



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, November 19, 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

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

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

Applicant: Stephanie Kiss

Agent: N/A

Owner: Stephanie Kiss

Property Address: 211 S 35th Ave

Parcel ID: 180609-0000

Legal Description: Lot 1, Block 18, Atlantic Shores

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)(c)(2), for a corner side yard setback of 0 feet in lieu of 10feet minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed attached pergola and to address current nonconformities, to an existing single family dwelling, located at **property addressed** 211 S 35th Ave, **RE#** 180609-0000, **legally described as** Lot 1, Block 18, *Atlantic Shores*

B. **Case Number(s): BOA#24-100070**

Applicant: Robert Bachmann

Agent: N/A

Owner: The Bachmann Group Holdings LLC

Property Address: 0 N 13th St (179019-0010)

Parcel ID: 179019-0010

Legal Description: Lot 2, Block 6, Section A, *Jacksonville beach*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-337(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling existing vacant lot of record, located at **property addressed** 0 13th St N, **RE#** 179019-0010, **legally described as** Lot 2, Block 6, Section A, *Jacksonville beach*

C. **Case Number(s): BOA#24-100071**

Applicant: Robert Bachmann
Agent: N/A
Owner: The Bachmann Group Holdings LLC
Property Address: 0 13th St N (179019-0005)
Parcel ID: 179019-0005
Legal Description: Lot 1, Block 6, Section A, *Jacksonville beach*
Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-337(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling existing vacant lot of record, located at **property addressed** 0 13th St N, **RE#** 179019-0005, **legally described as** Lot 1, Block 6, Section A, *Jacksonville beach*

D. **Case Number(s): BOA#24-100072**

Applicant: Willberto & Judith Alvarado
Agent: Zinn Architecture + Interiors
Owner: Willberto & Judith Alvarado
Property Address: 462-464 1st St S
Parcel ID: 175881-0000
Legal Description: Lot 8, Block 42, *Pablo Beach South*
Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-340(e)(1)(c)(2), for a side yard setback of 7 feet in lieu of 10 feet minimum, 34-340(e)(1)(f) for 38% lot coverage in lieu of 35% maximum, for proposed attached elevator tower for a multifamily structure, located at **property addressed** 462-464 1st St S, **RE#** 175881-0000, **legally described as** N 70ft of Lot 8, Block 42, *Pablo Beach South*

E. **Case Number(s): BOA#24-100074**

Applicant: Robert Hancok
Agent: N/A
Owner: Robert Hancok
Property Address: 1306 N 18th Ave
Parcel ID: 178128-0000
Legal Description: Lot 5, Block 3, *San Pablo Terrace*
Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-373(e), for a driveway setback of 3 feet in lieu of 5 feet minimum, for proposed driveway to an existing single family dwelling, located at **property addressed** 1306 N 18th Ave, **RE#** 178128-0000, **legally described as** Lot 5, Block 3, *San Pablo Terrace*

F. **Case Number(s): BOA#24-100075**

Applicant: James Kinchen
Agent: N/A

Owner: James Kinchen
Property Address: 1649 N 6th Ave
Parcel ID: 177908-0000
Legal Description: Lot 13, Block 1, Atlantic Shores
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, for a covered front porch with an extended entry and for to an existing single family dwelling, located at **property addressed** 1649 N 6th Ave, **RE#** 177908-0000, **legally described as** Lot 13, Block 1, Atlantic Shores

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

BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/01/2024
SUBJECT:	BOA #24-100051 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 19, 2024 Board of Adjustment Meeting.

BOA #24-100051

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

REQUEST:

Section(s): 34-336(e)(1)(c)(2), for a corner side yard setback of 0 feet in lieu of 10feet minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed attached pergola and to address current nonconformities, to an existing single family dwelling, located at **property addressed** 211 S 35th Ave, **RE#** 180609-0000, **legally described as** Lot 1, Block 18, *Atlantic Shores*

EXISTING CONDITIONS:

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

BOA#16-100180 for a front yard setback of 15 feet in lieu of the 25 feet requirement, for a rear yard setback of 25 feet in lieu of the 30 feet requirement, for 45% lot coverage in lieu of 35% maximum, and for an accessory structure setback of 3 feet in lieu of 5 feet for the construction a a new single

family home.

No Code violations.

STAFF ANALYSIS:

The subject property was developed in 2018 as a three-story single-family dwelling. The subject property is substandard in width. It measures 54.7 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district and is also nonconforming in area, at 6,039 square feet. The applicant is proposing to add a pergola to the side of the home. Due to the substandard size and irregular shape of the lot, adding any structure to the property will encroach into setbacks. Allowing for a corner side yard setback of 0 feet in lieu of 10 feet minimum and for 49% lot coverage in lieu of 35% maximum is the minimum variance needed for the reasonable use of the parcel of land. The new addition will be attached to the dwelling. There is already a variance granted for 45% lot coverage, front, rear and accessory structure setbacks. The new addition will not exceed the 49% lot coverage and the applicant plans on removing existing pavers. Other properties in this area have been granted similar variances to encroach on required yard setbacks to accommodate various property additions. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure. Were the subject property a conforming size for RS-1, the proposed lot coverage would equal 29.5%. The proposed encroachment into the corner side yard will not affect the clear sight triangle for the intersection, as it is towards the rear of the property.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject property is substandard in total lot area. The RS-1 requirement is 90 feet in width and a total lot area of 10,000 square feet. This property has a total lot area of 6,039 square feet.

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

Staff **does not** find that circumstances are a result of the applicant. The property was developed in 2018, and was granted variances to encroach on setbacks and exceed the 35% minimum lot coverage due to its irregular shape, width and lot area.

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

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

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief from the LDC requirements, the applicant cannot add anything to this property without exceeding the previously approved 45% maximum lot coverage or encroaching on setbacks. Additionally the property is currently over lot coverage, and the applicant is proposing to reduce that amount from 51.2% to 49%.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the existing nonconformities as well as the proposed new pergola. The proposed variances needed are for a corner side yard setback of 0 feet in lieu of 10 feet minimum, for 49% lot coverage in lieu of 35% maximum, for a proposed pergola and to address current nonconformities.

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

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

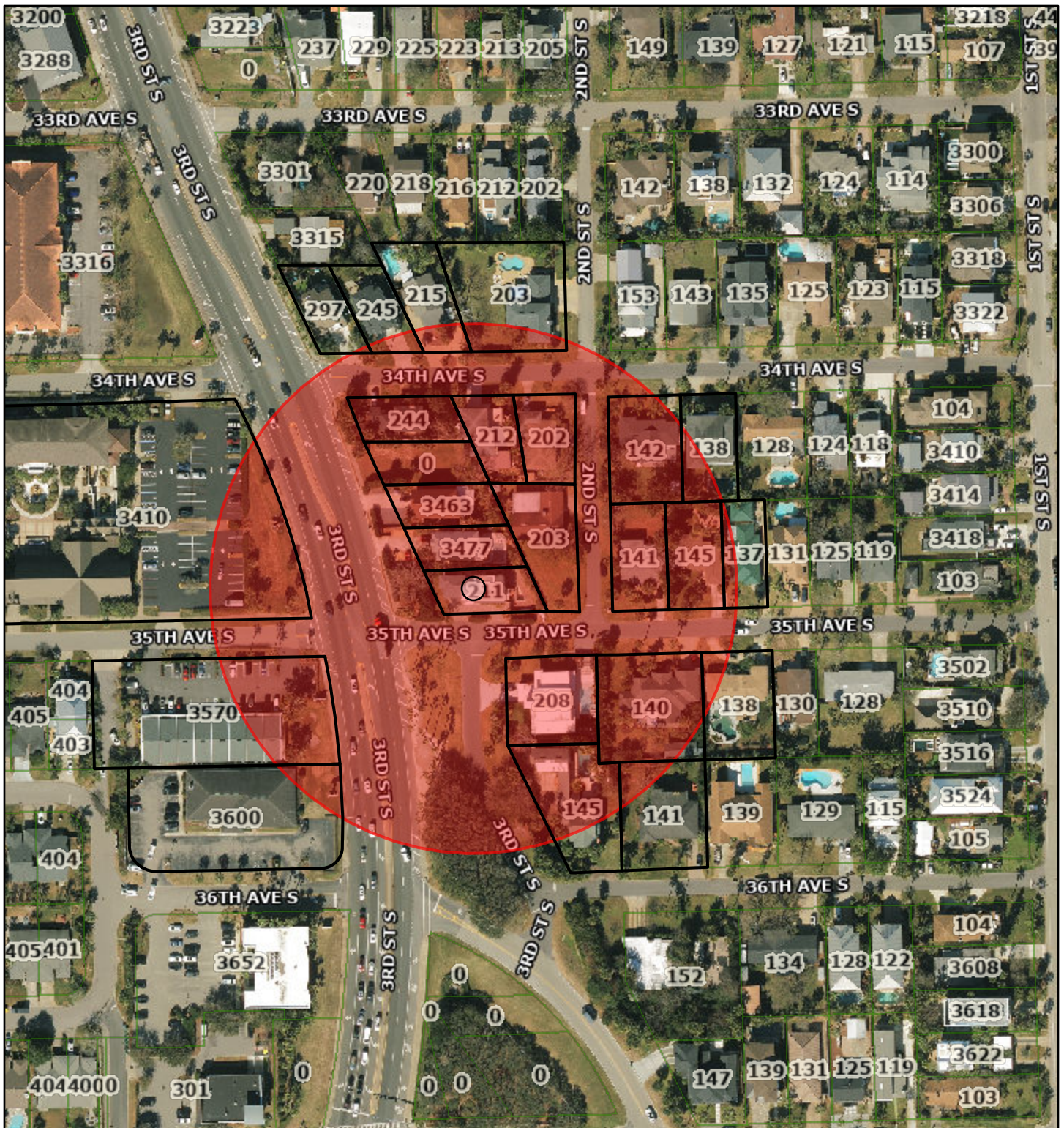
STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100051**

ATTACHMENTS:

1. 24-100051pics
2. 24-100051

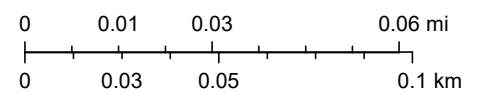
11/19/24



September 10, 2024

 Parcels

1:2,257



MAP SHOWING SURVEY OF

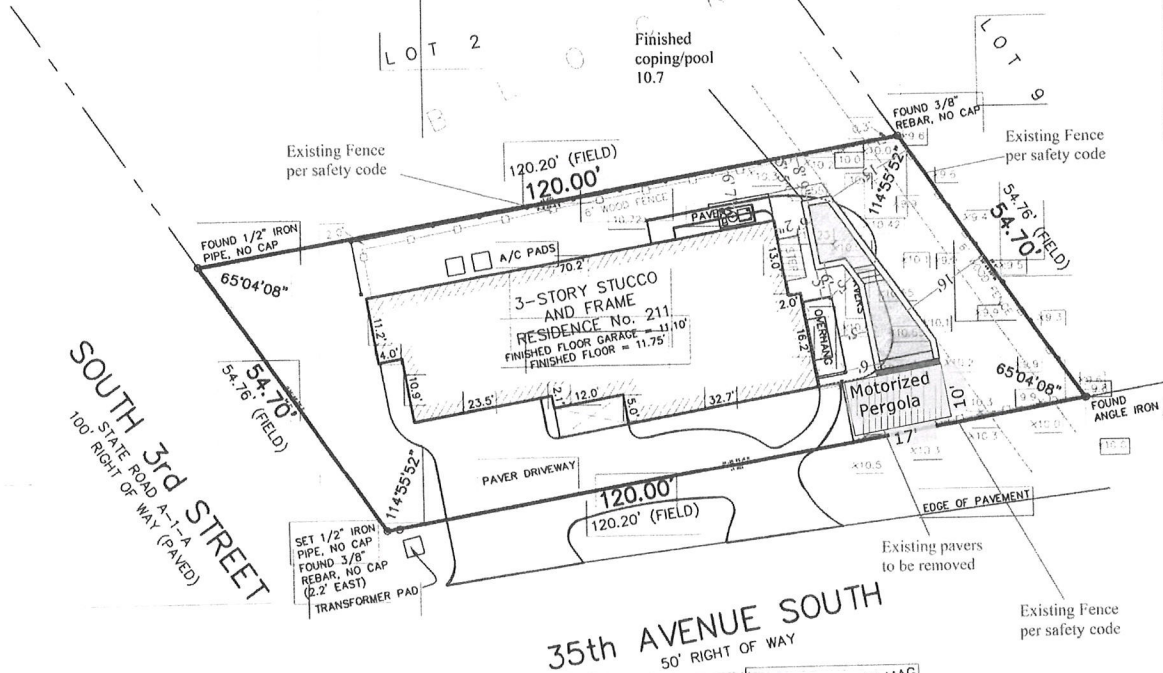
LOT 1, BLOCK 18, REPLAT UNIT NO. 1 ATLANTIC SHORES AS RECORDED IN PLAT BOOK 14, PAGES 39 AND 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

All setbacks are measured to walls

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

24100051
RECEIVED
JUL 31 2024
PLANNING
DEPARTMENT

0 10 20 40
SCALE: 1" = 20'



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

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

RECEIVED

NOV 30 2022

PLANNING & DEVELOPMENT

LOT COVERAGE CALCULATION

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

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

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

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

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF STEPHANIE KISS.

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

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

CHECKED BY: _____

BOATWRIGHT AND SURVEYORS INC

DATE: _____

Scale: 1/2" = 1 ft



APPLICATION FOR VARIANCE

BOA NO.

HEARING DATE

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

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

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

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

VARIANCE DATA

Street address of property and Real Estate Number: 180609-0000 211 35th Avenue S Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): 14-39 09-03-29E ATLANTIC SHORES UNIT 1 R/P #2 LOT 1 BLK 18
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary):
This pergola has a 1.7' distance from the lot line. We will reduce lot coverage from current percentage of 51.52% to 49% by removing paver walkway by pool equipment & AC

AFFIDAVIT

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

APPLICANT SIGNATURE

Stephanie Kiss
PRINT APPLICANT NAME

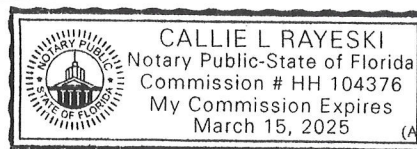
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION:

FLOOD ZONE:

CODE SECTION (S):

VARIANCE APPLICATION STANDARDS AND CONDITIONS

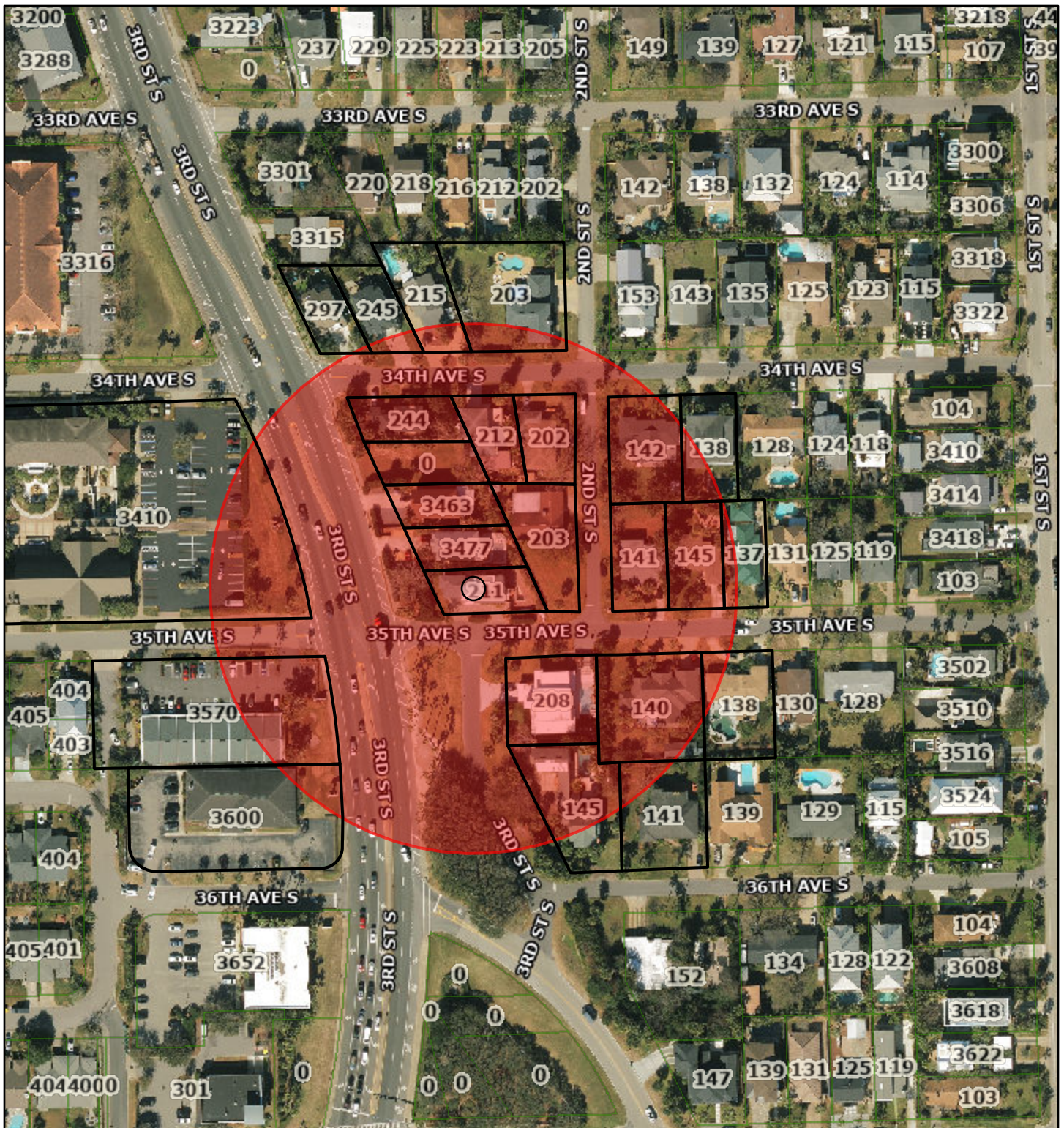
BOA No. 24-100081

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

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

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

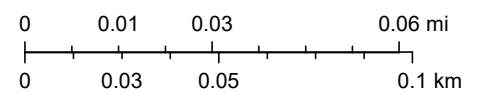
11/19/24



September 10, 2024

 Parcels

1:2,257



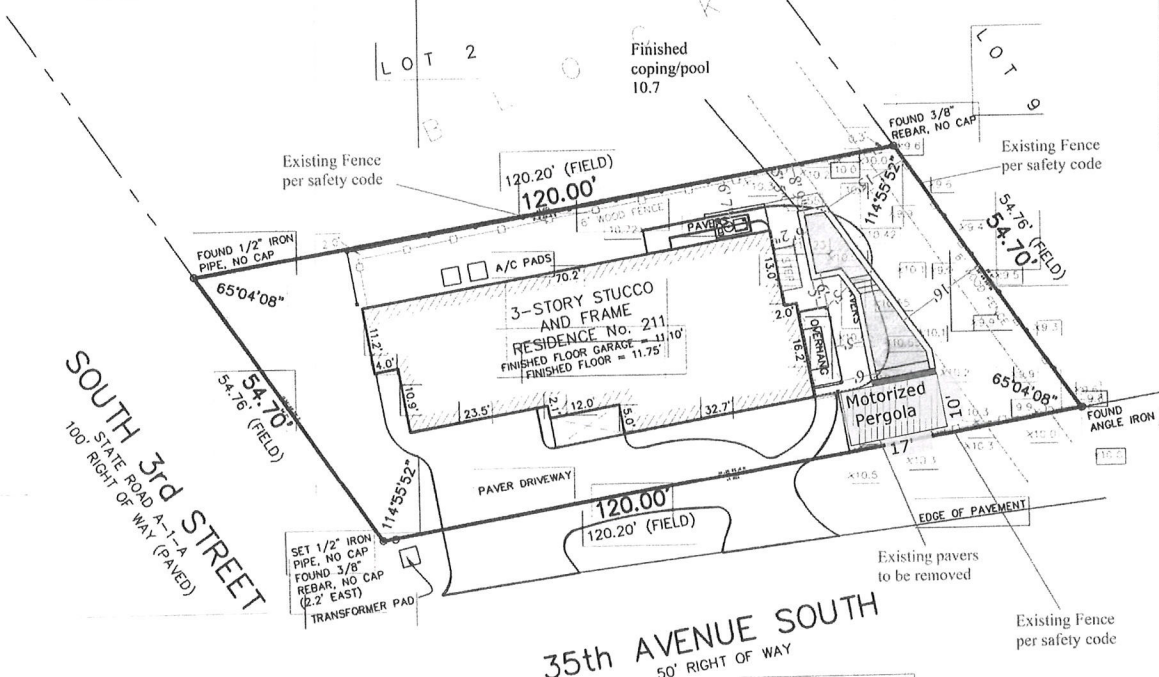
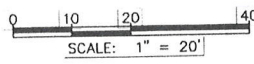
MAP SHOWING SURVEY OF

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

All setbacks are measured to walls

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

24100051
RECEIVED
JUL 31 2024
PLANNING
DEPARTMENT



SOUTH 3rd STREET
100' RIGHT OF WAY (PAVED)

35th AVENUE SOUTH
50' RIGHT OF WAY

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

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

RECEIVED

NOV 30 2022

PLANNING & DEVELOPMENT

LOT COVERAGE CALCULATION

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

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

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

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

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF STEPHANIE KISS.

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

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

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

Scale: 1/20" = 1 ft

STATEPOINT CROSSWORD

THEME: FALL'S IN THE AIR

ACROSS

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

ty

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

DOWN

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

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

CROSSWORD

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

SWITCH & GET \$25

Off First Month of New Service! USE PROMO CODE GZ590

Consumer Cellular

CALL CONSUMER CELLULAR 888-804-0913

© 2023 Consumer Cellular Inc. For promo details please call 888-804-0913

© StatePoint Media SOLUTION BELOW

CLASSIFIED

The Beaches MARKETPLACE

The Beaches Leader, Ponte Vedra Leader

Classified

call 249-9033

Real Estate 100-286 Pets 300-345

Announcements 400-460 Employment 500-550

Service Guide 600-690 Merchandise 800-830

Garage Sales 840-862 Transportation 905-980

Classified Deadline: Wednesday Noon

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

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

APT/TWNHOME RENTAL 200

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

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

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

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

LEGAL NOTICES 425

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

ORDINANCE NO. 20-24-175

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

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

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

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

BL 9/12/2024

LEGAL NOTICES 425

certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbcfl.net; (2) Postal mail to Community Redevelopment Agency Administrator, Public Comment, 113rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

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

BL 9/12/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, October 1, 2024, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida, to consider the following development permit applications for a variance from the requirements of the Land Development Code

BOA#24-100050 Section(s):

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

BOA#24-100051 Section(s):

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

BOA#24-100054 Section(s):

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

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

City of Jacksonville Beach

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of

NOTICE OF PUBLIC HEARINGS

CITY OF ATLANTIC BEACH

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

ORDINANCE NO. 55-24-39

AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA INCREASING MONTHLY SANITATION RATES BY 3.7% AND ANNUALLY THEREAFTER BY THE CONSUMER PRICE INDEX (CPI) COLLECTION ADJUSTMENT BY AMENDING CHAPTER 16, SOLID WASTE AND RECYCLING, ARTICLE I, SOLID WASTE DEFINITIONS AND PROCEDURES, SECTION 16-10 FEES FOR COLLECTION; PROVIDING FOR INTENT; PROVIDING FOR THE NEW RATES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 80-24-89

AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA INCREASING THE MONTHLY STORMWATER UTILITY FEE BY AMENDING CHAPTER 22 UTILITIES, ARTICLE IV, STORM WATER MANAGEMENT, DIVISION 2 RATES AND CHARGES, SECTION 22-335 FEES; PROVIDING FOR INTENT; PROVIDING FOR THE NEW RATES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SERVICE GUIDE

PEST CONTROL 651

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

REPAIRS/IMPROVEMENT 665

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

Looking for a cuddle buddy?

The Beaches MARKETPLACE PETS

REPAIRS/IMPROVEMENT 665

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

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

TREE SERVICES 677

William Davis Tree Service

• Removal • Trimming • Pruning • Crane Service

• 24hr Storm Damage Response

Senior/Military/FirstResponder Discount

20+ yrs exp. Licensed/Insured

(904) 226-4427

www.JAXTREE.COM

ROOFING 670

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

LEGAL NOTICES 425

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

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

BL 9/12/2024

NOTICE OF ACTION

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified Nursing Assistant

Ciera Williams, C.N.A.

6750 Ramona Blvd. Apt 315

Jacksonville, FL 32205

CASE NO.: 2024-16531

LICENSE NO.: CNA377742

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Kristin Suarez, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 245-4444.

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

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-355-8777(TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

HELP WANTED-FT 510

WORK WITH US & JOIN THE FUN!

Enjoy quality affordable child care and access to discounted tax-free tickets to disney, universal and more!

JOBS START AT \$15/HR

Fitness • Maintenance

Child care • Recreation

Food & Beverage

VIEW ALL JOBS AT

NavyMWRMayport.com/Jobs

Call: 904.270.6061

MWR MAYPORT

FOR SALE 800

TWO CEMETERY spaces at Beaches Memorial Gardens, \$3000 both. Call 904-746-3215.

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

MATTRESSES ALL SIZES! RICHARDS' MATTRESS & WICKER STORE. Serving the Beaches for over 43 yrs! 079 Atlantic Blvd. 904-249-3541.

MEDICAL 803

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

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

ANTIQUES/COLLECTIONS-810

WANTED TO BUY

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

AUTOMOBILES 980

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

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.

PANDA CHA DASH

OGEES HAM BUCKO

SHALL AYE AMAIN

HARVEST BOBBING

EECTARO

SITY PUCE GOURDS

PIOR BORIN SPURIN

ACRA ARMOR OLLIO

SULKY NINE NEER

MELES TENS DDT

SALE ELF

CARAMEL SWEATER

USAGE ABA UTERI

BEGUN MOW TSARS

EASE AWN HORSE

Advertise your sale in

The Beaches MARKETPLACE

GARAGE SALES

RECYCLE



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/01/2024
SUBJECT:	BOA #24-100070 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 19, 2024 Board of Adjustment Meeting.

BOA #24-100070

ZONING: RS-2
RE NO.: 179019-0010
LEGAL: Lot 2, Block 6, Section A, *Jacksonville beach*
ADDRESS: 0 13th St N

REQUEST:

Section(s): 34-337(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-337(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling existing vacant lot of record, located at **property addressed** 0 13th St N, **RE#** 179019-0010, **legally described as** Lot 2, Block 6, *Section A, Jacksonville beach*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1944) located in the Medium Density Residential future land use category. The property is currently located in the Residential Single Family: RS-2 Zoning District. The lot is 50 feet in width and 102 feet in depth, with an overall lot area of 5,100 square feet. The subject property is currently vacant. The applicant is applying for this variance for rear yard setback of 20 feet in lieu of 30 feet minimum, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling. The minimum dimensional standards in this district call for a minimum lot area 7,500 sq. feet. and minimum lot width 75 feet. The subject lot is undersized at 5,100 square feet. and with a nonconforming width of 50 feet. The subject parcel was platted in 1944 which was before our current LDC. The nonconforming conditions are not the fault of the applicant, the lot is undersized and building any decent structure would encroach on setbacks and increase lot coverage. The new dwelling will take up most of the space on this parcel. Other properties in this area have been granted similar variances to increase lot coverage and encroach on setbacks to accommodate new construction. There is a hardship justified by having a nonconforming lot in width and area.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is substandard in width, as it measures 50 feet in width rather than the 75 feet minimum requirement in the RS-2 zoning district. It is also nonconforming in area, at 5,100 square feet., which is below the RS-2 minimum lot size of 7,500 square feet. The applicant is proposing to

build a new single-family dwelling. A variance to allow the proposed project is a reasonable request, as the applicant cannot construct the proposed new home without exceeding lot coverage and encroaching on the rear yard setback. Any addition to the property requires an increase in lot coverage. There is a hardship justified by having a nonconforming lot in both width and area. Staff would recommend that the application be approved, as this is the minimum variance needed to accomplish the proposed design, and were this a full sized RS-2 lot, the lot coverage would be less than 45%.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty (20) feet.
 - o Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - o Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is nonconforming and substandard in both area and width. The property measures 50 feet in width rather than the 75 feet minimum and is nonconforming in area at 5,100 square feet, which is less than the required 7,500 square foot minimum.

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

Staff **does not** find that circumstances are a result of the applicant. The lot conditions existed prior to lot purchase and was platted in 1944, before the adoption of the current LDC.

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

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

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

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. If the lot were sized appropriately for the zoning district in which it exists, there would be room to accommodate the proposed dwelling.

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

Staff **does find** that the requested variances are the minimum variances needed to accommodate the proposed addition to the existing property. The minimum variance needed to accomplish the proposed design for a new single -family dwelling is for a rear yard setback of 20 ft in lieu of 30 ft minimum, and for lot coverage of 45% 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.

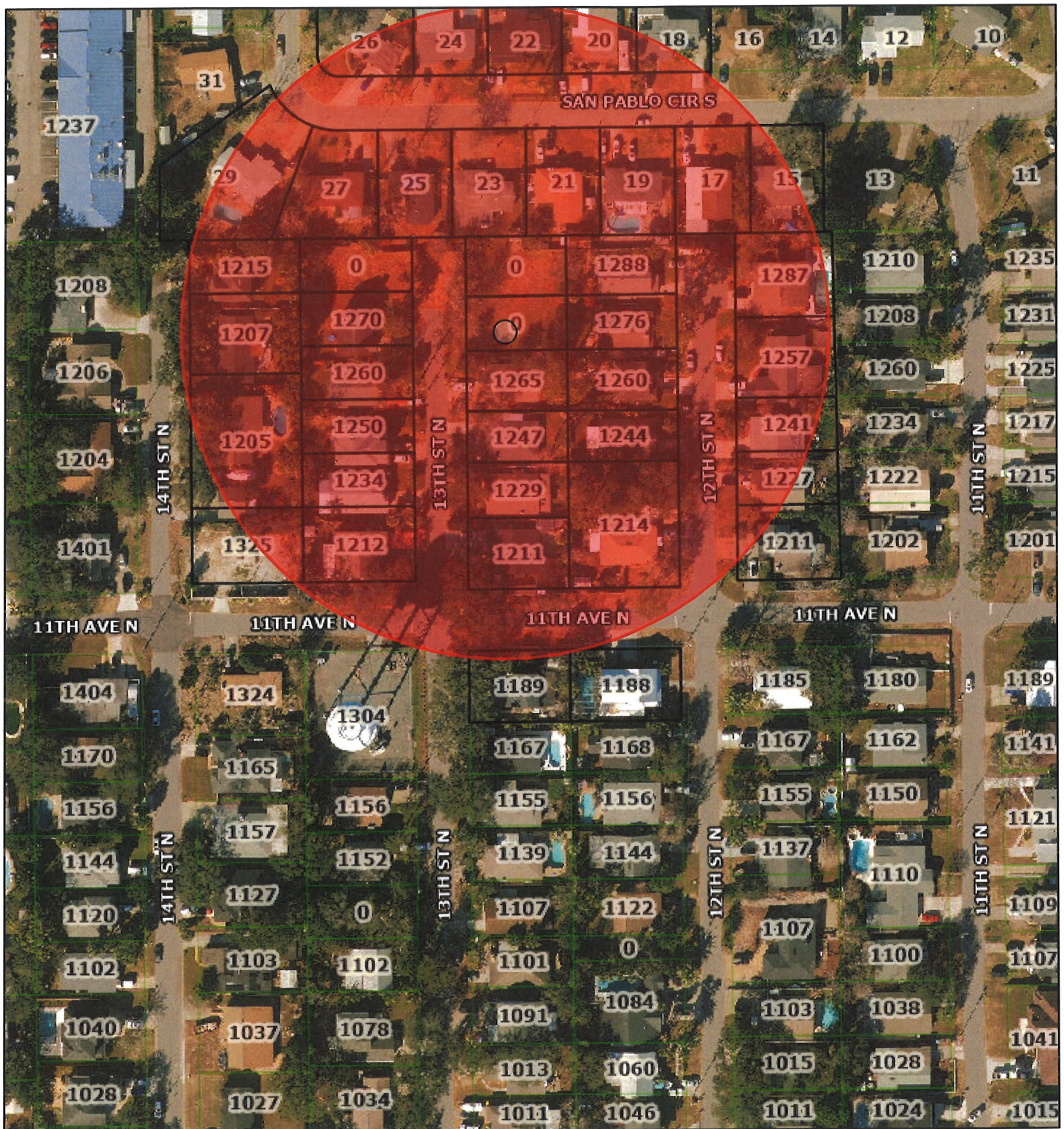
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

STAFF RECOMMENDATION:

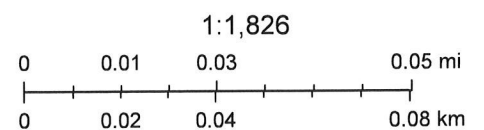
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100070**

ATTACHMENTS:

1. 24-100070pics
2. 24-100070



October 30, 2024



PLANNING
DEPARTMENT

SHEET 1 OF 1

DRAWING:
30670-SP

PROJECT:
30670B



APPLICATION FOR VARIANCE

BOA NO. 24-100070
HEARING DATE 11/19

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

SEP 05 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Robert Bachmann **Telephone:** (904) 449-6261
Mailing Address: 13853 Ketch Cove Dr. **E-Mail:** bobby@bachmannhomes.com
Jacksonville, FL 32224
Agent Name: N/A **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: The Bachmann Group Holdings LLC **Telephone:** (904) 449-6261
Mailing Address: 49 Oakwood Rd **E-Mail:** bobby@bachmannhomes.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: 1283 N 13th St - RE# 179019-0010
Legal description of property (Attach copy of deed): 1 18-33 38-2S-29E 12 2 JAX BEACH SEC A 3 LOT 2 BLL 6
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
This lot is undersized based on the zoning requirements for JRS-2. We are requesting to adjust the rear yard setback of 20' in lieu of 30', and increase Lot Coverage allowance from 35% up to 45%.

AFFIDAVIT

I, Robert Bachmann, 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

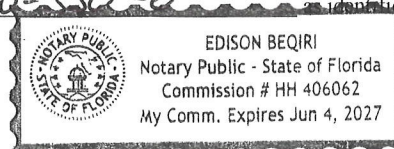
Robert Bachmann
PRINT APPLICANT NAME

9/6/2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of September, 2024, by ROBERT BACHMANN, who is personally known to me or produced FL-DL B255-774-90-330-0 as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
EDISON BEQIRI
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

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	The lot in question is undersized for the zoning district it exists in. The lot minimums for this district are 7,500 SQ FT, and minimum width of 75'. This lot is 5,100 SQ FT, and only 50' W.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot conditions existed prior to purchase of property.
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	That is correct, this lot is undersized for the zoning district it exists in.
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	Correct - If this lot was sized properly for the zoning district it exists, there would be ample room for this structure to be built within RS-2 zoning requirements.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Our current floorplan would fit exactly within the adjusted setback, and the allowance up to 45% would be just within the impervious lot coverage of 44% per our site plan.
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 plan to build a single family home on this property that follows all applicable building codes and will have no adverse affects on the adjacent land.

RECEIVED

SEP 05 2024

PLANNING
DEPARTMENT

Prepared by and return to:

Elizabeth Erin Fourie
Southern Capital Title Company LLC
6620 Southpoint Drive South, Ste 210
Jacksonville, FL 32216
(904) 801-3273
File Number: SCT-24-320

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of August, 2024 by and between **Judith A. Thibodeau a/k/a Judith F. Thibodeau**, a widow, whose post office address is **0 13th Street N., Jacksonville Bch, FL 32250**, grantor, and **The Bachmann Group Holdings LLC**, a Florida Limited Liability Company, whose post office address is **49 Oakwood Road, Jacksonville Beach, FL 32250**, 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:

PARCEL 1:

Lot 1, Block 6, SECTION A, JACKSONVILLE BEACH, according to plat thereof recorded in Plat Book 18, Page 33 of the Public Records of Duval County, Florida,

PARCEL 2:

Lot 2, Block 6, SECTION A, JACKSONVILLE BEACH, according to plat thereof recorded in Plat Book 18, Page 33 of the Public Records of Duval County, Florida.

Parcel Identification Number: 179019-0005

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to Dec. 31, 2024.

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

WARRANTY DEED

Signed, sealed and delivered in the presence of:

Elizabeth Fournie

Witness Signature

Print Name:

Address:

Elizabeth Fournie

41025 Southpoint Drive, 876210

Jacksonville FL 32214

Gerry Williamson

Witness Signature

Print Name:

Address:

GERRY WILLIAMSON

240 PONTE VEDRA PARK DR #100

PONTE VEDRA BEACH, FL 32082

Judith A. Thibodeau
Judith A. Thibodeau

RECEIVED

SEP 05 2024

PLANNING
DEPARTMENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
26 day of August, 2024, by Judith A. Thibodeau.

Elizabeth Fournie

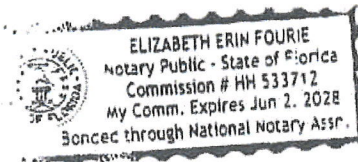
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Driver License



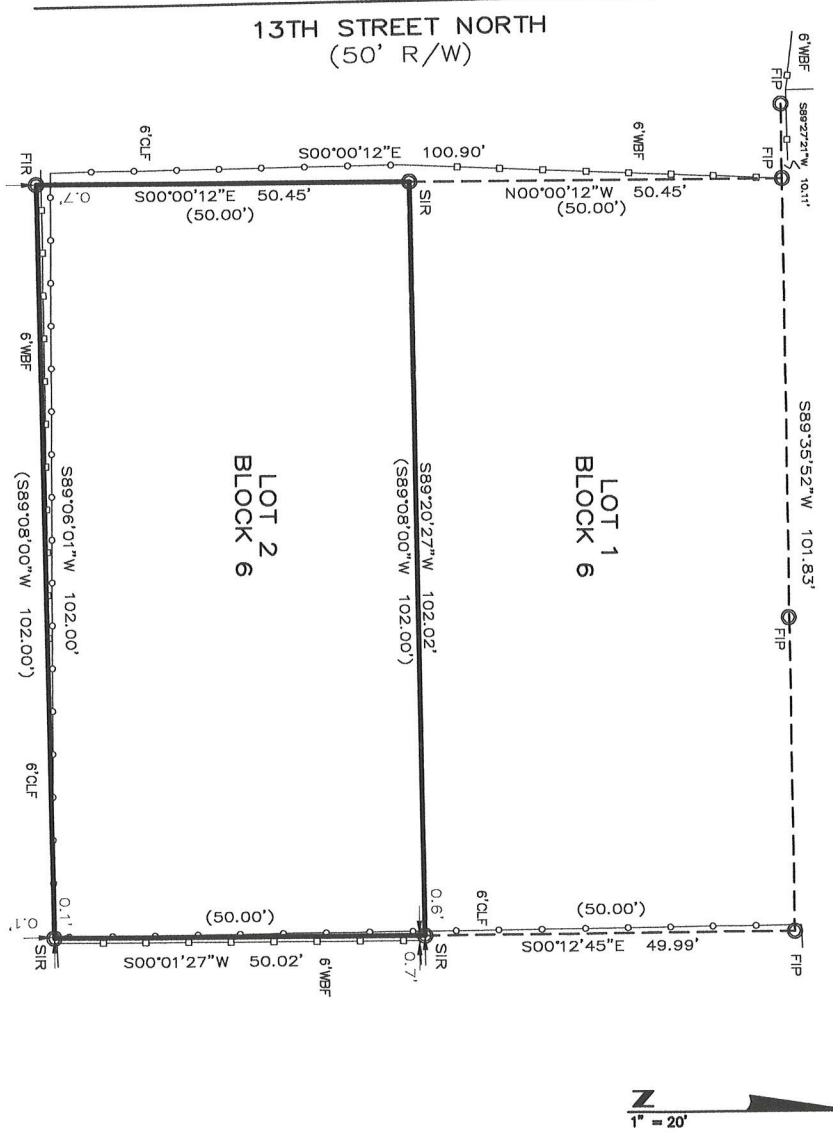
ADDRESS:
0 13TH STREET NORTH
JACKSONVILLE BEACH, FLORIDA

RECEIVED
SEP 05 2024
PLANNING
DEPARTMENT

- NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
 2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR RECORD OF THE CURRENT TITLE OPINION IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED THAT MAY AFFECT THE BOUNDARIES.
 3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTS TO BE IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL NO. 12073C, DATED 08/18/09. EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
 4. IT IS POSSIBLE THERE ARE OTHER DRAINAGE SURVEYS THAT HAVE BEEN SUBMITTED TO THE FLOOD INSURANCE RATE MAP PANEL THAT MAY AFFECT FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROVIDED. RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
 5. SURVEYOR, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
 6. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.
 7. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON COAST AND GEODETIC NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM.

