



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, December 17, 2024

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

- A. Minutes for November 6, 2024
- B. Minutes for November 19, 2024

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#24-100073**
Applicant: Maria & James Doran
Agent: Alesch Contracting Inc.
Owner: Doran Family Trust
Property Address: 202 33rd Ave S
Parcel ID: 180626-0000
Legal Description: Lot 10, Block 19, *Atlantic shores Unit 1*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(e), for 55% lot coverage in lieu of 35% maximum, 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for a westerly side yard setback of 5 feet in lieu of 10 feet minimum, 34-336(e)(1)((c)(3), for a rear yard setback of 23 feet in lieu of 30 feet minimum, for construction of a single-family home, located at **property addressed** 202 33rd Ave S, **RE#** 180626-0000, **legally described as** Lot 10, Block 19, *Atlantic shores Unit 1*
- B. **Case Number(s): BOA#24-100080**
Applicant: Heather McConville
Agent: N/A
Owner: Joseph & Heather McConville
Property Address: 619 N 14th Ave
Parcel ID: 174806-0000

Legal Description: Lot 11, Block 4, *Surf Park Unit 1*

Current Zoning: RS-1

Motion to Consider: **Defer the application until such time as the applicant has submitted a new, sufficient application packet for the revised project.**

C. **Case Number(s): BOA#24-100081**

Applicant: Aaron Meisenheimer

Agent: N/A

Owner: Gergory Solis

Property Address: 74 S 6th St

Parcel ID: 175559-0010

Legal Description: Lot 11& 12, Block 7, *Pablo Beach South*

Current Zoning: CS

Motion to Consider: **Section(s):** 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum, and 34-425(b)(1), for landscape buffer of 0 feet in lieu of 5 feet minimum, to bring parking up to office/warehouse standards for required number of parking spaces for an existing warehouse, located at **property addressed** 74 S 6th St, **RE#** 175559-0010, **legally described as** Lot 11& 12, Block 7, *Pablo Beach South*

D. **Case Number(s): BOA#24-100082**

Applicant: Patrick & Whitney VanMeter

Agent: Christa Wellington

Owner: Patrick & Whitney VanMeter

Property Address: 3930 Duval Drive

Parcel ID: 181709-0000

Legal Description: The South 75 feet , of Lot 3, Block D7, *Ponte Vedra*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)(e), for an accessory structure setback of 0 feet in lieu of 5 feet minimum, for new wood deck addition, to an existing single-family home, located at **property addressed** 3930 Duval Dr., **RE#** 181709-0000, **legally described as** The South 75 feet, of Lot 3, Block D7, *Ponte Vedra*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

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

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

officer.

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

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

cc: City Manager; City Attorney

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



CALL TO ORDER:

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

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Minutes for October 15, 2024 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100063**
Applicant: Advanced Awning & Design LLC
Agent: Jackie M. Smith
Owner: Mission House Inc.
Property Address: 800 Shetter Ave
Parcel ID: 175569-0000

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

Ex-Parte Communication:

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

Agent: Martin Prinzi, 2155 Corporate Square Boulevard, Suite 100, Jacksonville, stated the hardship was the setback.

A discussion ensued about the awning, visibility, fence, and setback.

Public Hearing:

The following spoke in opposition to the variance:

- W. Alan Winter, 1015 Atlantic Boulevard, Suite 154, Atlantic Beach
- Christopher Brown, 820 Shetter Avenue, Jacksonville Beach

Mr. Winter submitted a photo.

Mr. Prinzi addressed concerns and submitted photos.

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100063 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about limiting the request to the current fence area.

Motion to Amend: It was moved by Ms. Williams, seconded by Mr. Metz, to amend BOA#24-100063 to stipulate the extension of the awning be limited to the current fence line.

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

The motion to amend passed unanimously.

Discussion: None

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

The amended motion passed unanimously.

B. Case Number: BOA#24-100064
Applicant: Robert Bruce
Owner: Anne Therese Kern
Property Address: 3409 S 1st St
Parcel ID: 181482-0020

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

Ex-Parte Communication:

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

Applicant: Robert Bruce, 3330 Ocean Drive South, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the change in the proposed lot coverage. Mr. Bruce clarified the reduced lot coverage requested was the correct percentage.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100064 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

C. Case Number: **BOA#24-100065**
Applicant/Owner: Kevin & Mercedes Kelch
Agent: Mercedes Kelch
Property Address: 612 S 15th Ave
Parcel ID: 176934-0200

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

Ex-Parte Communication:

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

Applicant: Kevin and Mercedes Kelch, 612 South 15th Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about neighbor communication.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100065 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

D. Case Number: **BOA#24-100066**
Applicant/Owner: Jason & Stephanie Huntley
Property Address: 3940 Poincianna Blvd.
Parcel ID: 181369-0050

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 48.82% lot coverage in lieu of 35% maximum, 34- 336(e)(1)(c)(2), for a southern side

yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum to address existing nonconformities, for the construction of a new pool and paver patio to an existing single-family dwelling, located at property addressed 3940 Poincianna Blvd, RE# 181369-0050, legally described as Lot 2, Block 12, Ocean Terrace.

Ex-Parte Communication:

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

Applicant: Jason Huntley, 3940 Poincianna Boulevard, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about neighbor communication and side yard setbacks.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#24-100066 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, November 19, 2024, at 6:00 P.M. There are six scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:38 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, November 19, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

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

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

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

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(2), for a corner side yard setback of 0 feet in lieu of 10 feet 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.

Ex-Parte Communication:

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

Applicant: Stephanie Kiss, 211 South 35th Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

Agent: Justin McCullers, (no address provided), answered questions about the lot coverage.

A discussion ensued about nonconformities, lot coverage, pavers, neighbor communication, and the easement.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100051 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

B. Case Number: BOA#24-100070

Applicant: Robert Bachmann
Owner: The Bachmann Group Holdings LLC
Property Address: 0 N 13th St
Parcel ID: 179019-0010

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Robert Bachmann, 49 Oakwood Road, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the crushed stone patio.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100070 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

C. Case Number: BOA#24-100071

Applicant: Robert Bachmann
Owner: The Bachmann Group Holdings LLC
Property Address: 0 13th St N
Parcel ID: 179019-0005

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Robert Bachmann, 49 Oakwood Road, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about drainage concerns.

Public Hearing:

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

Motion: It was moved by Ms. Truhlar, seconded by Mr. Metz, to approve BOA#24-100071 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes - Jennifer Williams, Jeff Truhlar, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

D. Case Number: **BOA#24-100072**
Applicant/Owner: Wilberto & Judith Alvarado
Agent: Zinn Architecture + Interiors
Property Address: 462-464 1st St S
Parcel ID: 175881-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Rob Zinn, 1466 Pinegrove Avenue, Jacksonville, stated the hardship was a nonconforming lot.

Applicant: Judith Alvarado, 462-464 1st Street South, Jacksonville Beach, spoke about neighboring properties.

A brief discussion ensued about the staircase and elevator, overhangs, parking, and neighbor communication.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100072 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot coverage.

Roll Call Vote: Ayes - Jennifer Williams, Jeff Truhlar, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

E. Case Number: **BOA#24-100074**
Applicant/Owner: Robert Hancock
Property Address: 1306 N 18th Ave
Parcel ID: 178128-0000

City of Jacksonville Beach Land Development Code Section(s): 34-373(e), for a driveway setback of 3 feet in lieu of 5 feet minimum, for a 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.

Ex-Parte Communication:

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

Applicant: Robert Hancock, 1306 North 18th Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about neighbor communication and the driveway size.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100074 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

F. Case Number: **BOA#24-100075**
Applicant/Owner: James Kinchen
Property Address: 1649 N 6th Ave
Parcel ID: 177908-0000

City of Jacksonville Beach Land Development Code 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 for 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.

Ex-Parte Communication:

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

Applicant: James Kinchen, 1649 North 6th Avenue, Jacksonville Beach, stated the request was for a covered front porch.

A discussion ensued about neighbor communication and the nonconforming lot.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100075 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size.

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, December 17, 2024, at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:31 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/25/2024
SUBJECT:	BOA #24-10073 Staff Report

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

BOA #24-10073

ZONING: RS-1
RE NO.: 180626-0000
LEGAL: Lot 10, Block 19, *Atlantic shores Unit 1*
ADDRESS: 202 33rd Ave S

REQUEST:

Section(s): 34-336(e)(1)(e), for 55% lot coverage in lieu of 35% maximum, 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for a westerly side yard setback of 5 feet in lieu of 10 feet minimum, 34-336(e)(1)((c)(3), for a rear yard setback of 23 feet in lieu of 30 feet minimum, for construction of a single-family home, located at **property addressed** 202 33rd Ave S, **RE#** 180626-0000, **legally described as** Lot 10, Block 19, *Atlantic shores Unit 1*

EXISTING CONDITIONS:

The subject property is a platted 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 approximately 50 feet in width and 125 feet in depth with a total area of 6,250 square feet. The subject parcel is currently occupied by a two-story single-family dwelling, concrete driveway/walkway, a paver porch, paver stepping stones, and pavers. The subject parcel's single-family structure was constructed in 1979 and the applicant is proposing demolishing the current structure and building a new structure. The property has many current non-conformities and the developer plans on resolving some with the new proposed dwelling. The front yard setback is currently non-conforming at 20 feet in lieu of the 25 feet minimum, the rear yard set back is currently 23 feet in lieu of the 30 feet minimum, the side yard setbacks are also non-conforming, and the lot coverage is currently at 40.24% in lieu of the 35% maximum. The new dwelling will address some of the setback issues but will increase the lot coverage to 55%.

The subject property is non-conforming in width and total lot area. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. The applicant is asking for a variance for 55% lot coverage in lieu of 35% maximum, for a front yard setback of 20 feet in lieu of 25 feet minimum, for a westerly side yard setback of 5 feet in lieu of 10 feet minimum, and for a rear yard setback of 23 feet in lieu of 30 feet minimum. The new home will be consistent with the current footprint of the home. 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. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1979 as a two-story single-family dwelling, which will be demolished. The applicant plans on constructing a 2,870 square foot home. The subject property is substandard in width and total lot area. It measures 50 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district, and is also non-conforming in size at only 6,250 square feet. Due to the substandard size of the lot, developing the new single-family dwelling will increase lot coverage. The subject property was platted in 1930 which predates the existing LDC. The nonconforming lot is not the fault of the applicant and not allowing more lot coverage and encroachment 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 6,250 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 1930, 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 develop the property within the dimensional standards without exceeding the 35% maximum lot coverage and encroaching on setbacks. Due to the undersized lot, relief is needed to build the proposed single-family home.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate a new single-family home. The variance requested is for 55% lot coverage in lieu of 35% maximum, for a front yard setback of 20 feet in lieu of 25 feet minimum, for a westerly side yard setback of 5 feet in lieu of 10 feet minimum, and for a rear yard setback of 23 feet in lieu of 30 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.

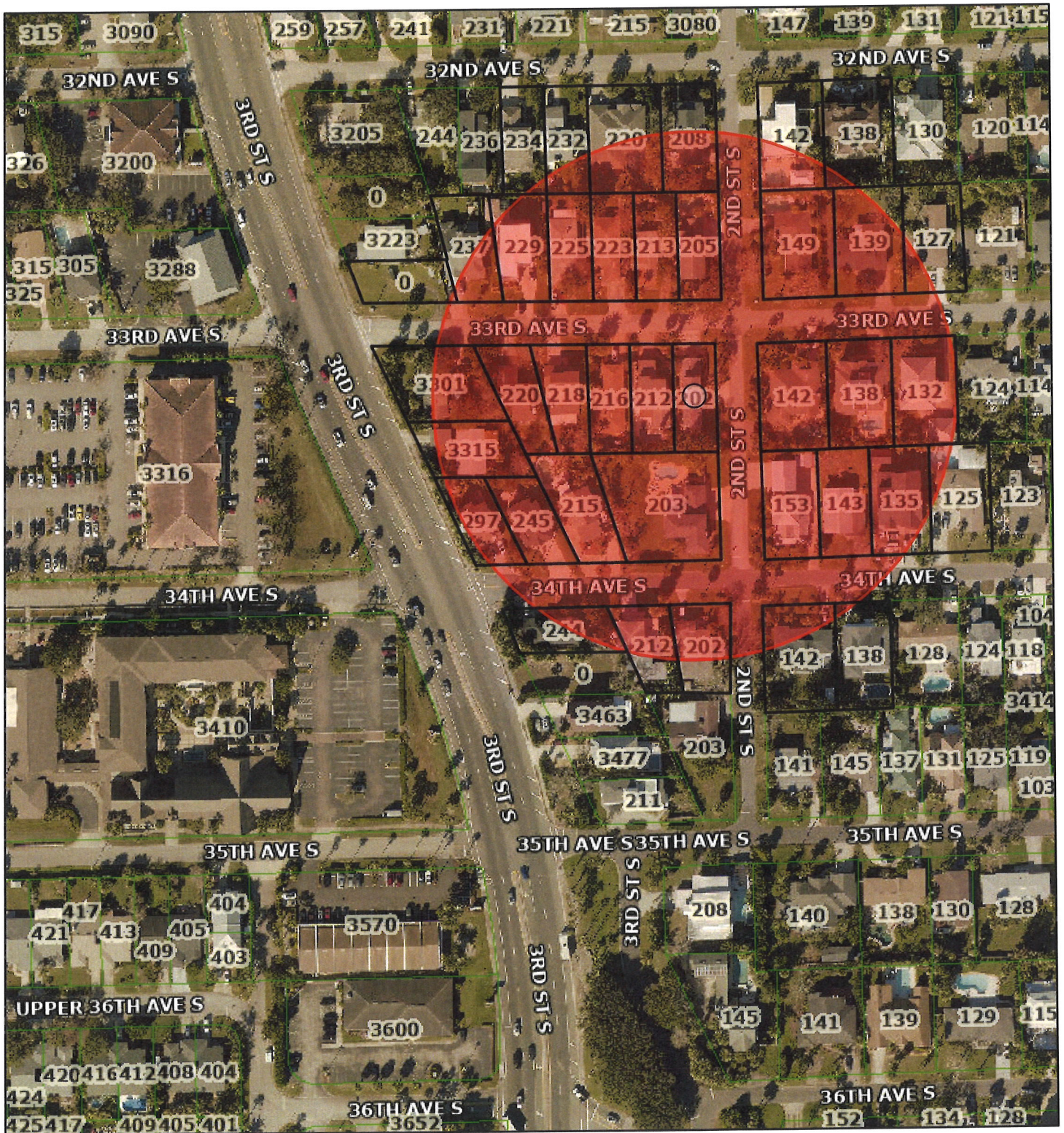
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100073**

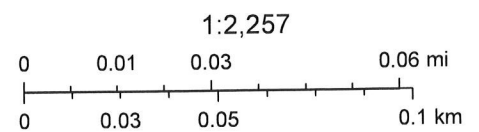
ATTACHMENTS:

