



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, January 7, 2025

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), Matt Metz, John Moreland, Jennifer Williams

Alternates: Laura Tierney

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#24-100085**

Applicant: Robin & Jonnie Cotton

Agent: Jill Kestner

Owner: Robin & Jonnie Cotton

Property Address: 820 3rd Ave North

Parcel ID: 175491-0000

Legal Description: Lot 4, Block 39, *Mundy Drive Terrace*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, 34-337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, 34-337(e)(1)(d) for no garage or carport in lieu of a required garage or carport, 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an addition to primary structure and to rectify existing nonconformities, located at **property addressed** 820 3rd Ave N, **RE#** 175491-0000, **legally described as** Lot 4, Block 39, *Mundy Drive Terrace*

B. **Case Number(s): BOA#24-100086**

Applicant: Adam Wolf

Agent: N/A

Owner: Adam Wolf

Property Address: 1013 8th Ave N

Parcel ID: 179287-0065

Legal Description: East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6,

Block 118, Section "A"
Current Zoning: RS-1
Motion to
Consider: **Section(s):** 34-337(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single family home, located at **property addressed** 1013 8th Ave N, **RE#** 179287-0065, **legally described as** East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6, Block 118, Section "A"

C. **Case Number(s): BOA#24-100087**

Applicant: Greg Barnett
Agent: Scott Rae
Owner: Nick Stam
Property Address: 27 32nd Ave S (Proposed Lot A)
Parcel ID: 181527-0000
Legal Description: Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B
Current Zoning: RS-1
Motion to
Consider: 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), and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, for construction of a new single-family dwelling, located at **property addressed** 27 32nd Ave S (Proposed Lot A), **RE#** 181527-0000, **legally described as** Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

D. **Case Number(s): BOA#24-100088**

Applicant: Greg Barnett
Agent: Scott Rae
Owner: Nick Stam
Property Address: 27 32nd Ave S (Proposed Lot B)
Parcel ID: 181527-0000
Legal Description: Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B
Current Zoning: RS-1
Motion to
Consider: **Section(s):** 34-336(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single-family dwelling, located at **property addressed** 27 32nd Ave S (Proposed Lot B), **RE#** 181527-0000, **legally described as** Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

E. **Case Number(s): BOA#24-100089**

Applicant: Salt Air Homes Inc
Agent: Oliver J Kraut
Owner: Salt Air Homes Inc
Property Address: 419 5th Ave N (Lot 10)
Parcel ID: 174203-0000
Legal Description: Lot 10, Block 65, *Pablo Beach North*

Current Zoning: RM-1
Motion to Consider: **Section(s):** 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at **property addressed** 419 5th Ave N, **RE#** 174203-0000, **legally described as** Lot 10, Block 65, *Pablo Beach North*

F. **Case Number(s): BOA#24-100090**

Applicant: Salt Air Homes Inc
Agent: Oliver J Kraut
Owner: Salt Air Homes Inc
Property Address: 419 5th Ave N (Lot 9)
Parcel ID: 174203-0000
Legal Description: Lot 9, Block 65, *Pablo Beach North*
Current Zoning: RM-1
Motion to Consider: **Section(s):** 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at **property addressed** 419 5th Ave N, **RE#** 174203-0000, **legally described as** Lot 9, Block 65, *Pablo Beach North*

PLANNING DEPARTMENT REPORT

- A. The new draft LDC is set to go to the Planning Commission in January for a workshop and public hearing.
- B. Organizational Meeting to come in February, will include elections and review of draft Bylaws
- C. Training Workshop tentatively planned for March to review new LDC, final date to be determined based on date of final adoption by City Council.

ADJOURNMENT

NOTICE

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

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

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

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

cc: City Manager; City Attorney



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/12/2024
SUBJECT:	BOA #24-100085 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 7, 2025 Board of Adjustment Meeting.

BOA #24-100085

ZONING: RS-2
RE NO.: 175491-0000
LEGAL: Lot 4, Block 39, Mundy Drive Terrace
ADDRESS: 820 3rd Avenue North

REQUEST:

Section(s): 34-337(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, 34-337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, 34-337(e)(1)(d) for no garage or carport in lieu of a required garage or carport, 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an addition to primary structure and to rectify existing nonconformities, located at **property addressed** 820 3rd Ave N.

EXISTING CONDITIONS:

The subject property is an existing, platted lot of record (circa 1937) located in the Low Density residential future land use category. The property is zoned Residential, single-family: RS-2. The subject parcel is 50 feet in width and 125 feet in depth, with a total lot area of 6,250 square feet. The lot consists of a one story single-family dwelling constructed in 1953, which predates the existing LDC. The primary structure has a rear detached garage and brick paver patio connecting the two structures. The lot size is smaller than the 7,500 square feet required in the RS-2 zoning district. The lot is nonconforming in width and area. The current owners want to construct an addition to the rear of the primary structure, and as a result will need variances for lot coverage and the side yard setback. The proposed new addition to the rear of the dwelling will increase the lot coverage to 52%, as the addition will add 198 square feet to the lot. The subject parcel's single-family structure was constructed in 1953, where it was built smaller than modern homes. The new addition will help expand the footprint of the primary structure. The property is already over the maximum lot coverage at 49.1%. The lot coverage will only increase by 2% and the nonconformities from the side yard setbacks, as well as the current lack of accessible garage and required parking on site will be rectified with this variance. The home currently has a driveway and parking, but the portion on the property is less than the required amount for two cars, however, based on staff's review, it appears there is adequate space in the exiting driveway for two cars, only a portion of the parking would be in the right of way, on the current driveway. All in all, the applicant needs variances for 52% lot coverage in lieu of 35% maximum, for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, for no garage or carport in lieu of a required garage or carport, and for no required parking spaces in lieu of 2 spaces required. These are the minimum variances needed to accommodate the proposed new improvements. The property is undersized and predates the current LDC. Adding any structure on

this property will increase the lot of coverage and encroach on setbacks. Staff finds that the requested variance is the minimum variance needed to accommodate the proposed improvements and address the existing nonconformities. 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 platted in 1937 and developed in 1953, both of which predates the current Land Development Code. The lot is substandard in size and width, resulting in few places where the current owners can expand into without impacting the existing developed portions of the property or requiring a variance, or encroaching into required setbacks. The proposed addition will encroach minimally into the easterly side yard setback, resulting in a 14.9 total side yard as opposed to the required 15 feet minimum required, and an increase in lot coverage to 52%, in lieu of the 35% maximum limited by the current LDC. Additionally, the neighboring homes are also undersized and do not meet the current zoning regulations, thus approving the variance will not be out of character for the neighborhood. The non-conforming lot is not the fault of the applicant, nor are the existing non-conformities, and denying the request for additional lot coverage, encroachments on setbacks, for no garage or carport in lieu of a required garage or carport, and for no required parking spaces in lieu of 2 spaces required 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 and in total lot area and width and the nonconforming nature of the structure due to it's age. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is a nonconforming lot of record and substandard in area and width. The property measures 50 feet in width rather than the 75 feet minimum and is nonconforming in area, at 6,250 square feet, less than the required 7,500 square feet minimum. Additionally, the existing structure is set 10 feet further back on the lot than required, and more than it's neighboring homes, thus creating rear yard setback issues. Additionally, the nonconforming nature of the structure due to the age of it's construction, is unique to the structure itself, and require relief to rectify them.

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

Staff **does not** find that circumstances are a result of the applicant. The lot is a non-conforming lot of record platted in 1937 and the applicant purchased the property with these non-conforming conditions to the property and structure.

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

Staff finds that the proposed variance **will not** confer special privileges. The request for 52% lot coverage in lieu of 35% maximum, for a combined side yard setback of 14.9 feet in lieu of 15 feet minimum, for no garage or carport in lieu of a required garage or carport, and for no required parking spaces in lieu of 2 spaces require, on a lot that does not meet the minimum lot width and lot area for the RS-2 zoning district would not confer a special privilege as compared to other properties in the RS-2 zoning district. The exiting nonconformities existed prior to the adoption of the current LDC. Similar properties have been granted variances for similar projects.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Due to the nonconforming area and width of this property, as well as the existing historic nonconformities of the structure, any addition would require a variance from the RS-2 standards. These circumstances are not the fault of the applicant and literal interpretation of the code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district with non-conforming lots.

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

Staff **does** find that the requested variances are the minimum variance needed for construction of an addition to primary structure and to rectify existing nonconformities. The variances needed are for 52% lot coverage in lieu of 35% maximum, for a combined side yard setback of 14.9 feet in lieu of 15 feet minimum, for no garage or carport in lieu of a required garage or carport, and for no required parking spaces in lieu of 2 spaces required. A majority of these requests address historic nonconformities, with only some related to the request for addition.

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.



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

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#24-100085**

ATTACHMENTS:

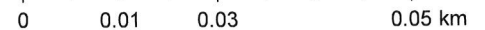
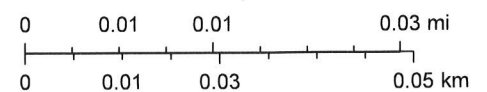
1. 24-100085pics
2. 24-100085



December 11, 2024

 Parcels

1:1,128

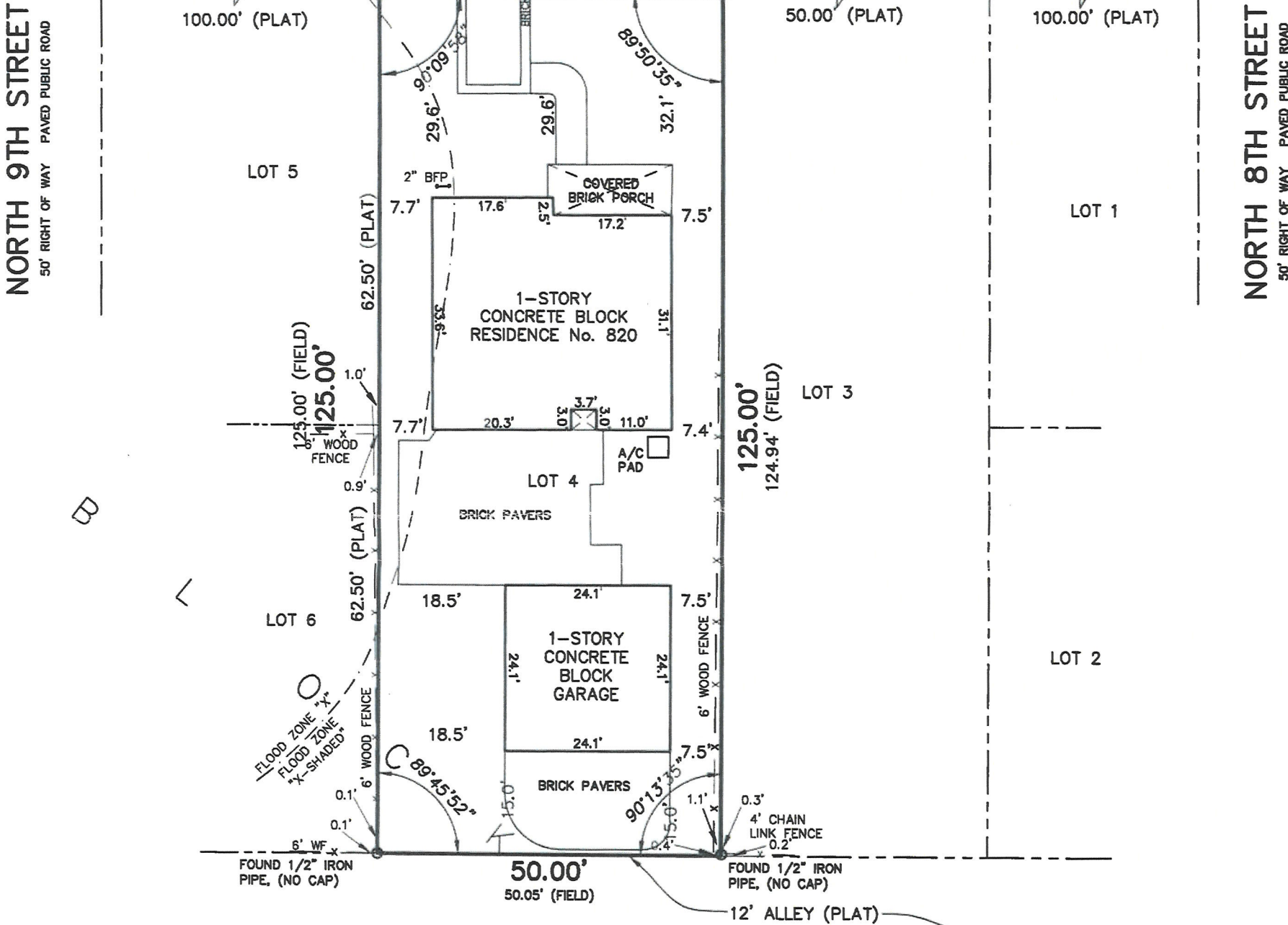


MAP SHOWING SURVEY OF

LOT 4, BLOCK 39, MUNDY DRIVE TERRACE, AS RECORDED IN PLAT BOOK 15, PAGE 96
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THIRD AVENUE NORTH

80' RIGHT OF WAY PAVED PUBLIC ROAD



IMPERVIOUS AREA CALCULATIONS:
(S.F. DENOTES SQUARE-FEET)

LOT AREA	= 6,250 S.F.
HOUSE	= 1,128 S.F.
DETACHED GARAGE	= 579 S.F.
COVERED PORCH	= 129 S.F.
PAVER WALK	= 79 S.F.
CONCRETE & BRICK DRIVEWAY	= 154 S.F.
BRICK PAVERS	= 991 S.F.
AC PAD	= 9 S.F.
TOTAL IMPERVIOUS AREA	= 3,069 S.F.
TOTAL LOT COVERAGE	= 49.1%

LOT 9

LOT 7

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GV GAS VALVE
- WV WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

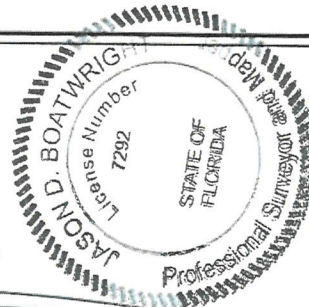
- BFP BACK-FLOW PREVENTER
- (C) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP 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

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY SURVEY.
- NORTH PROTRACTED FROM PLAT.
- INTERIOR ANGLES SHOWN HEREON, AS PER FIELD SURVEY.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.
- 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.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X"(AREA OF MINIMAL CHANCE FLOOD HAZARD) AND, FLOOD ZONE "X"(SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD), AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

- ROBIN COTTON;
- JONNIE J. COTTON



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: 2024-1262
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

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

DATE:
OCTOBER 18, 2024
SHEET 1 OF 1

LOT 4, BLOCK 39, MUNDY DRIVE TERRACE, AS RECORDED IN PLAT BOOK 15, PAGE 96
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

80' RIGHT OF WAY PAVED PUBLIC ROAD



LOT AREA	=	6,250 S.F.
HOUSE	=	1,128 S.F.
DETACHED GARAGE	=	579 S.F.
COVERED PORCH	=	129 S.F.
PAVER WALK	=	79 S.F.
CONCRETE & BRICK DRIVEWAY	=	154 S.F.
BRICK PAVERS	=	991 S.F.
AC PAD	=	9 S.F.
TOTAL IMPERVIOUS AREA	=	3,069 S.F.
TOTAL LOT COVERAGE	=	49.1%

SYMBOL LEGEND

	FIRE HYDRANT
	LIGHT POLE
GV 	GAS VALVE
WV 	WATER VALVE
	CLEAN OUT
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
WM 	WATER METER
GR 	GAS RISER
CR 	CABLE RISER
ELB 	ELECTRIC BOX
	SIGN
	TRANSFORMER
	MANHOLE

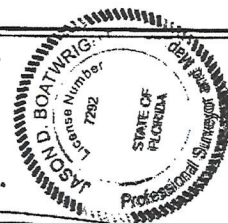
ABBREVIATION LEGEND

BPF	BACK-FLOW PREVENTER
(C)	CALCULATED
(FIELD)	FIELD MEASUREMENT
W	WOOD FENCE
CLF	CHAIN LINK FENCE
VF	VINYL FENCE
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
PR	PLAT BOOK
C/RB	CITY RECORDS BOOK
PG	PAGE
MES	MITTED END SECTION
CMP	COMPUGATED METAL PIPE
PCP	POLYVINYL CHLORIDE PIPE
CCP	CEMENTED CONCRETE PIPE
EL	ELEVATION
FTE	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
CV	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

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3. INTERIOR ANGLES SHOWN HEREON, AS PER FIELD SURVEY.
4. NO BUILDING RESTRICTION LINES, AS PER PLAT.
5. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE;
THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR
REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON
PENDING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES,
AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
6. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR
ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN
HEREON.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X"(AREA
OF MINIMAL CHANCE FLOOD HAZARD) AND, FLOOD ZONE
"X"(SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD), AS
WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE
MAP 2203C-04174, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL
COUNTY, FLORIDA.

CERTIFIED TO:
• ROBIN COTTON;
• JONNIE J. COTTON



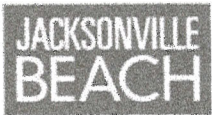
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SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-1262
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

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

DATE:
OCTOBER 18, 2024
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 24-100085
HEARING DATE 1/7/25

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: ROBIN M AND JONNIE J COTTON Telephone: (904) 349-0434
Mailing Address: 820 3RD AVE N E-Mail: COTTONRMC@GMAIL.COM
JACKSONVILLE BEACH, FL 32250
Agent Name: JILL KESTNER / SUNCREST BUILDERS LLC Telephone: (904) 652-6272
Mailing Address: 10450 ILAH RD E-Mail: JILLERSKESTNER@ICLOUD.COM
JACKSONVILLE, FL 32257
Landowner Name: ROBIN M AND JONNIE J COTTON Telephone: (904) 349-0434
Mailing Address: 820 3RD AVE N E-Mail: COTTONRMC@GMAIL.COM
JACKSONVILLE BEACH, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 820 3RD AVENUE N
Legal description of property (Attach copy of deed): 1 15-96 33-2S-29E 2 MUNDY DRIVE TERR S/D 3 LOT 4 BLK 39
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 - UNDERSIZED LOT - 6,000SF VS 7,500SF
ADDITION (APPX 11' X 18') TO THE PRIMARY RESIDENCE - EAST SIDE BOUNDARY LINE
SETBACK 7.4'/7.5' IN LIEU OF 15'

AFFIDAVIT

I, ROBIN M AND JONNIE J COTTON, 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.

Robin M. Cotton
Jonnie J. Cotton
APPLICANT SIGNATURE ROBIN M AND JONNIE J COTTON
PRINT APPLICANT NAME 11-5-24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 5TH day of NOVEMBER, 20 24, by ROBIN M AND JONNIE J COTTON, who is personally known to me or produced FLDL: C-350-733-55-141-P RDL: e#39469965 as identification. EXP 4/21/32 TX EXP 8/16/27

Jill Johnson-Kestner
NOTARY PUBLIC SIGNATURE
JILL JOHNSON-KESTNER
PRINT NOTARY NAME

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE:
CURRENT ZONING CLASSIFICATION: NS-2
CODE SECTION (s):
FLOOD ZONE:
STATE OF FLORIDA
COMMISSION NUMBER HH 356275
JILL JOHNSON-KESTNER
NOTARY PUBLIC
MY COMMISSION
EXPIRES 2-24-2027

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	UNDERSIZED LOT EXISTING 6,000SF VS CURRENT REQUIREMENT OF 7,500SF ROOM ADDITION (APPX 11' X 18') ON THE EAST SIDE OF THE PRIMARY RESIDENCE BOUNDARY LINE SET BACK IS 7.4'-7.5' IN LIEU OF 15' CURRENT REQUIREMENT
Special circumstances and conditions do not result from the actions of the applicant.	NO	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	HARDSHIP
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	TO ALLOW FOR AN ADDITION TO THE PRIMARY RESIDENCE THAT WAS CONSTRUCTED IN APPX 1953
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	

PREPARED BY & RETURN TO:

LeeAnn Chen
Crockett Law P.L.
10033 Sawgrass Drive W., Suite 125
Ponte Vedra Beach, FL 32082

File Number: 2017-270

17125033 (Space Above This Line For Recording Data)

\$306,000⁰⁰

Warranty Deed

This Warranty Deed made this 15th day of December, 2017, between DLRE, LLC, a Nevada Limited Liability Company, hereinafter called Grantor, whose address is 554 Jacksonville Drive, Jacksonville Beach, FL 32250 and Robin M. Cotton and Jonnie J. Cotton, Husband and Wife, whose address is 200 McVoid Road, Springtown, TX 76082, hereinafter called Grantee.

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

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, to-wit:

Lot 4, Block 39, Mundy Drive Terrace, a subdivision according to the plat thereof recorded at Plat Book 15, Page 96, in the current Public Records of Duval County, Florida.

Parcel Identification Number: 175491-0000.

SUBJECT TO taxes accruing subsequent to December 31, 2017.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

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

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

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

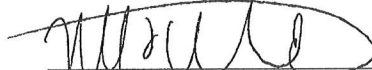
Signed, sealed and delivered in our presence:



Witness 1 Signature

Keith E. Crockett

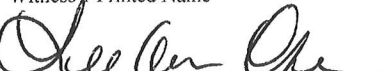
Witness 1 Printed Name



DLRE, LLC

By: MaliVai Washington

Its: Managing Member



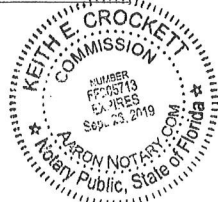
Witness 2 Signature

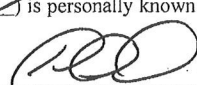
LeeAnn Chen

Witness 2 Printed Name

State of: Florida
County of: St. Johns

The foregoing instrument was acknowledged before me this 14th day of December, 2017, by MaliVai Washington as managing member of DLRE, LLC, who ☒ is personally known to me or () has produced _____ as identification.



Notary Public: 

Printed Name: **Keith E. Crockett**

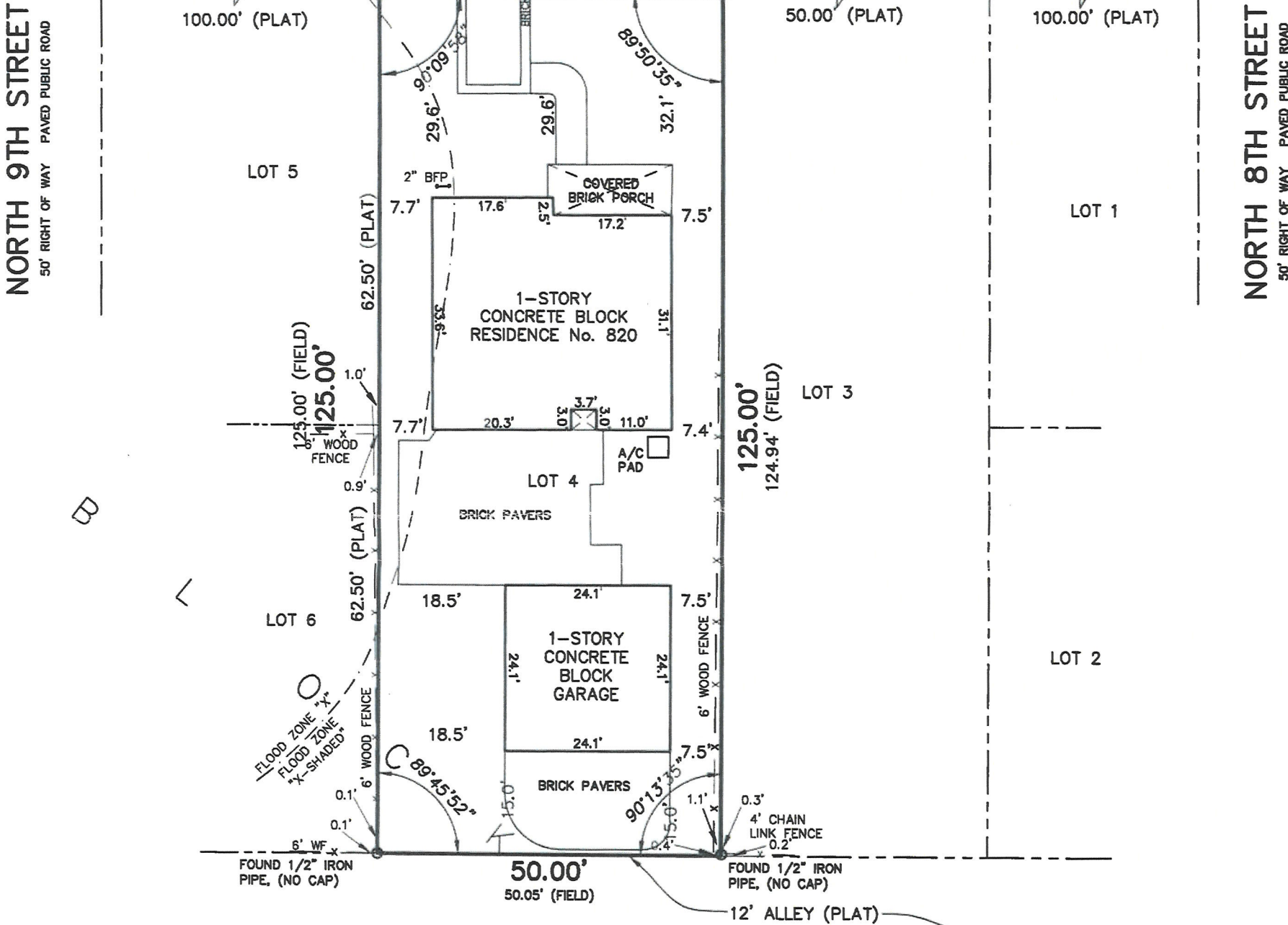
My Commission Expires: _____

MAP SHOWING SURVEY OF

LOT 4, BLOCK 39, MUNDY DRIVE TERRACE, AS RECORDED IN PLAT BOOK 15, PAGE 96
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THIRD AVENUE NORTH

80' RIGHT OF WAY PAVED PUBLIC ROAD



IMPERVIOUS AREA CALCULATIONS:
(S.F. DENOTES SQUARE-FEET)

LOT AREA	= 6,250 S.F.
HOUSE	= 1,128 S.F.
DETACHED GARAGE	= 579 S.F.
COVERED PORCH	= 129 S.F.
PAVER WALK	= 79 S.F.
CONCRETE & BRICK DRIVEWAY	= 154 S.F.
BRICK PAVERS	= 991 S.F.
AC PAD	= 9 S.F.
TOTAL IMPERVIOUS AREA	= 3,069 S.F.
TOTAL LOT COVERAGE	= 49.1%

LOT 9

LOT 7

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GV GAS VALVE
- WV WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

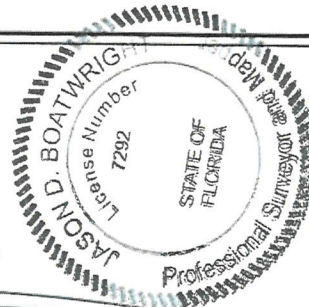
- BFP BACK-FLOW PREVENTER
- (C) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- 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

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY SURVEY.
- NORTH PROTRACTED FROM PLAT.
- INTERIOR ANGLES SHOWN HEREON, AS PER FIELD SURVEY.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.
- 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.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X"(AREA OF MINIMAL CHANCE FLOOD HAZARD) AND, FLOOD ZONE "X"(SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD), AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

- ROBIN COTTON;
- JONNIE J. COTTON



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: 2024-1262
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

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

DATE:
OCTOBER 18, 2024
SHEET 1 OF 1

MAP SHOWING SURVEY OF

LOT 4, BLOCK 39, MUNDY DRIVE TERRACE, AS RECORDED IN PLAT BOOK 15, PAGE 96
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

