



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, February 4, 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: Douglas Dell, Laura Tierney

APPROVAL OF MINUTES

- A. Minutes for December 17, 2024
- B. Minutes for January 7, 2025

CORRESPONDENCE

OLD BUSINESS

- A. **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*
- B. **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*

NEW BUSINESS

- A. **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: **Section(s):** 34-336(e)(1)(c)(1), for front yard setback of 20 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 50% 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
- B. **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: 34-336(e)(1)(e), for 50% 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

PLANNING DEPARTMENT REPORT

ADJOURNMENT

NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to

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

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

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, December 17, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Minutes for November 6, 2024 Meeting
- Minutes for November 19, 2024 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100073**
Applicant: Maria & James Doran
Agent: Alesch Contracting Inc.
Owner: Doran Family Trust
Property Address: 202 33rd Ave S
Parcel ID: 180626-0000

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

Ex-Parte Communication:

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

Agent: Scott Darnell, 630 Miramar Lane, Ponte Vedra Beach, stated the hardship was a nonconforming lot.

Public Hearing:

The following spoke in opposition to the variance:

- Tom Richardson, 216 33rd Avenue South, Jacksonville Beach
Mr. Richardson also submitted a letter.

- Steve Williams, 3731 Duval Drive, Jacksonville Beach
Mr. Williams also submitted a petition in opposition to the variance from eight neighbors.

The following submitted an email in opposition to the variance:

- Diane and Tony Hunter, 212 33rd Avenue South, Jacksonville Beach
- Chet Stokes, 142 33rd Avenue South, Jacksonville Beach

Mr. Darnell addressed questions from the Board and concerns expressed during the public hearing and provided a packet to the Board.

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Metz, to approve BOA#24-100073 as it meets the standards and requirements outlined in the Land Development Code Section 34-286 due to special conditions and circumstances that 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.

Discussion: A discussion ensued about amending the motion.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Moreland, to amend the motion to restrict lot coverage to 48% and adjust the 5' side yard setback to the easterly side as opposed to the westerly side.

Discussion: A discussion ensued about the amendment.

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

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

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

B. Case Number: **BOA#24-100080**
Applicant: Heather McConville
Owner: Joseph & Heather McConville
Property Address: 619 N 14th Ave
Parcel ID: 174806-0000

Planner Danevsky Joseph stated Case Number BOA#24-100080 was deferred.

C. Case Number: **BOA#24-100081**
Applicant: Aaron Meisenheimer
Owner: Gregory Solis
Property Address: 74 S 6th St
Parcel ID: 175559-0010

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

Case Number BOA#24-100081 was withdrawn by the applicant.

D. Case Number: **BOA#24-100082**
Applicant/Owner: Patrick & Whitney VanMeter
Agent: Christa Wellington
Property Address: 3930 Duval Drive
Parcel ID: 181709-0000

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

Ex-Parte Communication:

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

Agent: Christa Wellington, 1210 7th Avenue North, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about neighbor outreach, lot size, and the deck.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Metz, to approve BOA#24-100082 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, January 7, 2025, at 6:00 P.M. There are six scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:39 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT

**Minutes of Board of Adjustment Meeting
held Tuesday, January 7, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

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

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100085**
Applicant/Owner: Robin & Jonnie Cotton
Agent: Jill Kestner
Property Address: 820 3rd Ave North
Parcel ID: 175491-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Jill Kestner, 528 Lora Street, Neptune Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the pavers, the addition to the primary structure, neighbor outreach, lot coverage, and variance criteria.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100085 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot coverage.

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

The motion passed 4-1.

B. Case Number: **BOA#24-100086**
Applicant/Owner: Adam Wolf
Property Address: 1013 8th Ave N
Parcel ID: 179287-0065

City of Jacksonville Beach Land Development Code Section(s): 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".

Ex-Parte Communication:

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

Applicant: Adam Wolf, 1013 8th Avenue North, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the property address, driveway, and neighbor outreach.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Metz, to approve BOA#24-100086 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

C. Case Number: **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

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 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.

Mr. Curley noted that Case BOA#24-100087 would be withdrawn and referred to a memo provided by staff, which addressed Case BOA#24-100087 and Case BOA#24-100088.

D. Case Number: **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

City of Jacksonville Beach Land Development Code 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.

Ms. Williams noted the lot coverage consideration would be postponed until the next meeting.

