS PER DETAILS OR AS PER SMACNA IF NO DETAILS ARE SHOWN WHERE ROOF PITCH CHANGES OR WHERE ROOFING INTERSECTS WITH VERTICAL SURFACES.
 10. THE INSTALLATION SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ROOFING WORK .
 11. ALL EXHAUST FAN, VENT, FLUE & STACK OPENINGS ARE TO BE CUT & SEALED BY BUILDER.
 12. ROOF VENT TERMINALS SHALL BE 12" AWAY FROM AND 2" ABOVE ANY AIR INTAKE, DOOR OR WINDOW, 18" AWAY FROM ANY VERTICAL WALL EXTENDING ABOVE ROOF VENT, AND NOT BELOW ANY ROOF EAVE, OR AS REQUIRED BY LOCAL CODES.

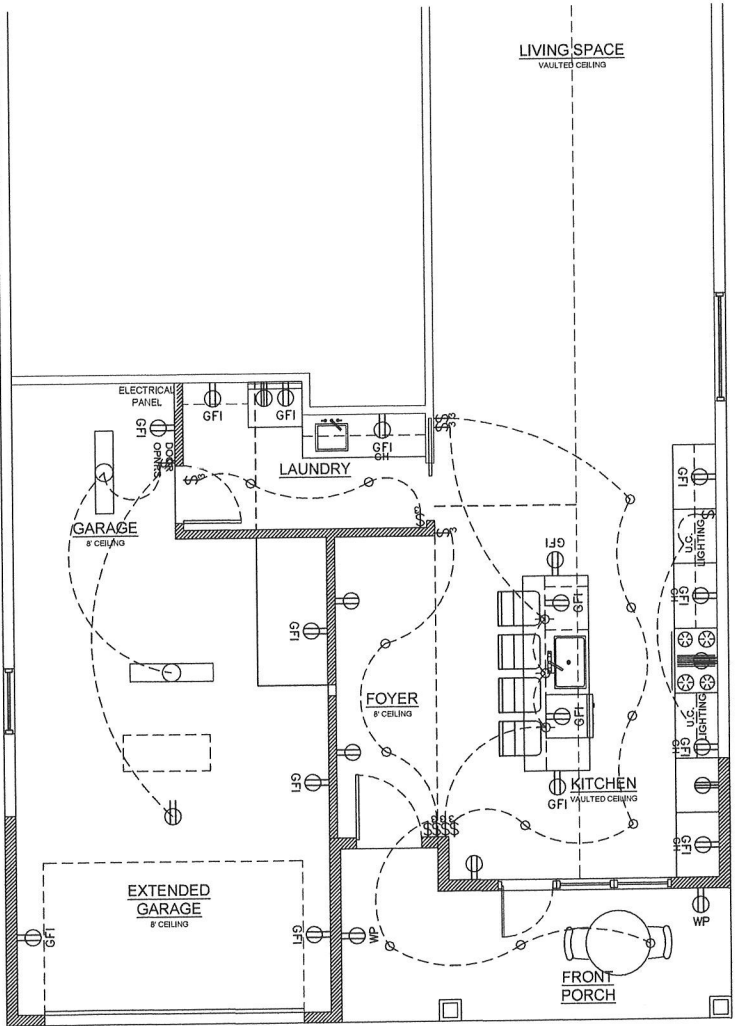
ROOF VENTS/PENETRATIONS:
ALL RIDGE VENTS AND PENETRATIONS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS-
APPLY ROOFNG CEMENT OR SELF ADHERING FLASHING OVER VENT FLANGE AT THE HEAD
INSTALL SHINGLE OVER THE VENT FLANGE HEAD



- ELECTRICAL LAYOUT PLAN NOTES:
1. VERIFY ALL EXISTING CONDITIONS.
 2. COORDINATE LIGHT FIXTURE LOCATIONS CONTRACTOR ANY DISCREPANCIES SHALL BE COMMUNICATED TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS FOR COORDINATION.
 3. LIGHT FIXTURES SHALL BE LOCATED AS CLOSELY AS POSSIBLE TO LOCATIONS SHOWN ON THIS PLAN.
 4. FIXTURES SHALL ALIGN WITH OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENTS.
 5. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLS SO THAT THEY ALIGN WITH OR ARE SYMMETRICAL WITH EACH OTHER WHERE THERE MAY BE CONFLICTS.
 6. GRILLS & REGISTERS SHALL BE BLOCKED AS REQUIRED SO THAT THEY CAN ALIGN WITH LIGHT FIXTURES.
 7. LIGHT FIXTURE & SWITCH LOCATIONS SHALL BE REVIEWED & APPROVED BY OWNER OR DESIGNER BEFORE INSTALLATION OF SHEET ROCK OR OTHER WALL & CEILING FINISHES.
 8. SWITCHES SHALL BE LOCATED ADJACENT TO, BUT NOT INTERSECTING DOOR CASING OR TRIM.
 9. GROUPED SWITCHES SHALL BE GANGED TIGHT TOGETHER & SHALL BE COVERED WITH A SINGLE PLATE DESIGNED FOR THAT PURPOSE.
 10. SWITCHES SHALL TYPICALLY BE MOUNTED 48" A.F.F. TO CENTER OF THE SWITCH.
 11. SUPPORT ALL FIXTURES FROM STRUCTURE OF BUILDING. REFER TO STRUCTURAL SHEETS FOR SPECIFIC DETAILS AS REQUIRED FOR SPECIALTY FIXTURES.
 12. VERIFY DEVICE & PLATE COLORS WITH OWNER OR DESIGNER.
 13. VERIFY LIGHTING TYPE & SWITCHING.
 14. FLUORESCENT LAMPS SHALL BE "WARM WHITE DELUXE" UNLESS OTHERWISE NOTED OR SPECIFIED ON THE SCHEDULE.
 15. ALL LIGHT BULBS SHALL BE COMPACT FLUORESCENT OR LED BULBS UNLESS OTHERWISE NOTED.
 16. COORDINATE THERMOSTAT AND DOORBELL LOCATIONS WITH OWNER.

ELECTRICAL LEGEND			
	CABLE		
	DUPLEX OUTLET		
	220 OUTLET		
	GFI RECEPTACLE		
	EXTERIOR/GFI RECEPTACLE		
	SWITCH		
	3-WAY SWITCH		
	SD	SMOKE DETECTOR	CM CARBON MONOXIDE DETECTOR
	CH	COUNTERTOP HEIGHT	

- NOTES:
1. TELEPHONE OUTLETS TO BE 'CAT 5E' WIRE.
 2. SMOKE DETECTION PER FIRE CODE.
 3. SERVICE PANEL AND ELECTRIC METER LOCATION TO BE DETERMINED W/ INPUT FROM THE OWNER AND LOCAL UTILITY COMPANY.
 4. ALL RECEPTACLE TO HAVE ARC-FAULT CIRCUIT INTERRUPTERS PER ARTICLE 210-12.
 5. HVAC DISCONNECT TO BE PROVIDED BY MECHANICAL SUBCONTRACTOR.
 6. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH LATEST EDITION OF NEC AND FBC.
 7. 100% OF ALL INTERIOR AND EXTERIOR PERMANENT LIGHT FIXTURES TO USE CFL/LED LAMPS.



ELECTRICAL LAYOUT PLAN
SCALE: 1/4" = 1'-0"

JNOOverby, LLC
ARCHITECTURE · INTERIOR DESIGN

Julianne N. Overby, R.A.
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Jacksonville, Florida 32550
904-704-8628
JNO@JNOVERBY.COM
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KELCH RESIDENCE
612 15TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
JULY 19, 2024

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ROOF
AND
ELECTRICAL
LAYOUT
PLAN

A3

PERMIT SET



APPLICATION FOR VARIANCE

BOA No. 24-100065

HEARING DATE 11/6

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

REQUIRED DOCUMENTATION

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

RECEIVED

AUG 21 2024

**PLANNING
DEPARTMENT**

APPLICANT INFORMATION

Applicant Name: Kevin and Mercedes Kelch Telephone: 443-413-7217
 Mailing Address: 612 15th Ave S E-Mail: mercedes_kelch@gmail.com
Jacksonville Beach, FL, 32250
 Agent Name: Mercedes Kelch Telephone: _____
 Mailing Address: same as above E-Mail: _____
 Landowner Name: Kevin and Mercedes Kelch Telephone: 443-413-7217
 Mailing Address: 612 15th Ave S E-Mail: mercedes_kelch@gmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 612 15th Aves
 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)
Requesting lot coverage of 47.5 % in lieu 35%

AFFIDAVIT

I, Kevin Andrew Kelch, 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]
 APPLICANT SIGNATURE

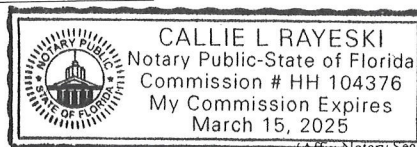
Kevin Andrew Kelch
 PRINT APPLICANT NAME

08/21/2024
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of August, 2024, by Kevin Kelch, who is personally known to me or produced [Signature] as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
C. Rayeski-Bowling
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: _____

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 11/6

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.

AUG 21 2024

PLANNING

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 NO	Because most lots in our district are substandard well.
Special circumstances and conditions do not result from the actions of the applicant.	YES	The lot was platted prior to the adoption of the development code.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	No it would not confer special privileges since other lots receive similar variances
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	Because other owners have been granted variances for similar requests.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Based on as-built conditions extending to front yard setback is only way to make addition
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	We are only extending to front yard setback. No setbacks are encroached upon.

Prepared by and return to:

**Lesley Welch
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082**

File Number: **PVT150505**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 6th day of July, 2015, between Carlo Felix Lebron and Nicole Pittard Lebron, husband and wife whose post office address is 12516 Natureview Circle, Bradenton, FL 34212, grantor, and Mercedes M. Kelch and Kevin A. Kelch, wife and husband whose post office address is 611 Berrymans Lane, Reisterstown, MD 21136, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Duval County, Florida**, to-wit:

Lot 2, Block 157, Oceanside Park, a subdivision according to the plat thereof recorded at Plat Book 8, Page 13, in the Public Records of Duval County, Florida.

Parcel Identification Number: 1769340200

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.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

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

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

Signed, sealed and delivered in our presence:

Teresa A Ketcham
Witness (sign and print name)
Witness 1 Signature

Teresa A Ketcham
Witness 1 Printed Name

Carlo Felix Lebron
Sign Here
Carlo Felix Lebron

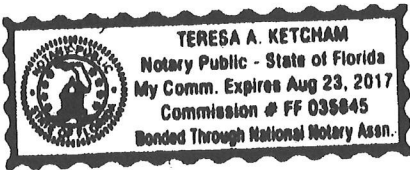
Pennie Friend
Witness 2 Signature
Witness (sign and print name)

Pennie Friend
Witness 2 Printed Name

Nicole Pittard Lebron
Sign Here
Nicole Pittard Lebron

State of Florida
County of Hillsborough

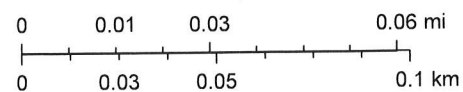
The foregoing instrument was acknowledged before me this 4 day of July, 2015, by Carlo Felix Lebron and Nicole Pittard Lebron, husband and wife, who (X) are personally known to me or () have produced _____ as identification.



Teresa A Ketcham
Notary Public
Printed Name: Teresa A Ketcham
My Commission Expires: 8-23-17



1:2,257



STATEPOINT CROSSWORD
THEME: HALLOWEEN

ACROSS

1. Cut of lamb
6. Numbers, abbr.
9. Friend from Down Under
13. Jonas Salk's conquest
14. Bingo!
15. Secret storage
16. Like a beaver?
17. Sun, in Spain
18. Knightly suit
19. *Can take the form of a certain flying mammal
21. *Spell casting
23. Between E and NE
24. Fisherman's fly
25. Away's partner
28. Biology lab supply
30. Offspring of alumnus
35. Month before Nissan
37. Latte choice
39. Filthy dough
40. Sound on a scale
41. *Homeowner's Halloween option
43. Subsequently
44. A deadly sin?
46. Competitive advantage
47. Assigned theater spot
48. Popular post
50. Biblical firstborn
52. What skeletons and skedaddlers have in

common

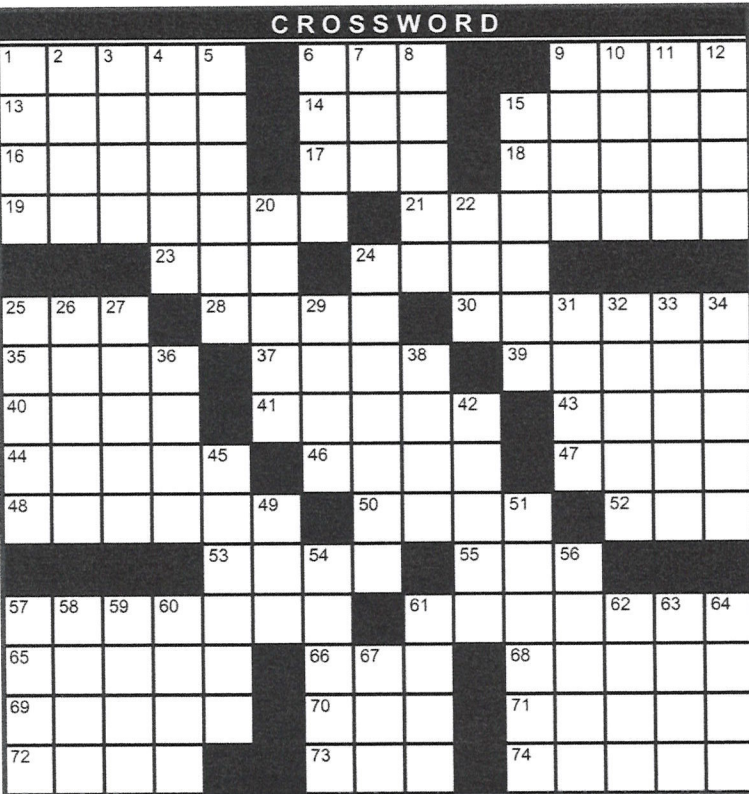
53. Tiresias in "Oedipus Rex", e.g.
55. French vineyard
57. *Grisly
61. *Ghostly apparition
65. Throat dangler
66. *The Murders in the ____ Morgue
68. Actress Watts
69. Relating to a lobe
70. Songwriter Gershwin
71. a.k.a. tangelos
72. Pitcher
73. Lt.'s inferior, in the Navy
74. River clay deposits

DOWN

1. Hightailed it
2. *Adjective for Merlin, hairwise
3. Aquarium scum
4. *Unattractive
Munster relative
5. Sl vakian monetary unit
6. Project Apollo org.
7. Exclamation of surprise
8. Pico de gallo, e.g.
9. Painter Chagall
10. Pinnacle
11. Chris Hemsworth's Marvel role
12. *Like decorated house on Halloween
15. El Chapo's organi-

zation, e.g.