SYMBOLS & ABBREVIATIONS

- △ - CENTRAL ANGLE
AC - AGRES ±
B.L. - BUILDING RESTRICTION LINE
C.F. - CHAIN LINK FENCE
O.R. - OFFICIAL RECORD BOOK
D.B. - DEED BOOK, E.G. - PAGE
F.C. - FOUND CONCRETE MONUMENT
FIR - FOUND IRON ROD
FIR - FOUND IRON ROD AND CAP #6590
FIRM - FOUND IRON ROD AND CAP #6590
FIP - FOUND IRON PIPE
FIP - FOUND PINCHED IRON PIPE
FNC - FOUND NAIL AND CAP
F - EXISTING DIRECTION OF FLOW
I - IRON FENCE
L - ARC LENGTH
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R - RADIUS OF CURVE
R/W - RIGHT OF WAY
SEC. - SECTION OF WAY
SNC - SET NAIL AND CAP #6590
UNREC. - UNRECORDED
LB - LICENSED BUSINESS
VF - VINYL FENCE
WBF - WOOD BOARD FENCE
U - UTILITY POLE
N - NOT TO SCALE



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.B.S.M.) (17.004/052).

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

DATE SIGNED: 8/13/2024
DATE SURVEYED: 8/18/2024

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

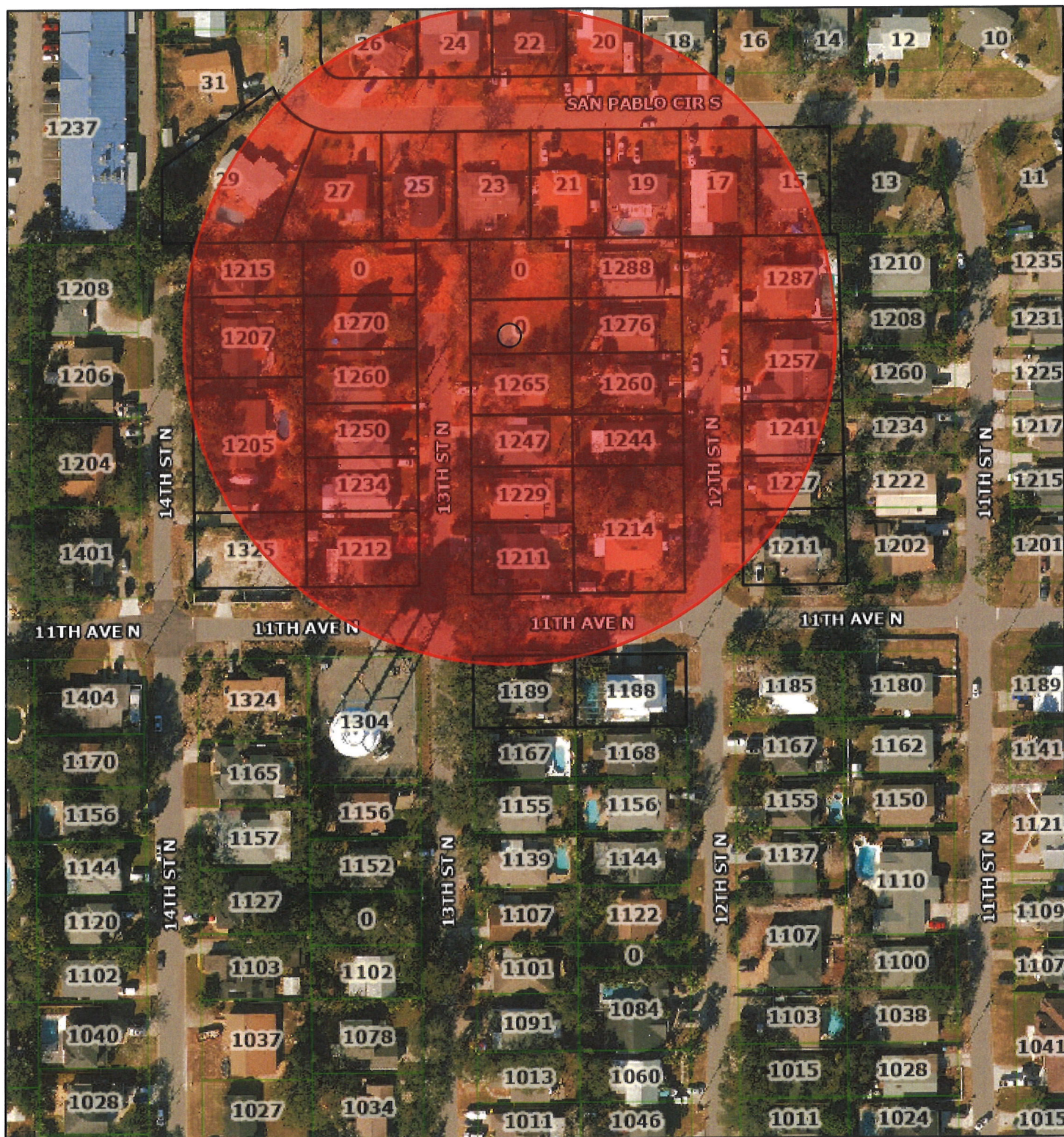
SHEET 1 OF 1

PLANNING
DEPARTMENT

DRAWING:
30670-SP

PROJECT:
30670B

11/19/24



1:1,826

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/01/2024
SUBJECT:	BOA #24-100071 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 19, 2024 Board of Adjustment Meeting.

BOA #24-100071

ZONING: RS-2
RE NO.: 179019-0010
LEGAL: Lot 2, Block 6, Section A, Jacksonville beach
ADDRESS: 0 13th St N

REQUEST:

Section(s): 34-337(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-337(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling existing vacant lot of record, located at **property addressed** 0 13th St N, **RE#** 179019-0005, **legally described as** Lot 1, Block 6, Section A, Jacksonville beach

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1944) located in the Medium Density Residential future land use category. The property is currently located in the Residential Single Family: RS-2 Zoning District. The lot is 50 feet in width and 102 feet in depth, with an overall lot area of 5,100 square feet. The subject property is currently vacant. The applicant is applying for this variance for rear yard setback of 20 feet in lieu of 30 feet minimum, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling. The minimum dimensional standards in this district call for a minimum lot area 7,500 sq. feet. and minimum lot width 75 feet. The subject lot is undersized at 5,100 square feet. and with a nonconforming width of 50 feet. The subject parcel was platted in 1944 which was before our current LDC. The nonconforming conditions are not the fault of the applicant, the lot is undersized and building any decent structure would encroach on setbacks and increase lot coverage. The new dwelling will take up most of the space on this parcel. Other properties in this area have been granted similar variances to increase lot coverage and encroach on setbacks to accommodate new construction. There is a hardship justified by having a nonconforming lot in width and area.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is substandard in width, as it measures 50 feet in width rather than the 75 feet minimum requirement in the RS-2 zoning district. It is also nonconforming in area, at 5,100 square feet., which is below the RS-2 minimum lot size of 7,500 square feet. The applicant is proposing to

build a new single-family dwelling. A variance to allow the proposed project is a reasonable request, as the applicant cannot construct the proposed new home without exceeding lot coverage and encroaching on the rear yard setback. Any addition to the property requires an increase in lot coverage. There is a hardship justified by having a nonconforming lot in both width and area. Staff would recommend that the application be approved, as this is the minimum variance needed to accomplish the proposed design, and were this a full sized RS-2 lot, the lot coverage would be less than 45%.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty (20) feet.
 - o Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - o Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject lot is nonconforming and substandard in both area and width. The property measures 50 feet in width rather than the 75 feet minimum and is nonconforming in area at 5,100 square feet, which is less than the required 7,500 square foot minimum.

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

Staff does not find that circumstances are a result of the applicant. The lot conditions existed prior to lot purchase and was platted in 1944, before the adoption of the current LDC.

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

Staff finds that the proposed variance will not confer special privileges. The request to add a new single family dwelling to a vacant lot which does not meet the minimum lot width and area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the same zoning district. Similar properties have been granted variances for similar projects. A single family home is the lowest intensity use allowed in the RS-2 zoning district.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. If the lot were sized appropriately for the zoning district in which it exists, there would be room to accommodate the proposed dwelling.

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

Staff **does find** that the requested variances are the minimum variances needed to accommodate the proposed addition to the existing property. The minimum variance needed to accomplish the proposed design for a new single -family dwelling is for a rear yard setback of 20 ft in lieu of 30 ft minimum, and for lot coverage of 45% 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#24-100071**

ATTACHMENTS:

1. 24-100071pics
2. 24-100071



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/01/2024
SUBJECT:	BOA #24-100071 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 19, 2024 Board of Adjustment Meeting.

BOA #24-100071

ZONING: RS-2
RE NO.: 179019-0010
LEGAL: Lot 2, Block 6, Section A, Jacksonville beach
ADDRESS: 0 13th St N

REQUEST:

Section(s): 34-337(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-337(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling existing vacant lot of record, located at **property addressed** 0 13th St N, **RE#** 179019-0005, **legally described as** Lot 1, Block 6, Section A, Jacksonville beach

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1944) located in the Medium Density Residential future land use category. The property is currently located in the Residential Single Family: RS-2 Zoning District. The lot is 50 feet in width and 102 feet in depth, with an overall lot area of 5,100 square feet. The subject property is currently vacant. The applicant is applying for this variance for rear yard setback of 20 feet in lieu of 30 feet minimum, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling. The minimum dimensional standards in this district call for a minimum lot area 7,500 sq. feet. and minimum lot width 75 feet. The subject lot is undersized at 5,100 square feet. and with a nonconforming width of 50 feet. The subject parcel was platted in 1944 which was before our current LDC. The nonconforming conditions are not the fault of the applicant, the lot is undersized and building any decent structure would encroach on setbacks and increase lot coverage. The new dwelling will take up most of the space on this parcel. Other properties in this area have been granted similar variances to increase lot coverage and encroach on setbacks to accommodate new construction. There is a hardship justified by having a nonconforming lot in width and area.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is substandard in width, as it measures 50 feet in width rather than the 75 feet minimum requirement in the RS-2 zoning district. It is also nonconforming in area, at 5,100 square feet., which is below the RS-2 minimum lot size of 7,500 square feet. The applicant is proposing to

build a new single-family dwelling. A variance to allow the proposed project is a reasonable request, as the applicant cannot construct the proposed new home without exceeding lot coverage and encroaching on the rear yard setback. Any addition to the property requires an increase in lot coverage. There is a hardship justified by having a nonconforming lot in both width and area. Staff would recommend that the application be approved, as this is the minimum variance needed to accomplish the proposed design, and were this a full sized RS-2 lot, the lot coverage would be less than 45%.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - o Front yard: Twenty (20) feet.
 - o Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - o Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject lot is nonconforming and substandard in both area and width. The property measures 50 feet in width rather than the 75 feet minimum and is nonconforming in area at 5,100 square feet, which is less than the required 7,500 square foot minimum.

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

Staff does not find that circumstances are a result of the applicant. The lot conditions existed prior to lot purchase and was platted in 1944, before the adoption of the current LDC.

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

Staff finds that the proposed variance will not confer special privileges. The request to add a new single family dwelling to a vacant lot which does not meet the minimum lot width and area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the same zoning district. Similar properties have been granted variances for similar projects. A single family home is the lowest intensity use allowed in the RS-2 zoning district.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. If the lot were sized appropriately for the zoning district in which it exists, there would be room to accommodate the proposed dwelling.

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

Staff **does find** that the requested variances are the minimum variances needed to accommodate the proposed addition to the existing property. The minimum variance needed to accomplish the proposed design for a new single -family dwelling is for a rear yard setback of 20 ft in lieu of 30 ft minimum, and for lot coverage of 45% 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.

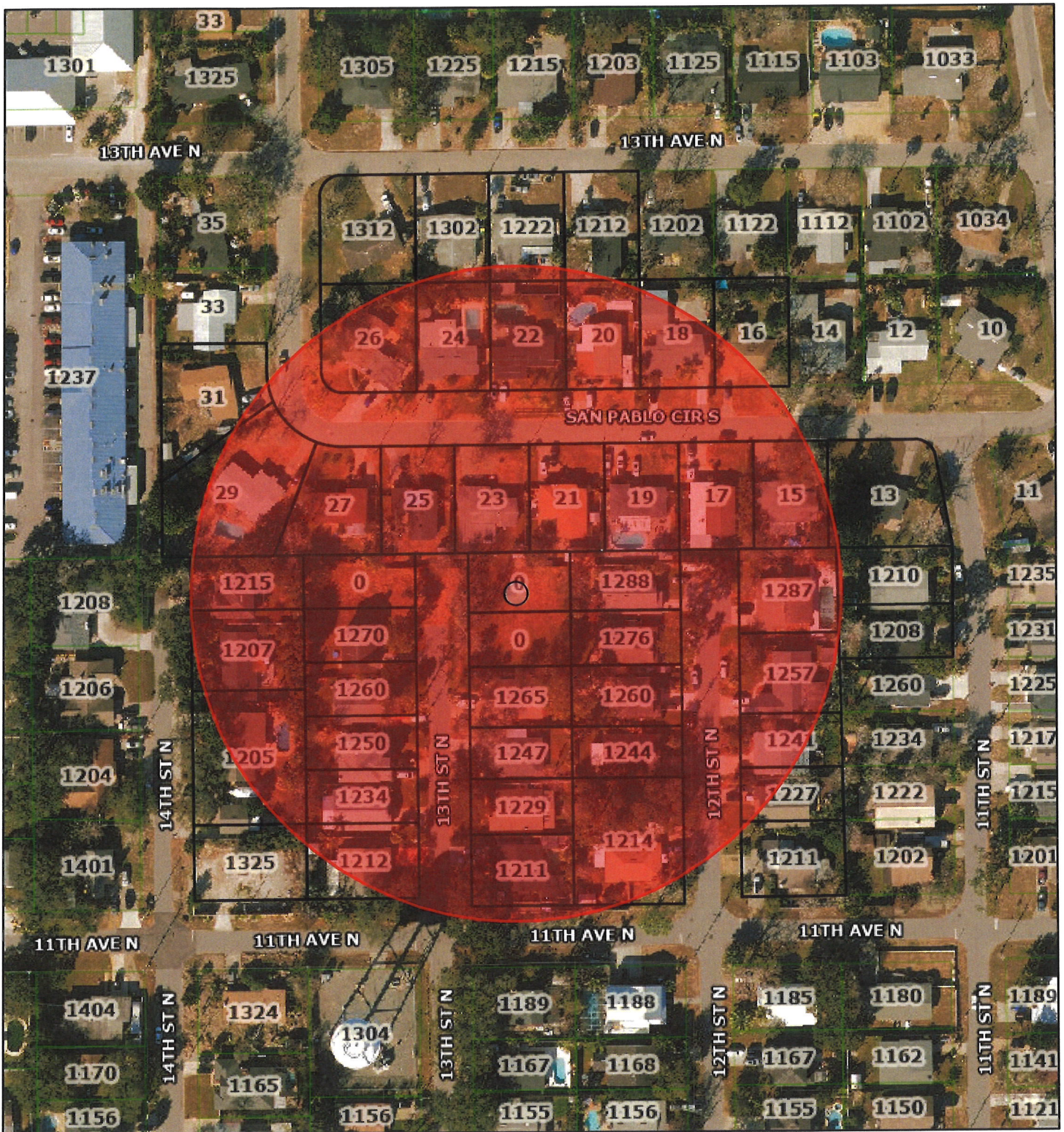
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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#24-100071**

ATTACHMENTS:

1. 24-100071pics
2. 24-100071



1:1,826

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

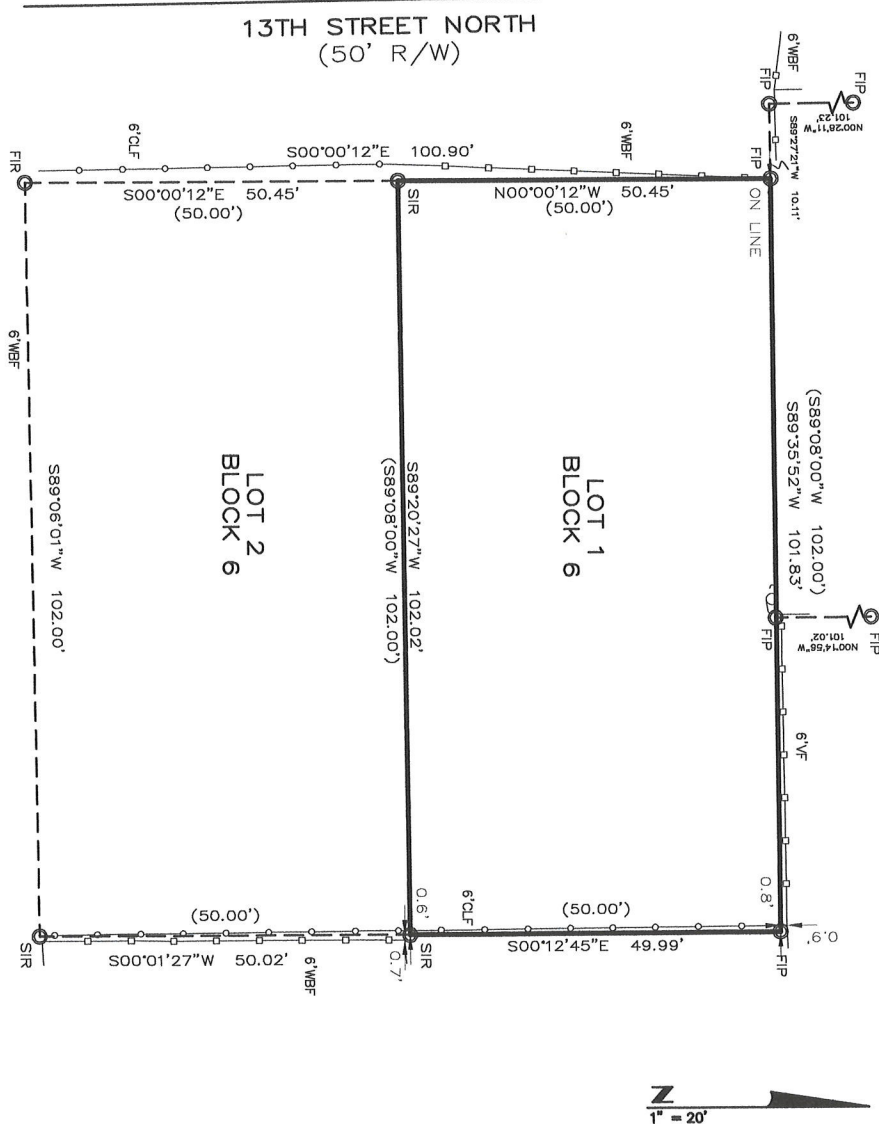
0 13TH STREET NORTH
JACKSONVILLE BEACH, FLORIDA

SEP 05 2024

PLANNING
DEPARTMENT

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY.
2. PROPERTY, UNLESS SHOWN, HAS BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDS, COPIES, RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESES.
4. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE X, AS SHOWN ON THE FLOOD MAP DATED 08/18/08. EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
5. IT IS POSSIBLE THERE ARE OTHER PRIMAINE UNDEVELOPED AREAS ADJACENT TO THE FLOOD INSURANCE RATE MAP PANEL THAT MAY AFFECT FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROVIDED. RIPIARIAN ADJACENCIES, UNLESS NOTED, WERE NOT FURNISHED TO THIS SURVEYOR.
6. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOTED.
7. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM

Δ - CENTRAL ANGLE
 AC - ACRES ±
 B.R.L. - BUILDING RESTRICTION LINE
 CLF - CHAIN LINK FENCE
 D.B. - OFFICIAL RECORD BOOK
 D.R. - DEED BOOK PG. - PAGE
 EOE - EDGE OF PAVEMENT
 FCM - FOUND CONCRETE MONUMENT
 FIR - FOUND IRON ROD
 (5/8" UNLESS NOTED.)
 FIRC - FOUND IRON ROD AND CAP
 F.I.R.M. - FLOOD INSURANCE RATE MAP
 FIP - FOUND IRON PIPE
 FPIP - FOUND PINCHED IRON PIPE
 FNC - FOUND NAIL AND CAP
 IF - IRON FENCE
 L - ARC LENGTH
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 R - RADIUS OR RANGE
 R/W - RIGHT OF WAY
 SEC. - SECTION
 SIR - SET 5/8" IRON ROD/CAP #5590
 SNC - SET NAIL AND CAP #5590
 UNREC. - UNRECORDED
 LB. - LICENSED BUSINESS
 T - TOWNSHIP OR TANGENT
 W/V - VINYL FENCE
 WF - WOOD BOARD FENCE
 U - UTILITY POLE
 - - - NOT TO SCALE



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS AND EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (FPM 17-001, 052).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4064

DATE SIGNED 6/13/2024
DATE SURVEYED 5/8/2024

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SIGNED SURVEYOR'S FLORIDA LICENSED SURVEYOR AND MAPPER THIS WAS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

SHEET 1 OF

6/13/2024
DATE SIGNED
NO 40664
STATE OF
FLORIDA
REGISTERED
DATE SURVEYED
5/18/2024
ORIGINAL FORWARDED TO A FLORIDA LICENSED
SURVEYOR FOR PURPOSES ONLY AND IS NOT VALID.
1 OF 4

BOUNDARY SURVEY OF:
LOT 1, BLOCK 6
SECTION "A" JACKSONVILLE BEACH
PLAT BOOK 18, PAGE 33
DUVAL COUNTY FLORIDA

A.D. Platt
 & ASSOCIATES, INC. • LAND SURVEYORS
 5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL. 32303
 (904) 580-6185
 LICENSED BUSINESS NO. 6590

CERTIFIED TO:
BACHMANN HOMES

DRAWING:
30670-BS

PROJECT:
30670A

SITE PLAN:

ADDRESS:

0 13TH STREET NORTH
JACKSONVILLE BEACH, FLORIDA

TREE SPECIES HAVE NOT BEEN
VERIFIED BY A CERTIFIED ARBORIST
B.R.L. DRAWN ACCORDING TO
DUVAL COUNTY ZONING REQUIREMENTS

NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT FLOOD INSURANCE RATE MAP. THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED THAT MAY AFFECT THE BOUNDARIES.
3. RECORDED, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARAGRAPHS TO BE IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL NO. 12073C, DATED 08/18/09. EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
4. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STRUCTURES OR EASEMENTS THAT MAY AFFECT FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROVIDED. RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
5. SURVEYOR, UNLESS NOTED OTHERWISE, HAS NOT CONDUCTED UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
6. WE'RE NOT LOCATED.
7. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM

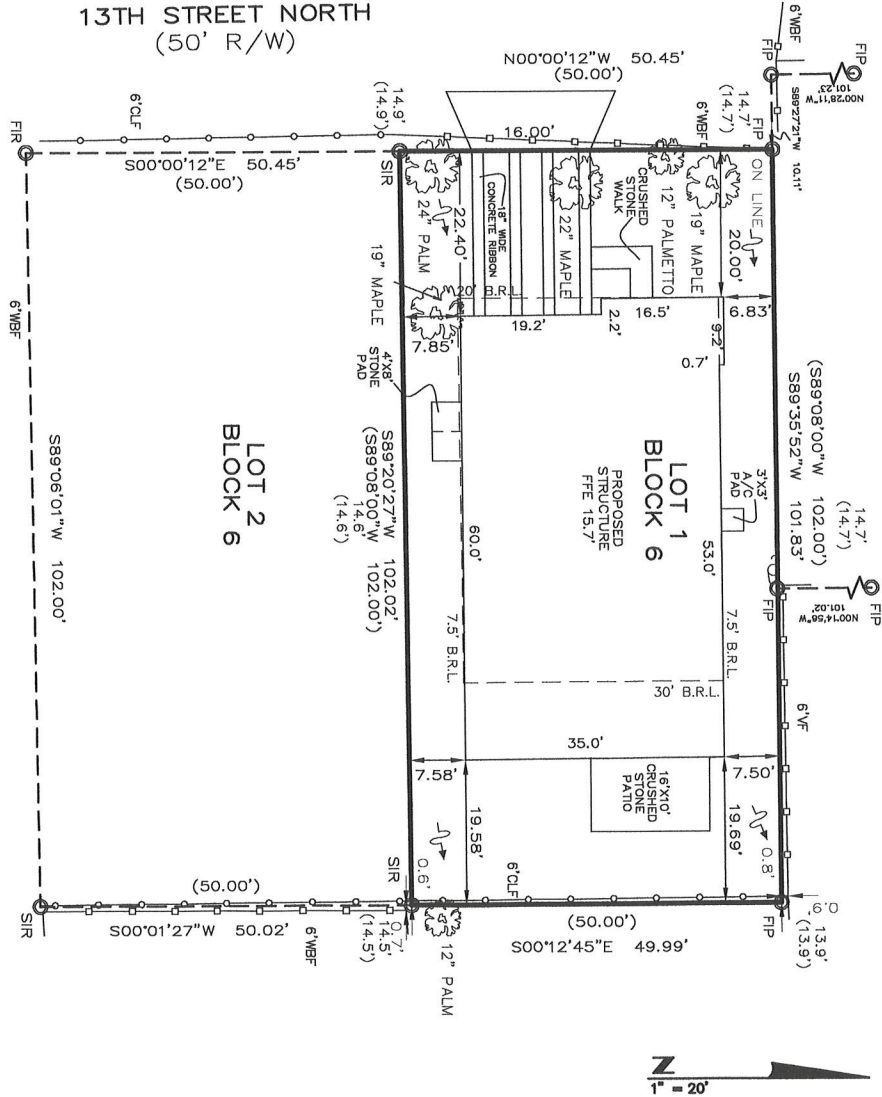
SYMBOLS & ABBREVIATIONS

- Δ - CENTRAL ANGLE
AC - ACRES ±
B.R.L. - BUILDING RESTRICTION LINE
CLF - CHAIN LINK FENCE
DB - DEED BOOK NO. - PAGE
EOR - EDGE OF RIGHT-OF-WAY
FIR - FOUND IRON ROD AND CAP #5590
FIRM - FOUND IRON PIPE
FNC - FOUND NAIL AND CAP
F - EXISTING DIRECTION OF FLOW
L - ARC LENGTH
P.O.B. - POINT OF BEGINNING
R - RADIUS OR RANGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
SIR - SET 5/8" IRON ROD/CAP #5590
T - TOWNSHIP OR TANGENT
WBF - WOOD BOARD FENCE
U - UTILITY POLE
V - NOT TO SCALE

RECEIVED
SEP 05 2024
PLANNING
DEPARTMENT

BENCH MARK
NAIL IN ROAD
ELEVATION = 14.42' (NAVD 88)

13TH STREET NORTH
(50' R/W)

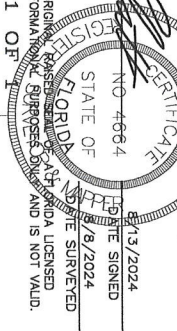


LOT 3

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMENS (F.B.S.M.) (17,058/1052).

ALAN D. PLATT, PLS.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED NO. 4664

SHEET 1 OF 1



SITE PLAN OF:
LOT 1, BLOCK 6
SECTION "A" JACKSONVILLE BEACH
PLAT BOOK 18, PAGE 33
DUVAL COUNTY FLORIDA

A. D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL 32303
(904) 580-6185
LICENSED BUSINESS No. 6590

CERTIFIED TO:
BACHMANN HOMES

DRAWING:
30670-SP
PROJECT:
30670A



APPLICATION FOR VARIANCE

BOA No. 24-100071

HEARING DATE _____

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

SEP 05 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Robert Bachmann **Telephone:** (904) 449-6261
Mailing Address: 13853 Ketch Cove Dr. **E-Mail:** bobby@bachmannhomes.com
Jacksonville, FL 32224
Agent Name: N/A **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: The Bachmann Group Holdings LLC **Telephone:** (904) 449-6261
Mailing Address: 49 Oakwood Rd **E-Mail:** bobby@bachmannhomes.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: 1301 N 13th St - RE# 179019-0005
 Legal description of property (Attach copy of deed): 1 18-33 38-2S-29E 12 2 JAX BEACH SEC A 3 LOT 1 BLL 6
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
This lot is undersized based on the zoning requirements for JRS-2. We are requesting to adjust the rear yard setback of 20' in lieu of 30', and increase Lot Coverage allowance from 35% up to 45%.

AFFIDAVIT

I, Robert Bachmann, 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

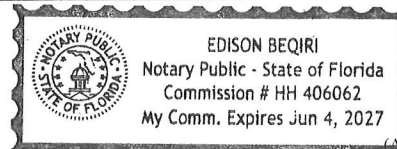
Robert Bachmann
 PRINT APPLICANT NAME

9/6/2024
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of September, 2024, by ROBERT BACHMANN, who is personally known to me or produced FL-DL B255-774-90-330-0 as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
EDISON BEQUIRI
 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.

RECEIVED

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.

SEALING
PLANNING
DEPARTMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The lot in question is undersized for the zoning district it exists in. The lot minimums for this district are 7,500 SQ FT, and minimum width of 75'. This lot is 5,100 SQ FT, and only 50' W.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot conditions existed prior to purchase of property.
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	That is correct, this lot is undersized for the zoning district it exists in.
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	Correct - If this lot was sized properly for the zoning district it exists, there would be ample room for this structure to be built within RS-2 zoning requirements.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Our current floorplan would fit exactly within the adjusted setback, and the allowance up to 45% would be just within the impervious lot coverage of 44% per our site plan.
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 plan to build a single family home on this property that follows all applicable building codes and will have no adverse effects on the adjacent land.

Prepared by and return to:

Elizabeth Erin Fourie
Southern Capital Title Company LLC
6620 Southpoint Drive South, Ste 210
Jacksonville, FL 32216
(904) 801-3273
File Number: SCT-24-320

RECEIVED
SEP 05 2024
PLANNING
DEPARTMENT

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **26th** day of **August, 2024** by and between **Judith A. Thibodeau a/k/a Judith F. Thibodeau, a widow**, whose post office address is **0 13th Street N., Jacksonville Bch, FL 32250**, grantor, and **The Bachmann Group Holdings LLC, a Florida Limited Liability Company**, whose post office address is **49 Oakwood Road, Jacksonville Beach, FL 32250**, 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:

PARCEL 1:

Lot 1, Block 6, SECTION A, JACKSONVILLE BEACH, according to plat thereof recorded in Plat Book 18, Page 33 of the Public Records of Duval County, Florida,

PARCEL 2:

Lot 2, Block 6, SECTION A, JACKSONVILLE BEACH, according to plat thereof recorded in Plat Book 18, Page 33 of the Public Records of Duval County, Florida.

Parcel Identification Number: 179019-0005

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to Dec. 31, 20 24.

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

WARRANTY DEED

Signed, sealed and delivered in the presence of:

Elizabeth Fournie

Witness Signature

Print Name:

Elizabeth Fournie

Address:

1020 Southpoint Drive, 8th Fl 210
Jacksonville FL 32214

Gerry Williamson

Witness Signature

Print Name:

GERAY WILLIAMSON

Address:

240 PONTE VEDRA PARK DR #100
PONTE VEDRA BEACH, FL 32082

Judith A. Thibodeau

Judith A. Thibodeau

RECEIVED

SEP 05 2024

PLANNING
DEPARTMENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence or () online notarization this
26 day of August, 2024, by Judith A. Thibodeau.

Elizabeth Fournie

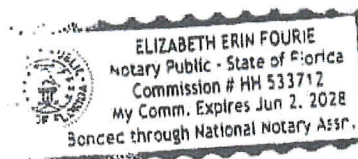
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Driver License



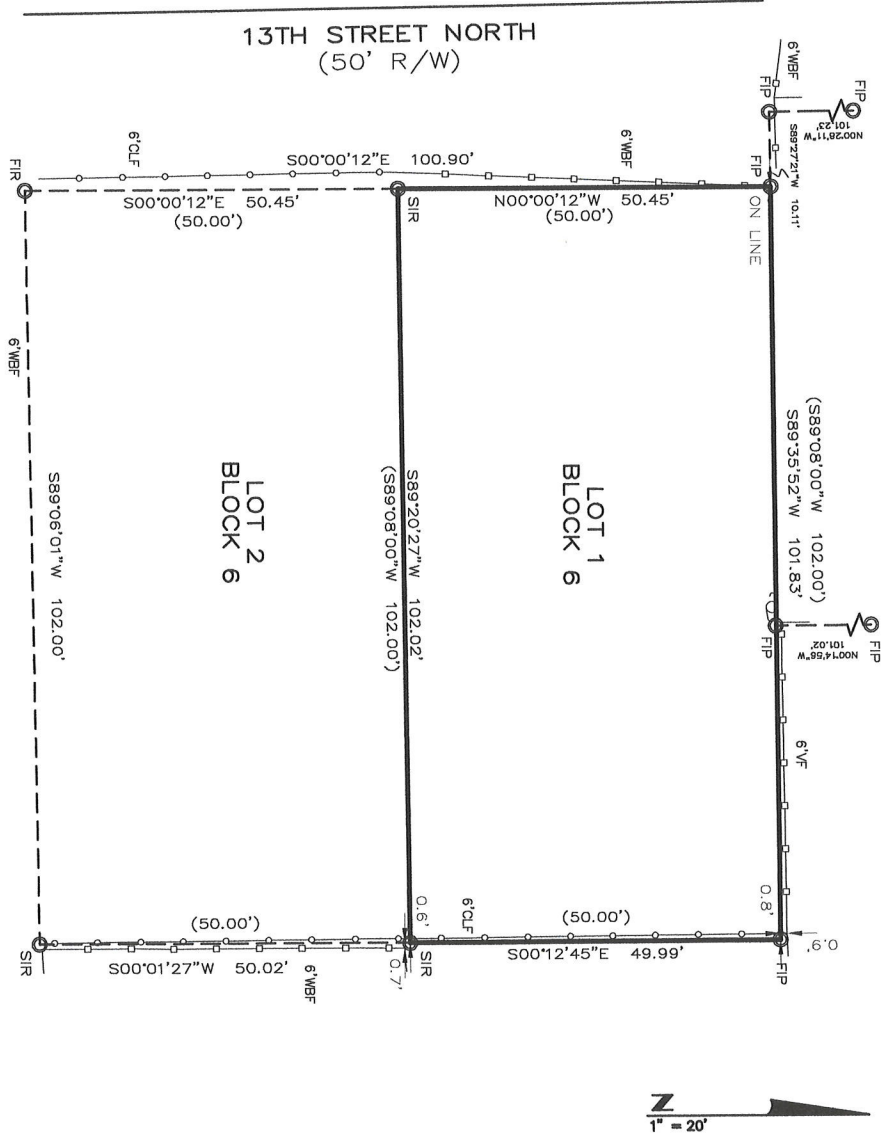
ADDRESS:
0 13TH STREET NORTH
JACKSONVILLE BEACH, FLORIDA

RECEIVED
SEP 05 2024
PLANNING
DEPARTMENT

- NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS SURVEY.
 2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., THEORIES, OR UNRECORDED INTERESTS THAT THE BOUNDARIES SHOWN IN PARENTHESIS ARE PER FLOOD INSURANCE MAP PANEL NO. 12073C, DATED 12/09, EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEYOR.
 3. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE MAP PANEL NO. 12073C, DATED 12/09, EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEYOR.
 4. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE MAP PANEL, THAT MAY AFFECT THE FLOOD ZONE DESIGNATION. THIS SURVEYOR HAS NOT BEEN PROVIDED RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
 5. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
 6. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM
 7. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM
 8. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM

SYMBOLS & ABBREVIATIONS

- Δ - CENTRAL ANGLE
AC. - ACRES ±
B.R.L. - BUILDING RESTRICTION LINE
C.L.F. - CHAIN LINK FENCE
O.R. - OFFICIAL RECORD BOOK
D.B. - DEED BOOK PG. - PAGE
EOP - EDGE OF PAYMENT
FOW - FOUND CONCRETE MONUMENT
FIR - FOUND IRON ROD
(5/8" UNLESS NOTED)
FIRC - FOUND IRON ROD AND CAP
F.I.R.M. - FLOOD INSURANCE RATE MAP
FIP - FOUND IRON PIPE
FPP - FOUND PINCHED IRON PIPE
FNC - FOUND NAIL AND CAP
↖ - EXISTING DIRECTION OF FLOW
- IF - IRON FENCE
L - ARC LENGTH
P.O.B. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R - RADIUS OR RANGE
R/W - RIGHT OF WAY
SEC. - SECTION
SIR - SET 5/8" IRON ROD/CAP #5590
SNC - SET NAIL AND CAP #5590
UNREC. - UNRECORDED
LE - LICENSED BUSINESS
VF - VINYL FENCE
WBF - WOOD BOARD FENCE
UT - UTILITY POLE
NOT - NOT TO SCALE



1. I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEANS OR METHODS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MASTERS (F.B.S.M. 17.050/052).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED NO. 4864

DATE SIGNED 8/13/2024
DATE SURVEYED 8/18/2024

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

SHEET 1 OF 1

BOUNDARY SURVEY OF:
LOT 1, BLOCK 6
SECTION "A" JACKSONVILLE BEACH
PLAT BOOK 18, PAGE 33
DUVAL COUNTY FLORIDA

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL. 32303
(904) 580-6185
LICENSED BUSINESS No. 6590

CERTIFIED TO:
BACHMANN HOMES

SITE PLAN:

ADDRESS:

0 13TH STREET NORTH
JACKSONVILLE BEACH, FLORIDA

TREE SPECIES HAVE NOT BEEN
VERIFIED BY A CERTIFIED ARBORIST
B.R.L. DRAWN ACCORDING TO
DUVAL COUNTY ZONING REQUIREMENTS

NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT FLOOD INSURANCE RATE MAP. THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED THAT MAY AFFECT THE BOUNDARIES.
3. RECORDED, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESES TO BE IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL NO. 12073C, DATED 08/18/09. EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
4. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STRUCTURES OR EASEMENTS THAT MAY AFFECT FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROVIDED, RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
5. SURVEYOR, UNLESS NOTED OTHERWISE, DOES NOT FURNISH TO THIS WE'RE NOT LOCATED
6. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON THE NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM

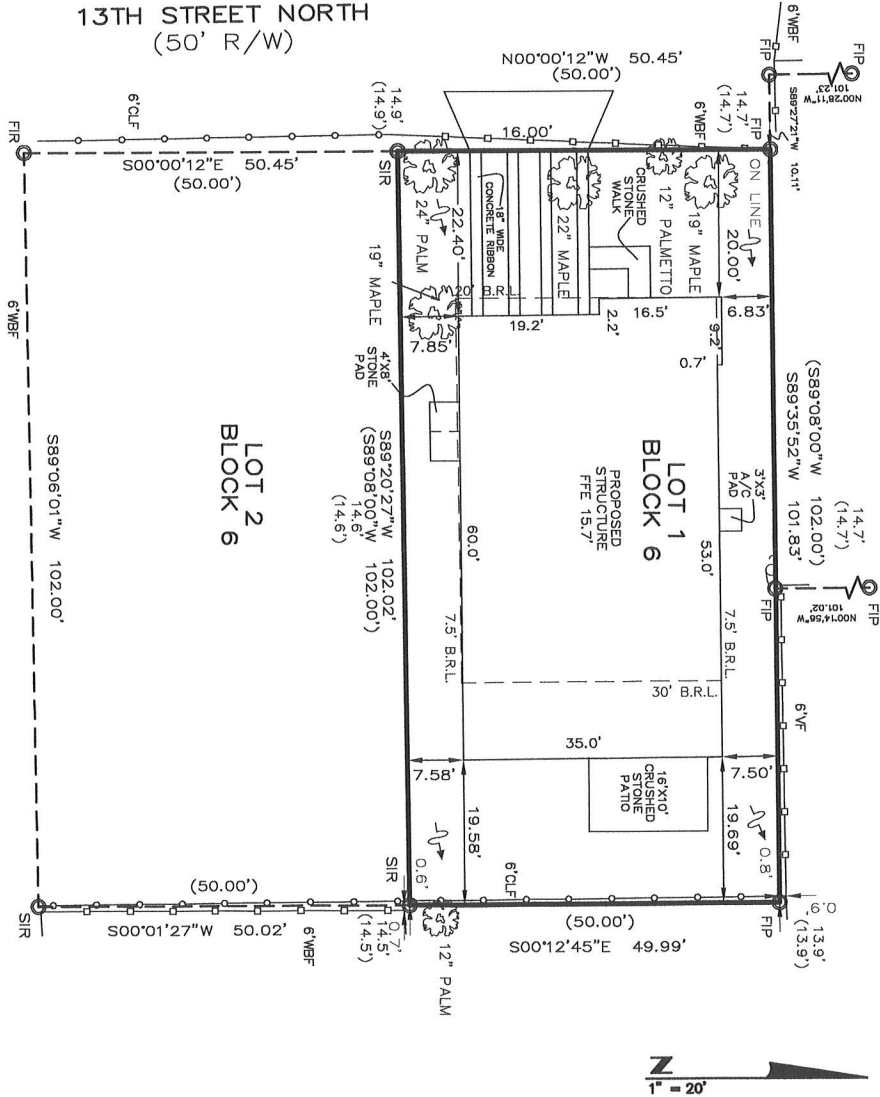
SYMBOLS & ABBREVIATIONS

- Δ - CENTRAL ANGLE
AC - ACRES ±
B.R.L. - BUILDING RESTRICTION LINE
CLF - CHAIN LINK FENCE
DB - DEED BOOK NO. - PAGE
EOR - EDGE OF RIGHT-OF-WAY
FIR - FOUND IRON ROD AND CAP #5590
FIRM - FOUND IRON PIPE
FNC - FOUND NAIL AND CAP
F - EXISTING DIRECTION OF FLOW
L - ARC LENGTH
P.O.B. - POINT OF BEGINNING
R - RADIUS OR RANGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
SIR - SET 5/8" IRON ROD/CAP #5590
T - TOWNSHIP OR TANGENT
WBF - WOOD BOARD FENCE
U - UTILITY POLE
V - NOT TO SCALE