Ex-Parte Communication:

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

Applicant: Greg Barnett, 1280 Plantation Oaks Drive, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the Land Development Code and neighbor outreach.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100088 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about setbacks, lot size, and hardship.

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

Nays – Matt Metz

The motion passed 4-1.

E. Case Number: **BOA#24-100089**
Applicant/Owner: Salt Air Homes Inc
Agent: Oliver J Kraut
Property Address: 419 5th Ave N (Lot 10)
Parcel ID: 174203-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to postpone BOA#24-100089 and BOA#24-100090 to the February 4, 2025, meeting.

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

The motion passed unanimously.

F. Case Number: **BOA#24-100090**
Applicant/Owner: Salt Air Homes Inc
Agent: Oliver J Kraut
Property Address: 419 5th Ave N (Lot 9)
Parcel ID: 174203-0000

City of Jacksonville Beach Land Development Code 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.

Case Number BOA#24-100090 was deferred to the February 4, 2025, meeting.

PLANNING DEPARTMENT REPORT:

The first reading of the Land Development Code (LDC) was scheduled for the City Council Meeting on February 3, 2025. A Planning Commission Workshop would be held on January 13, 2025, to review and discuss the new LDC. The next scheduled Board of Adjustment Meeting would be held Tuesday, February 4, 2025, at 6:00 P.M. There are three scheduled cases. A Workshop was tentatively planned for March to review the new LDC, with a final date to be determined based on the date of final adoption by the City Council.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

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

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	01/23/2025
SUBJECT:	BOA #100089 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, February 4, 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.

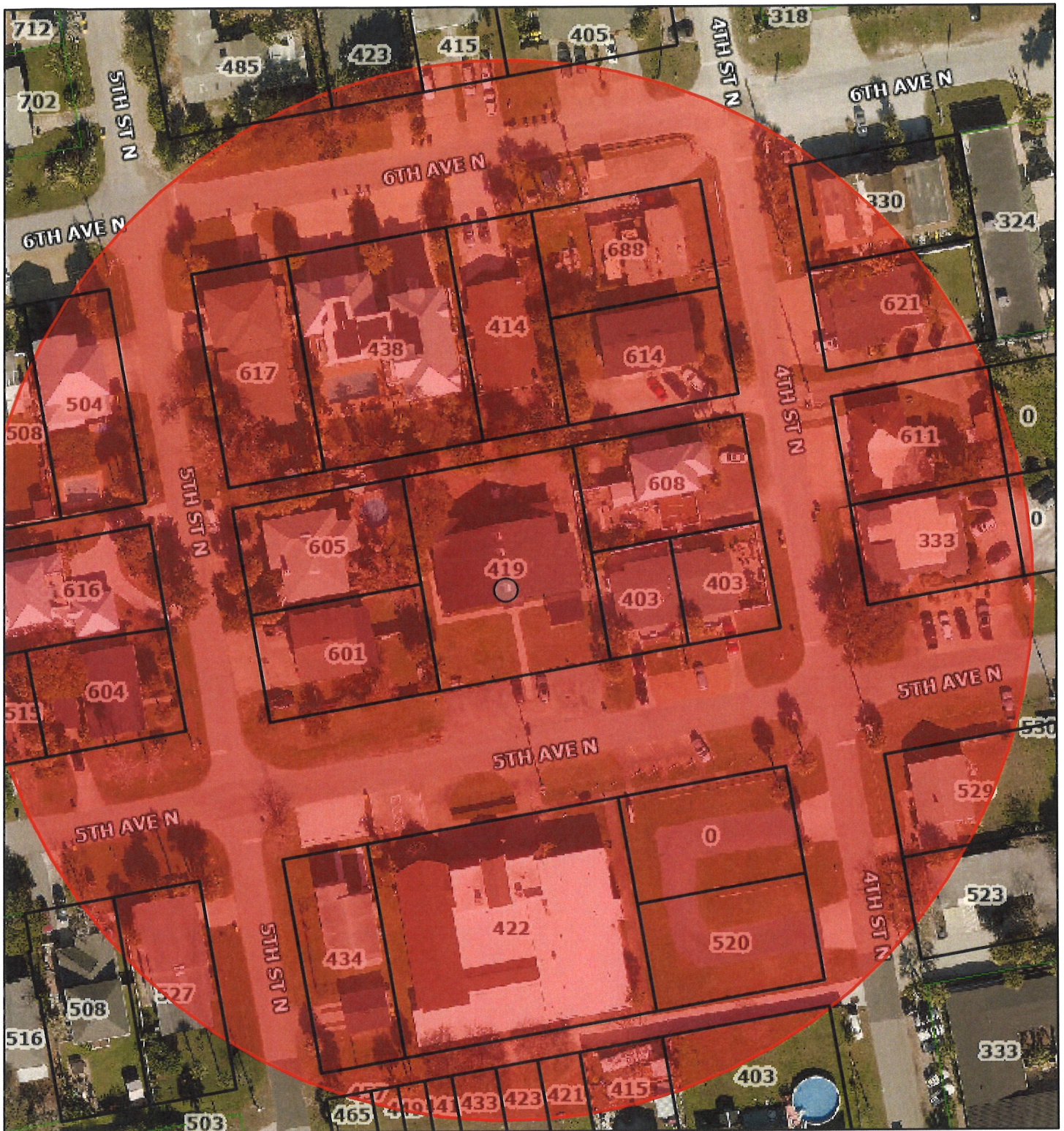
Staff does find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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