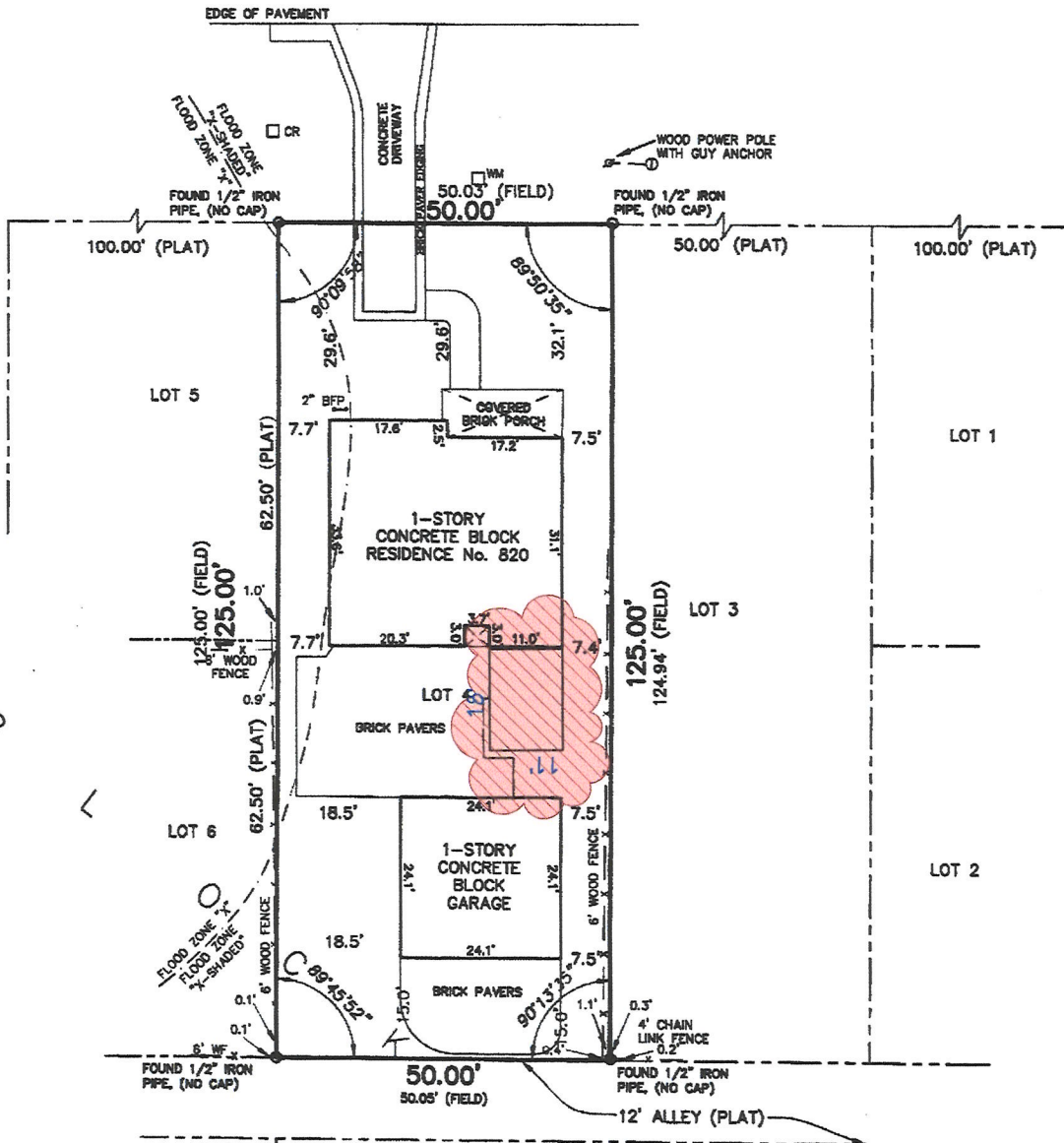
THIRD AVENUE NORTH

80' RIGHT OF WAY PAVED PUBLIC ROAD



NORTH 9TH STREET
50' RIGHT OF WAY PAVED PUBLIC ROAD

NORTH 8TH STREET
50' RIGHT OF WAY PAVED PUBLIC ROAD



IMPERVIOUS AREA CALCULATIONS:
(S.F. DENOTES SQUARE-FOOT)

LOT AREA	= 6,250 S.F.
HOUSE	= 1,128 S.F.
DETACHED GARAGE	= 579 S.F.
COVERED PORCH	= 129 S.F.
PAVER WALK	= 79 S.F.
CONCRETE & BRICK DRIVEWAY	= 154 S.F.
BRICK PAVERS	= 991 S.F.
AC PAD	= 9 S.F.
TOTAL IMPERVIOUS AREA	= 3,069 S.F.
TOTAL LOT COVERAGE	= 49.1%

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
- SIGN
- TRANSFORMER
- MANHOLE

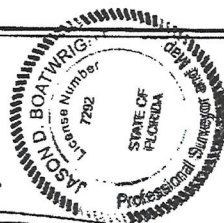
ABBREVIATION LEGEND

- BACK-FLOW PREVENTER
- FIELD MEASUREMENT
- WOOD FENCE
- CHAIN LINK FENCE
- VINYL FENCE
- CONCRETE
- RIGHT-OF-WAY
- PLAT BOOK
- OFFICIAL RECORDS BOOK
- PAGE
- METERED END SECTION
- CORRUGATED METAL PIPE
- POLYETHYLENE GLASS FIBER PIPE
- REINFORCED CONCRETE PIPE
- ELEVATION
- FINISHED FLOOR ELEVATION
- INVERT ELEVATION
- POINT OF CURVATURE
- POINT OF TANGENCY OF CURVE
- POINT OF COMPOUND CURVE
- POINT OF REVERSE CURVE

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CERTIFIED TO:
• ROBIN COTTON;
• JONNIE J. COTTON



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

FILE: 2024-1262
DRAWN BY: ADT
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

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

DATE:
OCTOBER 18, 2024
SHEET 1 OF 1

STATEPOINT CROSSWORD

THEME: YEAR-IN-REVIEW

ACROSS

1. Cerberus' domain
6. Chop
9. Mama's husband
13. Unsuitable
14. Adam's partner
15. Echo sounder
16. Sunny prefix
17. Armed conflict
18. In a heated manner
19. *Highest grossing movie based on Broadway musical
21. *Time's 100 World's Most Influential People cover model in 2024 (2 words)
23. "_____ and the City"
24. Not exciting
25. Accident
28. Rani's dress
30. Talking points
35. Aflame
37. Spanish sparkling wine
39. Slang for money
40. Velum, pl.
41. *November 5th 2024 winner
43. Short for "and elsewhere" (2 words)
44. Met's offering
46. River in Bohemia
47. Queen of Hearts' pastry
48. *Super Bowl winners in 2024
50. Visi_____ or Ostro_____
52. The Alan Parsons

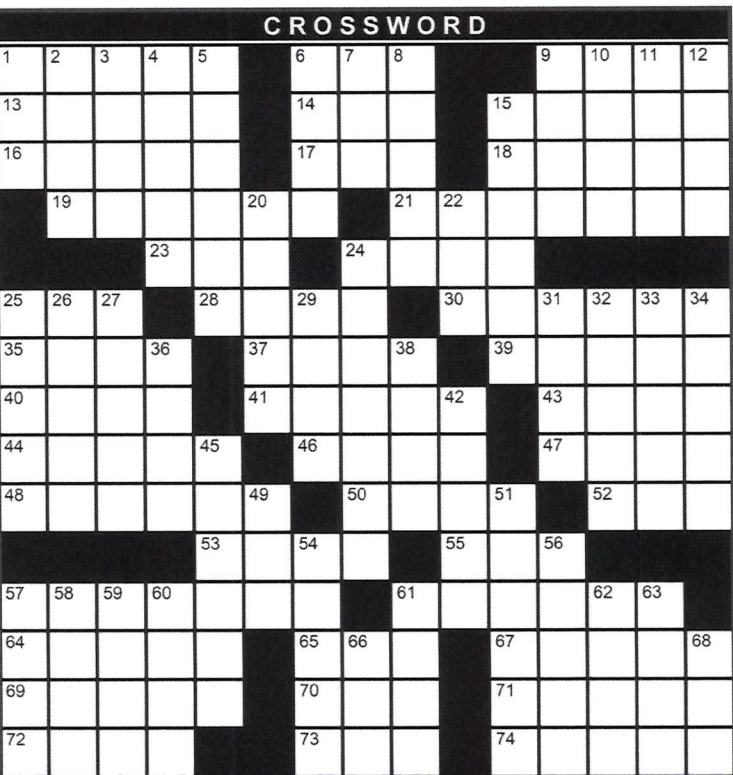
Project's "Eye in the _____"

53. _____ of passage
55. *Milton's center
57. *Miley Cyrus' Grammy-winning Record of the Year in 2024
61. *2024 Summer Olympic Games host
64. Cat's nine
65. Lowest or highest card
67. Accustom
69. E-wallet content
70. Backstabber
71. N in RN
72. Whipping mark
73. R&R spot
74. Support person

DOWN

1. "Say what?"
2. All over again
3. *MV _____, cause of 2024 Baltimore bridge collapse
4. Long stories
5. Tends a fire
6. Obscene
7. Spermatozoa counterpart
8. Lost, in Paris
9. *Olympic Gold winner Katie Ledecky's "court"
10. Dead against
11. Explore by touch
12. Maisie Williams' "Game of Thrones" character
15. Hello, in Haifa

20. Dead-on
22. Last month
24. Disclose
25. Wreaked state
26. Bet's predecessor
27. Pileus, pl.
29. Like steak order
31. Maya Angelou, e.g.
32. Itsy-bitsy bits
33. *Caitlin of college basketball
34. Gin and grapefruit juice cocktail, a.k.a. _____ dog
36. Scarlet O'Hara's home
38. Speaking platform
42. Dinklage or Townshend, e.g.
45. Again but differently
49. Elton John's title
51. Shenzhi of "The Lion King"
54. Russian rulers, pre-1917
56. Tedium
57. "One _____ Over the Cuckoo's Nest"
58. Classroom pests
59. Elliptical
60. Sunset location
61. Sheep's milk cheese
62. Little Miss Muffet's morsel
63. Gaelic tongue
66. Upper limit
68. Poetic "always"



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185 Industrial Warehouse

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

Pets & Animals

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

Announcements

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

Employment

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

Service Guide

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

Service Guide cont.

648 Pressure Washing
650 Painting
651 Pest Control
652 Plumbing
653 Pools
654 Photography
655 Rain Gutters
660 Remodel/Const.
665 Repairs
670 Roofing
675 Sprinkler & Wells
677 Tree Service
678 Tie
680 Upholstery
685 Wallpapering
690 Water Treatment
700 Massage Therapy
710 Health Care Serc.
710 Caregivers

For Sale

800 For Sale
805 Music & Instr.
810 Antiques
815 Auctions
820 Wanted to Buy
825 Trade
830 Consignment

Garage Sales

840 Garage Sales
850 Jax Beach
852 Neptune Beach
854 Atlantic Beach
856 Mayport
857 Ponte Vedra
858 West Beaches
859 Jacksonville
860 Flea Market
862 Estate Sales

LEGAL NOTICES 425

BOA#24-100085 Section(s): 34-337(e)(1)(e), for 52% lot coverage in lieu of 35% maximum. 34-337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum. 34-337(e)(1)(d) for no garage or carport in lieu of a required garage or carport. 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an addition to primary structure and to rectify existing nonconformities, located at property addressed 820 3rd Ave N, RE# 175491-0000, legally described as Lot 4, Block 39, Mundy Drive Terrace

BOA#24-100086 Section(s): 34-337(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single family home, located at property addressed 1013 8th Ave N, RE# 179287-0065, legally described as East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6, Block 118, Section "A"

BOA#24-100087 34-336(e)(1)(c)(1), for front yard setback of 16 feet in lieu of 25 feet minimum. 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard. 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum. 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B), RE# 181527-0000, legally described as Lot 5, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100088 Section(s): 34-336(e)(1)(c)(1), for front yard setback of 16 feet in lieu of 25 feet minimum. 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard. 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum. 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B), RE# 181527-0000, legally described as Lot 5, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100089 Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 9, 65, Pablo Beach North

BOA#24-100090 Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 10, Block 65, Pablo Beach North

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

NOTICE
If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled to 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

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LEGAL NOTICES 425
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

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

CASH FOR YOUR COLLECTIONS Lladro, Swarovski, Lalique, Disney, Boehm, Armani, Herend, Royal Copenhagen & All Other Similar Porcelain & Crystal. No Collection Too Large. Bob 843-385-5097.

CASH PAID FOR HIGH-END MEN'S SPORT WATCHES, Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. These brands only! Call for a quote: 1-888-280-1115.

WE BUY VINTAGE GUITAR'S! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg, and Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-866-307-5421.

AUCTIONS 815
FIREARMS AUCTION LIVE, ONLINE & PHONE BIDDING December 13th 1pm & 14th 10am Military, Modern Sporting & Classic Firearms www.montroseauction.com 478-376-4559 Greensboro, GA GAL 2006

TREE SERVICES 677
www.JAXTREE.COM
• Tree Removal
• Trimming/Pruning • Crane Service
• 24 Hr Storm Damage Response
Senior / Military & First Responder Discounts
William Davis Tree Service (904) 226-4427 Lic. Ins.

Looking for a cuddle buddy? The Beaches MARKETPLACE PETS

GARAGE SALES - JB 850
YARD SALE- Saturday 8-2pm, 1203 8th Ave. N. Find some bargains or holiday gifts. Fishing poles, Lincoln logs, Tonka truck, Tupperware zoo animals, Ashton Drake Dolls \$10 each, misc. dolls \$5, ladies stationary bike \$40, crossbow, John Deere pedal tractor, set of Avon Christmas plates, set of Faces of Nature plates, knick-knacks & more!

GARAGE SALES - AB 854
Garage Sale, Saturday Dec. 14th, 9am - 1pm. Dewalt Power tools, maps, 1930s-1940s National Geographic, baskets, Folk Art, vintage fishing lures, cast iron pot & pan, books, Wrigley Field folding chairs, ceramics Rain date Sunday 12/15.

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

APT/TWNHOME RENTAL 200

2/1, 4 blocks from beach \$1500/mo. Washer/ dryer, lg courtyard. No pets. 404 13th Ave. S., Jax Bch. (904)343-9908.

WATERFRONT TOWNHOME

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

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

ROOM FOR RENT 275

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

LEGAL NOTICES 425

NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
SALE DATE JANUARY 6, 2025
CAR/VI AUTO SALES, 3211 BEACH BLVD
2013 AUDI WAULFAFR9DA069788 \$3,914.60
BIG T TOWING, 112 ARLINGTON RD ST

LEGAL SERVICES 420

2006 FORD 1FMEU63E86UA84814 \$1530.15
1997 FORD 1FDHF25H0VEC07456 \$1,159.35
2005 INFI JNKC5V4E95M403409 \$3835.25
C&L AUTOMOTIVE & TOWING, 4990 PHILLIPS HWY
2000 FORD 3FDNF65Y6YMA43901 \$5,021.19
EARLS AUTO REPAIR, 2337 EDWARDS AVE
2010 TOYT 2T1BU4EE3AC444571 \$1,003.48
2016 BUIC 2G4GP5EX6G9160845 \$3,090.02
2007 TOYT 4T1BE46K27U693890 \$2,810.99
TT OF JACKSONVILLE, 11101 NURSERY FIELD DR
2016 DODG 2C3CDZAG3GH171630 \$1833.18
SALE DATE JANUARY 27, 2025
TT OF JACKSONVILLE, 9600 ATLANTIC BLVD
2020 DODG 2C3CDXBG2LH116275 \$2,469.57
BL 12/12/2024

PUBLIC NOTICE
The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, January 7, 2025, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

HELP WANTED-PT 500

NOW HIRING
Enjoy quality affordable child care & other benefits like a free fitness membership!

JOBS START AT \$15/HR
Fitness • Maintenance
Child care • Recreation
Food & Beverage
VIEW ALL JOBS AT
NavyMWRMayport.com/Jobs
Call: 904.270.6061

NOTICE
If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled to 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

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Advertise your sale in

The Beaches MARKETPLACE — GARAGE SALES —

HADES LOP PAPA
UNAPT EVE SONAR
HELIO WAW POTLY
WICKED DUALITY
SEX DULL
HAP SARTI TOPICS
ALIT CAVA WOOLA
VELA TRUMP ETAL
OPERA ELBE TART
CHIEFS GOTH SKY
RITE EYE
FLOWERS FRANCE
LIVES ACE ENURE
EAGLES RAT NURSE
WELT SPA AIDER

RECYCLE THIS NEWSPAPER

BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/12/2024
SUBJECT:	BOA #24-100086 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 7, 2025 Board of Adjustment Meeting.

BOA #24-100086

ZONING: RS-1
 RE NO.: 179287-0065
 LEGAL: East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6, Block 118, Section "A"
 ADDRESS: 1013 8th Avenue North

REQUEST:

Section(s): 34-337(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single-family home, located at property addressed 1013 8th Ave N.

EXISTING CONDITIONS:

The subject property is an existing platted a lot of record (circa 1930), located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is unique in size and shape, as it does not front one individual street, but is landlocked between developed properties on 8th and 9th Avenues North, with required access (per the Fire Marshal) on both roadways. The existing house was constructed in 2023. Minus the required access drive, the buildable portion of the lot is approximately 150 feet east to west and 75 feet north to south. Due to the required paved driveway to both streets to accommodate emergency vehicle access, the lot has exceeded the minimum lot coverage permitted by the Land Development Code. The new property owners have applied for a permit for a pool in the rear yard, and are proposing decking to safely connect the pool to the residence. The subject parcel is nonconforming in total area and width. In the RS-1 zoning district, the minimum dimensional requirement is 90 feet in width and a total lot area of 10,000 square feet. The subject property has proposed a total impervious area of 42%, for construction of new swimming pool and decking. The lot was platted in its current irregular shape and size. Many homes in this area have the same or similar substandard lots and would need variances for any addition to their property. This is a landlocked lot, due to inconsistencies in the intersection of two plats, isolating this lot with no road frontage. This means a large part of the property is used for a private road for access in and out, putting more restrictions on where building could take place. These are the minimum variances needed to accommodate the improvements and to address existing nonconformities. Adding any structure on this property will increase the lot of coverage and encroach on setbacks. Staff finds that the requested variance is the minimum variance needed to

accommodate the proposed improvements. The property is oddly shaped with unique access, and the request is consistent with the comprehensive plan.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property was developed in 2023 with a new single-family dwelling. Due to the requirement by the Fire Marshal for a paved driveway that provided access to both 8th and 9th Avenues North, the property exceeds the minimum lot coverage of 35%. This is not due to any actions of the applicant, but the unique placement, shape, access and location of the property. The proposed pool with paver deck will cause the lot coverage of the property to increase to 42%, resulting in the request for the variance for lot coverage. If the property did not have these unique conditions, the lot coverage would not be exceeded by the addition of a pool and a pool deck. The nonconforming lot is not the fault of the applicant, nor are the existing nonconformities, and denying additional lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variances. There is a hardship justified by the lot being a non-conforming lot in regards to its shape and accessibility. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: 10,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 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 20% of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet.
- Floor area: A single-family dwelling unit shall contain a minimum of 1,600 square feet of conditioned living area and a one-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: 35%.
- Accessory structures: All accessory structures shall be located a minimum of five 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. The subject parcel is unique in size and shape, as it does not front on any individual street, but is landlocked between developed properties on 8th and 9th Avenues North, with required paved access via a private drive (per the Fire Marshal) connecting to both 8th and 9th Avenues North.

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, additionally the property to the immediate east was intended to be right of way, giving this home access to a public street, but was replatted and landlocked this lot and others like it. The applicant purchased the property in its current state.

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

Staff finds that the proposed variance will not confer special privileges. Within the surrounding properties, this lot is unique in its shape, size and required private access that produces an excess of lot coverage not found on other lots in the surrounding area.

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

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

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed swimming pool and decking. The proposed variance needed is for 42% lot coverage. Due to the required private access drive, the lot is hindered by excess lot coverage that prevents any additional amenities added to the house without relief.

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

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

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval** of BOA#24-100086

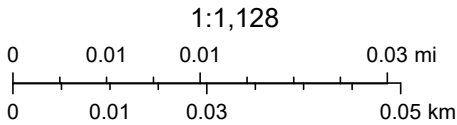
ATTACHMENTS:

1. 24-100086pics
2. 24-100086



January 3, 2025

 Parcels



PLANNING
DEPARTMENT



9TH AVENUE NORTH

SUBDIVISION OF THE LANDS OF HENRY COOK

BEARINGS SHOWN HEREON ARE
BASED ON PLAT BOOK 18, PAGE 33

FIRM LB8534



SCALICE land surveying
 mjslandsurvey.com P:904-413-9355
 205 Marketplace Avenue, Suite 200
 Ponte Vedra, FL 32081

TAX NO. 179287-0020

JOB No. D23-3128

DATE SURVEYED: 08/24/20223

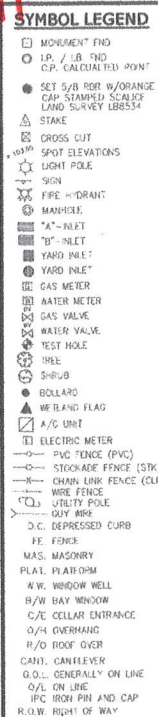
DR.:MC CREW.:TJ SCALE: 1" = 30'

FINAL SURVEY
1013 8TH AVENUE NORTH,
JACKSONVILLE BEACH, FLORIDA 32250
THE EAST 25' OF LOTS 1 AND 2, ALL OF LOT
3, THE NORTH 25' OF LOT 4 AND THE EAST
25' OF THE SOUTH 25' OF LOT 4, AND THE
EAST 25' OF LOTS 5 AND 6 THEREOF
RECORDED IN BLOCK 118, SECTION "A",
PLAT BOOK 18, PAGE 333 OF THE
JACKSONVILLE BEACH, ACCORDING TO PLAT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SHEET

1

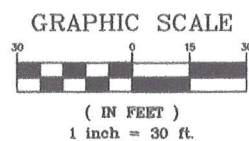
(1) UNAUTHORIZED ATTRACTION OR ADDITION TO THIS SURVEY MAP BEYOND LAND SURVEYOR'S YEAR IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SEAL & SIGNATURE ARE GRANTED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CORRECTIONS ON THE BOUNDARY SURVEY MAP IDENTIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT ERODING CODE OF PRACTICES FOR LAND SURVEYORS APPLIED TO THE STATE OF ALABAMA. THE CORRECTIONS ARE LIMITED TO PREPARING FOR MEASUREMENT OF THE BOUNDARY SURVEY MAP. (4) THE CERTIFICATION HEREON IS NOT TRANSFERABLE. (5) THE LOCATION OF UNRECORDED IMPROVEMENTS OR CONVEYANCES MAY NOT ALWAYS BEAN AND OTHER MEANS OF ESTABLISHING THE UNRECORDED IMPROVEMENTS OR CONVEYANCES ARE NOT COVERED BY THIS SURVEY. (6) THE IMPROVEMENTS OR CONVEYANCES ARE NOT COVERED BY THE SURVEY. (7) THE PROPERTY LINES AND USE AND THEREFORE NOT INTENDED TO MARK THE LOCATION OF UNRECORDED IMPROVEMENTS OR CONVEYANCES.



N/F
BULAN BERNARDO V
O.R. 10369, PG, 369
P/O LOT 3
RE# 179287-0010

N/F
HENRY W. COOK
D.B. 9015, PG, 579
REF 179287-0020

TH AVENUE NORTH



IMPERVIOUS AREA = 40%

TITLE AND BOUNDARY NOTES

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS.
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
4. FENCE OVERLIES SHOWN IS NOT DETERMINED.
5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 1203100417, EFFECTIVE DATE OF 11/02/2018.
6. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE RS-2 IN THE ZONING DISTRICT OF JACKSONVILLE BEACH.

PREPARED FOR AND CERTIFIED TO:
ADAM WOLF
BRILEY & DEAL, LLC
URBD, INC DBA BAYWAY MORTGAGE GROUP
OLD REPUBLIC TITLE COMPANY

Daniel Jackson

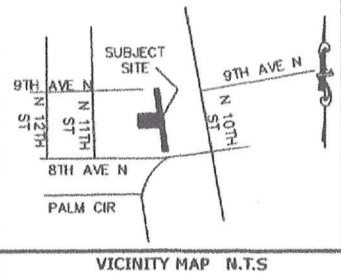
Digitally signed by
Daniel Jackson
Date: 2024.07.10
05:35:38 -04'00'

SURVEYORS CERTIFICATE

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

DANIEL T. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 744

RECEIVED
NOV 01 2024
PLANNING
DEPARTMENT



9TH AVENUE NORTH

SUBDIVISION OF
THE LANDS OF HENRY COOK

BEARINGS SHOWN HEREON ARE
BASED ON PLAT BOOK 18, PAGE 33

FIRM LB8534



SCALICE
land surveying
mjslandsurvey.com P:904-413-9355
205 Markside Avenue, Suite 200
Ponte Vedra, FL 32081

SYMBOL LEGEND

- MOVEMENT FND
- LP / LB FND
- C.P. CALCULATED POINT
- SET BY 2ND WARRANCE
- CAP. STAMPED 10-10-12
- LAND SURVEY LB8534
- TIME
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- NOV
- EYE HYDRANT
- MANHOLE
- "AT" INLET
- "T" INLET
- VAULT INLET
- YARD INLET
- CAS. VALVE
- WATCH METER
- CAS. VALVE
- MAILED VALVE
- TEST HOLE
- IRL
- SH-LS
- BOLLARD
- W/ BAND FLAG
- A/C UNIT
- ELECTRIC METER
- PAV. TIE (W/C)
- STOCKPILE FENCE (SDK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- GRASS
- D.C. DEPRESSURE CURB
- FE. POWER
- MAIL, MAGNETRY
- PLAT. PLANTATION
- A.W. WINDMILL
- B/W DAY WINDOW
- C/E CELLAR ENTRANCE
- O/H OVERHANG
- P/O ROOF OVER
- CANT. CANTILEVER
- G.D. GENERALLY ON LINE
- O/L ON JNE
- P/C IRON PIN AND CAP
- NOV. RIGHT OF WAY

N/F
DULAN BERNARDO V
O.R. 10369, PG. 369
P/O LOT 3
RE# 179287-0010

N/F
HENRY W. COOK
O.R. 8015, PG. 579
RE# 179287-0020

N/F
DULAN BERNARDO V
O.R. 19501, PG. 1556
RE# 179287-0060

N/F
ROBINSON DEREK P
O.R. 10501, PG. 1556
TAX LOT 177963 0000

D.B. 5797, PG. 190
RE# 179287-0020

N/F
AMMONS RICHARD
O.R. 16467, PG. 956
TAX LOT 177582 0000

D.B. 6467, PG. 1301
RE# 179287-0020

D.B. 10213, PG. 1530
RE# 179287-0100

D.B. 5797, PG. 190
RE# 179287-0110

N/F
SHREWSBURY JULIE A
O.R. 8992, PG. 2357
TAX LOT 177379 0000

8TH AVENUE NORTH

PREPARED FOR AND CERTIFIED TO:
ADAM WOLF
BRILEY & DEAL, LLC
RBD, INC DBA BAYWAY MORTGAGE GROUP
OLD REPUBLIC TITLE COMPANY

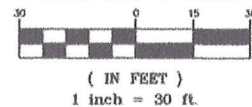
Daniel Jackson

Digitally signed by
Daniel Jackson
Date: 2024.07.10
05:35:38 -04'00'

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

GRAPHIC SCALE



IMPERVIOUS AREA = 40%

TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
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- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE R6-2 IN THE ZONING DISTRICT OF JACKSONVILLE BEACH.

LOT 2 AREA
16,897.10 S.F.
0.39 AC.

Lot size 17200st
Current impervious 40%
Proposing an additional 400 sft of
paver decking resulting in a 2 %
increase in impervious coverage
Proposed decking is around
swimming pool only

NO.	DATE	DESCRIPTION	BY	CHK
1	07/09/2024	FINAL SURVEY	DJ	
2	07/09/2024	REVISIONS	DJ	
3	07/19/2024	REVISED SURVEY	DJ	
4	09/12/2024	REVISED SURVEY	DJ	
5	09/12/2024	REVISED SURVEY	DJ	
6	09/12/2024	REVISED SURVEY	DJ	
7	09/12/2024	REVISED SURVEY	DJ	
8	09/12/2024	REVISED SURVEY	DJ	
9	09/12/2024	REVISED SURVEY	DJ	
10	09/12/2024	REVISED SURVEY	DJ	

TAX NO. 179287-0020

JOB No. D23-3128

DATE SURVEYED: 08/24/2023

DR: MC CREW: TJ SCALE: 1" = 30'

FINAL SURVEY

1013 8TH AVENUE NORTH,
JACKSONVILLE BEACH, FLORIDA 32250
THE EAST 25' OF LOTS 1 AND 2, ALL OF LOT
3, THE NORTH 25' OF LOT 4 AND THE EAST
25' OF THE SOUTH 25' OF LOT 4, AND THE
EAST 25' OF LOTS 5 AND 6 THEREOF
RECORDED IN BLOCK 118, SECTION "A",
PLAT BOOK 18, PAGE 33 OF THE
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SHEET

1
1

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DEPARTMENT

Barriers per FBC 2020 7th
Edition water alarms and
fencing

12x12 footing for screen
enclosure

All lights are 12v micro brites
Please install SP fittings

Prescriptive design details per
FBC 8th edition

umbrella holder in sunshelf

Raised decking +6" and +12"
with 2 24" Sd waterfalls

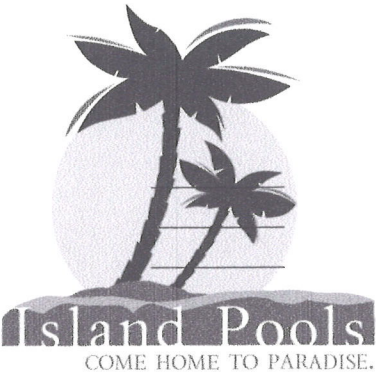
6therapy jets and horseshoe bench please mark
air and water lines

Pool beam is 8"-9"
elevation is even with
existing patio decking will
be 23/8" paver declcking
and will cover existing 7ft
flush spa 6 therapy jets
with 10" beam 2hp blower
and 399K BTU gas heater
IC40 with easy touch LED
pool and spa 12v lights.
VErify pool equipment
location before setting

120K BTU heat pump with chiller

Please order transformer for
lights

Access this side



RD GRAY
334-5421

Owner: Adam White & Robyn McCormick State: _____
Address: 1013 8th Ave N Zip: _____
City: Jax Bch fl 32550
Phone: 904-982-7731

POOL SPECS

SIZE: 15x32 SQFT: 450 sft
DEPTH: 3.5- 6 PERIMETER: 90 ft
EST TOTAL GALLONS: _____ SKIMMERS: 1
RETURNS: 3 INTERIOR MATERIAL: _____
SPECIAL: _____ TILE: _____
NOTES: _____

SPA SPECS

SIZE: 7ft SQFT: 50sft
DEPTH: _____ PERIMETER: _____
EST TOTAL GALLONS: _____ SPILLWAY: _____
RAISED HEIGHT: _____ SKIMMERS: _____
RETURNS: _____ TILE: _____
INTERIOR MATERIAL: _____
SPECIAL: _____
NOTES: _____

PLUMBING

RETURNS: 3 SKIMMERS: 1
POOL MAIN DRAINS: 2 SPA MAIN DRAINS: _____
CLEANING SYSTEM: suction HEADS: _____
VAC LINES: _____ ROBOT VAC: _____
WATER FEATURES: _____ SPA SPILLWAY: _____
LIGHTS IN POOL: _____ LIGHTS IN SPA: _____
TOTAL PIPE: _____
SPECIAL: _____
NOTES: _____

DECK

DECK TYPE: Brick pavers ELEVATION: _____
TOTAL DECK SQFT: 425 sft PERIMETER: _____
RAISED BEAM: _____ LIP STYLE: _____
MATERIAL 1: _____ MATERIAL 2: _____
SPECIAL: _____
NOTES: _____

EQUIPMENT

POOL PUMP: Intelliflo VS3050 2ND PUMP: _____
FILTRATION: Cartridge FILTER SIZE: RP 150
HEATER: _____ INLINE: _____
TIMER: Easy Touch 4 Function GAS: _____
SPECIAL: IC 40
NOTES: _____



APPLICATION FOR VARIANCE

BOA No. 24-100086
HEARING DATE 1/7/25

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 drawings, to scale on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

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APPLICANT INFORMATION

Applicant Name: Adam Wolf Telephone: 904-312-0723
Mailing Address: 1013 8th Ave. N. E-Mail: adamhwolf@gmail.com
Jax Beach, FL 32250
Agent Name: N/A Telephone: _____
Mailing Address: _____ E-Mail: _____

Landowner Name: Adam Wolf Telephone: 904-312-0723
Mailing Address: 1013 8th Ave. N. E-Mail: adamhwolf@gmail.com
Jax Beach FL 32250

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

dcpa: 179287-0065

VARIANCE DATA

Street address of property and Real Estate Number: 1013 8th Ave N.
Legal description of property (Attach copy of deed): See Attached Deed
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Back yard pool with decking. See attached rendering & detail. Lot coverage of 42%.
we in lieu of 35%.