20. MC Hammer's "Too ____ to Quit" album
22. Black gold
24. Puppy purveyor, often
25. *Teeth of #19 Across
26. Love intensely
27. a.k.a. honey badger
29. 0.405 hectare
31. *Blood and ____
32. Partner of pains
33. *Spooky house sound
34. "Fiddler on the Roof" gossip character
36. Coral barrier
38. Gads, anagrammed
42. Mold a mind
45. Expel a lawyer
49. Ever, to a poet
51. Bluish planet
54. *#12 Down, alt. sp.
56. Sushi option
57. Stubborn beast
58. Swear, not curse
59. Type of hexahedron
60. Having wings
61. Black-eyed legumes
62. Sound of a bell
63. Fail to mention
64. Magnolia State, abbr.
67. *R.I.P. container



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120 Homes for Sale	225 Wanted to Rent
125 Real Estate	230 Condo for Rent
Wanted	240 M.H. for Rent
130 Condos for Sale	260 Vacation Rental
140 Mortgages	270 Rental to Share
150 Mobile Homes	275 Room for Rent
for Sale	280 Office Space
180 Comm. Property	285 Comm. Rental
185 Industrial Warehouse	

Pets & Animals

- 300 Pets
310 Pets for Sale
330 Stables/Livestock
340 Lost/Found Pets

Announcements

- 400 Notices
405 Travel
415 Personals
420 Legal Services
425 Legal Notices
440 Misc. Lost/Found
450 Instructions/Schools
460 Weddings

Employment

- 500 P-T Help Wanted
510 F-T Help Wanted
520 Job Services
530 Bus. Opportunity
540 Child Care
550 Work Wanted
555 Career/Seminars

Service Guide

- 600 Services
601 Air Conditioning
602 Alterations
607 Auto/Boat Detailing
608 Auto Repair
609 Bus. Services
612 Carpet
613 Catering
614 Cleaning
616 Computer Services
618 Electronics
619 Electrical Services
620 Equip. Rentals
622 Fences
623 Fin. Services
625 Firewood
634 Lawn Mower Services
635 Lawn Svc./Landscaping
636 Locksmith
637 Marine Const.
638 Marine/Boating
640 Concrete/Masonry
645 Moving & Storage

For Sale

- 800 For Sale
805 Music & Instr.
810 Antiques
815 Auctions
820 Wanted to Buy
825 Trade
830 Consignment
Garage Sales
840 Garage Sales
850 Jax Beach
852 Neptune Beach
854 Atlantic Beach
856 Mayport
857 Ponte Vedra
858 West Beaches
859 Jacksonville
860 Flea Market
862 Estate Sales

Transportation

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

LEGAL NOTICES

425

34-344(e)(3)(b), for a corner side yard setback of 0 feet in lieu of 10 feet minimum, for proposed shade canopy attached to an existing institutional structure, located at property addressed 800 Shelter Ave, RE# 175569-0000, legally described as Lot 1, Block 9, Pablo Beach South

BOA#24-100064 Section(s): 34-336(e)(1)(e), for 48.2% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, located at property addressed 3409 S 1st St. RE# 181482-0020, legally described as Lot 4, Block 6, Atlantic Shores Ocean Front Section Division A

BOA#24-100065 Section(s): 34-337(e)(1)(e), for 47.5% lot coverage in lieu of 35% maximum, for proposed new addition to front of an existing single family dwelling, located at property addressed 612 S 15th Ave, RE# 176934-0200, legally described as Lot 7, Block 2, Oceanside Park

BOA#24-100066 Section(s): 34-336(e)(1)(e), for 48.82% lot coverage in lieu of 35% maximum, 34-336(e)(1)(c)(2), for a southern side yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum to address existing nonconformities, for the construction of a new pool and paver patio to an existing single family dwelling, located at property addressed 3940 Poinciana Blvd, RE# 181369-0050, legally described as Lot 2, Block 12, Ocean Terrace

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 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@jaxcity.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

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

WATERFRONT TOWNHOME

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

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

ROOM FOR RENT 275

JAX BEACH ROOM for rent. Clean, quiet. Kitchen privileges, cable/internet incl. (904) 504-4421.

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

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Wednesday, November 6, 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#24-100063 Section(s): BL 10/17/2024

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.

SERVICE GUIDE

PEST CONTROL 651

PROTECT YOUR HOME from pests safely and affordably. Roaches, Bed Bugs, Rodent, Termite, Spiders and other pests. Locally owned and affordable. Call for a quote or inspection today 1-877-644-9799 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

Find your help in The Leader Service Guide!

REPAIRS/IMPROVEMENT 665

Don't Pay For Covered Home Repairs Again! Our home warranty covers ALL MAJOR SYSTEMS AND APPLIANCES. We stand by our service and if we can't fix it, we'll replace it! Pick the plan that fits your budget! Call: 1-888-521-2793

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

TREE SERVICES 677

www.JAXTREE.COM

- Tree Removal
- Trimming/Pruning • Crane Service
- 24 Hr Storm Damage Response

Senior / Military & First Responder Discounts

William Davis Tree Service

(904) 226-4427 Lic. Ins.

ROOFING 670

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

HELP WANTED-FT 510

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



FOR SALE 890

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

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

MUSIC & INSTRUMENTS 805

YAMAHA PIANO Keyboard. 2 yrs old. Barely used. \$400. (904) 472-4697

MEDICAL 803

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

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

AUTOMOBILES 980

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

GARAGE SALES - NB 852

Christmas Rummage Family Fun Day & Pumpkin Patch

October 19th 10 am - 2 pm

Christ United Methodist Church 400 Penman Rd. Neptune Beach, FL 32266



GARAGE SALES - W of BCH 888

Annual Fall Driveway/Garage Sale Palermo Community on Hodges Boulevard (Located Between JTB & Beach Blvd.)

Saturday, October 19th 8:00 a.m. - 2:00 p.m.

There will be lots of treasures so Stop & Shop!



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.

Find your new BEST FRIEND

The Beaches MARKETPLACE - PETS -

MAP SHOWING BOUNDARY SURVEY OF

LOT 2, BLOCK 157, OCEANSIDE PARK
AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
MERCEDES AND KEVEN KELCH
MOVEMENT MORTGAGE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PONTE VEDRA TITLE, LLC

15th. AVENUE SOUTH
(85' RIGHT OF WAY)

RECEIVED

RECEIVED

PLANNING & DEVELOPMENT

AUG 21 2024

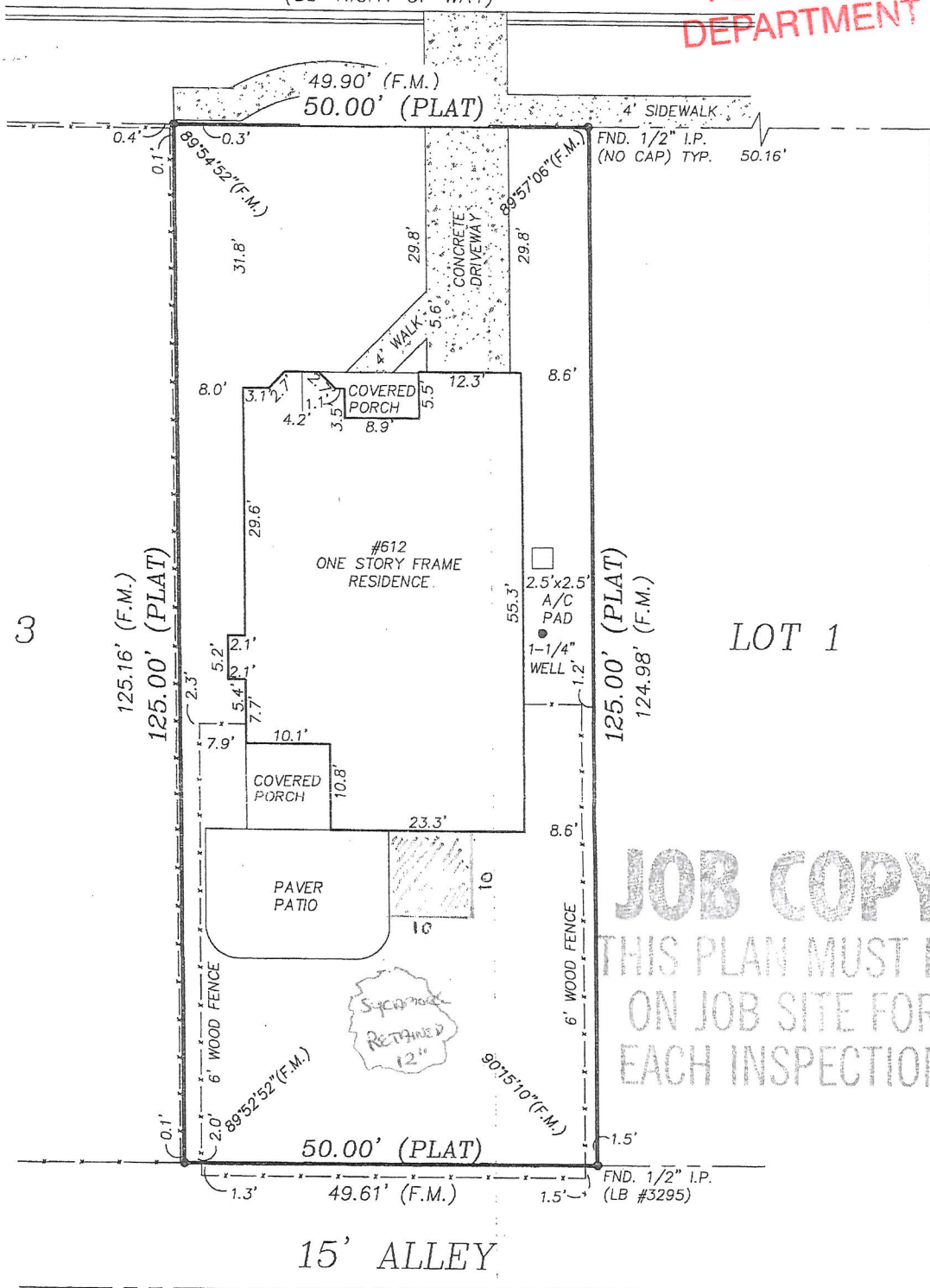
PLANNING
DEPARTMENT



LOT 3

LOT 1

6th. STREET SOUTH



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

JUNE 26, 2015; UPDATE (2004-44-3) WJM
RECHECKED AUGUST 18, 2007; ALL CORNERS FOUND (04-44-2) PHC:PRINT

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

NOTES

- Bearings are based on (NOT APPLICABLE)
- This is a MAP SHOWING BOUNDARY SURVEY
- Elevations shown thus (15.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929, (N.G.V.D. of 1929).
- By Graphic plotting only, the property shown hereon lies within Zone: "X" (unshaded) as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 120078 0419 H Map Revised date: 6-3-13
- Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
- There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.H.L.	Overhead Lines
R/W	Right of Way	(F.M.)	Field Measured
O.R.V.	Official Records Volume	R	Radius equals
D.B.	Deed Book	Ch.	Chord equals
Pg.	page	Δ	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ	Delta or Central Angle equals
Esmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- X-X DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
- DENOTES IRON PIPE FOUND (AS NOTED)
- ✕ DENOTES CROSS CUT

DATE 01-15-04
SCALE 1"=20'
JOB No. 2004-44
F.B. MAP
page ---
Comp. File 04-44.dwg
Drawn by B.R.B.

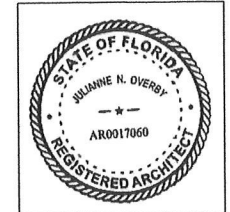
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216

Fax (904) 721-5758
Tele. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville, Florida 32550
904-704-8628
JNO@JNOVERBY.COM
FL. AR-0017060 · FL. ID-4621



KELCH RESIDENCE
612 15TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250

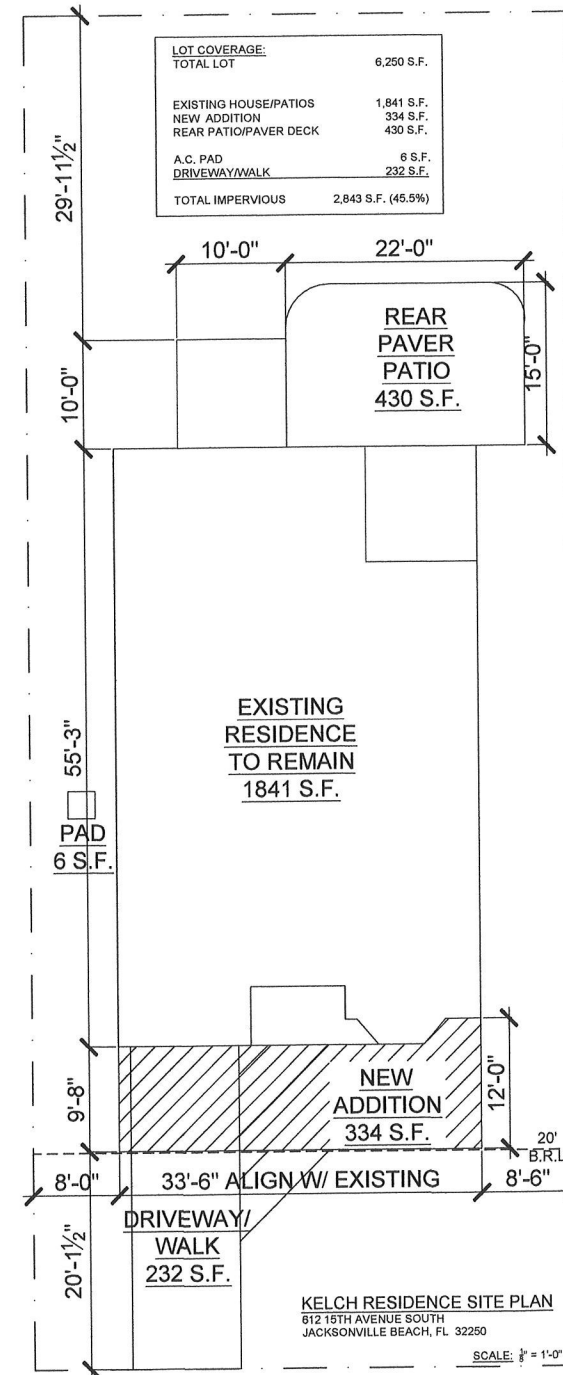
DATE ISSUED:
JULY 19, 2024

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IS HALF-SIZED.