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

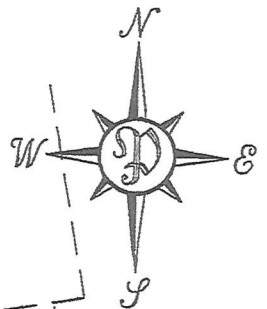
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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
C.L.F. 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



[Signature]

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

LB ~ 6715

LEGEND

- Legend symbols and descriptions:
- 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
 - OHW
 - FFE
 - STY
 - BRL
 - R/W
 - CB
 - EOP
 - RCP
 - OEM
 - FDC
 - RBL
 - (P)
 - (M)
 - (C)
 - Air Conditioner on Pad
 - Overhead Wire/Line
 - Finished Floor Elevation
 - Story
 - Building Restriction Line (Setback) Line
 - Right-of-Way Line
 - Catch Basin
 - Edge of Pavement
 - Reinforced Concrete Pipe
 - Original Equipment Manufacturer
 - Fire Department Connection
 - Reference Bearing Line
 - Plat Call
 - Field Measured Value
 - Calculated Value, from Field Measurements
 - Proposed Concrete

SURVEYOR'S NOTES:

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 PROVIDED. IT IS POSSIBLE THAT THERE COULD EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS (ESPECIALLY ANY EASEMENTS/DOCUMENTS RECORDED AFTER PLAT RECORDATION) OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.
3. MEASUREMENTS HEREON ARE IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.
4. MEASURED BEARINGS HEREON 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 GCK3 GPS RECEIVER 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 (NAD83)-(2011)-(EPOCH 2010.0000).
5. CONTIGUOUS LOTS LIE IN SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.
6. TYPE OF SURVEY: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE.
7. STATED LEGAL PURPOSE OF SURVEY: ACQUISITION, SALE, MORTGAGE, PERMITS, PLANNING.
8. NO FLOOD ZONE DETERMINATION HAS BEEN MADE OR REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.
9. THIS SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBJECTS, IMPROVEMENTS, FOUNDATIONS OR ENCROACHMENTS. SURVEY REFLECTS ABOVE-GROUND FEATURES AND IMPROVEMENTS ONLY.
10. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.
11. THIS SURVEY IS NOT INSURED FOR MULTIPLE USES, FIDUCIARY AND ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFICATEES LISTED HEREON. UTILIZING SURVEY FOR PURPOSES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.
12. CONSTRUCT IMPROVEMENTS TO IRON MARKERS AS DESCRIBED ONLY. WOODEN STAKES/WIRE FLAGS ARE NOT PROPERTY CORNERS.
13. ALL ABOVE-GROUND EVIDENCES OF UTILITIES LIE WITHIN THEIR RESPECTIVE EASEMENTS UNLESS NOTED.
14. PROPOSED BUILDING DIMENSIONS AND THEIR TIES TO ADJACENT PROPERTY OR OTHER LINES ARE COPIED FROM PROVIDED PLANS.
15. ELEVATIONS IF SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
16. DIMENSIONS FOR THE PROPOSED RESIDENCE SHOWN HEREON ARE FROM THE PROVIDED FOUNDATION PLAN.
17. SEE HOUSE PLAN 1855D FOR ADDITIONAL DETAILS.
18. PLAT HEREON CONTAINS NO ANGLES OR BEARINGS FOR COMPARISON TO FIELD MEASURED VALUES.
19. CURRENT FEMA F.I.R. MAPS SHOW PROPERTY IN FLOOD ZONE "X WITH 0.2% ANNUAL FLOOD CHANCE", ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: #12031G241ZL, EFFECTIVE ON 11/2/2018.