AFFIDAVIT

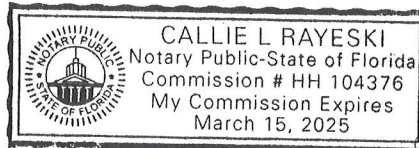
I, Adam Wolf, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

Adam Wolf APPLICANT SIGNATURE
Adam Wolf PRINT APPLICANT NAME
10/25/24 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of November, 2024, by Adam Wolf, who is personally known to me or produced drivers license as identification.

Callie Rayeski-Bowling
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: A3-1 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.

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

**PLANNING
DEPARTMENT**

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	Irregular lot. and In addition, we were told by builder that additional drive way was required due to fire marshall.
Special circumstances and conditions do not result from the actions of the applicant.	yes	Extra concrete was required due to drive way being extended from 8th Ave. N. to 9th Ave. N. due to fire marshall.
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	Neighborhood is platted irregularly and this way we purchased it.
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	Without variance unable to increase lot coverage and/or remove concrete drive way.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	42'.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	will not affect others as city's land and use by adding pool.

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PLANNING
DEPARTMENT

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
1525B The Greens Way, Suite 200
Jacksonville Beach, Florida 32250
File No. 24-0065

General Warranty Deed

Made this 17 day of July, 2024, by **Atkins Builders, Inc., a Florida corporation**, hereinafter called the grantor, to **Adam Wolf, an unmarried man and Robin Marie McCormick, an unmarried woman, as tenants in common**, whose post office address is: 4230 Pablo Professional Ct, Ste 101, Jacksonville, Florida 32224, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$1,275,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida**, viz:

The East 25 feet of Lots 1 and 2, all of Lot 3, The North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6, Block 118, Section "A" Jacksonville Beach, according to plat thereof recorded in Plat Book 18, page 33, of the current public records of Duval County, Florida.

Parcel ID Number: **179287-0020**

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

Subject To taxes subsequent to December 31, 2023, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

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NOV 01 2024

PLANNING
DEPARTMENT

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Signature

Witness #1 Printed Name D Randall Griley

Witness Address: 1525A The Greens Way, Jacksonville
Beach, FL 32250

[Signature]
Signature

Witness #2 Printed Name Nancy A McAlum

Witness Address: 1525A The Greens Way, Jacksonville
Beach, FL 32250

Atkins Builders, Inc. a Florida corporation

By: [Signature] (Seal)

John Atkins, President

Address: PO Box 651262

Jacksonville Beach, Florida 32240

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 1 day of July, 2024, by **John Atkins, as President of Atkins Builders, Inc., a Florida corporation**, who produced a driver's license as identification.

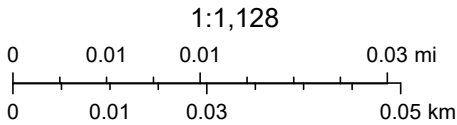


[Signature]
Notary Public



January 3, 2025

 Parcels



PLANNING
DEPARTMENT



9TH AVENUE NORTH

SUBDIVISION OF THE LANDS OF HENRY COOK

BEARINGS SHOWN HEREON ARE
BASED ON PLAT BOOK 18, PAGE 33

FIRM LB8534



SCALICE land surveying
 mjslandsurvey.com P:904-413-9355
 205 Marketplace Avenue, Suite 200
 Ponte Vedra, FL 32081

TAX NO. 179287-0020

JOB No. D23-3128

DATE SURVEYED: 08/24/20223

DR.:MC CREW.:TJ SCALE: 1" = 30'

FINAL SURVEY
1013 8TH AVENUE NORTH,
JACKSONVILLE BEACH, FLORIDA 32250
THE EAST 25' OF LOTS 1 AND 2, ALL OF LOT
3, THE NORTH 25' OF LOT 4 AND THE EAST
25' OF THE SOUTH 25' OF LOT 4, AND THE
EAST 25' OF LOTS 5 AND 6 THEREOF
RECORDED IN BLOCK 118, SECTION "A",
PLAT BOOK 18, PAGE 333 OF THE
JACKSONVILLE BEACH, ACCORDING TO PLAT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SHEET

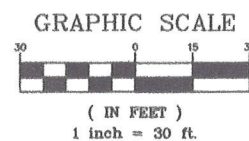
1

[illegible]

N/F
BULAN BERNARDO V
O.R. 10369, PG, 369
P/O LOT 3
RE# 179287-0010

N/F
HENRY W. COOK
D.B. 9015, PG, 579
REF 179287-0020

TH AVENUE NORTH



IMPERVIOUS AREA = 40%

TITLE AND BOUNDARY NOTES

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS.
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
4. FENCE OWNSHIP IS NOT DETERMINED.
5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 1203100417, EFFECTIVE DATE OF 11/02/2018.
6. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE RS-2 IN THE ZONING DISTRICT OF JACKSONVILLE BEACH.

PREPARED FOR AND CERTIFIED TO:
ADAM WOLF
BRILEY & DEAL, LLC
URBD, INC DBA BAYWAY MORTGAGE GROUP
OLD REPUBLIC TITLE COMPANY

Daniel Jackson

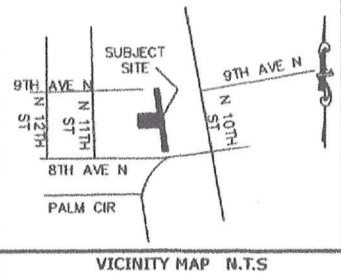
Digitally signed by
Daniel Jackson
Date: 2024.07.10
05:35:38 -04'00'

SURVEYORS CERTIFICATE

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

DANIEL T. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 744

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PLANNING
DEPARTMENT



9TH AVENUE NORTH

SUBDIVISION OF
THE LANDS OF HENRY COOK

BEARINGS SHOWN HEREON ARE
BASED ON PLAT BOOK 18, PAGE 33

FIRM LB8534



SCALICE
land surveying
mjslandsurvey.com P:904-413-9355
205 Markside Avenue, Suite 200
Ponte Vedra, FL 32081

SYMBOL LEGEND

- MOVEMENT FND
- UP / LB FND
- C.P. CALCULATED POINT
- SET BY 2ND WARRANCE
- CAP. STAMPED 10-10-12
- LAND SURVEY LB8534
- TIME
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- NO
- EYE HYDRANT
- MANHOLE
- "AT" INLET
- "T" INLET
- VAULT INLET
- VAULT INLET
- CAS. VALVE
- WATCH VALVE
- CAS. VALVE
- WATCH VALVE
- TEST HOLE
- IRL
- SH-LS
- BOLLARD
- W/ BAND FLAG
- A/C UNIT
- ELECTRIC METER
- PHO. TOWER (PVC)
- STOCKPILE FENCE (SDK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- UTILITY POLE
- D.C. DEPRESSURE CURB
- FE. POWER
- MASS. MASONRY
- PLANK FLOORING
- A.W. WINDOW WELL
- B/W DAY WINDOW
- C/E CELLAR ENTRANCE
- O/H OVERHANG
- P/O ROOF OVER
- CANT. CANTILEVER
- G.D. - GENERALLY ON LINE
- O/L ON JNE
- P/C 100% RUN AND CAP
- NO. OF RIGHT OF WAY

N/F
DULAN BERNARDO V
O.R. 10369, PG. 369
P/O LOT 3
RE# 179287-0010

N/F
HENRY W. COOK
O.R. 8015, PG. 579
RE# 179287-0020

N/F
DULAN BERNARDO V
O.R. 19501, PG. 1556
RE# 179287-0060

N/F
ROBINSON DEREK P
O.R. 10501, PG. 1556
TAX LOT 177963 0000

D.B. 5797, PG. 190
RE# 179287-0020

N/F
AMMONS RICHARD
O.R. 16467, PG. 956
TAX LOT 177582 0000

D.B. 6467, PG. 1301
RE# 179287-0020

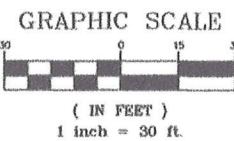
D.B. 10213, PG. 1530
RE# 179287-0100

D.B. 5797, PG. 190
RE# 179287-0110

N/F
SHREWSBURY JULIE A
O.R. 8992, PG. 2357
TAX LOT 177379 0000

8TH AVENUE NORTH

IMPERVIOUS AREA = 40%



- TITLE AND BOUNDARY NOTES**
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 - THE SUBJECT PROPERTIES ARE LOCATED IN ZONE R6-2 IN THE ZONING DISTRICT OF JACKSONVILLE BEACH.

PREPARED FOR AND CERTIFIED TO:
ADAM WOLF
BRILEY & DEAL, LLC
RBD, INC DBA BAYWAY MORTGAGE GROUP
OLD REPUBLIC TITLE COMPANY

Digitally signed by
Daniel Jackson
Date: 2024.07.10
05:35:38 -04'00'

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE.
DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

LOT 2 AREA
16,897.10 S.F.
0.39 AC.

FINAL SURVEY
1013 8TH AVENUE NORTH,
JACKSONVILLE BEACH, FLORIDA 32250
THE EAST 25' OF LOTS 1 AND 2, ALL OF LOT
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25' OF THE SOUTH 25' OF LOT 4, AND THE
EAST 25' OF LOTS 5 AND 6 THEREOF
RECORDED IN BLOCK 118, SECTION "A",
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JACKSONVILLE BEACH, ACCORDING TO PLAT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SHEET
1
1

TAX NO. 179287-0020

JOB No. D23-3128

DATE SURVEYED: 08/24/2023

DR.:MC CREW:TJ SCALE: 1" = 30'

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NOV 01 2024

PLANNING
DEPARTMENT

Barriers per FBC 2020 7th
Edition water alarms and
fencing

12x12 footing for screen
enclosure

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FBC 8th edition

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with 2 24" Sd waterfalls

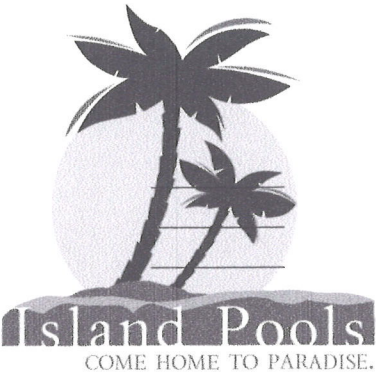
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and 399K BTU gas heater
IC40 with easy touch LED
pool and spa 12v lights.
VErify pool equipment
location before setting

120K BTU heat pump with chiller

Please order transformer for
lights

Access this side



RD GRAY
334-5421

Owner: Adam White & Robyn McCormick State: _____
Address: 1013 8th Ave N Zip: _____
City: Jax Bch fl 32550
Phone: 904-982-7731

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DEPTH: 3.5- 6 PERIMETER: 90 ft
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SPECIAL: _____ TILE: _____
NOTES: _____

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SIZE: 7ft SQFT: 50sft
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EST TOTAL GALLONS: _____ SPILLWAY: _____
RAISED HEIGHT: _____ SKIMMERS: _____
RETURNS: _____ TILE: _____
INTERIOR MATERIAL: _____
SPECIAL: _____
NOTES: _____

PLUMBING

RETURNS: 3 SKIMMERS: 1
POOL MAIN DRAINS: 2 SPA MAIN DRAINS: _____
CLEANING SYSTEM: suction HEADS: _____
VAC LINES: _____ ROBOT VAC: _____
WATER FEATURES: _____ SPA SPILLWAY: _____
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TOTAL PIPE: _____
SPECIAL: _____
NOTES: _____

DECK

DECK TYPE: Brick pavers ELEVATION: _____
TOTAL DECK SQFT: 425 sft PERIMETER: _____
RAISED BEAM: _____ LIP STYLE: _____
MATERIAL 1: _____ MATERIAL 2: _____
SPECIAL: _____
NOTES: _____

EQUIPMENT

POOL PUMP: Intelliflo VS3050 2ND PUMP: _____
FILTRATION: Cartridge FILTER SIZE: RP 150
HEATER: _____ INLINE: _____
TIMER: Easy Touch 4 Function GAS: _____
SPECIAL: IC 40
NOTES: _____

STATEPOINT CROSSWORD

THEME: YEAR-IN-REVIEW

ACROSS

1. Cerberus' domain
6. Chop
9. Mama's husband
13. Unsuitable
14. Adam's partner
15. Echo sounder
16. Sunny prefix
17. Armed conflict
18. In a heated manner
19. *Highest grossing movie based on Broadway musical
21. *Time's 100 World's Most Influential People cover model in 2024 (2 words)
23. "_____ and the City"
24. Not exciting
25. Accident
28. Rani's dress
30. Talking points
35. Aflame
37. Spanish sparkling wine
39. Slang for money
40. Velum, pl.
41. *November 5th 2024 winner
43. Short for "and elsewhere" (2 words)
44. Met's offering
46. River in Bohemia
47. Queen of Hearts' pastry
48. *Super Bowl winners in 2024
50. Visi_____ or Ostro_____
52. The Alan Parsons

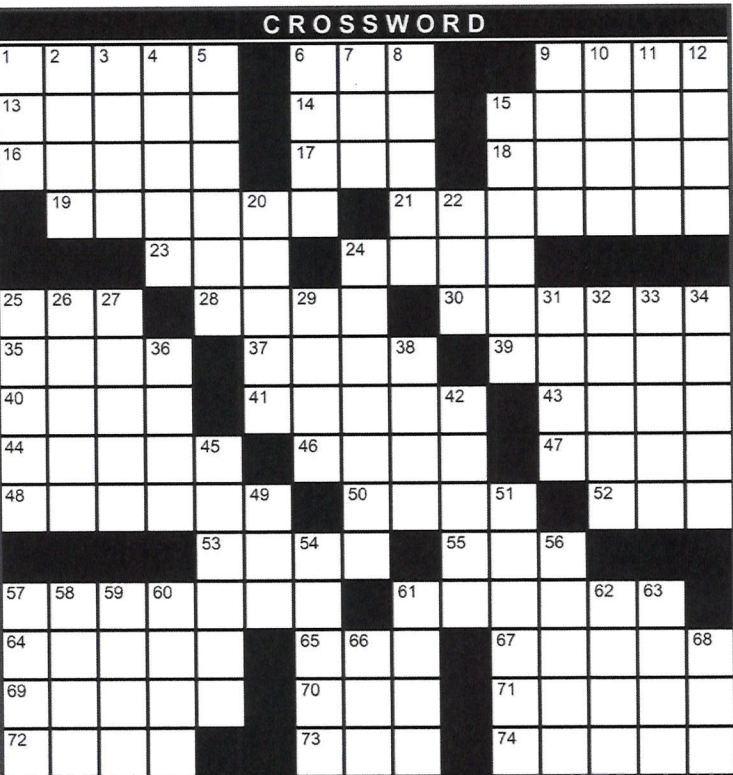
Project's "Eye in the _____"

53. _____ of passage
55. *Milton's center
57. *Miley Cyrus' Grammy-winning Record of the Year in 2024
61. *2024 Summer Olympic Games host
64. Cat's nine
65. Lowest or highest card
67. Accustom
69. E-wallet content
70. Backstabber
71. N in RN
72. Whipping mark
73. R&R spot
74. Support person

DOWN

1. "Say what?"
2. All over again
3. *MV _____, cause of 2024 Baltimore bridge collapse
4. Long stories
5. Tends a fire
6. Obscene
7. Spermatozoa counterpart
8. Lost, in Paris
9. *Olympic Gold winner Katie Ledecky's "court"
10. Dead against
11. Explore by touch
12. Maisie Williams' "Game of Thrones" character
15. Hello, in Haifa

20. Dead-on
22. Last month
24. Disclose
25. Wrecked state
26. Bet's predecessor
27. Pileus, pl.
29. Like steak order
31. Maya Angelou, e.g.
32. Itsy-bitsy bits
33. *Caitlin of college basketball
34. Gin and grapefruit juice cocktail, a.k.a. _____ dog
36. Scarlet O'Hara's home
38. Speaking platform
42. Dinklage or Townshend, e.g.
45. Again but differently
49. Elton John's title
51. Shenzhi of "The Lion King"
54. Russian rulers, pre-1917
56. Tedium
57. "One _____ Over the Cuckoo's Nest"
58. Classroom pests
59. Elliptical
60. Sunset location
61. Sheep's milk cheese
62. Little Miss Muffet's morsel
63. Gaelic tongue
66. Upper limit
68. Poetic "always"





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Consumer Cellular

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The Beaches Leader/Ponte Vedra Leader

The Beaches

MARKETPLACE CLASSIFIEDS

CLASSIFIED DEADLINE:

Wednesday 10 a.m.

FOR THURSDAY PAPER

FAMILY RATE:
\$7.40 First 10 Words
47¢ each add'l word

COMMERCIAL RATE:
\$8.40 First 10 Words
47¢ each add'l word

FOR MORE INFORMATION CALL
249-9033

classified@beachesleader.com

Office Hours
Monday - Wednesday
9 am to 5 pm

PO Box 50129
Jacksonville Beach 32240-0129



Real Estate

100 Real Estate
110 Lots/Land for Sale
120 Homes for Sale
125 Real Estate
130 Condos for Sale
140 Mortgages
150 Mobile Homes
160 Comm. Property
185 Industrial Warehouse

Rentals

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

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300 Pets
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625 Firewood
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637 Marine Const.
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Service Guide cont.

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

Garage Sales

840 Garage Sales
850 Jax Beach
852 Neptune Beach
854 Atlantic Beach
856 Mayport
857 Ponte Vedra
858 West Beaches
859 Jacksonville
860 Flea Market
862 Estate Sales
905 Auto Rental
915 Boats
930 Motorcycles
950 Campers/RV's
970 Trucks/Vans
980 Automobiles

LEGAL NOTICES 425

BOA#24-100085 Section(s): 34-337(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, 34-337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, 34-337(e)(1)(d) for no garage or carport in lieu of a required garage or carport, 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an add-on to primary structure and to rectify existing nonconformities, located at property addressed 820 3rd Ave N, RE# 175491-0000, legally described as Lot 4, Block 39, Mundy Drive Terrace

BOA#24-100086 Section(s): 34-337(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single family home, located at property addressed 1013 8th Ave N, RE# 179287-0065, legally described as East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6, Block 118, Section "A"

BOA#24-100087 34-336(e)(1)(c)(1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot 5), RE# 181527-0000, legally described as Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100088 Section(s): 34-336(e)(1)(c)(1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot 5), RE# 181527-0000, legally described as Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100089 Section(s): 34-336(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 9, 65, Pablo Beach North

BOA#24-100090 Section(s): 34-336(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 10, Block 65, Pablo Beach North

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

NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to participate in the City Council 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

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, January 7, 2025, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

APT/TWNHOME RENTAL 200

2/1, 4 blocks from beach \$1500/mo. Washer/ dryer, lg courtyard. No pets. 404 13th Ave., S., Jax Bch. (904)343-9908.

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

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

ROOM FOR RENT 275

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

LEGAL NOTICES 425

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
SALE DATE JANUARY 6, 2025

CARVI AUTO SALES, 3211 BEACH BLVD
2013 AUDI WAULFAFR9DA069788 \$3,914.60
BIG T TOWING, 112 ARLINGTON RD ST

LEGAL SERVICES 420

2006 FORD 1FMEU63E86UA84814 \$1530.15
1997 FORD 1FDHF25H0VEC07456 \$1,159.35
2005 INFI JNKCVC54E95MA403409 \$3835.25

C&L AUTOMOTIVE & TOWING, 4990 PHILLIPS HWY
2000 FORD 3FDNF65Y6YMA43901 \$5,021.19

EARLS AUTO REPAIR, 2337 EDWARDS AVE
2010 TOYT 2T1BU4EE3AC444571 \$1,003.48
2016 BUIC 2G4GP5EX6G9160845 \$3,090.02
2007 TOYT 4T1BE4K6Z7U693890 \$2,810.99

TT OF JACKSONVILLE, 11101 NURSERY FIELD DR
2016 DODG 2C3CDZAG3GH171630 \$1833.18

SALE DATE JANUARY 27, 2025
TT OF JACKSONVILLE, 9600 ATLANTIC BLVD
2020 DODG 2C3CDXBG2LH116275 \$2,469.57

BL 12/12/2024



CAREGIVERS 610

Are you looking for a Caregiver for your Elderly Loved One? Live in or hourly availability. Experienced. Great references. Call (904) 589-8194.

PEST CONTROL 651

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

REPAIRS/IMPROVEMENT 665

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

LEGAL NOTICES 425

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

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

BL 12/12/2024

HELP WANTED-PT 500

NOW HIRING

Enjoy quality affordable child care & other benefits like a free fitness membership!

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Child care • Recreation
Food & Beverage

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REPAIRS/IMPROVEMENT 665

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

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

TREE SERVICES 677

www.JAXTREE.COM

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

Senior / Military & First Responder Discounts

William Davis Tree Service
(904) 226-4427

20+ yrs exp Lic Ins

FOR SALE 800

STEVENS MODEL 77B 16 gauge pump shot gun w/ adjustable choke. New Range bag & box of No. 4 shells. Asking \$300 cash. (904) 534-8627.

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

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

American Log Homes DEVELOPER LIQUIDATION SALE! Log Home kits selling for Balance Owed. Up to 50% off. Design plans can be modified! No time limit on delivery. Call 1-888-230-9599, M-F 9am-5pm ET.

MEDICAL 803

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

ANTIQUES/COLLECTIONS-810

WANTED TO BUY

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

CASH FOR YOUR COLLECTIONS Lladro, Swarovski, Lalique, Disney, Boehm, Armani, Herend, Royal Copenhagen & All Other Similar Porcelain & Crystal. No Collection Too Large. Bob 843-385-5097.

CASH PAID FOR HIGH-END MEN'S SPORT WATCHES: Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. These brands only! Call for a quote: 1-888-280-1115.

We Buy Vintage Guitar's! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State D'Angelico, Stromberg, And Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-866-307-5421.

AUCTIONS 815

FIREARMS AUCTION LIVE, ONLINE & PHONE BIDDING December 13th 1pm & 14th 10am Military, Modern Sporting & Classic Firearms www.montroseauction.com 478-376-4559 Greensboro, GA GAL 2006



GARAGE SALES - JB 850

YARD SALE- Saturday 8-2pm, 1203 8th Ave. N. Find some bargains or holiday gifts. Fishing poles, Lincoln logs, Tonka truck, Tupperware zoo animals, Ashton Drake Dolls \$10 each, misc. dolls \$5, ladies stationary bike \$40, crossbow, John Deere pedal tractor, set of Avon Christmas plates, set of Faces of Nature plates, knick-knacks & more!

GARAGE SALES - AB 854

Garage Sale, Saturday Dec. 14th, 9am - 1pm. Dewalt Power tools, maps, 1930s-1940s National Geographic, baskets, Folk Art, vintage fishing lures, cast iron pot & pan, books, Wrigley Field folding chairs, ceramics Rain date Sunday 12/15.

AUTOMOBILES 980

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

Advertise your sale in

The Beaches

MARKETPLACE

— GARAGE SALES —





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/12/2024
SUBJECT:	BOA #24-100087 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 7, 2025 Board of Adjustment Meeting.

BOA #24-100087

ZONING: RS-1
RE NO.: 181527-0000
LEGAL: Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front
Section-Division B
ADDRESS: 27 32nd Avenue South

REQUEST:

34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, for construction of a new single-family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot A).

EXISTING CONDITIONS:

The subject property consists of approximately two and a half platted lots 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 property currently contains one single-family dwelling constructed in 1942 that spans the two and a half platted lots. The property is being subdivided into two new residential lots (Lot A to the east and Lot B to the west), that are more conforming than the original individual platted lots of record in terms of lot size. Lots A and B are each being proposed for one new single-family dwelling each, following demolition of the existing historic structure. Lot A, the subject of this application and staff report, will have frontage on Ocean Drive, with Lot B having frontage on 32nd Avenue South. Lot A will be 6,915 square feet, with 81 feet of street frontage on Ocean Drive and 93 feet of frontage on 32nd Avenue South. The property has many current non-conformities and the developer plans on resolving some with the new proposed dwellings. The subject property applied for 3 variances in 2017 for lots 5, 6, and 7 to increase lot coverage. Due to having an insufficient application the application was deferred.

The lot coverage on Lot A will not supersede the 35% maximum requirement. The applicant is asking for a variance for front yard setback of 20 feet in lieu of 25 feet minimum, and for a rear yard setback of 20 feet in lieu of 30 feet minimum, for construction of a single family dwelling. 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 applicant is proposing to construct two new single-family homes on new Lots A and B that will be created by replatting two and a half existing platted lots of record. In the application, the lot coverage for Lot A is provided for the building only at 33.5%. The applicant has not provided lot coverage for the driveway and any other proposed items/structures. The applicant is assuming that the new Land Development Code will be approved by the City Council and that the allowable impervious coverage for single-family lots will be 50%. Should the new LDC not be approved as currently being proposed, the applicant may have to return for another variance for additional lot coverage for the proposed driveway and any other accessory structures. The subject property was platted in 1937 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.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: 10,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 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 20% of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet.
- Floor area: A single-family dwelling unit shall contain a minimum of 1,600 square feet of conditioned living area and a one-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: 35%.
- Accessory structures: All accessory structures shall be located a minimum of five 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 new lot will be substandard in total lot area. The RS-1 requirement is a total lot area of 10,000 square feet. This property has a total lot area of 6,915 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 1937, 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 not** 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 proposed new single family dwelling. The variance requested is for front yard setback of 20 feet in lieu of 25 feet minimum, and for a rear yard setback of 20 feet in lieu of 30 feet minimum, for construction of a single family dwelling.

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.