ARCHITECTURAL
SITE
PLAN

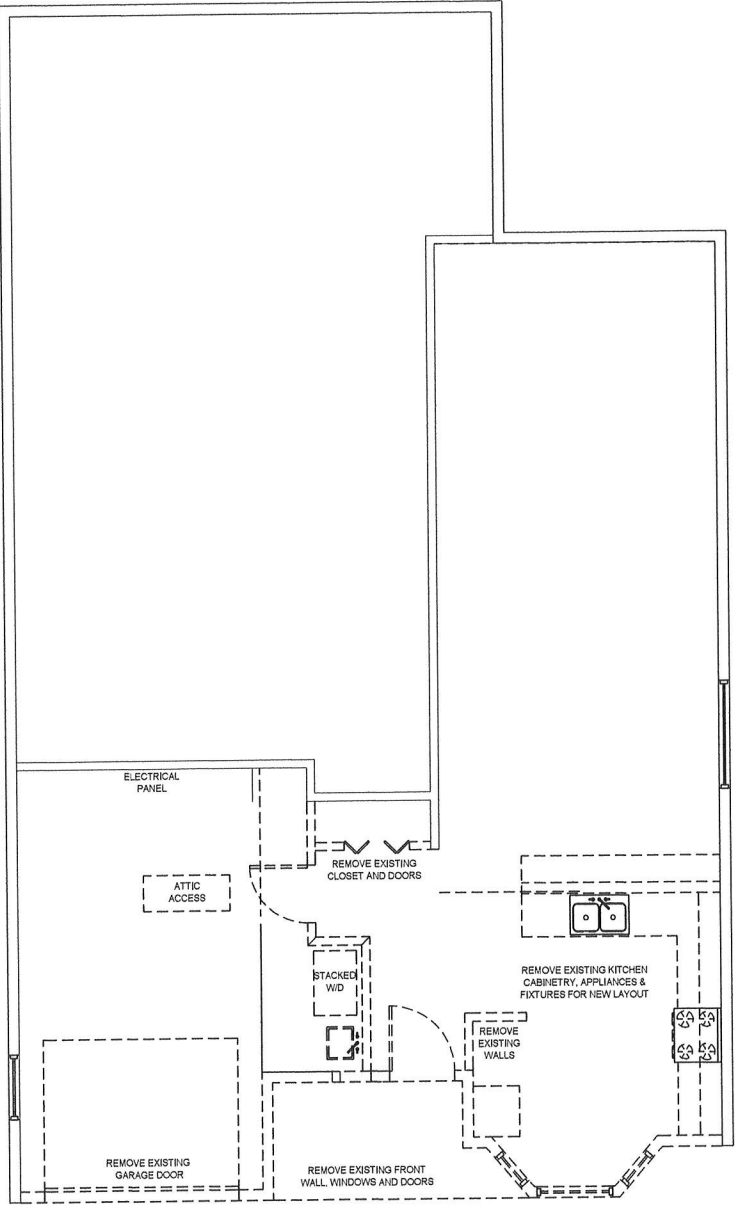
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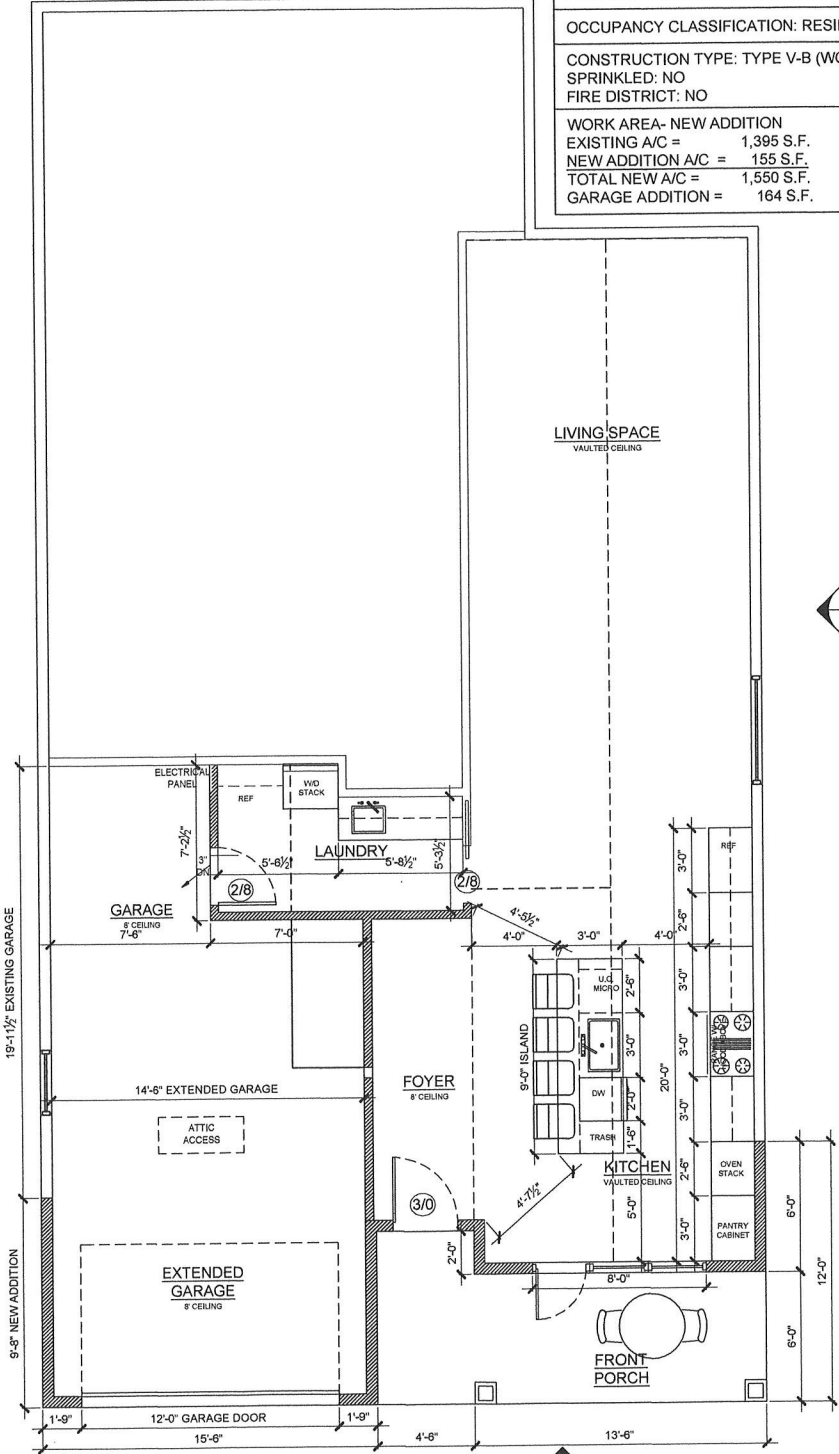


ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE TO THE MOST RECENT EDITION OF FLORIDA BUILDING CODES AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
 2. VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION. VERIFY LAYOUT WITH REFERENCE TO EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE COMMUNICATED IN WRITING TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS.
 3. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL WORK IS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS.
 4. ALL DIMENSIONS ARE TO FACE OF DRYWALL OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
 5. FLOOR PENETRATIONS TO BE WATERPROOFED.
 6. ALL INTERIOR WALLS TO BE WOOD STUDS UNLESS OTHERWISE NOTED.
 7. WHERE G.C. IS TO PROVIDE TYPE 'X' GYP. BD. FOR A RATED ASSEMBLY, THE TYPE 'X' GYP. BD. IS REQUIRED TO GO BENEATH THE SHEATHING AND FINISHES.
 8. INTERIOR DOORS ARE TO BE 5" OFF PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
 9. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS HEREIN SPECIFIED TO THE CONTRARY. BUILDER SHALL FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.
 10. IT IS THE BUILDER'S RESPONSIBILITY TO CHECK ALL PLAN DIMENSIONS & DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE SITE & FINAL SELECTION OF MASONRY, FLOOR JOISTS, LUMBER, STRUCTURAL MEMBERS, VENEER, ROOFING, ETC.
 11. SUBSTITUTES FOR SPECIFIC MATERIALS & MANUFACTURERS SHOWN ON THESE PLANS MAY BE OFFERED, BUT MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER PRIOR TO PROCURING OR INSTALLING.
 12. RESPONSIBILITY OF THE GC INCLUDES, BUT IS NOT LIMITED TO, PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING & ANY OTHER SMALL ITEMS OR DETAILS NOT NECESSARILY INDICATED ON THE PLANS.
 13. THESE PLANS ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS OF WEATHERPROOFING. USE OF A VARIETY OF DIFFERENT MATERIALS CAN CHANGE DETAILS. ADDITIONALLY, VARYING CODES & REGULATIONS, FOUNDATION REQUIREMENTS, ELECTRICAL AND MECHANICAL PLANS CAN CHANGE THESE DETAILS.
 14. FURNITURE TO BE COORDINATED, INSTALLED AND SCHEDULED BY G.C. AND THE OWNER
 15. ALL KITCHEN APPLIANCES INSTALLED TO BE COORDINATED AND SCHEDULED BY G.C.
 16. G.C. TO SCHEDULE & COORDINATE THE INSTALLATION OF OWNER PROVIDED ITEMS, INCLUDING, BUT NOT LIMITED TO, FURNITURE & AUDIO/VIDEO SYSTEMS.



 **DEMOLITION FLOOR PLAN**
SCALE: 1/4" = 1'-0"



 **FLOOR PLAN**
SCALE: 1/4" = 1'-0"

BUILDING CODE SUMMARY

CODE ENFORCEMENT JURISDICTION:
CITY OF JACKSONVILLE BEACH

BUILDING CODE:
Florida Building Code 8th Edition (2023) Building
Florida Building Code 8th Edition (2023) Existing Building
Florida Building Code 8th Edition (2023) Residential
Florida Building Code 8th Edition (2023) Plumbing
National Electric Code 2020 - NFPA 70-2020
Florida Building Code 8th Edition (2023)
Energy Conservation
Florida Building Code 8th Edition (2023) Mechanical
Florida Fire Prevention Code 8th Edition

ALTERATION LEVEL: 2 & NEW ADDITION

OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-2)

CONSTRUCTION TYPE: TYPE V-B (WOOD FRAME)
SPRINKLED: NO
FIRE DISTRICT: NO

WORK AREA- NEW ADDITION
EXISTING A/C = 1,395 S.F.
NEW ADDITION A/C = 155 S.F.
TOTAL NEW A/C = 1,550 S.F.
GARAGE ADDITION = 164 S.F.

JNOOverby, LLC
ARCHITECTURE · INTERIOR DESIGN

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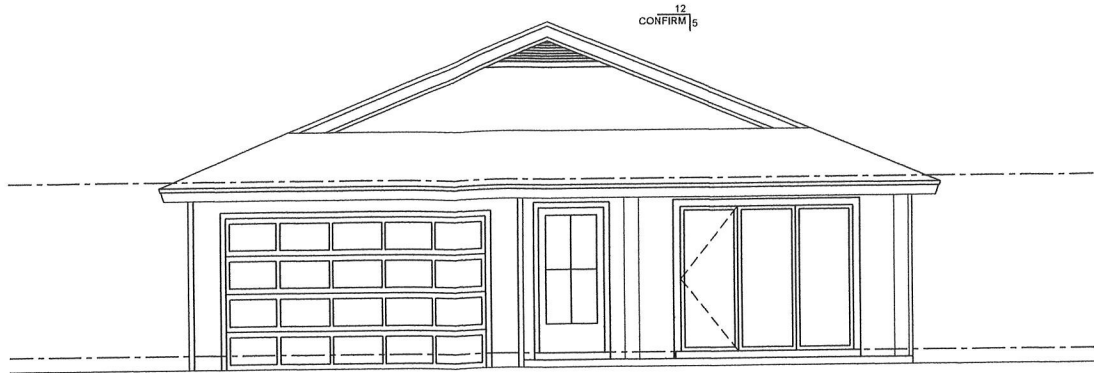
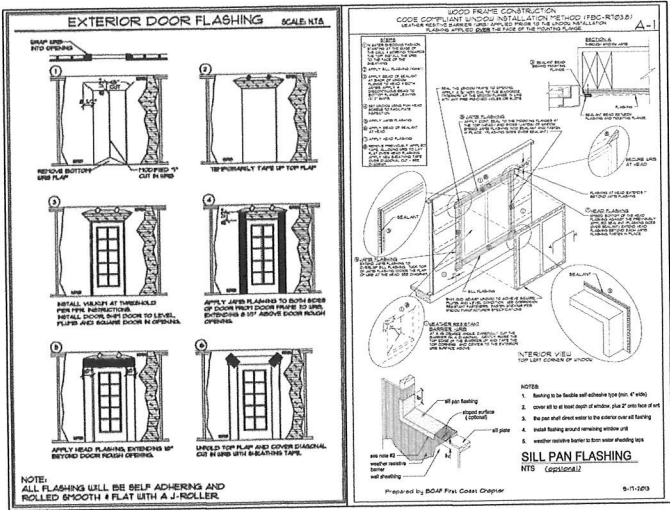
DATE ISSUED:
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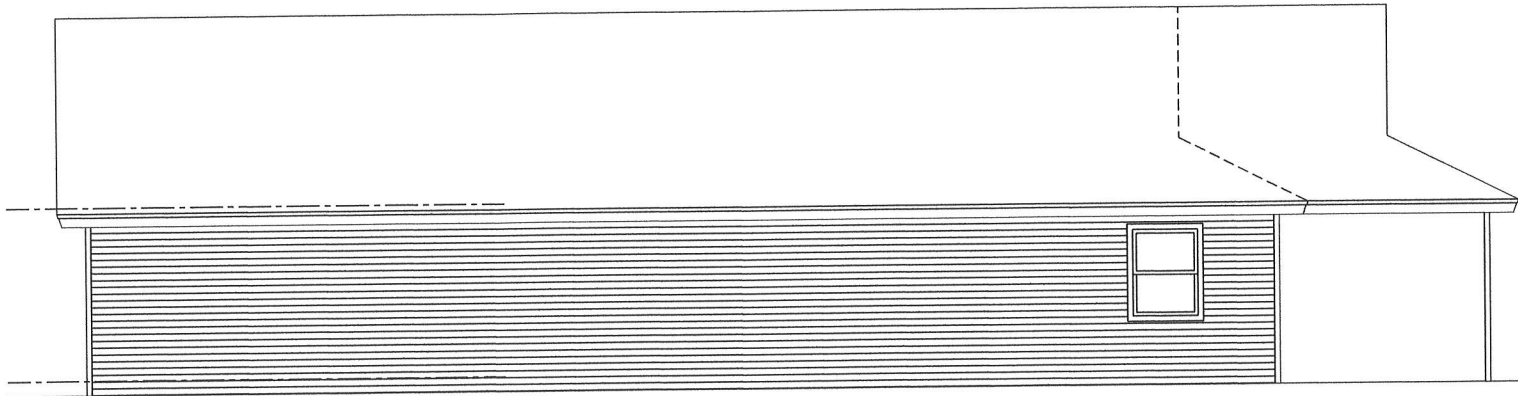
**DEMOLITION
AND
FLOOR
PLAN**