RECEIVED
SEP 05 2024
PLANNING
DEPARTMENT

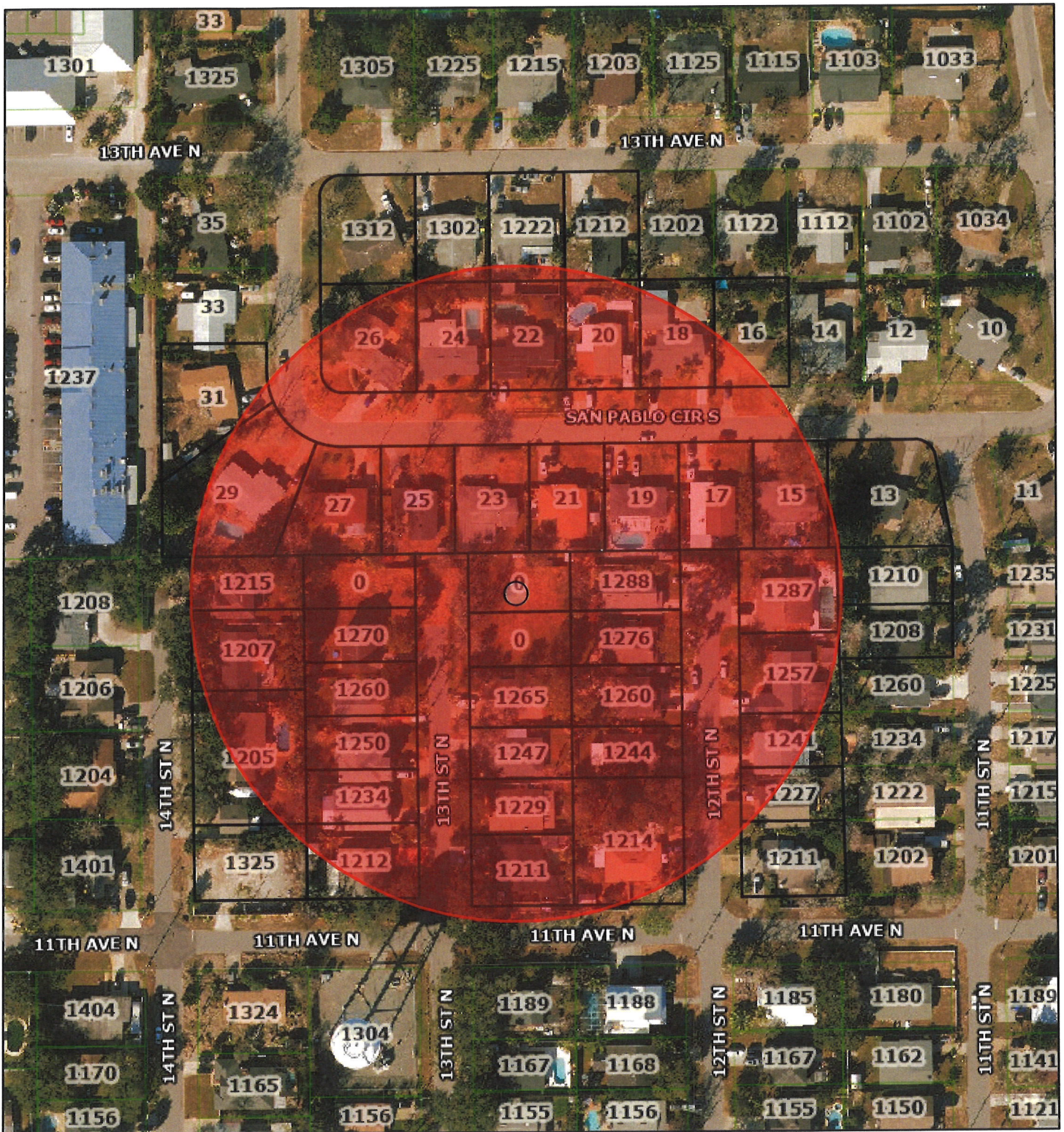
BENCH MARK
NAIL IN ROAD
ELEVATION = 14.42' (NAVD 88)

13TH STREET NORTH
(50' R/W)



LOT 3

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEASUREMENTS EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYORS AND MAPMENS (F.S. 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00, 18.01, 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.14, 18.15, 18.16, 18.17, 18.18, 18.19, 18.20, 18.21, 18.22, 18.23, 18.24, 18.25, 18.26, 18.27, 18.28, 18.29, 18.30, 18.31, 18.32, 18.33, 18.34, 18.35, 18.36, 18.37, 18.38, 18.39, 18.40, 18.41, 18.42, 18.43, 18.44, 18.45, 18.46, 18.47, 18.48, 18.49, 18.50, 18.51, 18.52, 18.53, 18.54, 18.55, 18.56, 18.57, 18.58, 18.59, 18.60, 18.61, 18.62, 18.63, 18.64, 18.65, 18.66, 18.67, 18.68, 18.69, 18.70, 18.71, 18.72, 18.73, 18.74, 18.75, 18.76, 18.77, 18.78, 18.79, 18.80, 18.81, 18.82, 18.83, 18.84, 18.85, 18.86, 18.87, 18.88, 18.89, 18.90, 18.91, 18.92, 18.93, 18.94, 18.95, 18.96, 18.97, 18.98, 18.99, 19.00, 19.01, 19.02, 19.03, 19.04, 19.05, 19.06, 19.07, 19.08, 19.09, 19.10, 19.11, 19.12, 19.13, 19.14, 19.15, 19.16, 19.17, 19.18, 19.19, 19.20, 19.21, 19.22, 19.23, 19.24, 19.25, 19.26, 19.27, 19.28, 19.29, 19.30, 19.31, 19.32, 19.33, 19.34, 19.35, 19.36, 19.37, 19.38, 19.39, 19.40, 19.41, 19.42, 19.43, 19.44, 19.45, 19.46, 19.47, 19.48, 19.49, 19.50, 19.51, 19.52, 19.53, 19.54, 19.55, 19.56, 19.57, 19.58, 19.59, 19.60, 19.61, 19.62, 19.63, 19.64, 19.65, 19.66, 19.67, 19.68, 19.69, 19.70, 19.71, 19.72, 19.73, 19.74, 19.75, 19.76, 19.77, 19.78, 19.79, 19.80, 19.81, 19.82, 19.83, 19.84, 19.85, 19.86, 19.87, 19.88, 19.89, 19.90, 19.91, 19.92, 19.93, 19.94, 19.95, 19.96, 19.97, 19.98, 19.99, 20.00, 20.01, 20.02, 20.03, 20.04, 20.05, 20.06, 20.07, 20.08, 20.09, 20.10, 20.11, 20.12, 20.13, 20.14, 20.15, 20.16, 20.17, 20.18, 20.19, 20.20, 20.21, 20.22, 20.23, 20.24, 20.25, 20.26, 20.27, 20.28, 20.29, 20.30, 20.31, 20.32, 20.33, 20.34, 20.35, 20.36, 20.37, 20.38, 20.39, 20.40, 20.41, 20.42, 20.43, 20.44, 20.45, 20.46, 20.47, 20.48, 20.49, 20.50, 20.51, 20.52, 20.53, 20.54, 20.55, 20.56, 20.57, 20.58, 20.59, 20.60, 20.61, 20.62, 20.63, 20.64, 20.65, 20.66, 20.67, 20.68, 20.69, 20.70, 20.71, 20.72, 20.73, 20.74, 20.75, 20.76, 20.77, 20.78, 20.79, 20.80, 20.81, 20.82, 20.83, 20.84, 20.85, 20.86, 20.87, 20.88, 20.89, 20.90, 20.91, 20.92, 20.93, 20.94, 20.95, 20.96, 20.97, 20.98, 20.99, 21.00, 21.01, 21.02, 21.03, 21.04, 21.05, 21.06, 21.07, 21.08, 21.09, 21.10, 21.11, 21.12, 21.13, 21.14, 21.15, 21.16, 21.17, 21.18, 21.19, 21.20, 21.21, 21.22, 21.23, 21.24, 21.25, 21.26, 21.27, 21.28, 21.29, 21.30, 21.31, 21.32, 21.33, 21.34, 21.35, 21.36, 21.37, 21.38, 21.39, 21.40, 21.41, 21.42, 21.43, 21.44, 21.45, 21.46, 21.47, 21.48, 21.49, 21.50, 21.51, 21.52, 21.53, 21.54, 21.55, 21.56, 21.57, 21.58, 21.59, 21.60, 21.61, 21.62, 21.63, 21.64, 21.65, 21.66, 21.67, 21.68, 21.69, 21.70, 21.71, 21.72, 21.73, 21.74, 21.75, 21.76, 21.77, 21.78, 21.79, 21.80, 21.81, 21.82, 21.83, 21.84, 21.85, 21.86, 21.87, 21.88, 21.89, 21.90, 21.91, 21.92, 21.93, 21.94, 21.95, 21.96, 21.97, 21.98, 21.99, 22.00, 22.01, 22.02, 22.03, 22.04, 22.05, 22.06, 22.07, 22.08, 22.09, 22.10, 22.11, 22.12, 22.13, 22.14, 22.15, 22.16, 22.17, 22.18, 22.19, 22.20, 22.21, 22.22, 22.23, 22.24, 22.25, 22.26, 22.27, 22.28, 22.29, 22.30, 22.31, 22.32, 22.33, 22.34, 22.35, 22.36, 22.37, 22.38, 22.39, 22.40, 22.41, 22.42, 22.43, 22.44, 22.45, 22.46, 22.47, 22.48, 22.49, 22.50, 22.51, 22.52, 22.53, 22.54, 22.55, 22.56, 22.57, 22.58, 22.59, 22.60, 22.61, 22.62, 22.63, 22.64, 22.65, 22.66, 22.67, 22.68, 22.69, 22.70, 22.71, 22.72, 22.73, 22.74, 22.75, 22.76, 22.77, 22.78, 22.79, 22.80, 22.81, 22.82, 22.83, 22.84, 22.85, 22.86, 22.87, 22.88, 22.89, 22.90, 22.91, 22.92, 22.93, 22.94, 22.95, 22.96, 22.97, 22.98, 22.99, 23.00, 23.01, 23.02, 23.03, 23.04, 23.05, 23.06, 23.07, 23.08, 23.09, 23.10, 23.11, 23.12, 23.13, 23.14, 23.15, 23.16, 23.17, 23.18, 23.19, 23.20, 23.21, 23.22, 23.23, 23.24, 23.25, 23.26, 23.27, 23.28, 23.29, 23.30, 23.31, 23.32, 23.33, 23.34, 23.35, 23.36, 23.37, 23.38, 23.39, 23.40, 23.41, 23.42, 23.43, 23.44, 23.45, 23.46, 23.47, 23.48, 23.49, 23.50, 23.51, 23.52, 23.53, 23.54, 23.55, 23.56, 23.57, 23.58, 23.59, 23.60, 23.61, 23.62, 23.63, 23.64, 23.65, 23.66, 23.67, 23.68, 23.69, 23.70, 23.71, 23.72, 23.73, 23.74, 23.75, 23.76, 23.77, 23.78, 23.79, 23.80, 23.81, 23.82, 23.83, 23.84, 23.85, 23.86, 23.87, 23.88, 23.89, 23.90, 23.91, 23.92, 23.93, 23.94, 23.95, 23.96, 23.97, 23.98, 23.99, 24.00, 24.01, 24.02, 24.03, 24.04, 24.05, 24.06, 24.07, 24.08, 24.09, 24.10, 24.11, 24.12, 24.13, 24.14, 24.15, 24.16, 24.17, 24.18, 24.19, 24.20, 24.21, 24.22, 24.23, 24.24, 24.25, 24.26, 24.27, 24.28, 24.29, 24.30, 24.31, 24.32, 24.33, 24.34, 24.35, 24.36, 24.37, 24.38, 24.39, 24.40, 24.41, 24.42, 24.43, 24.44, 24.45, 24.46, 24.47, 24.48, 24.49, 24.50, 24.51, 24.52, 24.53, 24.54, 24.55, 24.56, 24.57, 24.58, 24.59, 24.60, 24.61, 24.62, 24.63, 24.64, 24.65, 24.66, 24.67, 24.68, 24.69, 24.70, 24.71, 24.72, 24.73, 24.74, 24.75, 24.76, 24.77, 24.78, 24.79, 24.80, 24.81, 24.82, 24.83, 24.84, 24.85, 24.86, 24.87, 24.88, 24.89, 24.90, 24.91, 24.92, 24.93, 24.94, 24.95, 24.96, 24.97, 24.98, 24.99, 25.00, 25.01, 25.02, 25.03, 25.04, 25.05, 25.06, 25.07, 25.08, 25.09, 25.10, 25.11, 25.12, 25.13, 25.14, 25.15, 25.16, 25.17, 25.18, 25.19, 25.20, 25.21, 25.22, 25.23, 25.24, 25.25, 25.26, 25.27, 25.28, 25.29, 25.30, 25.31, 25.32, 25.33, 25.34, 25.35, 25.36, 25.37, 25.38, 25.39, 25.40, 25.41, 25.42, 25.43, 25.44, 25.45, 25.46, 25.47, 25.48, 25.49, 25.50, 25.51, 25.52, 25.53, 25.54, 25.55, 25.56, 25.57, 25.58, 25.59, 25.60, 25.61, 25.62, 25.63, 25.64, 25.65, 25.66, 25.67, 25.68, 25.69, 25.70, 25.71, 25.72, 25.73, 25.74, 25.75, 25.76, 25.77, 25.78, 25.79, 25.80, 25.81, 25.82, 25.83, 25.84, 25.85, 25.86, 25.87, 25.88, 25.89, 25.90, 25.91, 25.92, 25.93, 25.94, 25.95, 25.96, 25.97, 25.98, 25.99, 26.00, 26.01, 26.02, 26.03, 26.04, 26.05, 26.06, 26.07, 26.08, 26.09, 26.10, 26.11, 26.12, 26.13, 26.14, 26.15, 26.16, 26.17, 26.18, 26.19, 26.20, 26.21, 26.22, 26.23, 26.24, 26.25, 26.26, 26.27, 26.28, 26.29, 26.30, 26.31, 26.32, 26.33, 26.34, 26.35, 26.36, 26.37, 26.38, 26.39, 26.40, 26.41, 26.42, 26.43, 26.44, 26.45, 26.46, 26.47, 26.48, 26.49, 26.50, 26.51, 26.52, 26.53, 26.54, 26.55, 26.56, 26.57, 26.58, 26.59, 26.60, 26.61, 26.62, 26.63, 26.64, 26.65, 26.66, 26.67, 26.68, 26.69, 26.70, 26.71, 26.72, 26.73, 26.74, 26.75, 26.76, 26.77, 26.78, 26.79, 26.80, 26.81, 26.82, 26.83, 26.84, 26.85, 26.86, 26.87, 26.88, 26.89, 26.90, 26.91, 26.92, 26.93, 26.94, 26.95, 26.96, 26.97, 26.98, 26.99, 27.00, 27.01, 27.02, 27.03, 27.04, 27.05, 27.06, 27.07, 27.08, 27.09, 27.10, 27.11, 27.12, 27.13, 27.14, 27.15, 27.16, 27.17, 27.18, 27.19, 27.20, 27.21, 27.22, 27.23, 27.24, 27.25, 27.26, 27.27, 27.28, 27.29, 27.30, 27.31, 27.32, 27.33, 27.34, 27.35, 27.36, 27.37, 27.38, 27.39, 27.40, 27.41, 27.42, 27.43, 27.44, 27.45, 27.46, 27.47, 27.48, 27.49, 27.50, 27.51, 27.52, 27.53, 27.54, 27.55, 27.56, 27.57, 27.58, 27.59, 27.60, 27.61, 27.62, 27.63, 27.64, 27.65, 27.66, 27.67, 27.68, 27.69, 27.70, 27.71, 27.72, 27.73, 27.74, 27.75, 27.76, 27.77, 27.78, 27.79, 27.80, 27.81, 27.82, 27.83, 27.84, 27.85, 27.86, 27.87, 27.88, 27.89, 27.90, 27.91, 27.92, 27.93, 27.94, 27.95, 27.96, 27.97, 27.98, 27.99, 28.00, 28.01, 28.02, 28.03, 28.04, 28.05, 28.06, 28.07, 28.08, 28.09, 28.10, 28.11, 28.12, 28.13, 28.14, 28.15, 28.16, 28.17, 28.18, 28.19, 28.20, 28.21, 28.22, 28.23, 28.24, 28.25, 28.26, 28.27, 28.28, 28.29, 28.30, 28.31, 28.32, 28.33, 28.34, 28.35, 28.36, 28.37, 28.38, 28.39, 28.40, 28.41, 28.42, 28.43, 28.44, 28.45, 28.46, 28.47, 28.48, 28.49, 28.50, 28.51, 28.52, 28.53, 28.54, 28.55, 28.56, 28.57, 28.58, 28.59, 28.60, 28.61, 28.62, 28.63, 28.64, 28.65, 28.66, 28.67, 28.68, 28.69, 28.70, 28.71, 28.72, 28.73, 28.74, 28.75, 28.76, 28.77, 28.78, 28.79, 28.80, 28.81, 28.82, 28.83, 28.84, 28.85, 28.86, 28.87, 28.88, 28.89, 28.90, 28.91, 28.92, 28.93, 28.94, 28.95, 28.96, 28.97, 28.98, 28.99, 29.00, 29.01, 29.02, 29.03, 29.04, 29.05, 29.06, 29.07, 29.08, 29.09, 29.10, 29.11, 29.12, 29.13, 29.14, 29.15, 29.16, 29.17, 29.18, 29.19, 29.20, 29.21, 29.22, 29.23, 29.24, 29.25, 29.26, 29.27, 29.28, 29.29, 29.30, 29.31, 29.32, 29.33, 29.34, 29.35, 29.36, 29.37, 29.38, 29.39, 29.40, 29.41, 29.42, 29.43, 29.44, 29.45, 29.46, 29.47, 29.48, 29.49, 29.50, 29.51, 29.52, 29.53, 29.54, 29.55, 29.56, 29.57, 29.58, 29.59, 29.60, 29.61, 29.62, 29.63, 29.64, 29.65, 29.66, 29.67, 29.68, 29.69, 29.70, 29.71, 29.72, 29.73, 29.74, 29.75, 29.76, 29.77, 29.78, 29.79, 29.80, 29.81, 29.82, 29.83, 29.84, 29.85, 29.86, 29.87, 29.88, 29.89, 29.90, 29.91, 29.92, 29.93, 29.94, 29.95, 29.96, 29.97, 29.98, 29.99, 30.00, 30.01, 30.02, 30.03, 30.04, 30.05, 30.06, 30.07, 30.08, 30.09, 30.10, 30.11, 30.12, 30.13, 30.14, 30.15, 30.16, 30.17, 30.18, 30.19, 30.20, 30.21, 30.22, 30.23, 30.24, 30.25, 30.26, 30.27, 30.28, 30.29, 30.30, 30.31, 30.32, 30.33, 30.34, 30.35, 30.36, 30.37, 30.38, 30.39, 30.40, 30.41, 30.42, 30.43, 30.44, 30.45, 30.46, 30.47, 30.48, 30.49, 30.50, 30.51, 30.52, 30.53, 30.54, 30.55, 30.56, 30.57, 30.58, 30.59, 30.60, 30.61, 30.62, 30.63, 30.64, 30.65, 30.66, 30.67, 30.68, 30.69, 30.70, 30.71, 30.72, 30.73, 30.74, 30.75, 30.76, 30.77, 30.78, 30.79, 30.80, 30.81, 30.82, 30.83, 30.84, 30.85, 30.86, 30.87, 30.88, 30.89, 30.90, 30.91, 30.92, 30.93, 30.94, 30.95, 30.96, 30.97, 30.98, 30.99, 31.00, 31.01, 31.02, 31.03, 31.04, 31.05, 31.06, 31.07, 31.08, 31.09, 31.10, 31.11, 31.12, 31.13, 31.14, 31.15, 31.16, 31.17, 31.18, 31.19, 31.20, 31.21, 31.22, 31.23, 31.24, 31.25, 31.26, 31.27, 31.28, 31.29, 31.30, 31.31, 31.32, 31.33, 31.34, 31.35, 31.36, 31.37, 31.38, 31.39, 31.40, 31.41, 31.42, 31.43, 31.44, 31.45, 31.46, 31.47, 31.48, 31.49, 31.50, 31.51, 31.52, 31.53, 31.54, 31.55, 31.56, 31.57, 31.58, 31.59, 31.60, 31.61, 31.62, 31.63, 31.64, 31.65, 31.66, 31.67, 31.68, 31.69, 31.70, 31.71, 31.72, 31.73, 31.74, 31.75, 31.76, 31.77, 31.78, 31.79, 31.80, 31.81, 31.82, 31.83, 31.84, 31.85, 31.86, 31.87, 31.88, 31.89, 31.90, 31.91, 31.92, 31.93, 31.94, 31.95, 31.96, 31.97, 31.98, 31.99, 32.00, 32.01, 32.02, 32.03, 32.04, 32.05, 32.06, 32.07, 32.08, 32.09, 32.10, 32.11, 32.12, 32.13, 32.14, 32.15, 32.16, 32.17, 32.18, 32.19, 32.20, 32.21, 32.22, 32.23, 32.24, 32.25, 32.26, 32.27, 32.28, 32.29, 32.30, 32.31, 32.32, 32.33, 32.34, 32.35, 32.36, 32.37, 32.38, 32.39, 32.40, 32.41, 32.42, 32.43, 32.44, 32.45, 32.46, 32.47, 32.48, 32.49, 32.50, 32.51, 32.52, 32.53, 32.54, 32.55, 32.56, 32.57, 32.58, 32.59, 32.60, 32.61, 32.62, 32.63, 32.64, 32.65, 32.66, 32.67, 32.68, 32.69, 32.70, 32.71, 32.72, 32.73, 32.74, 32.75, 32.76, 32



1:1,826

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/01/2024
SUBJECT:	BOA #24-100072 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 19, 2024 Board of Adjustment Meeting.

BOA #24-100072

ZONING: RM-2
RE NO.: 175881-0000
LEGAL: N 70ft of Lot 8, Block 42, *Pablo Beach South*
ADDRESS: 462-464 1st St S

REQUEST:

Section(s): 34-340(e)(1)(c)(2), for a side yard setback of 7 feet in lieu of 10 feet minimum, 34-340(e)(1)(f) for 38% lot coverage in lieu of 35% maximum, for proposed attached elevator tower for a multifamily structure, located at **property addressed** 462-464 1st St S, **RE#** 175881-0000, **legally described as** N 70ft of Lot 8, Block 42, *Pablo Beach South*

EXISTING CONDITIONS:

The subject property is a lot of record, (circa 1909) located in the High Density Residential future land use category. The property is currently zoned Residential, multiple-family: RM-2. The subject parcel is 70 feet in width and 75 feet in depth, with a total area of 5,312 square feet. This lot consists of a three-story, two family dwelling, a gravel driveway, a deck in the front and rear of the property, a shed, and pavers in the rear. The subject parcel's two family dwelling was constructed in 1914. The structure predates the existing LDC. The applicant is proposing to construct an attached elevator tower on the north-east side of the structure. A newly improved elevator tower would improve the ingress and egress access to the structure and ensure safety and a quality addition to a dwelling that is aged. The applicant is applying for a variance for a side yard setback of 7 feet in lieu of 10 feet minimum, for 38% lot coverage in lieu of 35% maximum, for proposed attached elevator tower for a multifamily structure.

The proposed addition will encroach on the side yard setbacks, as this the only practical location for an elevator tower. There is a hardship justified due to having a substandard lot. Two family dwellings in the residential, multiple-family RM-2 zoning district are required to have a minimum lot area of 6,000 square feet. This property is only 5,312 square feet. Any expansion or addition to this property will cause encroachments into the setbacks. The elevator tower will only add more value and quicker transport and, in order for the applicant to make possible the reasonable use of the parcel of land and building, this is the minimum variance needed. Staff would recommend that the application be approved.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1914 as a three-story attached two-family dwelling. The applicant plans on adding an elevator tower to the north-east portion of the dwelling. The property currently meets the minimum lot coverage and side yard setbacks. This addition will only add 249 square feet to the parcel, making the new lot coverage 37.8%. Due to the substandard size of the lot, any additional structures on the property will increase lot coverage and encroach on setbacks. Allowing an increase in lot coverage and to encroach on the north of the east side is the minimum variance needed for the reasonable use of the parcel of land. The applicant is not requesting any further deviations from the LDC. The subject property was platted in 1909 and the home was constructed in 1914, both of which predated the existing LDC. The non-conforming lot is not the fault of the applicant. Many neighboring parcels share the same concerns as this lot. They are substandard and platted and constructed dwellings before the current LDC. Thus, this will not confer any special privileges 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 . Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

*Two-family dwellings*a. *Minimum lot area:* Six thousand (6,000) square feet.

b.

Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street.

c.

Minimum yards:

1.

Front yard: Twenty (20) feet.

2.

Side yard: Ten (10) feet for each side yard, 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.

3.

Rear yard: Thirty (30) feet.

d.

Floor area: A two-family dwelling structure shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area. Each unit within a duplex structure shall contain a minimum of eight hundred (800) square feet of conditioned living area excluding garage or carport.

e.

Wall separation. Two-family dwellings shall contain a two (2) hour fire resistant wall between units.

f.

Maximum lot coverage: Thirty-five (35) percent.

g.

Height: Thirty-five (35) feet.

h.

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. The property measures 5,312 square feet, less than the required 6,000 square feet minimum.

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

Staff **does not** find that circumstances are a result of the applicant. The lot is a non-conforming lot of record platted in 1909 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 a combined side yard setback of 7 feet in lieu of 10 feet minimum and for 38% lot coverage in lieu of 35% maximum on a lot that does not meet the minimum lot area for the RM-2 zoning district would not confer a special privilege as compared to other properties in the RM-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 RM-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 constructed the proposed addition. The variance needed is for a combined side yard setback of 7 feet in lieu of 10 feet minimum and for 38% lot coverage in lieu of 35% maximum for proposed attached elevator tower. Any side addition to the house would encroach into the the side yard setback, the elevator located in this location is more practical.

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/does not** 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.



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

STAFF RECOMMENDATION:

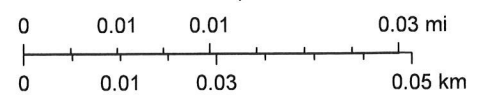
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100072**

ATTACHMENTS:

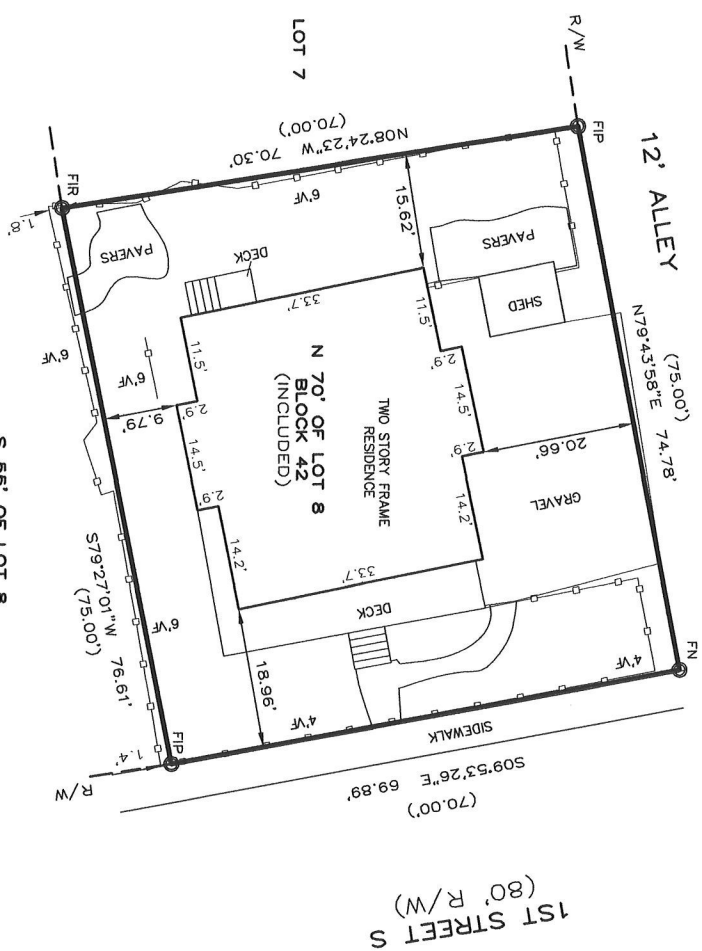
1. 24-100072pics
2. 24-100072



1:1,128



ADDRESS:
462 1ST STREET S
JACKSONVILLE BEACH, FLORIDA



S 55' OF LOT 8
BLOCK 42
(NOT INCLUDED)

1ST STREET S
(80' R/W)

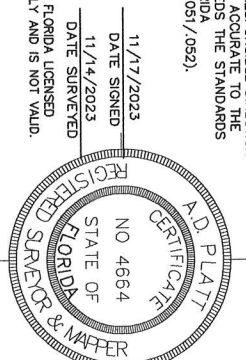
- NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
 2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. THE SURVEYOR'S OPINION IS BASED ON THE RECORDS OF THE PUBLIC RECORDS, UNRECORDED, THAT MAY AFFECT THE BOUNDARIES, RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESES.
 3. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE 1201004171, DATED 11/2/2018, EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
 4. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
 5. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
 6. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM.

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

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY HEREIN IS BASED ON THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 5A-17.051/.052).

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

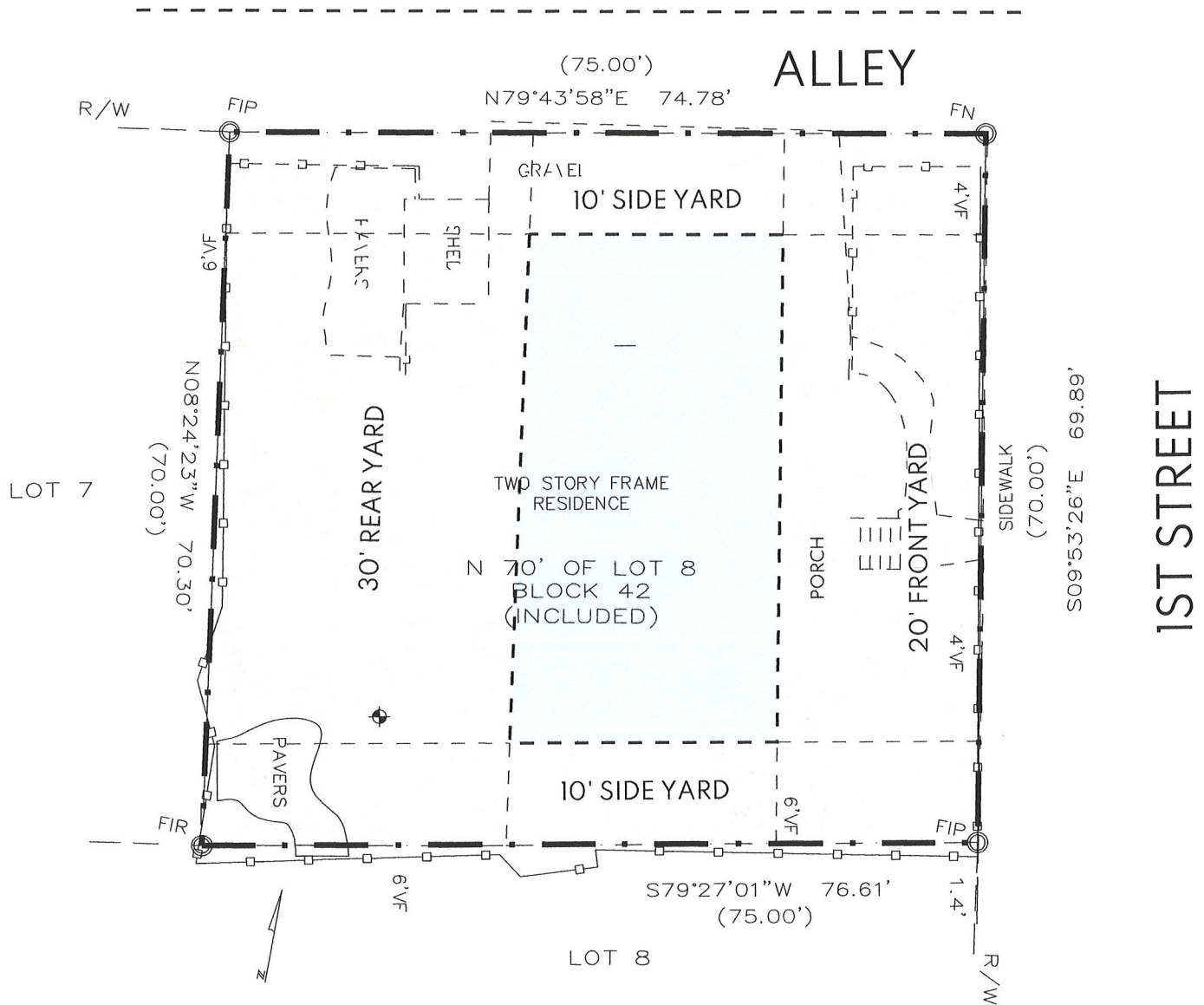
SHEET 1 OF 1



BOUNDARY SURVEY OF:
N 70' OF LOT 8 BLOCK 42
PABLO BEACH SOUTH, A/K/A PABLO BEACH
PLAT BOOK 3, PAGE 28
DUVAL COUNTY FLORIDA

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL. 32303
(904) 580-6185
LICENSED BUSINESS No. 6590

CERTIFIED TO:
WILBERTO ALVARADO
GIBRALTAR TITLE SERVICES LLC
TITLE RESOURCES GROUP



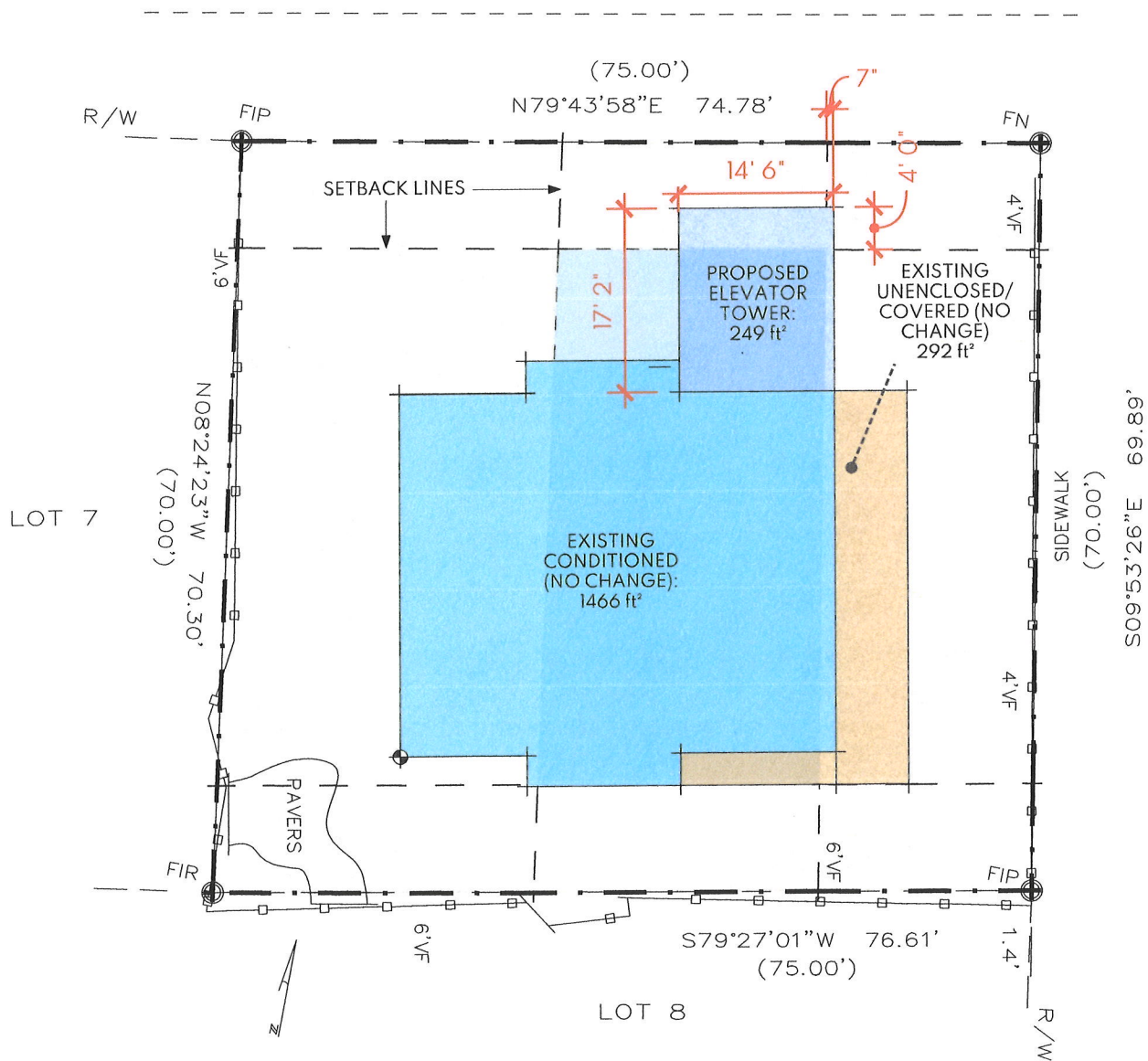
(e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RM-2 zoning district.