1. 24-100073pics
2. 24-100073



October 30, 2024

 Parcels

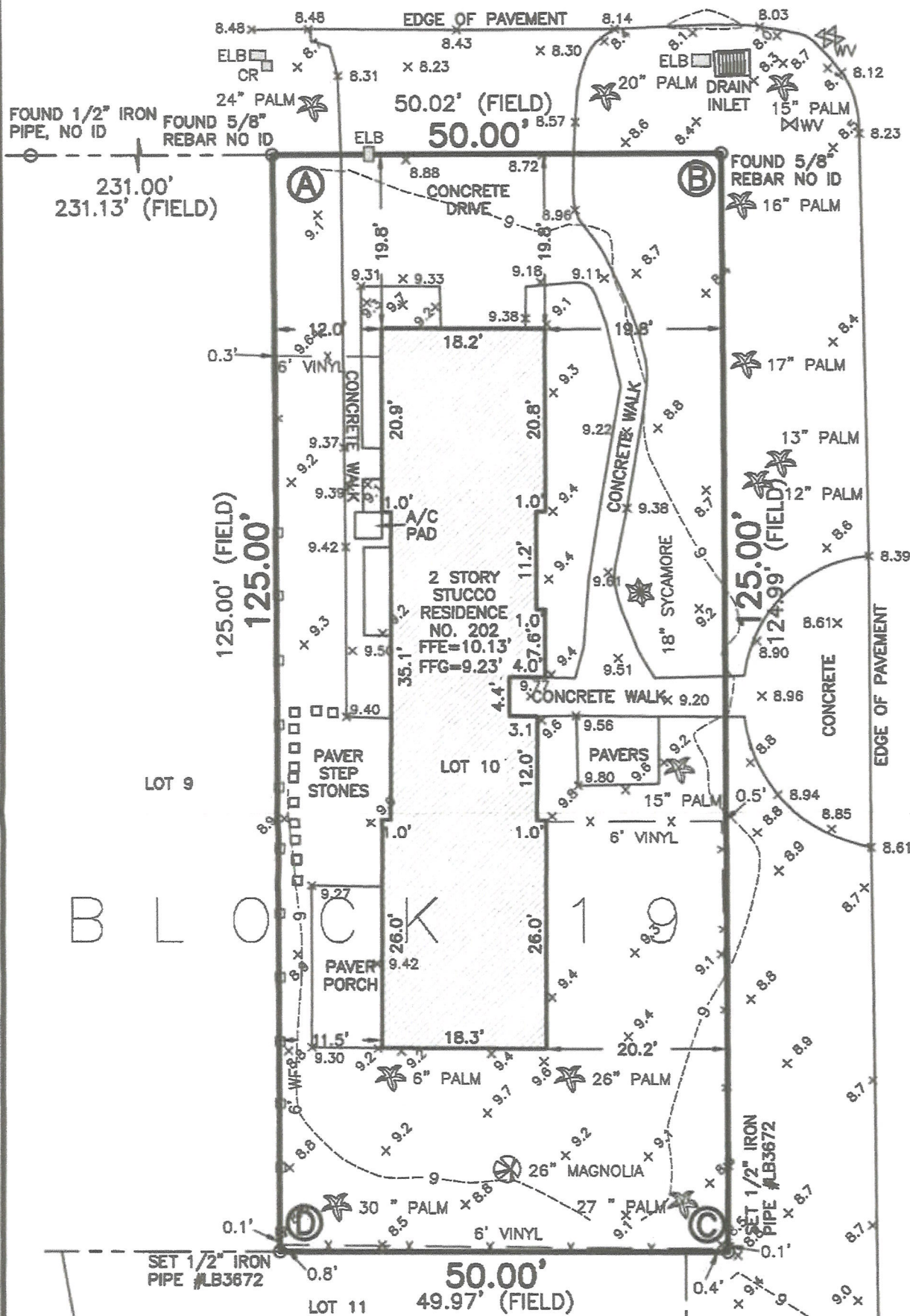


MAP SHOWING SURVEY OF

LOT 10, BLOCK 19, ATLANTIC SHORES UNIT 1, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 14, PAGE 40, OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

BENCH MARK: SET MAG
NAIL & DISK, LB3672
IN EDGE OF PAVEMENT
ELEVATION = 8.52'
(NAVD 1988 DATUM)

33RD AVENUE SOUTH
FORMERLY CASTLE STREET
50' PAVED PUBLIC R/W



RECEIVED
SEP 16 2024
PLANNING
DEPARTMENT

2ND STREET SOUTH
FORMERLY CORTEZ STREET
30' PAVED PUBLIC R/W

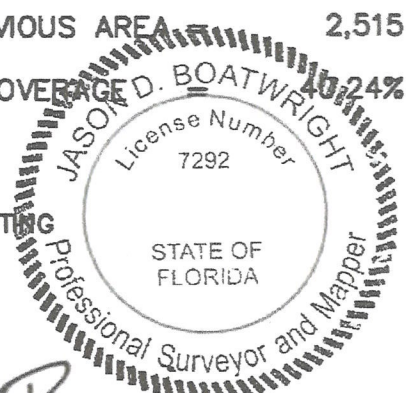
LOT COVERAGE:

TOTAL LOT AREA	=	6,250 Sq.ft.
RESIDENCE	=	1,420 Sq.ft.
CONCRETE DRIVE	=	434 Sq.ft.
CONCRETE WALK	=	424 Sq.ft.
PAVERS	=	72 Sq.ft.
PAVER PORCH	=	144 Sq.ft.
PAVER STEP STONES	=	12 Sq.ft.
A/C PAD	=	9 Sq.ft.

TOTAL IMPERVIOUS AREA = 2,515 Sq.ft.

TOTAL LOT COVERAGE = 100.24%

CERTIFIED TO:
ALESCH CONTRACTING



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3872
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
- NORTH IS PROTRACTED FROM PLAT.
- INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A=89°47'37" B=90°09'26" C=89°51'29" D=90°11'28"
- BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP85 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

SYMBOL LEGEND
WV WATER VALVE
WM WATER METER
CR CABLE RISER
ELB ELECTRIC BOX
M MANHOLE

ABBREVIATION LEGEND
(FIELD) FIELD MEASUREMENT
WF WOOD FENCE
EL ELEVATION
FFE FINISHED FLOOR ELEVATION

DATE:
AUGUST 15, 2024
SHEET 1 OF 1

FILE: 2024-0982
DRAWN BY: WWZ
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

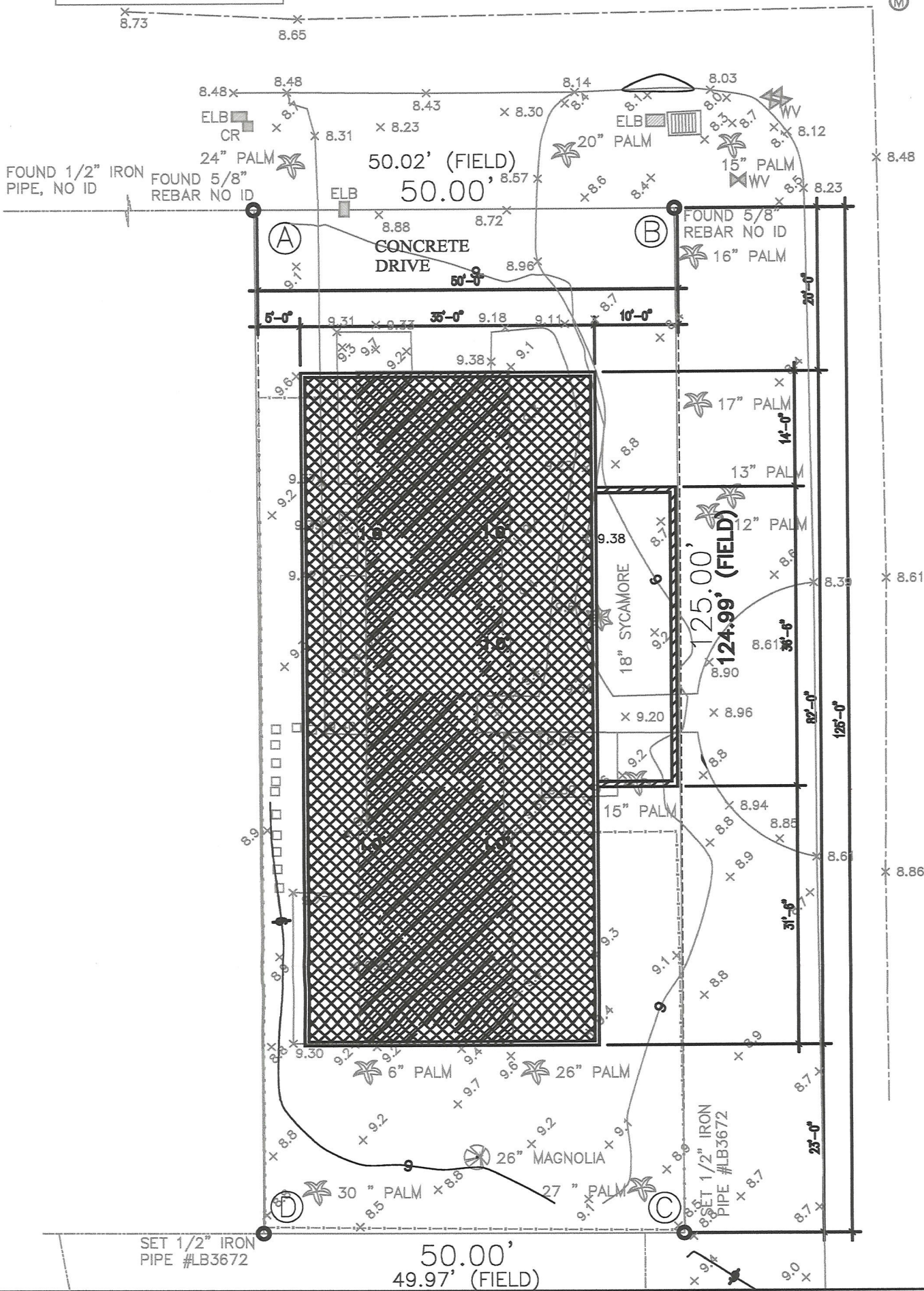
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

BENCH MARK: SET MAG
NAIL & DISK, LB3672
IN EDGE OF PAVEMENT
ELEVATION = 8.52'
(NAVD 1988 DATUM)



Proposed

M



RECEIVED
SEP 16 2024
PLANNING
DEPARTMENT

(EXISTING RESIDENCE TO BE
DEMOLISHED)

 PROPOSED FOOTPRINT
 PROPOSED 8" WALL TO 6'

LOT COVERAGE: EXISTING

LOT COVERAGE: PROPOSED

TOTAL LOT AREA	=	6,250 Sq.ft.	NO CHANGE
RESIDENCE	=	1,420 Sq.ft.	2870 SF
CONCRETE DRIVE	=	434 Sq.ft.	0 SF 217
CONCRETE WALK	=	424 Sq.ft.	0 SF 212
PAVERS	=	72 Sq.ft.	0 SF 36
PAVER PORCH	=	144 Sq.ft.	40 SF
PAVER STEP STONES	=	12 Sq.ft.	70 SF
A/C PAD	=	9 Sq.ft.	20 SF
TOTAL IMPERVIOUS AREA	=	2,515 Sq.ft.	3000 SF
TOTAL LOT COVERAGE	=	40.24%	48%

ZONING

SET BACKS

RS- 1

	EXISTING	REQUIRED	PROPOSED
FRONT YARD	20'	25'	20' (MAINTAIN EXISTING)
SIDE YARD (EAST)	19'-10"	20'	10'
SIDE YARD (WEST)	11'-6"	10'	5'
REAR YARD	23'	30'	23' (MAINTAIN EXISTING)

THE DORAN RESIDENCE

202 33rd Avenue South
Jax Beach, FL 32250 LOT 10, Block 19 Atlantic Shores Unit 1
POC: Ted Alesch 904.613.6517

ALESCH CONTRACTING, INC



GCG1516238
1946 BEACHSIDE COURT
ATLANTIC BEACH, FLORIDA 32233
T: (904) 613 6517
E: TED@ALESCH.COM

DATE: 09/05/2024
SCALE: 1/16" = 1'-0"
DRAWN BY: SD
CHECKED BY: TA



APPLICATION FOR VARIANCE

BOA No. 24-100073

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:	Maria & James Doran	Telephone:	561-568-0991
Mailing Address:	1063 SW 132RD ST NEWBERRY, FL 32669	E-Mail:	doran.chris84@gmail.com
Agent Name:	Alesch Contracting, Inc.	Telephone:	904-569-8924
Mailing Address:	368 Osceola Ave Jacksonville Beach, FL 32250	E-Mail:	ted@alesch.com
Landowner Name:	Doran Family Trust	Telephone:	561-568-0991
Mailing Address:	1063 SW 132RD ST NEWBERRY, FL 32669	E-Mail:	doran.chris84@gmail.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 202 33rd Ave S Jacksonville Beach FL 32250 RE # 180625-0000
 Legal description of property (Attach copy of deed): L 10 B 19 ATLANTIC SHORES U 1 PLAT BOOK 14 PLAT PAGE 40
 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).
See variance site plan submitted

AFFIDAVIT

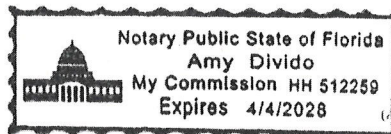
I, James Christopher Doran, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other 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 Christopher Doran 9-11-2024
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of September, 2024, by James Doran, who is personally known to me or produced as identification.

Amy Divido
 NOTARY PUBLIC SIGNATURE
Amy Divido
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: _____
CODE SECTION (S): _____	

RECEIVED

SEP 16 2024

PLANNING
DEPARTMENT

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 zoned RS-1 which requires 10,000 sf while the existing lot is only 6,250 sf.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The proposed lot coverage would provide an increase above the code maximum of 35% from the existing 40.2% to 48%.
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	Granting this variance will not impact other parcels, 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.	Yes	The set backs and lot coverage on this smaller lot produce a footprint that does not allow for a reasonable design.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The proposed variance is the minimum that would allow for a reasonable design.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	This variance is generally consistent with the comprehensive plans and will not adversely affect adjacent land.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

A. Scott Toney, Esquire
925 NW 56th Terrace, Suite B
Gainesville, Florida 32605
Property Appraisers Parcel Identification (Folio) Number 180626-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

RECEIVED

SEP 16 2024

PLANNING
DEPARTMENT

WARRANTY DEED

THIS WARRANTY DEED, executed this 13th day of February, 2023, **JAMES CHRISTOPHER DORAN**, and **MARIA DEL PILAR DORAN**, husband and wife, Grantor, to **JAMES CHRISTOPHER DORAN**, and **MARIA DEL PILAR DORAN**, as Trustees of the **DORAN FAMILY TRUST** under Agreement dated April 19, 2010 with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 1063 SW 132nd Street, Newberry, FL 32669, Grantee,

WITNESSETH, That the Grantor(s) for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee(s), all that certain land situate, lying and being in the County of Duval, State of Florida, to-wit:

Lot 10, Block 19, Atlantic Shores Unit 1, according to the plat thereof, recorded in Plat Book 14, Page 40, of the current Public Records of Duval County, Florida,

NOTE TO PROPERTY APPRAISER:

The land described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

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

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

Title to the lands described herein has not been examined by A. Scott Toney, P.A. and no warranty or other representation is made as to the marketability or condition of the title. This instrument was prepared and based solely upon information provided by the Grantor(s).

AND the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey 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 in the current year.

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

WITNESS #1 [signature]

A. Scott Toney

WITNESS #1 [print name]

WITNESS #2 [signature]

Loriann Hunter

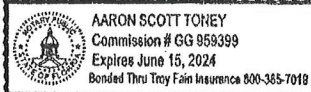
WITNESS #2 [print name]

State of Florida
County of Alachua

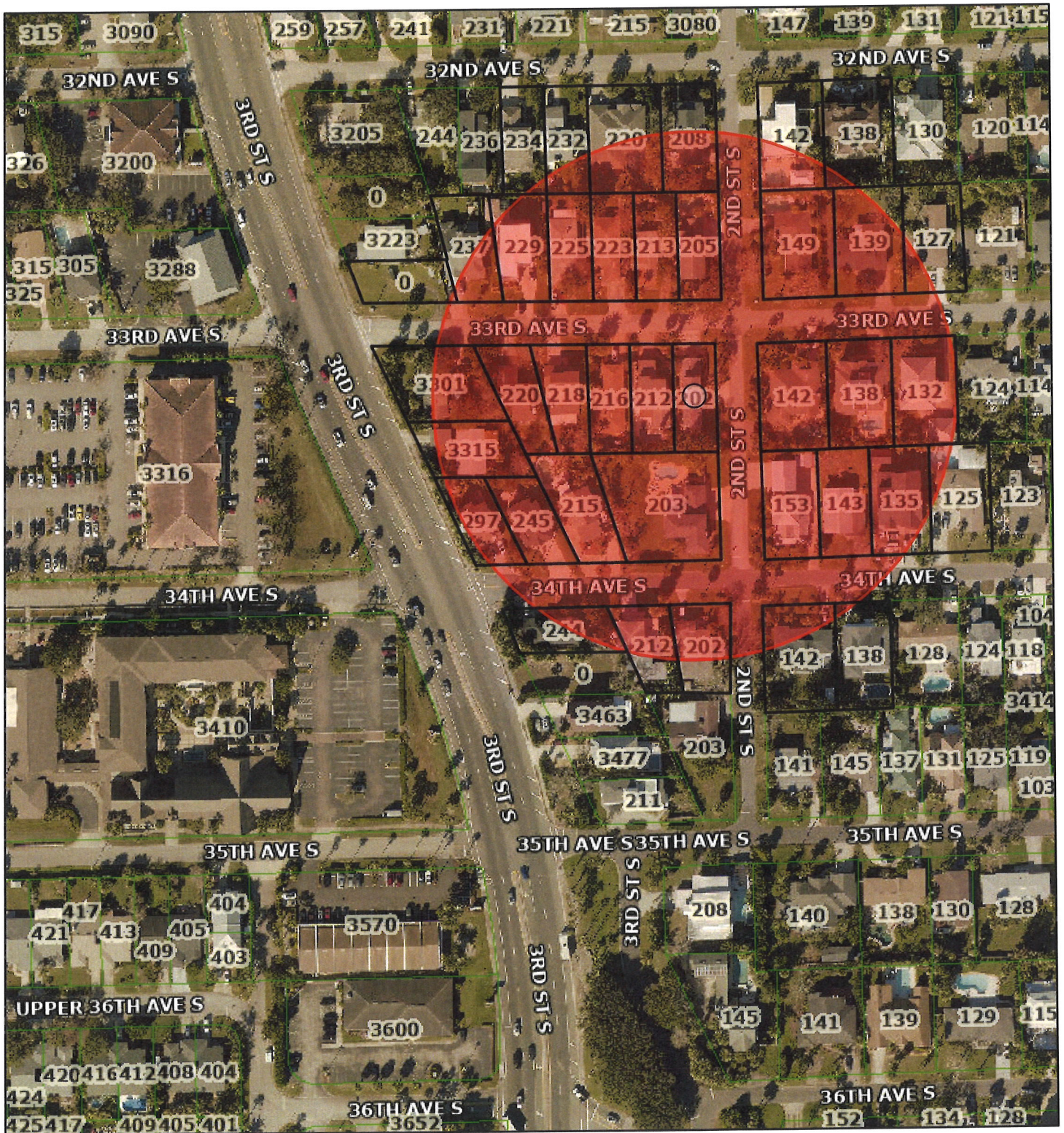
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared **JAMES CHRISTOPHER DORAN** and **MARIA DEL PILAR DORAN**, [X] by means of physical presence or ☐ online notarization, who are ☐ personally known to me or [X] who have produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 13th day of February, 2023.