A1

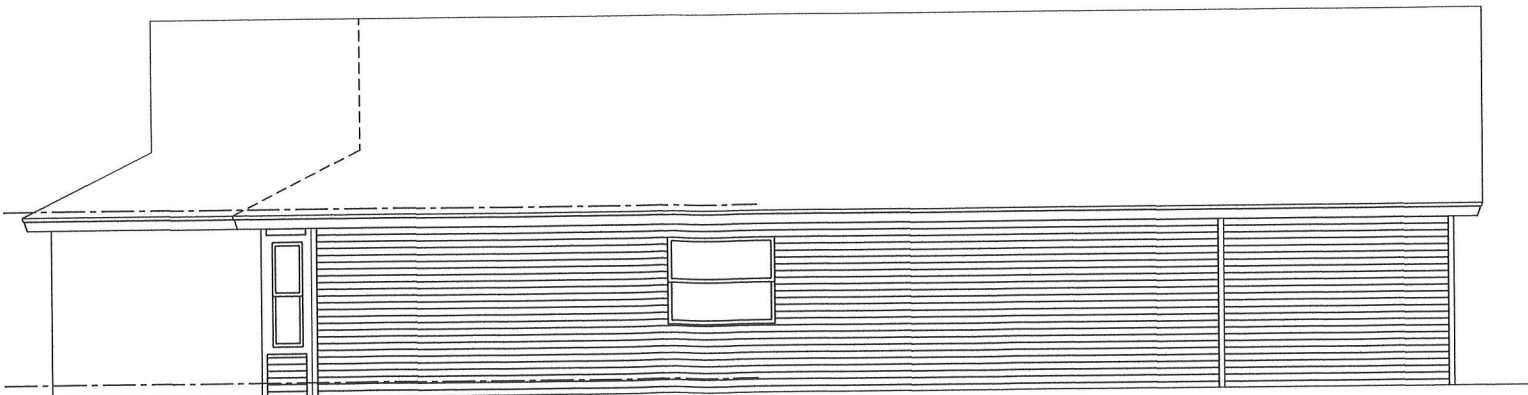
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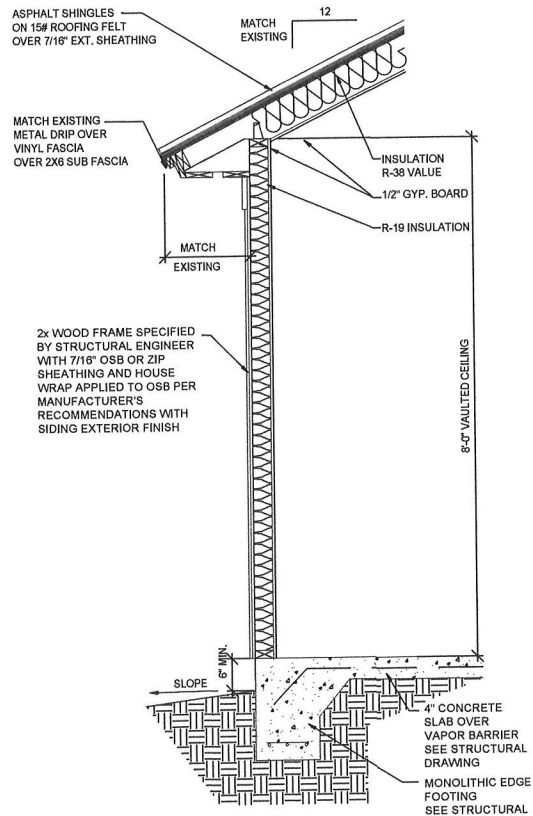
A FRONT ELEVATION
SCALE: 1/4" = 1'-0"



B SIDE ELEVATION
SCALE: 1/4" = 1'-0"



C SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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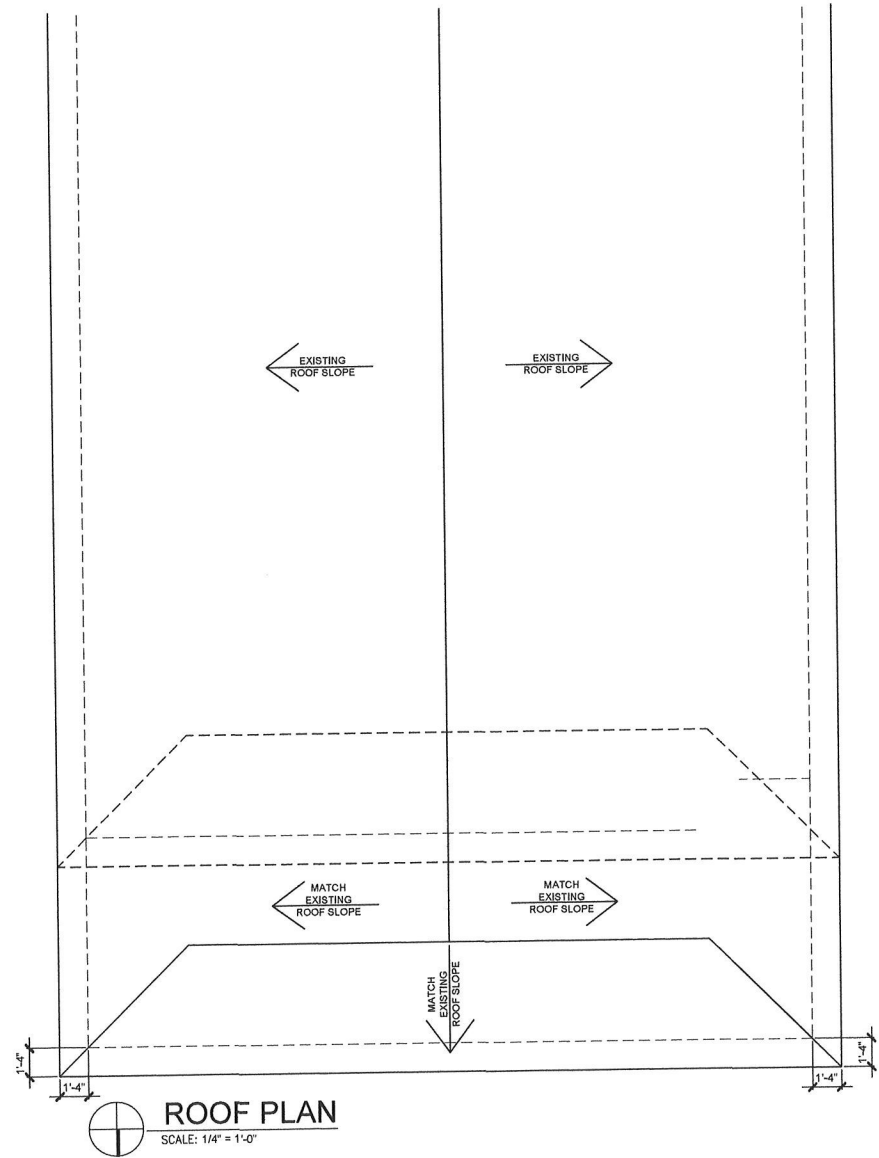
**EXTERIOR
ELEVATIONS
AND
DETAILS**

A2

PERMIT SET

- ROOF PLAN NOTES:
1. DO NOT SCALE DRAWINGS.
 2. IF DIMENSIONS ARE IN QUESTION, THE ROOFER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION
 3. BUILDER SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOBSITE.
 4. SEE FLOOR PLAN FOR BUILDING DIMENSIONS.
 5. ALL ROOFING AND ROOFING DETAILS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
 6. ROOFING SUBCONTRACTOR SHALL HAVE APPROPRIATE LICENSE(S) AS REQUIRED IN JURISDICTION OF CONSTRUCTION.
 7. NO WORK SHALL CONFLICT WITH THE MANUFACTURER'S GUARANTEE OR WARRANTY.
 8. WRITTEN WARRANTY SHALL BE PROVIDED TO OWNER AND INCLUDED IN THE CLOSE OUT DOCUMENTS PROVIDED BY GC.
 9. PROVIDE FLASHING AS PER DETAILS OR AS PER SMACNA IF NO DETAILS ARE SHOWN WHERE ROOF PITCH CHANGES OR WHERE ROOFING INTERSECTS WITH VERTICAL SURFACES.
 10. THE INSTALLATION SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ROOFING WORK .
 11. ALL EXHAUST FAN, VENT, FLUE & STACK OPENINGS ARE TO BE CUT & SEALED BY BUILDER.
 12. ROOF VENT TERMINALS SHALL BE 12" AWAY FROM AND 2' ABOVE ANY AIR INTAKE, DOOR OR WINDOW, 18" AWAY FROM ANY VERTICAL WALL EXTENDING ABOVE ROOF VENT, AND NOT BELOW ANY ROOF EAVE, OR AS REQUIRED BY LOCAL CODES.

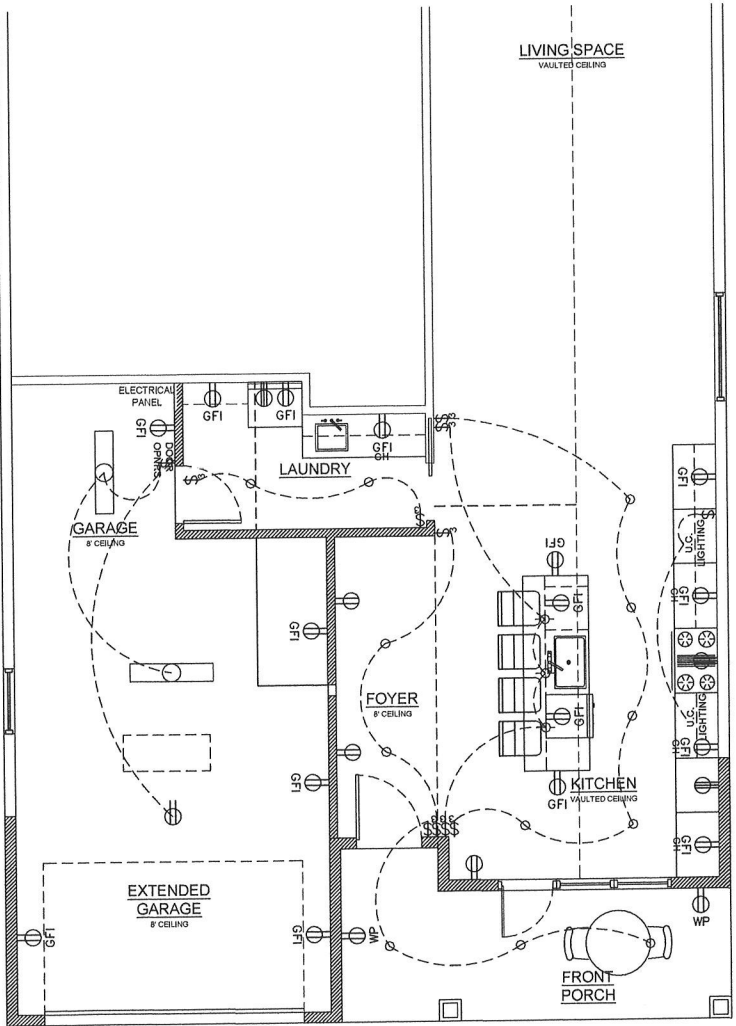
ROOF VENTS/PENETRATIONS:
ALL RIDGE VENTS AND PENETRATIONS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS-
APPLY ROOFNG CEMENT OR SELF ADHERING FLASHING OVER VENT FLANGE AT THE HEAD
INSTALL SHINGLE OVER THE VENT FLANGE HEAD



- ELECTRICAL LAYOUT PLAN NOTES:
1. VERIFY ALL EXISTING CONDITIONS.
 2. COORDINATE LIGHT FIXTURE LOCATIONS CONTRACTOR ANY DISCREPANCIES SHALL BE COMMUNICATED TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS FOR COORDINATION.
 3. LIGHT FIXTURES SHALL BE LOCATED AS CLOSELY AS POSSIBLE TO LOCATIONS SHOWN ON THIS PLAN.
 4. FIXTURES SHALL ALIGN WITH OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENTS.
 5. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLS SO THAT THEY ALIGN WITH OR ARE SYMMETRICAL WITH EACH OTHER WHERE THERE MAY BE CONFLICTS.
 6. GRILLS & REGISTERS SHALL BE BLOCKED AS REQUIRED SO THAT THEY CAN ALIGN WITH LIGHT FIXTURES.
 7. LIGHT FIXTURE & SWITCH LOCATIONS SHALL BE REVIEWED & APPROVED BY OWNER OR DESIGNER BEFORE INSTALLATION OF SHEET ROCK OR OTHER WALL & CEILING FINISHES.
 8. SWITCHES SHALL BE LOCATED ADJACENT TO, BUT NOT INTERSECTING DOOR CASING OR TRIM.
 9. GROUPED SWITCHES SHALL BE GANGED TIGHT TOGETHER & SHALL BE COVERED WITH A SINGLE PLATE DESIGNED FOR THAT PURPOSE.
 10. SWITCHES SHALL TYPICALLY BE MOUNTED 48" A.F.F. TO CENTER OF THE SWITCH.
 11. SUPPORT ALL FIXTURES FROM STRUCTURE OF BUILDING. REFER TO STRUCTURAL SHEETS FOR SPECIFIC DETAILS AS REQUIRED FOR SPECIALTY FIXTURES.
 12. VERIFY DEVICE & PLATE COLORS WITH OWNER OR DESIGNER.
 13. VERIFY LIGHTING TYPE & SWITCHING.
 14. FLUORESCENT LAMPS SHALL BE "WARM WHITE DELUXE" UNLESS OTHERWISE NOTED OR SPECIFIED ON THE SCHEDULE.
 15. ALL LIGHT BULBS SHALL BE COMPACT FLUORESCENT OR LED BULBS UNLESS OTHERWISE NOTED.
 16. COORDINATE THERMOSTAT AND DOORBELL LOCATIONS WITH OWNER.

ELECTRICAL LEGEND			
	CABLE		
	DUPLEX OUTLET		
	220 OUTLET		
	GFI RECEPACLE		
	EXTERIOR/GFI RECEPACLE		
	SWITCH		
	3-WAY SWITCH		
	SD	SMOKE DETECTOR	CM CARBON MONOXIDE DETECTOR
	CH	COUNTERTOP HEIGHT	

- NOTES:
1. TELEPHONE OUTLETS TO BE 'CAT 5E' WIRE.
 2. SMOKE DETECTION PER FIRE CODE.
 3. SERVICE PANEL AND ELECTRIC METER LOCATION TO BE DETERMINED W/ INPUT FROM THE OWNER AND LOCAL UTILITY COMPANY.
 4. ALL RECEPACLE TO HAVE ARC-FAULT CIRCUIT INTERRUPTERS PER ARTICLE 210-12.
 5. HVAC DISCONNECT TO BE PROVIDED BY MECHANICAL SUBCONTRACTOR.
 6. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH LATEST EDITION OF NEC AND FBC.
 7. 100% OF ALL INTERIOR AND EXTERIOR PERMANENT LIGHT FIXTURES TO USE CFL/LED LAMPS.