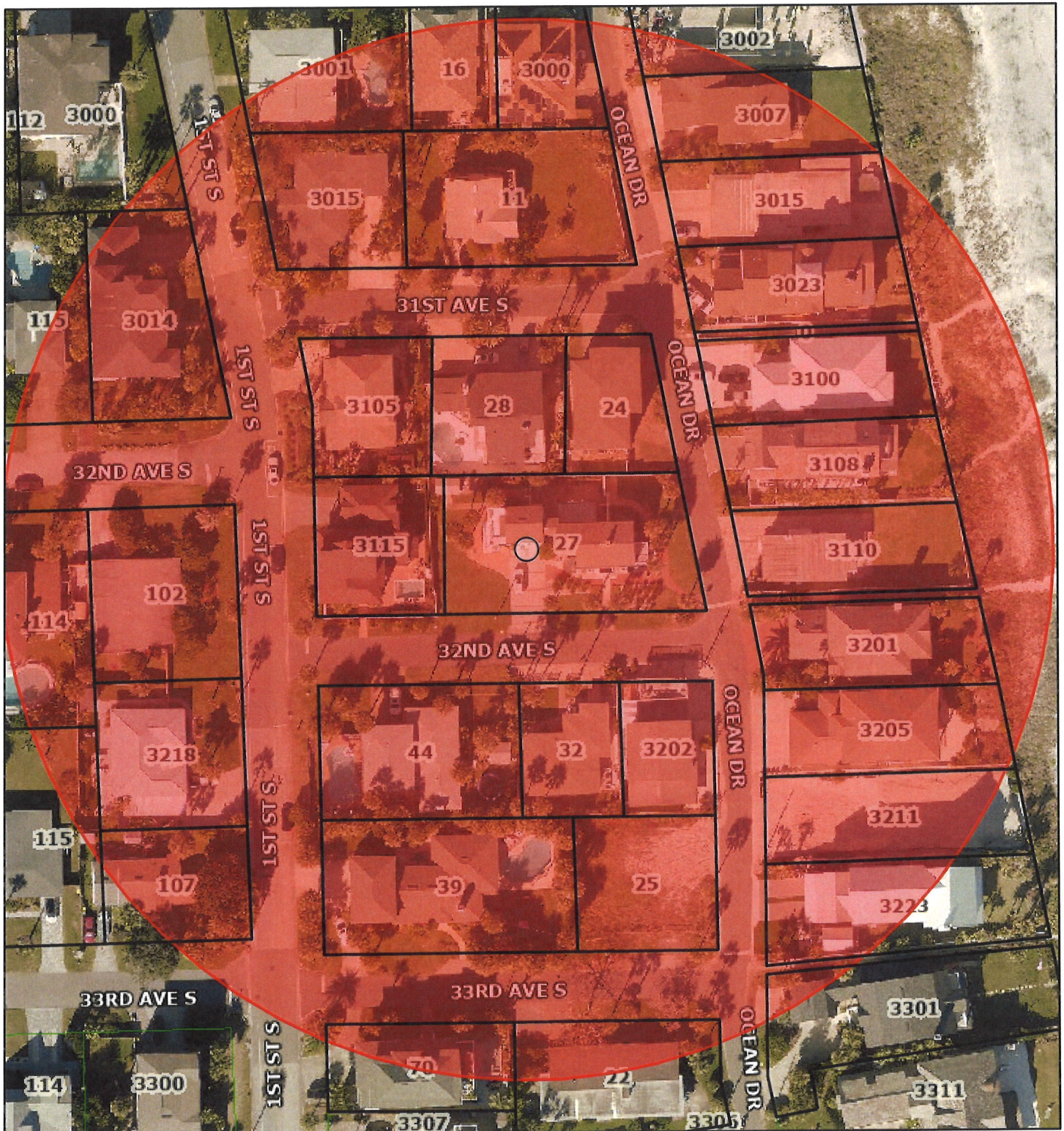
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100087

ATTACHMENTS:

1. 24-100087pics
2. 24-100087



December 11, 2024

 Parcels

1:1,128

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.01, and 0.03. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.01, 0.03, and 0.05. Vertical lines connect the corresponding tick marks between the two scales, illustrating the conversion factor.

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NOV 19 2024

PLANNING
DEPARTMENT

NOTES:

- SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
- 2023 FLORIDA BUILDING CODE :
- SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.
PROJECT ADDRESS:
27 32ND AVE SOUTH
JACKSONVILLE BEACH, FL 32250
LEGAL DESCRIPTION:
03277 ATLANTIC SHORES DIV B R/P OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TAX ASSESSORS PARCEL NO.: 181527-0000
ZONE: RS-1
LOT SIZE: 11,747 SF
STANDARD SETBACKS:

STREET / FRONT 25'
2ND FRONT 16' (20% OCEAN DR.)
SIDE 10'
REAR 30'

PROPOSED SETBACKS:

NEW LOT 'A':
STREET / FRONT 20' PROPOSED
2ND FRONT 16' (20% OCEAN DR.)
SIDE 10'
REAR 20' PROPOSED

NEW LOT 'A':
STREET / FRONT 16' PROPOSED
SIDE 10'
REAR 25' PROPOSED

LOT COVERAGE:

TOTAL LOT AREA: 11,747 SF

NEW LOT 'A' 6,915 SF
35% = 2,420 SF (BUILDING ALLOWABLE)
50% TOTAL LOT IMPERVIOUS = 3,458 SF (ALLOWABLE)

MAIN HOUSE FL1 1,145 SF
3-CAR GARAGE 715 SF
COV. LANAI 222 SF
TOTAL BLDG 2,318 SF (33.5%)

NEW LOT 'B' 4,832 SF
35% = 1,691 SF (BUILDING ALLOWABLE)
50% TOTAL LOT IMPERVIOUS = 2,416 SF (ALLOWABLE)

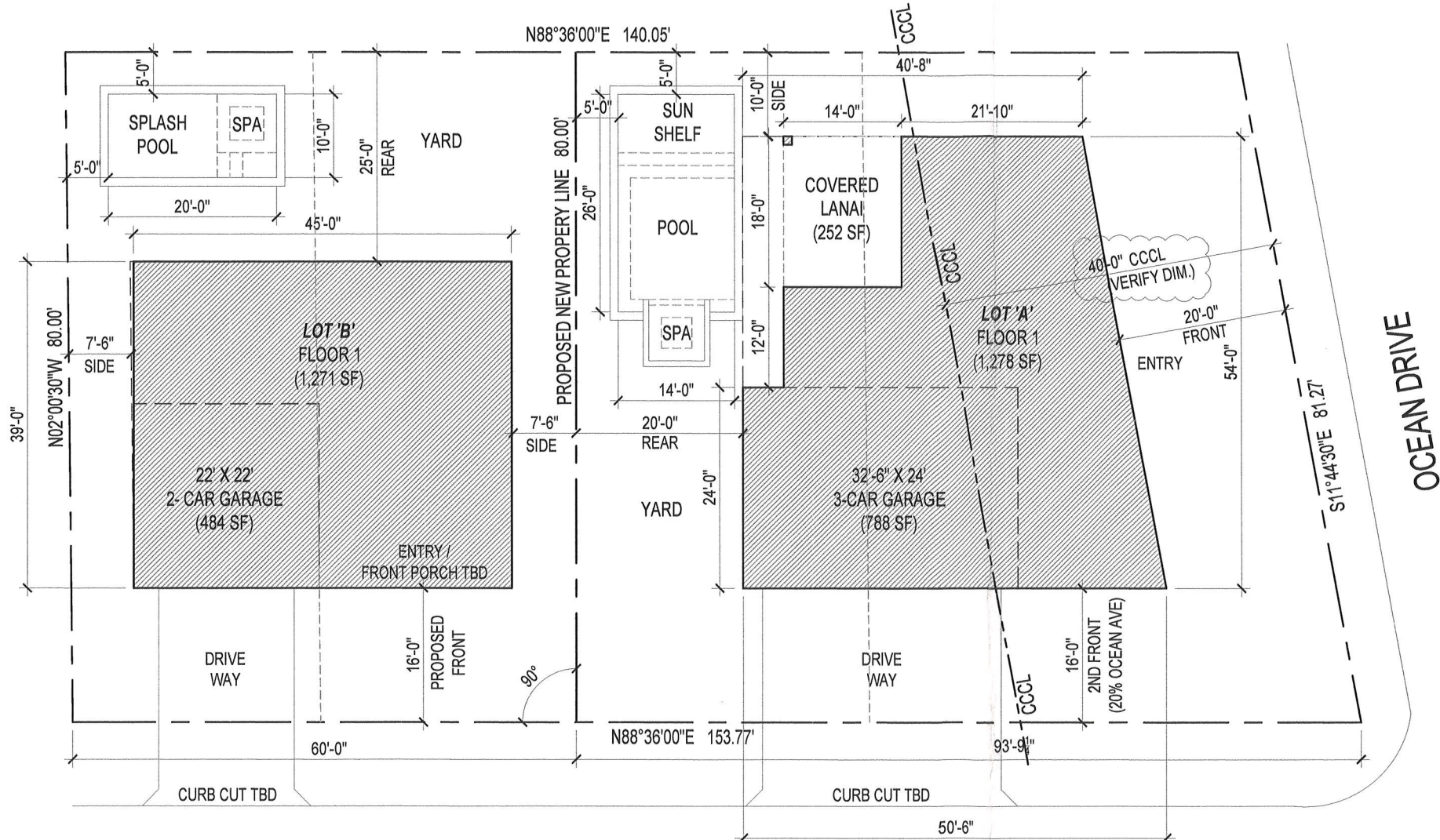
MAIN HOUSE FL1 1,271 SF
2-CAR GARAGE 484 SF
TOTAL BLDG 1,755 SF (36.3% > 64 SF DIFF.)

PROPOSED HOUSE(S) SF CALC:

NEW LOT 'A' 6,915 SF
MAIN HOUSE FL1 1,278 SF
FL2 (APPROX. SF) 1,561 SF
FL3 (APPROX. SF) 1,561 SF
TOTAL A/C SF 4,400 SF OR LARGER (TBD)

3-CAR GARAGE 788 SF
COV. LANAI 252 SF
TOTAL BLDG 5,440 SF (TBD)

NEW LOT 'B' 4,832 SF
MAIN HOUSE FL1 1,271SF
FL2 (APPROX. SF) 1,114 SF
FL3 (APPROX. SF) 1,115 SF
TOTAL A/C SF 3,500 SF (TBD)
2-CAR GARAGE 484 SF
TOTAL BLDG 3,984 SF (TBD)



NOTE: HATCHED AREA SHOWS BUILDABLE FOOTPRINT; FINAL FOOTPRINT TBD PER FINAL BUILDING DESIGN, TYP.

32ND AVENUE SOUTH

1 COVER SHEET / SITE PLAN
1/8" = 1'-0"

OPTION 'B' - EAST / BEYOND CCCL



RAE
design

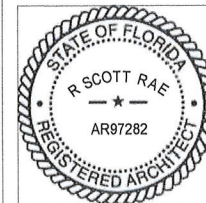
345 South Roscoe Blvd
Ponte Vedra Beach, FL
32082
P 772 483 7422

CLIENT STAM

DATE 11.19.24

DRAWING TITLE

COVER SHEET /
SITE PLAN



REVISIONS

NO. DESCRIPTION DATE

JOB NO.

2423

SHEET NO.

A1.0

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.

17
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24-100087
NOV 19 2024

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APPLICANT INFORMATION

Applicant Name: Greg Barnett **Telephone:** 9042296622
Mailing Address: 1415 3rd st N **E-Mail:** greg@barnettcustomhomes.net
Jacksonville Beach fl
Agent Name: Scott Rae **Telephone:** 727-483-2422
Mailing Address: **E-Mail:** Rutrae@gmail.com

Landowner Name: Nick Stam **Telephone:** 904-608-9943
Mailing Address: 697 Ponte Vedra Blvd **E-Mail:** Nickstam@me.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: 27 32nd ave s 181527 0000 10+A
Legal description of property (Attach copy of deed):
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Lot A - front yard reduction to 20' in lieu of 25' - rear 20' in lieu of 30 -- Lot Coverage

AFFIDAVIT

I, Greg Barnett, 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

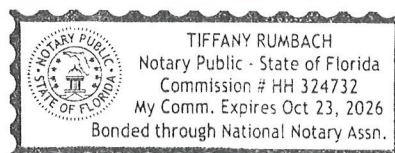
Greg Barnett
PRINT APPLICANT NAME

11-19-24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of November, 2024, by Greg Barnett, who is personally known to me or produced as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Tiffany Rumbach
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1
CODE SECTION (S):

FLOOD ZONE:

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	Substandard lot dimension
Special circumstances and conditions do not result from the actions of the applicant.		
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	Adhering to the potential new land use code of 35% building and 50% 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.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		

Prepared By/Record and Return To:
Christine Adams Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

Tax Parcel No.: 181527-0000
(C/M: K0623-53640)

RECEIVED

NOV 19 2024

PLANNING
DEPARTMENT

NOTE TO RECORDING CLERK: This deed conveys unencumbered property for nominal consideration from the grantors to an entity owned solely by the grantors in the same proportions that they owned the property and is exempt from Florida documentary stamp taxes pursuant to *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So.2d 913 (Fla. 2005).

WARRANTY DEED

THIS INDENTURE, is made this 20th day of July, 2019, between **SATYAPRAKASH KRISHNARAO AND JENNIFER KRISHNARAO**, husband and wife, whose address is 12450 Royal Troon Lane, Jacksonville, FL 32224, collectively the "Grantor"), and **NAMMAMANE, LLC**, a Florida limited liability company("Grantee"), whose address is 3948 3RD Street South, Jacksonville Beach, FL 32216;

WITNESSETH:

That the Grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in Nassau County, Florida (the "Property").

See Exhibit A attached hereto and incorporated herein.

Together with all tenements, hereditaments and appurtenances thereunto belonging to or in anywise appertaining.

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor covenants that, except as provided on Exhibit B attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but against none other.

The Grantor hereby represents and warrants that the property conveyed hereby is not now nor has it ever been the homestead of the Grantor as determined under the laws of the State of Florida.

This conveyance is subject to those matters listed on Exhibit B attached hereto, however this reference thereto shall not operate to re-impose same.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH, TITLE EXAMINATION, TITLE INSURANCE, ATTORNEY'S OPINION OF TITLE OR SURVEY.

(Signature page follows)

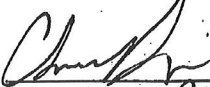
IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

RECEIVED

NOV 19 2024

PLANNING
DEPARTMENT

Signed, sealed and delivered
in the presence of:



Print Name: Christian Retana

Print Name: _____

GRANTOR:



SATYAPRAKASH KRISHNARAO

Signed, sealed and delivered
in the presence of:

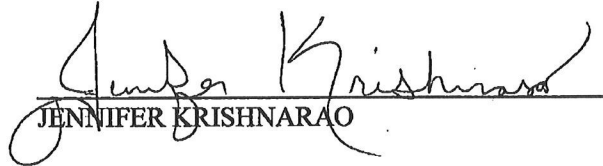


Print Name: Christian Retana



Print Name: Brian Doolan

GRANTOR:



JENNIFER KRISHNARAO

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 20th day of July, 2019, by Satyaprakash Krishnarao and Jennifer Krishnarao. They (check one) ☐ are personally known to me, or ☒ have produced a valid driver's license as identification.



Print Name: Frank M. Brennan

Notary Public, State and County Aforesaid

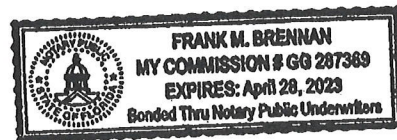
My Commission Expires: 04-28-2023

Commission Number: GG 28745

Exhibits

Exhibit A: Legal Description of the Property

Exhibit B: Permitted Exceptions



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NOV 19 2024

PLANNING
DEPARTMENT

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, ATLANTIC SHORES, OCEAN FRONT SECTION-DIVISION B, according to the Plat thereof as recorded in Plat Book 15, pages(s) 92, of the Public Records of Duval County, Florida.

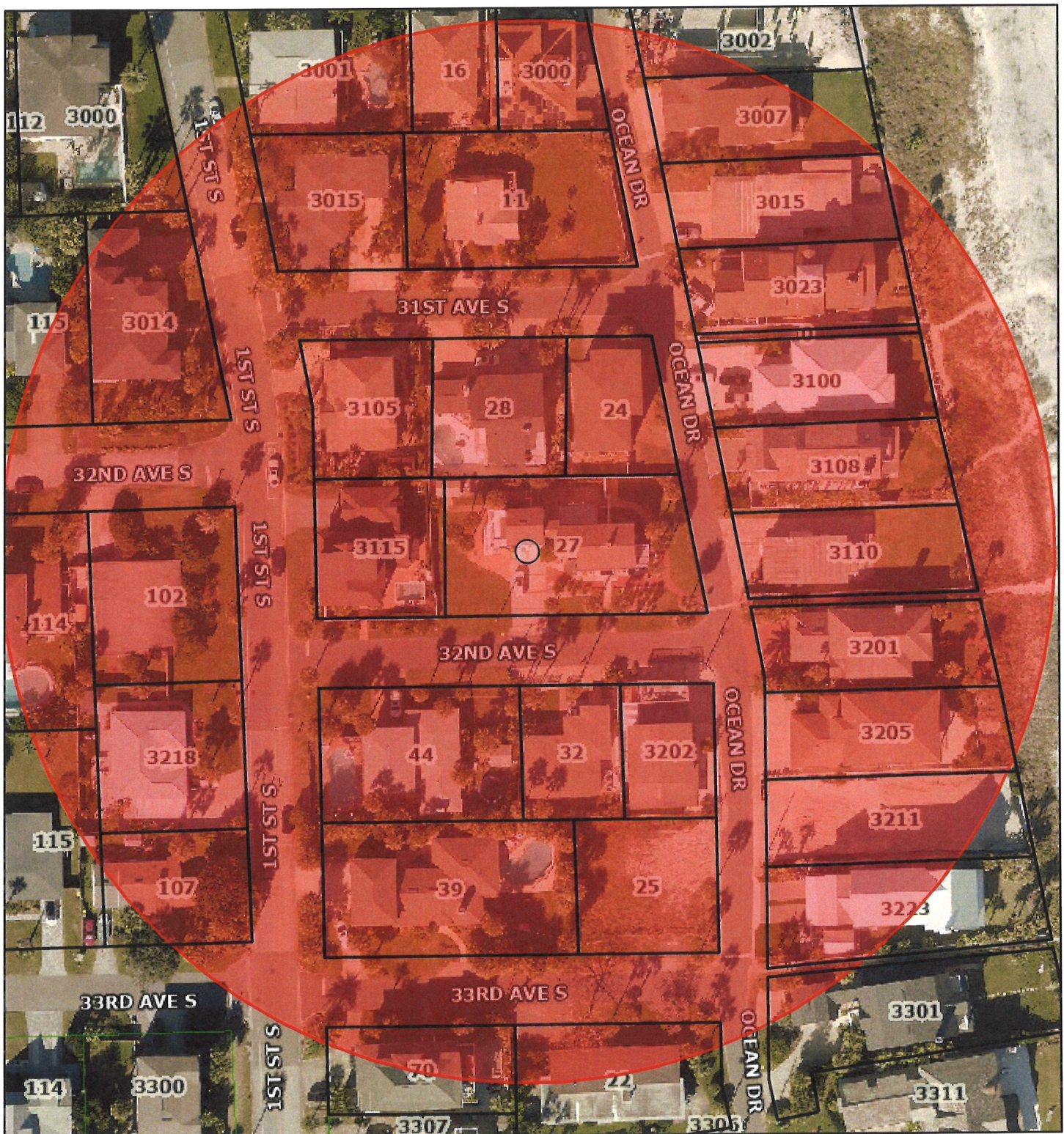
27 32nd Avenue S.
Jacksonville, FL 32250

I authorize Greg Barnett, president of Barnett Custom Homes, to work on my behalf for the application for variance on my property located at 27 32nd Avenue South Jacksonville Beach, FL 32250.

Sincerely,

A handwritten signature in black ink, appearing to read 'Satyaprakash C. Krishnarao', with a stylized flourish at the end.

Satyaprakash C. Krishnarao
Manager, Nammamane LLC



December 11, 2024

 Parcels

1:1,128

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

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NOV 19 2024

PLANNING
DEPARTMENT

NOTES:

- SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
- 2023 FLORIDA BUILDING CODE :
- SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.
PROJECT ADDRESS:
27 32ND AVE SOUTH
JACKSONVILLE BEACH, FL 32250
LEGAL DESCRIPTION:
03277 ATLANTIC SHORES DIV B R/P OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TAX ASSESSORS PARCEL NO.: 181527-0000
ZONE: RS-1
LOT SIZE: 11,747 SF
STANDARD SETBACKS:

STREET / FRONT 25'
2ND FRONT 16' (20% OCEAN DR.)
SIDE 10'
REAR 30'

PROPOSED SETBACKS:

NEW LOT 'A':
STREET / FRONT 20' PROPOSED
2ND FRONT 16' (20% OCEAN DR.)
SIDE 10'
REAR 20' PROPOSED

NEW LOT 'A':
STREET / FRONT 16' PROPOSED
SIDE 10'
REAR 25' PROPOSED

LOT COVERAGE:

TOTAL LOT AREA: 11,747 SF

NEW LOT 'A' 6,915 SF
35% = 2,420 SF (BUILDING ALLOWABLE)
50% TOTAL LOT IMPERVIOUS = 3,458 SF (ALLOWABLE)

MAIN HOUSE FL1 1,145 SF
3-CAR GARAGE 715 SF
COV. LANAI 222 SF
TOTAL BLDG 2,318 SF (33.5%)

NEW LOT 'B' 4,832 SF
35% = 1,691 SF (BUILDING ALLOWABLE)
50% TOTAL LOT IMPERVIOUS = 2,416 SF (ALLOWABLE)

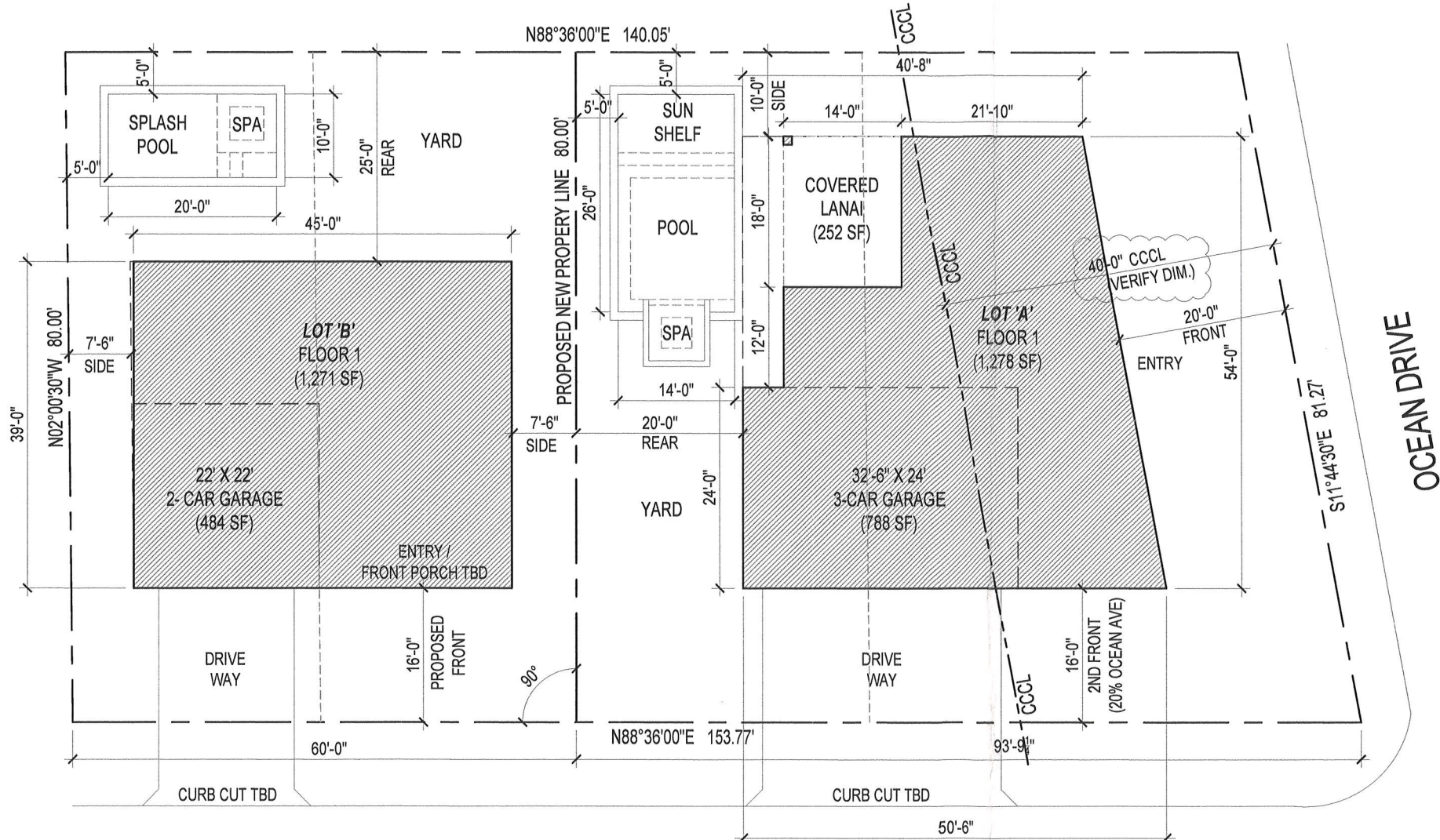
MAIN HOUSE FL1 1,271 SF
2-CAR GARAGE 484 SF
TOTAL BLDG 1,755 SF (36.3% > 64 SF DIFF.)

PROPOSED HOUSE(S) SF CALC:

NEW LOT 'A' 6,915 SF
MAIN HOUSE FL1 1,278 SF
FL2 (APPROX. SF) 1,561 SF
FL3 (APPROX. SF) 1,561 SF
TOTAL A/C SF 4,400 SF OR LARGER (TBD)

3-CAR GARAGE 788 SF
COV. LANAI 252 SF
TOTAL BLDG 5,440 SF (TBD)

NEW LOT 'B' 4,832 SF
MAIN HOUSE FL1 1,271SF
FL2 (APPROX. SF) 1,114 SF
FL3 (APPROX. SF) 1,115 SF
TOTAL A/C SF 3,500 SF (TBD)
2-CAR GARAGE 484 SF
TOTAL BLDG 3,984 SF (TBD)



NOTE: HATCHED AREA SHOWS BUILDABLE FOOTPRINT; FINAL FOOTPRINT TBD PER FINAL BUILDING DESIGN, TYP.

32ND AVENUE SOUTH

1 COVER SHEET / SITE PLAN
1/8" = 1'-0"

OPTION 'B' - EAST / BEYOND CCCL



RAE
design

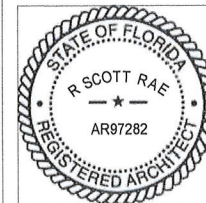
345 South Roscoe Blvd
Ponte Vedra Beach, FL
32082
P 772 483 7422

CLIENT STAM

DATE 11.19.24

DRAWING TITLE

COVER SHEET /
SITE PLAN



REVISIONS

NO. DESCRIPTION DATE

JOB NO.

2423

SHEET NO.

A1.0

STATEPOINT CROSSWORD

THEME: YEAR-IN-REVIEW

ACROSS

1. Cerberus' domain
6. Chop
9. Mama's husband
13. Unsuitable
14. Adam's partner
15. Echo sounder
16. Sunny prefix
17. Armed conflict
18. In a heated manner
19. *Highest grossing movie based on Broadway musical
21. *Time's 100 World's Most Influential People cover model in 2024 (2 words)
23. "_____ and the City"
24. Not exciting
25. Accident
28. Rani's dress
30. Talking points
35. Aflame
37. Spanish sparkling wine
39. Slang for money
40. Velum, pl.
41. *November 5th 2024 winner
43. Short for "and elsewhere" (2 words)
44. Met's offering
46. River in Bohemia
47. Queen of Hearts' pastry
48. *Super Bowl winners in 2024
50. Visi_____ or Ostro_____
52. The Alan Parsons

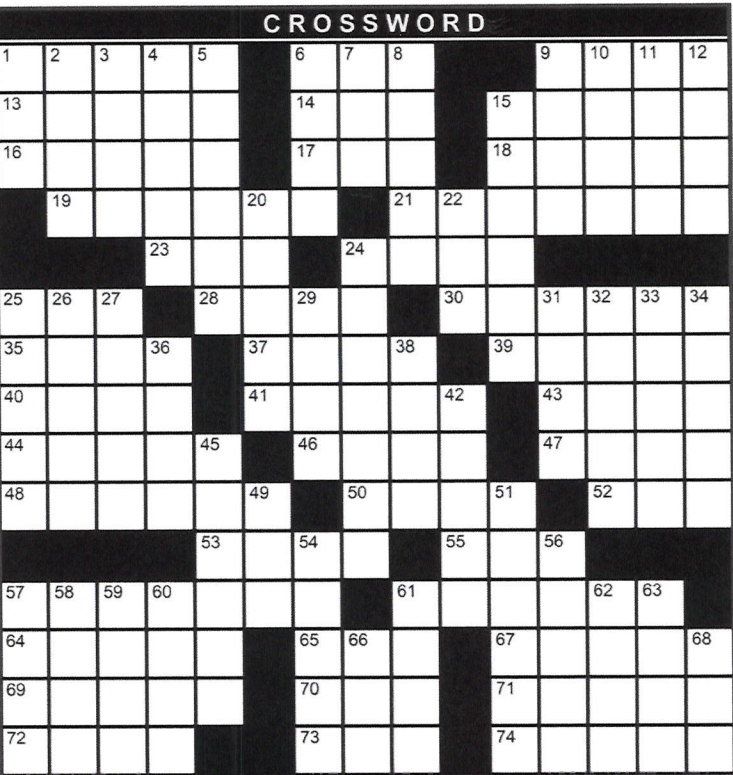
Project's "Eye in the _____"

53. _____ of passage
55. *Milton's center
57. *Miley Cyrus' Grammy-winning Record of the Year in 2024
61. *2024 Summer Olympic Games host
64. Cat's nine
65. Lowest or highest card
67. Accustom
69. E-wallet content
70. Backstabber
71. N in RN
72. Whipping mark
73. R&R spot
74. Support person

DOWN

1. "Say what?"
2. All over again
3. *MV _____, cause of 2024 Baltimore bridge collapse
4. Long stories
5. Tends a fire
6. Obscene
7. Spermatozoa counterpart
8. Lost, in Paris
9. *Olympic Gold winner Katie Ledecky's "court"
10. Dead against
11. Explore by touch
12. Maisie Williams' "Game of Thrones" character
15. Hello, in Haifa

20. Dead-on
22. Last month
24. Disclose
25. Wrecked state
26. Bet's predecessor
27. Pileus, pl.
29. Like steak order
31. Maya Angelou, e.g.
32. Itsy-bitsy bits
33. *Caitlin of college basketball
34. Gin and grapefruit juice cocktail, a.k.a. _____ dog
36. Scarlet O'Hara's home
38. Speaking platform
42. Dinklage or Townshend, e.g.
45. Again but differently
49. Elton John's title
51. Shenzi of "The Lion King"
54. Russian rulers, pre-1917
56. Tedium
57. "One _____ Over the Cuckoo's Nest"
58. Classroom pests
59. Elliptical
60. Sunset location
61. Sheep's milk cheese
62. Little Miss Muffet's morsel
63. Gaelic tongue
66. Upper limit
68. Poetic "always"





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185 Industrial Warehouse

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

LEGAL NOTICES 425

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE JANUARY 6, 2025

CARVI AUTO SALES, 3211 BEACH BLVD

2013 AUDI WAULFAFR9DA069788 \$3,914.60

BIG T TOWING, 112 ARLINGTON RD ST

Pets & Animals

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

Service Guide cont.