(l) *Two-family dwellings.*

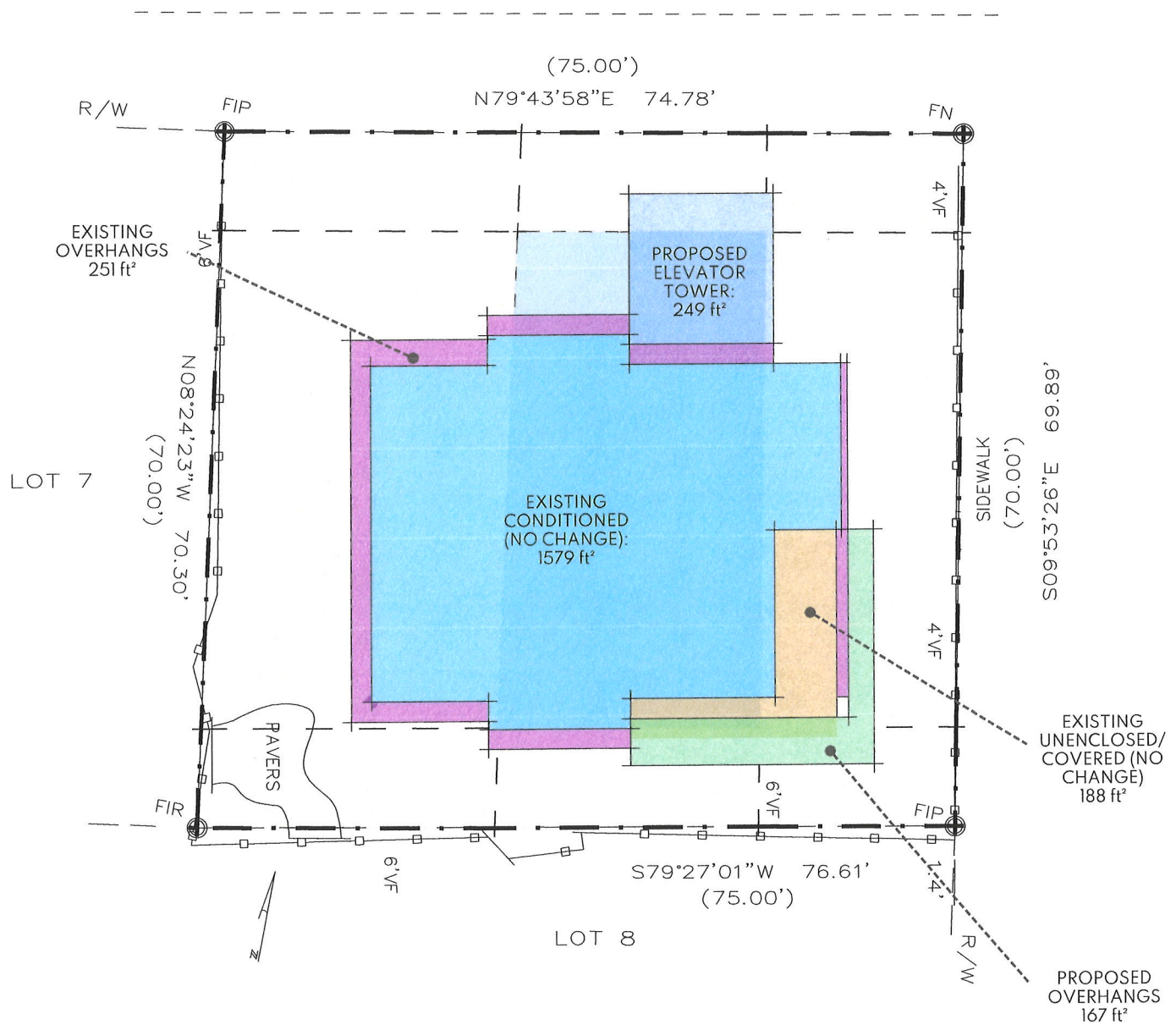
c. *Minimum yards:*

1. *Front yard:* Twenty (20) feet.
2. *Side yard:* Ten (10) feet for each side yard, 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.
3. *Rear yard:* Thirty (30) feet.

f. *Maximum lot coverage:* Thirty-five (35) percent.



LOT COVERAGE: 2007 SF TOTAL FOOTPRINT / 5312 SF LOT = 37.8%



PROPOSED
OVERHANGS
477 ft²

PROPOSED
CONDITIONED:
1157 ft²

PROPOSED
UNENCLOSED/
COVERED
177 ft²

EXISTING
CONDITIONED
(NO CHANGE):
1579 ft²

EXISTING
OVERHANGS
251 ft²

PROPOSED
UNENCLOSED/
UNCOVERED
246 ft²

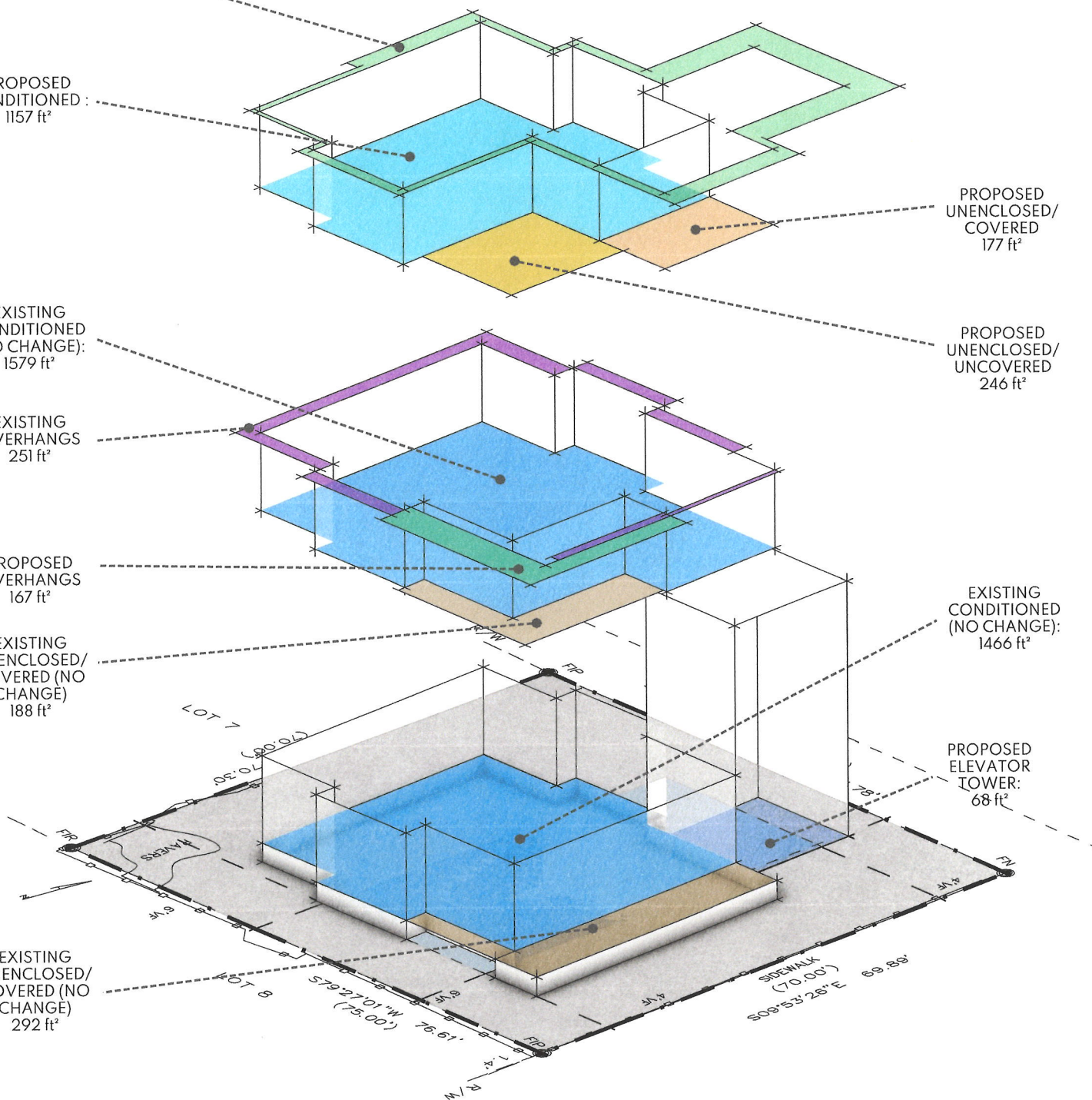
PROPOSED
OVERHANGS
167 ft²

EXISTING
UNENCLOSED/
COVERED (NO
CHANGE)
188 ft²

EXISTING
CONDITIONED
(NO CHANGE):
1466 ft²

PROPOSED
ELEVATOR
TOWER:
68 ft²

EXISTING
UNENCLOSED/
COVERED (NO
CHANGE)
292 ft²

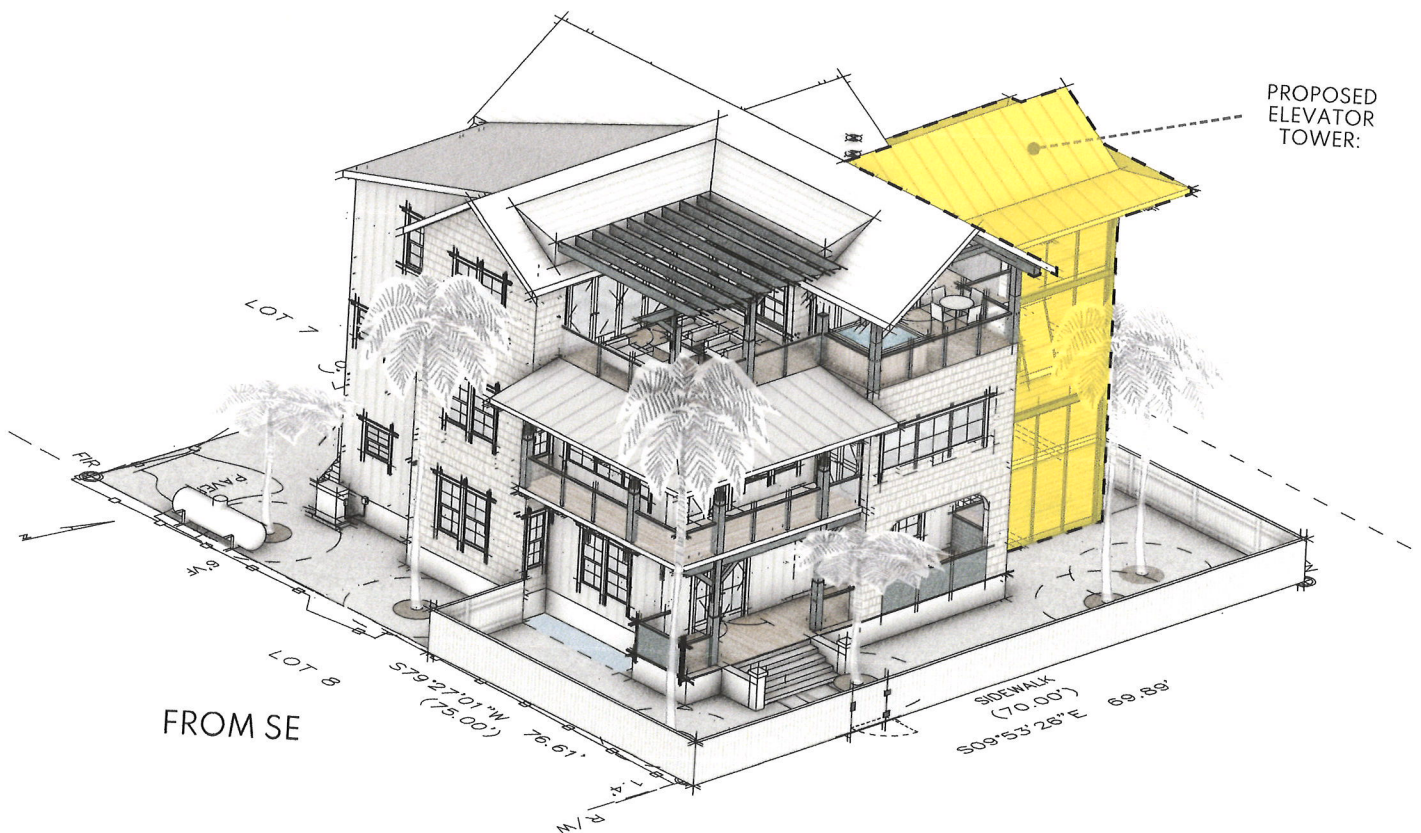
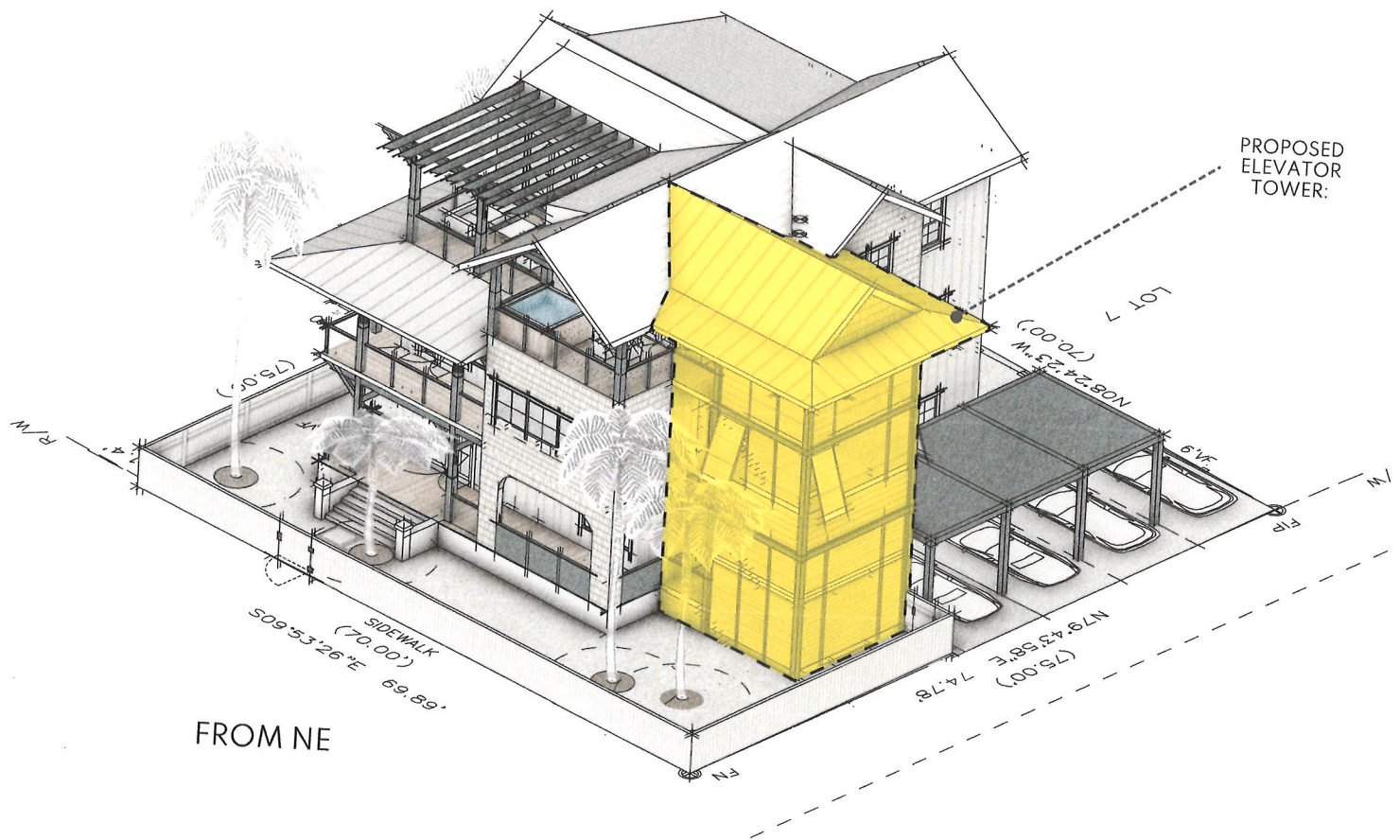


01 EXPLODED AXONOMETRIC

SCALE: 1/16" = 1'-0"

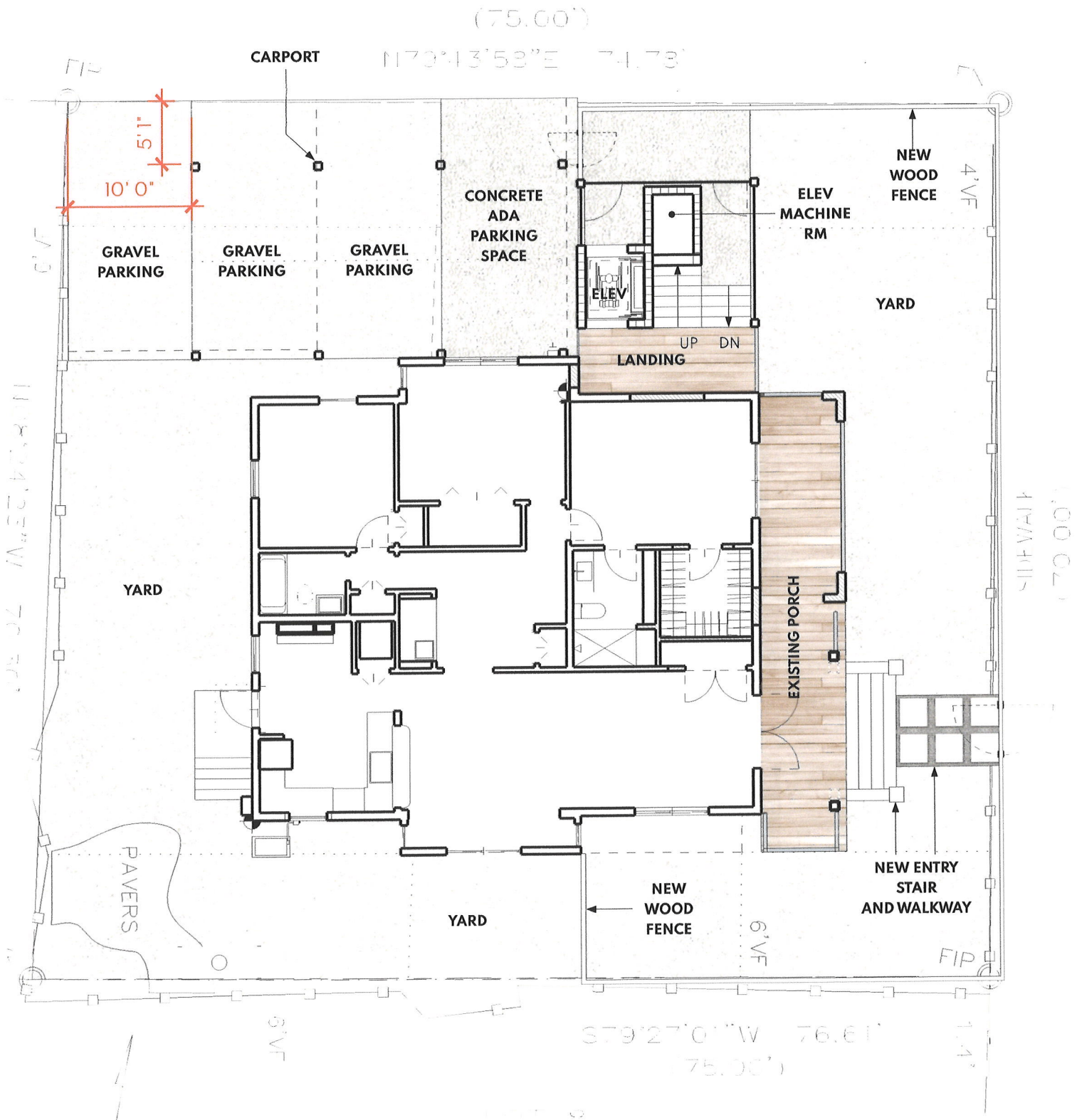
ZINN

architecture + interiors



AXONOMETRIC
SCALE: 1/16" = 1'-0"

ZINN
architecture + interiors

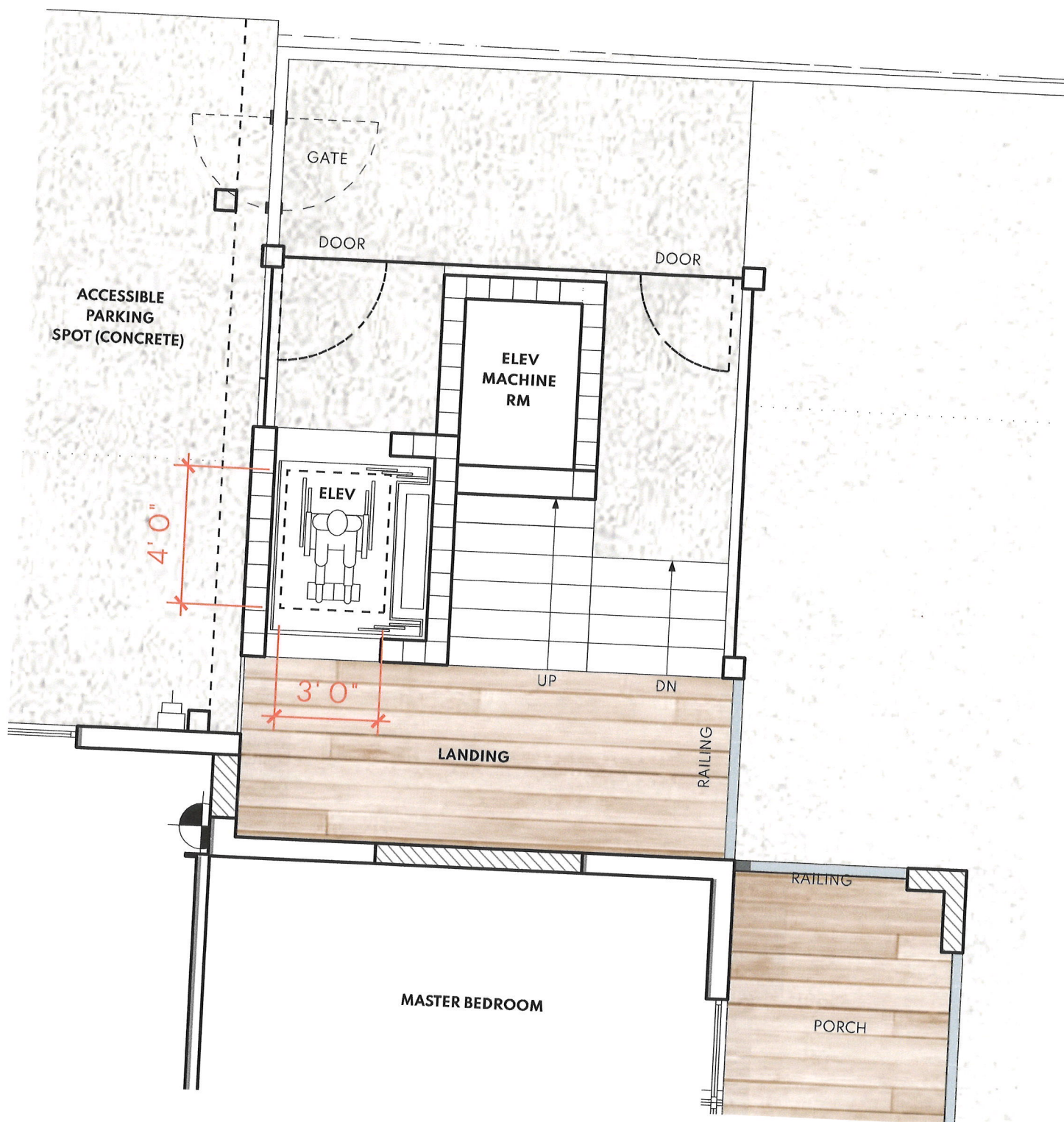


01 SITE DETAIL PLAN

SCALE: 1/16" = 1'-0"

ZINN

architecture + interiors



TOWER DETAIL PLAN
SCALE: 1/16" = 1'-0"

ZINN

architecture + interiors



FROM NW



FROM SW

STREET VIEWS - EXISTING

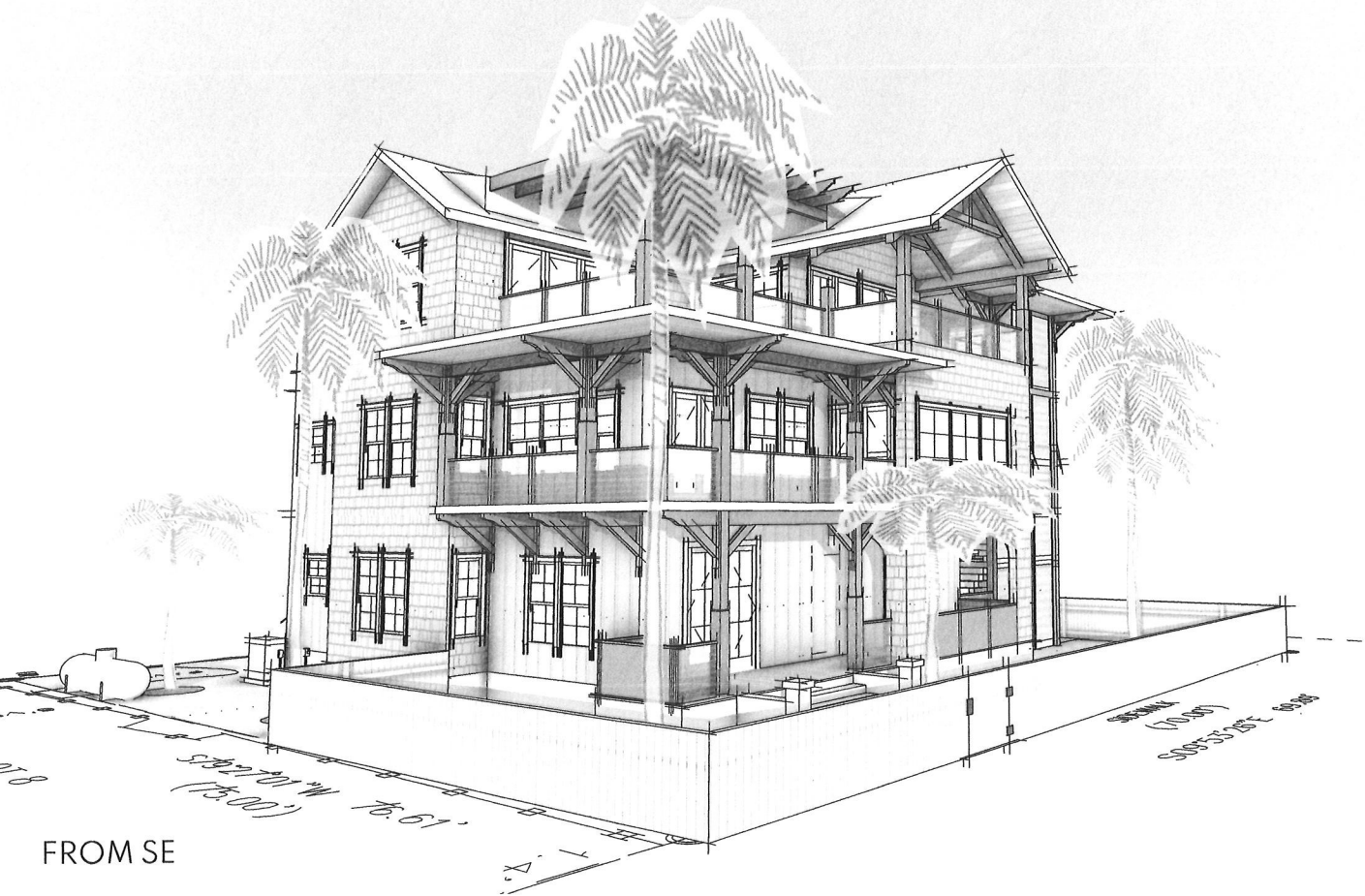
SCALE: 1/16" = 1'-0"

ZINN

architecture + interiors



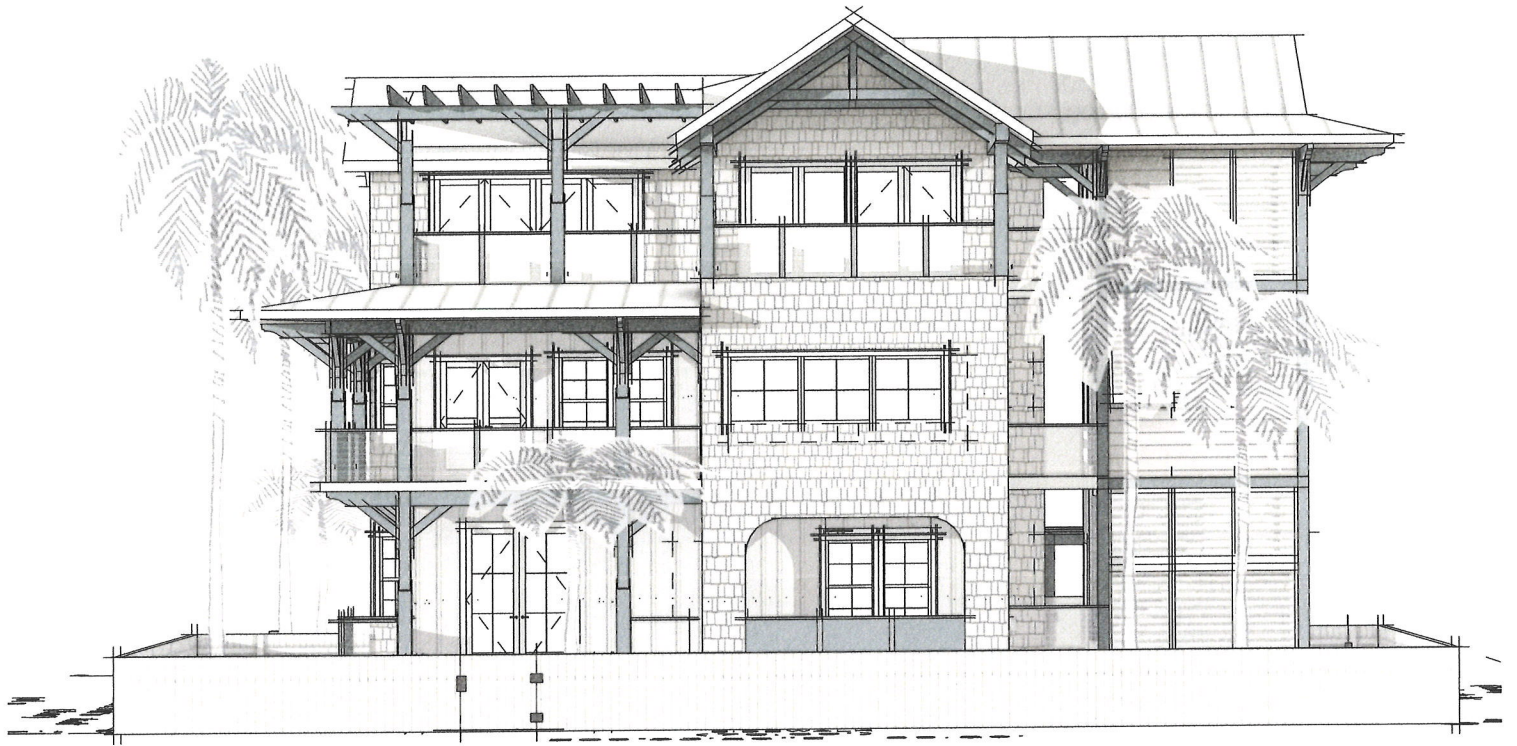
FROM NE



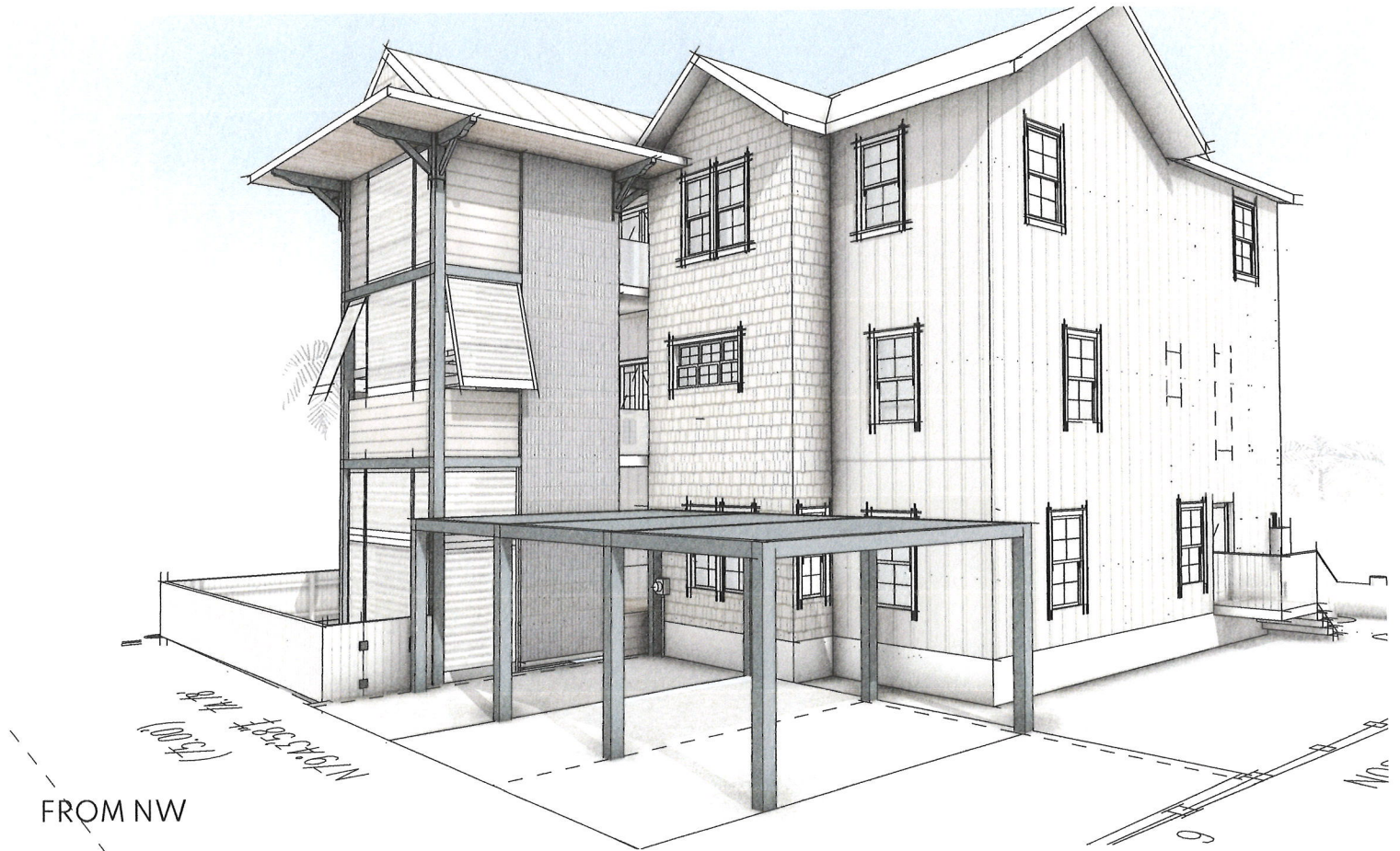
FROM SE

STREET VIEWS - PROPOSED

SCALE: 1/16" = 1'-0"



FROM EAST



FROM NW

STREET VIEWS - PROPOSED

SCALE: 1/16" = 1'-0"

ZINN

architecture + interiors



APPLICATION FOR VARIANCE

BOA No. 24100072
HEARING DATE 11/19

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: Wilberto Alvarado & Judith A. LE MAY ALVARADO **Telephone:** 5132938840
Mailing Address: 464 1st St South **E-Mail:** gzwillie@yahoo.com
Jacksonville Beach, FL 32250
Agent Name: ZINN Architecture + Interiors **Telephone:** 9043521203
Mailing Address: 1022 Park St, Suite 407 **E-Mail:** veronika@zinn.ai
Jacksonville, FL 32204
Landowner Name: Wilberto Alvarado & Judith A. LE MAY ALVARADO **Telephone:** 5132938840
Mailing Address: 464 1st St South **E-Mail:** gzwillie@yahoo.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: 462-464 1st St South, Jax Bch, FL 32250; RE: 175881-0000
Legal description of property (Attach copy of deed): 3-28 33-25-29E Pablo Beach South N 70ft Lot 8 Blk 42
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).
front and side yard setbacks decreased to allow for a new ADA elevator tower; Lot coverage changed to 38% rather than 35%.

WILBERTO ALVARADO & JUDITH A. LEMAY ALVARADO

AFFIDAVIT

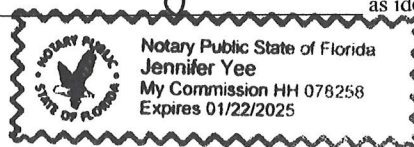
I, JUDITH A. LEMAY ALVARADO, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other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

JUDITH A. LEMAY ALVARADO 9/10/24
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 10 day of September, 2024, by Judith A Lemay Alvarado w. Wilberto Alvarado, who is personally known to me or produced FLDL as identification.

Jennifer Yee
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: x-unshaded

CODE SECTION (s):

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The lot is undersized for the existing zoning classification.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The condition is pre-existing.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	The proposed setbacks and massing are similar to other massing in the area.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	The existing setbacks do not provide enough space for accessible egress into the building.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Only the minimum clearances have been requested.
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 proposed setbacks and massing are similar to other massing in the area.

Property taxes are subject to change upon change of ownership.

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

ALVARADO WILBERTO 
462 1ST ST S
JACKSONVILLE BEACH, FL 32250

Primary Site Address
462 S 1ST ST
Jacksonville Beach FL 32250-

Official Record Book/Page
20896-00203

Title #
9433

462 S 1ST ST

Property Detail

RE #	175881-0000
Tax District	USD2A
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03201 PABLO BEACH SOUTH
Total Area	5250

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	Gross Rent Multiplier	Gross Rent Multiplier
Total Building Value	\$383,740.00	\$381,357.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$700,700.00	\$700,700.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,202,265.00	\$1,202,265.00
Assessed Value	\$1,202,265.00	\$1,202,265.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,202,265.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20896-00203	11/30/2023	\$1,320,000.00	WD - Warranty Deed	Qualified	Improved
17513-02096	3/31/2016	\$605,000.00	WD - Warranty Deed	Qualified	Improved
15063-00232	10/30/2009	\$428,000.00	SW - Special Warranty	Unqualified	Improved
14965-00192	8/7/2009	\$100.00	CT - Certificate of Title	Unqualified	Improved
14944-01239	7/20/2009	\$100.00	CT - Certificate of Title	Unqualified	Improved
11896-02381	6/3/2004	\$725,000.00	WD - Warranty Deed	Qualified	Improved
09209-00343	2/22/1999	\$355,000.00	WD - Warranty Deed	Qualified	Improved
08561-01229	2/21/1997	\$100.00	SW - Special Warranty	Unqualified	Improved
08493-00696	11/26/1996	\$100.00	CT - Certificate of Title	Unqualified	Improved
05951-01143	5/1/1985	\$81,500.00	WD - Warranty Deed	Unqualified	Improved
05166-00699	8/5/1980	\$60,500.00	WD - Warranty Deed	Unqualified	Improved
05029-01051	9/1/1978	\$39,000.00	WD - Warranty Deed	Unqualified	Improved
03348-00296	5/1/1972	\$20,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0102	RES HD 20-60 UNITS PER AC	JRM-2	70.00	75.00	Common	70.00	Front Footage	\$700,700.00

Legal

LN	Legal Description
1	3-28 33-2S-29E
2	PABLO BEACH SOUTH
3	N 70FT LOT 8 BLK 42

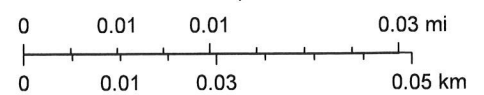
Buildings

Building 1
Building 1 Site Address
462 S 1ST ST Unit

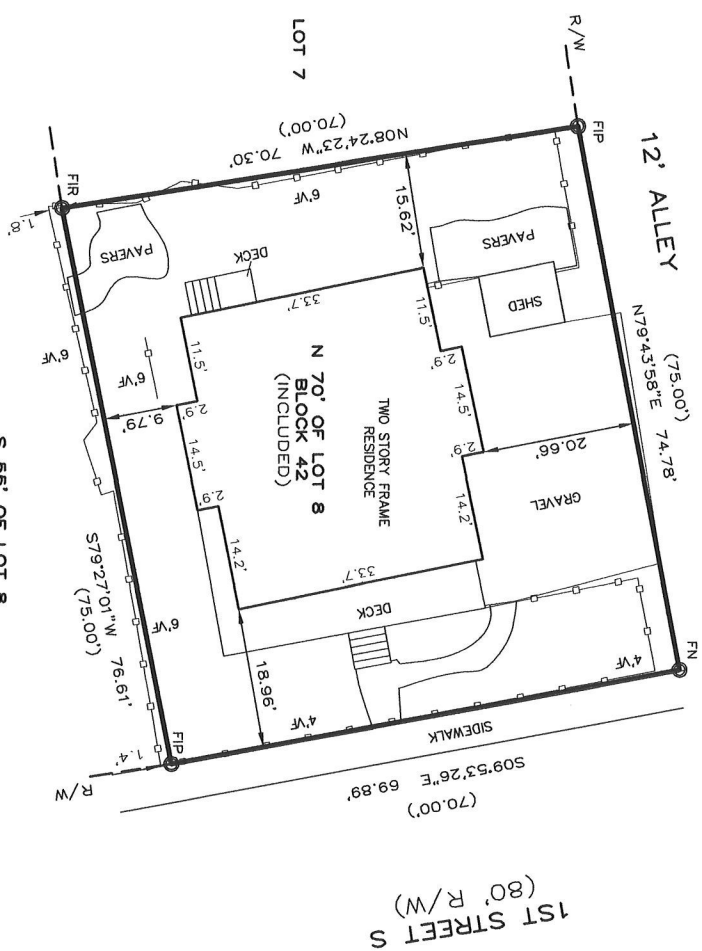
Element	Code	Detail
---------	------	--------



1:1,128



ADDRESS:
462 1ST STREET S
JACKSONVILLE BEACH, FLORIDA



S 55' OF LOT 8
BLOCK 42
(NOT INCLUDED)

1ST STREET S
(80' R/W)

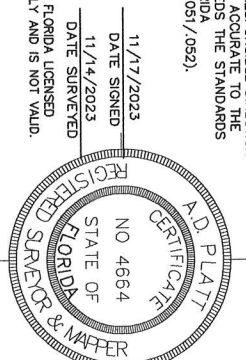
- NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
 2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. THE SURVEYOR'S OPINION IS BASED ON THE RECORDS OF THE PUBLIC RECORDS, UNRECORDED, THAT MAY AFFECT THE BOUNDARIES, RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESES.
 3. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE 1201004171, DATED 11/2/2018, EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
 4. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
 5. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
 6. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM.