Special Note - Liability Notice

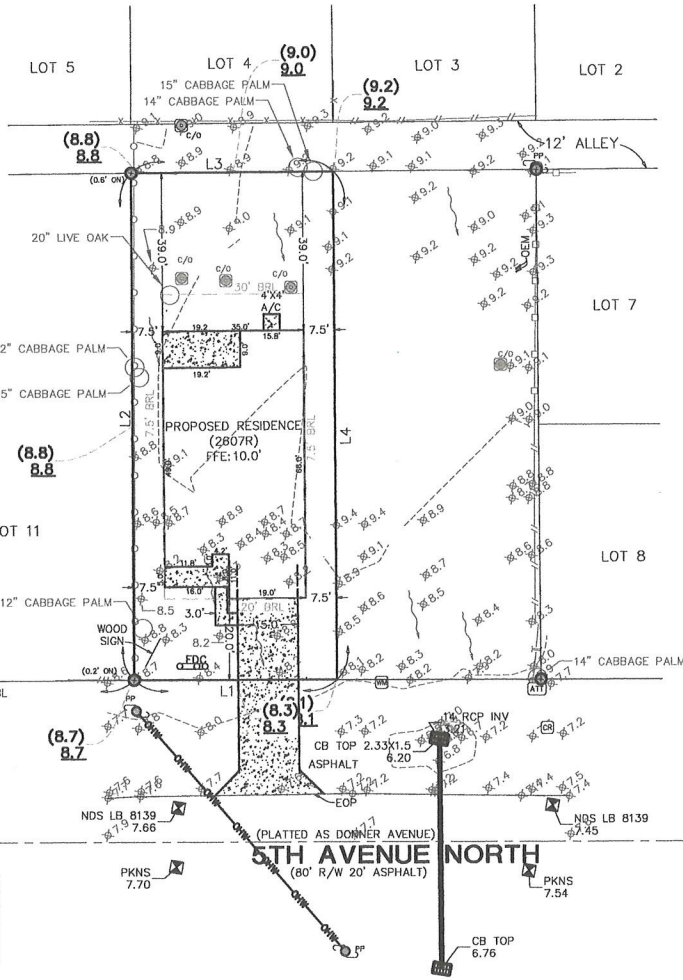
NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

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'
L4(C)	S9°55'27"E	125.19'
L1(O)	---	50.00'
L2(P)	---	125.00'
L3(O)	---	50.00'
L4(P)	---	125.00'



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%)



LEGAL DESCRIPTION

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

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

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Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **AMERICAN CLASSIC HOMES, LLC**

AT: 471 5TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

Drawn By: V6/TM
Field Survey Date: 08/17/2024
FB/PQ: 5/66

Scale 1" = 30 Feet
Drawing/File #: 081224.3

Additional Information/Certifications:
XXXXX

Surveyor's Certification
Digitally signed by Brandon Shugart
Date: 2024.10.16
10:04:26 -04'00'
Signature of Brandon Shugart, PSM #7089
surveying@imecivil.com