ELECTRICAL LAYOUT PLAN
SCALE: 1/4" = 1'-0"

JNOOverby, LLC
ARCHITECTURE · INTERIOR DESIGN

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KELCH RESIDENCE
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DATE ISSUED:
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DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

ROOF
AND
ELECTRICAL
LAYOUT
PLAN

A3

PERMIT SET

Danevsky Joseph

From: Mercedes Kelch <mercedes.kelch@gmail.com>
Sent: Monday, October 7, 2024 10:21 AM
To: Danevsky Joseph
Subject: Re: Applicant NOH - BOA#24-100065

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

Hi Joseph,

We actually applied for 47.5% according to the application. It says "Requesting lot coverage of 47.5% in lieu 35%. The plans show 45.5%. But because we may later put in a pool Mike (builder) and Julianne (architect), they were both at our meeting, suggested we request the additional 2% to accommodate any additional decking around it given this is probably our last shot at any changes to the lot coverage. So the notice should be corrected to 47.5% as shown on the application we submitted.

Also not sure if you saw my previous email, but the notice also referenced an empty lot and not sure what that is about. We don't have an empty lot next to or near us. Can you resend an updated version for me to approve once these corrections have been made?

Finally, can you confirm that you received the letters from our neighbors that I dropped late last month?

Thank you so much.

Mercedes

Sent from my iPhone

On Oct 7, 2024, at 9:37 AM, Danevsky Joseph <djoseph@jaxbchfl.net> wrote:

Good Morning, I've attached the proposed survey which sates 45.5%.

Thanks,

Danevsky Joseph
Planner, Planning and Development Department
City of Jacksonville Beach
djoseph@jaxbchfl.net
www.jacksonvillebeach.org

<image001.png>

From: Mercedes Kelch <mercedes.kelch@gmail.com>
Sent: Sunday, October 6, 2024 8:03 PM
To: Danevsky Joseph <djoseph@jaxbchfl.net>
Subject: Re: Applicant NOH - BOA#24-100065

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.

Joseph,

I reviewed the notice and I believe the variance request was for a bit higher than what was noted on the plan. We filled out the application while we were there and I neglected to ask for a copy so can't confirm what we noted on it. Can you send me a copy so I can ensure that what is noted on the notice is the same as what was noted on the application? Thank you so much.

Mercedes

On Oct 4, 2024, at 4:28 PM, Danevsky Joseph <djoseph@jaxbchfl.net> wrote:

Good Afternoon,

Please find attached a copy of your notice of hearing for property located at **612 S 15th Ave.**

****NOTE**** If corrections are required, please contact me no later than 11:00am, Tuesday, November 09, 2024.

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

Thank you,

Danevsky Joseph
Planner, Planning and Development Department
City of Jacksonville Beach
djoseph@jaxbchfl.net
www.jacksonvillebeach.org

<image001.png>

<Applicant NOH 24#-100065.pdf>

Kevin & Mercedes Kelch
612 15th Ave S
Jacksonville Beach, FL 32250
mercedes.kelch@gmail.com
BOA#24-100065

Joseph Danevsky
Planner, Planning and Development
Department
City of Jacksonville Beach
djoseph@jaxbchfl.net

September 23, 2024

Mr. Danevsky,

Kevin and I shared the remodel plans and variance request with several neighbors. I have attached signed letters from each indicating they have no concerns with our plans and the approval of the variance request. I am submitting these in preparation for the meeting on Wednesday, November 6, 2024.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to be 'MK' followed by a long horizontal flourish.

Mercedes Kelch

Kevin & Mercedes Kelch
612 15th Ave S
Jacksonville Beach, FL 32250
mercedes.kelch@gmail.com

Joseph Danevsky
Planner, Planning and Development
Department
City of Jacksonville Beach
djoseph@jaxbchfl.net

Mr. Danevsky,

I understand Kevin and Mercedes Kelch have applied for a coverage variance with the city of Jacksonville Beach and their request will be heard November 6, 2024. They have discussed and reviewed their plans and I have no concerns with the approval of the variance request.

Sincerely,

Sarah Litt

Name and Address:

*SARAH LITT
605 15th AVE S
JAX BEACH FL 32250*

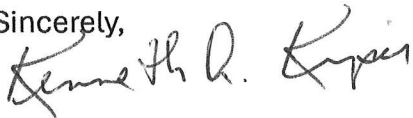
Kevin & Mercedes Kelch
612 15th Ave S
Jacksonville Beach, FL 32250
mercedes.kelch@gmail.com

Joseph Danevsky
Planner, Planning and Development
Department
City of Jacksonville Beach
djoseph@jaxbchfl.net

Mr. Danevsky,

I understand Kevin and Mercedes Kelch have applied for a coverage variance with the city of Jacksonville Beach and their request will be heard November 6, 2024. They have discussed and reviewed their plans and I have no concerns with the approval of the variance request.

Sincerely,



Name and Address:

Ken Kuiper
623 15th Ave. S.
Jacksonville Beach, FL
904. 534. 3029 32250

Kevin & Mercedes Kelch
612 15th Ave S
Jacksonville Beach, FL 32250
mercedes.kelch@gmail.com

Joseph Danevsky
Planner, Planning and Development
Department
City of Jacksonville Beach
djoseph@jaxbchfl.net

Mr. Danevsky,

I understand Kevin and Mercedes Kelch have applied for a coverage variance with the city of Jacksonville Beach and their request will be heard November 6, 2024. They have discussed and reviewed their plans and I have no concerns with the approval of the variance request.

Sincerely,

Name and Address:

Jason R Dworczyk
6115th Ave South Jacksonville Beach 32250



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	10/11/2024
SUBJECT:	BOA #24-100066 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, November 6, 2024 Board of Adjustment Meeting.

BOA #24-100066

ZONING: RS-1
RE NO.: 181369-0050
LEGAL: Lot 2, Block 12, *Ocean Terrace*
ADDRESS: 3940 Poincianna Blvd

REQUEST:

Section(s): 34-336(e)(1)(e), for 48.82% lot coverage in lieu of 35% maximum, 34-336(e)(1)(c)(2), for a southern side yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum to address existing non-conformities, for the construction of a new pool and paver patio to an existing single-family dwelling, located at **property addressed** 3940 Poincianna Blvd, **RE#** 181369-0050, **legally described as** Lot 2, Block 12, *Ocean Terrace*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1925) located in the South Beach District future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is approximately 50 feet in width with a total area of 6,550 square feet. The subject parcel is currently occupied by a two-story dwelling, a covered porch and a concrete drive/walkway which consists of 805 square feet of coverage. The lot was granted a variance in 2011 for 45% lot coverage in lieu of the 35% maximum limited to as shown and submitted to construct a new single-family home. The lot has a current total lot coverage of 43% and is posing in increase of 5.8% for a new pool and paver patio. The applicant is asking for a variance for 48.82% lot coverage in lieu of 35% maximum, and for a southern side yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum to address existing non-conformities, for the construction of a new pool and paver patio. The subject parcel is non-conforming 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 48.5%, for the construction of a swimming pool and paver patio. Per the applicant, two sides of the pool are just coping and artificial grass will be incorporated to limit lot coverage. These are the minimum variances needed to accommodate the improvements. The property is undersized and 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 28% of a total 10,000 square foot lot size.

BOA# 11-100148, Approved 10/18/11, for lot coverage of 45% in lieu of 35% maximum for the construction of a new home.

STAFF ANALYSIS:

The subject property was developed in 2012 as a two-story single-family dwelling. The property currently exceeds the required lot coverage by 10% due to a previously approved variance. The applicant plans on making some improvements to the subject lot which will increase the 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 and encroachment on the southern and northern side setbacks is the minimum variance needed for the reasonable use of the parcel of land. The subject property was platted in 1925 which predates the existing LDC. The nonconforming lot is not the fault of the applicant 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. The lot had been previously approved for a variance for new construction, and it appears the home was built slightly wider than shown on the previous variance application. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject property is substandard in total lot area. The RS-1 requirement is 90 feet in width and a total lot area of 10,000 square feet. This property has a total lot area of 6,550 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 platted in 1925, 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 in the same zoning district, there are many non-conforming properties that have been granted similar variances.

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

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

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

Staff **does** find that the requested variances are the minimum variances needed to accommodate the existing non-conformities as well as the proposed pool and paver patio. The proposed variances needed are for 48.82% lot coverage in lieu of 35% maximum, for a southern side yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum to address existing non-conformities, for the construction of a pool and paver patio.

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.

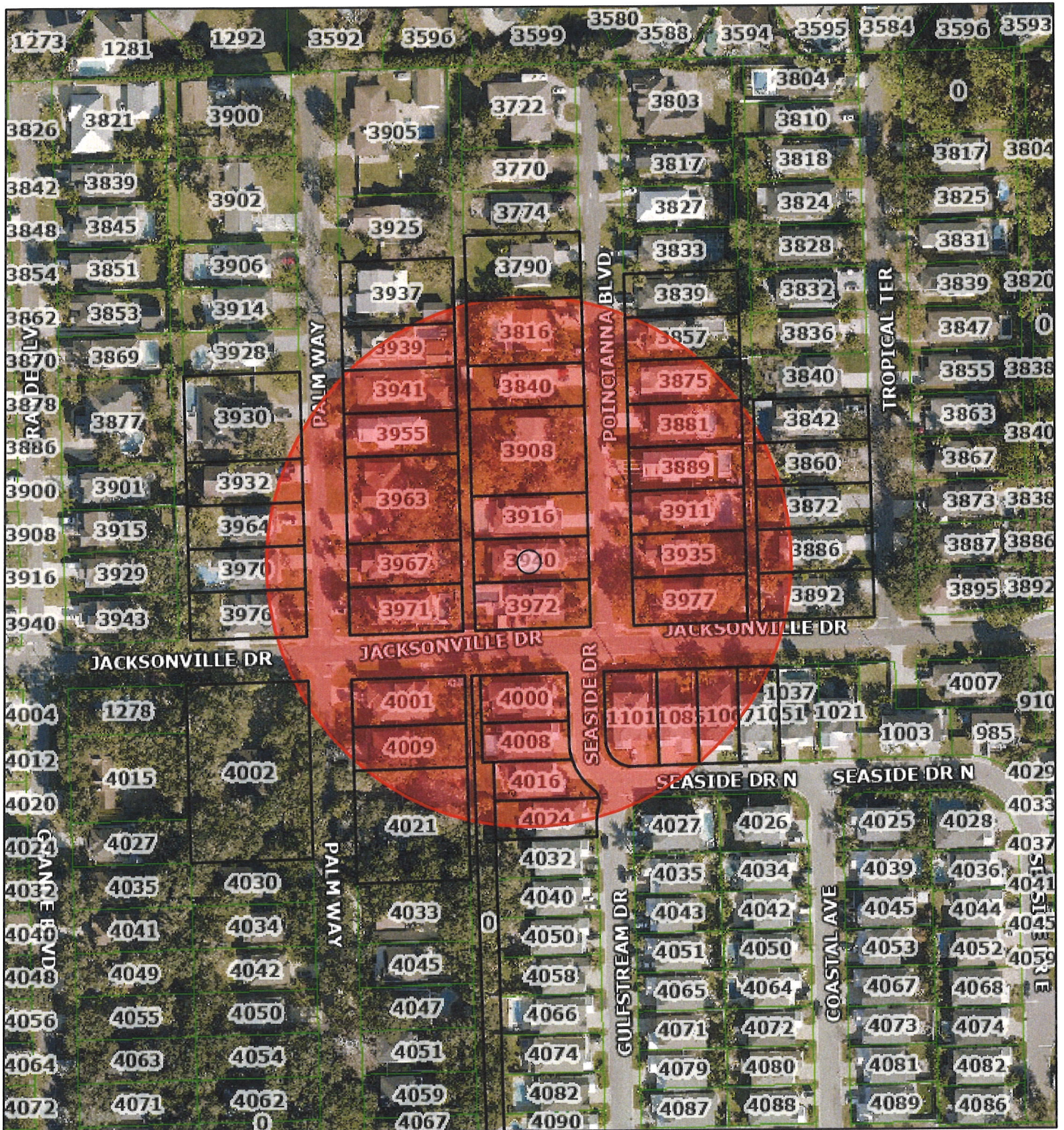
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100066**

ATTACHMENTS:

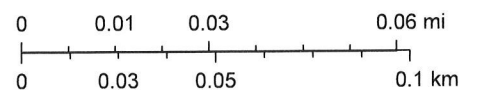
1. 24-100066pics
2. 24-100066



October 11, 2024

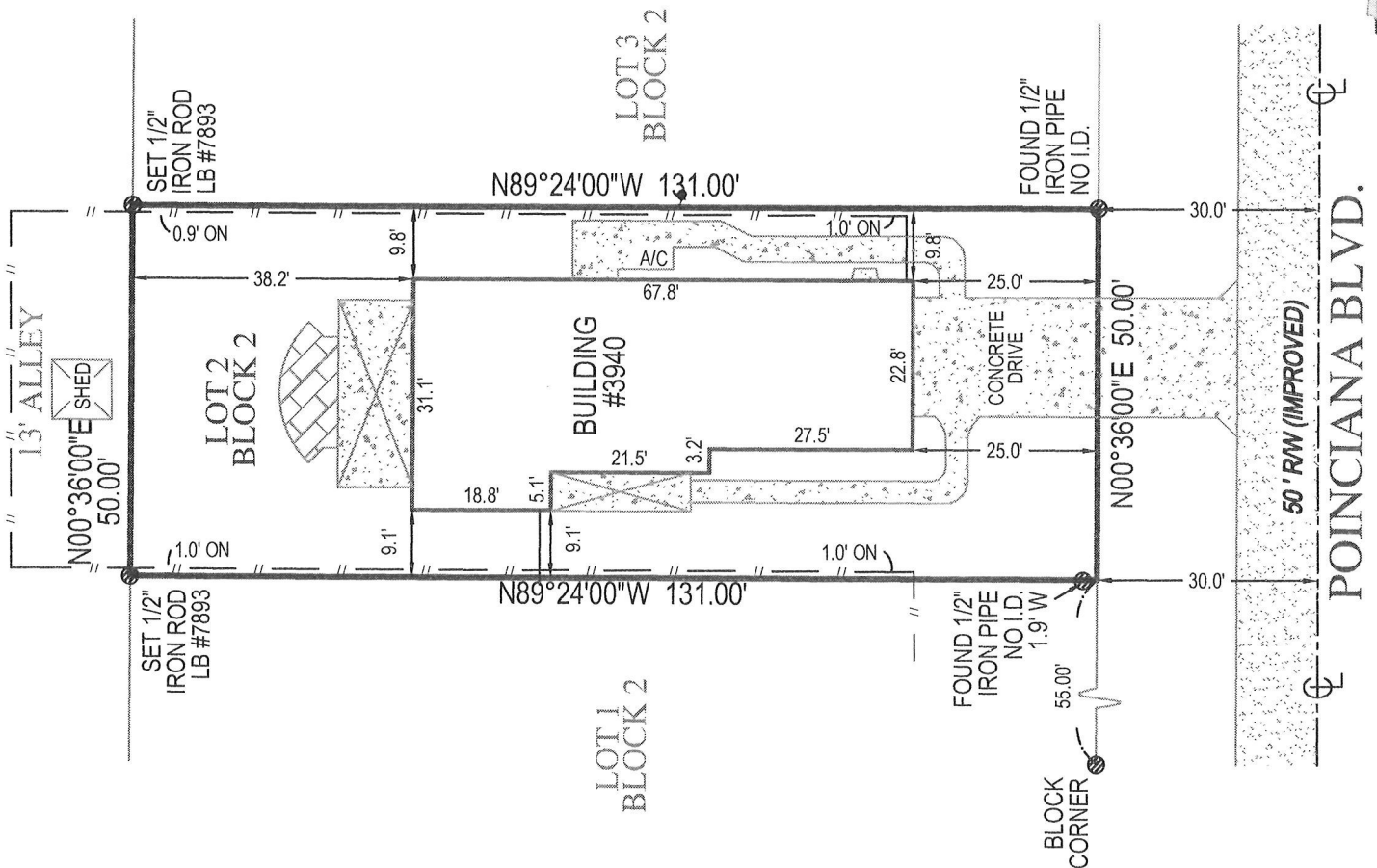
 Parcels

1:2,257



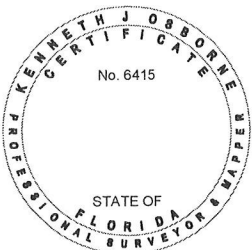
BOUNDARY SURVEY

SCALE
1"=25'