My commission expires:

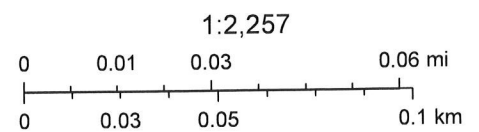


NOTARY PUBLIC



October 30, 2024

 Parcels

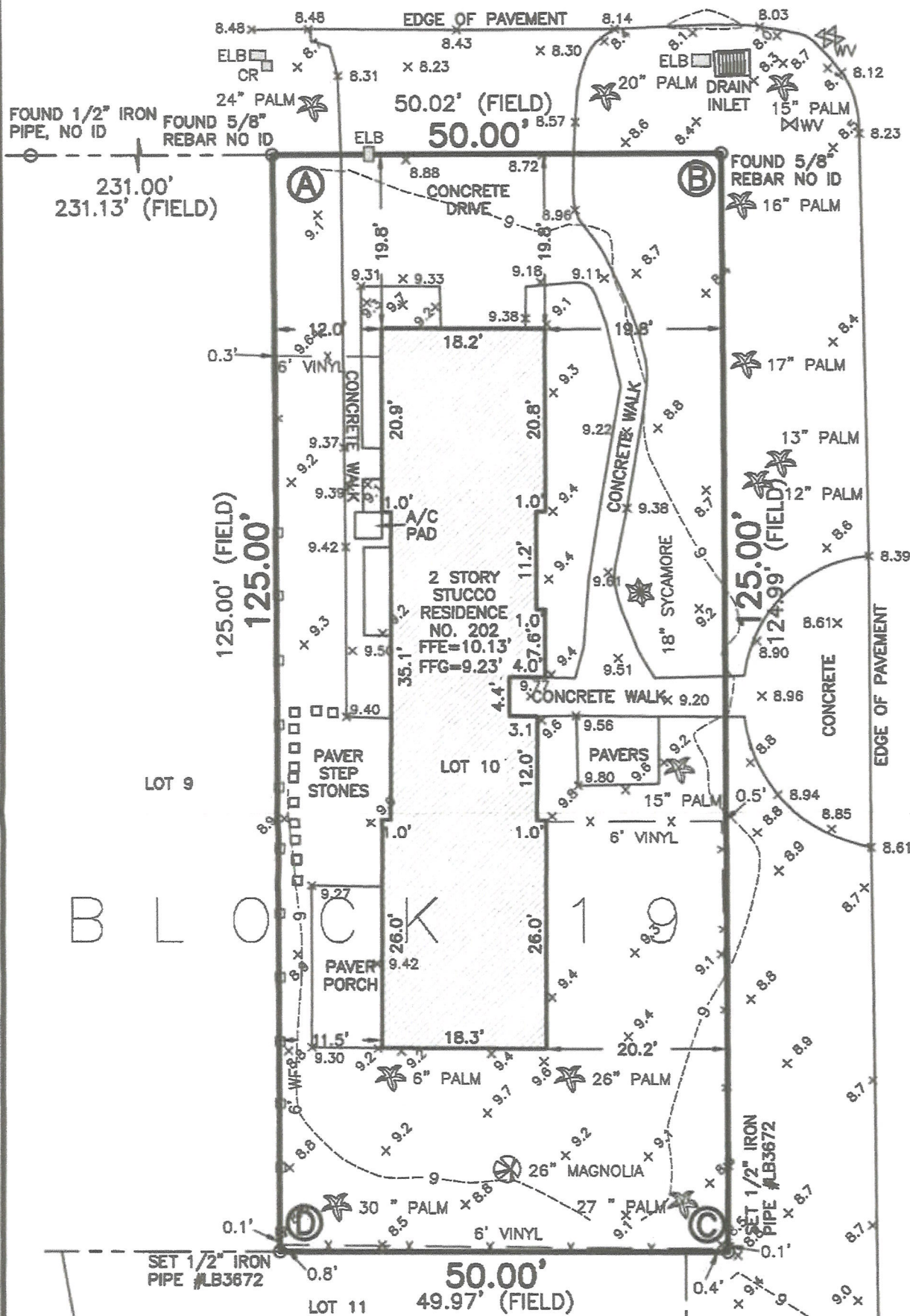


MAP SHOWING SURVEY OF

LOT 10, BLOCK 19, ATLANTIC SHORES UNIT 1, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 14, PAGE 40, OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

BENCH MARK: SET MAG
NAIL & DISK, LB3672
IN EDGE OF PAVEMENT
ELEVATION = 8.52'
(NAVD 1988 DATUM)

33RD AVENUE SOUTH
FORMERLY CASTLE STREET
50' PAVED PUBLIC R/W



RECEIVED
SEP 16 2024
PLANNING
DEPARTMENT

2ND STREET SOUTH
FORMERLY CORTEZ STREET
30' PAVED PUBLIC R/W

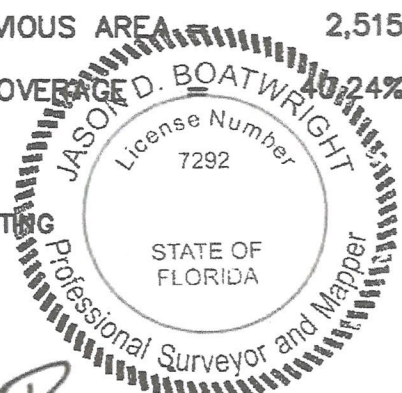
LOT COVERAGE:

TOTAL LOT AREA	=	6,250 Sq.ft.
RESIDENCE	=	1,420 Sq.ft.
CONCRETE DRIVE	=	434 Sq.ft.
CONCRETE WALK	=	424 Sq.ft.
PAVERS	=	72 Sq.ft.
PAVER PORCH	=	144 Sq.ft.
PAVER STEP STONES	=	12 Sq.ft.
A/C PAD	=	9 Sq.ft.

TOTAL IMPERVIOUS AREA = 2,515 Sq.ft.

TOTAL LOT COVERAGE = 100.24%

CERTIFIED TO:
ALESCH CONTRACTING



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3872
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
- NORTH IS PROTRACTED FROM PLAT.
- INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A=89°47'37" B=90°09'26" C=89°51'29" D=90°11'28"
- BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP85 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

SYMBOL LEGEND	
WV	WATER VALVE
WM	WATER METER
CR	CABLE RISER
ELB	ELECTRIC BOX
M	MANHOLE

ABBREVIATION LEGEND	
(FIELD)	FIELD MEASUREMENT
WF	WOOD FENCE
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION

DATE:
AUGUST 15, 2024
SHEET 1 OF 1

FILE: 2024-0982
DRAWN BY: WWZ
SCALE: 1" = 20'

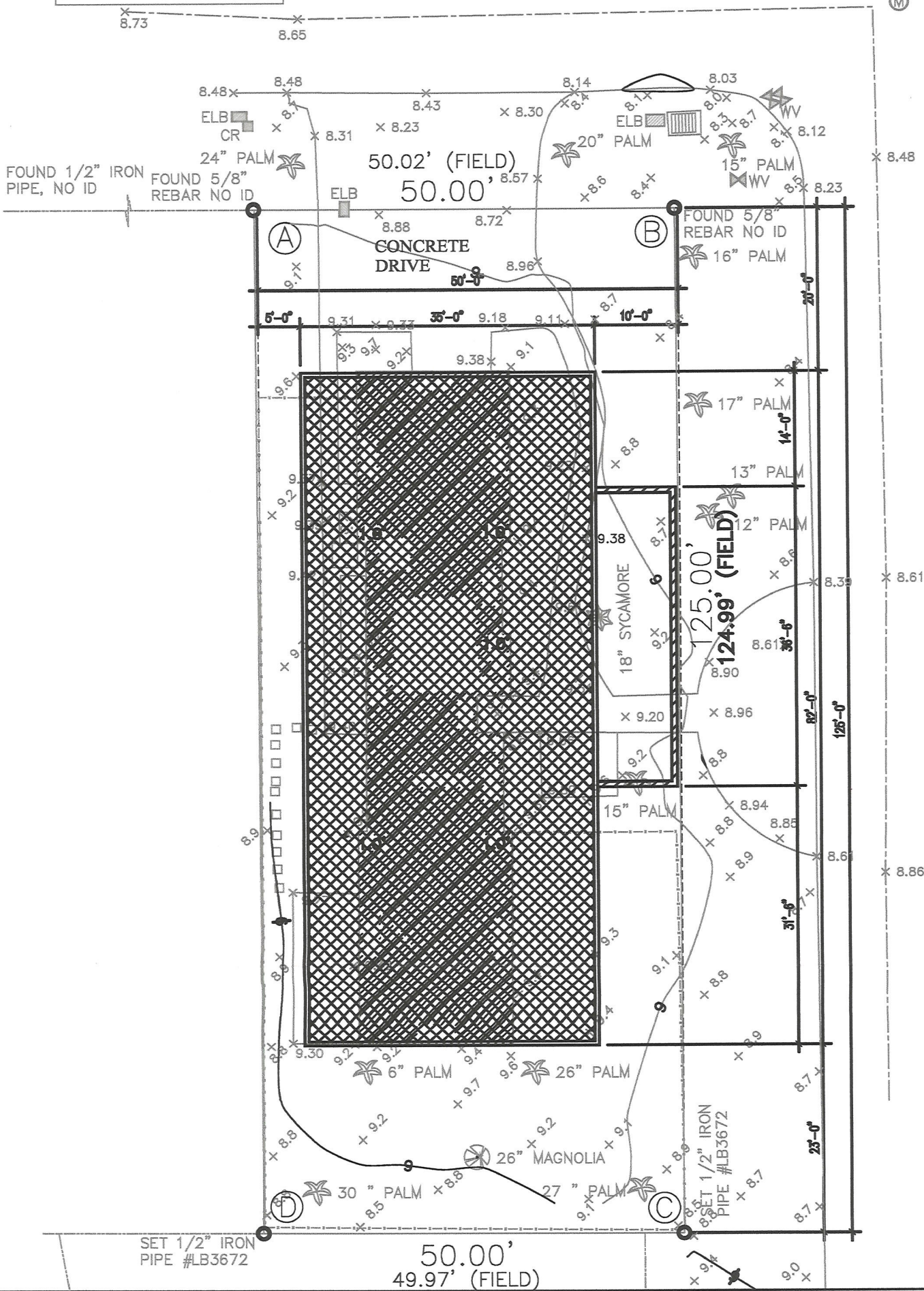
BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

BENCH MARK: SET MAG
NAIL & DISK, LB3672
IN EDGE OF PAVEMENT
ELEVATION = 8.52'
(NAVD 1988 DATUM)



Proposed



RECEIVED
SEP 16 2024
PLANNING
DEPARTMENT

(EXISTING RESIDENCE TO BE
DEMOLISHED)

PROPOSED FOOTPRINT
 PROPOSED 8" WALL TO 6'

LOT COVERAGE: EXISTING

LOT COVERAGE: PROPOSED

TOTAL LOT AREA	=	6,250 Sq.ft.	NO CHANGE
RESIDENCE	=	1,420 Sq.ft.	2870 SF
CONCRETE DRIVE	=	434 Sq.ft.	0 SF 217
CONCRETE WALK	=	424 Sq.ft.	0 SF 212
PAVERS	=	72 Sq.ft.	0 SF 36
PAVER PORCH	=	144 Sq.ft.	40 SF
PAVER STEP STONES	=	12 Sq.ft.	70 SF
A/C PAD	=	9 Sq.ft.	20 SF
TOTAL IMPERVIOUS AREA	=	2,515 Sq.ft.	3000 SF
TOTAL LOT COVERAGE	=	40.24%	48%

NEW WILL BE SIMILAR TO EXISTING. ALL TO BE PERVIOUS PAVERS
ALL TO BE PERVIOUS PAVERS
ALL TO BE PERVIOUS PAVERS
8" CMU WALL. FLOORING TO BE ALL IMPERVIOUS PAVERS
MISC. LANDINGS- LOCATIONS TBD
LOCATION TBD

ZONING

SET BACKS

RS- 1	EXISTING	REQUIRED	PROPOSED
FRONT YARD	20'	25'	20' (MAINTAIN EXISTING)
SIDE YARD (EAST)	19'-10"	20'	10'
SIDE YARD (WEST)	11'-6"	10'	5'
REAR YARD	23'	30'	23' (MAINTAIN EXISTING)

THE DORAN RESIDENCE
202 33rd Avenue South
Jax Beach, FL 32250 LOT 10, Block 19 Atlantic Shores Unit 1
POC: Ted Alesch 904.613.6517

ALESCH CONTRACTING, INC



GCG1516238
1946 BEACHSIDE COURT
ATLANTIC BEACH, FLORIDA 32233
T: (904) 613 6517
E: TED @ALESCH.COM

DATE: 09/05/2024
SCALE: 1/16" = 1'-0"
DRAWN BY: SD
CHECKED BY: TA



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/25/2024
SUBJECT:	BOA #24-100080 Staff Report

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

BOA #24-100080

ZONING: RS-1
RE NO.: 174806-0000
LEGAL: Lot 11, Block 4, *Surf Park Unit 1*
ADDRESS: 619 N 14th Ave

REQUEST:

Section(s): 34-336(e)(1)(e), for 40% lot coverage in lieu of 35% maximum, for proposed corner side yard addition to a single-family home, located at **property addressed** 619 N 14th Ave, **RE#** 174806-0000, **legally described as** Lot 11, Block 4, *Surf Park Unit 1*

EXISTING CONDITIONS:

The subject property is an existing, platted a 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 54.70 feet in width and 120 feet in depth, with a total area of 6,039 square feet. This lot consists of a one-story dwelling, concrete, concrete steps, paver driveway, and a covered porch. The applicant plans on adding an attached 94 square foot addition to the corner side of the property. The subject parcel's single-family structure was constructed in 1947, which predates the existing LDC. 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 lot is currently over the maximum lot coverage at 42.54%. The applicant plans on replacing the current pavers with permeable pavers, which will lower the lot coverage to 40%. This is the minimum variance needed to accommodate the improvements and to address existing non-conformities. The property is undersized and predates the current LDC, and has existing non-conformities. Adding any structure on this property will increase the lot coverage. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements. The property is undersized and the request is consistent with the comprehensive plan.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 1947 as a one-story single-family dwelling. The property currently exceeds the required maximum lot coverage by 7.54%. The applicant plans on making some improvements to the subject property which will decrease the current lot coverage percentage but,

still exceed the maximum requirement. Due to the substandard size of the lot, any additional structures on the property will increase lot coverage. Allowing a decrease in lot coverage to 40% is the minimum variance needed for the reasonable use of the parcel of land. The subject property was platted in 1946 and the home was constructed in 1947, both of which predated the existing LDC. The nonconforming lot is not the fault of the applicant, nor are the existing non-conformities, and denying additional lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variance. There is a hardship justified by the non-conforming nature of the lot in total lot area and width. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: 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 8,572 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 1947, which predates 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. 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. Due to the nonconforming area and width of this property, any addition would require a variance from the RS-1 standards. These circumstances are not the fault of the applicant and literal interpretation of the code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed addition. The variance needed is for a 40% lot coverage in lieu of the 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#24-100080**

ATTACHMENTS:

1. 24-100080
2. 24-100080pics



APPLICATION FOR VARIANCE

BOA No. 24-100080

HEARING DATE 12/7

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

OCT 04 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Heather McConville **Telephone:** (904) 945-5496
Mailing Address: 619 14th Avenue North **E-Mail:** heather@palmrealtyfl.com
Jacksonville Beach, Fl. 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Joseph and Heather McConville **Telephone:** (904) 945-5496
Mailing Address: 619 14th Avenue North **E-Mail:** heather@palmrealtyfl.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: 174806-0000 619 14th Avenue N. Jax Beach
Legal description of property (Attach copy of deed): 19-39 28-2S-29E .182 SURF PARK, UNIT 1 R/P PT PABLO3 BEACH NORTH4 LOT 11 BLK 4
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).
lot coverage

AFFIDAVIT

I, Heather McConville, 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.