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

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY HEREIN IS BASED ON THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 5A-17.051/.052).

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

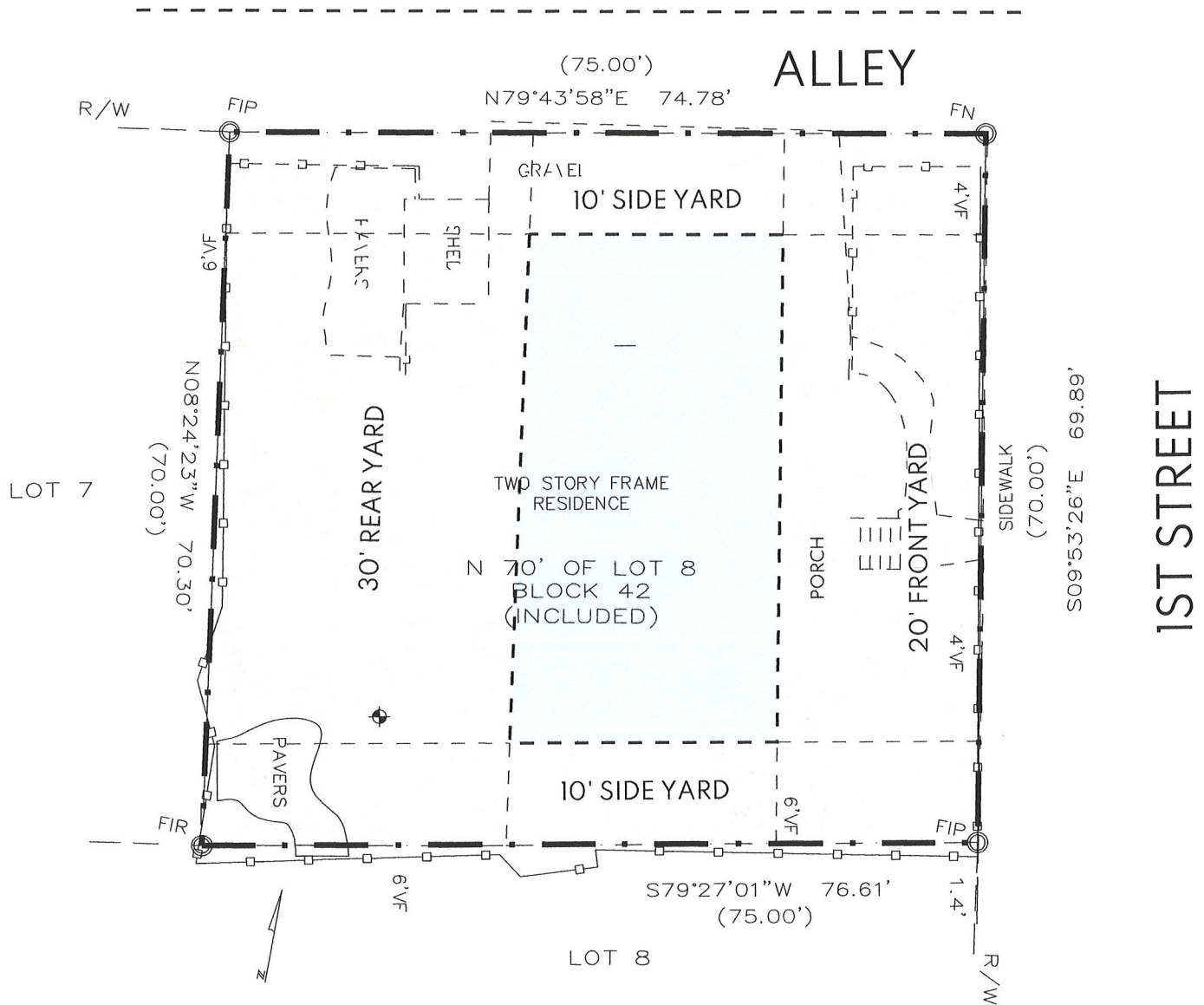
SHEET 1 OF 1



BOUNDARY SURVEY OF:
N 70' OF LOT 8 BLOCK 42
PABLO BEACH SOUTH, A/K/A PABLO BEACH
PLAT BOOK 3, PAGE 28
DUVAL COUNTY FLORIDA

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL. 32303
(904) 580-6185
LICENSED BUSINESS No. 6590

CERTIFIED TO:
WILBERTO ALVARADO
GIBRALTAR TITLE SERVICES LLC
TITLE RESOURCES GROUP



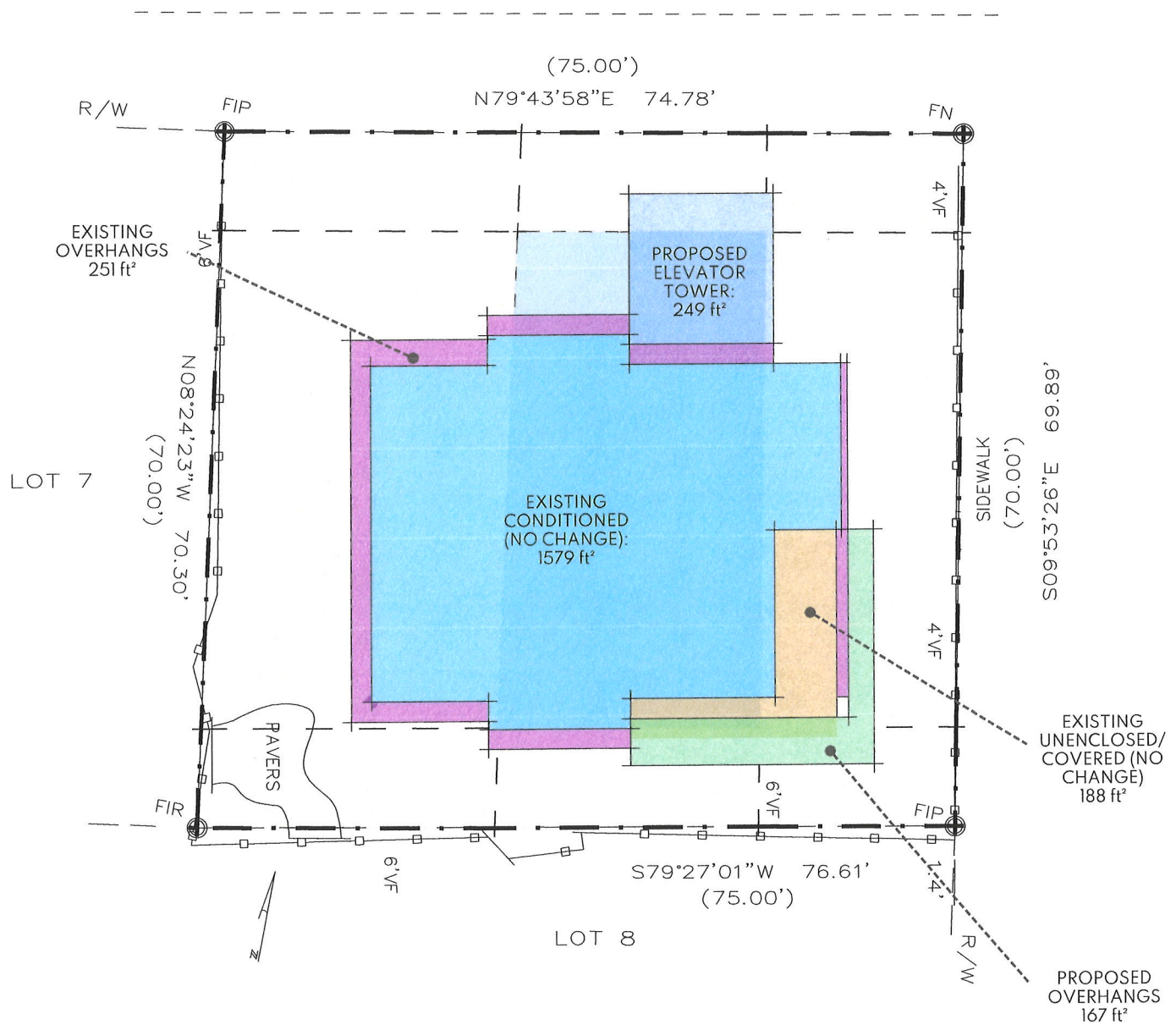
(e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RM-2 zoning district.

(l) *Two-family dwellings.*

c. *Minimum yards:*

1. *Front yard:* Twenty (20) feet.
2. *Side yard:* Ten (10) feet for each side yard, 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.
3. *Rear yard:* Thirty (30) feet.

f. *Maximum lot coverage:* Thirty-five (35) percent.



PROPOSED
CONDITIONED :
1157 ft²

PROPOSED
UNENCLOSED/
COVERED
177 ft²

PROPOSED
UNENCLOSED/
UNCOVERED
246 ft²

EXISTING
CONDITIONED
(NO CHANGE):
1579 ft²

EXISTING
OVERHANGS
251 ft²

PROPOSED
OVERHANGS
167 ft²

EXISTING
UNENCLOSED/
COVERED (NO
CHANGE)
188 ft²

EXISTING
CONDITIONED
(NO CHANGE):
1466 ft²

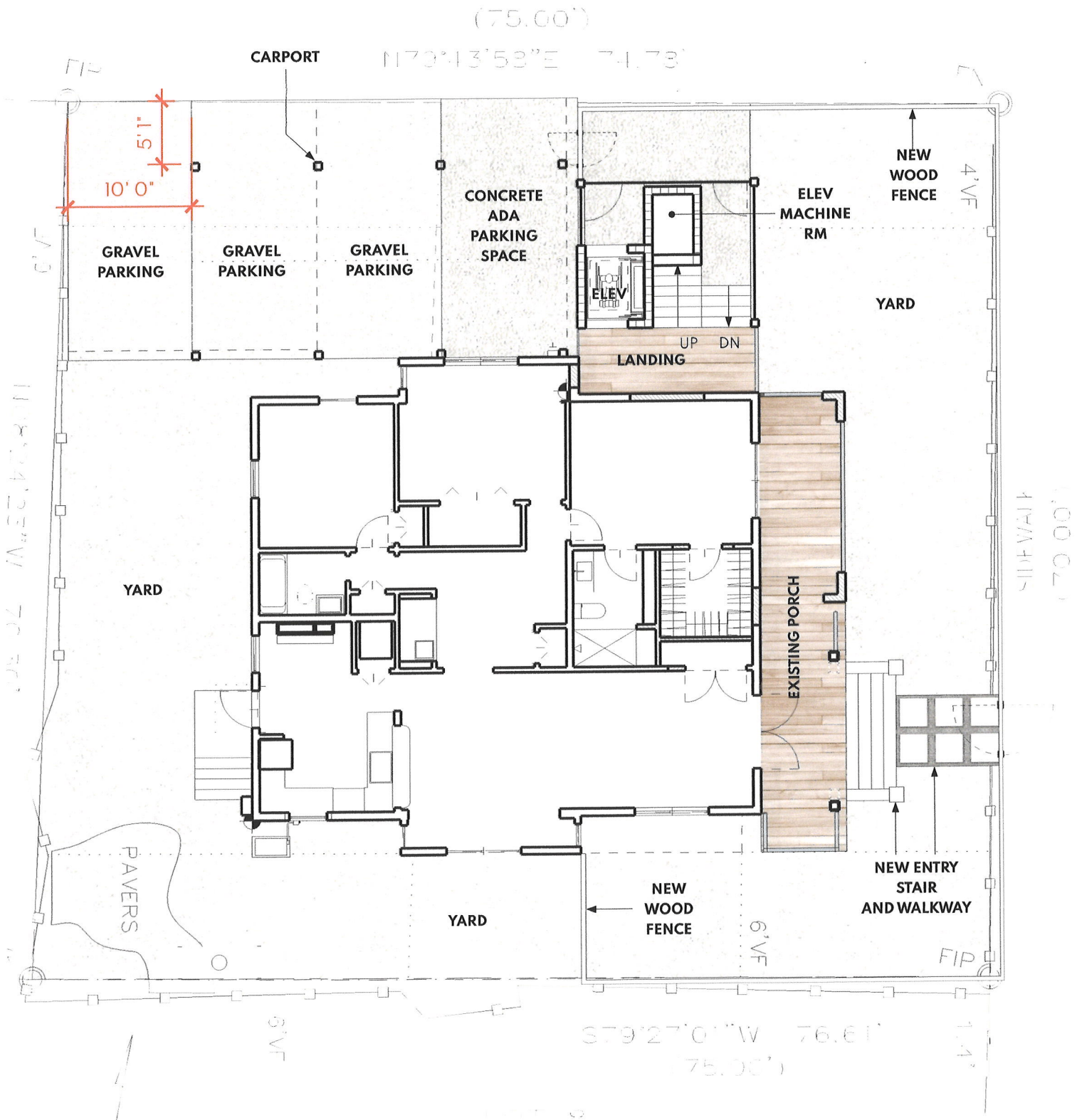
PROPOSED
ELEVATOR
TOWER:
68 ft²

EXISTING
UNENCLOSED/
COVERED (NO
CHANGE)
292 ft²

01 EXPLODED AXONOMETRIC

SCALE: 1/16" = 1'-0"

Z I N N
architecture + interiors

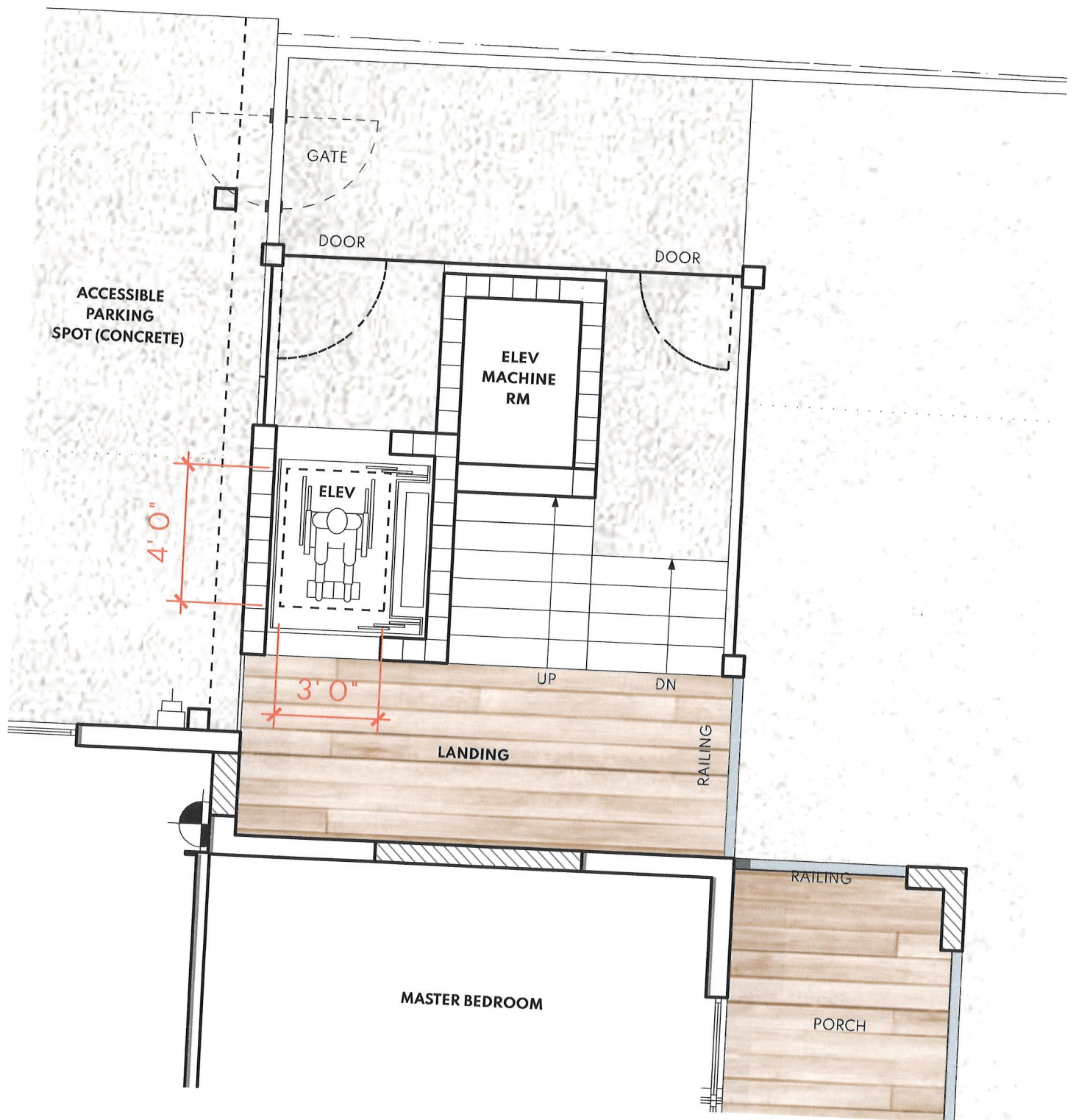


01 SITE DETAIL PLAN

SCALE: 1/16" = 1'-0"

ZINN

architecture + interiors



TOWER DETAIL PLAN
SCALE: 1/16" = 1'-0"



FROM NW



FROM SW

STREET VIEWS - EXISTING

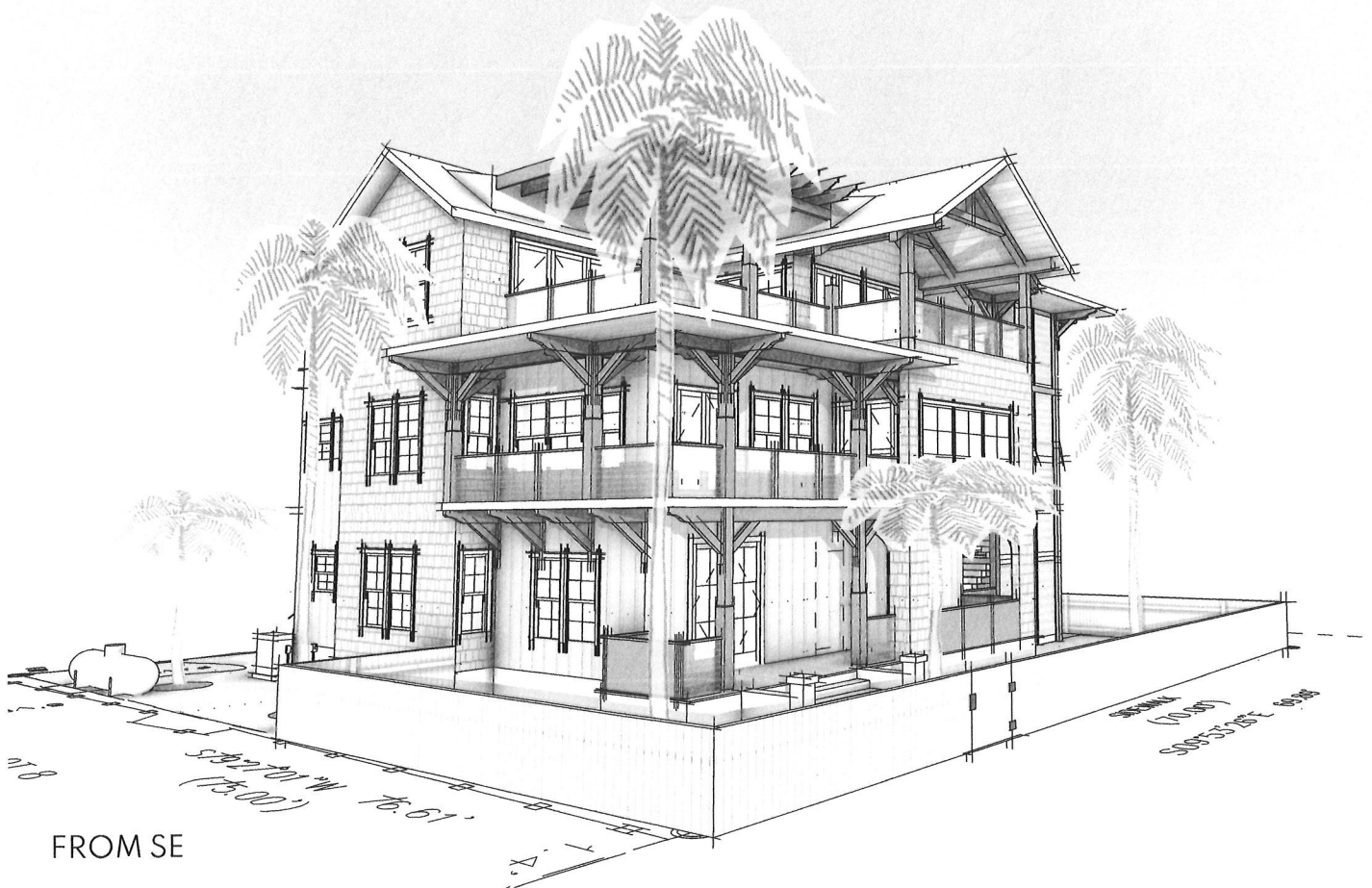
SCALE: 1/16" = 1'-0"

Z I N N

architecture + interiors



FROM NE



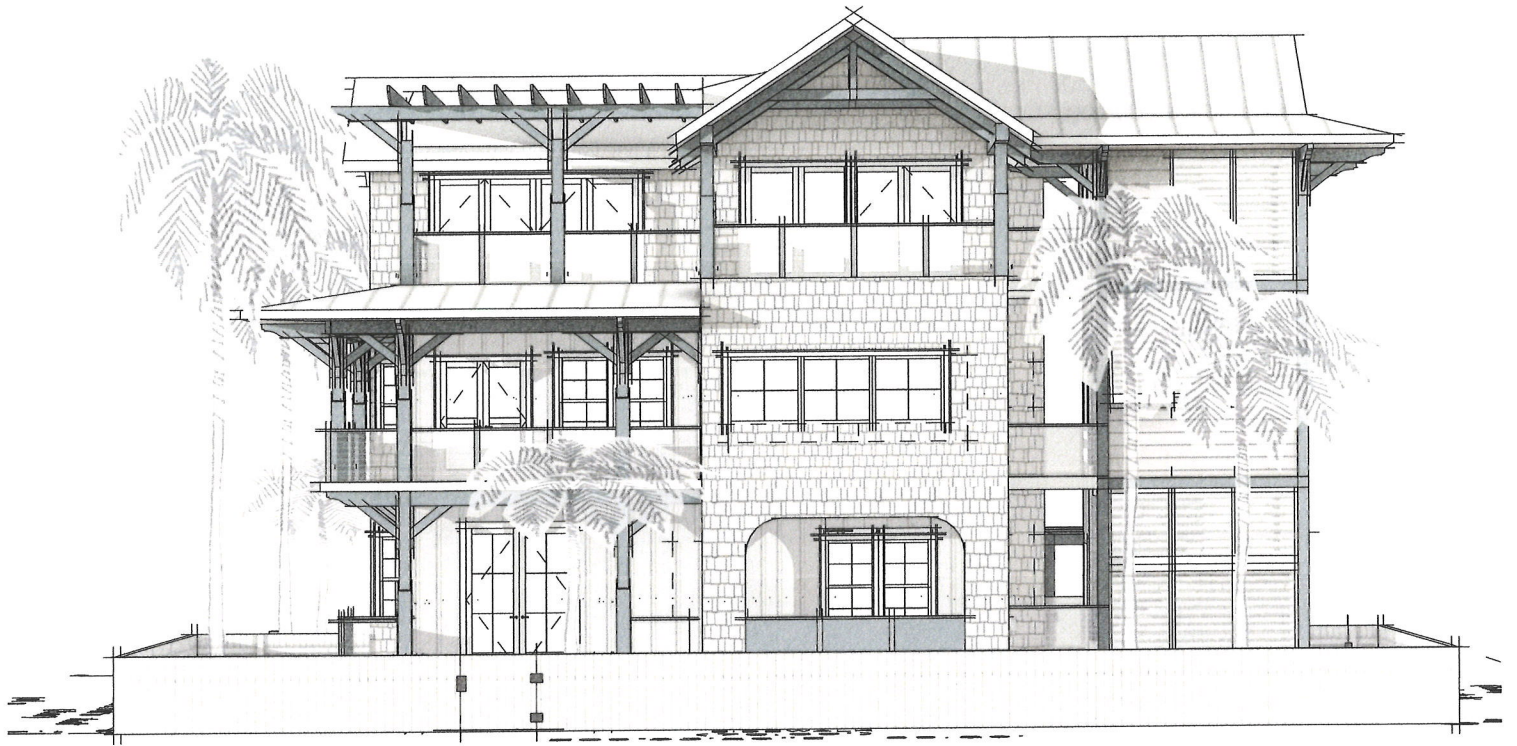
FROM SE

STREET VIEWS - PROPOSED

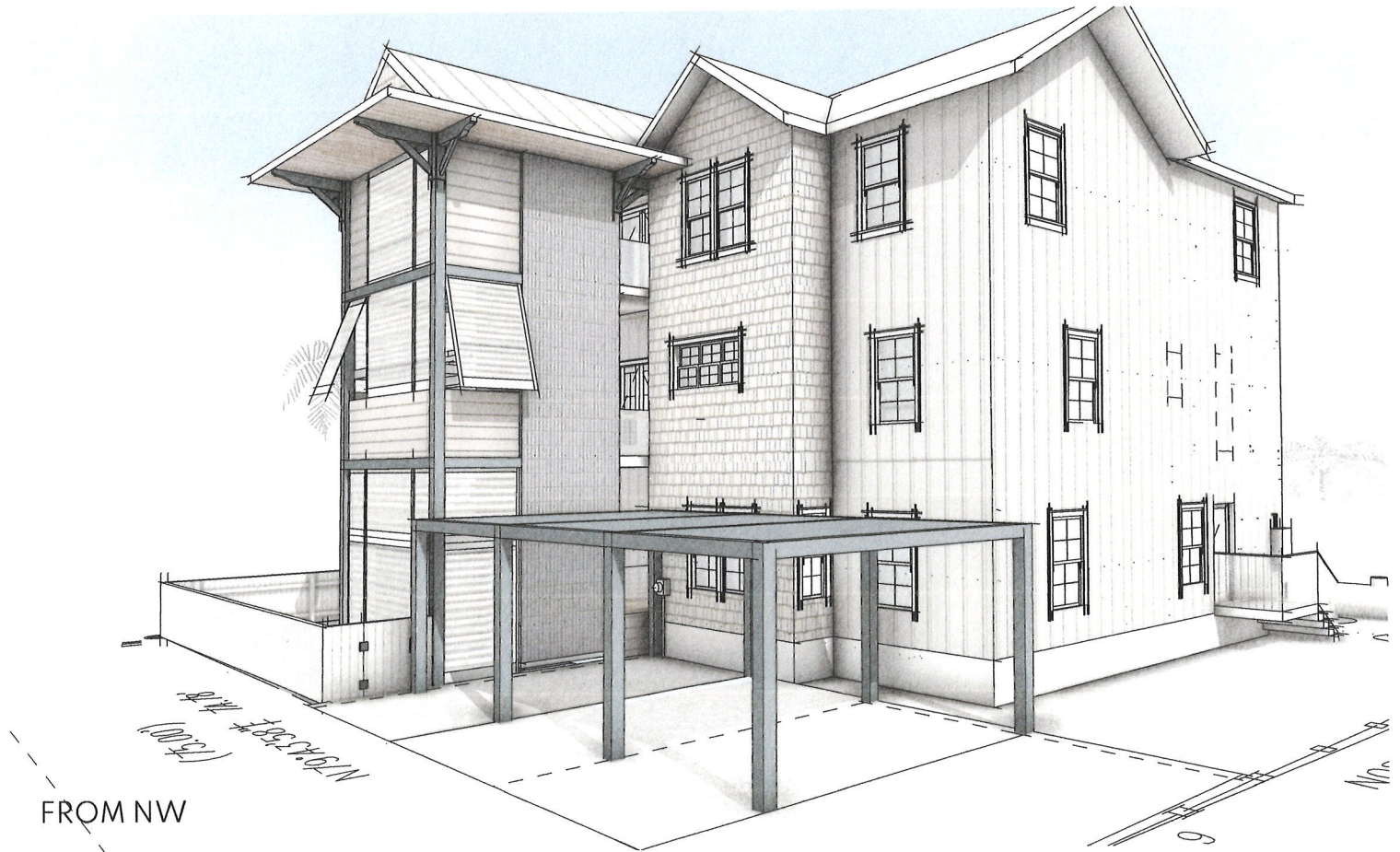
SCALE: 1/16" = 1'-0"

ZINN

architecture + interiors



FROM EAST



FROM NW

STREET VIEWS - PROPOSED

SCALE: 1/16" = 1'-0"

ZINN

architecture + interiors



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/01/2024
SUBJECT:	BOA #24-100074 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 19, 2024 Board of Adjustment Meeting.

BOA #24-100074

ZONING: RS-1
RE NO.: 178128-0000
LEGAL: Lot 5, Block 3, *San Pablo Terrace*
ADDRESS: 1306 N 18th Ave

REQUEST:

Section(s): 34-373(e), for a driveway setback of 3 feet in lieu of 5 feet minimum, for proposed driveway to an existing single family dwelling, located at **property addressed** 1306 N 18th Ave, **RE#** 178128-0000, **legally described as** Lot 5, Block 3, *San Pablo Terrace*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1954) 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 70 feet in width with a total area of 7,7000 square feet. The subject parcel is currently occupied by a one-story dwelling, a concrete drive/walkway, a patio on the east, a pool, jacuzzi, a sunshelf, and 455 square feet of concrete in the rear yard. There is no current variances associated with this property. The applicant is asking for a variance for a driveway setback of 3 feet in lieu of 5 feet minimum, for proposed new circular driveway.

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. Per the applicant, the new driveway will provide for space for parking and allow safer ingress and egress onto the property. This is the minimum variance 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. There is a hardship justified by having a nonconforming lot in width and area.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1954 as a one-story single-family dwelling. The applicant plans on improving the driveway with a much larger circular one. The subject property is substandard in

width and total lot area. It measures 70 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, improvements to this lot may trigger encroachments on setbacks.

The subject property was platted in 1954 and the home was constructed in 1961, which predates the existing LDC. The nonconforming lot is not the fault of the applicant and not allowing the new driveway to encroach on setbacks 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 1954, 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 improve the drive which will allow more parking encroaching on setbacks. Due to the undersized lot, relief is needed to build the proposed new driveway.

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 new driveway. The variance needed is for a driveway setback of 3 feet in lieu of 5 feet minimum.

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.

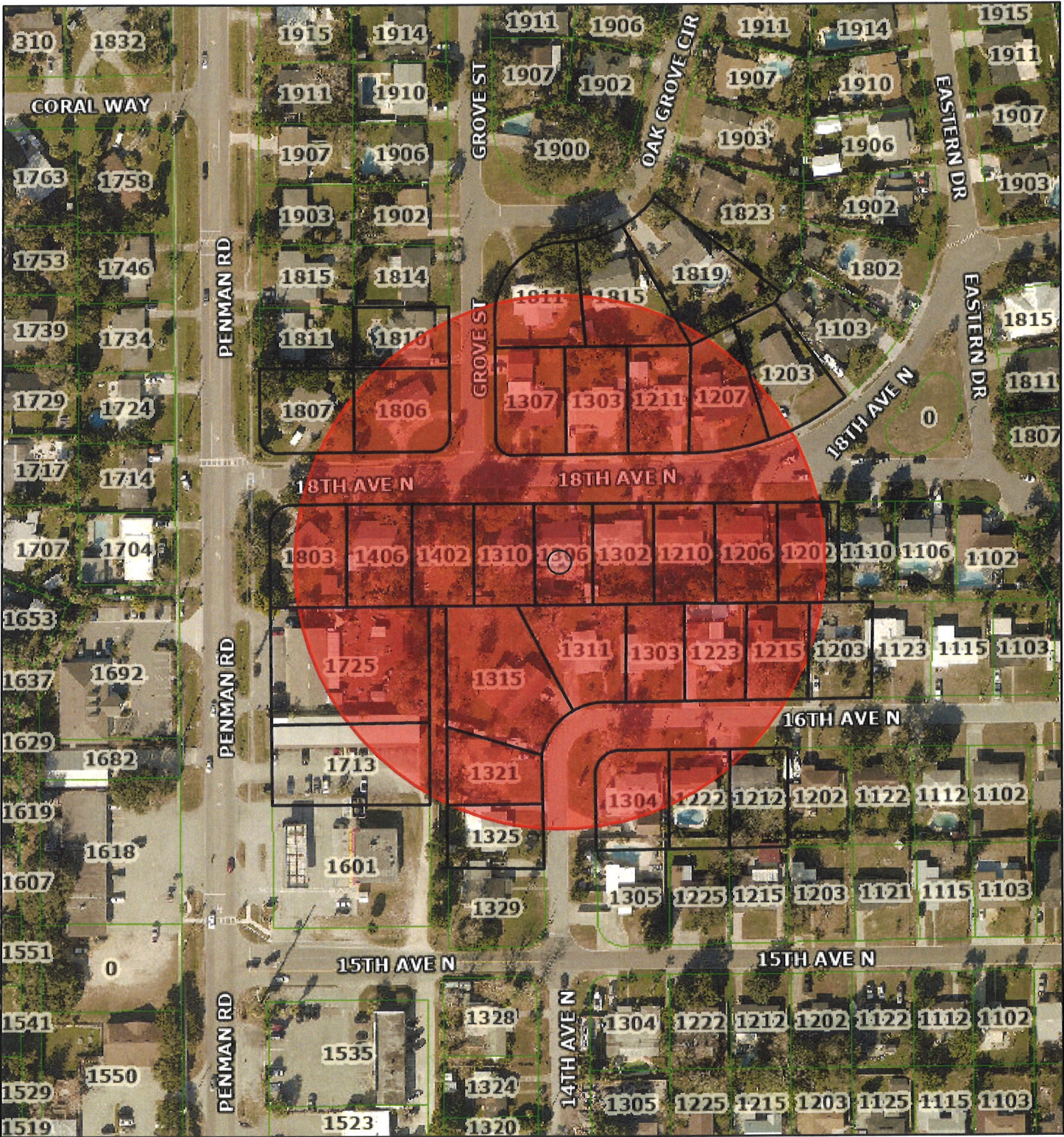
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100074**

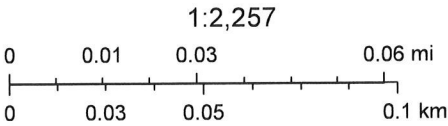
ATTACHMENTS:

1. 24-100074pics
2. 24-100074



October 30, 2024

 Parcels



Water Line to Rear - 7' 8"
Water Line to Left - 5'
Water Line to Right - 33' 3"

Pool Equip to Property Line - 5'
Total Impervious Area - 28%
Lot Area - 7,700

BOUNDARY SURVEY

Date Of Field Work - 01/04/2018

Drawn By - G.D.

Order #: 1000017313

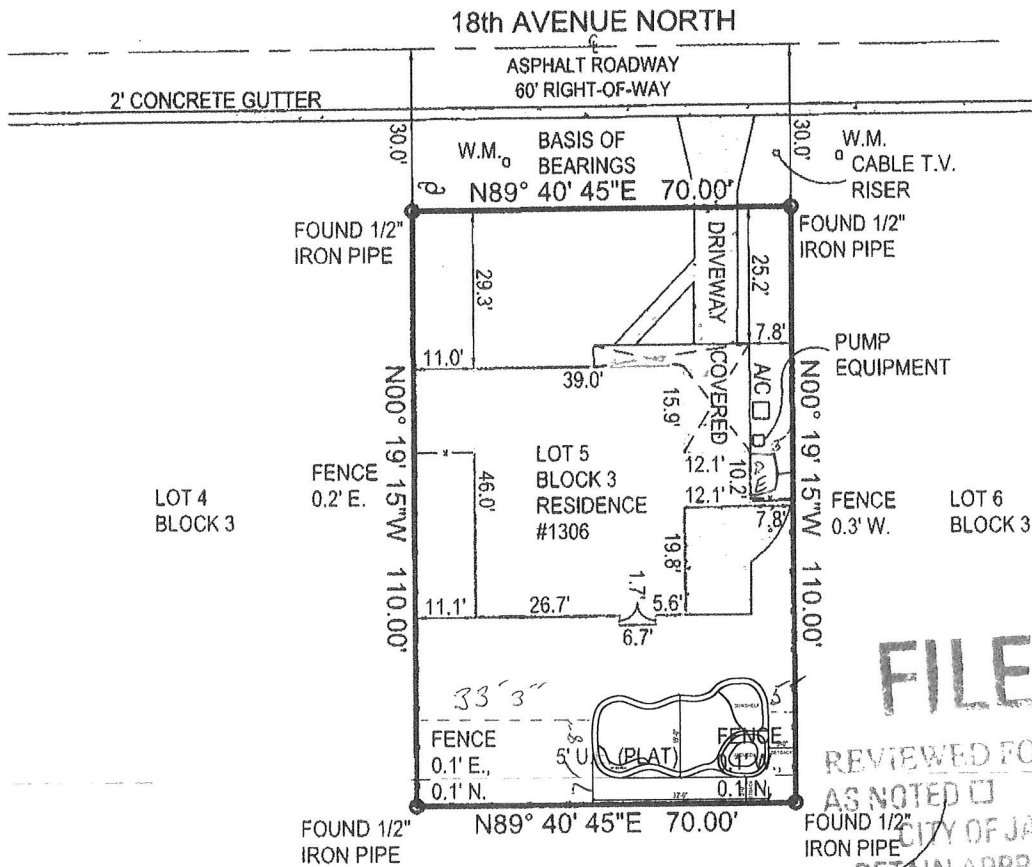
1306 18th AVENUE N., JACKSONVILLE BEACH, FL. 32250



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



FILE COPY

REVIEWED FOR CODE COMPLIANCE
AS NOTED

CITY OF JACKSONVILLE BEACH
RETAIN APPROVED COPY ON JOBSITE
DATE 2/5/21 BY [Signature]

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS.

NEXGEN
SURVEYING, LLC.