SURVEY NOTES
CONCRETE DRIVE CROSSING INTO RAW
ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY



SURVEYORS CERTIFICATE

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

**Kenneth
Osborne**

Digitally signed by
Kenneth Osborne
Date: 2022.04.18
19:37:19 -04'00'

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

TARGET SURVEYING, LLC

LB #7893

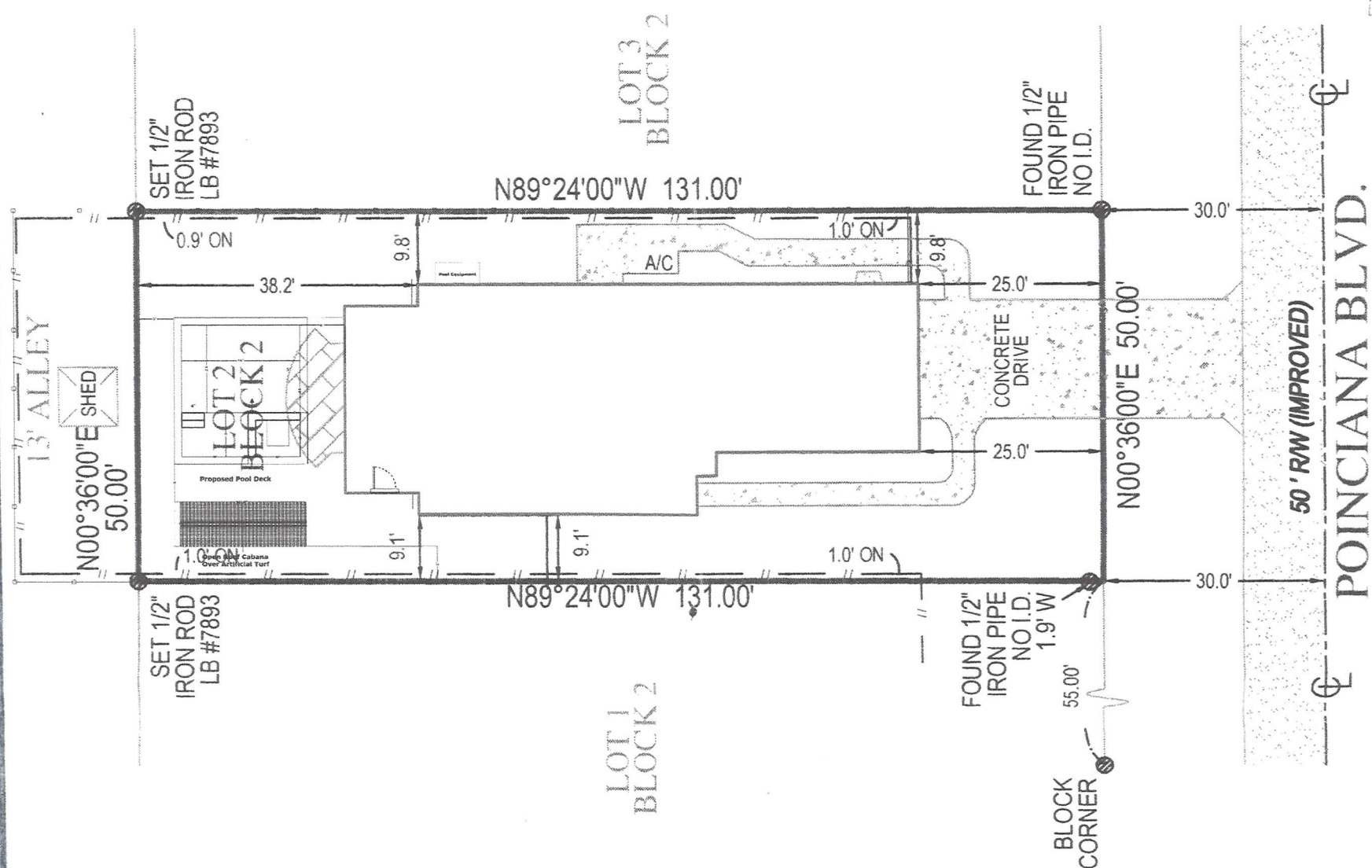
SERVING FLORIDA

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

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY

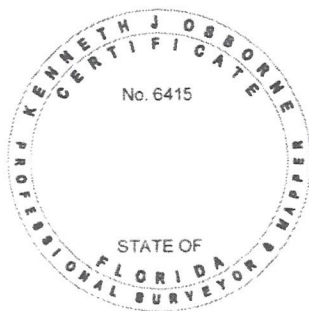


SURVEY NOTES
CONCRETE DRIVE CROSSING INTO RAW
ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY

Lot	6,550 SF
Existing House	1,711 SF
Covered Porch	344 SF
Existing Hardscape	805 SF
Current Impervious	2,860 SF
Impervious %	43%

Proposed Pool Deck	320 SF
Pool Equipment Pad	18 SF
Total Proposed	338 SF
Proposed %	5.08 %
Total Impervious W/ Proposed	48.82%



SURVEYORS CERTIFICATE

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

Kenneth
Osborne

Digitally signed by
Kenneth Osborne
Date: 2022.04.18
19:37:19 -04'00'

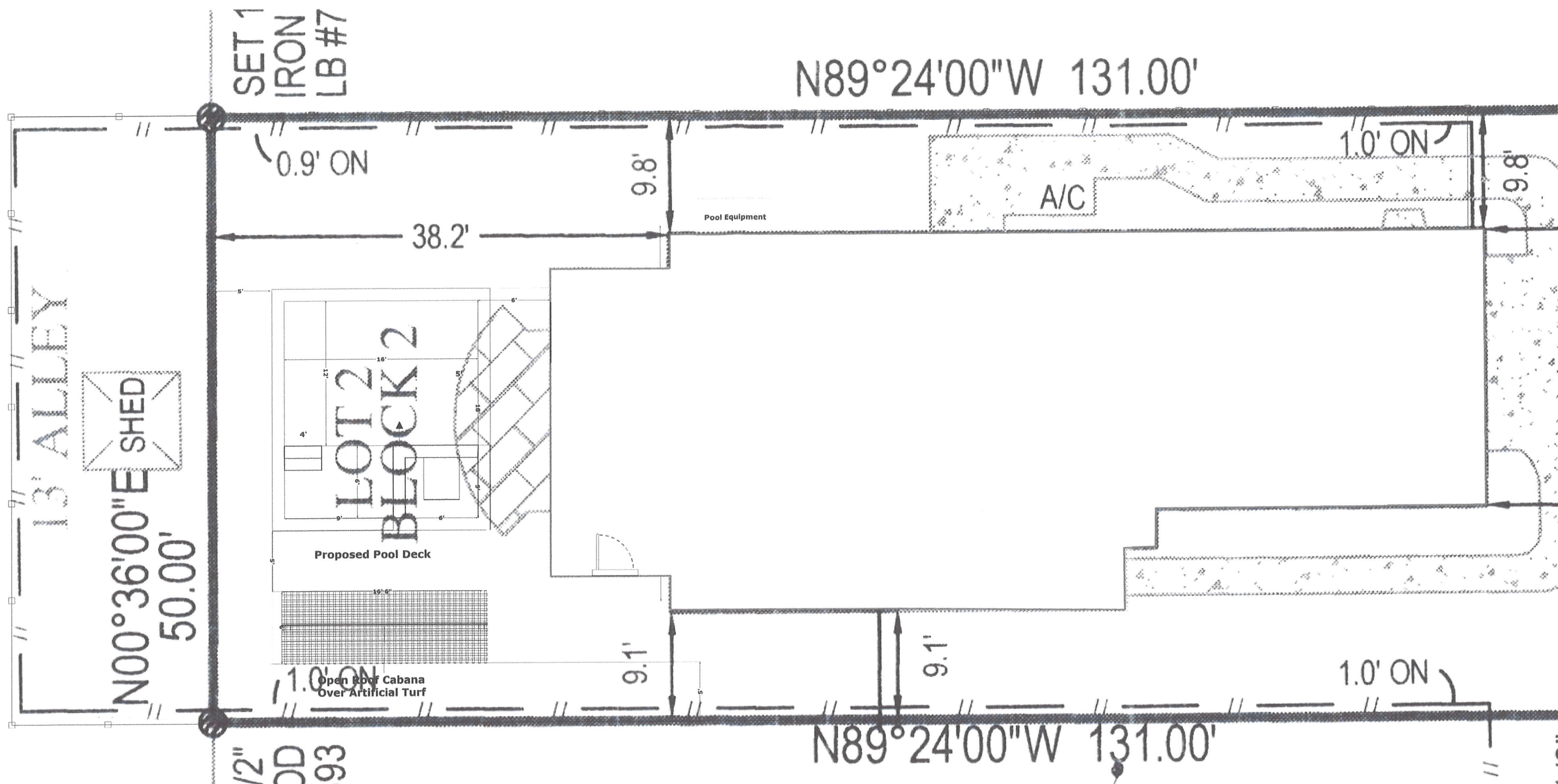
PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



LB #7893

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6250 N. MILITARY TRAIL, SUITE 102
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Lot	6,550 SF
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Pool Equipment Pad	18 SF
Total Proposed	338 SF
Proposed %	5.08 %
Total Impervious W/ Proposed	48.82%

LOT 2
BLOCK 2



APPLICATION FOR VARIANCE

BOA No. 24100066

HEARING DATE 11/6

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: Jason and Stephanie Huntley **Telephone:** 904-339-1126
Mailing Address: 3940 Poinciana Blvd **E-Mail:** jhuntley@aquadesignjax.com

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

Landowner Name: Jason and Stephanie Huntley **Telephone:** 904-339-1126
Mailing Address: 3940 Poinciana Blvd **E-Mail:** jhuntley@aquadesignjax.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 3940 Poinciana Blvd, RE # 181369- 0050
 Legal description of property (Attach copy of deed): 10-2 09-3S-29E .150 Ocean Terrace Lot 2 BLK 12
 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 are asking for a lot coverage variance of 48.82% in lieu of 35% for the construction of a pool and modest paver patio. We are the second owner of the home and there was a variance that was requested prior for 45% when the house was constructed and was received.

AFFIDAVIT

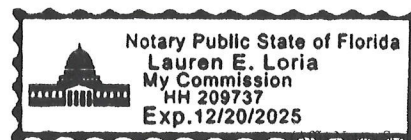
I, _____, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents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

C. Jason Huntley C. Jason Huntley 9-3-24
 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 3rd day of September, 2024, by C. Jason Huntley, who is personally known to me or produced Drivers licence as identification.

Lauren E. Loria
 NOTARY PUBLIC SIGNATURE
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	My lot is zoned RS-1 and my lot is non-conforming to these zoning regulations. This lot is 6550 square feet much less than the 10,000 square feet minimum lot area.
Special circumstances and conditions do not result from the actions of the applicant.	No	There are four pools close to our property with pools: 3972 Poinciana, 3916 Poinciana, 3967 Palm Way, and 3971 Palm Way. We are just asking to be availed the same ability to build a pool for our family.
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	Many lots in the South Jacksonville Beach area have been granted very similar variances to what we are requesting.
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	<i>There are quite a few homes in the area that have constructed pools in past few years.</i>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We have designed a small pool with a modest amount of pavers around it. Two sides are actually just coping to limit the coverage of our yard. We are incorporating some artificial turf to limit coverage as well.
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	We have designed a pool and paver area to gain enjoyment in our backyard while not covering our entire backyard and causing drainage problems.

2024 NOTICE OF PROPOSED PROPERTY TAXES
Duval County, Florida

DO NOT PAY
THIS IS NOT A BILL

Legal Description:

10-2 09-3S-29E .150
OCEAN TERRACE
LOT 2 BLK 12



270759***P21 T849 *****AUTO**5-DIGIT 32224
HUNTLEY CHRISTOPHER JASON
HUNTLEY STEPHANIE
3940 POINCIANNA BLVD
JACKSONVILLE BEACH FL 32250-3055

RE No: 1813690050R

Use: 0100

Dist: USD2B

Prop. Address: 3940 POINCIANNA BLVD

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	Prior (2023) Taxable Value*	Your Final Tax Rate and Taxes Last Year (2023)		Current (2024) 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	569,651	8.0262	4,572.13	613,705	7.4718	4,585.48	8.0262	4,925.72
Public Schools:								
By State Law	569,651	3.1830	1,813.20	613,705	3.1490	1,932.56	3.0920	1,897.58
By Local Board	569,651	2.2480	1,280.58	613,705	2.2134	1,358.37	2.2480	1,379.61
FL Inland Navigation Dist.	569,651	0.0288	16.41	613,705	0.0266	16.32	0.0288	17.67
Jax Beach	569,651	3.9947	2,275.58	613,705	3.7595	2,307.22	3.9947	2,451.57
Water Mgmt Dist. SJRWMD	569,651	0.1793	102.14	613,705	0.1686	103.47	0.1793	110.04
School Board Voted	569,651	1.0000	569.65	613,705	1.0000	613.71	1.0000	613.71
TOTAL AD VALOREM PROPERTY TAXES			10,629.69			10,917.13		11,395.90

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 (2023)	569,651	569,651	569,651
CURRENT YEAR (2024)	613,705	613,705	613,705

Applied Assessment Reduction	Applies To	Prior Value (2023)	Current Value (2024)
Save Our Homes or Portability Benefit	All Taxes	0	0
Agricultural Classification	All Taxes	0	0
Non-Homestead 10% Cap Benefit	Non-School Taxes	0	0
Exemptions	Applies To	Prior Value (2023)	Current Value (2024)
Charitable & Institutional	All Taxes	0	0
First Homestead or TPP	All Taxes	0	0
Additional Homestead	Non-School Taxes	0	0
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, 2024, 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

09/10/2024

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



October 19, 2011

John Rowan
1639 Beach Boulevard
Jacksonville Beach, FL 32250

RE: BOA #11-100148
3940 Poincianna Boulevard

Dear Mr. Rowan,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 18, 2011 to consider your variance application.