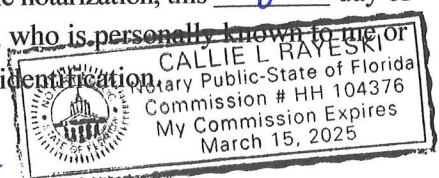
Heather McConville
APPLICANT SIGNATURE

Heather McConville
PRINT APPLICANT NAME

10/8/2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of October, 2024, by heather McConville, who is personally known to me or produced drivers license as identification.



RS-1

Callie Rayeski-Bowling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

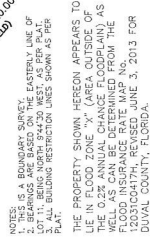
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

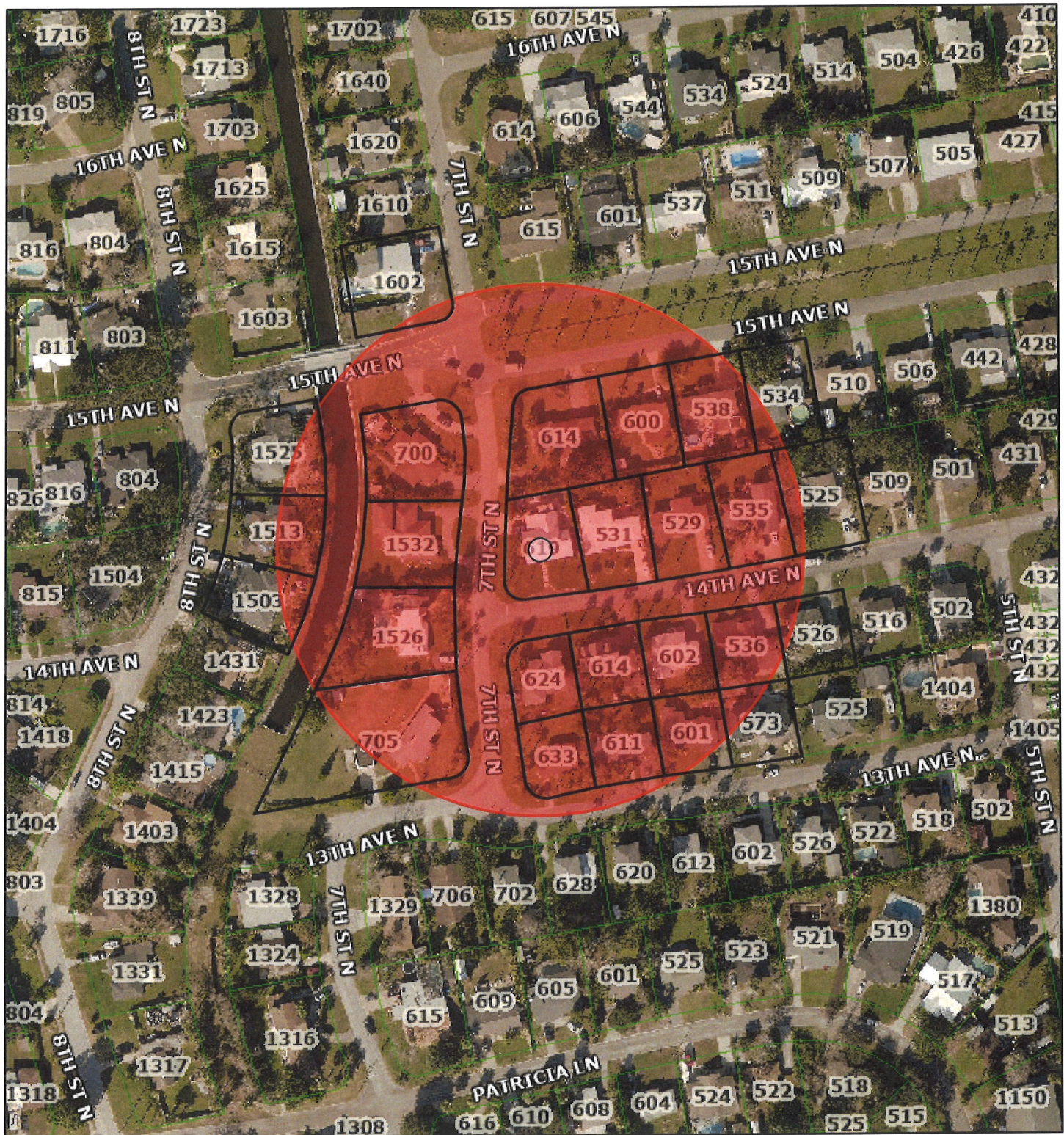
RECEIVED

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.

SEP 14 2024
PLANNING
DEPARTMENT

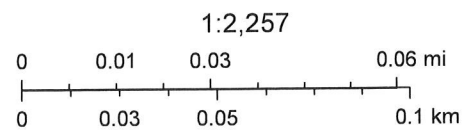
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	Substandard lot
Special circumstances and conditions do not result from the actions of the applicant.	yes	Substandard lot
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	Substandard lot
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	Substandard lot
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Substandard lot
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	Substandard lot

FEBRUARY 4, 2014
1 1



November 25, 2024

 Parcels



MAP SHOWING SURVEY OF

LOT 11, BLOCK 4, SURF PARK UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 39 AND 39A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

OCT 04 2024

PLANNING DEPARTMENT



7TH STREET NORTH
(A PUBLICLY DEDICATED 60' R/W PER PLAT)

14TH AVENUE NORTH
(A PUBLICLY DEDICATED 60' R/W PER PLAT)

FIELD CURVE TABLE		
	BEARING	DISTANCE
C1	S5°22'17"W	23.44'
C2	S48°59'34"E	32.12'
C3	S78°59'43"W	66.52'

BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 9.28' (NAVD 1988 DATUM)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.44'	686.30'	1°57'25"	S5°22'17"W	23.44'
C2	36.92'	20.00'	105°46'43"	S49°09'33"E	31.90'
C3	66.60'	1462.50'	2°36'32"	S79°11'50"W	66.59'

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 11, BEING NORTH 9°44'30" WEST, AS PER PLAT.
- BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12I EQUIPMENT AND RUNNING TRIMBLE VRN SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- BUILDING RESTRICTION LINES SHOWN, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" (AREA OF MINIMAL FLOOD HAZARD) AND "X" (SHADED) (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

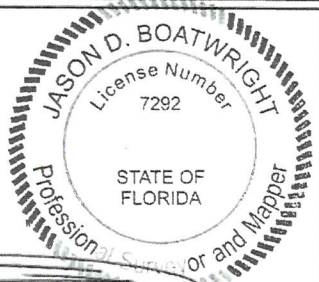
SYMBOL LEGEND	
	FIRE HYDRANT
	LIGHT POLE
	GAS VALVE
	WATER VALVE
	CLEAN OUT
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	WATER METER
	GAS RISER
	CABLE RISER
	ELECTRIC BOX
	STOP SIGN
	TRANSFORMER
	MANHOLE

ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
(C)	CALCULATED
(FIELD)	FIELD MEASUREMENT
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
VF	VINYL FENCE
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

LOT COVERAGE:

TOTAL LOT AREA	=	8,557 Sq.ft.
RESIDENCE	=	1,987 Sq.ft.
CONCRETE	=	123 Sq.ft.
CONCRETE STEPS	=	21 Sq.ft.
STONE PAVER	=	847 Sq.ft.
PAVER DRIVEWAY	=	501 Sq.ft.
COVERED PORCH	=	144 Sq.ft.
A/C PAD	=	11 Sq.ft.
POOL PUMP PAD	=	6 Sq.ft.
TOTAL IMPERVIOUS AREA	=	3,640 Sq.ft.
TOTAL LOT COVERAGE	=	42.54%

CERTIFIED TO:
HEATHER MCCONVILLE



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."

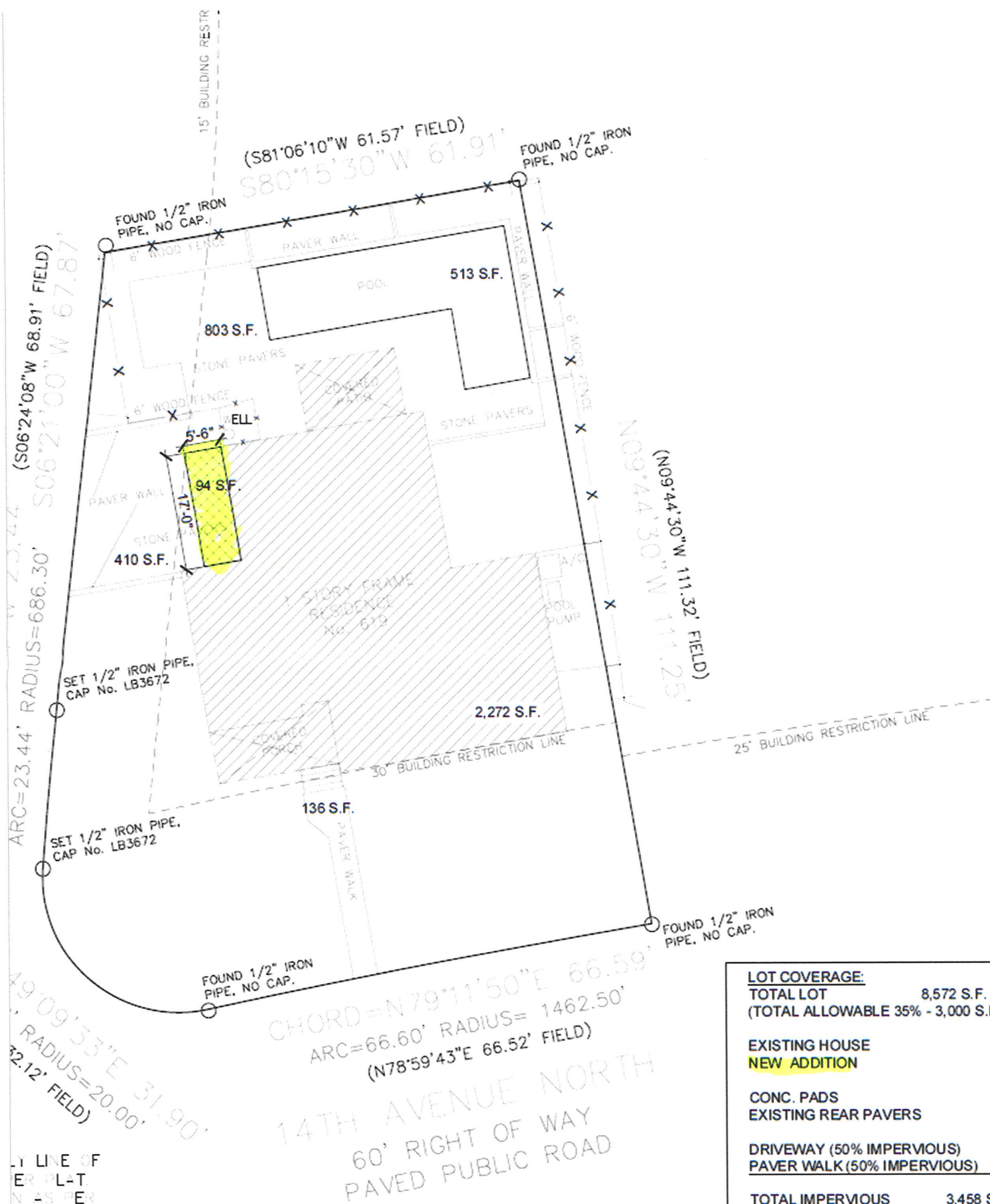
FILE: 2024-1133
DRAWN BY: WWZ
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

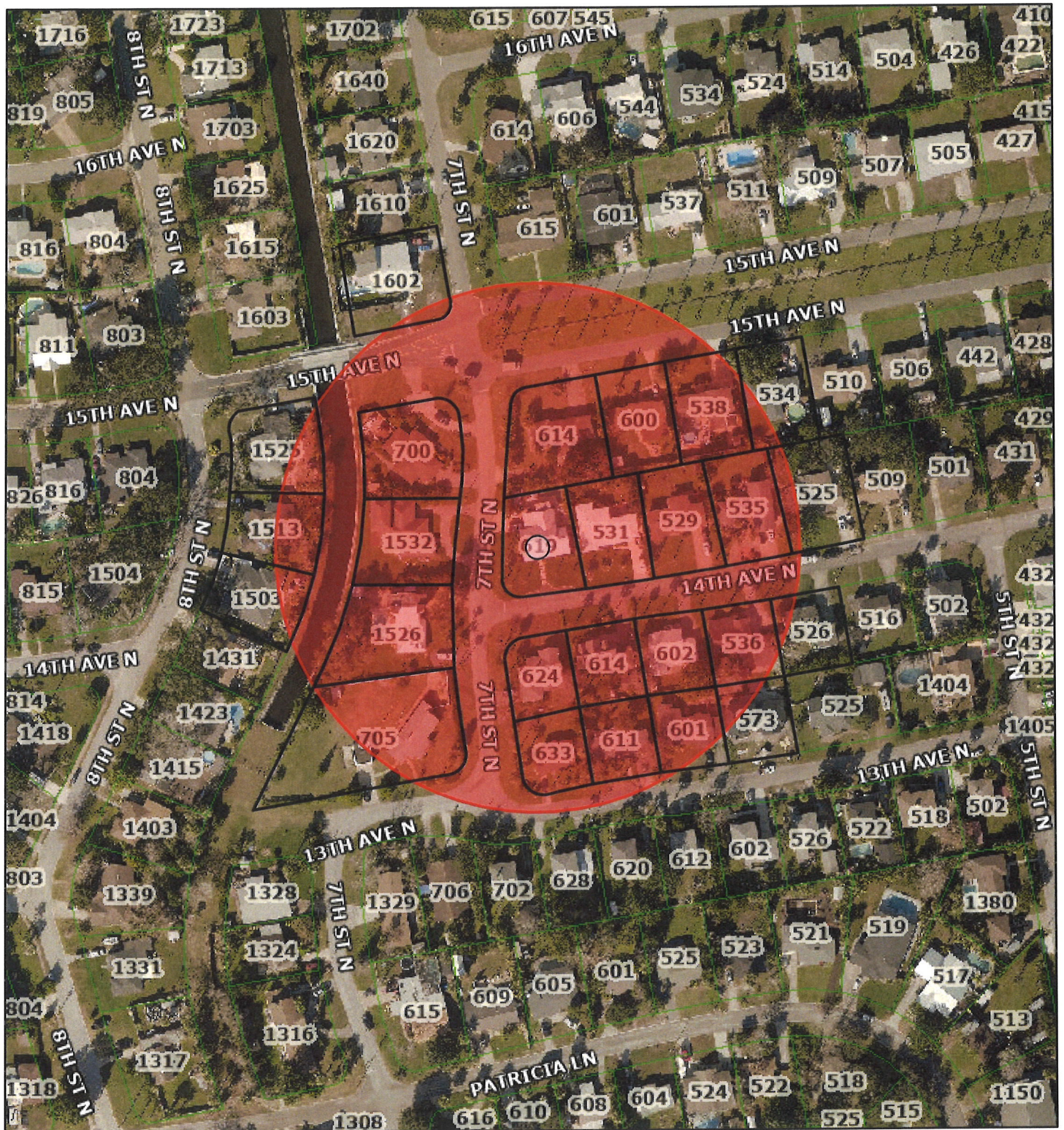
DATE:
SEPTEMBER 23, 2024
SHEET 1 OF 1

Proposed



APPEARS TO
OUTSIDE OF
PLAIN) AS
OM THE
013 FOR

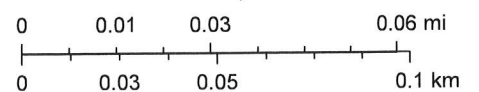
THIS SURVEY WAS MADE FOR THE BENEFIT
OF JOSEPH M. AND HEATHER R.
MCCONVILLE.