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

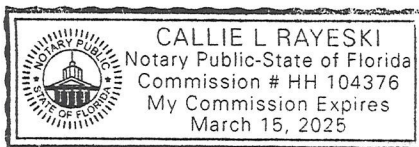
Oliver J Kraut
PRINT APPLICANT NAME

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): _____

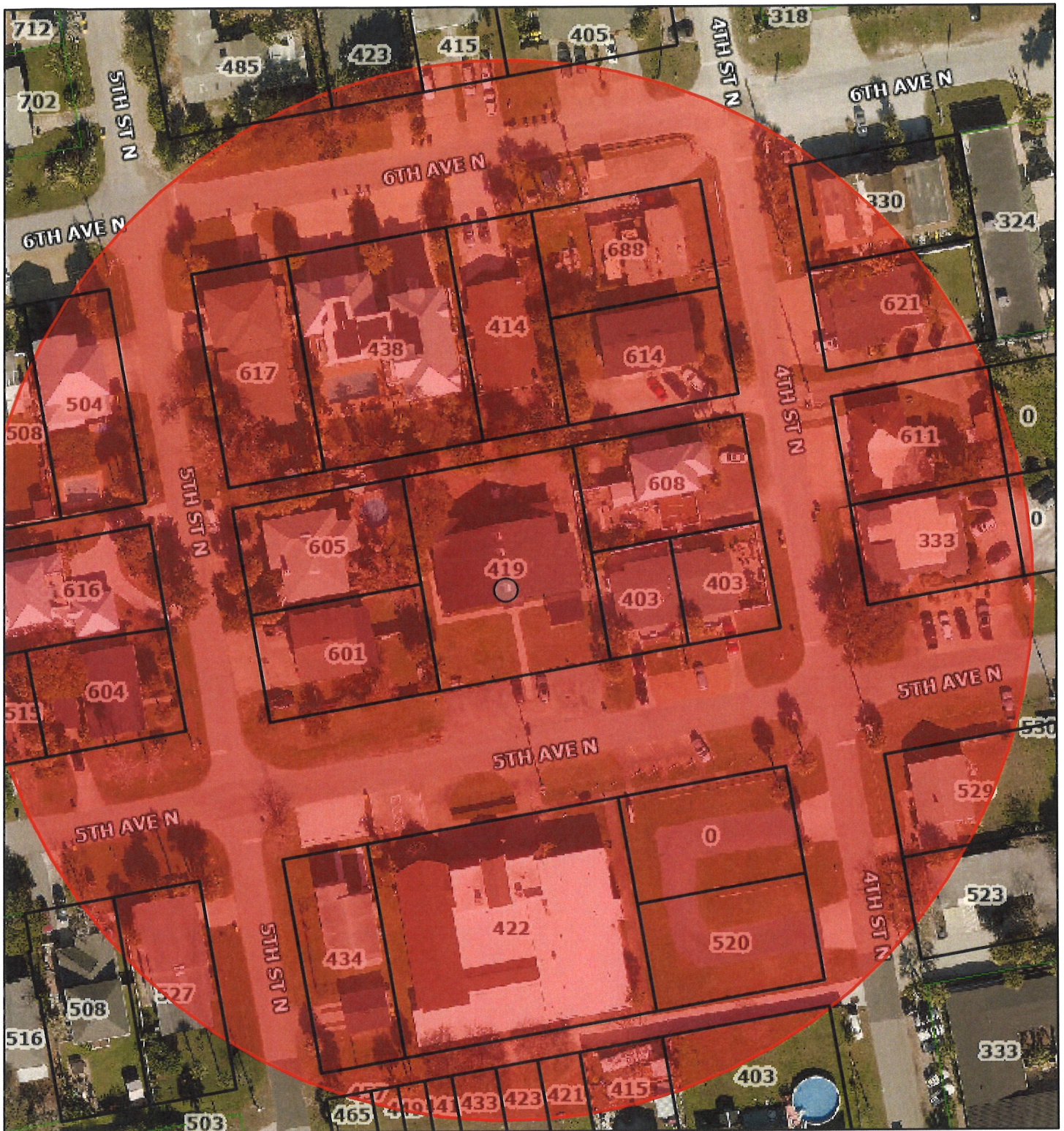
VARIANCE APPLICATION STANDARDS AND CONDITIONS

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.

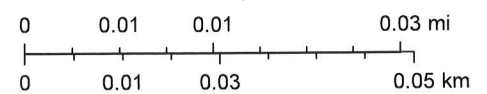
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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

Parcels



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

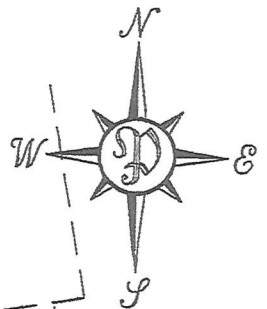
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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
C.L.F. 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

	= 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 RIESER	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
10.0	= 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 UNRECORDED EASEMENTS, ENCUMBRANCES, EASEMENTS, EASEMENTS (ESPECIALLY ANY EASEMENTS/DOCUMENTS RECORDED AFTER PLAT RECORDATION) OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

3. **THESE SURVEYED BENCHMARKS WERE OBTAINED IN CONFORMANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.**

4. **THE BEARINGS AND DISTANCES 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, AND A SOKKIA SETBACK SURVEYING TOTAL STATION, ALL OF THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983.**