PHONE: 561.508.6272
FAX: 561.508.6309
LB 8111

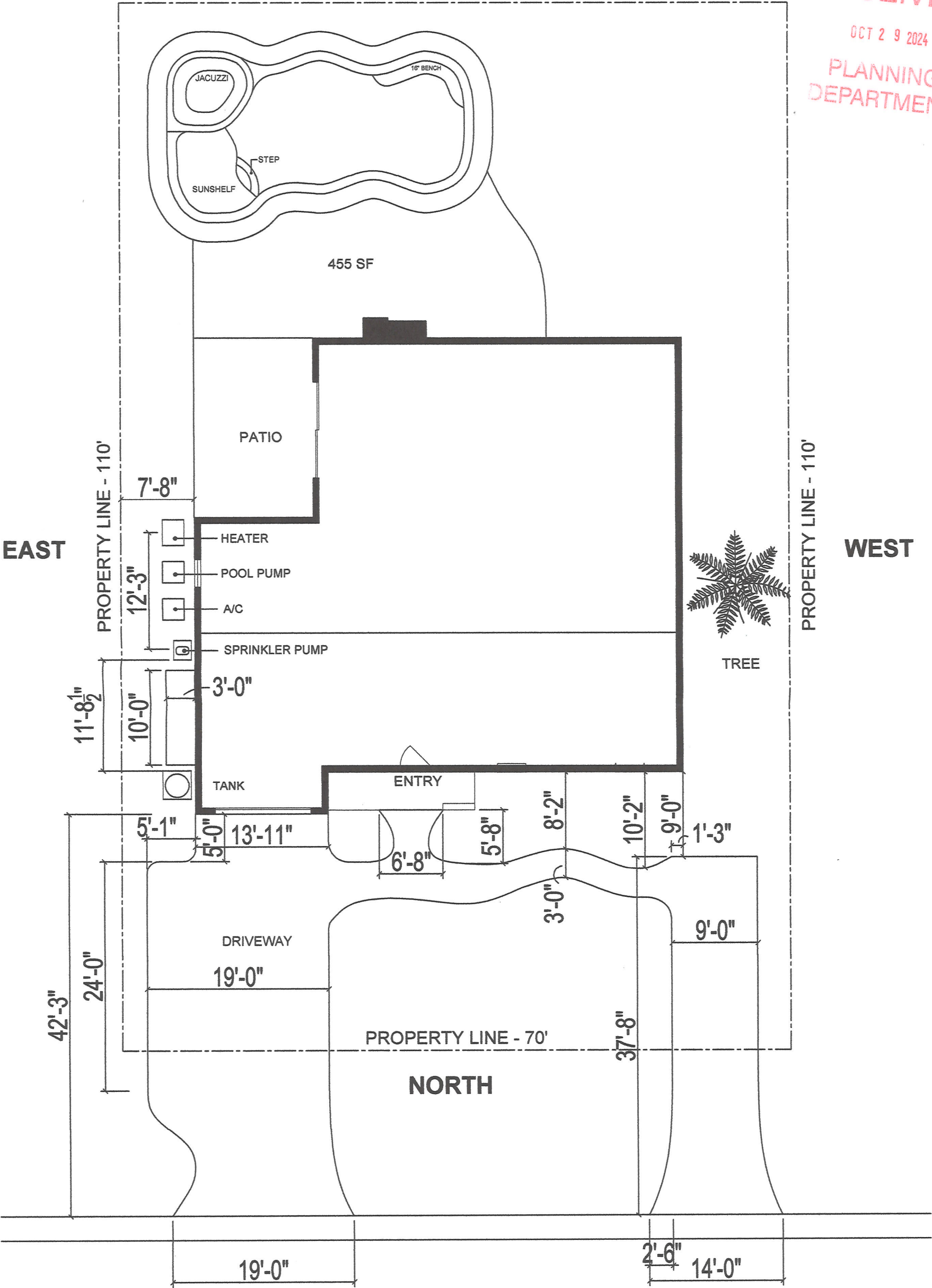
5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407
NexgenSurveying.com

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY
CLYDE O. MCNEAL
PSM 2883
ON 1/5/2018

SOUTH

PROPERTY LINE - 70'

RECEIVED
OCT 29 2024
PLANNING
DEPARTMENT



1306 18TH AVENUE NORTH

$\frac{3}{32}" = 1'-0"$



APPLICATION FOR VARIANCE

BOA No. 24-100074

HEARING DATE _____

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: Robert Hancock Telephone: 904-881-6500
 Mailing Address: 1306 18th AVE. North E-Mail: RHAN
JAX. BEACH, FL. 32250 foursurf0000@gmail.com
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Robert Hancock Telephone: 904-881-6500
 Mailing Address: 1306 18th AVE North E-Mail: foursurf0000@gmail.com
JAX. BEACH FL. 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 1306 18th AVE. North / 178128-0000
 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).
3' VS. 5' DRIVEWAY FROM PROPERTY LINE

AFFIDAVIT

I, Robert Hancock, 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

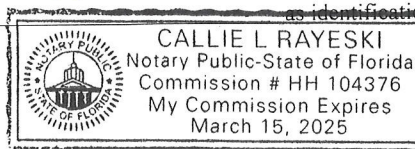
Robert Hancock
 PRINT APPLICANT NAME

9/18/24
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of September, 2024, by Robert Hancock, who is personally known to me or produced drivers license as identification.

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



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
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	OAK TREE To the Right of Existing DRIVEWAY
Special circumstances and conditions do not result from the actions of the applicant.	YES	Substandard Lot size 7,700 SF
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	Will not have a Negative impact on adjacent land, And have spoke with owner on each side of lot.

HANCOCK ROBERT JOE JR
1306 18TH AVE N
JACKSONVILLE BEACH, FL 32250

Primary Site Address
1306 N 18TH AVE
Jacksonville Beach FL 32250-

Official Record Book/Page
18960-01326

Title #
9429

1306 N 18TH AVE

Property Detail	
RE #	178128-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03226 SAN PABLO TERRACE
Total Area	7727

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value		SJRWMD/FIND Taxable Value	
Assessed Value	\$329,803.00	Assessed Value	\$329,803.00
Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$279,803.00	Taxable Value	\$279,803.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18960-01326	12/11/2018	\$100.00	QC - Quit Claim	Unqualified	Improved
18637-00782	12/18/2018	\$100.00	MS - Miscellaneous	Unqualified	Improved
18267-01779	1/26/2018	\$343,000.00	WD - Warranty Deed	Qualified	Improved
15476-01298	12/30/2010	\$179,000.00	WD - Warranty Deed	Qualified	Improved
14147-00186	8/20/2007	\$100.00	QC - Quit Claim	Unqualified	Improved
14147-00184	8/20/2007	\$100.00	QC - Quit Claim	Unqualified	Improved
05829-01170	7/18/1984	\$67,000.00	WD - Warranty Deed	Unqualified	Improved
05358-00439	6/15/1981	\$54,400.00	WD - Warranty Deed	Unqualified	Improved
04822-00489	2/21/1979	\$44,500.00	WD - Warranty Deed	Unqualified	Improved
03168-00812	12/1/1970	\$14,100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMK7	Fireplace Masonry	1	0	0	1.00	\$1,276.00

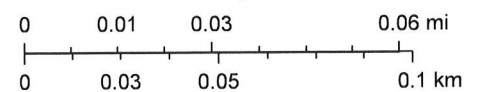
- Property taxes are subject to change upon change of ownership.
- Past taxes are not a reliable projection of future taxes.
 - The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

Value Summary			
Value Description	Value Method	2023 Certified	2024 In Progress
Total Building Value	CAMA	\$205,696.00	\$291,683.00
Extra Feature Value		\$46,330.00	\$51,160.00
Land Value (Market)		\$241,500.00	\$257,600.00
Land Value (Agric.)		\$0.00	\$0.00
Just (Market) Value		\$493,526.00	\$600,443.00
Assessed Value		\$320,198.00	\$329,803.00
Cap Diff/Portability Amt		\$173,328.00 / \$0.00	\$270,640.00 / \$0.00
Exemptions		\$50,000.00	See below
Taxable Value		\$270,198.00	See below

School Taxable Value	
Assessed Value	\$329,803.00
Homestead (HX)	- \$25,000.00
Taxable Value	\$304,803.00



1:2,257



Water Line to Rear - 7' 8"
Water Line to Left - 5'
Water Line to Right - 33' 3"

Pool Equip to Property Line - 5'
Total Impervious Area - 28%
Lot Area - 7,700

BOUNDARY SURVEY

Date Of Field Work - 01/04/2018

Drawn By - G.D.

Order #: 1000017313

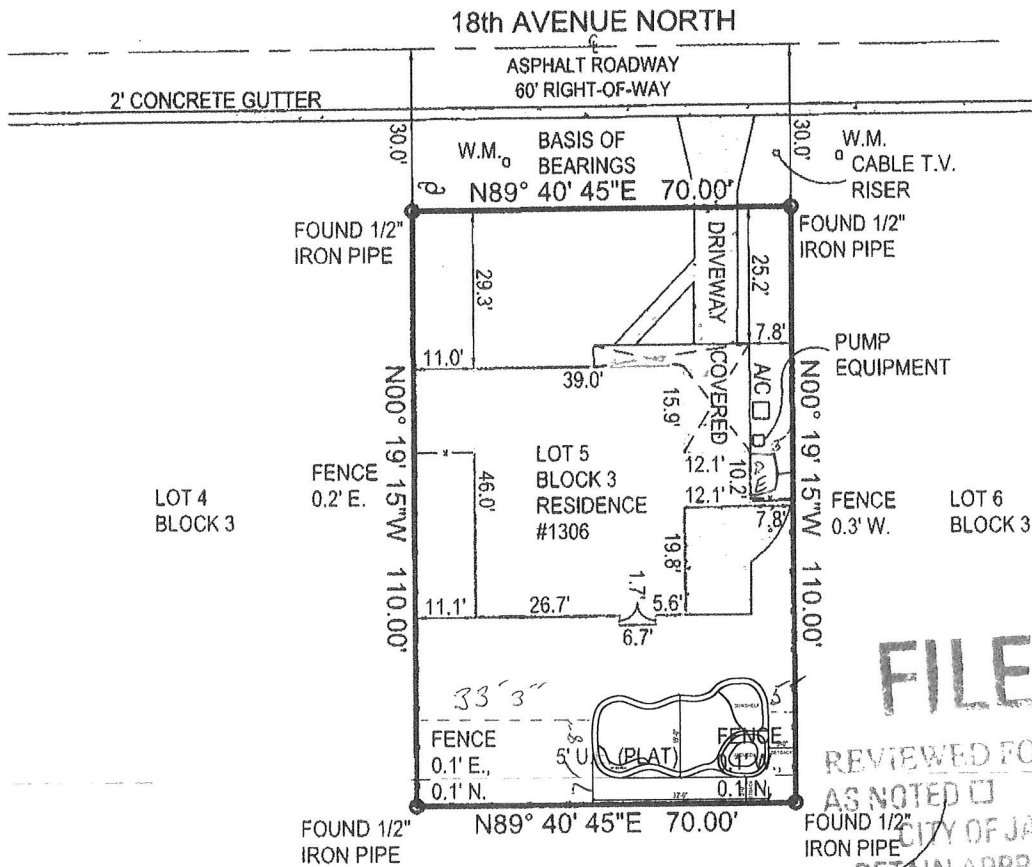
1306 18th AVENUE N., JACKSONVILLE BEACH, FL. 32250



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



FILE COPY

REVIEWED FOR CODE COMPLIANCE
AS NOTED ☒

CITY OF JACKSONVILLE BEACH
RETAIN APPROVED COPY ON JOBSITE
DATE 2/5/21 BY

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS.

NEXGEN
SURVEYING, LLC.

PHONE: 561.508.6272
FAX: 561.508.6309
LB 8111

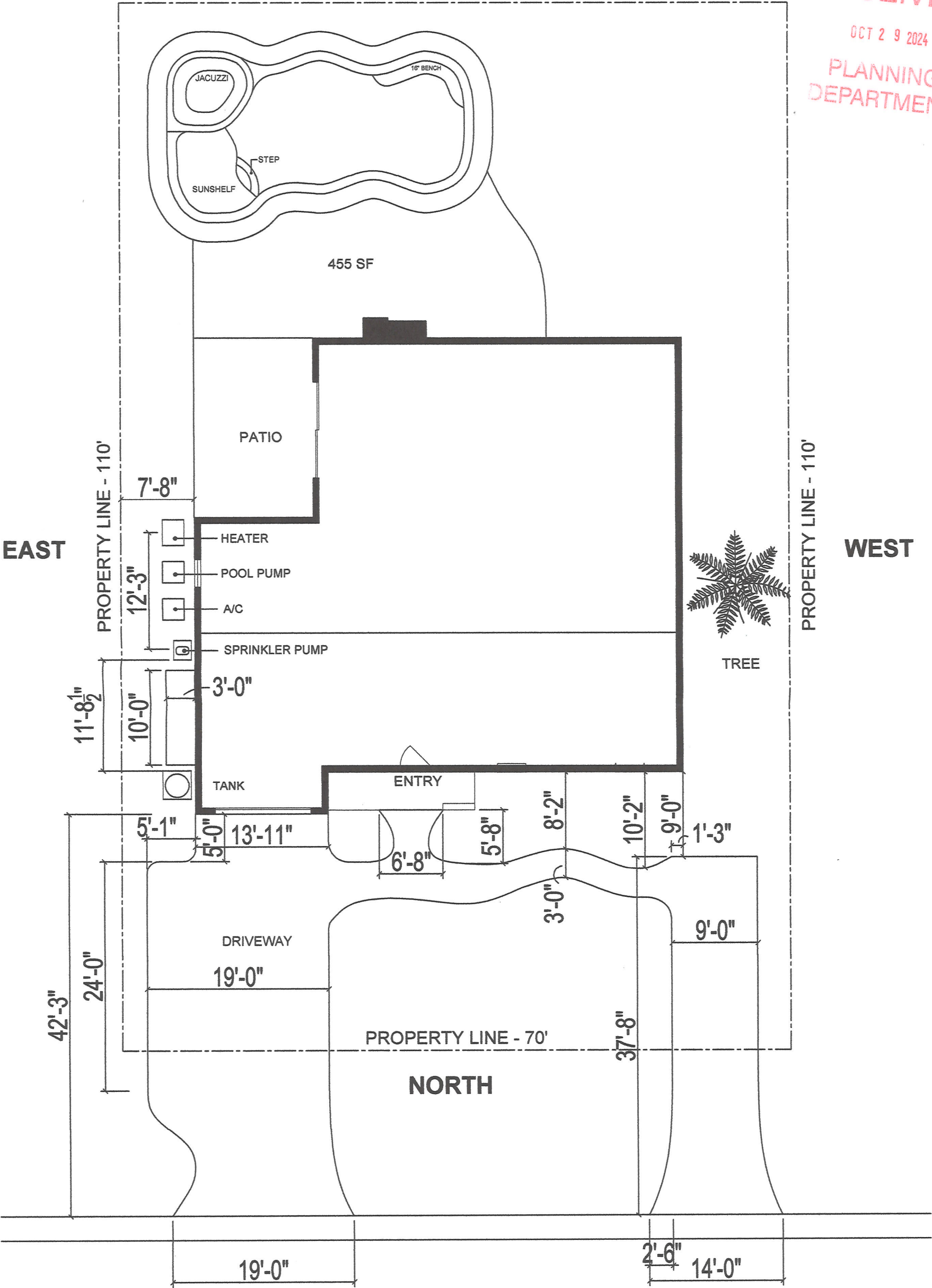
5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407
NexgenSurveying.com

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY
CLYDE O. MCNEAL
PSM 2883
ON 1/5/2018

SOUTH

PROPERTY LINE - 70'

RECEIVED
OCT 29 2024
PLANNING
DEPARTMENT



1306 18TH AVENUE NORTH

$\frac{3}{32}" = 1'-0"$



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/01/2024
SUBJECT:	BOA #24-100075 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 19, 2024 Board of Adjustment Meeting.

BOA #24-100075

ZONING: RS-1
RE NO.: 177908-0000
LEGAL: Lot 13, Block 1, *Atlantic Shores*
ADDRESS: 1649 N 6th Ave

REQUEST:

Section(s): 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, for a covered front porch with an extended entry and for to an existing single family dwelling, located at **property addressed** 1649 N 6th Ave, **RE#** 177908-0000, **legally described as** Lot 13, Block 1, *Atlantic Shores*

EXISTING CONDITIONS:

The subject property is a platted lot of record, (circa 1946) 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 70 feet in width with a total area of 7,500 square feet. The subject parcel is currently occupied by a two-story dwelling, a concrete driveway/walkway, and a covered patio. The subject home was constructed in 1962, prior to the current LDC. The lot coverage is currently conforming at 33%. The subject parcel was granted a variance early this year in January for a side yard setback of 7.8 ft in lieu of 10 ft minimum to address existing nonconformities, in order to facilitate some attached rear additions. The applicant is now back for another variance to construct a covered front porch with an extended entry. The request is for a front yard setback of 20 feet in lieu of 25 feet minimum. The applicant will not make any alterations that will deviate from the current footprint of the structure as it is. All work will be internal to the house and the extent of said work is what triggered the need for the variance. The proposed new addition to the front of the dwelling will not increase the lot coverage. 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 a proposed front yard set back of 20 feet, for the proposed new addition to the front 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.

BOA#24-100129: For side yard setback of 7.8ft in lieu of 10ft minimum to address existing

nonconformities to a single-family dwelling.

No active code case.

STAFF ANALYSIS:

The subject property was developed in 1962 and platted in 1946 before our current LDC. The subject property is conforming in total lot coverage, in the RS-1 zoning district, and the minimum lot size is 10,000 square feet., the applicant's current lot has a total lot area of 7,500 sq. ft. The applicant is proposing to build a covered front porch with an extended entry. There is already an existing variance that addresses the non-conforming side yard measurements. The subject dwelling was constructed prior to the current LDC with the current side yard setback of 7.8 ft rather than the 10 ft minimum required and now conforms due to the previous variance. A variance to allow for a front yard setback of 20 feet in lieu of 25 feet minimum, for a covered front porch with an extended entry is the minimum variance needed for the reasonable use of the parcel of land. 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 nonconforming nature of the lot in total lot area and width. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: 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 undersized. In the RS-1 district, you are required to have a minimum lot area of 10,000 square feet, and this property measures 7,500 sq. ft. Additionally, the current home was constructed in its current location in 1962.

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 1946 and the applicant purchased the property in the 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. The home was built with non-conforming dimensions. It is common for single-family homes to be renovated to maintain their value and modernize older technologies and materials.

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 size of the property and the location of the existing home, this is the minimum variance needed to build the covered front porch with an extended entry.

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 new covered front porch with an extended entry. The minimum variance needed is for a front yard setback of 20 feet in lieu of 25 feet minimum, for a covered front porch.

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.

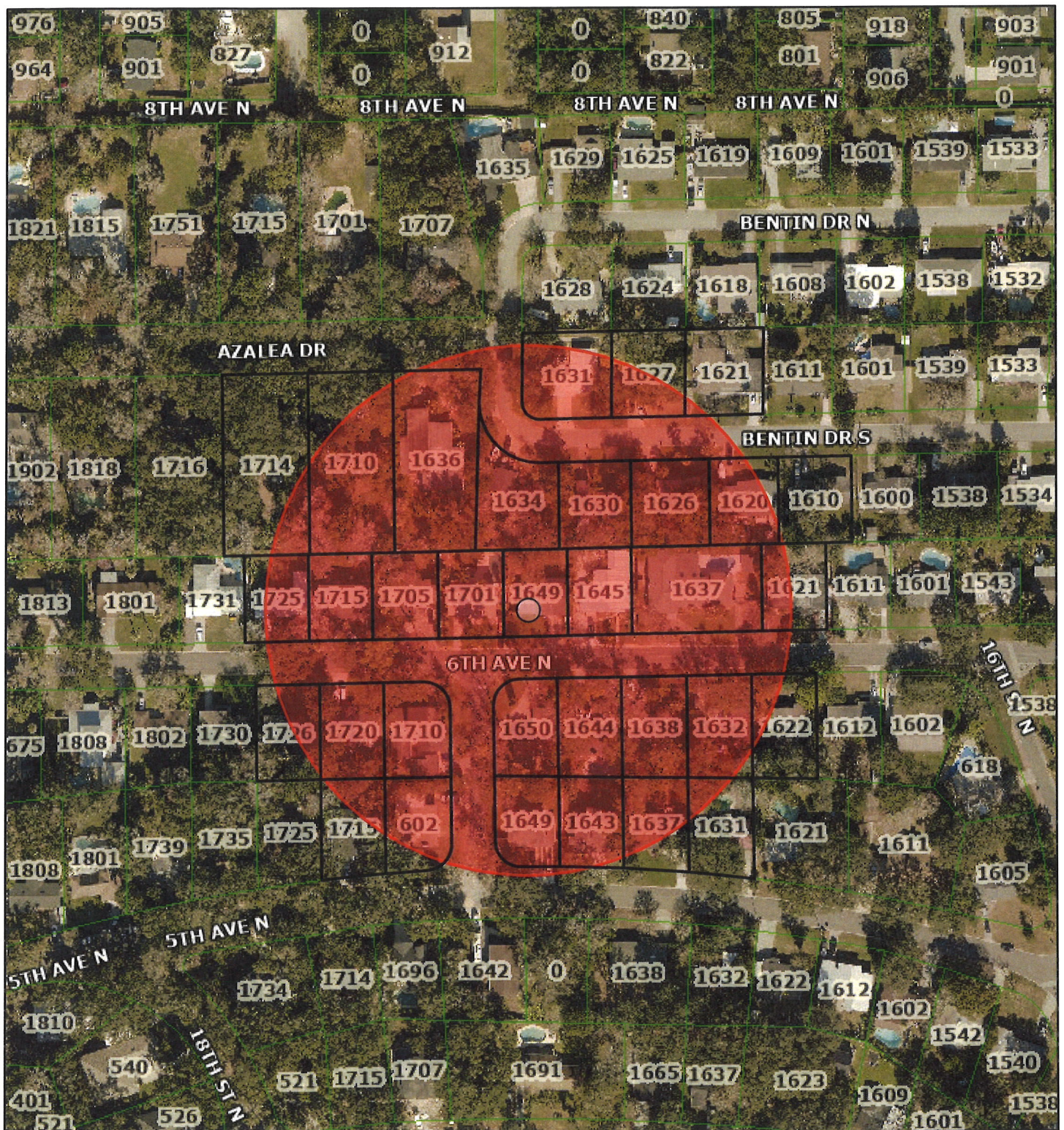
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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#24-100075**

ATTACHMENTS:

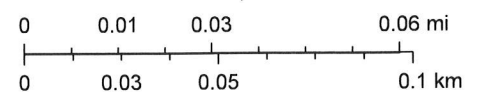
1. 24-100075pics
2. 24-100075



October 30, 2024

 Parcels

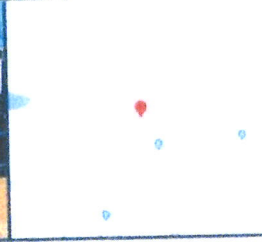
1:2,257



Current



www.exactaland.com | Office: 866.735.1916 | Fax: 866.744.2882



PROPERTY ADDRESS: 12301 1255 6TH AVENUE N, SUITE 100, SEASIDE, FLORIDA 32080

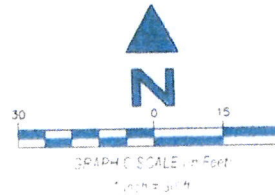
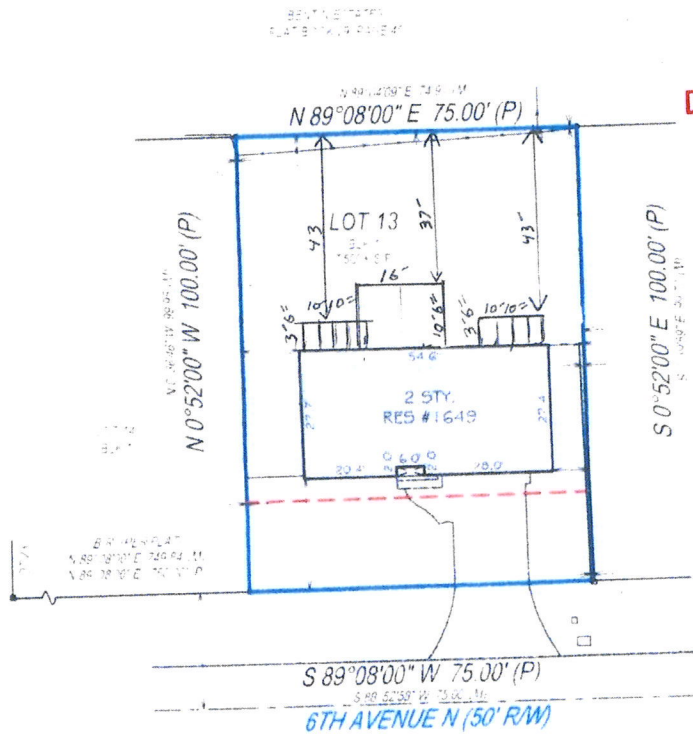
SURVEY NUMBER: 2023-011255

FL2301 1255
BOUNDARY SURVEY
DUVAL COUNTY

RECEIVED

NOV 20 2023

PLANNING
DEPARTMENT



THIS SURVEY WAS MADE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IS A TRUE AND ACCURATE REPRESENTATION OF SAID LANDS AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 54-15.050 THROUGH 54-15.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT WHEN THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER IS AFFIXED HERETO.



SURVEYOR'S CERTIFICATION:

I hereby certify that this Survey of the land described herein was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 54-15.050 through 54-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC

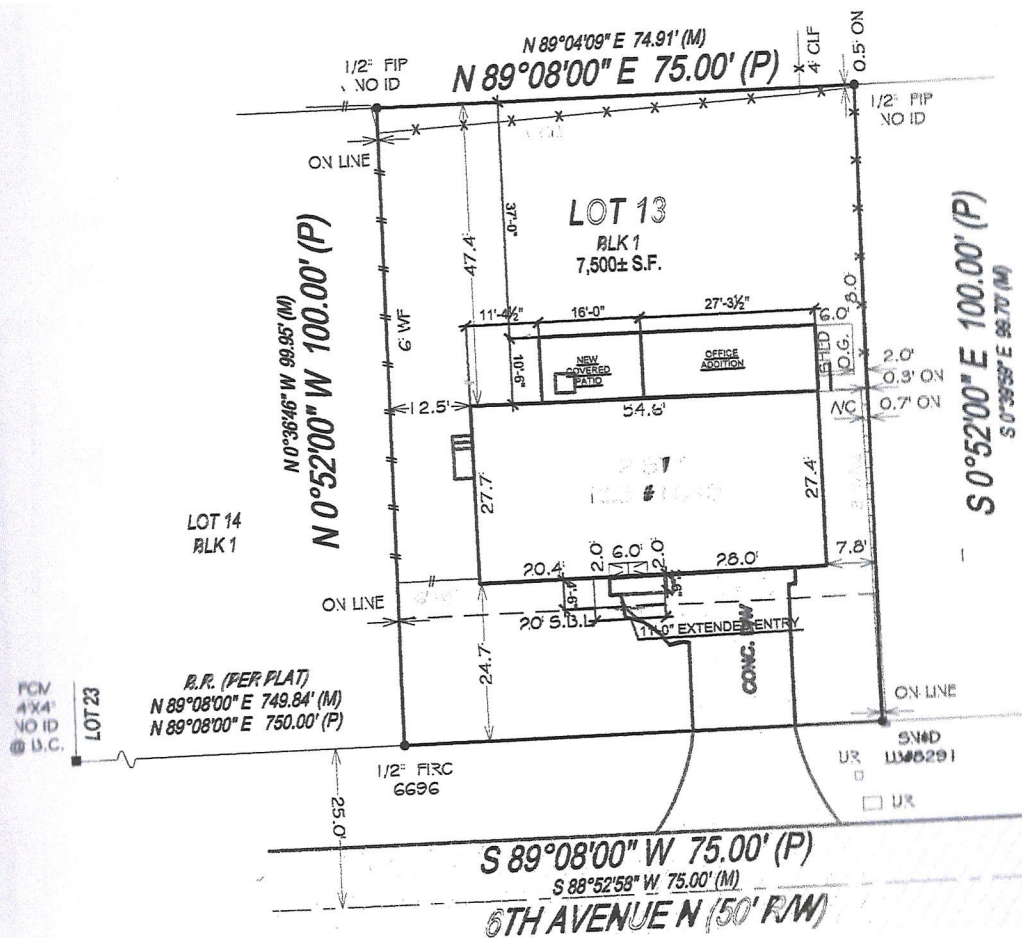


Florida Land
Title Association

AFFILIATE
MEMBERS

DATE SIGNED: 11/15/23
FIELD WORK DATE: 11/15/23
REVISION DATE(S): 11/15/23

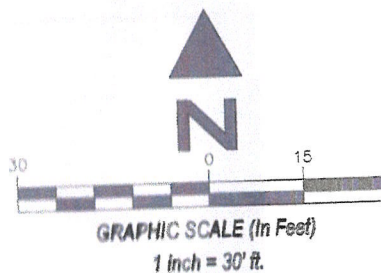
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



LOT 12
BLK 1

LOT COVERAGE:	
TOTAL LOT	7,500 S.F.
(TOTAL ALLOWABLE 35% - 2,625 S.F.)	
EXISTING HOUSE	1,503 S.F.
REAR COVERED PATIO	167 S.F.
REAR PATIO	285 S.F.
CONC. PAD	18 S.F.
DRIVEWAY/WALK	488 S.F.
TOTAL IMPERVIOUS	2,461 S.F. (33%)

SURVEY NOTE:
 ALL INFORMATION SHOWN ON PLAT NOT VERIFIED
 FOR EASE OF OWNERSHIP NOT DETERMINED.



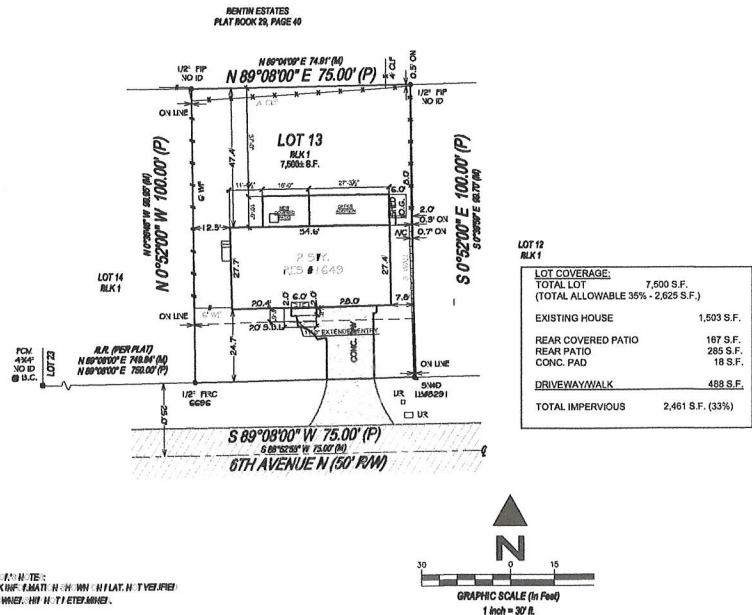
JOB COPY
 THIS PLAN MUST BE
 ON JOB SITE FOR
 EACH INSPECTION

REVIEWED FOR CODE COMPLIANCE
 AS NOTED ☒ SEE SHEET A1
 CITY OF JACKSONVILLE BEACH
 RETAIN APPROVED COPY ON JOBSITE
 DATE 9-5-24 APP. BY *[Signature]*

RECEIVED
OCT 03 2024
PLANNING
DEPARTMENT

FL2301.1255
BOUNDARY SURVEY
DUVAL COUNTY

PROPERTY ADDRESS: 1649 6TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250 SURVEY NUMBER: FL2301.1255



JNO_{verby}, LLC

Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnoverby.com
FL. AR-0017060 • FL. ID-4621



KINCHEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2023

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

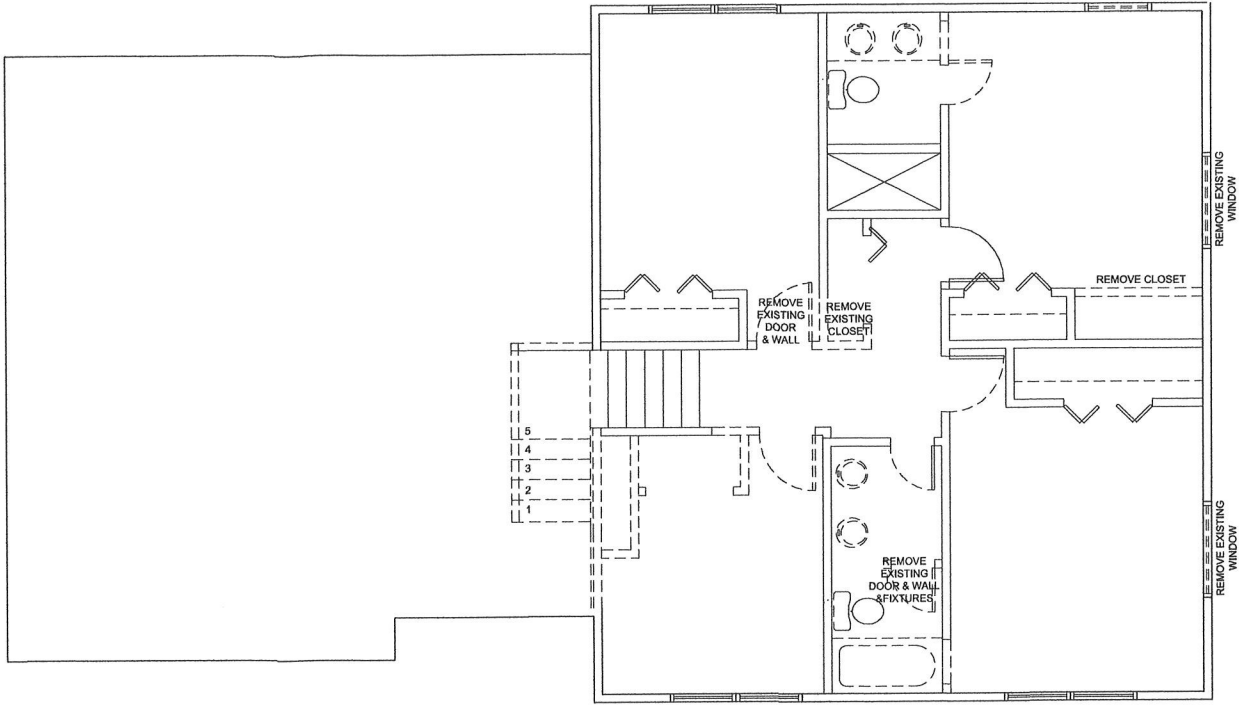
ARCHITECTURAL
SITE
PLAN

T1

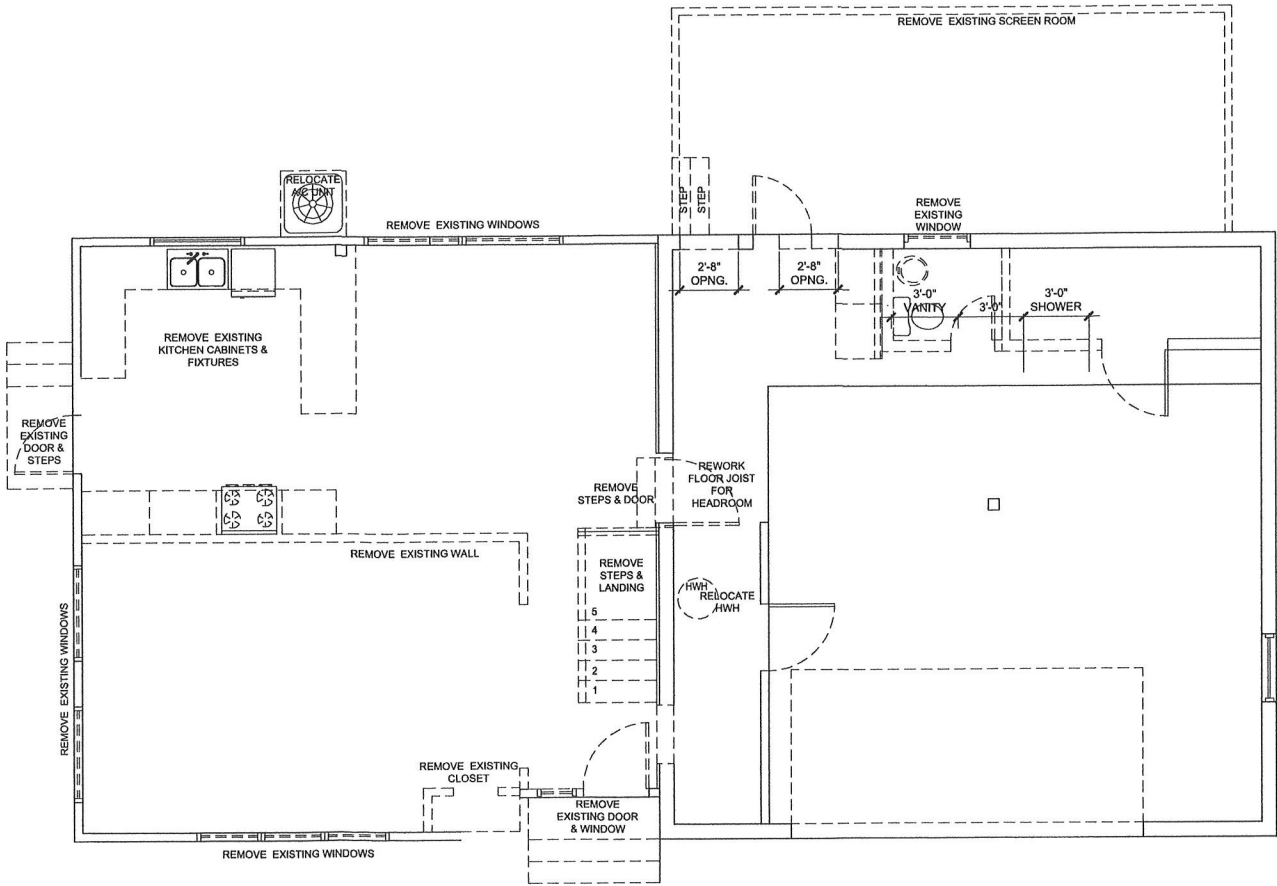
PERMIT SET

GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION WORK TO BE PERFORMED UNDER G.C. CONTRACT. G.C. TO FIELD VERIFY ALL EXISTING CONDITIONS.
2. SURVEY EXISTING CONDITIONS OF THE BUILDING TO DETERMINE IF REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY TO ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING PRIOR TO COMMENCING ANY ADDITIONAL WORK FOR DIRECTION IF DEFICIENCIES ARE NOTED.
3. TURN OFF NECESSARY POWER AND UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK.
4. ITEMS INDICATED TO BE REMOVED SHALL BE REMOVED AND LEGALLY DISPOSED OF IN ACCORDANCE WITH APPLICABLE CODES.
5. PROTECT EXISTING ITEMS TO REMAIN. THESE ITEMS TO BE COORDINATED WITH THE OWNER PRIOR TO ANY DEMO WORK.
6. DEMO AND REMOVE EXISTING INTERIOR DOOR / DOOR FRAME / DOOR SILL / CASING UNLESS OTHERWISE NOTED (U.O.N) ON PLAN.
7. CUT OPENINGS NEATLY AND HOLES PLUMB, SQUARE AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAINING OR ADJOINING CONSTRUCTION.
8. ANY FIRE EXTINGUISHERS TO BE REMOVED AND STORED FOR FUTURE USE.
9. AUTHORIZED CONSTRUCTION PERSONNEL ONLY WITHIN THE CONSTRUCTION AREA.
10. WORK TO BE DONE IN SUCH A MANNER AS TO HAVE MINIMUM DISRUPTION TO ONGOING CITY BUSINESS AND PARKING LOT.
11. CODES AND REGULATIONS: COMPLY WITH GOVERNING CODES AND REGULATIONS.
12. USE EXPERIENCED WORKERS.
13. OCCUPANCY: IMMEDIATE AREAS OF WORK MAY BE OCCUPIED DURING DEMOLITION BY THE HOME OWNERS.
14. DEMOLISH DESIGNATED IMPROVEMENTS AS NECESSARY TO IMPLEMENT RENOVATION PLAN.
15. IMPLEMENT POLLUTION CONTROL DURING BUILDING DEMOLITION.
16. HAZARDOUS MATERIALS: IF HAZARDOUS MATERIALS ARE NOTED THEY WILL BE REMOVED UNDER SEPARATE CONTRACT. NOTIFY OWNER IF HAZARDOUS MATERIAL IS DISCOVERED TO BE PRESENT.
17. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN. ITEMS OF SALVAGE VALUE, NOT SPECIFIED ITEMS TO BE RETURNED TO OWNER, SHALL BE REMOVED FROM STRUCTURE. STORAGE OR SALE OF ITEMS IS PROHIBITED.
18. UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES IN AREAS TO BE DEMOLISHED.
19. SHORING AND BRACING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING AND BRACING AS REQUIRED.
20. OCCUPIED SPACES: DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, DRIVES, PARKING SPACES OR OTHER OCCUPIED OR USED SPACES OR FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND THE AUTHORITIES HAVING JURISDICTION. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION. IF NECESSARY, PROVIDE TEMPORARY UTILITIES.
21. RESTORATION: RESTORE FINISHES OF PATCHED AREAS.



D SECOND FLOOR DEMOLITION PLAN



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

JNOverby, LLC
Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnovberby.com
FL. AR-0017060 • FL. ID-4621



KINCEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2023

NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"x17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

**DEMOLITION
PLANS**

D1

PERMIT SET

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.