November 25, 2024

 Parcels

1:2,257



MAP SHOWING SURVEY OF

LOT 11, BLOCK 4, SURF PARK UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 39 AND 39A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

OCT 04 2024

PLANNING DEPARTMENT

7TH STREET NORTH
(A PUBLICLY DEDICATED 60' R/W PER PLAT)

14TH AVENUE NORTH
(A PUBLICLY DEDICATED 60' R/W PER PLAT)

FIELD CURVE TABLE

	BEARING	DISTANCE
C1	S5°22'17"W	23.44'
C2	S48°59'34"E	32.12'
C3	S78°59'43"W	66.52'

BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 9.28' (NAVD 1988 DATUM)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.44'	686.30'	1°57'25"	S5°22'17"W	23.44'
C2	36.92'	20.00'	105°46'43"	S49°09'33"E	31.90'
C3	66.60'	1462.50'	2°36'32"	S79°11'50"W	66.59'

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 11, BEING NORTH 9°44'30" WEST, AS PER PLAT.
- BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12I EQUIPMENT AND RUNNING TRIMBLE VRN SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- BUILDING RESTRICTION LINES SHOWN, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" (AREA OF MINIMAL FLOOD HAZARD) AND "X" (SHADED) (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WATER METER
- GAS RISER
- CABLE RISER
- ELECTRIC BOX
- STOP SIGN
- TRANSFORMER
- MANHOLE

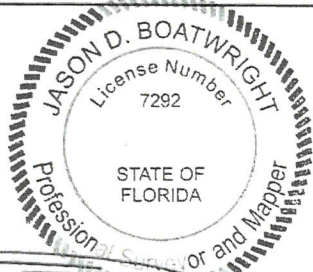
ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER
- (C) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

LOT COVERAGE:

TOTAL LOT AREA	=	8,557 Sq.ft.
RESIDENCE	=	1,987 Sq.ft.
CONCRETE	=	123 Sq.ft.
CONCRETE STEPS	=	21 Sq.ft.
STONE PAVER	=	847 Sq.ft.
PAVER DRIVEWAY	=	501 Sq.ft.
COVERED PORCH	=	144 Sq.ft.
A/C PAD	=	11 Sq.ft.
POOL PUMP PAD	=	6 Sq.ft.
TOTAL IMPERVIOUS AREA	=	3,640 Sq.ft.
TOTAL LOT COVERAGE	=	42.54%

CERTIFIED TO:
HEATHER MCCONVILLE



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."

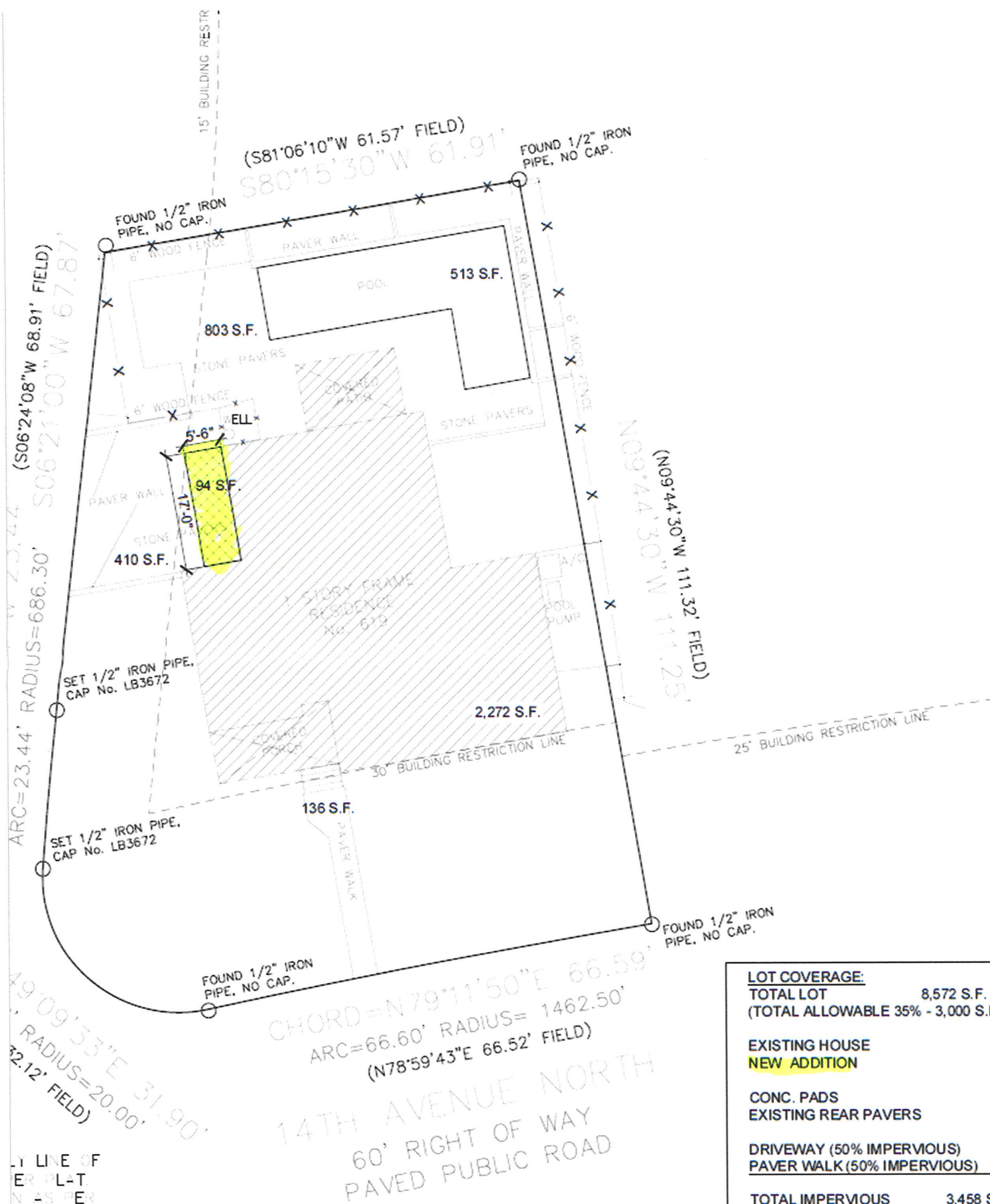
FILE: 2024-1133
DRAWN BY: WWZ
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
SEPTEMBER 23, 2024
SHEET 1 OF 1

Proposed



APPEARS TO
OUTSIDE OF
PLAIN) AS
OM THE
013 FOR

THIS SURVEY WAS MADE FOR THE BENEFIT
OF JOSEPH M. AND HEATHER R.
MCCONVILLE.



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/25/2024
SUBJECT:	BOA #24-100081 Staff Report

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

BOA #24-100081

ZONING: CS
RE NO.: 175559-0010
LEGAL: Lot 11& 12, Block 7, *Pablo Beach*
ADDRESS: 74 S 6th St

REQUEST:

Section(s): 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum, and 34-425(b)(1), for landscape buffer of 0 feet in lieu of 5 feet minimum, to bring parking up to office/warehouse standards for required number of parking spaces for an existing warehouse, located at **property addressed** 74 S 6th St, **RE#** 175559-0010, **legally described as** Lot 11& 12, Block 7, *Pablo Beach South*

EXISTING CONDITIONS:

The subject property is an existing lot of record (circa 1909) located in the Commercial future land use category. The property is currently located in the Commercial service: CS zoning district. The subject property is a legal conforming lot that measures an area of 12,500 square feet. The property currently hosts a warehouse. The applicant plans on keeping the two existing warehouses and adding 2,000 square feet of office space. The current parking is substandard and cannot facility more room for the new office. Additionally, allowing for parking setback of 0 feet in lieu of 5 feet minimum and for landscape buffer of 0 feet in lieu of 5 feet minimum, will help bring the parking area up to office/warehouse standards for the required number of parking spaces. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed required number of parking spaces for an existing warehouse, and the request is consistent with the comprehensive plan.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 2003 as a warehouse property. The property is currently and partially used as a warehouse. The applicant plans on adding offices to the location in addition to the existing warehouse space. In order for the applicant to facilitate these new offices, they need a variance to bring the property up to office/warehouse use in terms of parking. Given the size and shape of the lot, it is difficult to accommodate all the required standards for parking and landscaping and still provide adequate parking. Staff agrees that this is a reasonable request, and would help bring

the property up to code. The applicant is not deviating from any of our standards and will help the lot conform with current parking regulations.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. In order to facilitate adequate parking, the applicant needs 0 foot parking area setback and 0 foot of landscape buffers. This will help the property meet office/warehouse uses parking requirement.

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 1909, which was before 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. This variance will help bring the property to the proper uses and provide additional parking.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without this variance the property will not have adequate parking.

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 new and conforming parking spaces. The variance is for parking setback of 0 feet in lieu of 5 feet minimum, for landscape buffer of 0 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.



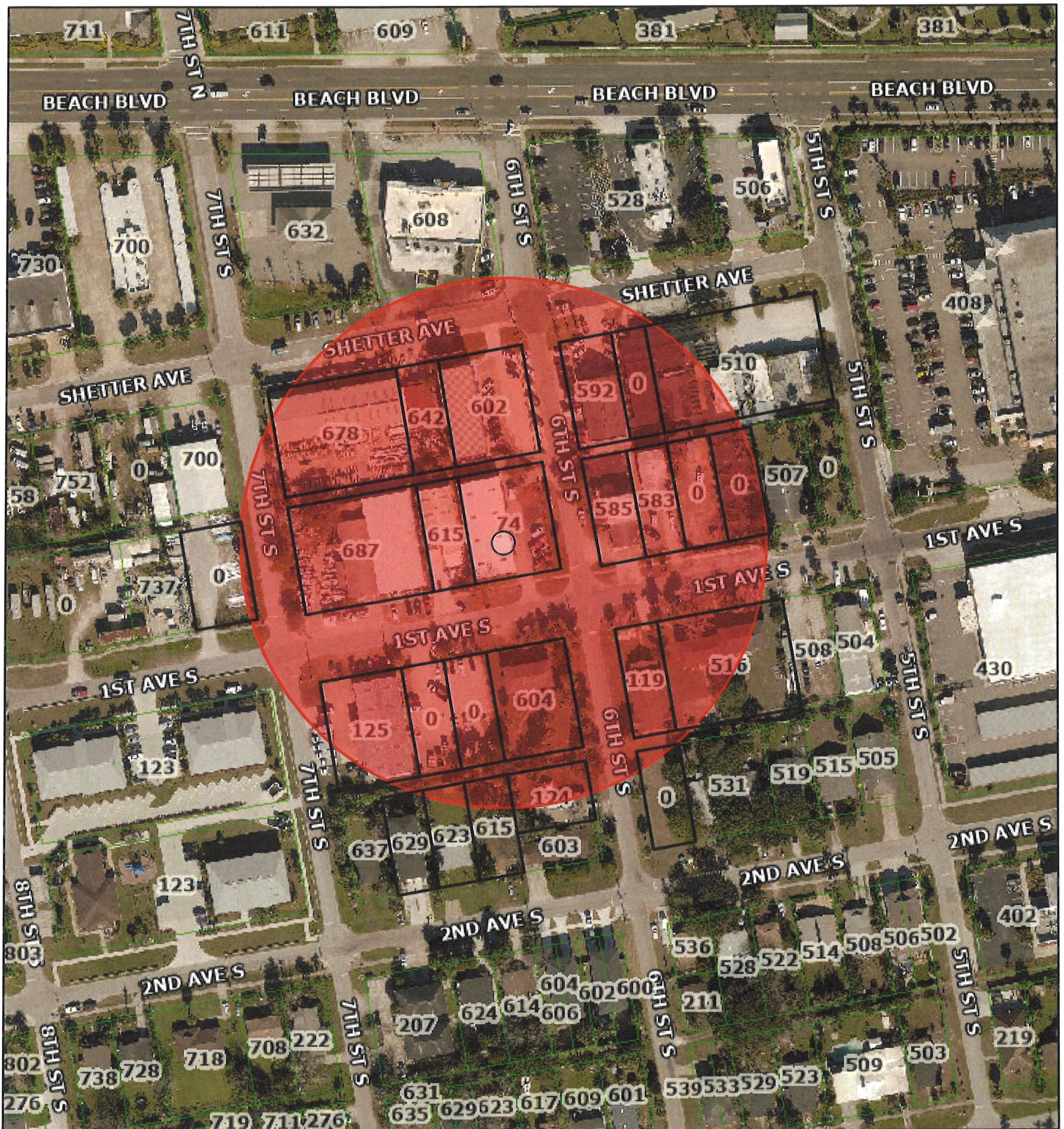
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100081**

ATTACHMENTS:

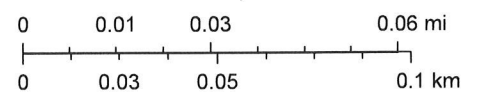
1. 24-100081pics
2. 24-100081



November 25, 2024

 Parcels

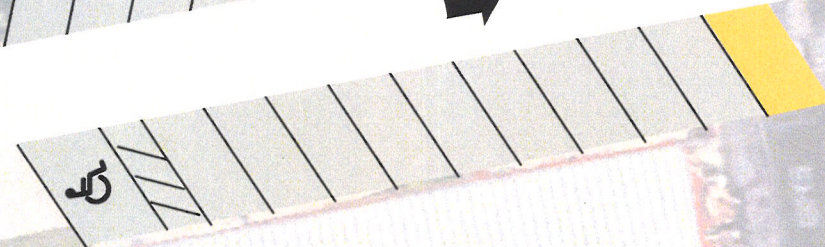
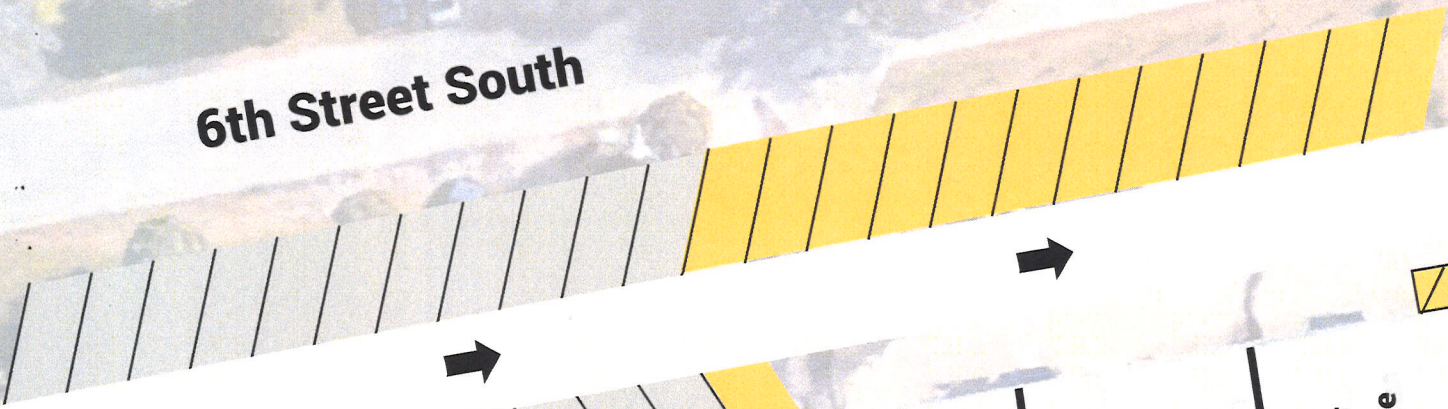
1:2,257



Shetter Avenue

6th Street South

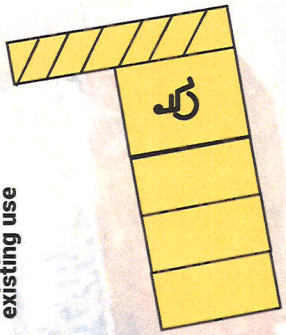
1st Ave South



1,500 SF
Warehouse
existing use

2,000 SF
Office
new use

2,000 SF
Warehouse
existing use



5,500 SF
74 6th St
Subject
Property

RECEIVED
PLANNING
DEPARTMENT

OCT 14 2024



APPLICATION FOR VARIANCE

BOA No. 24-10081

HEARING DATE 12/17

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

REQUIRED DOCUMENTATION

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

RECEIVED
OCT 14 2024
PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Aaron Meisenheimer **Telephone:** (904) 477-2728
Mailing Address: P.O. Box 51266 **E-Mail:** tye@inkfactorybrewing.com
Jacksonville Bch, FL. 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Gregory Solis **Telephone:** (904) 476-7685
Mailing Address: 1130 Neck Rd **E-Mail:** gregsolis@hotmail.com
Ponte Verda, FL 32082

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: 74 6th Street South Jacksonville Bch, FL 32250
Legal description of property (Attach copy of deed): Warehouse in commercial district
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).
No parking area setback, in lieu of 5ft required. No landscape buffer, in lieu of 5ft required.