5. **ADJACENT LOTS (1001)-(1003) DATED 2010, 2010.**

6. **CONTIGUOUS LOTS LIE IN SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.**

7. **STATED SURVEY: PLAT PLAN - SHOWING BOUNDARY TOPO AND TREE.**

8. **TYPED LEGAL DESCRIPTION, EASEMENTS, ENCUMBRANCES, EASEMENTS, PERMITS, PLANNING, AND/OR ZONING DETERMINATION HAS BEEN MADE OR REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.**

9. **THIS SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBJECTS, ENCUMBRANCES, ENCUMBRANCES, SURVEY REFLECTS ABOVE-GROUND FEATURES AND IMPROVEMENTS ONLY.**

10. **THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES. ALL INFORMATION IS NOT INTENDED FOR MULTIPLE USES. FIDUCIARY AND ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFIES LISTED HEREON UTILIZING SURVEY FOR PURPOSES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE.**

11. **ALL CORNER MARKERS ARE IDENTIFIED AS DESCRIBED. ONLY. WOODEN STAKES/MERGE FLAGS ARE NOT PROPERTY CORNERS.**

12. **ALL ABOVE-GROUND EVIDENCES OF UTILITIES LIE WITHIN THEIR RESPECTIVE EASEMENTS AND ARE NOT NOTED.**

13. **PROPOSED BUILDING DIMENSIONS AND TIES TO ADJACENT PROPERTY OR OTHER LINES ARE COPIED FROM PROVIDED PLANS.**

14. **THE SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.**

15. **DIMENSIONS FOR THE PROPOSED RESIDENCE SHOWN HEREON ARE FROM THE PROVIDED FOUNDATION PLAN.**

16. **SEE HOUSE PLAN 18550 FOR ADDITIONAL DETAILS.**

17. **PLAT HEREON CONTAINS NO ANGLES OR BEARINGS FOR COMPARISON TO FIELD MEASURED VALUES.**

18. **CURRENT FEMA F.I.R. MAPS SHOW PROPERTY IN FLOOD ZONE "X WITH 0.2% ANNUAL FLOOD EXCEEDANCE" ACCORDING TO FLOOD EXCESSANCE RATE MAP PANEL: #20301C041Z01, EFFECTIVE ON 11/2/2018.**

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

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'
L4(C)	S9°55'27"E	125.19'
L1(D)	---	50.00'
L2(P)	---	125.00'
L3(D)	---	50.00'
L4(P)	---	125.00'