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

LEGAL SERVICES 420

2008 FORD 1FMEU63E86UA84814 \$1530.15

1997 FORD 1FDHF25H0VEC07456 \$1,159.35

2005 INFI JNKCVC54E95M403409 \$3835.25

C&L AUTOMOTIVE & TOWING, 4990 PHILLIPS HWY

2000 FORD 3FDNF65Y6YMA43901 \$5,021.19

EARLS AUTO REPAIR, 2337 EDWARDS AVE

2010 TOYT 2T1BU4EE3AC444571 \$1,003.48

2016 BUIC 2G4GP5EX6G9160845 \$3,090.02

2007 TOYT 4T1BE46K27U693890 \$2,810.99

TT OF JACKSONVILLE, 11101 NURSERY FIELD DR

2016 DODG 2C3CDZAG3GH171630 \$1833.18

SALE DATE JANUARY 27, 2025

TT OF JACKSONVILLE, 9600 ATLANTIC BLVD

2020 DODG 2C3CDXBG2LH116275 \$2,469.57

BL 12/12/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, January 7, 2025, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

LEGAL NOTICES 425

BOA#24-100085 Section(s): 34-337(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, 34-337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, 34-337(e)(1)(d) for no garage or carport, 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an addition to primary structure and to rectify existing nonconformities, located at property addressed 820 3rd Ave N, RE# 175491-0000, legally described as Lot 4, Block 39, Mundy Drive Terrace

BOA#24-100086 Section(s): 34-337(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single family home, located at property addressed 1013 8th Ave N, RE# 179287-0065, legally described as East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6, Block 118, Section "A"

BOA#24-100087 34-336(e)(1)(c)(1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3), for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e), for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot A), RE# 181527-0000, legally described as Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100088 Section(s): 34-336(e)(1)(c)(1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3), for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e), for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B), RE# 181527-0000, legally described as Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100089 Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 9, 65, Pablo Beach North

BOA#24-100090 Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 10, Block 65, Pablo Beach North

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

NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Any member 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 and may be downloaded. Speakers will be called to address the Agency when specified items are

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LEGAL NOTICES 425

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

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

BL 12/12/2024

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AUCTIONS 815

FIREARMS AUCTION LIVE, ONLINE & PHONE BIDDING December 13th 1pm & 14th 10am Military, Modern, Sporting & Classic Firearms www.montroseauction.com 478-376-4559 Greensboro, GA GAL 2006



GARAGE SALES - JB 850

YARD SALE: Saturday 8-2pm, 1203 8th Ave. N. Find some bargains or holiday gifts. Fishing poles, Lincoln logs, Tonka truck, Tupperware zoo animals, Ashton Drake Dolls \$10 each, misc. dolls \$5, ladies stationary bike \$40, crossbow, John Deere pedal tractor, set of Avon Christmas plates, set of Faces of Nature plates, knick-knacks & more!

GARAGE SALES - AB 854

Garage Sale, Saturday Dec. 14th, 9am - 1pm. Dewalt Power tools, maps, 1930s-1940s National Geographic, baskets, Folk Art, vintage fishing lures, cast iron pot & pan, books, Wrigley Field folding chairs, ceramics Rain date Sunday 12/15.

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The Beaches MARKETPLACE

— GARAGE SALES —





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/12/2024
SUBJECT:	BOA #24-100088 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 7, 2025 Board of Adjustment Meeting.

BOA #24-100088

ZONING: RS-1
RE NO.: 181527-0000
LEGAL: Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front
Section-Division B
ADDRESS: 27 32nd Ave S (Proposed Lot B)

REQUEST:

Section(s): 34-336(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single-family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B).

EXISTING CONDITIONS:

The subject property consists of approximately two and a half platted lots 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 property currently contains one single-family dwelling constructed in 1942 that spans the two and a half platted lots. The property is being subdivided into two new residential lots (Lot A to the east and Lot B to the west), that are more conforming than the original individual platted lots of record in terms of lot size. Lots A and B are each being proposed for one new single-family dwelling each, following demolition of the existing historic structure. Lot B, the subject of this application and staff report, will have frontage on 32nd Avenue South. Lot B will be 4,832 square feet, with 60 feet of frontage on 32nd Avenue South and 80 feet deep. The subject property previously applied for 3 variances in 2017 for lots 5, 6, and 7 to increase lot coverage. Due to having an insufficient application the application was deferred. The lot coverage on Lot B will exceed the 35% maximum requirement by 1%. The applicant is asking for a variance for front yard setback of 16 feet in lieu of 25 feet minimum, for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, for a rear yard setback of 25 feet in lieu of 30 feet minimum, for 36% lot coverage in lieu of 35% maximum for construction of a single-family dwelling. 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 applicant is proposing to construct two new single-family homes on new Lots A and B that will be created by replatting two and a half existing platted lots of record. In the application, the lot coverage for Lot B is provided for the building only at 36%. The applicant has not provided lot coverage for the driveway and any other proposed items/structures. The applicant is assuming that the new Land Development Code will be approved by the City Council and that the allowable impervious coverage for single-family lots will be 50%. Should the new LDC not be approved as currently being proposed, the applicant may have to return for another variance for additional lot coverage for the proposed driveway and any other accessory structures. The subject property was platted in 1937 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.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: 10,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 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 20% of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet.
- Floor area: A single-family dwelling unit shall contain a minimum of 1,600 square feet of conditioned living area and a one-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage: 35%.
- Accessory structures: All accessory structures shall be located a minimum of five 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 new Lot B will be substandard in total lot area . The RS-1 requirement is for a total lot area of 10,000 square feet. This property has a total lot area of 4,832 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 1937, 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 not** 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 to accommodate proposed new single family dwelling. The variance requested is for front yard setback of 16 feet in lieu of 25 feet minimum, for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, for a rear yard setback of 25 feet in lieu of 30 feet minimum, for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling.

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.

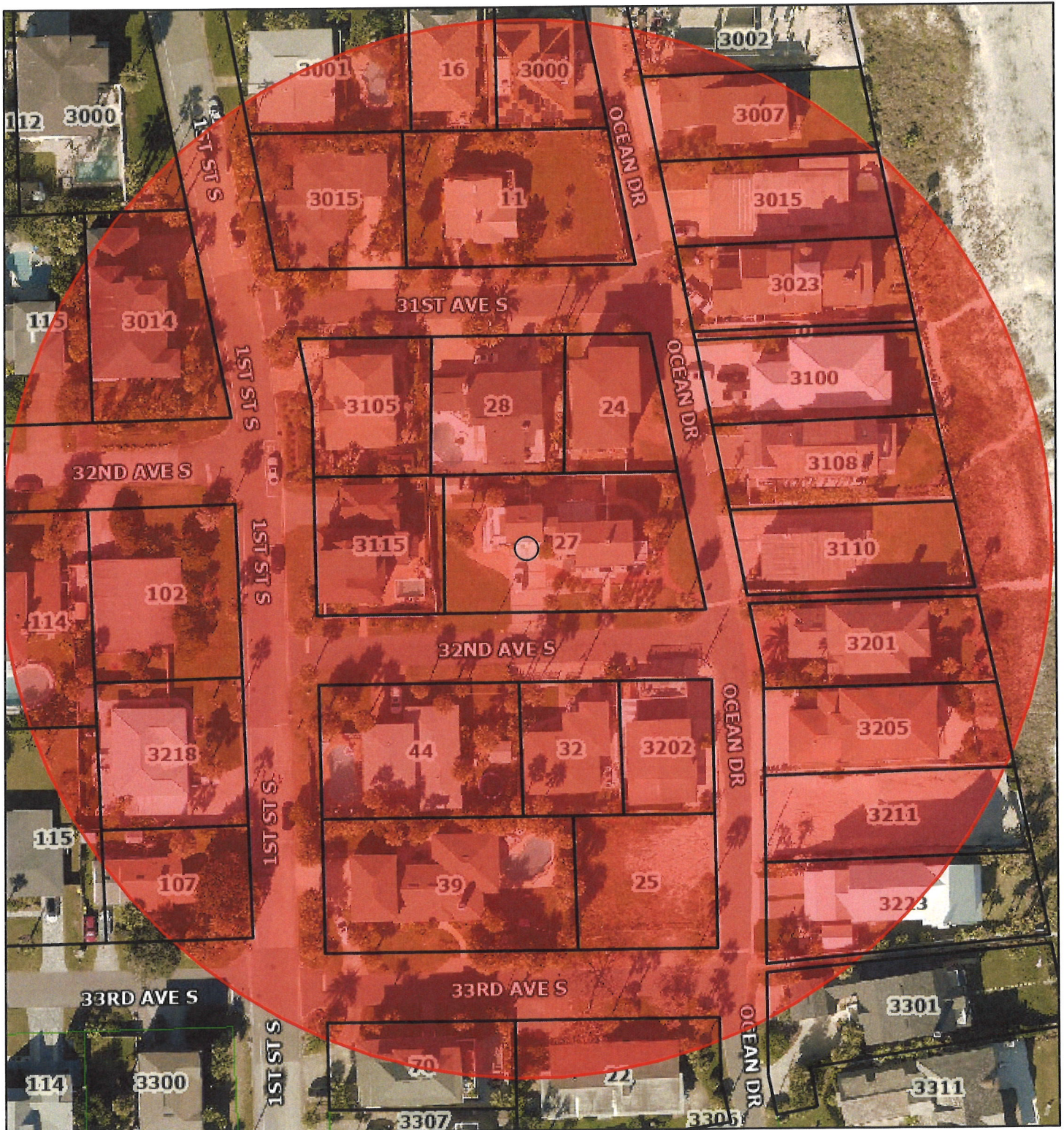
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100088

ATTACHMENTS:

1. 24-100088pics
2. 24-100088



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NOTES:

1. SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
2. 2023 FLORIDA BUILDING CODE :
3. SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.
PROJECT ADDRESS:
27 32ND AVE SOUTH
JACKSONVILLE BEACH, FL 32250
LEGAL DESCRIPTION:
03277 ATLANTIC SHORES DIV B R/P OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TAX ASSESSORS PARCEL NO.: 181527-0000
ZONE: RS-1
LOT SIZE: 11,747 SF
STANDARD SETBACKS:

STREET / FRONT 25'
2ND FRONT 16' (20% OCEAN DR.)
SIDE 10'
REAR 30'

PROPOSED SETBACKS:

NEW LOT 'A':
STREET / FRONT 20' PROPOSED
2ND FRONT 16' (20% OCEAN DR.)
SIDE 10'
REAR 20' PROPOSED

NEW LOT 'A':
STREET / FRONT 16' PROPOSED
SIDE 10'
REAR 25' PROPOSED

LOT COVERAGE:

TOTAL LOT AREA: 11,747 SF

NEW LOT 'A' 6,915 SF
35% = 2,420 SF (BUILDING ALLOWABLE)
50% TOTAL LOT IMPERVIOUS = 3,458 SF (ALLOWABLE)

MAIN HOUSE FL1 1,145 SF
3-CAR GARAGE 715 SF
COV. LANAI 222 SF
TOTAL BLDG 2,318 SF (33.5%)

NEW LOT 'B' 4,832 SF
35% = 1,691 SF (BUILDING ALLOWABLE)
50% TOTAL LOT IMPERVIOUS = 2,416 SF (ALLOWABLE)

MAIN HOUSE FL1 1,271 SF
2-CAR GARAGE 484 SF
TOTAL BLDG 1,755 SF (36.3% > 64 SF DIFF.)

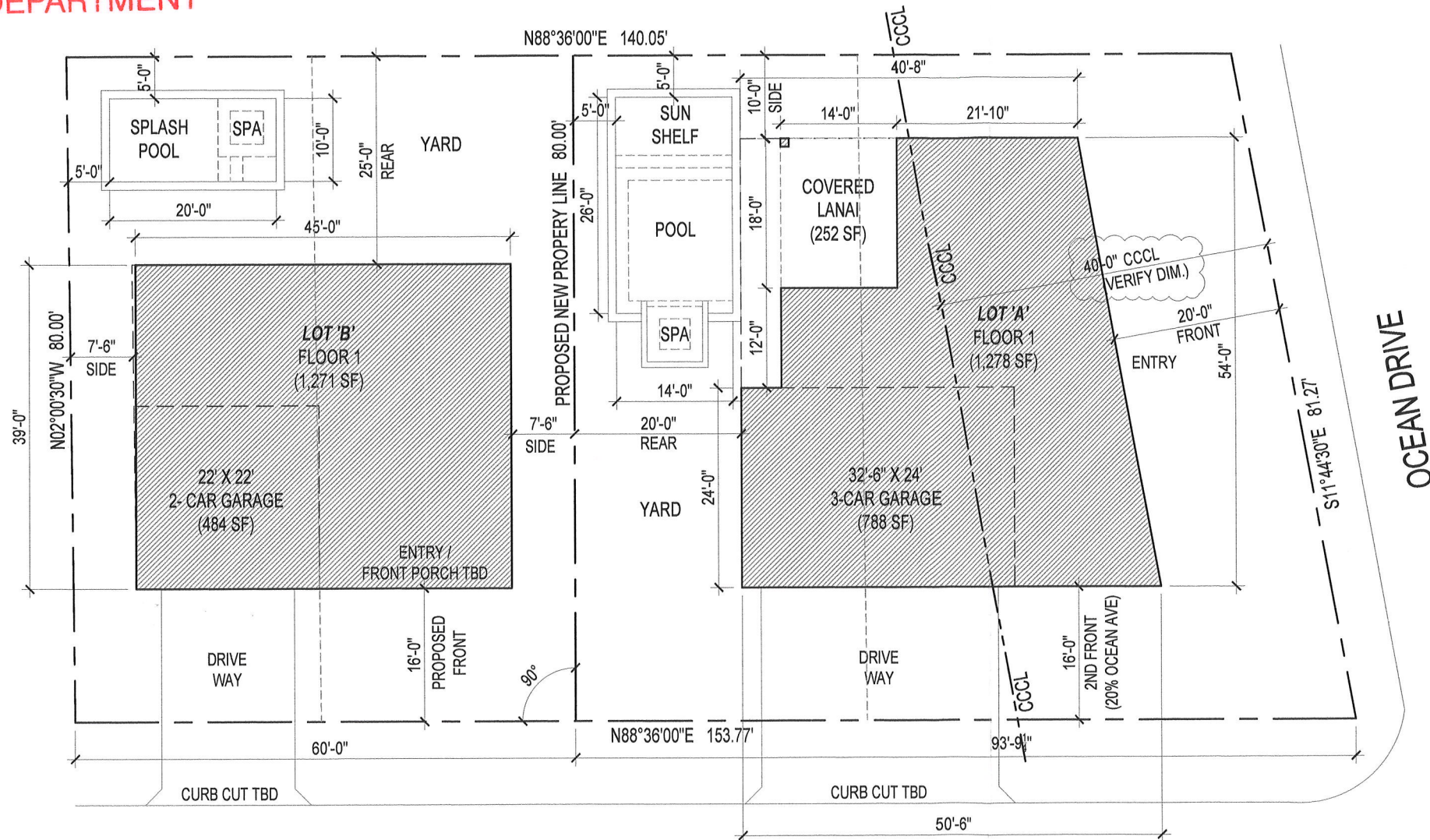
PROPOSED HOUSE(S) SF CALC:

NEW LOT 'A' 6,915 SF
MAIN HOUSE FL1 1,278 SF
FL2 (APPROX. SF) 1,561 SF
FL3 (APPROX. SF) 1,561 SF
TOTAL A/C SF 4,400 SF OR LARGER (TBD)

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COV. LANAI 252 SF
TOTAL BLDG 5,440 SF (TBD)

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TOTAL A/C SF 3,500 SF (TBD)
2-CAR GARAGE 484 SF
TOTAL BLDG 3,984 SF (TBD)



NOTE: HATCHED AREA SHOWS BUILDABLE FOOTPRINT; FINAL FOOTPRINT TBD PER FINAL BUILDING DESIGN, TYP.

32ND AVENUE SOUTH

1

COVER SHEET / SITE PLAN

1/8" = 1'-0"

OPTION 'B' - EAST / BEYOND CCCL



RAE
design

345 South Roscoe Blvd
Ponte Vedra Beach, FL
32082
904.727.483 2423

CLIENT STAM

DATE 11.19.24

DRAWING TITLE

COVER SHEET /
SITE PLAN



REVISIONS

NO. DESCRIPTION DATE

JOB NO.

2423

SHEET NO.

A1.0

REQUIRED DOCUMENTATION

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

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24-100088
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APPLICANT INFORMATION

Applicant Name:	<u>Greg Barnett</u>	Telephone:	<u>9042296622</u>
Mailing Address:	<u>1415 3rd st N</u> <u>Jacksonville Beach fl</u>	E-Mail:	<u>greg@barnettcustomhomes.net</u>
Agent Name:	<u>Scott Rae</u>	Telephone:	<u>727-483-2422</u>
Mailing Address:	<u></u>	E-Mail:	<u>Rutrae@gmail.com</u>
Landowner Name:	<u>Nick Stam</u>	Telephone:	<u>904-608-9943</u>
Mailing Address:	<u>697 Ponte Vedra Blvd</u>	E-Mail:	<u>Nickstam@me.com</u>

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

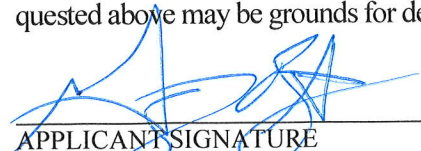
Street address of property and Real Estate Number: 27 32nd ave s 181527 0000

Legal description of property (Attach copy of deed):

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Lot B - front yard reduction to 16' in lieu of 25' - Side yard 7.5 each side in lieu of 10 each side - rear
25' in lieu of 30 -- Lot Coverage

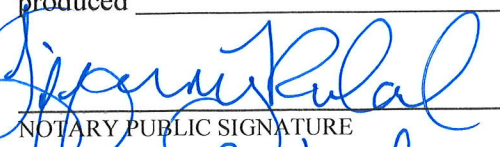
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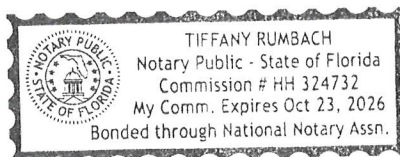
I, Greg Barnett, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

 APPLICANT SIGNATURE	<u>Greg Barnett</u> PRINT APPLICANT NAME	<u>11/19/24</u> DATE
---	---	-------------------------

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of November, 2024, by Greg Barnett, who is personally known to me or produced as identification.


NOTARY PUBLIC SIGNATURE
Tiffany Rumbach
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION:

FLOOD ZONE:

CODE SECTION (s):

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

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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 dimension
Special circumstances and conditions do not result from the actions of the applicant.		
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	Adhering to the potential new land use code of 35% building and 50% 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.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		

Prepared By/Record and Return To:
Christine Adams Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

Tax Parcel No.: 181527-0000
(C/M: K0623-53640)

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NOTE TO RECORDING CLERK: This deed conveys unencumbered property for nominal consideration from the grantors to an entity owned solely by the grantors in the same proportions that they owned the property and is exempt from Florida documentary stamp taxes pursuant to *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So.2d 913 (Fla. 2005).

WARRANTY DEED

THIS INDENTURE, is made this 20th day of July, 2019, between **SATYAPRAKASH KRISHNARAO AND JENNIFER KRISHNARAO**, husband and wife, whose address is 12450 Royal Troon Lane, Jacksonville, FL 32224, collectively the "Grantor"), and **NAMMAMANE, LLC**, a Florida limited liability company("Grantee"), whose address is 3948 3RD Street South, Jacksonville Beach, FL 32216;

WITNESSETH:

That the Grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in Nassau County, Florida (the "Property").

See Exhibit A attached hereto and incorporated herein.

Together with all tenements, hereditaments and appurtenances thereunto belonging to or in anywise appertaining.

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor covenants that, except as provided on Exhibit B attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but against none other.

The Grantor hereby represents and warrants that the property conveyed hereby is not now nor has it ever been the homestead of the Grantor as determined under the laws of the State of Florida.

This conveyance is subject to those matters listed on Exhibit B attached hereto, however this reference thereto shall not operate to re-impose same.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH, TITLE EXAMINATION, TITLE INSURANCE, ATTORNEY'S OPINION OF TITLE OR SURVEY.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Christian Retana

Print Name: Christian Retana

Print Name: _____

GRANTOR:

Satyaprakash Krishnarao

SATYAPRAKASH KRISHNARAO

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NOV 19 2024
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DEPARTMENT

Signed, sealed and delivered
in the presence of:

Christian Retana

Print Name: Christian Retana

Bimal Doolabh

Print Name: Bimal Doolabh

GRANTOR:

Jennifer Krishnarao

JENNIFER KRISHNARAO

STATE OF FLORIDA

COUNTY OF Dade

The foregoing instrument was acknowledged before me this 20th day of July, 2019, by Satyaprakash Krishnarao and Jennifer Krishnarao. They (check one) ☐ are personally known to me, or ☒ have produced a valid driver's license as identification.

Frank M. Brennan

Print Name: Frank M. Brennan

Notary Public, State and County Aforesaid

My Commission Expires: 04-28-2023

Commission Number: 6626745

Exhibits

Exhibit A: Legal Description of the Property

Exhibit B: Permitted Exceptions

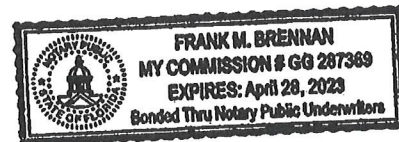
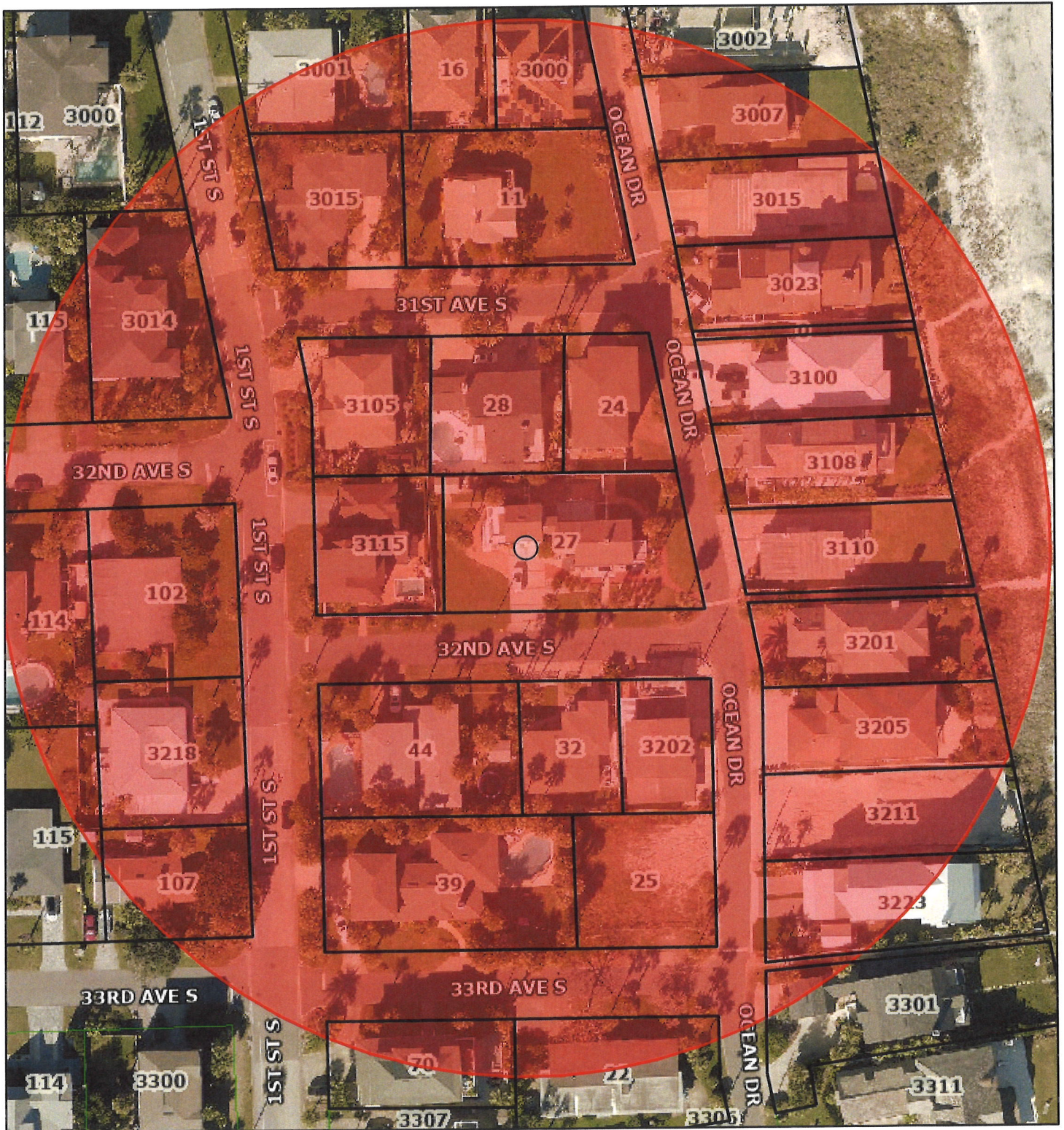


EXHIBIT "A"

LEGAL DESCRIPTION

Lots 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, ATLANTIC SHORES, OCEAN FRONT SECTION-DIVISION B, according to the Plat thereof as recorded in Plat Book 15, pages(s) 92, of the Public Records of Duval County, Florida.



December 11, 2024

 Parcels

1:1,128

A number line illustrating the conversion of miles to kilometers. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.01, and 0.03. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.01, 0.03, and 0.05. The line shows that 0.03 miles is equivalent to 0.05 kilometers.