AFFIDAVIT

I, Aaron Mesienheimer, 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

Aaron Meisenheimer
PRINT APPLICANT NAME

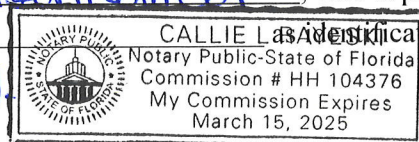
10/14/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of October, 2024, by aaron meisenheimer, who is personally known to me or produced d.i.

[Signature]

Callie Reyeski-Bawling



CS

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	Bringing up parking standards to meet proposed office/warehouse uses. See attached plan.
Special circumstances and conditions do not result from the actions of the applicant.	YES	Proposed parking plan attached.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	No special privileges would be given if approved.
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	Bringing up parking standards to meet proposed office/warehouse uses.
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	

RECEIVED

OCT 14 2024

PLANNING
DEPARTMENT

Date: Oct 14, 2024

To: City of Jacksonville Beach

Re: Parking Variance

Property: 74 6th Street South, Jacksonville Beach, FL

To Whom it may concern,

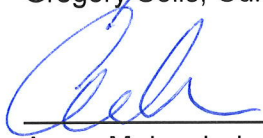
I, Gregory Solis, owner of 74 6th Street South, Jacksonville Beach, Florida 32250, give permission to Aaron Meisenheimer, to submit a variance application and any additional permits needed to complete the purchase of my property.



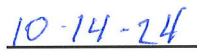
Gregory Solis, Current Property Owner



Date

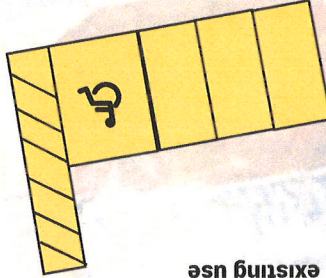


Aaron Meisenheimer, Applicant



Date

1st Ave South



Warehouse
existing use
2,000 SF

Office
new use
2,000 SF

Warehouse
existing use
1,500 SF

RECEIVED

OCT 14 2024

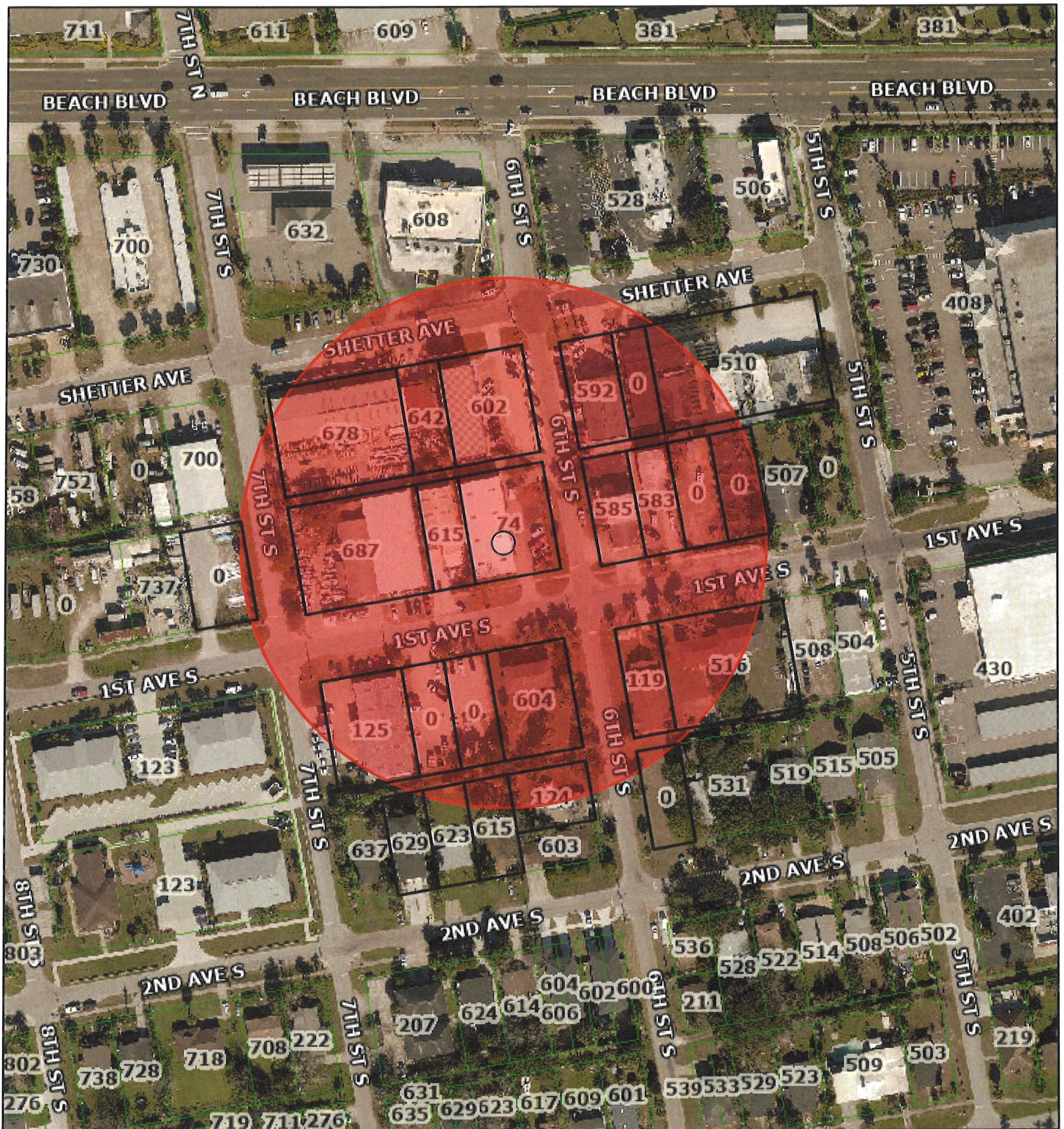
PLANNING
DEPARTMENT

5,500 SF
74 6th St
Subject
Property

6th Street South



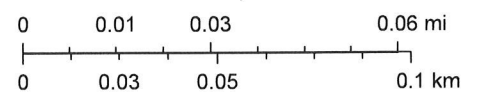
Shetter Avenue



November 25, 2024

Parcels

1:2,257





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	11/25/2024
SUBJECT:	BOA #24-100082 Staff Report

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

BOA #24-100082

ZONING: RS-1
RE NO.: 181709-0000
LEGAL: The South 75 feet , of Lot 3, Block D7, *Ponte Vedra*
ADDRESS: 3930 Duval Dr

REQUEST:

Section(s): 34-336(e)(1)(e), for an accessory structure setback of 0 feet in lieu of 5 feet minimum, for new wood deck addition, to an existing single-family home, located at **property addressed** 3930 Duval Dr, **RE#** 181709-0000, **legally described as** The South 75 feet , of Lot 3, Block D7, *Ponte Vedra*

EXISTING CONDITIONS:

The subject property is an existing, platted a lot of record, (circa 1937) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is 75 feet in width and 104 feet in depth, with a total area of 7,725 square feet. This lot consists of a two-story pool deck, wood deck, cobblestone driveway. The lot size of 3930 Duval Dr. is approximately 20% smaller than the minimum lot size. The setback and lot coverage requirements on this non-conforming lot creates a hardship on the lot because of its small size. A variance is needed to allow for a deck to be built in the rear yard along Lake Duval beyond the 5' setback. The applicant has already installed the wood deck without a permit. Once the applicant found out they needed a permit, they also realized they were not conforming to accessory structure setbacks. The applicant has now applied for this variance to address the current non-conformities.

The subject parcel's single-family structure was constructed in 2024 and was granted a variance in 2022. The variance was approved by the Board of Adjustment in January 2022, for a rear yard setback of 24 feet in lieu of 30 feet minimum, for lot coverage of 46% in lieu of 35% maximum; and for a crushed shell driveway in lieu of a paved driveway, to allow for construction of a new single-family dwelling. 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 conforming in lot coverage and other setbacks. Staff finds that the requested variance is the minimum variance needed to accommodate the wood deck and to address current non-conformities. The property is undersized and the request is consistent with the comprehensive plan.

BOA#21-100185 for a rear yard setback of 24 feet in lieu of 30 feet minimum, for lot coverage of 46%

in lieu of 35% maximum; and for a crushed shell driveway in lieu of a paved driveway, to allow for construction of a new single-family dwelling

No Code violations.

STAFF ANALYSIS:

The subject property was developed in 2024 as a two-story single-family dwelling. The subject property is substandard in width. It measures 75 feet in width rather than the 90 feet minimum requirement in the RS-1 zoning district and is also nonconforming in size, at 7,725 square feet. The applicant has already installed a wood deck to the rear of the property. Due to the substandard size and irregular shape of the lot, adding any structure to the property will encroach into the setbacks. Allowing for an accessory structure set back of 0 feet in lieu of the 5 feet minimum, is the minimum variance needed for the reasonable use of the parcel of land. The addition will only encroach into the required rear yard, which is adjacent to a water body, so no immediate neighbor would be impacted. Additionally, the property is bulkheaded, and the deck would sit on top of the existing bulkhead, at the water's edge. There is already a variance granted for a rear yard setback of 24 feet in lieu of 30 feet minimum, for lot coverage of 46% in lieu of 35% maximum; and for a crushed shell driveway in lieu of a paved driveway. The addition will not exceed the approved lot coverage. Other properties in this area have been granted similar variances to encroach on required rear yard setbacks to accommodate various property additions and improvements. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

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

area of 10,000 square feet. This property has a total lot area of 7,725 square feet. Moreover, it is shallow, and abuts a water body to the rear.

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 2024, and was granted variances to encroach on setbacks and exceed the 35% minimum due to its irregular shape.

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

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

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

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

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

Staff does find that the requested variances are the minimum variance needed to accommodate the existing non-conformities. The proposed variances needed are for an accessory structure set back of 0 ft in lieu of 5 ft minimum, for an existing wooden deck.

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

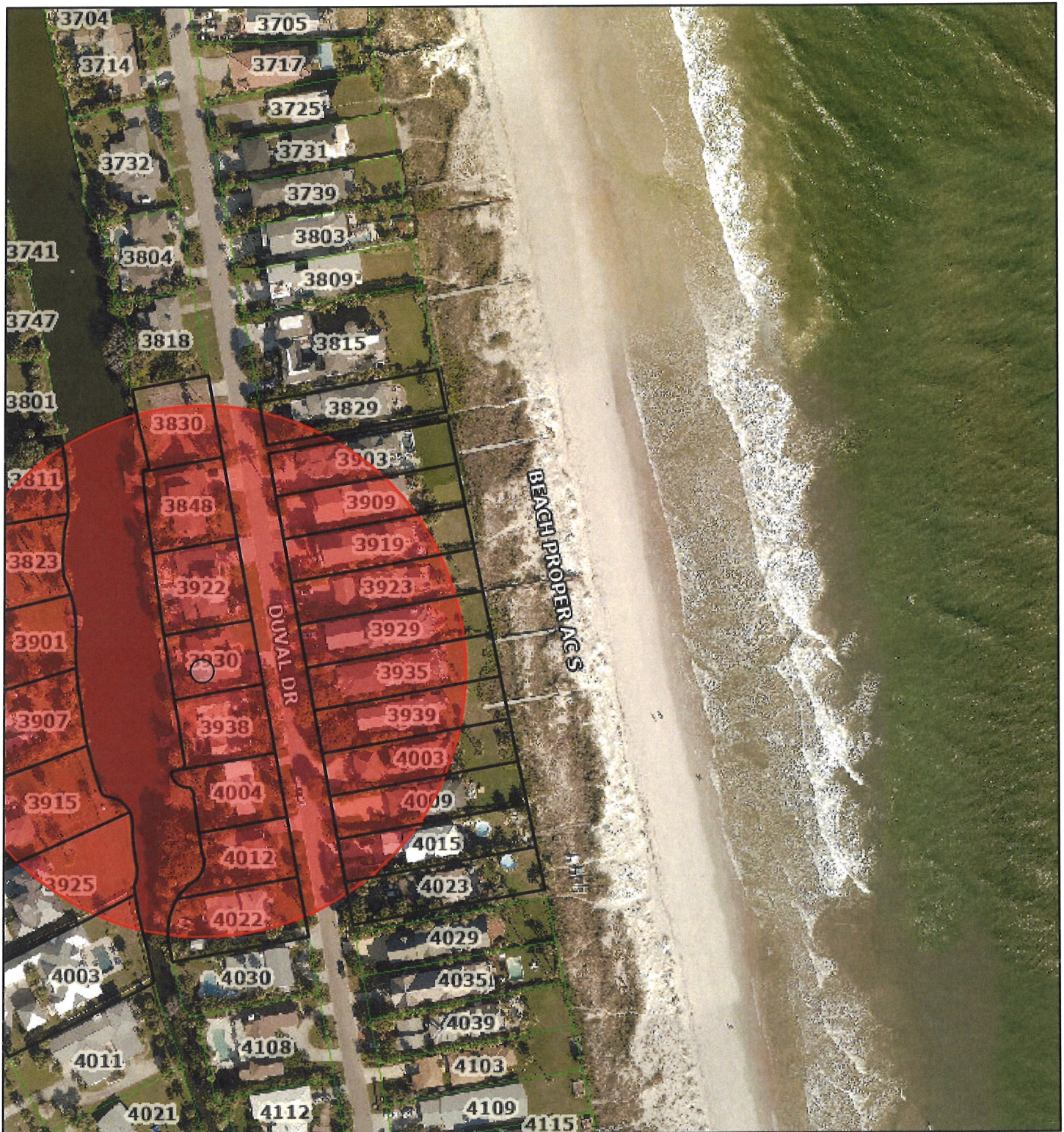
Staff does find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100082**

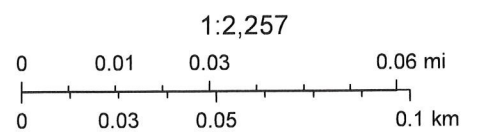
ATTACHMENTS:

1. 24-100082pics
2. 24-100082



November 25, 2024

Parcels



MAP SHOWING BOUNDARY SURVEY OF
THE SOUTH 75 FEET, OF LOT 3, BLOCK D7,
AS SHOWN ON MAP OF
PONTE VEDRA

AS RECORDED IN PLAT BOOK 15 PAGE 66-66A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT TO A FENCE, LANDSCAPING AND INFRASTRUCTURE EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(DESCRIPTION OF RECORD)