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

- 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum

The results of the meeting were *Amended* and *Approved* for:

- 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum
- Limited to as shown and submitted

To allow for a new single family dwelling.

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

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

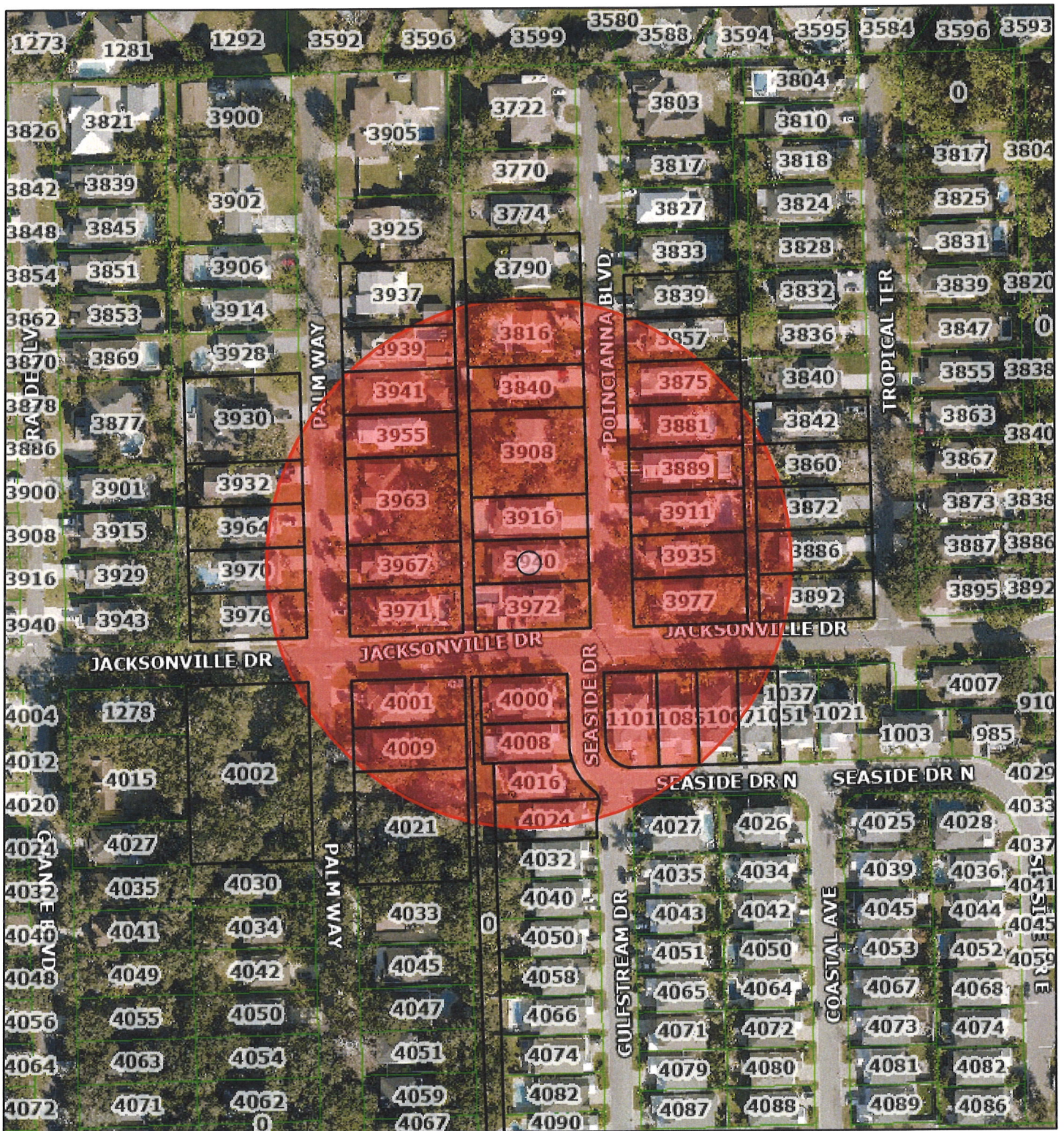
Sincerely,

Don Hays, CBO
Building Department



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

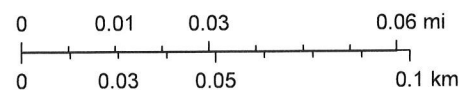
www.jacksonvillebeach.org



October 11, 2024

 Parcels

1:2,257



STATEPOINT CROSSWORD
THEME: HALLOWEEN

ACROSS

1. Cut of lamb
6. Numbers, abbr.
9. Friend from Down Under
13. Jonas Salk's conquest
14. Bingo!
15. Secret storage
16. Like a beaver?
17. Sun, in Spain
18. Knightly suit
19. *Can take the form of a certain flying mammal
21. *Spell casting
23. Between E and NE
24. Fisherman's fly
25. Away's partner
28. Biology lab supply
30. Offspring of alumnus
35. Month before Nissan
37. Latte choice
39. Filthy dough
40. Sound on a scale
41. *Homeowner's Halloween option
43. Subsequently
44. A deadly sin?
46. Competitive advantage
47. Assigned theater spot
48. Popular post
50. Biblical firstborn
52. What skeletons and skedaddlers have in

common

53. Tiresias in "Oedipus Rex", e.g.
55. French vineyard
57. *Grisly
61. *Ghostly apparition
65. Throat dangler
66. **The Murders in the ____ Morgue
68. Actress Watts
69. Relating to a lobe
70. Songwriter Gershwin
71. a.k.a. tangelos
72. Pitcher
73. Lt.'s inferior, in the Navy
74. River clay deposits

DOWN

1. Hightailed it
2. *Adjective for Merlin, hairwise
3. Aquarium scum
4. **Unattractive
Munster relative
5. Sl vakian monetary unit
6. Project Apollo org.
7. Exclamation of surprise
8. Pico de gallo, e.g.
9. Painter Chagall
10. Pinnacle
11. Chris Hemsworth's Marvel role
12. *Like decorated house on Halloween
15. El Chapo's organi-

zation, e.g.

20. MC Hammer's "Too ____ to Quit" album
22. Black gold
24. Puppy purveyor, often
25. *Teeth of #19 Across
26. Love intensely
27. a.k.a. honey badger
29. 0.405 hectare
31. *Blood and ____
32. Partner of pains
33. *Spooky house sound
34. "Fiddler on the Roof" gossip character
36. Coral barrier
38. Gads, anagrammed
42. Mold a mind
45. Expel a lawyer
49. Ever, to a poet
51. Bluish planet
54. *#12 Down, alt. sp.
56. Sushi option
57. Stubborn beast
58. Swear, not curse
59. Type of hexahedron
60. Having wings
61. Black-eyed legumes
62. Sound of a bell
63. Fail to mention
64. Magnolia State, abbr.
67. *R.I.P. container

CROSSWORD

1	2	3	4	5		6	7	8		9	10	11	12	
13						14				15				
16						17				18				
19						20			21	22				
				23				24						
25	26	27		28		29			30		31	32	33	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	
65						66	67			68				
69						70				71				
72						73				74				

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Jacksonville Beach 32240-0129

Real Estate	Rentals
100 Real Estate	200 Rental
110 Lots/Land for Sale	215 Home for Rent
120 Homes for Sale	225 Wanted to Rent
125 Real Estate	230 Condo for Rent
Wanted	240 M.H. for Rent
130 Condos for Sale	250 Vacation Rental
140 Mortgages	270 Rental to Share
150 Mobile Homes	275 Room for Rent
for Sale	280 Office Space
180 Comm. Property	285 Comm. Rental
185 Industrial Warehouse	

Pets & Animals

300 Pets	648 Pressure Washing
310 Pets for Sale	650 Painting
330 Stables/Livestock	651 Pest Control
340 Lost/Found Pets	652 Plumbing
Announcements	653 Pools
400 Notices	654 Photography
405 Travel	655 Rain Gutters
415 Personals	660 Remodel/Const.
420 Legal Services	665 Repairs
425 Legal Notices	670 Roofing
440 Misc. Lost/Found	675 Sprinkler & Wells
450 Instructions/Schools	677 Tree Service
460 Weddings	678 Tie
Employment	680 Upholstery
500 P-T Help Wanted	685 Wallpapering
510 F-T Help Wanted	690 Water Treatment
520 Job Services	Health Services
530 Bus. Opportunity	700 Massage Therapy
540 Child Care	710 Health Care Svc.
550 Work Wanted	610 Caregivers
555 Career/Seminars	For Sale
Service Guide	800 For Sale
600 Services	805 Music & Instr.
601 Air Conditioning	810 Antiques
602 Alterations	815 Auctions
607 Auto/Boat Detailing	820 Wanted to Buy
608 Auto Repair	825 Trade
609 Bus. Services	830 Consignment
612 Carpet	Garage Sales
613 Catering	840 Garage Sales
615 Cleaning	850 Jax Beach
616 Computer Services	852 Neptune Beach
618 Electronics	854 Atlantic Beach
619 Electrical Services	856 Mayport
620 Equip. Rentals	857 Ponte Vedra
622 Fences	858 West Beaches
623 Financ. Services	859 Jacksonville
625 Firewood	860 Flea Market
634 Lawn Mower	862 Estate Sales
Services	Transportation
635 Lawn Svc./Landscpg	905 Auto Rental
636 Locksmith	915 Boats
637 Marine Const.	930 Motorcycles
638 Marine/Boating	950 Campers/RV's
640 Concrete/Masonry	970 Trucks/Vans
645 Moving & Storage	980 Automobiles

LEGAL NOTICES

425

34-344(e)(3)(b), for a corner side yard setback of 0 feet in lieu of 10 feet minimum, for proposed shade canopy attached to an existing institutional structure, located at property addressed 800 Shelter Ave., RE# 175569-0000, legally described as Lot 1, Block 9, Pablo Beach South

BOA#24-100064 Section(s): 34-336(e)(1)(e), for 48.2% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, located at property addressed 3409 S 1st St., RE# 181482-0020, legally described as Lot 4, Block 6, Atlantic Shores Ocean Front Section Division A

BOA#24-100065 Section(s): 34-337(e)(1)(e), for 47.5% lot coverage in lieu of 35% maximum, for proposed new addition to front of an existing single family dwelling, located at property addressed 612 S 15th Ave., RE# 176934-0200, legally described as Lot 7, Block 2, OceanSide Park

BOA#24-100066 Section(s): 34-336(e)(1)(e), for 48.82% lot coverage in lieu of 35% maximum, 34-336(e)(1)(c)(2), for a southern side yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum, to address existing nonconformities, for the construction of a new pool and paver patio to an existing single family dwelling, located at property addressed 3940 Poincianna Blvd., RE# 181369-0050, legally described as Lot 2, Block 12, Ocean Terrace

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 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@jaxbcchl.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.

BOA#24-100063 Section(s): BL 10/17/2024

SERVICE GUIDE

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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!

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RECYCLE THIS NEWSPAPER

LEGAL NOTICES 425

FICTITIOUS NAME Notice under fictitious name law pursuant to section 665.09, Florida statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of McCue Heat & Air located at 216 20th St. N., in the County of Duval in the City of Jacksonville Beach, Florida 32250, 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 17th day of October, 2024

Owner: Home Services By McCue of North Florida, Inc.

BL 10/17/2024

HELP WANTED-PT 500

BOOKKEEPER Part - Time

Local company seeking Experienced Bookkeeper 10-15 hours per week. Qualifications necessary but not limited to: Processing billing, invoicing, inventory control, payroll, A/R, A/P, knowledge of Peachtree & Quickbooks, general office skills, & other tasks. Call (904) 294-3545 Leave Message or email: dwyerprecision@gmail.com deepking@gmail.com

HELP WANTED-FT 510

ROOFERS TPO REPAIRS/LABOR INSTALLATION 904-477-3098

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ROOFING 670

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

GARAGE SALES - NB 852

Christmas Rummage Family Fun Day & Pumpkin Patch October 19th 10 am - 2 pm Christ United Methodist Church 400 Penman Rd. Neptune Beach, FL 32266

GARAGE SALES - W of BCH 858

Annual Fall Driveway/Garage Sale Palermo Community on Hodges Boulevard (Located Between JTB & Beach Blvd.) Saturday, October 19th 8:00 a.m. - 2:00 p.m. There will be lots of treasures so Stop & Shop!

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.