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NOV 19 2024

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DEPARTMENT

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SIDE 10'
REAR 30'

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SIDE 10'
REAR 20' PROPOSED

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REAR 25' PROPOSED

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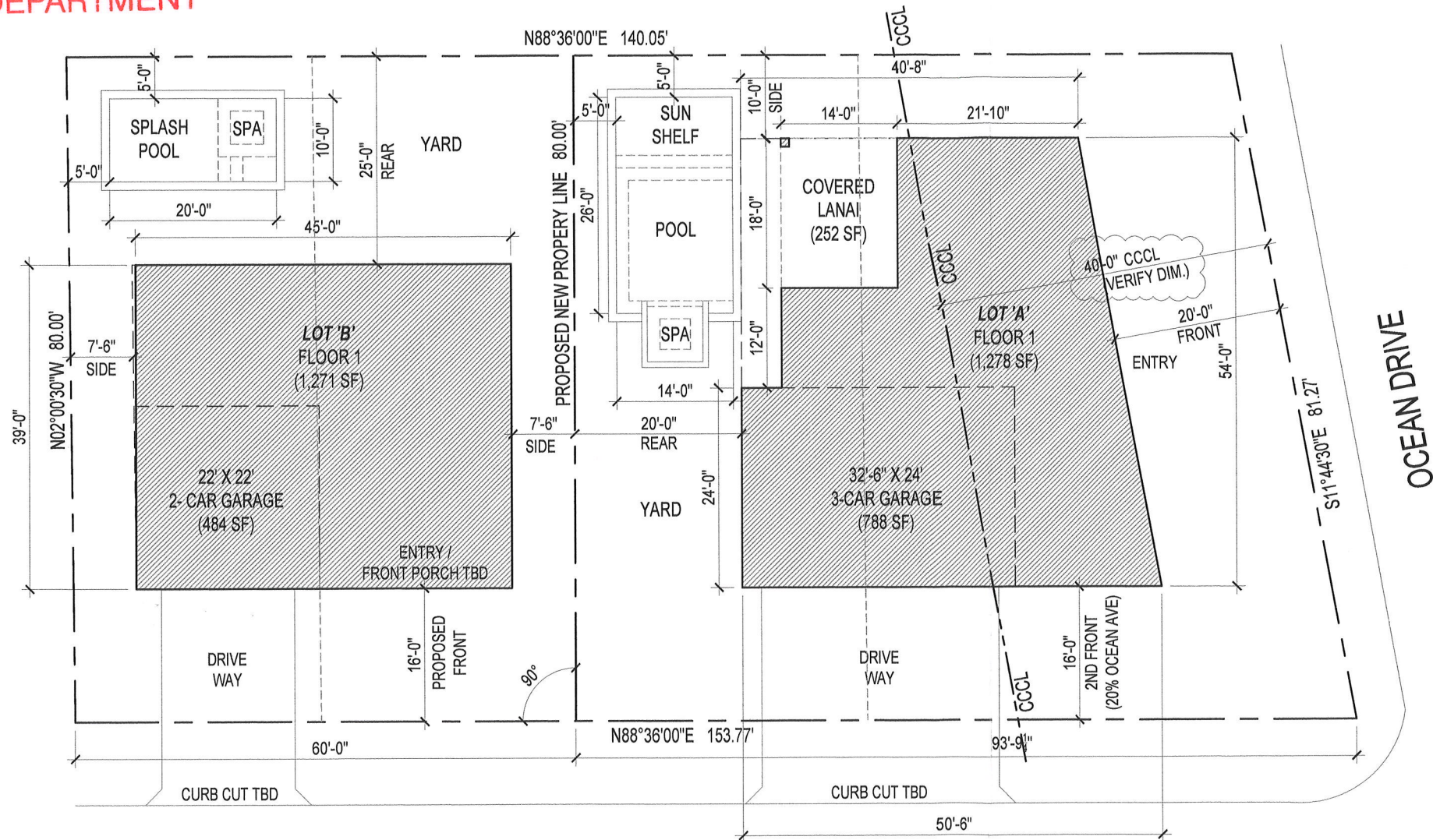
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NOTE: HATCHED AREA SHOWS BUILDABLE FOOTPRINT; FINAL FOOTPRINT TBD PER FINAL BUILDING DESIGN, TYP.

32ND AVENUE SOUTH

1

COVER SHEET / SITE PLAN

1/8" = 1'-0"

OPTION 'B' - EAST / BEYOND CCCL



RAE
design

345 South Roscoe Blvd
Ponte Vedra Beach, FL
32082
904.727.483 2423

CLIENT STAM

DATE 11.19.24

DRAWING TITLE

COVER SHEET /
SITE PLAN



REVISIONS

NO. DESCRIPTION DATE

JOB NO.

2423

SHEET NO.

A1.0

STATEPOINT CROSSWORD

THEME: YEAR-IN-REVIEW

ACROSS

1. Cerberus' domain
6. Chop
9. Mama's husband
13. Unsuitable
14. Adam's partner
15. Echo sounder
16. Sunny prefix
17. Armed conflict
18. In a heated manner
19. *Highest grossing movie based on Broadway musical
21. *Time's 100 World's Most Influential People cover model in 2024 (2 words)
23. "_____ and the City"
24. Not exciting
25. Accident
28. Rani's dress
30. Talking points
35. Aflame
37. Spanish sparkling wine
39. Slang for money
40. Velum, pl.
41. *November 5th 2024 winner
43. Short for "and elsewhere" (2 words)
44. Met's offering
46. River in Bohemia
47. Queen of Hearts' pastry
48. *Super Bowl winners in 2024
50. Visi_____ or Ostro_____
52. The Alan Parsons

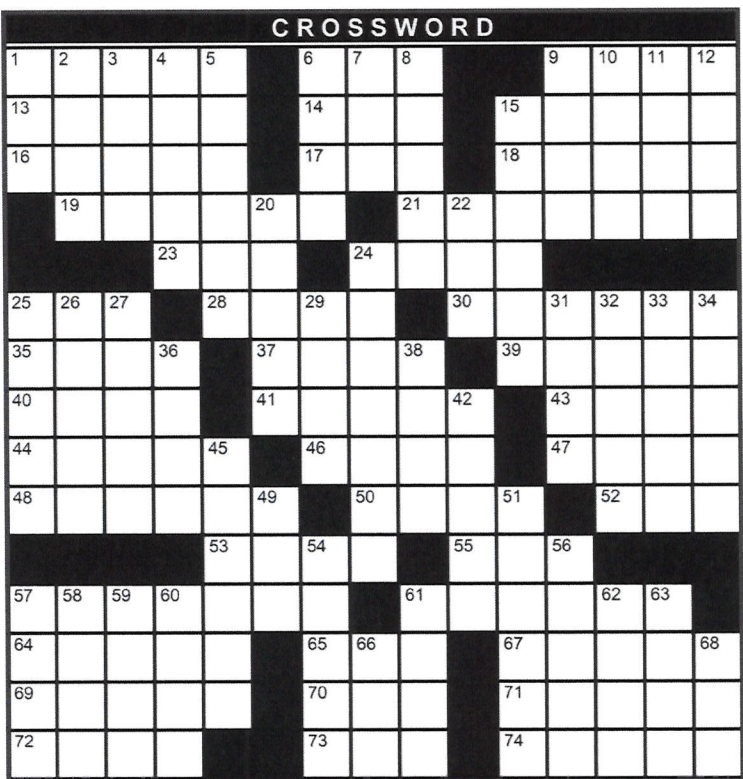
Project's "Eye in the _____"

53. _____ of passage
55. *Milton's center
57. *Miley Cyrus' Grammy-winning Record of the Year in 2024
61. *2024 Summer Olympic Games host
64. Cat's nine
65. Lowest or highest card
67. Accustom
69. E-wallet content
70. Backstabber
71. N in RN
72. Whipping mark
73. R&R spot
74. Support person

DOWN

1. "Say what?"
2. All over again
3. *MV _____, cause of 2024 Baltimore bridge collapse
4. Long stories
5. Tends a fire
6. Obscene
7. Spermatzoa counterpart
8. Lost, in Paris
9. *Olympic Gold winner Katie Ledecky's "court"
10. Dead against
11. Explore by touch
12. Maisie Williams' "Game of Thrones" character
15. Hello, in Haifa

20. Dead-on
22. Last month
24. Disclose
25. Wreaked state
26. Bet's predecessor
27. Pileus, pl.
29. Like steak order
31. Maya Angelou, e.g.
32. Itsy-bitsy bits
33. *Caitlin of college basketball
34. Gin and grapefruit juice cocktail, a.k.a. _____ dog
36. Scarlet O'Hara's home
38. Speaking platform
42. Dinklage or Townshend, e.g.
45. Again but differently
49. Elton John's title
51. Shenzhi of "The Lion King"
54. Russian rulers, pre-1917
56. Tedium
57. "One _____ Over the Cuckoo's Nest"
58. Classroom pests
59. Elliptical
60. Sunset location
61. Sheep's milk cheese
62. Little Miss Muffet's morsel
63. Gaelic tongue
66. Upper limit
68. Poetic "always"





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The Beaches Leader/Ponte Vedra Leader

The Beaches MARKETPLACE CLASSIFIEDS

CLASSIFIED DEADLINE:

Wednesday 10 a.m.
FOR THURSDAY PAPER

FAMILY RATE:
\$7.40 First 10 Words
47¢ each add'l word

COMMERCIAL RATE:
\$8.40 First 10 Words
47¢ each add'l word

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Jacksonville Beach 32240-0129



Real Estate	Rentals
100 Real Estate	200 Rental
110 Lots/Land for Sale	215 Home for Rent
120 Homes for Sale	225 Wanted to Rent
125 Real Estate	230 Condo for Rent
Wanted	240 M.H. for Rent
130 Condos for Sale	260 Vacation Rental
140 Mortgages	270 Rental to Share
150 Mobile Homes	275 Room for Rent
For Sale	280 Office Space
180 Comm. Property	285 Comm. Rental
185 Industrial Warehouse	

Pets & Animals

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

Announcements

- 400 Notices
- 405 Travel
- 415 Personals
- 420 Legal Services
- 425 Legal Notices
- 440 Misc. Lost/Found
- 450 Instructions/Schools
- 460 Weddings
- Employment**
- 500 P-T Help Wanted
- 510 F-T Help Wanted
- 520 Job Services
- 530 Bus. Opportunity
- 540 Child Care
- 550 Work Wanted
- 555 Career/Seminars

Service Guide

- 600 Services
- 601 Air Conditioning
- 602 Alterations
- 607 Auto/Boat Detailing
- 608 Auto Repair
- 609 Bus. Services
- 612 Carpet
- 613 Catering
- 615 Cleaning
- 616 Computer Services
- 618 Electronics
- 619 Electrical Services
- 620 Equip. Rentals
- 622 Fences
- 623 Fin. Services
- 625 Firewood
- 634 Lawn Mower Services
- 635 Lawn Svc./Landscaping
- 636 Locksmith
- 637 Marine Const.
- 638 Marine/Boating
- 640 Concrete/Masonry
- 645 Moving & Storage
- 648 Pressure Washing
- 650 Painting
- 651 Pest Control
- 652 Plumbing
- 653 Pools
- 654 Photography
- 655 Rain Gutters
- 660 Remodel/Const.
- 665 Repairs
- 670 Roofing
- 675 Sprinkler & Wells
- 677 Tree Service
- 678 Tile
- 680 Upholstery
- 685 Wallpapering
- 690 Water Treatment
- Health Services**
- 700 Massage Therapy
- 710 Health Care Svc.
- 610 Caregivers

Service Guide cont.

- 800 For Sale
- 805 Music & Instr.
- 810 Antiques
- 815 Auctions
- 820 Wanted to Buy
- 825 Trade
- 830 Consignment
- Garage Sales**
- 840 Garage Sales
- 850 Jax Beach
- 852 Neptune Beach
- 854 Atlantic Beach
- 856 Mayport
- 857 Ponte Vedra
- 858 West Beaches
- 859 Jacksonville
- 860 Flea Market
- 862 Estate Sales
- Transportation**
- 905 Auto Rental
- 915 Boats
- 930 Motorcycles
- 950 Campers/RV's
- 970 Trucks/Vans
- 980 Automobiles

LEGAL NOTICES

425

BOA#24-100085 Section(s): 34-337(e)(1)(f), for 52% lot coverage in lieu of 35% maximum, 34-337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, 34-337(e)(1)(d) for no garage or carport in lieu of a required garage or carport, 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an addition to primary structure and to rectify existing nonconformities, located at property addressed 820 3rd Ave N, RE# 175491-0000, legally described as Lot 4, Block 39, Mundy Drive Terrace

BOA#24-100086 Section(s): 34-337(e)(1)(f), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single family home, located at property addressed 1019 8th Ave N, RE# 179287-0065, legally described as East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 19 feet of Lots 5 and 6, Block 118, Section "A"

BOA#24-100087 34-336(e)(1)(c) (1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B), RE# 181527-0000, legally described as Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100088 Section(s): 34-336(e)(1)(c)(1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B), RE# 181527-0000, legally described as Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100089 Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 9, 65, Pablo Beach North

BOA#24-100090 Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 10, Block 65, Pablo Beach North

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

NOTICE

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

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

LEGAL SERVICES

420

2006 FORD 1FMEU63E86UA84814 \$1530.15
1997 FORD 1FDHF25H0VECO7456 \$1,159.35
2005 INFI JNKC5V4E95M403409 \$935.25

C&L AUTOMOTIVE & TOWING, 4990 PHILLIPS HWY
2000 FORD 3FDNF65Y6YMA43901 \$5,021.19

EARLS AUTO REPAIR, 2337 EDWARDS AVE
2010 TOYT 2T1BU4EE3AC444571 \$1,003.48
2016 BUIC 2G4GP5EX6G9160845 \$3,090.02
2007 TOYT 4T1BE46K27U693890 \$2,810.99

TT OF JACKSONVILLE, 11101 NURSERY FIELD DR
2016 DODG 2C3CDZAG3GH171630 \$1833.18

SALE DATE JANUARY 27, 2025
TT OF JACKSONVILLE, 9600 ATLANTIC BLVD
2020 DODG 2C3CDXBG2LH116275 \$2,469.57

BL 12/12/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, January 7, 2025, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

SERVICE GUIDE

CAREGIVERS

610

Are you looking for a Caregiver for your Elderly Loved One? Live in or hourly availability. Experienced. Great references. Call (904) 589-8194.

PEST CONTROL

651

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

REPAIRS/IMPROVEMENT

665

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

LEGAL NOTICES

425

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

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

BL 12/12/2024

REPAIRS/IMPROVEMENT

665

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

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

REPAIRS/IMPROVEMENT

665

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

TREE SERVICES

677

www.JAXTREE.COM

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

Senior / Military & First Responder Discounts
William Davis Tree Service
(904) 226-4427

20+ yrs exp Lic. Ins.

FOR SALE

800

STEVEN'S MODEL 77B 16 gauge pump shot gun w/ adjustable choke. New Range bag & box of No. 4 shells. Asking \$300 cash. (904) 534-8627.

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

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

American Log Homes DEVELOPER LIQUIDATION SALE! Log Home kits selling for Balance Owed. Up to 50% off. Design plans can be modified! No time limit on delivery. Call 1-888-230-9599, M-F 9am-5pm ET.

MEDICAL

803

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

ANTIQUES/COLLECTIONS

810

WANTED TO BUY
MILITARY, NAVAL, AVIATION memorabilia, especially Medals, Insignia, Patches, etc. Also, WANTED- antique shaving mugs. Call Dean (770) 512-6846.

CASH FOR YOUR COLLECTIONS Lladro, Swarovski, Lalique, Disney, Boehm, Armani, Herend, Royal Copenhagen & All Other Similar Porcelain & Crystal. No Collection Too Large. Bob 843-385-5097.

CASH PAID FOR HIGH-END MEN'S SPORT WATCHES, Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. These brands only! Call for a quote: 1-866-307-5421.

We Buy Vintage Guitar's! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg, And Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-866-307-5421.

AUCTIONS 815
FIREARMS AUCTION LIVE, ONLINE & PHONE BIDDING December 13th 1pm & 14th 10am Military, Modern, Sporting & Classic Firearms
www.montroseauction.com
478-376-4559 Greensboro, GA GAL 2006



Looking for a cuddle buddy?
The Beaches MARKETPLACE
PETS

GARAGE SALES - JB

850

YARD SALE - Saturday 8-2pm, 1203 8th Ave. N. Find some bargains or holiday gifts. Fishing poles, Lincoln logs, Tonka truck, Tupperware zoo animals, Ashton Drake Dolls \$10 each, misc. dolls \$5, ladies stationary bike \$40, crossbow, John Deere pedal tractor, set of Avon Christmas plates, set of Faces of Nature plates, knick-knacks & more!

GARAGE SALES - AB

854

Garage Sale, Saturday Dec. 14th, 9am - 1pm. Dewalt Power tools, maps, 1930s-1940s National Geographic, baskets, Folk Art, vintage fishing lures, cast iron pot & pan, books, Wrigley Field folding chairs, ceramics Rain date Sunday 12/15.

AUTOMOBILES

980

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

Advertise your sale in

The Beaches MARKETPLACE
— GARAGE SALES —

H	A	D	E	S	L	O	P	S	A	P	A
U	N	A	P	T	E	V	E	S	O	N	A
H	E	L	L	O	W	A	S	E	R	A	
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W	E	L	T		S	P	A		A	I	D



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/12/2024
SUBJECT:	BOA #100089 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 7, 2025 Board of Adjustment Meeting.

BOA #100089

ZONING: RM-1
RE NO.: 174203-0000
LEGAL: Lot 10, Block 65, Pablo Beach North R/P
ADDRESS: 419 5th Avenue North

REQUEST:

Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at **property addressed** 419 5th Ave N, Lot 10.

EXISTING CONDITIONS:

The subject property consists of two platted lots of record, (circa 1914), located in the Medium Density Residential future land use category. The property is currently zoned Residential, multiple-family: RM-1. The subject property consists of Lots 9 & 10, and each platted lot measures 50 feet wide by 125 feet deep with a total lot area of 6,250 square feet each. The property consists of a one story building, previously used as a child day care facility. The day care is no longer in operation, and the new owner desires to construct two new single-family homes to the RS-3 zoning district standards. The proposed new structure on Lot 10 meets the setback standards for single-family dwellings in RS-3, but exceeds the lot coverage maximum of 35%. The proposed lot coverage is 43%. The minimum dimensional standards when using RS-3 single family standards require a minimum lot area of 6,000 which the applicant meets. However, the width of the property is undersized at 50 feet. The subject parcel was platted in 1914 which was before our current LDC. The nonconforming conditions are not the fault of the applicant, the lot is undersized and building any decent structure would encroach on setbacks and increase lot coverage. The new dwelling will take up most of the space on this parcel. Other properties in this area have been granted similar variances to increase lot coverage and encroach on setbacks to accommodate new construction. There is a hardship justified by having a nonconforming lot in width and area.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is substandard in width, as it measures 50 feet in width rather than the 60 feet minimum requirement in the RS-3 single family standards. It is conforming in area, at 6,250 square feet. The applicant is proposing to build a new single-family dwelling. A variance to allow the proposed

project is a reasonable request, as the applicant cannot construct the proposed new home without exceeding lot coverage and encroaching on the rear yard setback. Any addition to the property requires an increase in lot coverage. There is a hardship justified by having a nonconforming lot in width. Staff would recommend that the application be approved, as this is the minimum variance needed to accomplish the proposed design. The nonconforming lot is not the fault of the applicant and not allowing more lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar a variance. There is a hardship justified by the lot of record being a non-conforming lot in width.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Six thousand (6,000) square feet.
- Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty (20) feet.
 - Side yard: Fifteen (15) feet total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. Garages or carports shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is nonconforming and substandard in width. The property measures 50 feet in width rather than the 60 feet minimum.

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

Staff **does not** find that circumstances are a result of the applicant. The lot conditions existed prior to lot purchase and was platted in 1914, before the adoption of the current LDC.

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

Staff finds that the proposed variance **will not** confer special privileges. The request to add a new single-family dwelling to a lot that is occupied and does not meet the minimum lot width for the

RS-3 single family standards would not confer a special privilege as compared to other properties in the same zoning district. Similar properties have been granted variances for similar projects.

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

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

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new single family dwelling. The minimum variance needed to accomplish the proposed design for a new single-family dwelling is for 43% lot coverage in lieu of 35%

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.

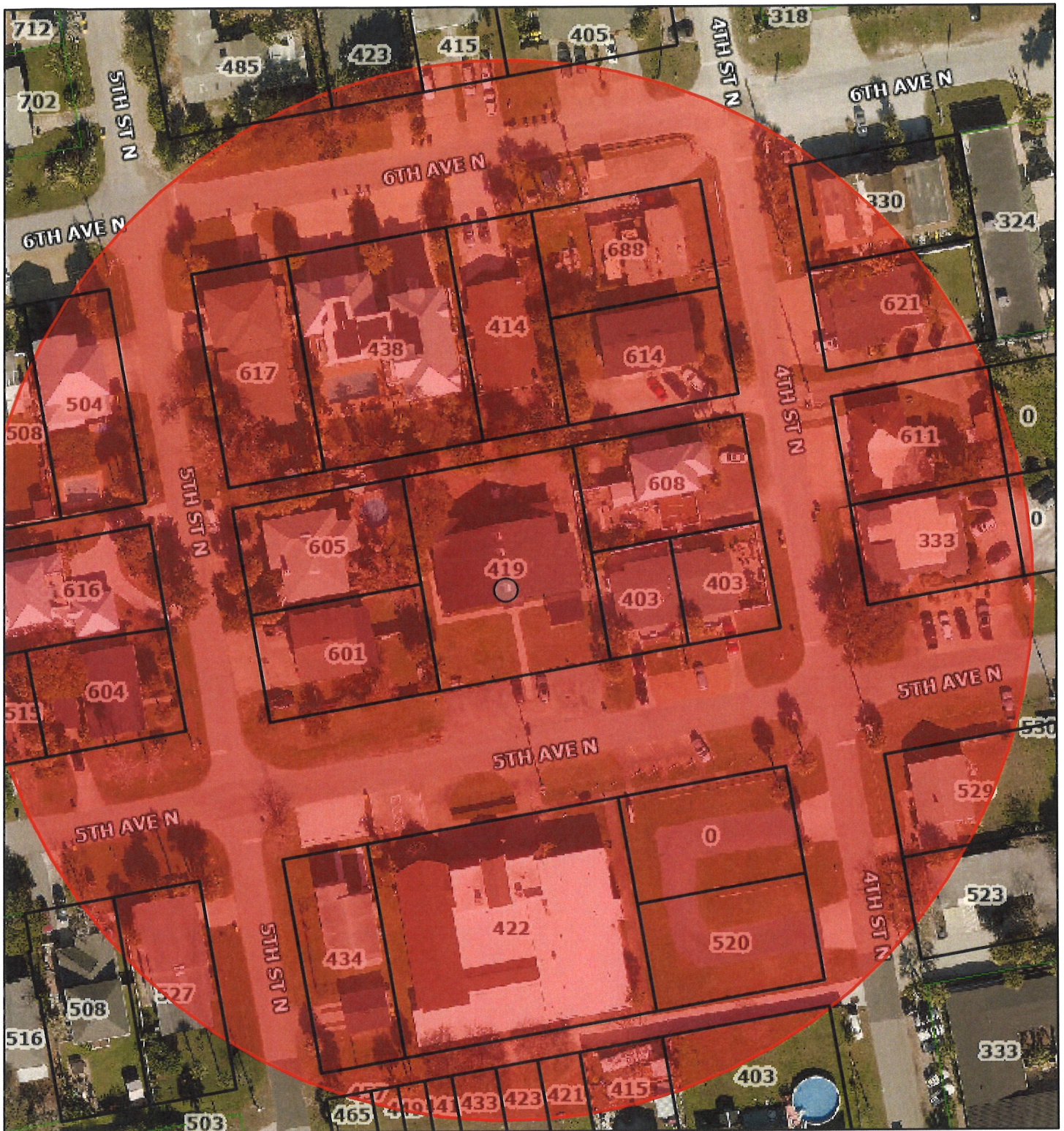
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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#24-100089.

ATTACHMENTS:

1. 24-100089pics
2. 24-100089



1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

AS RECORDED IN PLAT BOOK 5 PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 CERTIFIED TO: LINDA K. PERSCHEL, 419-5TH AVENUE NORTH, INC., LISA PARDEE.
CHICAGO TITLE INSURANCE COMPANY, SMITH, HULSEY & BUSEY, P.A.

	= SITE BENCHMARK	A/C	= AIR CONDITIONER ON PAD
	= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION	OHW	= OVERHEAD WIRE/LINE
	= POWER POLE	FFE	= FINISHED FLOOR ELEVATION
	= CABLE RIISER	STY	= STORY
	= WATER METER	BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
	= AMERICAN TELEPHONE AND TELEGRAPH BOX	R/W	= RIGHT-OF-WAY LINE
	= CLEAN OUT	CB	= CATCH BASIN
	= 6' BLOCK WALL	EOP	= EDGE OF PAVEMENT
	= 4' CHAIN LINK FENCE	RCP	= REINFORCED CONCRETE PIPE
	= 6' WOOD FENCE	OEM	= ORIGINAL EQUIPMENT MANUFACTURER
	= 6' PLASTIC FENCE	FDC	= FIRE DEPARTMENT CONNECTION
	= 4' WOOD FENCE	RBL	= REFERENCE BEARING LINE
	= EXISTING ELEVATION	(P)	= PLAT CALL
	= PROPOSED ELEVATION	(M)	= FIELD MEASURED VALUE
	= EXISTING GROUND ELEVATION	(C)	= CALCULATED VALUE, FROM FIELD MEASUREMENTS
	= EXISTING DRAINAGE FLOW		
	= EXISTING TREE		= PROPOSED CONCRETE

1. **LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT AND/OR HIS/HER AGENTS.**
2. **NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN OBTAINED. IT IS POSSIBLE THAT THERE COULD EXIST SUBJECT MATTER RECORDS NOT RECORDED, EASEMENTS, [ESPECIALLY ANY EASEMENTS/DOCUMENTS RECORDED AFTER PLAT RECORDATION] OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.**
3. **THE BEARING AND DISTANCE MEASUREMENTS IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.**
4. **THE BEARINGS ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY, A SOKKIA GCX3 SURVEYING TOTAL STATION WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983.**
5. **ADDITIONAL (EACH) 2000.0000**
6. **CONTIGUOUS LOTS LIE IN SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.**
7. **TYPE OF SURVEY: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE.**
8. **STATED LEGAL PURPOSE OF SURVEY: ACQUISITION, SALE, MORTGAGE, PERMITS, PLANNING.**
9. **THE SURVEY HAS BEEN CONDUCTED FOR THE PURPOSES REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.**
10. **THIS SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBSCURED FEATURES, FOR EXAMPLES, BUT THE SURVEY REFLECTS ABOVE-GROUND FEATURES AND IMPROVEMENTS ONLY.**
11. **THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.**
12. **THE SURVEY IS FOR INFORMATION PURPOSES ONLY. THE SURVEY IS FOR AID ONLY. ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFICATES LISTED HEREON UTILIZING SURVEY OR PROPERTIES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.**
13. **THE SURVEY HAS BEEN CONDUCTED FOR THE PURPOSES REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.**
14. **THE SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBSCURED FEATURES AND IMPROVEMENTS ONLY.**
15. **THE SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.**
16. **THE SURVEY IS FOR INFORMATION PURPOSES ONLY. THE SURVEY IS FOR AID ONLY. ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFICATES LISTED HEREON UTILIZING SURVEY OR PROPERTIES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.**
17. **THE SURVEY HAS BEEN CONDUCTED FOR THE PURPOSES REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.**
18. **THE SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBSCURED FEATURES AND IMPROVEMENTS ONLY.**
19. **THE SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.**
20. **THE SURVEY IS FOR INFORMATION PURPOSES ONLY. THE SURVEY IS FOR AID ONLY. ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFICATES LISTED HEREON UTILIZING SURVEY OR PROPERTIES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.**
21. **THE SURVEY HAS BEEN CONDUCTED FOR THE PURPOSES REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.**
22. **THE SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBSCURED FEATURES AND IMPROVEMENTS ONLY.**
23. **THE SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.**
24. **THE SURVEY IS FOR INFORMATION PURPOSES ONLY. THE SURVEY IS FOR AID ONLY. ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFICATES LISTED HEREON UTILIZING SURVEY OR PROPERTIES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.**
25. **THE SURVEY HAS BEEN CONDUCTED FOR THE PURPOSES REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.**
26. **THE SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBSCURED FEATURES AND IMPROVEMENTS ONLY.**
27. **THE SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.**
28. **THE SURVEY IS FOR INFORMATION PURPOSES ONLY. THE SURVEY IS FOR AID ONLY. ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFICATES LISTED HEREON UTILIZING SURVEY OR PROPERTIES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.**
29. **THE SURVEY HAS BEEN CONDUCTED FOR THE PURPOSES REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.**
30. **THE SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBSCURED FEATURES AND IMPROVEMENTS ONLY.**
31. **THE SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.**
32. **THE SURVEY IS FOR INFORMATION PURPOSES ONLY. THE SURVEY IS FOR AID ONLY. ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFICATES LISTED HEREON UTILIZING SURVEY OR PROPERTIES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.**
33. **THE SURVEY HAS BEEN CONDUCTED FOR THE PURPOSES REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.**
34. **THE SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBSCURED FEATURES AND IMPROVEMENTS ONLY.**
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LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(C)	S80°25'54"W	50.12'
L2(M)	N9°51'48"W	124.86'
L3(C)	N80°02'48"E	49.86'
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L1(D)	---	50.00'
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GRAPHIC SCALE



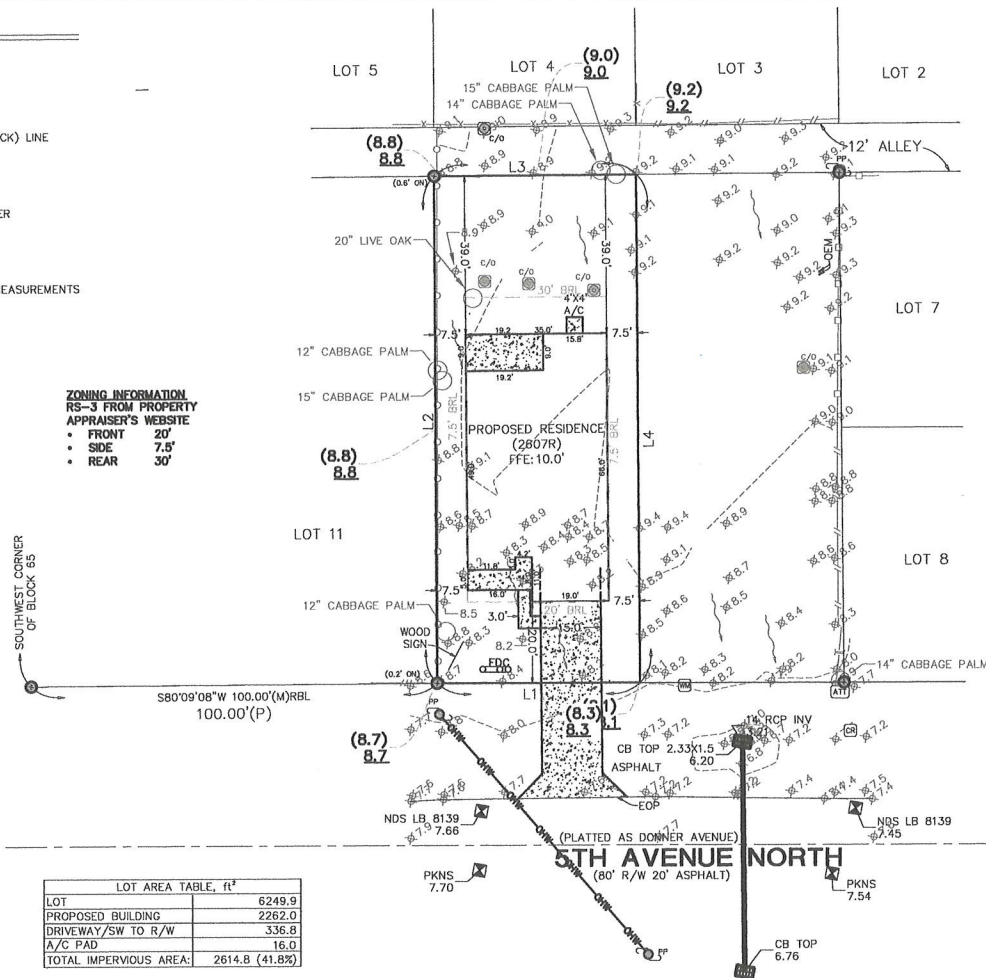
0 30 45

(IN FEET)
1 inch = 30 ft.