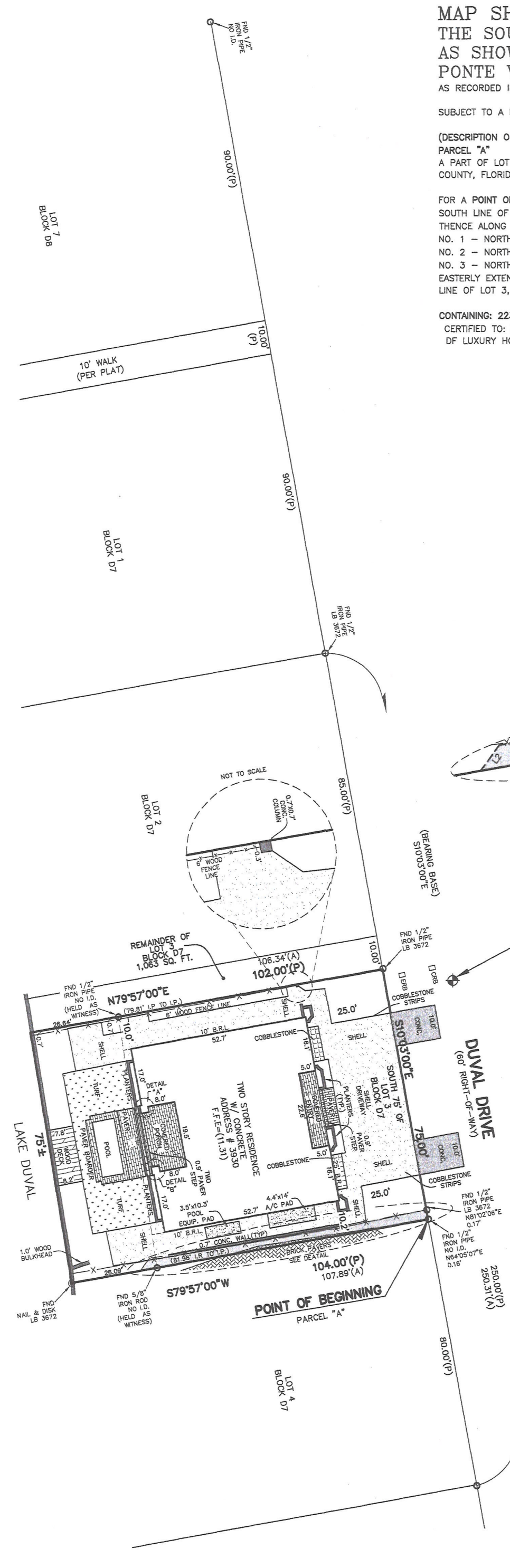
PARCEL "A"

A PART OF LOT 3, BLOCK D7, PONTE VEDRA, AS RECORDED IN PLAT BOOK 15, PAGE 66-66A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK D7; THENCE SOUTH 79°57'00" WEST SOUTH LINE OF SAID LOT 3, A DISTANCE OF 86.92 FEET; THENCE NORTH 36°25'12" EAST, A DISTANCE OF 4.71 FEET TO AN EXISTING 4" WOOD FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES;
NO. 1 - NORTH 81°25'12" EAST, A DISTANCE OF 32.56 FEET;
NO. 2 - NORTH 80°27'18" EAST, A DISTANCE OF 25.16 FEET;
NO. 3 - NORTH 77°45'13" EAST, A DISTANCE OF 15.64 FEET; THENCE NORTH 79°45'48" EAST, CONTINUING ALONG SAID FENCE LINE EASTERLY EXTENSION THEREOF, A DISTANCE OF 10.17 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 10°03'00" EAST, LINE OF LOT 3, A DISTANCE OF 2.82 FEET TO THE POINT OF BEGINNING.

CONTAINING: 223 SQUARE FEET / 0.005 ACRES MORE OR LESS.

CERTIFIED TO: PATRICK AND WHITNEY H. VANMETER/ DF TITLE, LLC DBA GOLDEN DOG TITLE AND TRUST/ FIDELITY NATIONAL INSURANCE COMPANY/ DF LUXURY HOMES BY MARCUS MEIDE



BENCHMARK:
FND NAIL & DISK
LB 3672
ELEVATION: (9.12)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

- NOTE:
1. ALL WALLS AND PLANTER WALLS ARE 0.7' WIDE
 2. SHELL DRIVEWAY PER VARIANCE 34-373(f)
 3. DECK SUBJECT TO FORTHCOMING VARIANCE REVIEW

L-1 S08°26'21"E 75.04' -
TRAVERSE LINE ONLY

PARCEL "A" LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S79°57'00"W	86.92'
L2	N36°25'12"E	4.71'
L3	N81°25'12"E	32.56'
L4	N80°27'18"E	25.16'
L5	N77°45'13"E	15.64'
L6	N79°45'48"E	10.17'
L7	S10°03'00"E	2.82'

LEGEND & ABBREVIATIONS

CRB - DENOTES CABLE RISER BOX
ERB - DENOTES ELECTRIC RISER BOX
- DENOTES CONCRETE
- DENOTES BRICK PAVERS
- DENOTES WOOD DECKING

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

SOUTH 75 FEET, OF LOT 3, BLOCK D7	
LOT SIZE	7,725± SQ. FT.
A/C AND POOL EQUIP. PAD	98± SQ. FT.
POOL DECK AND POOL BOARDER	201± SQ. FT.
WOOD DECK @ 50% IMPERVIOUS	34± SQ. FT.
WALLS AND PLANTER WALLS AND COLUMNS	88± SQ. FT.
COBBLESTONE IN DRIVEWAY	64± SQ. FT.
RIGHT-OF-WAY LENGTH	75.00 FT.
TOTAL BUILDING COVERAGE	2,904± SQ. FT. 37.59%
TOTAL IMPERVIOUS COVERAGE	3,474± SQ. FT. 44.97%
SQ.FT. FOR REAR STEPS AND ENTRY STEPS WITH PAVER PAD ARE INCLUDED IN TOTAL IMPERVIOUS SQ.FT.	

FINAL, W.O.# 220786, 08-29-2024 (FIELD)

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

BEARINGS AND DIRECTIONAL NORTH ARE BASED ON DEED OF RECORD

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X-SHADED"
AS SHOWN ON FLOOD INSURANCE RATE MAP 0419 J FOR DUVAL COUNTY, FLORIDA, DATED 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA,
LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED

Legend	
CONC.	CONCRETE
BRICK	BRICK
WOOD	WOOD
IRON	IRON
PIPE	PIPE
NO I.D.	NO I.D.
WITNESS	WITNESS
F.F.E.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER
LD	LANDMARK
P.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P.C.P.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.D.	POINT OF COMPOUND CURVE
B.R.L.	BUILDING RESTRICTION
F.P.A.L.	FLORIDA POWER & LIGHT
NOV	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
P.I.	POINT OF INTERSECTION
EDW	EDGE OF WATER
TOB	TOP OF BANK
LB	LICENSED BUSINESS

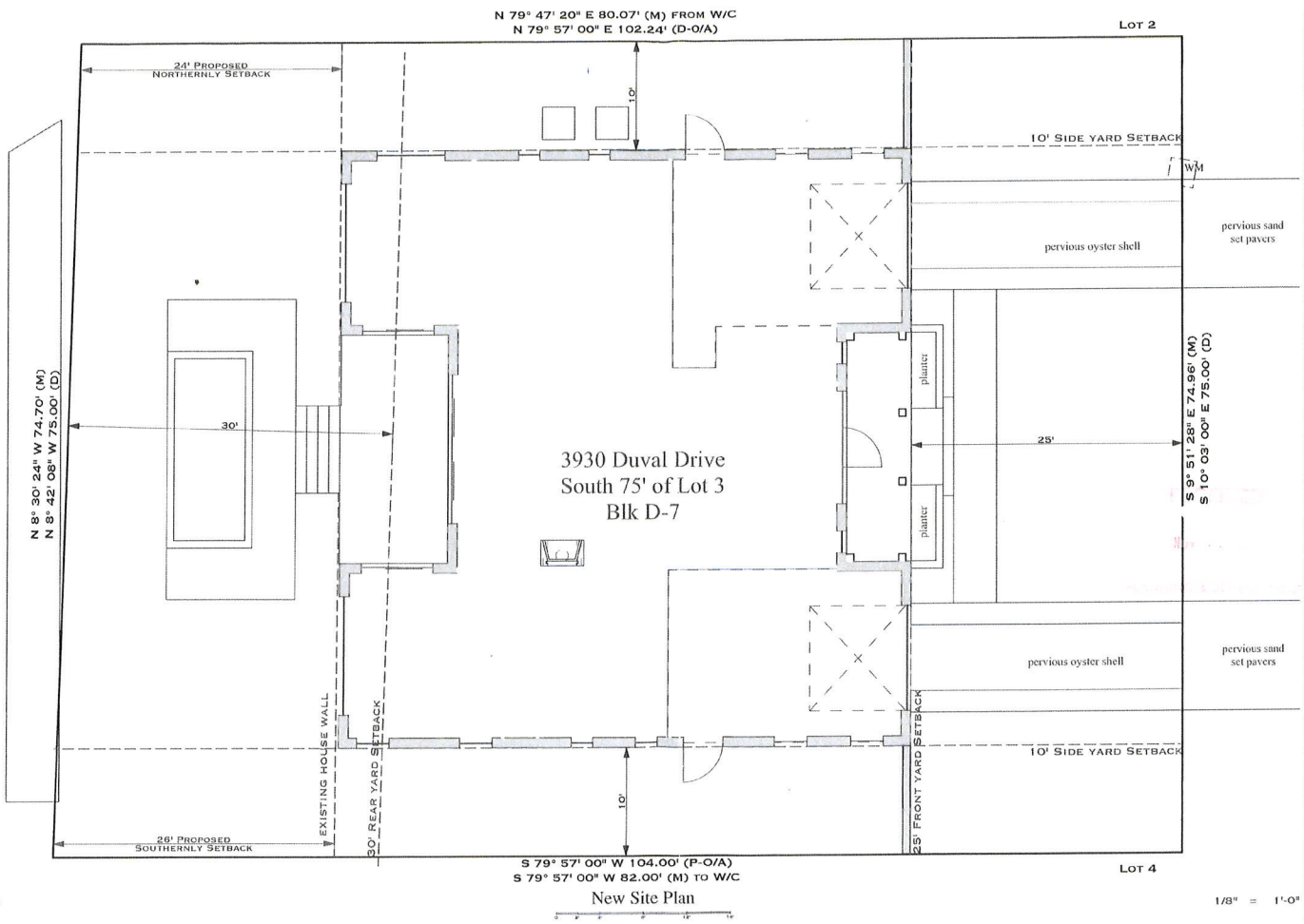
THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER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

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

SCALE 1"=20'

DATE 11-17-2022

FLORIDA REGISTERED SURVEYOR AND MAPPER



A



VanMeter Residence
3930 Duval Drive Jacksonville Beach, FL
www.starford.com (904) 707-9781

Drawn by: M.L. Sheard
Reviewed: J.S.S.
Project #: 41017
Date: 11/17/2011
Revised:

A1.2

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

OCT 15 2024

**PLANNING
DEPARTMENT**

APPLICANT INFORMATION

Applicant Name: Patrick + Whitney VanMeter **Telephone:** 202 604 8245
Mailing Address: 3930 Duval Drive **E-Mail:** whvanmeter@gmail.com

Agent Name: Christa Wellington **Telephone:** 904 304 8999
Mailing Address: 1210 7th Ave N **E-Mail:** christa@wellingtonhouse.us

Landowner Name: Patrick & Whitney VanMeter **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: 3930 Duval Drive RE#181709-0000
Legal description of property (Attach copy of deed): 15-66 10-3S-29E Ponte Vedra S/D S 75 FT LOT3BLKD7
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).
Addition of a deck along the property line/bulkhead outside of the standard 5 ft. setback.

AFFIDAVIT

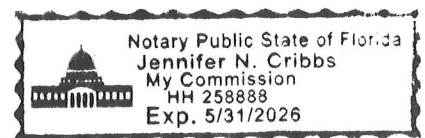
I, Christa Wellington, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

Christa Wellington Christa Wellington 10/15/24
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 15 day of October, 2024, by Christa Wellington, who is personally known to me or produced Drivers License as identification.

Jennifer Cribbs
NOTARY PUBLIC SIGNATURE
Jennifer Cribbs
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: _____

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The RS-1 zoning district sets the minimum lot size at 10,000 sq. ft. and a minimum lot width of 90 ft. at the building line. The lot size of 3930 Duval Dr. is approximately 20% +/- smaller than the minimum lot size. The setback and lot coverage requirements on this non-conforming lot create a hardship on the lot because of its small size. A variance is needed to allow for a deck to be built in the rear yard along Lake Duval beyond the 5' setback.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Special circumstances and conditions will not result from the construction of the deck. There are neighbors with similar deck structures.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Granting this variance will not confer upon this property any special privileges. The deck addition of the deck does not affect lot coverage required and approved from the existing variance for the property.
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	Literal interpretation and enforcement of the RS-1 zoning district would cause an unnecessary hardship on this substandard sized property.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The rear yard variance permitting a deck will allow for a reasonable use of the parcel of land.
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	3930 Duval Drive has a Future Land Use designation of Low Density Residential and a zoning designation of Residential, Single Family (RS-1). The proposed deck in the rear yard is consistent with the purposes, goals, objectives and policies of these codes and will not adversely affect adjacent lands.

RECEIVED

OCT 15 2024

PLANNING
DEPARTMENT

Prepared by and return to:
Jenna Hansen
Old Tampa Bay Title, LLC
607 West Bay Street
Tampa, FL 33606
(813) 402-2266
File No 2021-3582

Parcel Identification No 181709-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 3rd day of May, 2021 between **Worth B. Turner, Jr., a single man and Zachary L. Neumann, a single man**, whose post office address is **140 30th Avenue South, Jacksonville Beach, FL 32250**, of the County of Duval, State of Florida, Grantors, to **Patrick VanMeter and Whitney H. VanMeter, husband and wife**, whose post office address is **2823 38th Street, Washington, DC 20007**, of the County of , District of Columbia, Grantees:

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

The South 75 feet of Lot 3, Block D-7, Ponte Vedra, a subdivision, according to the plat thereof as recorded in Plat Book 15 Page 66, of the Public Records of Duval County, Florida.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

RECEIVED

I/We Whitney + Patrick VanMeter

OCT 15 2024

hereby authorize Christa Wellington

PLANNING
DEPARTMENT

to represent me/us in processing an application for: Variance Application

On our behalf. In authorizing to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Signature of owner: Whitney VanMeter

Print name of owner: Whitney VanMeter

Date: 10/15/24

Signature of owner: Patrick VanMeter

Print name of owner: Patrick VanMeter

Date: 10/15/24

RECEIVED

OCT 15 2024

PLANNING
DEPARTMENT

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS #1 SIGNATURE

Jennifer Hansen

WITNESS #1 PRINT NAME

Thomas Jarrett

WITNESS #2 SIGNATURE

THOMAS JARRETT

WITNESS #2 PRINT NAME

Worth B. Turner, Jr.

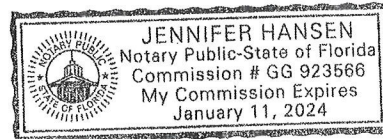
Zachary L. Neumann

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 3rd day of May, 2021, by Worth B. Turner, Jr. and Zachary L. Neumann.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: ☐
Type of Identification Produced: _____



**CERTIFIED MAIL RETURN - RECEIPT REQUESTED**

7020 2450 0000 7999 5212

RECEIVED

OCT 15 2021

PLANNING
DEPARTMENT

January 25, 2022

Patrick & Whitney Van Meter
3930 Duval Drive
Jacksonville Beach, FL 32250

CC: Lauren Jagger, Starr Sanford Design

DEVELOPMENT ORDER FOR VARIANCE

BOA#21-100185

3930 Duval Drive

The South 75 feet of Lot 3, Block D-7, *Ponte Vedra*

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, January 19, 2022, in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider development permit application(s) requesting to deviate from the requirements of the Land Development Code as described below:

- 34-336(e)(1)c.3, for a rear yard setback of 24 feet in lieu of 30 feet minimum;
- 34-336 (e)(1)e, for lot coverage of 46% in lieu of 35% maximum; and
- 34-373(f) for a shell driveway in lieu of a paved driveway

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

To allow for construction of a new single family dwelling

Based on the review and discussion of said application(s) and the consideration of any testimony provided during the duly advertised public hearing, the Board of Adjustment determined these application(s) for development met the standards applicable for authorizing a variance pursuant to Land Development Code Section 34-286.

Upon this competent substantial evidence, The Board **Approved** the request based on the applicant's ability to provide any or sufficient evidence to meet all the standards.

This development order does not constitute final approval to commence the development proposed in the referenced application(s). The applicant shall comply with all other applicable requirements of the Land Development Code, including any additional review requirements, and shall apply for and obtain all necessary permits before initiating development. Information about permitting, including official address assignments, application forms, and checklists, is available in our office or online at www.jacksonvillebeach.org/building.