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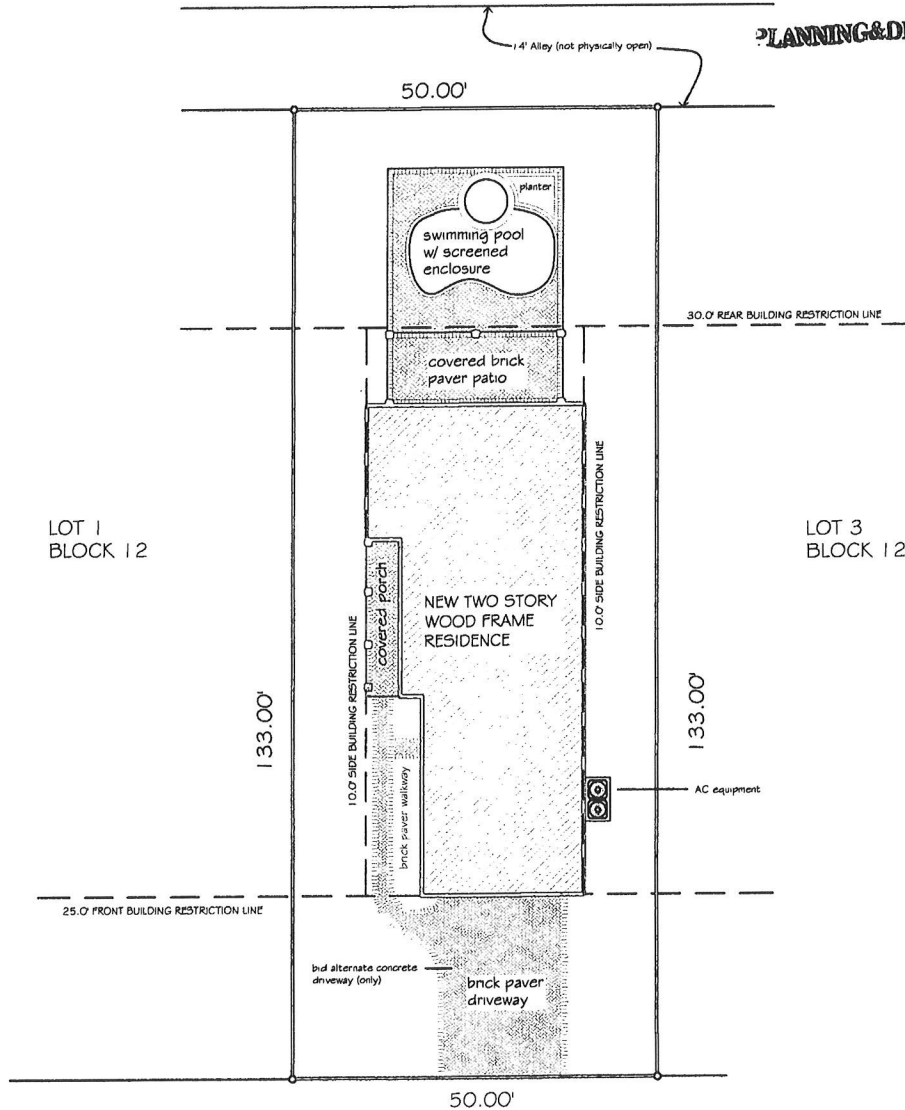
LOT AREA CALCULATIONS

TOTAL LOT AREA	6,650 SQUARE FEET
NEW RESIDENCE AND GARAGE	1,711 SQUARE FEET
COVERED PORCHES	344 SQUARE FEET
PAVERS	888 SQUARE FEET
AC EQUIPMENT PAD	22 SQUARE FEET
TOTAL LOT COVERAGE	2,965 SQUARE FEET
% OF LOT COVERED	44.6%

RECEIVED

SEP - 7 2011

PLANNING & DEVELOPMENT



POINCIANNA BOULEVARD
(50.0' RIGHT OF WAY)

SITE PLAN



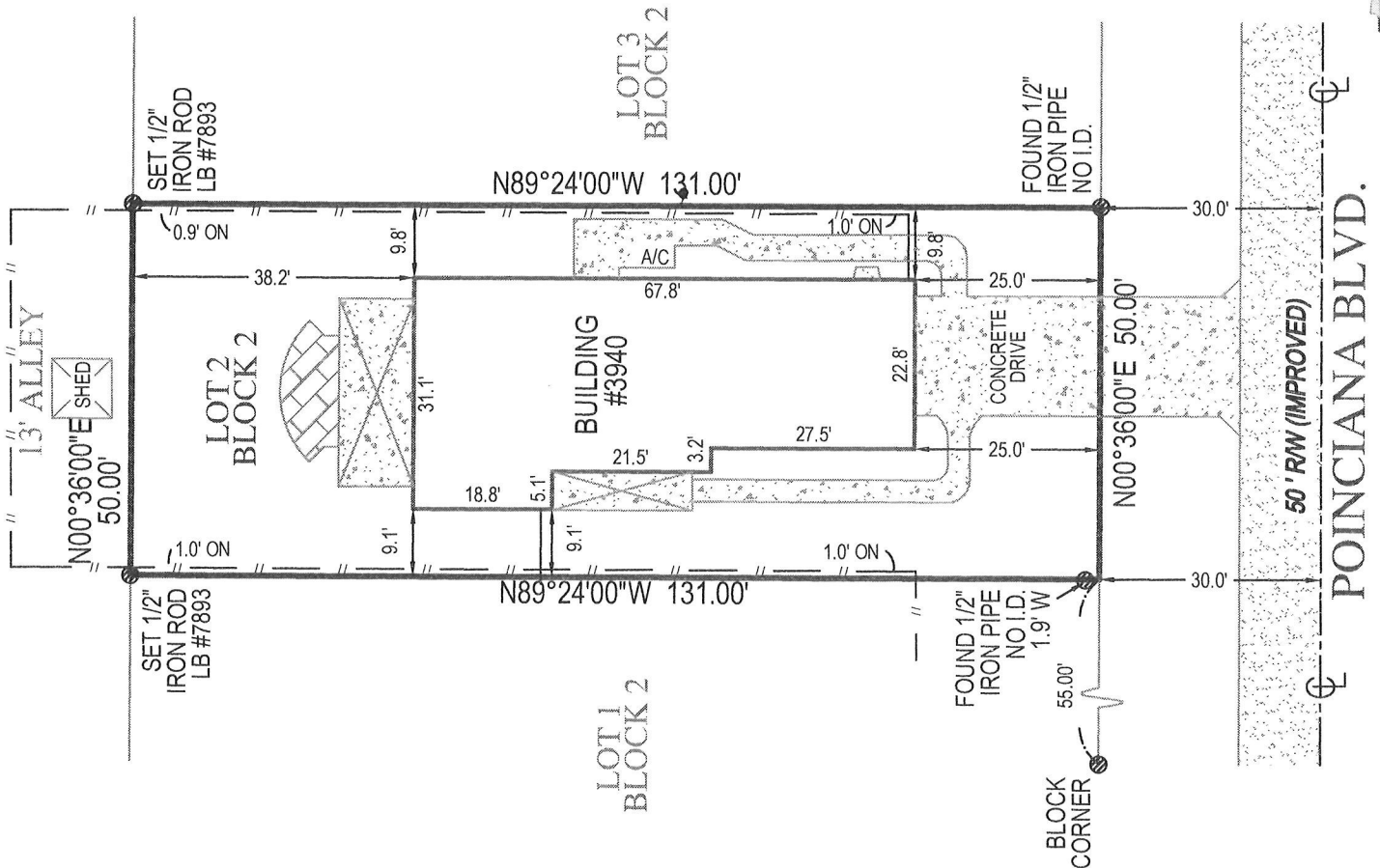
SCALE 1"=20'

Lot 2 Block 12 Ocean Terrace as recorded in plat
book 10 page 2 of the current public records of
Duval County, Florida.

Site plan based on information provided by
Associated Surveyors Inc. in a boundary survey
map signed and dated September 6, 2006.

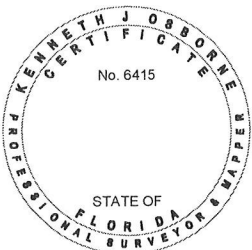
BOUNDARY SURVEY

SCALE
1"=25'



SURVEY NOTES
CONCRETE DRIVE CROSSING INTO RW
ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY



SURVEYORS CERTIFICATE

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

Kenneth
Osborne

Digitally signed by
Kenneth Osborne
Date: 2022.04.18
19:37:19 -04'00'

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STATEWIDE PHONE (800) 226-4807

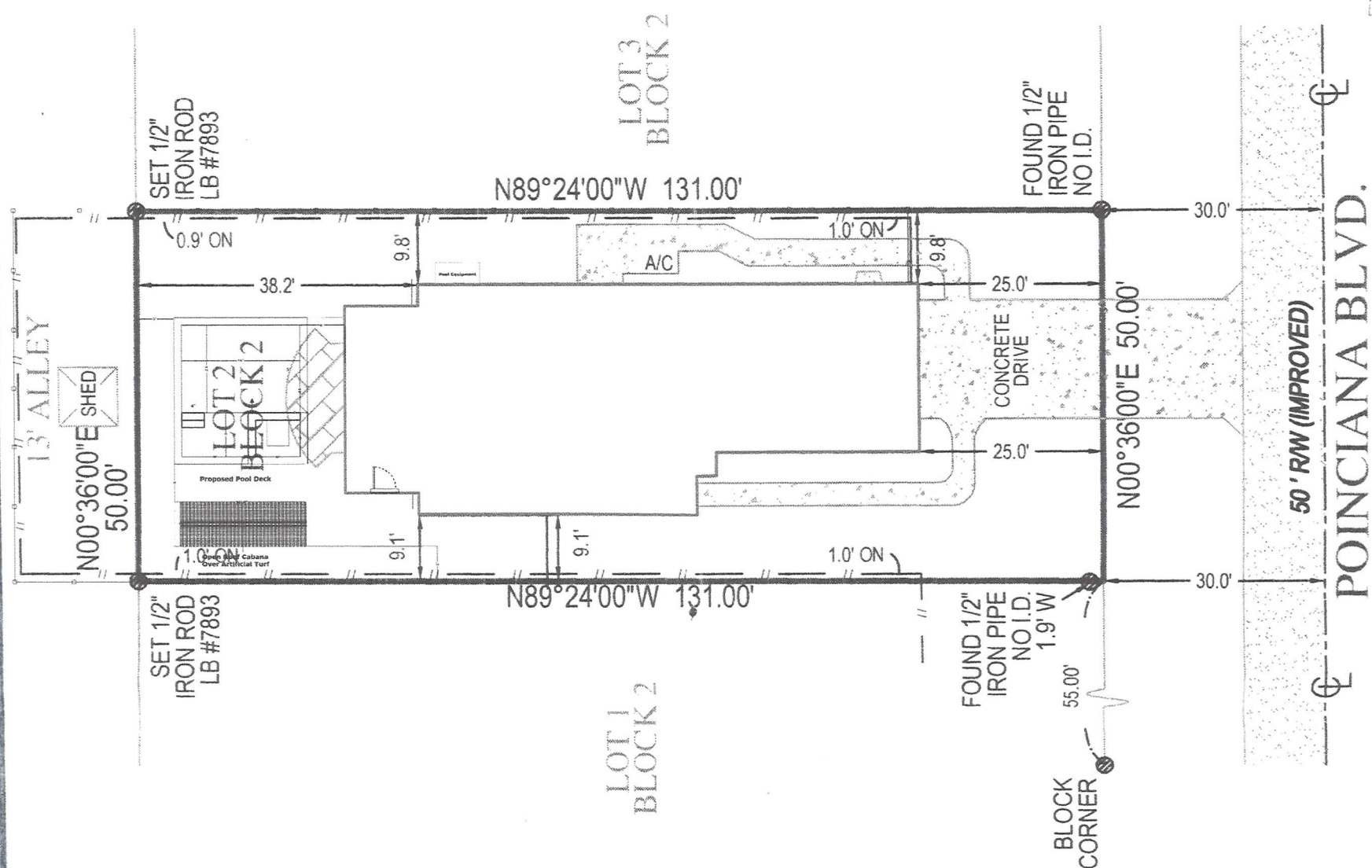
STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: <http://targetsurveying.net>

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY

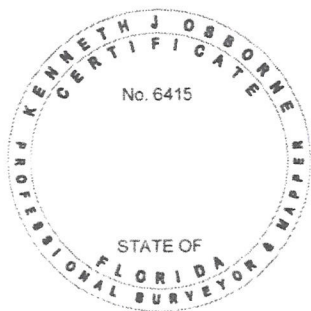


SURVEY NOTES
CONCRETE DRIVE CROSSING INTO RAW
ON EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY

Lot	6,550 SF
Existing House	1,711 SF
Covered Porch	344 SF
Existing Hardscape	805 SF
Current Impervious	2,860 SF
Impervious %	43%

Proposed Pool Deck	320 SF
Pool Equipment Pad	18 SF
Total Proposed	338 SF
Proposed %	5.08 %
Total Impervious W/ Proposed	48.82%



SURVEYORS CERTIFICATE

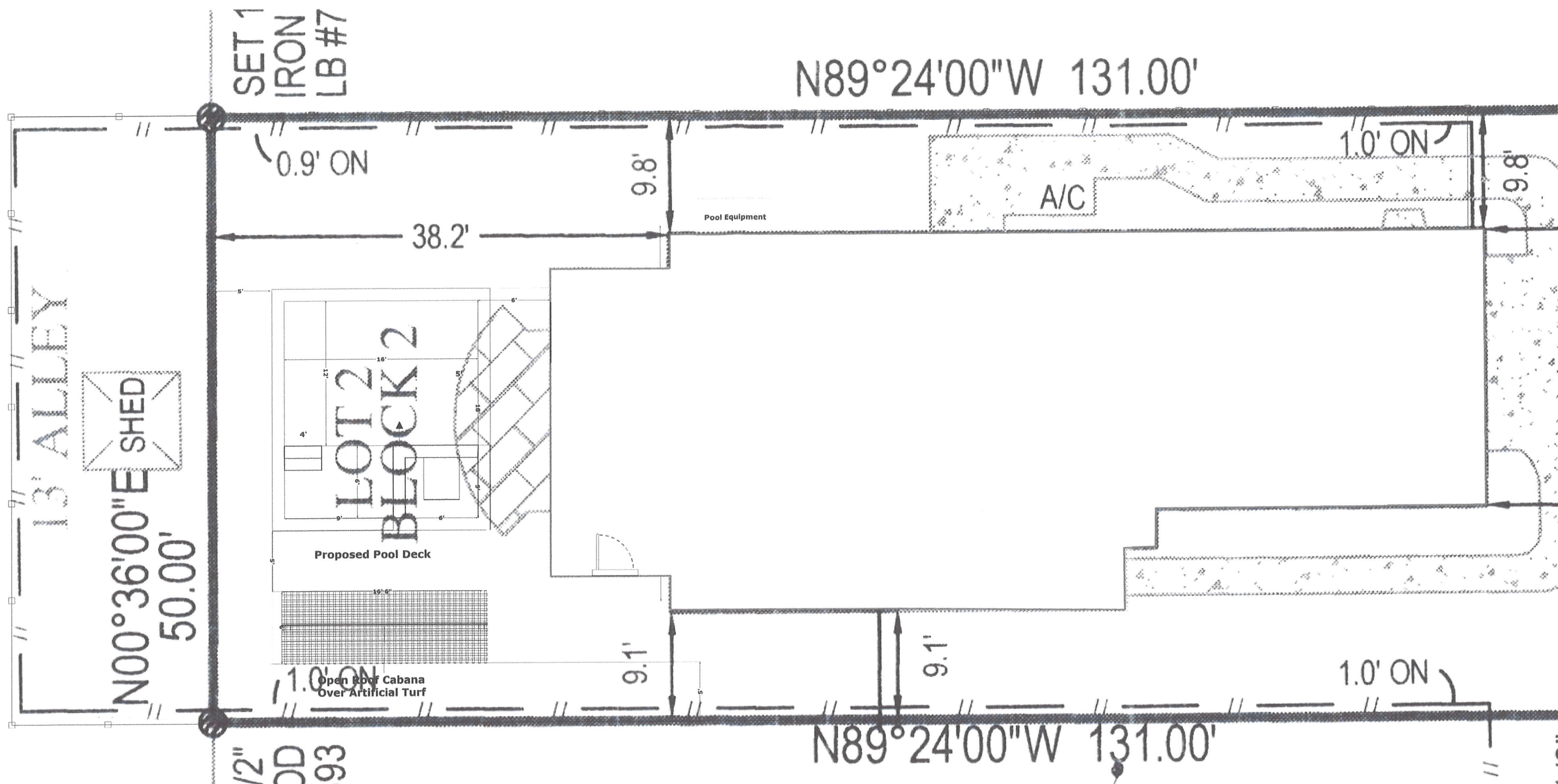
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
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NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Kenneth Osborne
Digitally signed by
Kenneth Osborne
Date: 2022.04.18
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LOT 2
BLOCK 2