ZONING INFORMATION
RS-3 FROM PROPERTY
APPRAISER'S WEBSITE

- FRONT 20'
- SIDE 7.5'
- REAR 30'

LOT AREA TABLE, ft ²	
LOT	6249.9
PROPOSED BUILDING	2262.0
DRIVEWAY/SW TO R/W	336.8
A/C PAD	16.0
TOTAL IMPERVIOUS AREA:	2614.8 (41.8%)



Surveying and Mapping
REPRODUCTIONS OF THIS SIGNATURE
Digitally signed by Brandon
J. Shurtluff, DN: cn=Brandon
J. Shurtluff, o=Surveying and
Mapping, email=brandon@surveying
andmapping.com, c=US
Date: 2024.10.16
10:04:26 -0400
Signature Date: Brandon J. Shurtluff, PSM, JPA
brandon@surveyingandmapping.com

LOT 10, BLOCK 65, PABLO BEACH NORTH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**PLOT PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE**

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025
© Copyright
Do not copy or reproduce without permission.

FOR: **AMERICAN CLASSIC HOMES, LLC**
AT: 471 5TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

Drawn By: VG/TM
Field Survey Date: 06/17/2024
FB/PG: 5/66

Scale 1" = 30 Feet
Drawing/File # 061224.3

Additional Information/Certifications:
XXXXX



APPLICATION FOR VARIANCE

BOA No. 24-100089
HEARING DATE 1/7/25

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:	<u>Salt Air Homes Inc</u>	Telephone:	<u>904 333-6607</u>
Mailing Address:	<u>226 Tallwood Road</u>	E-Mail:	<u>o.kraut@comcast.net</u>
	<u>Jacksonville Beach, FL 32250</u>		
Agent Name:	<u>Oliver J Kraut</u>	Telephone:	<u>904 333-6607</u>
Mailing Address:	<u>226 Tallwood Road</u>	E-Mail:	<u>o.kraut@comcast.net</u>
	<u>Jacksonville Beach, FL 32250</u>		
Landowner Name:	<u>Salt Air Homes Inc</u>	Telephone:	<u>904 333-6607</u>
Mailing Address:	<u>226 Tallwood Road</u>	E-Mail:	<u>o.kraut@comcast.net</u>
	<u>Jacksonville Beach, FL 32250</u>		

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: 419 5th Av N 174203-0000
Legal description of property (Attach copy of deed): Pablo Beach North R/P lots 9, 10 BLK 65
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 of 43% in lieu of 35% allowed 10+ 00

AFFIDAVIT

I, Oliver J Kraut, 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.

Oliver J Kraut
APPLICANT SIGNATURE

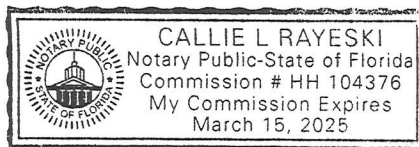
Oliver J Kraut
PRINT APPLICANT NAME

11-20-2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of November, 2024, by Oliver Kraut, who is personally known to me or produced d.l. as identification.

Callie Rayeski-Bowling
NOTARY PUBLIC SIGNATURE
Callie Rayeski-Bowling
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: AM-1 FLOOD ZONE: _____

CODE SECTION (S): _____

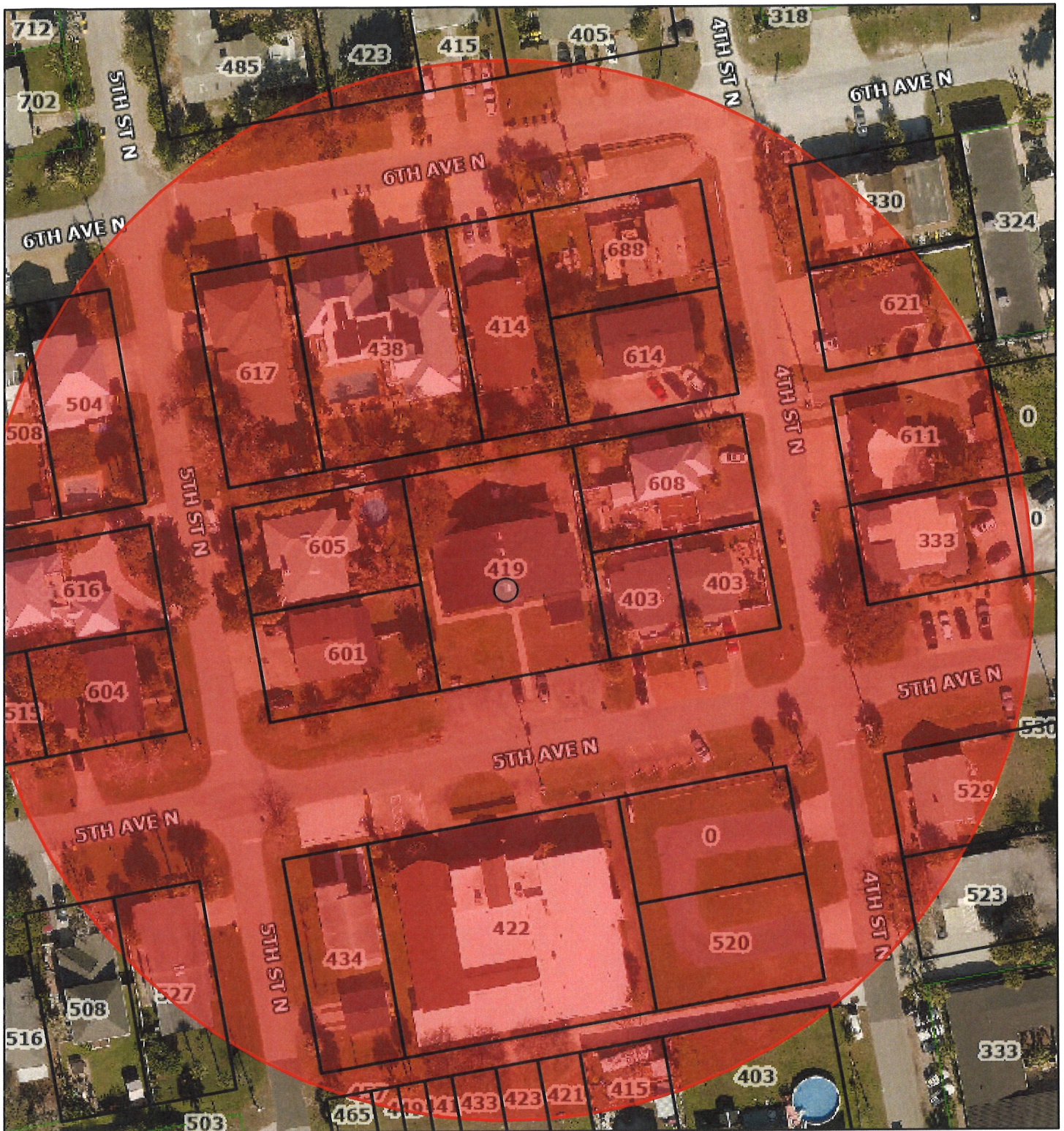
VARIANCE APPLICATION STANDARDS AND CONDITIONS

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	Substandard lot for RM-1 with RS-3 standards.
Special circumstances and conditions do not result from the actions of the applicant.	YES	This is a platted lot of record prior to the current land development code.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	Granting this variance will be consistent with other variances granted to the same size parcels. This will not give any special privileges.
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	Staying within the the side BRL (which are substandard) I do not effect the side neighbors. If lot was a conforming size I would be at 34.8% lot coverage.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	This is the minimum variance for 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	The new home would be consistent with the neighborhood. This will not adversely effect adjacent properties.



1:1,128

EXISTING SITE

MAP SHOWING BOUNDARY SURVEY OF

LOTS 9 & 10

BLOCK 65

AS SHOWN ON MAP OF

PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF

PART OF NORTHERN PORTION OF PABLO BEACH, FLA.

AS RECORDED IN PLAT BOOK 5

PAGE 66

OF THE

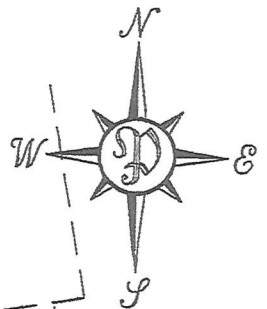
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: LINDA K. PERSCHEL, 419-5TH AVENUE NORTH, INC., LISA PARDEE.

CHICAGO TITLE INSURANCE COMPANY, SMITH, HULSEY & BUSEY, P.A.

6TH AVENUE NORTH
MILLER AVENUE (BY PLAT)
(80' R/W)

LOTS 1-8, NORTH 1/2 OF BLOCK 65
(NOT A PART OF THIS SURVEY)



12' ALLEY
(BY PLAT)

12' ALLEY
(BY PLAT)

LOT 11

LOT 7

LOT 8

LOT 9

LOT 10

5TH AVENUE NORTH
DONNER AVENUE (BY PLAT)
(80' R/W)

NOTE: ALL CORNERS FD. 1/2" I.P. (NO I.D.)
(EXCEPT WHERE OTHERWISE INDICATED)

PERRET AND ASSOCIATES, INC.
5627 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NLY RW LINE OF 5TH AVENUE NORTH AS N80°00'00"E (BEARING BASE PER ASSUMED)
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.O.C. POINT OF COMPOUND CURVE
P.O.N. POINT ON CURVE
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
CLF CHAIN LINK FENCE
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
O/L ON LINE
B.L. BREAK LINE

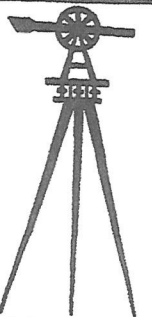
SCALE 1"=30'

04-15-2017

DATE OF FIELD SURVEY

LEGEND

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



NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

 SITE BENCHMARK
 FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
 POWER POLE
 CABLE RISER
 WATER METER
 AMERICAN TELEPHONE AND TELEGRAPH BOX
 CLEAN OUT
 6" BLOCK WALL
 4" CHAIN LINK FENCE
 6" WOOD FENCE
 6" PLASTIC FENCE
 4" WOOD FENCE
 EXISTING ELEVATION
 PROPOSED ELEVATION
 EXISTING GROUND ELEVATIONS
 EXISTING DRAINAGE FLOW
 EXISTING TREE

- A/C = AIR CONDITIONER ON PAD
- QHW = OVERHEAD WIRE/LINE
- FFE = FINISHED FLOOR ELEVATION
- STY = STORY
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- R/W = RIGHT-OF-WAY LINE
- CB = CATCH BASIN
- EOP = EDGE OF PAVEMENT
- RCP = REINFORCED CONCRETE PIPE
- OEM = ORIGINAL EQUIPMENT MANUFACTURER
- FDC = FIRE DEPARTMENT CONNECTION
- RBL = REFERENCE BEARING LINE
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- = PROPOSED CONCRETE

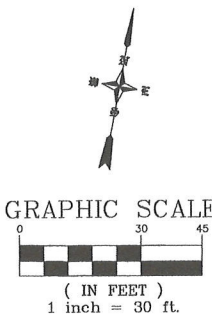
2. LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT AND/OR HIS/HER AGENTS.
3. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THAT THERE COULD EXIST UNRECORDED RECORDS, EASEMENTS, DEEDS, COVENANTS, EASEMENTS (ESPECIALLY ANY EASEMENTS/DOCUMENTS RECORDED AFTER PLAT RECORDATION) OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.
4. THE SURVEY HEREIN IS CONDUCTED IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.
5. ALL BEARINGS HEREIN ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY, A SOKKIA GCK350 TOTAL STATION WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983.
6. ALL ELEVATIONS (EACH POINT) ARE 1000.0000.
7. CONTIGUOUS LOTS LIE IN SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.
8. TYPE OF SURVEY: PLAT PLAN - SHOWING BOUNDARY TOPO AND TREE.
9. STATED LEGAL PURPOSE: SURVEY, ACQUISITION, SALE, MORTGAGE, PERMITS, PLANNING, PLANNING, PLANNING, ETC. NONE TO BE MADE OR REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.
10. THIS SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBJECTS, MINERAL RIGHTS, OR RIGHTS TO BE MADE OR REQUESTED ABOVE-GROUND OBJECTS, FEATURES AND IMPROVEMENTS ONLY.
11. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.
12. THIS SURVEY MAY BE USED FOR MULTIPLE PURPOSES. ANY LIABILITY AND ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFIED LISTED HEREON UTILIZING SURVEY FOR PURPOSES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.
13. ALL UNNOTED INTERFERENCES TO BE DESCRIBED ONLY. WOODEN STAKES/MR. FLAG ARE NOT PROPERTY CORNERS.
14. ALL ABOVE-GROUND EVIDENCES OF UTILITIES LIE WITHIN THEIR RESPECTIVE EASEMENTS OR ARE NOTED.
15. PROPOSED BUILDING DIMENSIONS AND THEIR TIES TO ADJACENT PROPERTY OR OTHER LINES ARE COPIED FROM PROVIDED PLANS.
16. ELEVATIONS IF SHOWN ARE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
17. DIMENSIONS FOR THE PROPOSED RESIDENCE SHOWN HEREIN ARE FROM THE PROVIDED FOUNDATION PLAN.
18. SEE HOUSE PLAN 16550 FOR ADDITIONAL DETAILS.
19. SEE BEARING CONTAIN NO ANGLES OR BEARINGS FOR COMPARISON TO FIELD MEASURED VALUES.
20. CURRENT FEMA F.I.R. MAPS SHOW PROPERTY IN FLOOD ZONE "X" WITH 0.2% ANNUAL FLOODING. FLOOD INSURANCE RATE MAP PANEL: 12022AN0004A, EFFECTIVE ON 11/2/2018.

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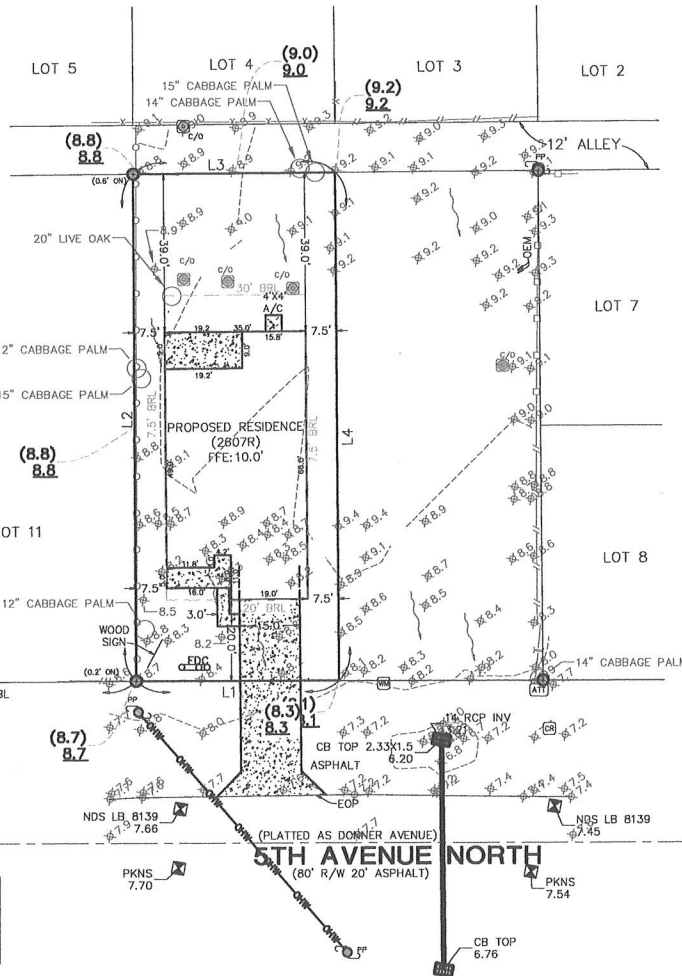
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RS-3 FROM PROPERTY
APPRAISER'S WEBSITE

- FRONT 20'
- SIDE 7.5'
- REAR 30'



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DRIVEWAY/SW TO R/W	336.8
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 Digitally signed
 by Brandon
 Shurtluff
 ED AERON, CONFORMS TO THE
 POLICY BY THE FLORIDA BOARD OF
 SURVEYING IN CONFORMANCE WITH
 CHAPTER 17, PURSUANT TO CHAPTER
 17, WAS DONE UNDER MY
 Date.
 2024.10.16
 10:04:26 -04'00'
 Signature Date
 Brandon O. Shurtluff, P.S.M. #1068
 surveying@cmccivil.com

LOT 10, BLOCK 65, PABLO BEACH NORTH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**PLOT PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE**

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
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JACKSONVILLE BEACH, FL 32250

Drawn By: VG/TM
Field Survey Date: 06/17/2024
FB/PG: 5/68

Scale 1" = 30 Feet
Drawing/File #: 061224.3

Additional Information/Certifications:
XXXXXX

STATEPOINT CROSSWORD

THEME: YEAR-IN-REVIEW

ACROSS

1. Cerberus' domain
6. Chop
9. Mama's husband
13. Unsuitable
14. Adam's partner
15. Echo sounder
16. Sunny prefix
17. Armed conflict
18. In a heated manner
19. *Highest grossing movie based on Broadway musical
21. *Time's 100 World's Most Influential People cover model in 2024 (2 words)
23. "_____ and the City"
24. Not exciting
25. Accident
28. Rani's dress
30. Talking points
35. Aflame
37. Spanish sparkling wine
39. Slang for money
40. Velum, pl.
41. *November 5th 2024 winner
43. Short for "and elsewhere" (2 words)
44. Met's offering
46. River in Bohemia
47. Queen of Hearts' pastry
48. *Super Bowl winners in 2024
50. Visi_____ or Ostro_____
52. The Alan Parsons

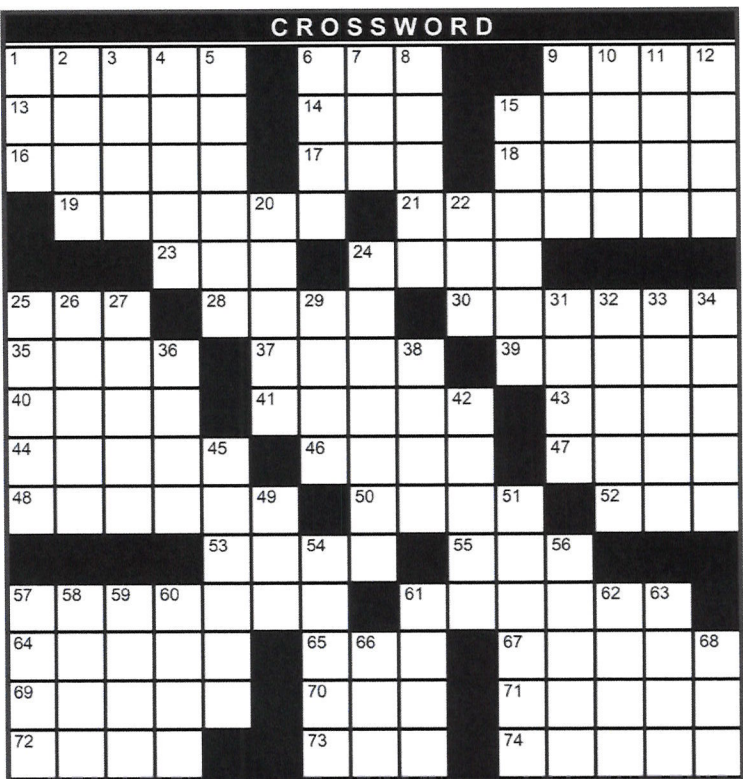
Project's "Eye in the _____"

53. _____ of passage
55. *Milton's center
57. *Miley Cyrus' Grammy-winning Record of the Year in 2024
61. *2024 Summer Olympic Games host
64. Cat's nine
65. Lowest or highest card
67. Accustom
69. E-wallet content
70. Backstabber
71. N in RN
72. Whipping mark
73. R&R spot
74. Support person

DOWN

1. "Say what?"
2. All over again
3. *MV _____, cause of 2024 Baltimore bridge collapse
4. Long stories
5. Tends a fire
6. Obscene
7. Spermatzoa counterpart
8. Lost, in Paris
9. *Olympic Gold winner Katie Ledecky's "court"
10. Dead against
11. Explore by touch
12. Maisie Williams' "Game of Thrones" character
15. Hello, in Haifa

20. Dead-on
22. Last month
24. Disclose
25. Wreaked state
26. Bet's predecessor
27. Pileus, pl.
29. Like steak order
31. Maya Angelou, e.g.
32. Itsy-bitsy bits
33. *Caitlin of college basketball
34. Gin and grapefruit juice cocktail, a.k.a. _____ dog
36. Scarlet O'Hara's home
38. Speaking platform
42. Dinklage or Townshend, e.g.
45. Again but differently
49. Elton John's title
51. Shenzhi of "The Lion King"
54. Russian rulers, pre-1917
56. Tedium
57. "One _____ Over the Cuckoo's Nest"
58. Classroom pests
59. Elliptical
60. Sunset location
61. Sheep's milk cheese
62. Little Miss Muffet's morsel
63. Gaelic tongue
66. Upper limit
68. Poetic "always"





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

Pets & Animals

- 300 Pets
310 Pets for Sale
330 Stables/Livestock
340 Lost/Found Pets
Announcements
400 Notices
405 Travel
415 Personals
420 Legal Services
425 Legal Notices
440 Misc. Lost/Found
450 Instructions/Schools
460 Weddings
Employment
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510 F-T Help Wanted
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550 Work Wanted
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For Sale
Service Guide
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636 Locksmith
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685 Wallpapering
690 Water Treatment
Health Services
700 Massage Therapy
710 Health Care Serc.
610 Caregivers
900 For Sale
805 Music & Instr.
810 Antiques
815 Auctions
820 Wanted to Buy
825 Trade
830 Consignment
Garage Sales
840 Garage Sales
854 Atlantic Beach
856 Mayport
857 Ponte Vedra
858 West Beaches
859 Jacksonville
860 Flea Market
862 Estate Sales
Transportation
905 Auto Rental
915 Boats
930 Motorcycles
950 Campers/RV's
970 Trucks/Vans
980 Automobiles

LEGAL NOTICES

425

BOA#24-100085 Section(s): 34-337(e)(1)(f), for 52% lot coverage in lieu of 35% maximum, 34-337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, 34-337(e)(1)(c) for no garage or carport in lieu of a required garage or carport, 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an addition to primary structure and to rectify existing nonconformities, located at property addressed 820 3rd Ave N, RE# 175491-0000, legally described as Lot 4, Block 39, Mundy Drive Terrace

BOA#24-100086 Section(s): 34-337(e)(1)(f), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single family home, located at property addressed 1019 8th Ave N, RE# 179287-0065, legally described as East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 15 feet of Lots 5 and 6, Block 118, Section "A"

BOA#24-100087 34-336(e)(1)(c) (1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(f) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B), RE# 181527-0000, legally described as Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100088 Section(s): 34-336(e)(1)(c)(1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(f) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B), RE# 181527-0000, legally described as Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100089 Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 9, 65, Pablo Beach North

BOA#24-100090 Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 10, Block 65, Pablo Beach North

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

NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to advance 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.

LEGAL SERVICES

420

- 2006 FORD 1FMEU63E86UA84814 \$1530.15
1997 FORD 1FDHF25H0VEC07456 \$1,159.35
2005 INFI JNKC5V4E95M403409 \$9835.25
C&L AUTOMOTIVE & TOWING, 4990 PHILLIPS HWY
2000 FORD 3FDNF65Y6YMA43901 \$5,021.19
EARLS AUTO REPAIR, 2337 EDWARDS AVE
2010 TOYT 2T1BU4EE3AC444571 \$1,003.48
2018 BUIC 2G4GP5EX6G9160845 \$3,090.02
2007 TOYT 4T1BE46K27U693890 \$2,810.99
TT OF JACKSONVILLE, 11101 NURSERY FIELD DR
2016 DODG 2C3CDZAG3GH171630 \$1833.18
SALE DATE JANUARY 27, 2025
TT OF JACKSONVILLE, 9600 ATLANTIC BLVD
2020 DODG 2C3CDXBG2LH116275 \$2,469.57
BL 12/12/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, January 7, 2025, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code



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LEGAL NOTICES 425
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@jaxchtl.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.
BL 12/12/2024

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AUCTIONS 815
FIREARMS AUCTION LIVE, ONLINE & PHONE BIDDING December 13th 1pm & 14th 10am Military, Modern, Sporting & Classic Firearms www.montroseauction.com 478-376-4559 Greensboro, GA GAL 2006

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YARD SALE- Saturday 8-2pm, 1203 8th Ave. N. Find some bargains or holiday gifts. Fishing poles, Lincoln logs, Tonka truck, Tupperware zoo animals, Ashton Drake Dolls \$10 each, misc. dolls \$5, ladies stationary bike \$40, crossbow, John Deere pedal tractor, set of Avon Christmas plates, set of Faces of Nature plates, knick-knacks & more!

GARAGE SALES - AB 854

Garage Sale, Saturday Dec. 14th, 9am - 1pm. Dewalt Power tools, maps, 1930s-1940s National Geographic, baskets, Folk Art, vintage fishing lures, cast iron pot & pan, books, Wrigley Field folding chairs, ceramics Rain date Sunday 12/15.

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H	E	L	I	O	W	A	R	H	O	T	L
W	I	C	K	E	D	D	J	A	L	I	P
S	E	X	O	U	L	L					
H	A	P	S	A	R	T	O	P	I	C	S
A	L	I	T	C	A	V	A	M	O	O	L
V	E	L	A	T	R	U	M	P	E	T	A
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R	I	T	E	E	Y	E					
F	L	O	W	E	R	S	F	R	A	N	C
L	I	V	E	S	A	C	E	N	U	R	E
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W	E	L	T	S	P	A	A	I	D	E	R

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STATE OF Florida
COUNTY OF Duval

)
)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this May 31, 2022, between 419-5th Ave N Inc. a Florida corporation, whose mailing address is: 419 5th Ave. N., Jacksonville Beach, Florida 32250, party of the first part, and Salt Air Homes Inc., a Florida Corporation, whose mailing address is: 226 Tallwood Rd., Jacksonville Beach, Florida 32250, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lots 9 and 10, Block 65, Pablo Beach North, as per plat thereof, recorded in Plat Book 5, Page(s) 66, of the Public Records of Duval County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 31, 2022.

Signed, sealed and delivered
in the presence of:

419-5th Ave N Inc. a Florida corporation

Witness signature

Print witness name

Witness signature

Print witness name

By:

Print Name: Lisa Pardee
Title: President

State of Florida
County of Duval

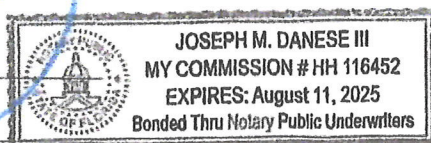
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this May 31, 2022 by Lisa Pardee, President of 419-5th Ave N Inc. a Florida corporation who is personally known to me or who has produced a drivers license as identification.

Notary Public

Print Notary Name

My Commission Expires: _____

Notary Seal





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	12/12/2024
SUBJECT:	BOA #24-100090 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 7, 2025 Board of Adjustment Meeting.

BOA #24-100090

ZONING: RM-1
RE NO.: Lot 9, Block 65, Pablo Beach North
LEGAL: 174203-0000
ADDRESS: 419 5th Ave N (Lot 9)

REQUEST:

Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N.