BUILDING CODE SUMMARY

CODE ENFORCEMENT JURISDICTION:
CITY OF JACKSONVILLE BEACH

BUILDING CODE:

Florida Building Code 7th Edition (2020) Building
Florida Building Code 7th Edition (2020) Existing Building
Florida Building Code 7th Edition (2020) Residential
Florida Building Code 7th Edition (2020) Plumbing
National Electric Code 2017 - NFPA 70-2017
Florida Building Code 7th Edition (2020)
Energy Conservation
Florida Building Code 7th Edition (2020) Mechanical
Florida Fire Prevention Code 7th Edition

ALTERATION LEVEL: 2

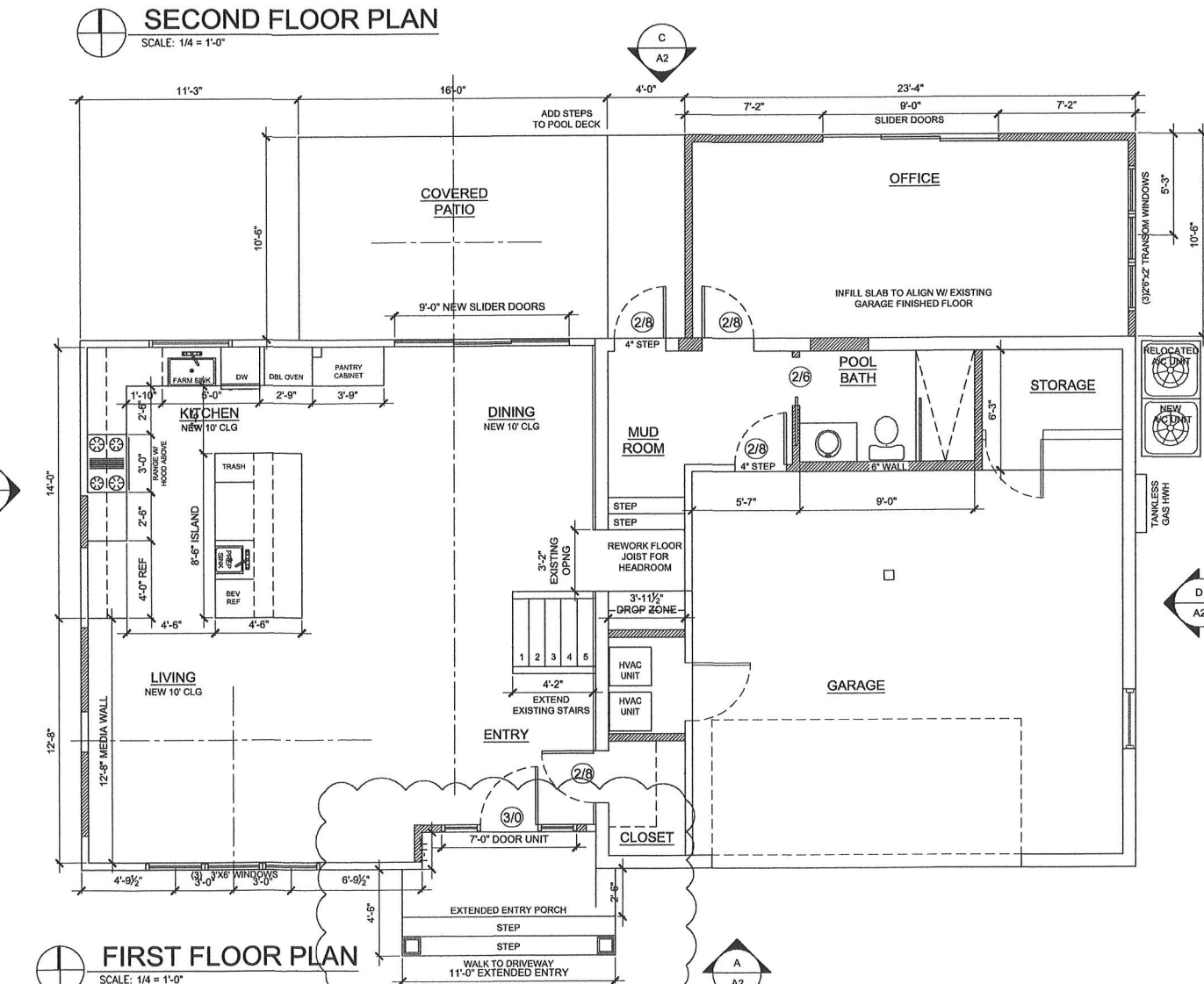
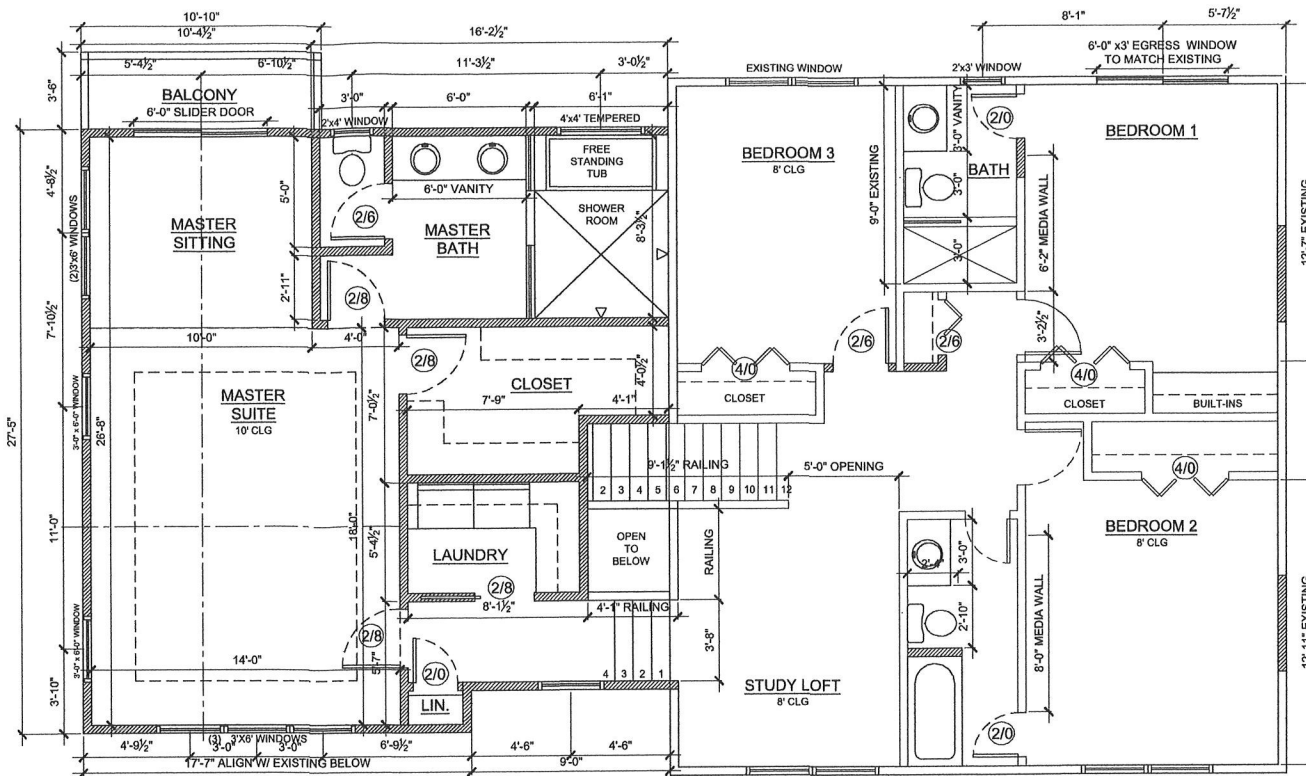
OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-3)

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

PROVIDE INSULATION PER CODE
R-38 IN CEILING, R-13 IN WALLS

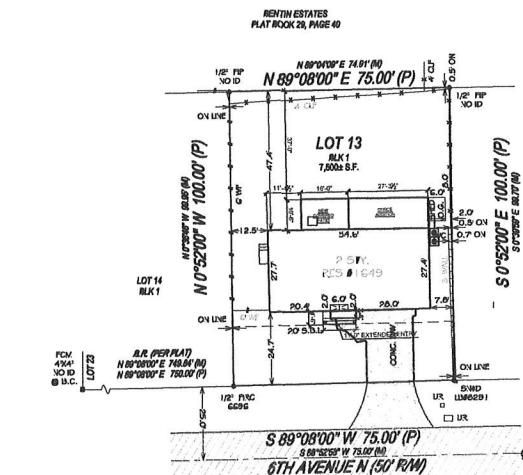
WORK AREA-
EXISTING FIRST FLOOR A/C: 735 SQ. FT.
EXISTING SECOND FLOOR A/C: 841 SQ. FT.
NEW FIRST FLOOR A/C: 440 SQ. FT.
NEW SECOND FLOOR A/C: 686 SQ. FT.
TOTAL NEW A/C: 2,702 SQ. FT.

EXISTING GARAGE: 566 SQ. FT.
NEW COVERED PATIO: 168 SQ. FT.



PROPERTY ADDRESS: 1649 6TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250 SURVEY NUMBER: FL2301.1255

FL2301.1255
BOUNDARY SURVEY
DUVAL COUNTY

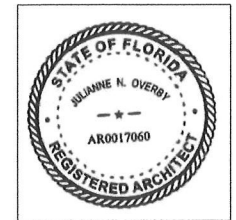


LOT COVERAGE:	7,500 S.F.
TOTAL LOT	(TOTAL ALLOWABLE 35% - 2,625 S.F.)
EXISTING HOUSE	1,503 S.F.
REAR COVERED PATIO	167 S.F.
REAR PATIO	285 S.F.
CONC. PAD	18 S.F.
DRIVEWAY/WALK	488 S.F.
TOTAL IMPERVIOUS	2,461 S.F. (33%)

JNOOverby, LLC

Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jloverby.com
FL AR-0017060 • FL ID-4621



KINCHEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2023

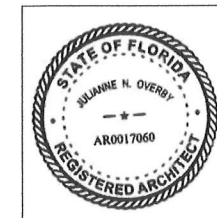
NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"x17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

NEW
FLOOR
PLANS

A1

PERMIT SET

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnovberby.com
FL, AR-0017060 • FL, ID-4621



KINCHEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

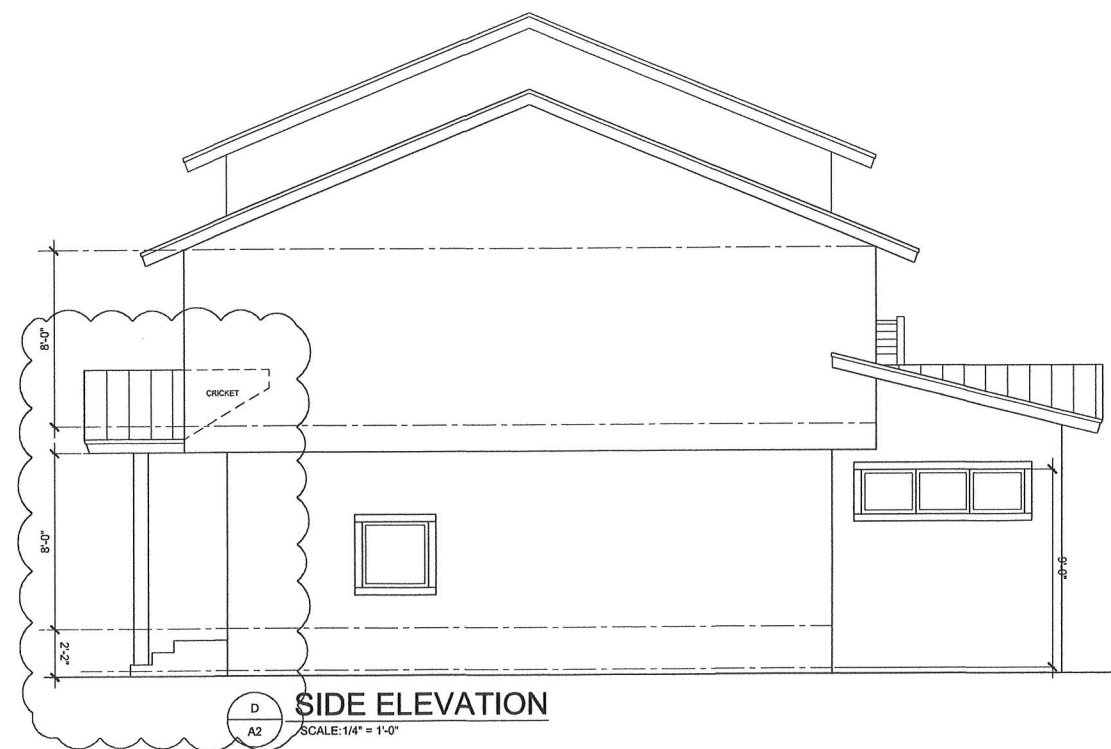
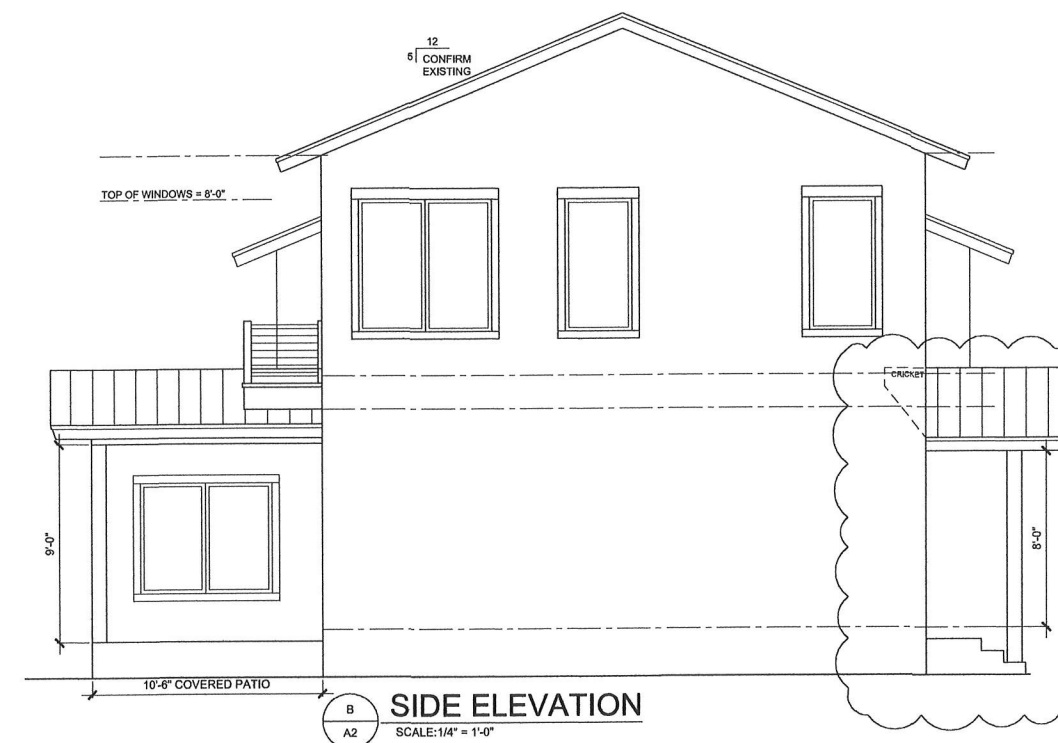
DATE ISSUED:
AUGUST 3, 2023

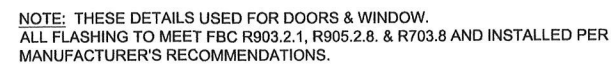
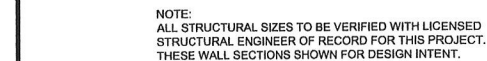
NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

EXTERIOR
ELEVATIONS
AND
DETAILS

A2

PERMIT SET





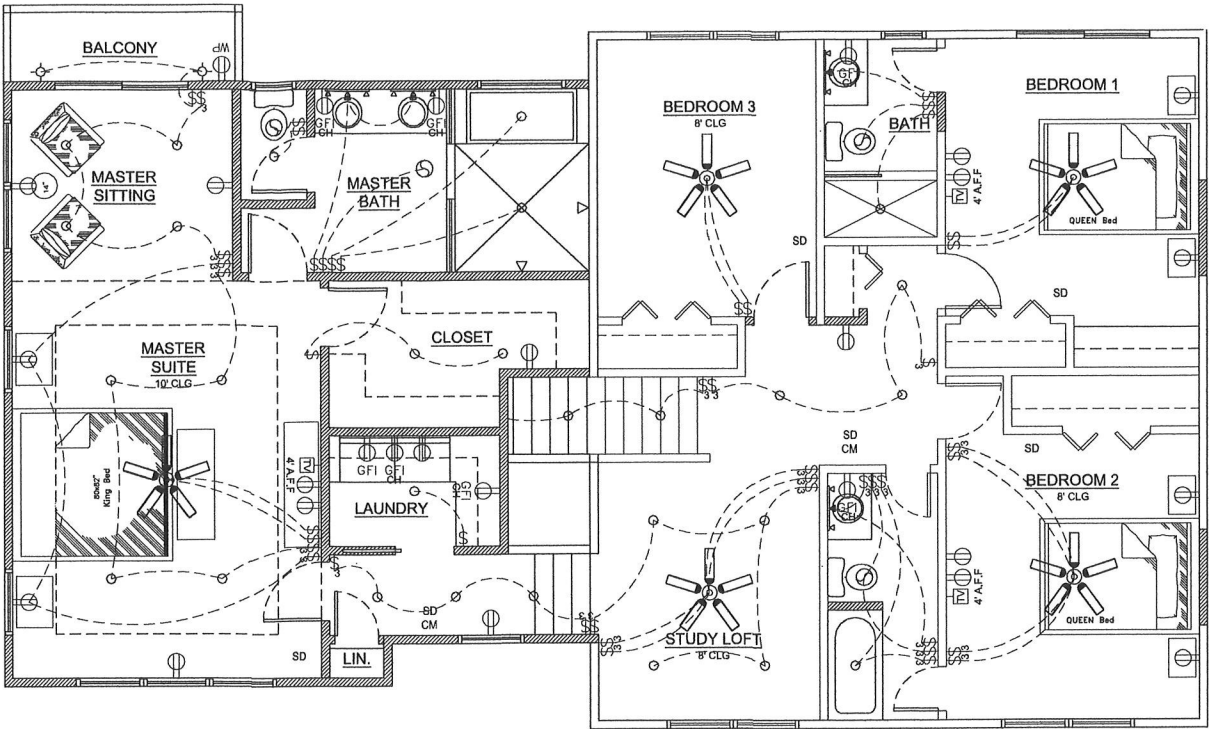
PERMIT SET

ELECTRICAL LAYOUT PLAN NOTES:

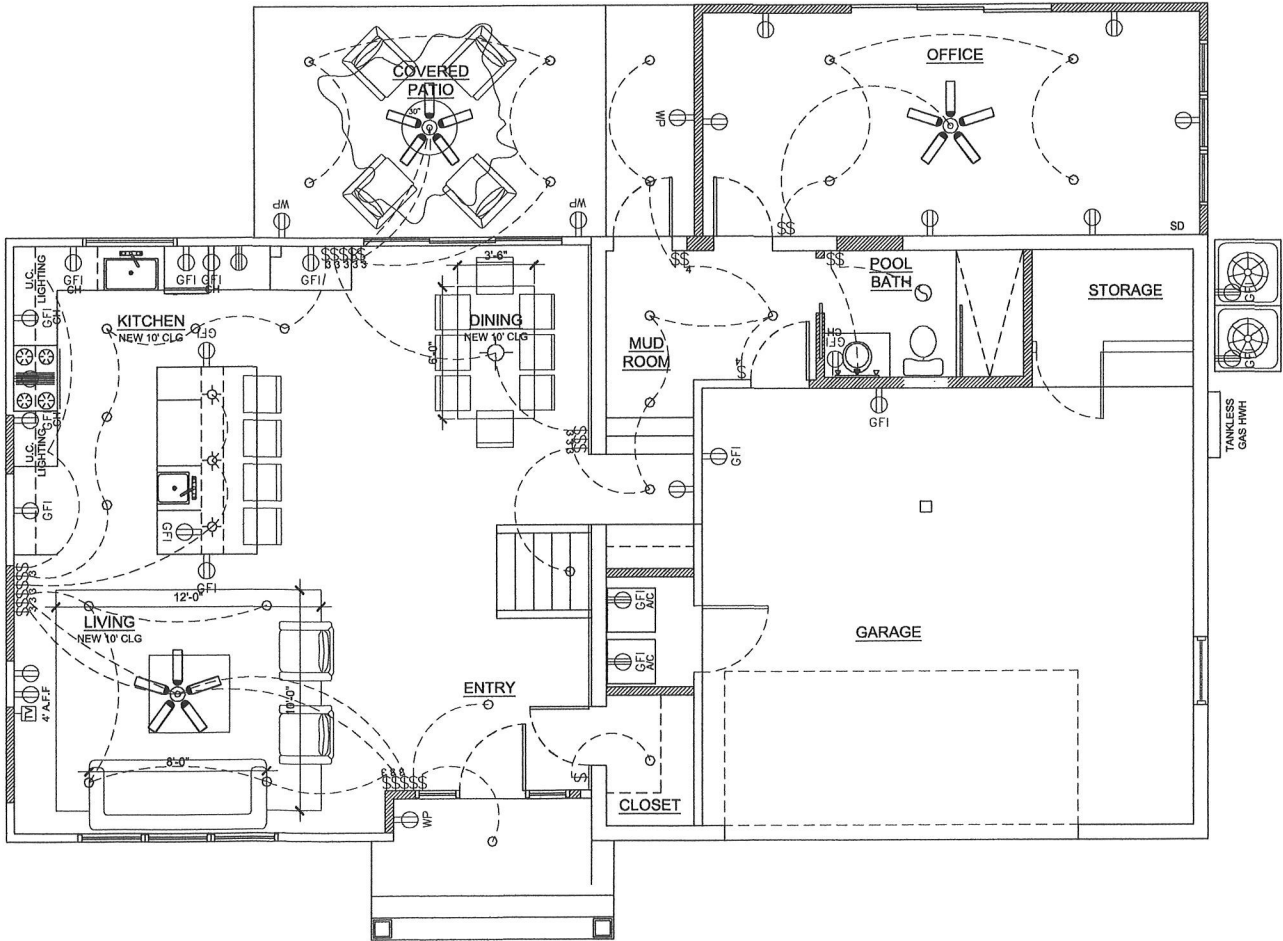
1. VERIFY ALL EXISTING CONDITIONS.
2. COORDINATE LIGHT FIXTURE LOCATIONS CONTRACTOR ANY DISCREPANCIES SHALL BE COMMUNICATED TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS FOR COORDINATION.
3. LIGHT FIXTURES SHALL BE LOCATED AS CLOSELY AS POSSIBLE TO LOCATIONS SHOWN ON THIS PLAN.
4. FIXTURES SHALL ALIGN 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		
	SMOKE DETECTOR		CARBON MONOXIDE DETECTOR
	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 FSC.
 7. 100% OF ALL INTERIOR AND EXTERIOR PERMANENT LIGHT FIXTURES TO USE CFL/LED LAMPS.



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



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

JNOverby, LLC
Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jloverby.com
FL. AR-0017060 • FL. ID-4621



KINCHEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2023

NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"x17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

ELECTRICAL
LAYOUT
PLANS

A4

PERMIT SET



APPLICATION FOR VARIANCE

BOA No. 24-100075

HEARING DATE 11/19

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

REQUIRED DOCUMENTATION

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

RECEIVED

NOV 13 2024

APPLICANT INFORMATION

Applicant Name: James Kinchen

Mailing Address: 12744 Aztec Dr. N
Jax. FL 32246

Agent Name: _____

Mailing Address: _____

Landowner Name: _____

Mailing Address: _____

Telephone: 904-813-1402

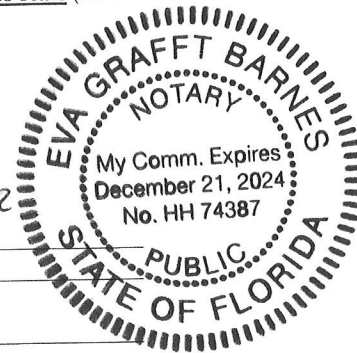
E-Mail: _____

Telephone: _____

E-Mail: _____

Telephone: _____

E-Mail: _____



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

VARIANCE DATA

Street address of property and Real Estate Number: 1649 6th Ave N Jax. Bch FL 32250

Legal description of property (Attach copy of deed): _____

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary). 2 front yard setback

CC 40%

AFFIDAVIT

I, James Kinchen, 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.

James Kinchen
APPLICANT SIGNATURE

James Kinchen
PRINT APPLICANT NAME

9.20.24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of SEPTEMBER, 2024, by _____, who is personally known to me or _____ as identification.

Eva G. Barnes
NOTARY PUBLIC SIGNATURE
EVA G. BARNES
PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

RECEIVED

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.

OCT 03 2021

PLANNING
DEPARTMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Sub standard
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	

Doc # 2023028978, OR BK 20581 Page 769, Number Pages: 2,
Recorded 02/13/2023 01:29 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING \$18.50 DEED DOC ST \$2625.00

RECEIVED

NOV 20 2023

PLANNING
DEPARTMENT

Prepared by and return to:

Maria Coutu
Atlantic Coast Title & Escrow
1525-B The Greens Way, Suite 100
Jacksonville Beach, FL 32250
(904) 372-4834
File Number: 2023-21472
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of February, 2023 between Raymond C. Jellison, a single man whose post office address is 260 Holly Lane, Portsmouth, NH 03801, grantor, and James T. Kinchen and Jessica D Kinchen, A Married Couple whose post office address is 1649 6th Ave N, Jacksonville Beach, FL 32250, 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 13, Block 1, Pine Grove, - Unit No. 4, according to the plat thereof as recorded in Plat Book 19,
Page 44, Public Records of Duval County, Florida.

Parcel Identification Number: 177908-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2022.

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:

M. Coutu

Witness

Printed Name: Maria Coutu

C. Pierce

Witness

Printed Name: Catherine Pierce

Raymond C. Jellison

Raymond C. Jellison

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2023 by Raymond C. Jellison who ☐ is personally known or ☒ has produced a driver's license as identification.

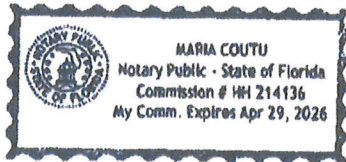
[Seal]

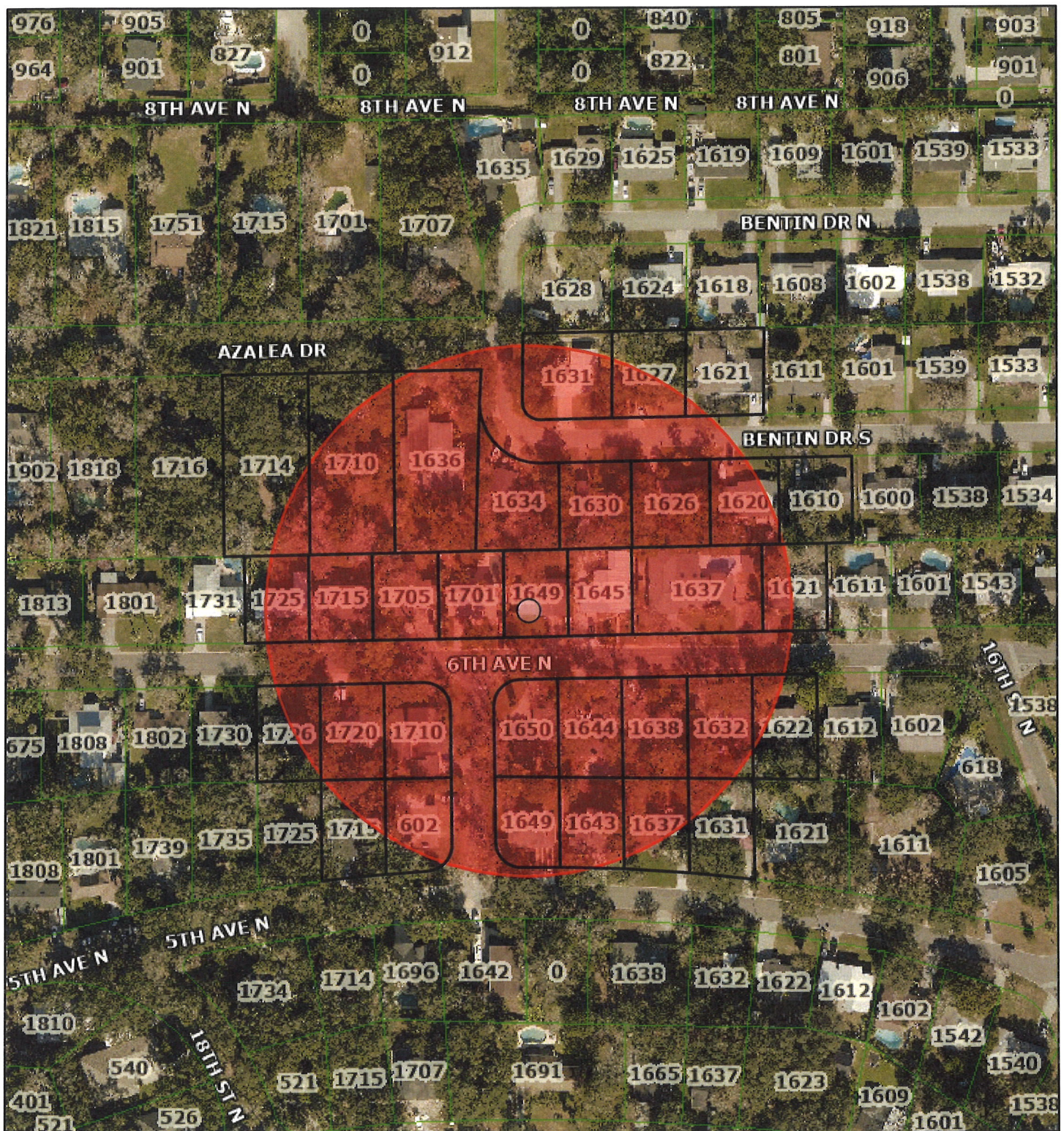
M. Coutu

Notary Public

Print Name: Maria DiMartino Coutu

My Commission Expires: April 29, 2026

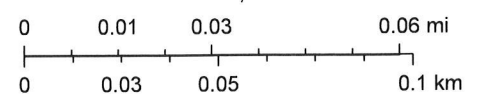




October 30, 2024

 Parcels

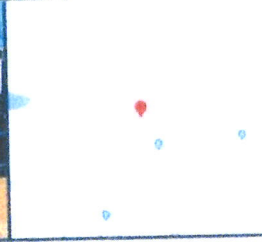
1:2,257



Current



www.exactaland.com | Office: 866.735.1916 | Fax: 866.744.2882



PROPERTY ADDRESS: 12301 1255 6TH AVENUE N, SUITE 100, SEASIDE, FLORIDA 32561

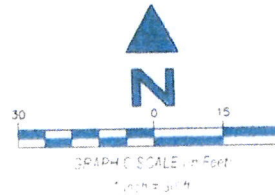
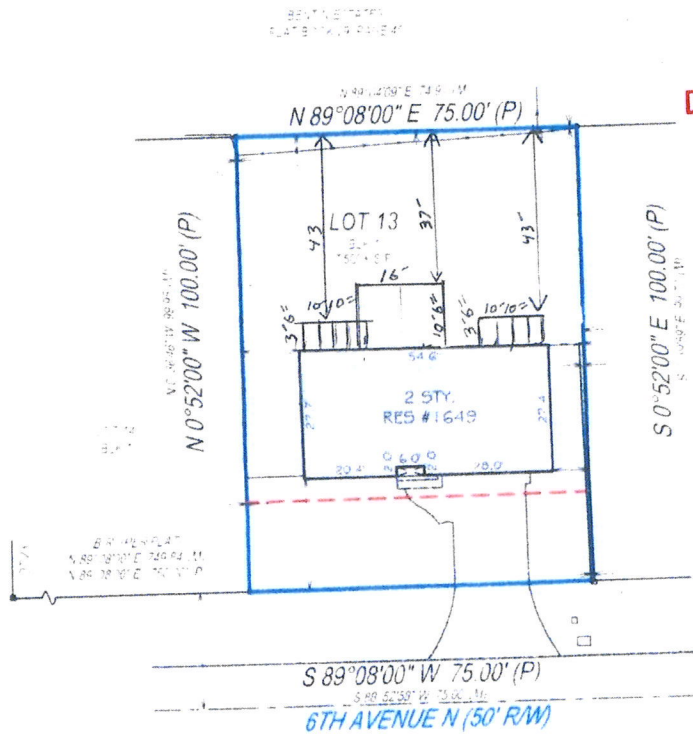
SURVEY NUMBER: 2023-011255

FL2301 1255
BOUNDARY SURVEY
DUVAL COUNTY

RECEIVED

NOV 20 2023

PLANNING
DEPARTMENT



THIS SURVEY WAS MADE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IS A TRUE AND ACCURATE REPRESENTATION OF SAID LANDS AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 54-15.050 THROUGH 54-15.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT WHEN THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER IS AFFIXED HERETO.



SURVEYOR'S CERTIFICATION:

I hereby certify that this Survey of the land described herein was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 54-15.050 through 54-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



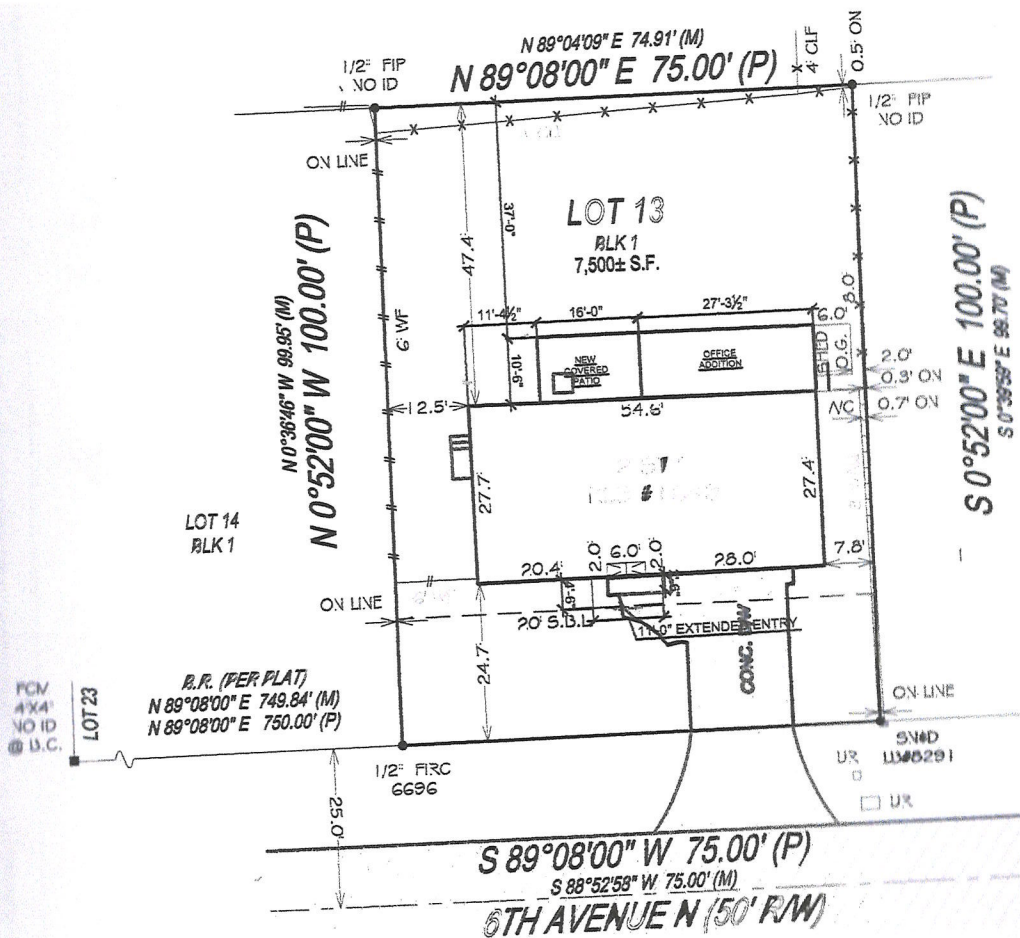
Exacta Land Surveyors, LLC



AFFILIATE
MEMBERS

DATE SIGNED: 11/15/23
FIELD WORK DATE: 11/15/23
REVISION DATE(S): 11/15/23

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



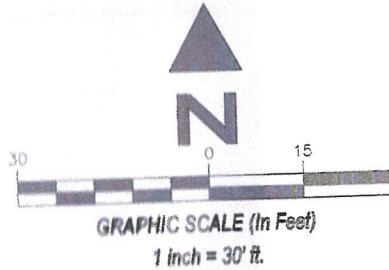
LOT 12
BLK 1

LOT COVERAGE:	
TOTAL LOT	7,500 S.F.
(TOTAL ALLOWABLE 35% - 2,625 S.F.)	
EXISTING HOUSE	1,503 S.F.
REAR COVERED PATIO	167 S.F.
REAR PATIO	285 S.F.
CONC. PAD	18 S.F.
DRIVEWAY/WALK	488 S.F.
TOTAL IMPERVIOUS	2,461 S.F. (33%)

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

REVIEWED FOR CODE COMPLIANCE
AS NOTED ☒ SEE SHEET A1
CITY OF JACKSONVILLE BEACH
RETAIN APPROVED COPY ON JOBSITE
DATE 9-5-24 APP. BY *[Signature]*

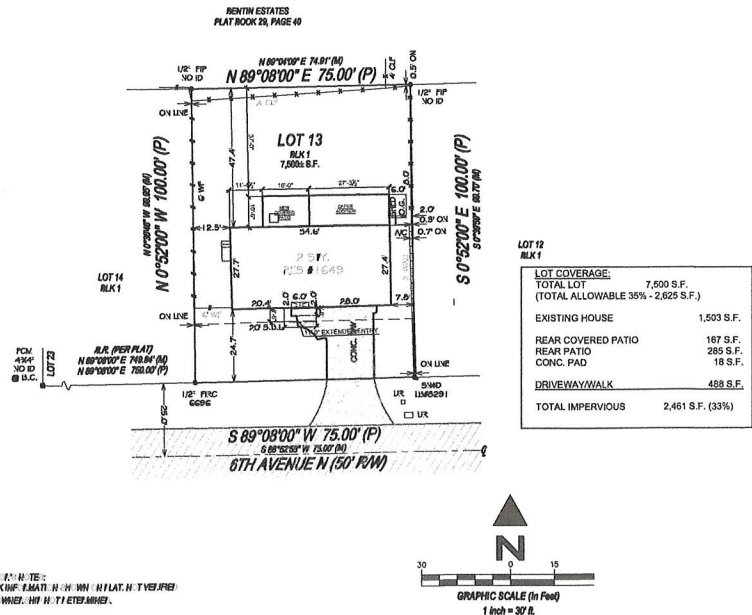
SURVEY NOTE:
ET AL. K INFORMATION SHOWN ON PLAT, NOT VERIFIED
FOR E OWNERSHIP NOT DETERMINED.