CONTINUED ON PAGE 2



Attached is a copy of the submitted site plan for your records. Copies of this development order and the attached site plan shall be submitted when applying for any future development or building permit applications.

Sincerely,

Christian Popoli
Senior Planner

DISCLAIMER

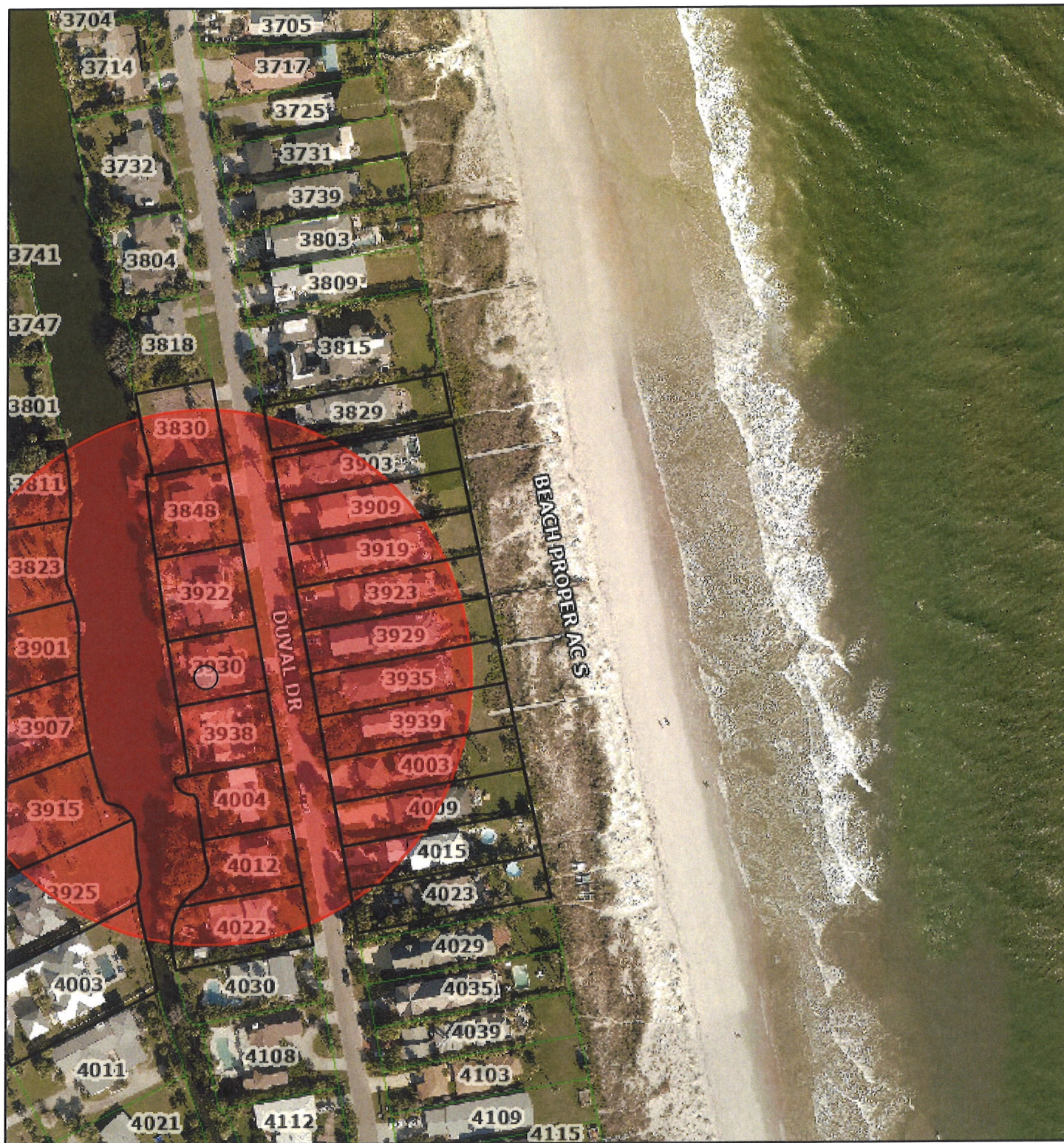
As provided by subsection 166.033(6), Florida Statutes, issuance of a variance by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. It is hereby a condition that all other applicable state or federal permits be obtained before commencement of the development.

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

www.jacksonvillebeach.org



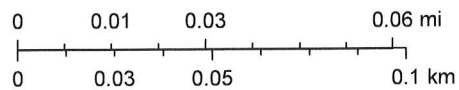
BOA#21-100185



November 25, 2024

 Parcels

1:2,257



MAP SHOWING BOUNDARY SURVEY OF
THE SOUTH 75 FEET, OF LOT 3, BLOCK D7,
AS SHOWN ON MAP OF
PONTE VEDRA

AS RECORDED IN PLAT BOOK 15 PAGE 66-66A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT TO A FENCE, LANDSCAPING AND INFRASTRUCTURE EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(DESCRIPTION OF RECORD)

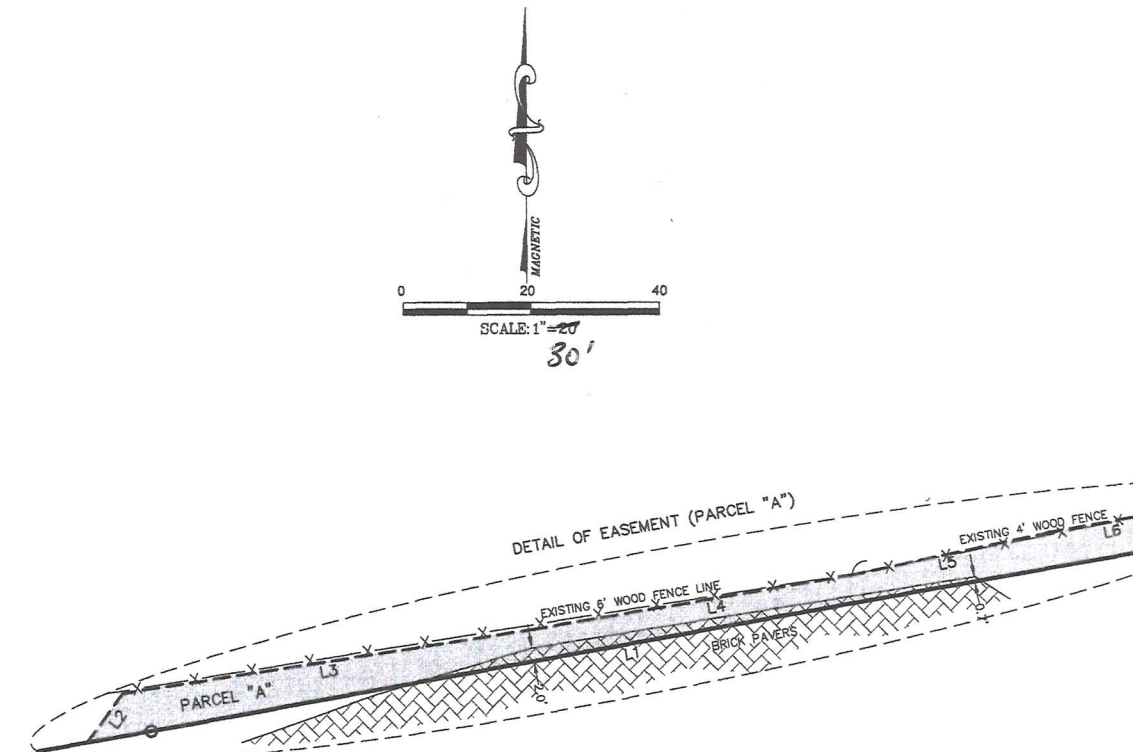
PARCEL "A"

A PART OF LOT 3, BLOCK D7, PONTE VEDRA, AS RECORDED IN PLAT BOOK 15, PAGE 66-66A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK D7; THENCE SOUTH 79°57'00" WEST SOUTH LINE OF SAID LOT 3, A DISTANCE OF 86.92 FEET; THENCE NORTH 36°25'12" EAST, A DISTANCE OF 4.71 FEET TO AN EXISTING 4" WOOD FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES;
NO. 1 - NORTH 81°25'12" EAST, A DISTANCE OF 32.56 FEET;
NO. 2 - NORTH 80°27'18" EAST, A DISTANCE OF 25.16 FEET;
NO. 3 - NORTH 77°45'13" EAST, A DISTANCE OF 15.64 FEET; THENCE NORTH 79°45'48" EAST, CONTINUING ALONG SAID FENCE LINE EASTERLY EXTENSION THEREOF, A DISTANCE OF 10.17 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 10°03'00" EAST, LINE OF LOT 3, A DISTANCE OF 2.82 FEET TO THE POINT OF BEGINNING.

CONTAINING: 223 SQUARE FEET / 0.005 ACRES MORE OR LESS.

CERTIFIED TO: PATRICK AND WHITNEY H. VANMETER/ DF TITLE, LLC DBA GOLDEN DOG TITLE AND TRUST/ FIDELITY NATIONAL INSURANCE COMPANY/ DF LUXURY HOMES BY MARCUS MEIDE



BENCHMARK:
FND NAIL & DISK
LB 3672
ELEVATION: (9.12)

ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

- NOTE:
1. ALL WALLS AND PLANTER WALLS ARE 0.7" WIDE
 2. SHELL DRIVEWAY PER VARIANCE 34-373(f)
 3. DECK SUBJECT TO FORTHCOMING VARIANCE REVIEW

L-1 S08°26'21"E 75.04' -
TRAVERSE LINE ONLY

PARCEL "A" LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S79°57'00"W	86.92'
L2	N36°25'12"E	4.71'
L3	N81°25'12"E	32.56'
L4	N80°27'18"E	25.16'
L5	N77°45'13"E	15.64'
L6	N79°45'48"E	10.17'
L7	S10°03'00"E	2.82'

LEGEND & ABBREVIATIONS

- CRB - DENOTES CABLE RISER BOX
ERB - DENOTES ELECTRIC RISER BOX
CONC. - DENOTES CONCRETE
BRICK - DENOTES BRICK PAVERS
WOOD - DENOTES WOOD DECKING

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

SOUTH 75 FEET, OF LOT 3, BLOCK D7,	
LOT SIZE	7,725± SQ. FT.
A/C AND POOL EQUIP. PAD	98± SQ. FT.
POOL DECK AND POOL BOARDER	201± SQ. FT.
WOOD DECK @ 50% IMPERVIOUS	34± SQ. FT.
WALLS AND PLANTER WALLS AND COLUMNS	88± SQ. FT.
COBBLESTONE IN DRIVEWAY	64± SQ. FT.
RIGHT-OF-WAY LENGTH	75.00 FT.
TOTAL BUILDING COVERAGE	2,904± SQ. FT. 37.59%
TOTAL IMPERVIOUS COVERAGE	3,474± SQ. FT. 44.97%
SQ.FT. FOR REAR STEPS AND ENTRY STEPS WITH PAVER PAD ARE INCLUDED IN TOTAL IMPERVIOUS SQ.FT.	

FINAL, W.O.# 220786, 08-29-2024 (FIELD)

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

BEARINGS AND DIRECTIONAL NORTH ARE BASED ON DEED OF RECORD

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X-SHADED"
AS SHOWN ON FLOOD INSURANCE RATE MAP 0419 J FOR DUVAL COUNTY, FLORIDA, DATED 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA,
LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED

Legend	
CONC.	CONCRETE
BRICK	BRICK
WOOD	WOOD
CRB	CABLE RISER BOX
ERB	ELECTRIC RISER BOX
DELTA	DELTA
CHORD	CHORD
ARC	ARC
RAILS	RAILS
PLAT	PLAT
R/W	RIGHT-OF-WAY
ACTUAL	ACTUAL
WITNESS	WITNESS
F.F.E.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER
LD	IDENTIFICATION
P.M.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P.C.P.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.D.	POINT OF COMPOUND CURVE
B.R.L.	BUILDING RESTRICTION
F.P.A.L.	FLORIDA POWER & LIGHT
NOVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
P.I.	POINT OF INTERSECTION
EDW	EDGE OF WATER
TOB	TOP OF BANK
LB	LICENSED BUSINESS

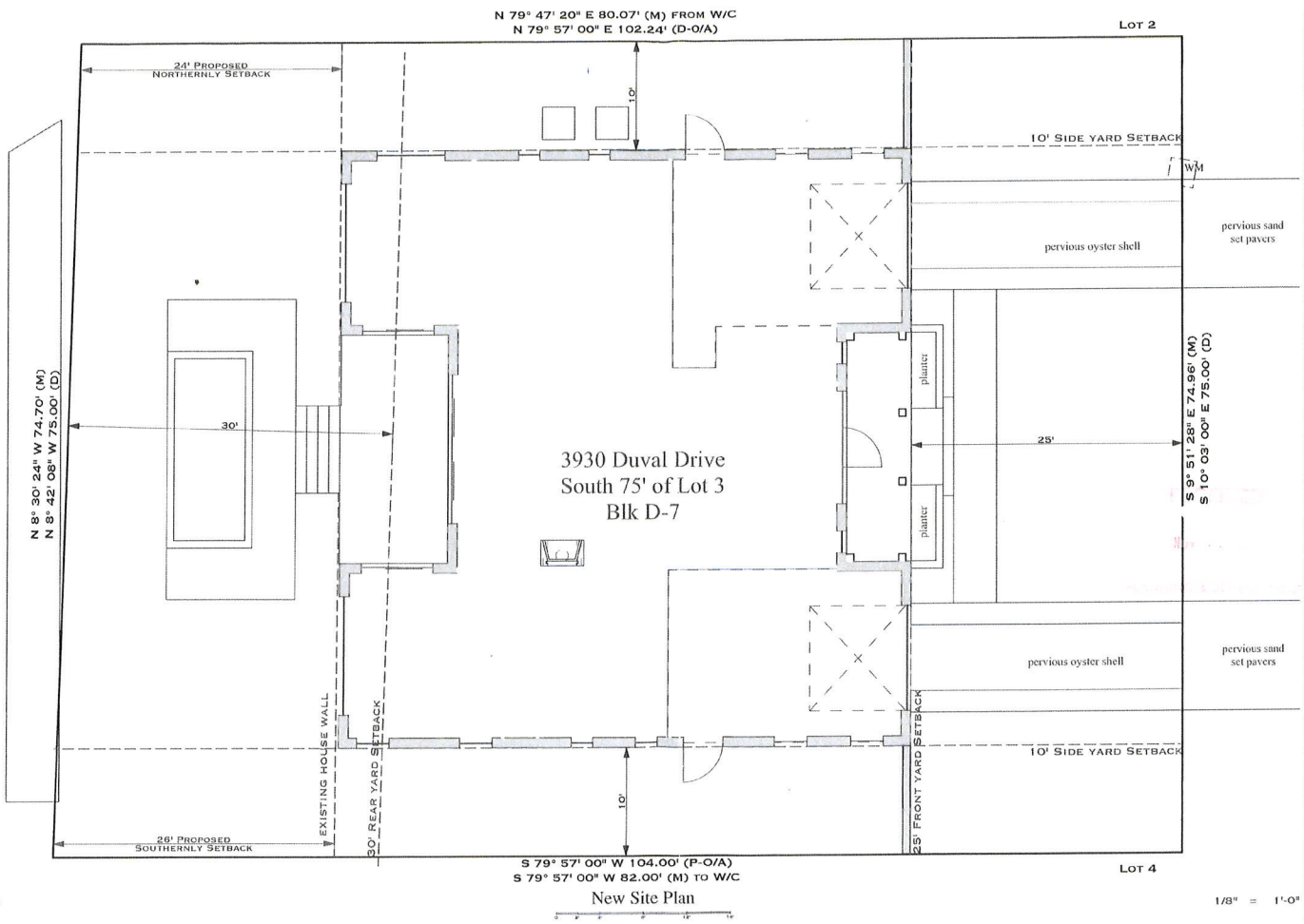
THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER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

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

SCALE 1"=20'

DATE 11-17-2022

FLORIDA REGISTERED SURVEYOR AND MAPPER



A



VanMeter Residence
3930 Duval Drive Jacksonville Beach, FL
www.starford.com (904) 707-9781

Drawn by: M.L. Sheard
Reviewed: J.S.S.
Project #: 41017
Date: 11/17/2011
Revised:

File:
Sheet:

A1.2