EXISTING CONDITIONS:

The subject property consists of two platted lots of record, (circa 1914), located in the Medium Density Residential future land use category. The property is currently zoned Residential, multiple-family: RM-1. The subject property consists of Lots 9 & 10, and each platted lot measures 50 feet wide by 125 feet deep with a total lot area of 6,250 square feet each. The property consists of a one story building, previously used as a child day care facility. The day care is no longer in operation, and the new owner desires to construct two new single-family homes to the RS-3 zoning district standards. The proposed new structure on Lot 9 meets the setback standards for single-family dwellings in RS-3, but exceeds the lot coverage maximum of 35%. The proposed lot coverage is 43%. The minimum dimensional standards when using RS-3 single-family standards require a minimum lot area of 6,000 which the applicant meets. However, the width of the property is undersized at 50 feet. The subject parcel was platted in 1914 which was before our current LDC. The nonconforming conditions are not the fault of the applicant, the lot is undersized and building any decent structure would encroach on setbacks or increase lot coverage. The new dwelling will take up most of the space on this parcel. Other properties in this area have been granted similar variances to increase lot coverage and encroach on setbacks to accommodate new construction. There is a hardship justified by having a nonconforming lot in width and area.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is substandard in width, as it measures 50 feet in width rather than the 60 feet minimum requirement in the RS-3 single family standards. It is conforming in area, at 6,250 square feet. The applicant is proposing to build a new single-family dwelling. A variance to allow the proposed

project is a reasonable request, as the applicant cannot construct the proposed new home without exceeding lot coverage and encroaching on the rear yard setback. Any addition to the property requires an increase in lot coverage. There is a hardship justified by having a nonconforming lot in width. Staff would recommend that the application be approved, as this is the minimum variance needed to accomplish the proposed design. The nonconforming lot is not the fault of the applicant and not allowing more lot coverage would deprive the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar a variance. There is a hardship justified by the lot of record being a non-conforming lot in total lot width.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: Six thousand (6,000) square feet.
- Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty (20) feet.
 - Side yard: Fifteen (15) feet total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. Garages or carports shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is nonconforming and substandard in width. The property measures 50 feet in width rather than the 60 feet minimum.

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

Staff **ddoes not** find that circumstances are a result of the applicant. The lot conditions existed prior to lot purchase and was platted in 1914, before the adoption of the current LDC.

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

Staff finds that the proposed variance **will/will not** confer special privileges. The request to add a new single family dwelling to a lot that is occupied and does not meet the minimum lot width for the RS-3 single family standards would not confer a special privilege as compared to other

properties in the same zoning district. Similar properties have been granted variances for similar projects.

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

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

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

Staff **does/does not** find that the requested variances are the minimum variance needed to accommodate the proposed new single family dwelling. The minimum variance needed to accomplish the proposed design for a new single-family dwelling is for 43% lot coverage in lieu of 35%.

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:

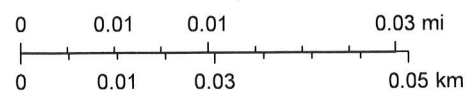
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of BOA#24-100090.

ATTACHMENTS:

1. 24-100090pics
2. 24-100090



1:1,128



EXISTING SITE

MAP SHOWING BOUNDARY SURVEY OF

LOTS 9 & 10 BLOCK 65 AS SHOWN ON MAP OF
PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF
PART OF NORTHERN PORTION OF PABLO BEACH, FLA.

AS RECORDED IN PLAT BOOK 5 PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: LINDA K. PERSCHEL, 419-5TH AVENUE NORTH, INC., LISA PARDEE.

CHICAGO TITLE INSURANCE COMPANY, SMITH, HULSEY & BUSEY, P.A.

6TH AVENUE NORTH
MILLER AVENUE (BY PLAT)
(80' R/W)

LOTS 1-6, NORTH 1/2 OF BLOCK 65
(NOT A PART OF THIS SURVEY)

12' ALLEY
(BY PLAT)

12' ALLEY
(BY PLAT)

LOT 11

LOT 7

LOT 8

LOT 9

LOT 10

5TH AVENUE NORTH
DONNER AVENUE (BY PLAT)
(80' R/W)

4TH STREET NORTH
FOURTH STREET (BY PLAT)
(60' R/W)

NOTE: ALL CORNERS FD. 1/2" I.P. (NO I.D.)
(EXCEPT WHERE OTHERWISE INDICATED)

PERRET AND ASSOCIATES, INC.

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

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NLY
R/W LINE OF 5TH AVENUE NORTH AS N80°00'00"E
(BEARING BASE PER ASSUMED)
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HAVE NOT BEEN LOCATED OR SHOWN.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE
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LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR
HEREON WILL CONFIRM FOR ADDITIONAL FEE.

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

SCALE 1"=30'

04-15-2017

DATE OF FIELD SURVEY

LEGEND

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



Nathan P. Perret

NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = POWER POLE
- = CABLE RIESER
- = WATER METER
- = AMERICAN TELEPHONE AND TELEGRAPH BOX
- = CLEAN OUT
- = 6' BLOCK WALL
- = 4' CHAIN LINK FENCE
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- RBL = REFERENCE BEARING LINE
- (P) = PLAT CALL
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- = PROPOSED CONCRETE

BEEN FURNISHED BY CLIENT AND/OR HIS/HER AGENTS.

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PLAN - SHOWING BOUNDARY TOPO AND TREE

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NTS TO IRON MARKERS AS DESCRIBED ONLY. WOODEN NOT PROPERTY CORNERS.

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ENSIONS AND THEIR TIES TO ADJACENT PROPERTY OR OTHER PROVIDED PLANS.

E BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

ROPOSED RESIDENCE SHOWN HEREON ARE FROM THE PROVIDED

FOR ADDITIONAL DETAILS.

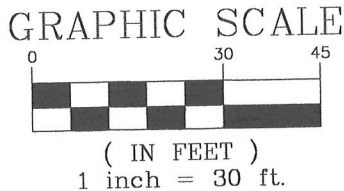
NO ANGLES OR BEARINGS FOR COMPARISON TO FIELD MEASURED

APS SHOW PROPERTY IN FLOOD ZONE "X" WITH 0.2% ANNUAL DING TO FLOOD INSURANCE RATE MAP PANEL: #12031C0417J.

- Liability Notice

URVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE NO HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN WITHOUT THE WRITTEN CONSENT OF THE SIGNING NOTE #11 HEREON.

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(C)	S80°25'54"W	50.12'
L2(M)	N9°59'05"W	125.19'
L3(C)	N80°02'48"E	49.86'
L4(C)	S10°06'20"E	125.53'
L1(D)	---	50.00'
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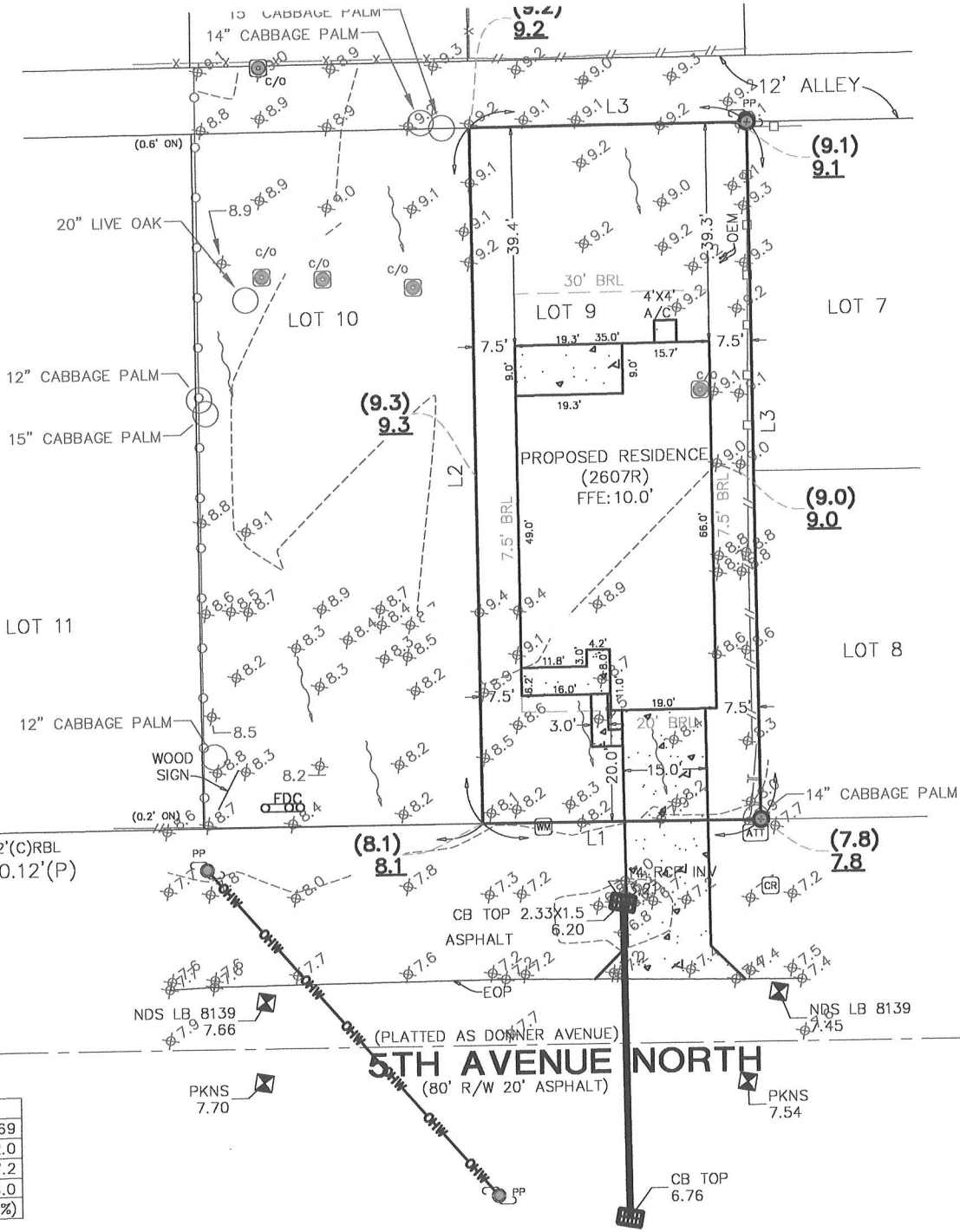
ZONING INFORMATION

JRM-1 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 20'
- SIDE 7.5'
- REAR 30'

SOUTHWEST CORNER OF BLOCK 65

LOT AREA TABLE, ft ²	
LOT	6266.69
PROPOSED BUILDING	2262.0
DRIVEWAY/SW TO R/W	337.2
A/C PAD	16.0
TOTAL IMPERVIOUS AREA:	2615.2 (41.7%)



LEGAL DESCRIPTION

LOT 9, BLOCK 65, PABLO BEACH NORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5,

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

ADDRESS OF PROPERTY SHOWN H
FOR: **AMERICAN CLASSIC HOMES**
AT: 415 5TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250



APPLICATION FOR VARIANCE

BOA No. 24-100090
HEARING DATE 1/7/25

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:	Salt Air Homes Inc	Telephone:	904 333-6607
Mailing Address:	226 Tallwood Road	E-Mail:	<u>o.kraut@comcast.net</u>
	Jacksonville Beach, FL 32250		
Agent Name:	Oliver J Kraut	Telephone:	904 333-6607
Mailing Address:	226 Tallwood Road	E-Mail:	<u>o.kraut@comcast.net</u>
	Jacksonville Beach, FL 32250		
Landowner Name:	Salt Air Homes Inc	Telephone:	904 333-6607
Mailing Address:	226 Tallwood Road	E-Mail:	<u>o.kraut@comcast.net</u>
	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: 419 5th AV N 174203-0000
Legal description of property (Attach copy of deed): Pablo Beach North R/P lots 9, 10 BLK 65
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 of 43% in lieu of 35% allowed 1049

AFFIDAVIT

I, Oliver J Kraut, 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.

Oliver J Kraut
APPLICANT SIGNATURE

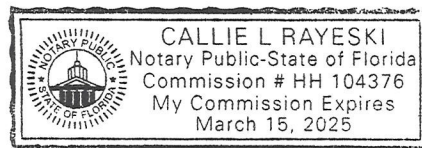
Oliver J Kraut
PRINT APPLICANT NAME

11-22-2024
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of November, 2024, by Oliver Kraut, who is personally known to me or produced d.l. as identification.

Callie Rayeski-Bowling
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: LM-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	Substandard lot for RM-1 with RS-3 standards.
Special circumstances and conditions do not result from the actions of the applicant.	YES	This is a platted lot of record prior to the current land development code.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	Granting this variance will be consistent with other variances granted to the same size parcels. This will not give any special privileges.
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	Staying within the the side BRL (which are substandard) I do not effect the side neighbors. If lot was a conforming size I would be at 34.8% lot coverage.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	This is the minimum variance for 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	The new home would be consistent with the neighborhood. This will not adversely effect adjacent properties.

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Duval)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this May 31, 2022, between 419-5th Ave N Inc. a Florida corporation, whose mailing address is: 419 5th Ave. N., Jacksonville Beach, Florida 32250, party of the first part, and Salt Air Homes Inc., a Florida Corporation, whose mailing address is: 226 Tallwood Rd., Jacksonville Beach, Florida 32250, party/parties of the second part,

W I T N E S S E T H:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lots 9 and 10, Block 65, Pablo Beach North, as per plat thereof, recorded in Plat Book 5, Page(s) 66, of the Public Records of Duval County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 31, 2022.

Signed, sealed and delivered
in the presence of:

419-5th Ave N Inc. a Florida corporation

Witness signature

Print witness name

Witness signature

Print witness name

By:

Print Name: Lisa Pardee

Title: President

State of Florida
County of Duval

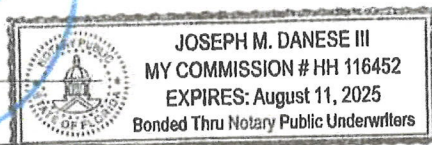
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this May 31, 2022 by Lisa Pardee, President of 419-5th Ave N Inc. a Florida corporation who is personally known to me or who has produced a drivers license as identification.

Notary Public

Print Notary Name

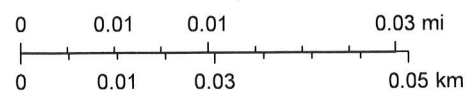
My Commission Expires: _____

Notary Seal





1:1,128



EXISTING SITE

MAP SHOWING BOUNDARY SURVEY OF

LOTS 9 & 10 BLOCK 65 AS SHOWN ON MAP OF
PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF
PART OF NORTHERN PORTION OF PABLO BEACH, FLA.

AS RECORDED IN PLAT BOOK 5 PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: LINDA K. PERSCHEL, 419-5TH AVENUE NORTH, INC., LISA PARDEE.

CHICAGO TITLE INSURANCE COMPANY, SMITH, HULSEY & BUSEY, P.A.

6TH AVENUE NORTH
MILLER AVENUE (BY PLAT)
(80' R/W)

LOTS 1-6, NORTH 1/2 OF BLOCK 65
(NOT A PART OF THIS SURVEY)

12' ALLEY
(BY PLAT)

12' ALLEY
(BY PLAT)

LOT 11

LOT 7

LOT 8

LOT 9

ONE STORY
MASONRY
#419

WOOD
PLAYGROUND
EQUIPMENT

WOOD
PLAYGROUND
EQUIPMENT

WOOD
PLAYGROUND
EQUIPMENT

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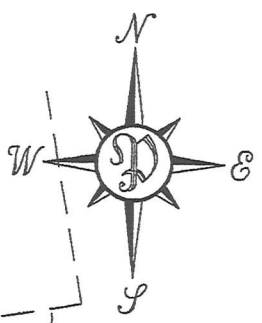
WOOD
PLAYGROUND
EQUIPMENT

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5TH AVENUE NORTH
DONNER AVENUE (BY PLAT)
(80' R/W)

4TH STREET NORTH
FOURTH STREET (BY PLAT)
(60' R/W)



NOTE: ALL CORNERS FD. 1/2" I.P. (NO I.D.)
(EXCEPT WHERE OTHERWISE INDICATED)

PERRET AND ASSOCIATES, INC.
5627 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

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Nathan P. Perret
NATHAN P. PERRET, FLA. CERT. NO. 6900

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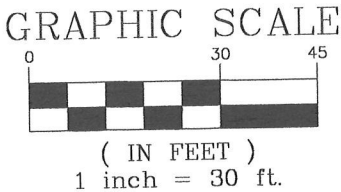
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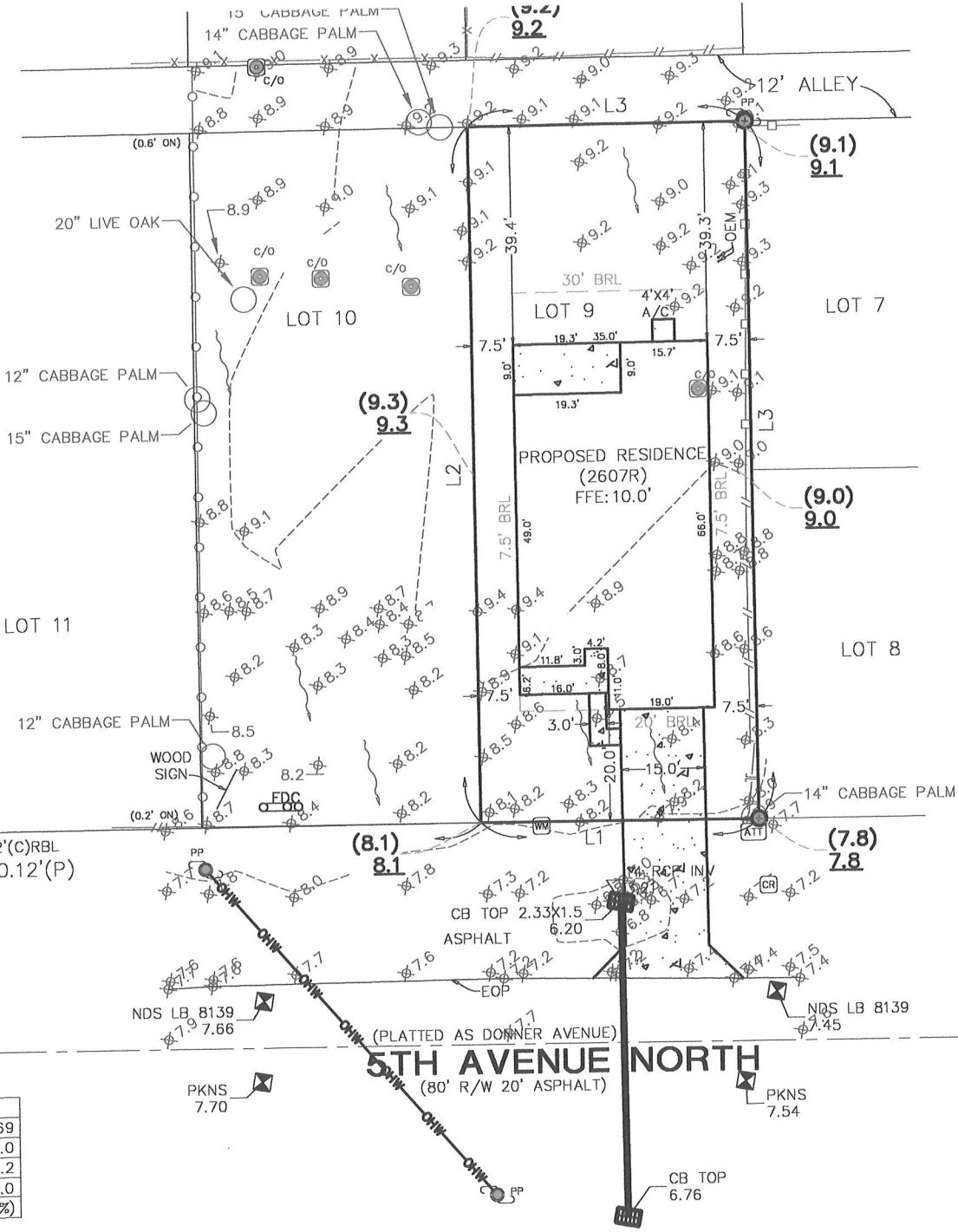
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PROPOSED BUILDING	2262.0
DRIVEWAY/SW TO R/W	337.2
A/C PAD	16.0
TOTAL IMPERVIOUS AREA:	2615.2 (41.7%)



Certification

Digitally signed
by Brandon

LEGAL DESCRIPTION

LOT 9, BLOCK 65, PABLO BEACH NORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5,

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

ADDRESS OF PROPERTY SHOWN H
FOR: **AMERICAN CLASSIC HOMES**
AT: 415 5TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

STATEPOINT CROSSWORD

THEME: YEAR-IN-REVIEW

ACROSS

1. Cerberus' domain
6. Chop
9. Mama's husband
13. Unsuitable
14. Adam's partner
15. Echo sounder
16. Sunny prefix
17. Armed conflict
18. In a heated manner
19. *Highest grossing movie based on Broadway musical
21. *Time's 100 World's Most Influential People cover model in 2024 (2 words)
23. "_____ and the City"
24. Not exciting
25. Accident
28. Rani's dress
30. Talking points
35. Aflame
37. Spanish sparkling wine
39. Slang for money
40. Velum, pl.
41. *November 5th 2024 winner
43. Short for "and elsewhere" (2 words)
44. Met's offering
46. River in Bohemia
47. Queen of Hearts' pastry
48. *Super Bowl winners in 2024
50. Visi_____ or Ostro_____
52. The Alan Parsons

Project's "Eye in the _____"

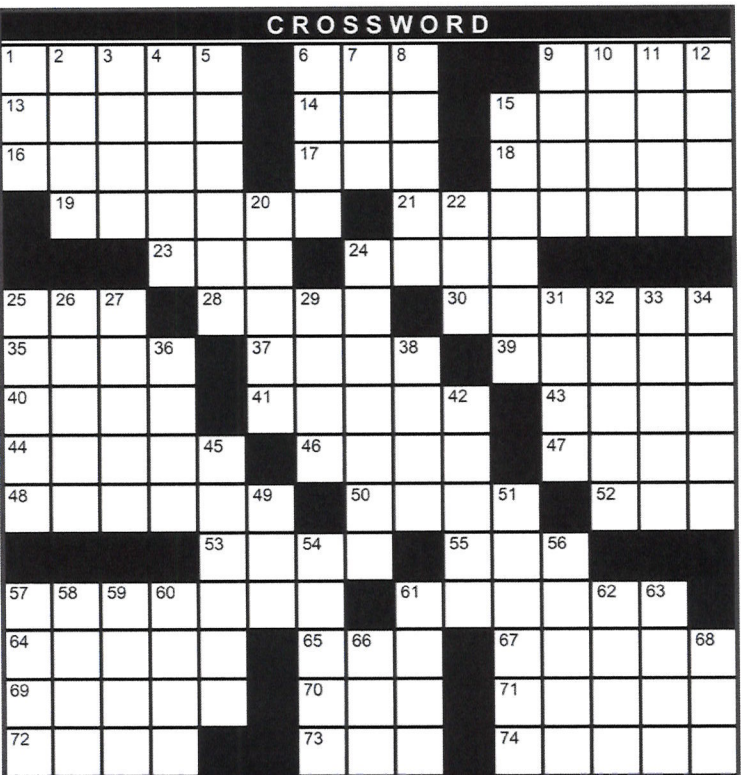
53. _____ of passage
55. *Milton's center
57. *Miley Cyrus' Grammy-winning Record of the Year in 2024
61. *2024 Summer Olympic Games host
64. Cat's nine
65. Lowest or highest card
67. Accustom
69. E-wallet content
70. Backstabber
71. N in RN
72. Whipping mark
73. R&R spot
74. Support person

DOWN

1. "Say what?"
2. All over again
3. *MV _____, cause of 2024 Baltimore bridge collapse
4. Long stories
5. Tends a fire
6. Obscene
7. Spermatozoa counterpart
8. Lost, in Paris
9. *Olympic Gold winner Katie Ledecky's "court"
10. Dead against
11. Explore by touch
12. Maisie Williams' "Game of Thrones" character
15. Hello, in Haifa

20. Dead-on

22. Last month
24. Disclose
25. Wreaked state
26. Bet's predecessor
27. Pileups, pl.
29. Like steak order
31. Maya Angelou, e.g.
32. Itsy-bitsy bits
33. *Caitlin of college basketball
34. Gin and grapefruit juice cocktail, a.k.a. _____ dog
36. Scarlet O'Hara's home
38. Speaking platform
42. Dinklage or Townshend, e.g.
45. Again but differently
49. Elton John's title
51. Shenzhi of "The Lion King"
54. Russian rulers, pre-1917
56. Tedium
57. "One _____ Over the Cuckoo's Nest"
58. Classroom pests
59. Elliptical
60. Sunset location
61. Sheep's milk cheese
62. Little Miss Muffet's morsel
63. Gaelic tongue
66. Upper limit
68. Poetic "always"





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Real Estate	Rentals
100 Real Estate	200 Rental
110 Lots/Land for Sale	215 Home for Rent
120 Homes for Sale	225 Wanted to Rent
125 Real Estate	230 Condo for Rent
Wanted	240 M.H. for Rent
130 Condos for Sale	260 Vacation Rental
140 Mortgages	270 Rental to Share
150 Mobile Homes	275 Room for Rent
for Sale	280 Office Space
180 Comm. Property	285 Comm. Rental
185 Industrial Warehouse	

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LEGAL NOTICES 425

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the dates listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
SALE DATE JANUARY 6, 2025
CARVIN AUTO SALES, 3211 BEACH BLVD
2013 AUDI WAULFAFR9DA069788 \$3,914.60
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Pets & Animals

- 300 Pets
310 Pets for Sale
330 Stables/Livestock
340 Lost/Found Pets
Announcements
400 Notices
405 Travel
415 Personals
420 Legal Services
425 Legal Notices
440 Misc. Lost/Found
450 Instructions/Schools
460 Weddings
Employment
500 P-T Help Wanted
510 F-T Help Wanted
520 Job Services
530 Bus. Opportunity
540 Child Care
550 Work Wanted
555 Career/Seminars
For Sale
Service Guide
600 Services
601 Air Conditioning
602 Alterations
607 Auto/Boat Detailing
608 Auto Repair
609 Bus. Services
612 Carpet
613 Catering
615 Cleaning
616 Computer Services
618 Electronics
619 Electrical Services
620 Equip. Rentals
622 Fences
623 Financ. Services
625 Firewood
634 Lawn Mower Services
635 Lawn Svc/ Landscpg
636 Locksmith
637 Marine Const.
638 Marine/Boating
640 Concrete/Masonry
645 Moving & Storage

Service Guide cont.

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

LEGAL SERVICES 420

2008 FORD 1FMEU63E86UA84814 \$1530.15
1997 FORD 1FDHF25H0VEC07456 \$1,159.35
2005 INFI JNKCVC54E95M403409 \$3835.25
C&L AUTOMOTIVE & TOWING, 4990 PHILLIPS HWY
2000 FORD 3FDNF65Y6YMA43901 \$5,021.19

EARLS AUTO REPAIR, 2337 EDWARDS AVE
2010 TOYT 2T1BU4EE3AC444571 \$1,003.48
2016 BUIC 2G4GP5EX6G9160845 \$3,090.02
2007 TOYT 4T1BE46K27U693890 \$2,810.99

TT OF JACKSONVILLE, 11101 NURSERY FIELD DR
2016 DODG 2C3CDZAG3GH171630 \$1833.18

SALE DATE JANUARY 27, 2025
TT OF JACKSONVILLE, 9600 ATLANTIC BLVD
2020 DODG 2C3CDXBG2LH116275 \$2,469.57

BL 12/12/2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, January 7, 2025, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

LEGAL NOTICES 425

BOA#24-100085 Section(s):
34-337(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, 34-337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, 34-337(e)(1)(d) for no garage or carport in lieu of a required garage or carport, 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an addition to primary structure and to rectify existing nonconformities, located at property addressed 820 3rd Ave N, RE# 175491-0000, legally described as Lot 4, Block 39, Mundy Drive Terrace

BOA#24-100086 Section(s):
34-337(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single family home, located at property addressed 1013 8th Ave N, RE# 179287-0065, legally described as East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6, Block 118, Section "A"

BOA#24-100087 34-336(e)(1)(c)
(1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B), RE# 181527-0000, legally described as Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

BOA#24-100088 Section(s):
34-336(e)(1)(c)(1), for front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 9, 65, Pablo Beach North

BOA#24-100089 Section(s):
34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 9, 65, Pablo Beach North

BOA#24-100090 Section(s):
34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 10, Block 65, Pablo Beach North

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

NOTICE

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

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



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LEGAL NOTICES 425

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@jaxbchl.net(2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.
In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
BL 12/12/2024

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AUCTIONS 815

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GARAGE SALES - JB 850

YARD SALE- Saturday 8-2pm, 1203 8th Ave. N. Find some bargains or holiday gifts. Fishing poles, Lincoln logs, Tonka truck, Tupperware zoo animals, Ashton Drake Dolls \$10 each, misc. dolls \$5, ladies stationary bike \$40, crossbow, John Deere pedal tractor, set of Avon Christmas plates, set of Faces of Nature plates, knick-knacks & more!

GARAGE SALES - AB 854

Garage Sale, Saturday Dec. 14th, 9am - 1pm. Dewalt Power tools, maps, 1930s-1940s National Geographic, baskets, Folk Art, vintage fishing lures, cast iron pot & pan books, Wrigley Field folding chairs, ceramics Rain date Sunday 12/15.

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