RECEIVED
OCT 03 2024
PLANNING
DEPARTMENT

FL2301.1255
BOUNDARY SURVEY
DUVAL COUNTY

PROPERTY ADDRESS: 1649 6TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250 SURVEY NUMBER: FL2301.1255



JNO_{verby}, LLC

Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnoverby.com
FL. AR-0017060 • FL. ID-4621



KINCHEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2023

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

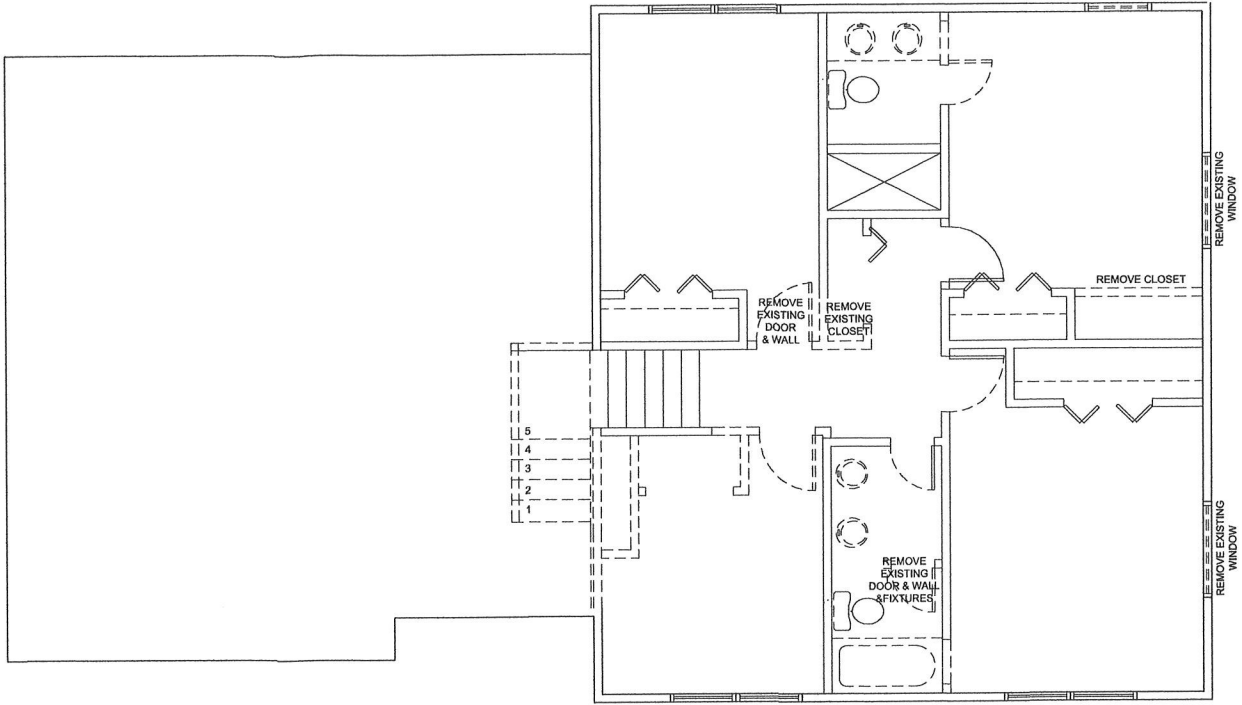
ARCHITECTURAL
SITE
PLAN

T1

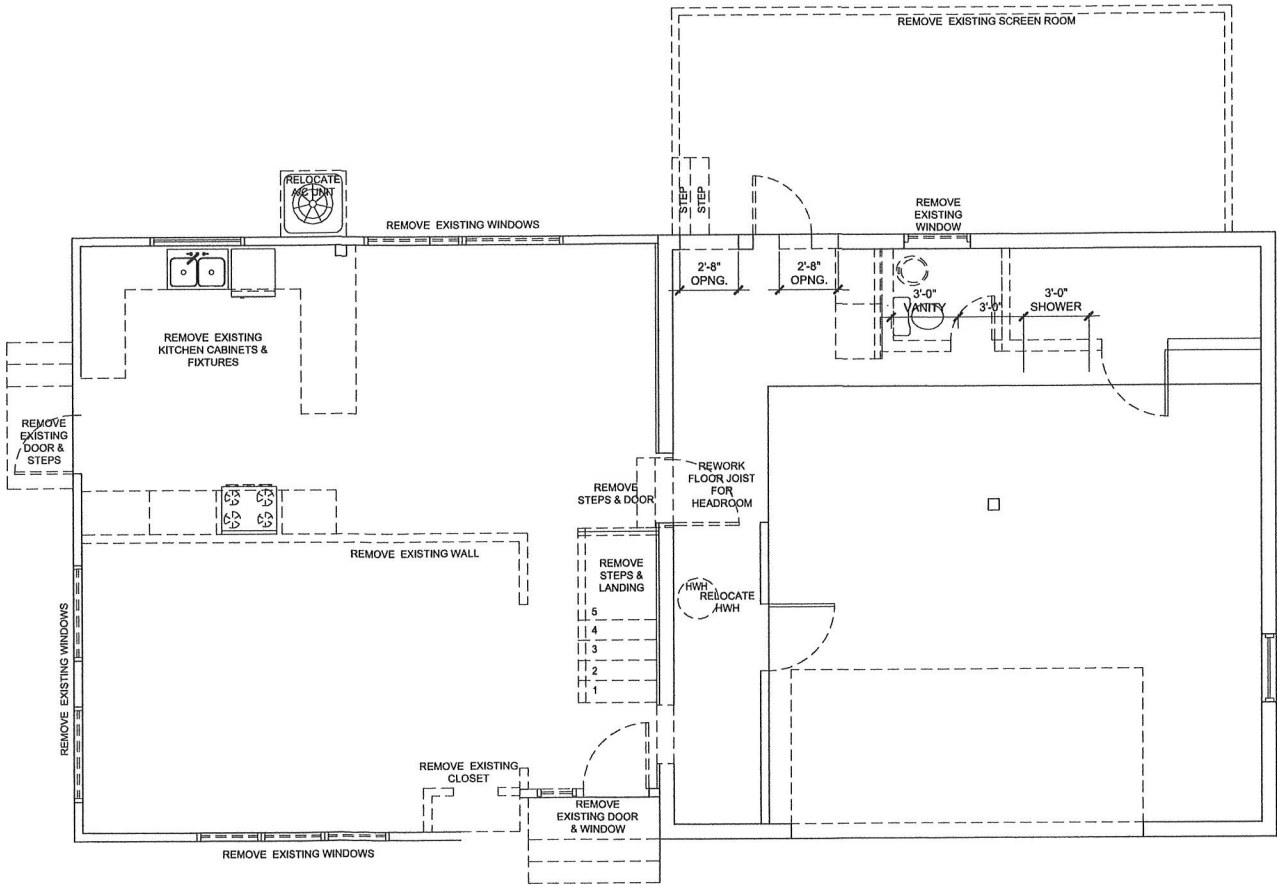
PERMIT SET

GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION WORK TO BE PERFORMED UNDER G.C. CONTRACT. G.C. TO FIELD VERIFY ALL EXISTING CONDITIONS.
2. SURVEY EXISTING CONDITIONS OF THE BUILDING TO DETERMINE IF REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY TO ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES. NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING PRIOR TO COMMENCING ANY ADDITIONAL WORK FOR DIRECTION IF DEFICIENCIES ARE NOTED.
3. TURN OFF NECESSARY POWER AND UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK.
4. ITEMS INDICATED TO BE REMOVED SHALL BE REMOVED AND LEGALLY DISPOSED OF IN ACCORDANCE WITH APPLICABLE CODES.
5. PROTECT EXISTING ITEMS TO REMAIN. THESE ITEMS TO BE COORDINATED WITH THE OWNER PRIOR TO ANY DEMO WORK.
6. DEMO AND REMOVE EXISTING INTERIOR DOOR / DOOR FRAME / DOOR SILL / CASING UNLESS OTHERWISE NOTED (U.O.N) ON PLAN.
7. CUT OPENINGS NEATLY AND HOLES PLUMB, SQUARE AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAINING OR ADJOINING CONSTRUCTION.
8. ANY FIRE EXTINGUISHERS TO BE REMOVED AND STORED FOR FUTURE USE.
9. AUTHORIZED CONSTRUCTION PERSONNEL ONLY WITHIN THE CONSTRUCTION AREA.
10. WORK TO BE DONE IN SUCH A MANNER AS TO HAVE MINIMUM DISRUPTION TO ONGOING CITY BUSINESS AND PARKING LOT.
11. CODES AND REGULATIONS: COMPLY WITH GOVERNING CODES AND REGULATIONS.
12. USE EXPERIENCED WORKERS.
13. OCCUPANCY: IMMEDIATE AREAS OF WORK MAY BE OCCUPIED DURING DEMOLITION BY THE HOME OWNERS.
14. DEMOLISH DESIGNATED IMPROVEMENTS AS NECESSARY TO IMPLEMENT RENOVATION PLAN.
15. IMPLEMENT POLLUTION CONTROL DURING BUILDING DEMOLITION.
16. HAZARDOUS MATERIALS: IF HAZARDOUS MATERIALS ARE NOTED THEY WILL BE REMOVED UNDER SEPARATE CONTRACT. NOTIFY OWNER IF HAZARDOUS MATERIAL IS DISCOVERED TO BE PRESENT.
17. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN. ITEMS OF SALVAGE VALUE, NOT SPECIFIED ITEMS TO BE RETURNED TO OWNER, SHALL BE REMOVED FROM STRUCTURE. STORAGE OR SALE OF ITEMS IS PROHIBITED.
18. UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES IN AREAS TO BE DEMOLISHED.
19. SHORING AND BRACING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING AND BRACING AS REQUIRED.
20. OCCUPIED SPACES: DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, DRIVES, PARKING SPACES OR OTHER OCCUPIED OR USED SPACES OR FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND THE AUTHORITIES HAVING JURISDICTION. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION. IF NECESSARY, PROVIDE TEMPORARY UTILITIES.
21. RESTORATION: RESTORE FINISHES OF PATCHED AREAS.



D SECOND FLOOR DEMOLITION PLAN



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

JNOverby, LLC
Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnovberby.com
FL. AR-0017060 • FL. ID-4621



KINCEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2023

NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"x17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

**DEMOLITION
PLANS**

D1

PERMIT SET

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.

BUILDING CODE SUMMARY

CODE ENFORCEMENT JURISDICTION:
CITY OF JACKSONVILLE BEACH

BUILDING CODE:

Florida Building Code 7th Edition (2020) Building
Florida Building Code 7th Edition (2020) Existing Building
Florida Building Code 7th Edition (2020) Residential
Florida Building Code 7th Edition (2020) Plumbing
National Electric Code 2017 - NFPA 70-2017
Florida Building Code 7th Edition (2020)
Energy Conservation
Florida Building Code 7th Edition (2020) Mechanical
Florida Fire Prevention Code 7th Edition

ALTERATION LEVEL: 2

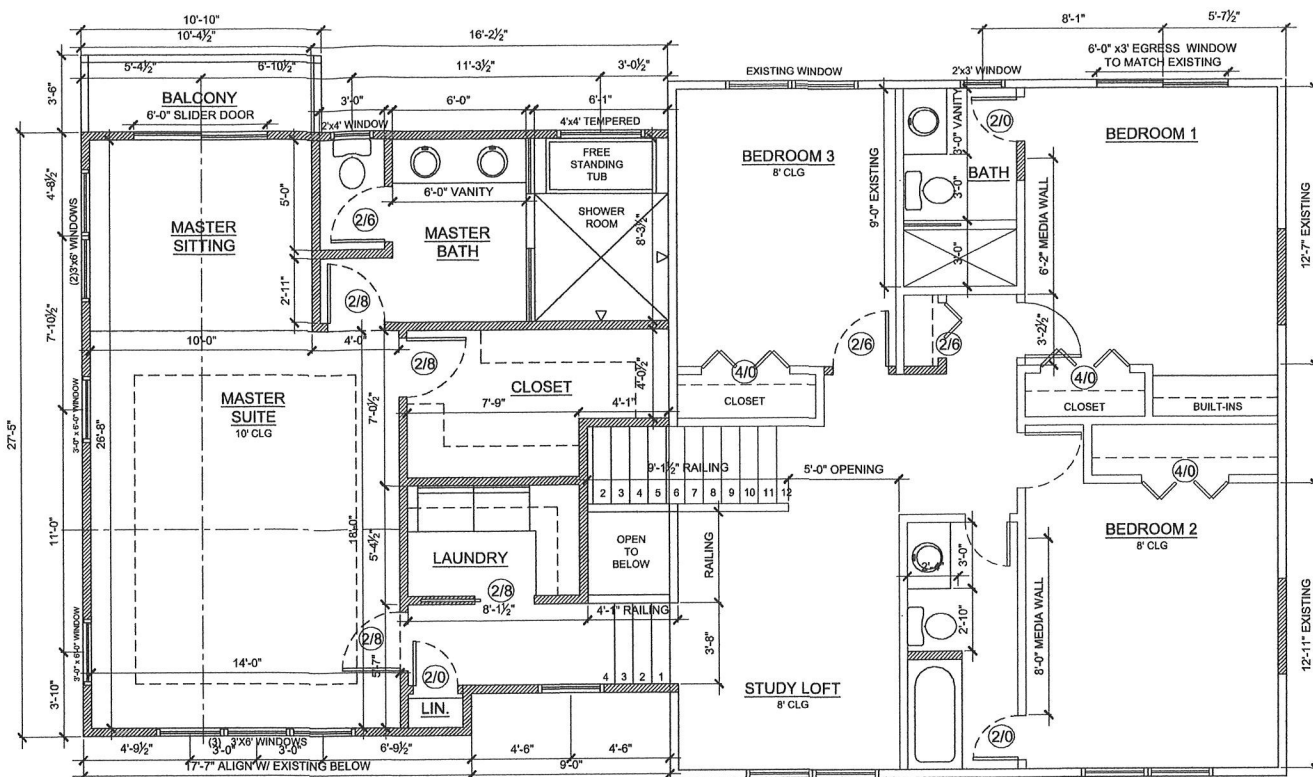
OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-3)

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

PROVIDE INSULATION PER CODE
R-38 IN CEILING, R-13 IN WALLS

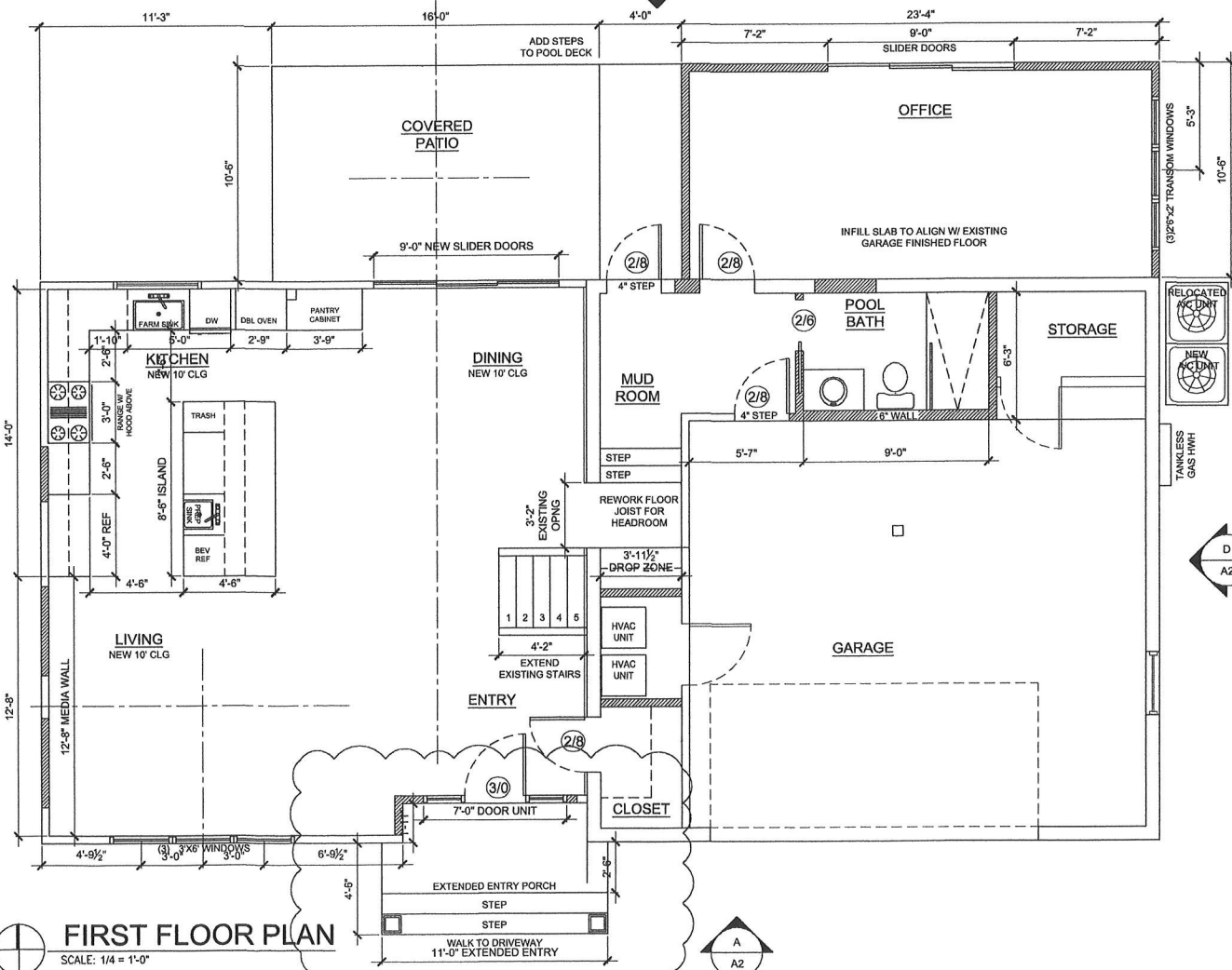
WORK AREA-	
EXISTING FIRST FLOOR A/C:	735 SQ. FT.
EXISTING SECOND FLOOR A/C:	841 SQ. FT.
NEW FIRST FLOOR A/C:	440 SQ. FT.
NEW SECOND FLOOR A/C:	686 SQ. FT.
TOTAL NEW A/C:	2,702 SQ. FT.

EXISTING GARAGE:	566 SQ. FT.
NEW COVERED PATIO:	168 SQ. FT.



SECOND FLOOR PLAN

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

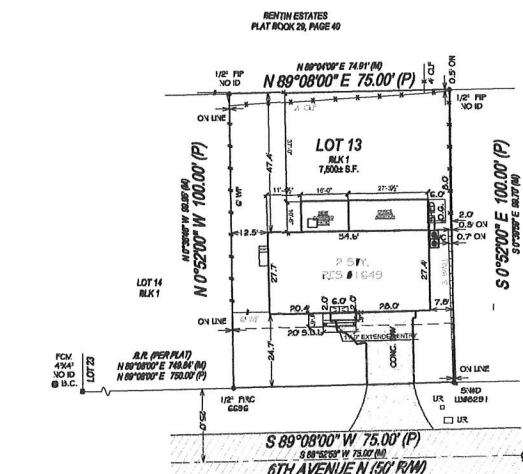


FIRST FLOOR PLAN

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

PROPERTY ADDRESS: 1649 6TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250 SURVEY NUMBER: FL2301.1255

FL2301.1255
BOUNDARY SURVEY
DUVAL COUNTY



LOT COVERAGE:
TOTAL LOT 7,500 S.F.
(TOTAL ALLOWABLE 35% - 2,625 S.F.)
EXISTING HOUSE 1,503 S.F.
REAR COVERED PATIO 167 S.F.
REAR PATIO 285 S.F.
CONC. PAD 18 S.F.
DRIVEWAY/WALK 488 S.F.
TOTAL IMPERVIOUS 2,461 S.F. (33%)

JNOOverby, LLC

Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jloverby.com
FL. AR-0017060 • FL. ID-4621



KINCHEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2023

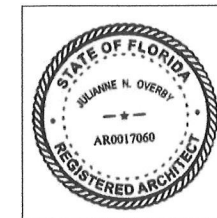
NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"x17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

NEW
FLOOR
PLANS

A1

PERMIT SET

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnovberby.com
FL, AR-0017060 • FL, ID-4621



KINCHEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

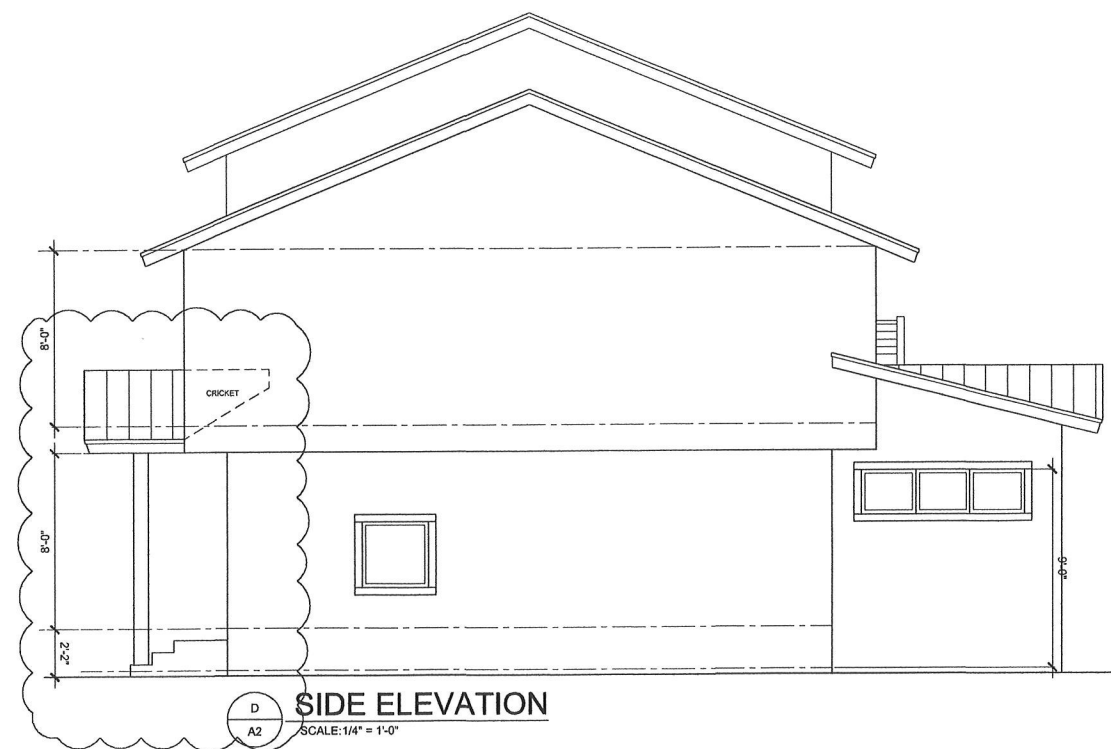
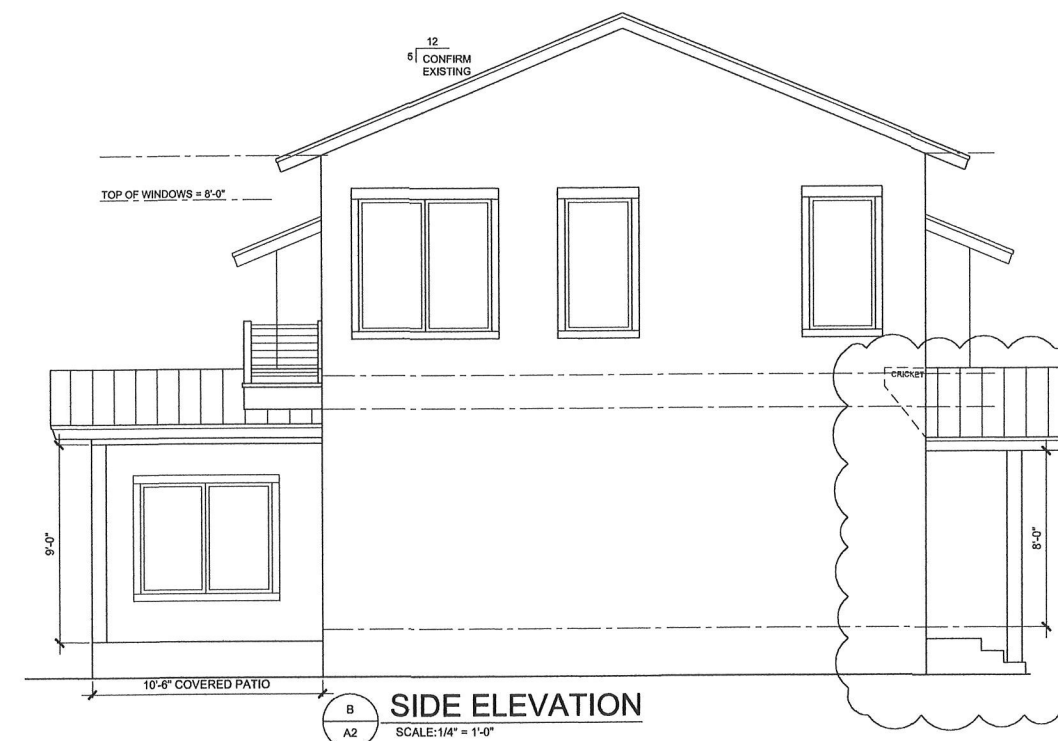
DATE ISSUED:
AUGUST 3, 2023

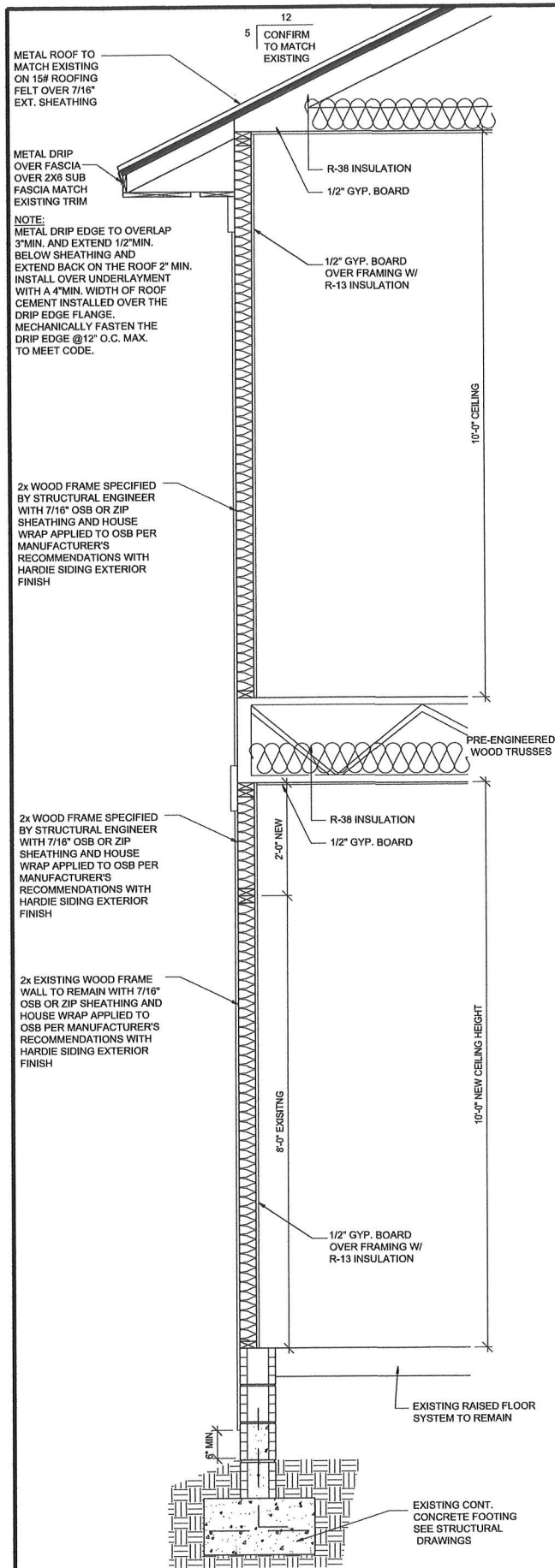
NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

**EXTERIOR
ELEVATIONS
AND
DETAILS**

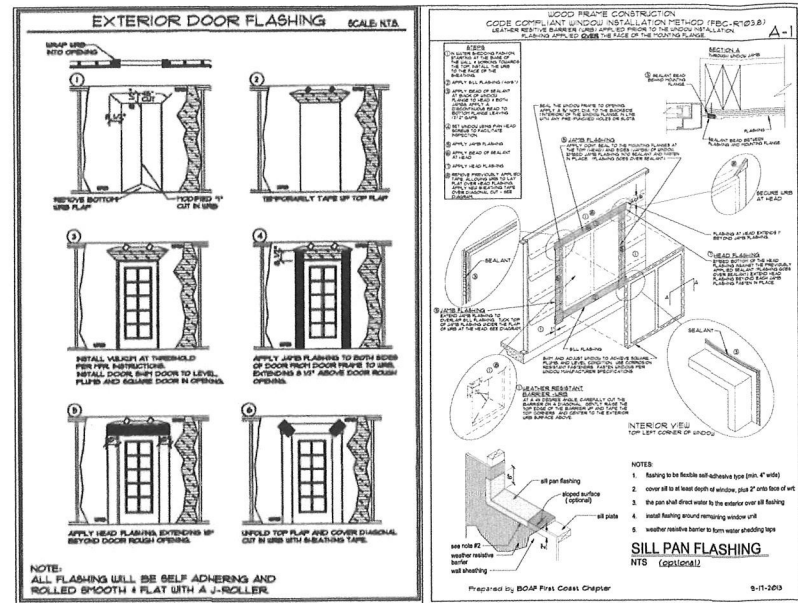
A2

PERMIT SET

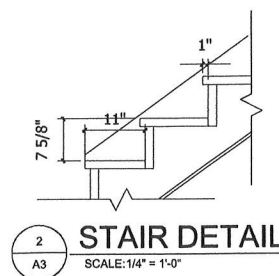




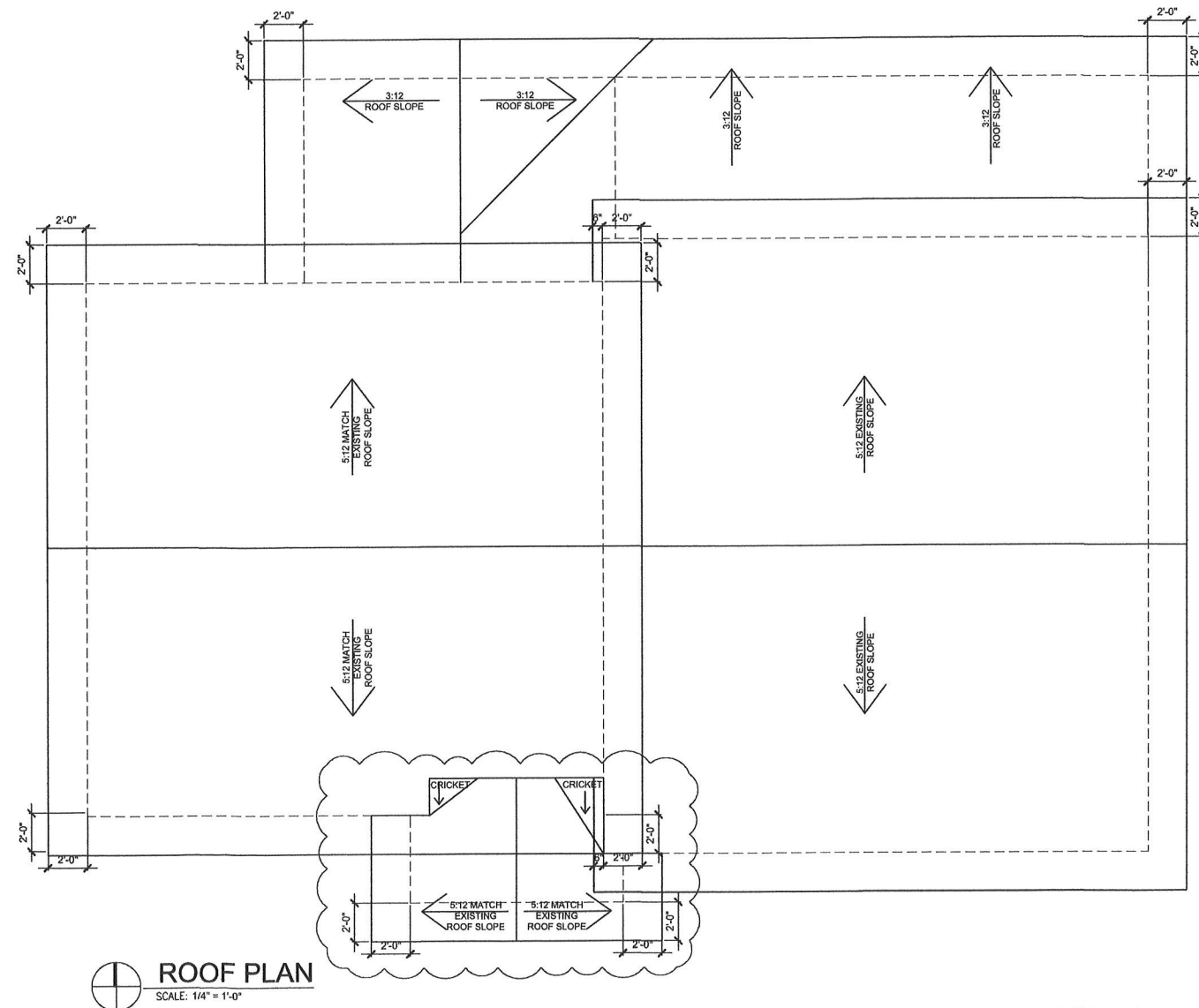
1
A3
TYP. WALL SECTION
SCALE: 3/4" = 1'-0"



NOTE: THESE DETAILS USED FOR DOORS & WINDOW.
ALL FLASHING TO MEET FBC R903.2.1, R905.2.8. & R703.8 AND INSTALLED PER
MANUFACTURER'S RECOMMENDATIONS.



2
A3
STAIR DETAIL
SCALE: 1/4" = 1'-0"



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

ROOF PLAN NOTES:

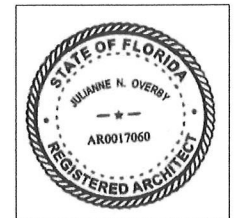
- DO NOT SCALE DRAWINGS.
- IF DIMENSIONS ARE IN QUESTION, THE ROOFER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION
- BUILDER SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOBSITE.
- SEE FLOOR PLAN FOR BUILDING DIMENSIONS.
- ALL ROOFING AND ROOFING DETAILS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
- ROOFING SUBCONTRACTOR SHALL HAVE APPROPRIATE LICENSE(S) AS REQUIRED IN JURISDICTION OF CONSTRUCTION.
- NO WORK SHALL CONFLICT WITH THE MANUFACTURER'S GUARANTEE OR WARRANTY.
- WRITTEN WARRANTY SHALL BE PROVIDED TO OWNER AND INCLUDED IN THE CLOSE OUT DOCUMENTS PROVIDED BY GC.
- 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.
- THE INSTALLATION SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ROOFING WORK.
- ALL EXHAUST FAN, VENT, FLUE & STACK OPENINGS ARE TO BE CUT & SEALED BY BUILDER.
- 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 ROOFING CEMENT OR SELF ADHERING FLASHING OVER VENT FLANGE AT
THE HEAD
INSTALL SHINGLE OVER THE VENT FLANGE HEAD

JNOverby, LLC
Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jloverby.com
FL. AR-0017060 • FL. ID-4621



KINCHEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2023

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

**ROOF
PLAN
AND
DETAILS**

A3

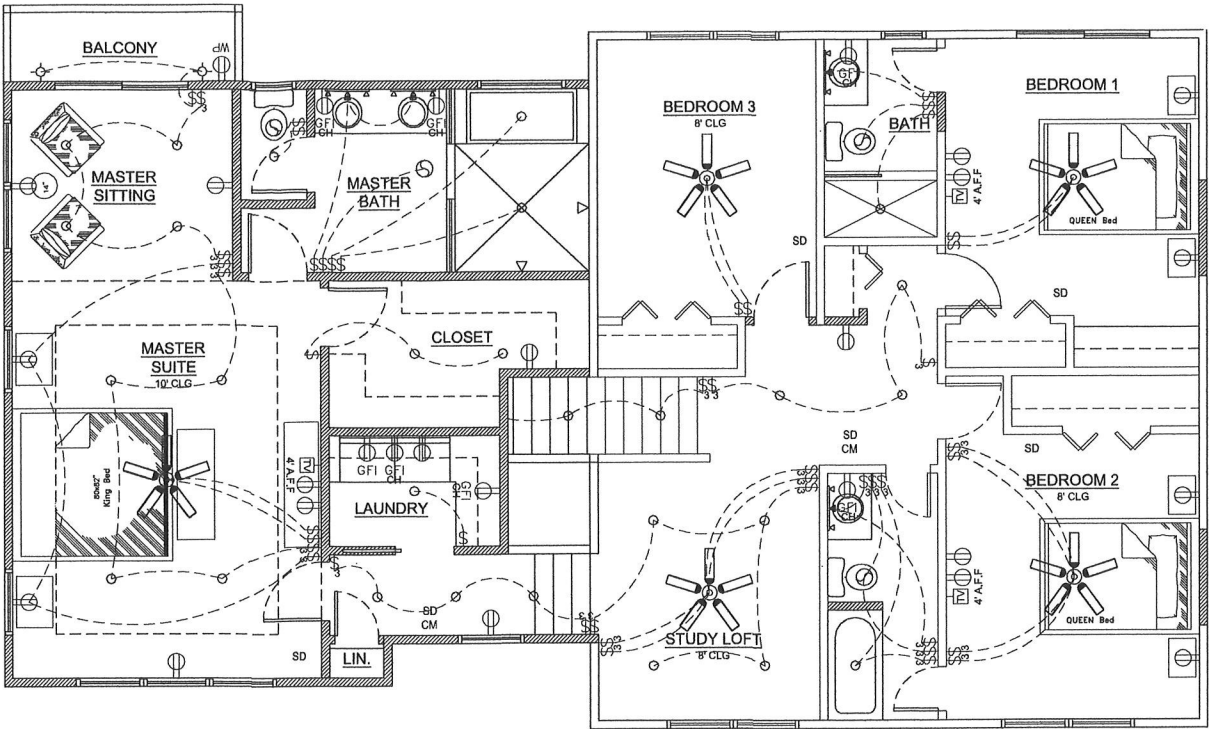
PERMIT SET

ELECTRICAL LAYOUT PLAN NOTES:

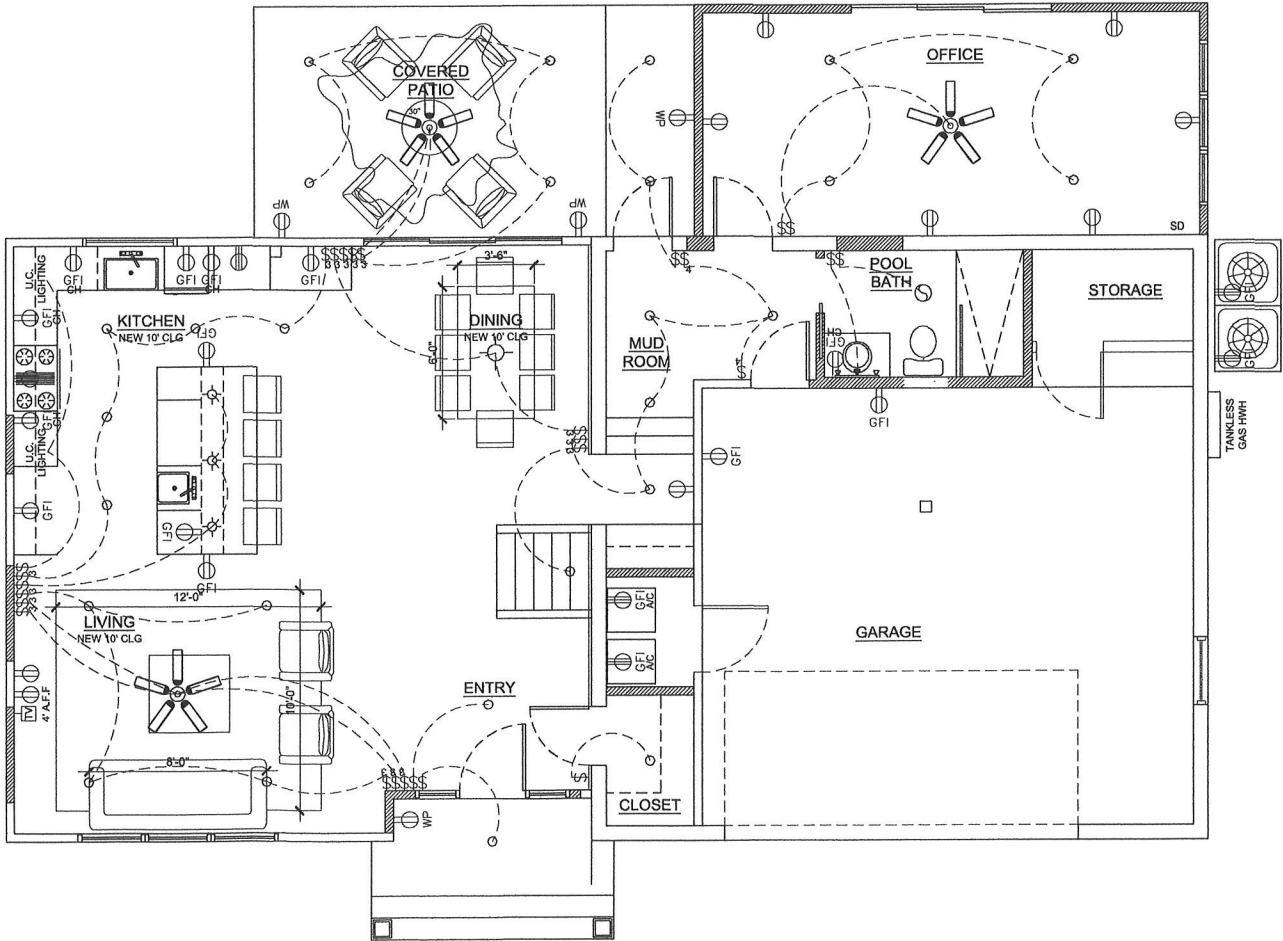
1. VERIFY ALL EXISTING CONDITIONS.
2. COORDINATE LIGHT FIXTURE LOCATIONS CONTRACTOR ANY DISCREPANCIES SHALL BE COMMUNICATED TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS FOR COORDINATION.
3. LIGHT FIXTURES SHALL BE LOCATED AS CLOSELY AS POSSIBLE TO LOCATIONS SHOWN ON THIS PLAN.
4. FIXTURES SHALL ALIGN 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		
	SMOKE DETECTOR		CARBON MONOXIDE DETECTOR
	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 FSC.
7. 100% OF ALL INTERIOR AND EXTERIOR PERMANENT LIGHT FIXTURES TO USE CFL/LED LAMPS.



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



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

JNOverby, LLC
Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jloverby.com
FL. AR-0017060 • FL. ID-4621



KINCHEN RESIDENCE
1649 6TH AVENUE N.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2023

NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"x17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

ELECTRICAL
LAYOUT
PLANS

A4

PERMIT SET