GRAPHIC SCALE



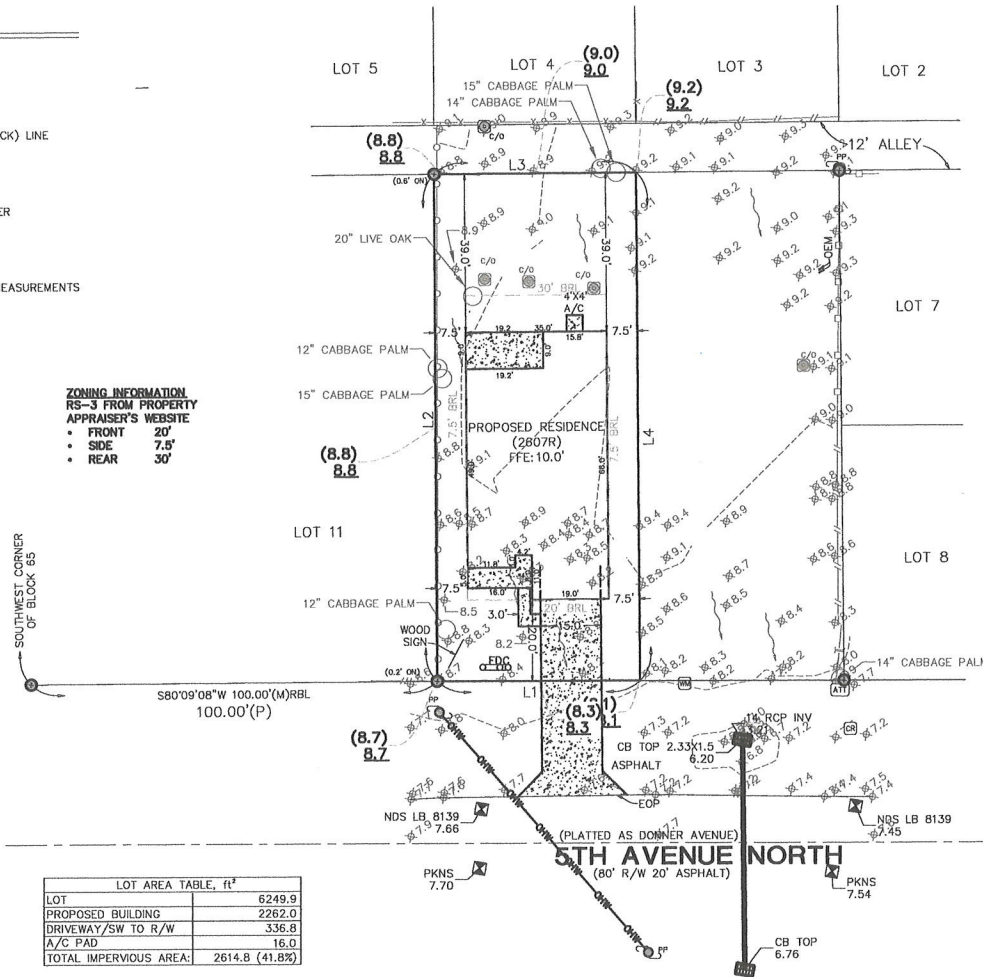
0 30 45

(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%)



Digitally signed
by Brandon
C. Shugart
Date: 2024.10.16
10:04:26 -0400

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
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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

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

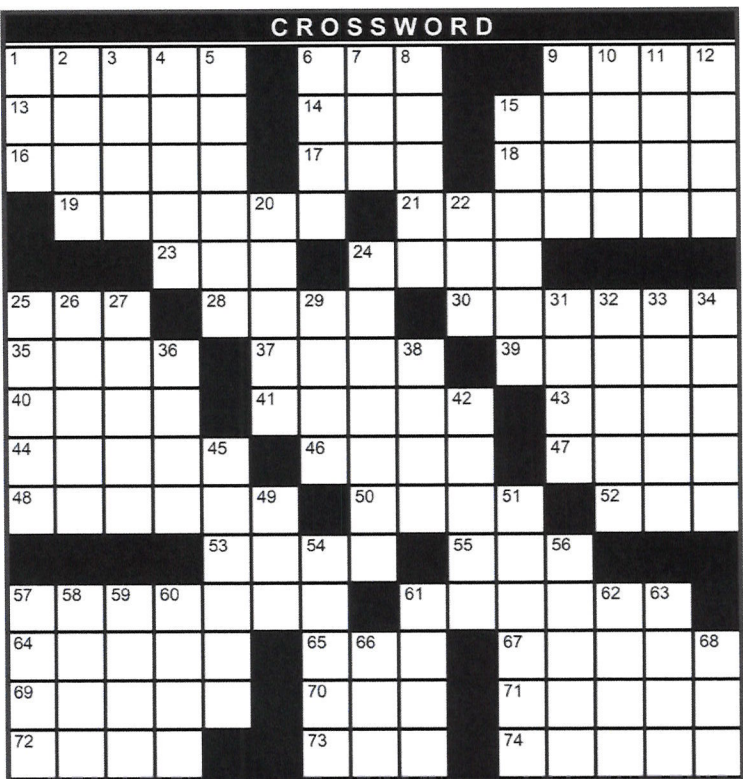
Project's "Eye in the _____"

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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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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- 300 Pets
310 Pets for Sale
330 Stables/Livestock
340 Lost/Found Pets
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Service Guide
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602 Alterations
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608 Auto Repair
609 Bus. Services
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634 Lawn Mower Services
635 Lawn Svc./Landscpg
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Service Guide cont.

- 648 Pressure Washing
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840 Garage Sales
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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 \$983.25
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.

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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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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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
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F	L	O	W	E	R	S		F	R	A	N
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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

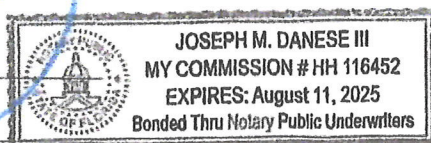
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this May 31, 2022 by Lisa Pardee, President of 419-5th Ave N Inc. a Florida corporation who is personally known to me or who has produced a drivers license as identification.

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:	01/23/2025
SUBJECT:	BOA #24-100090 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, February 4, 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.

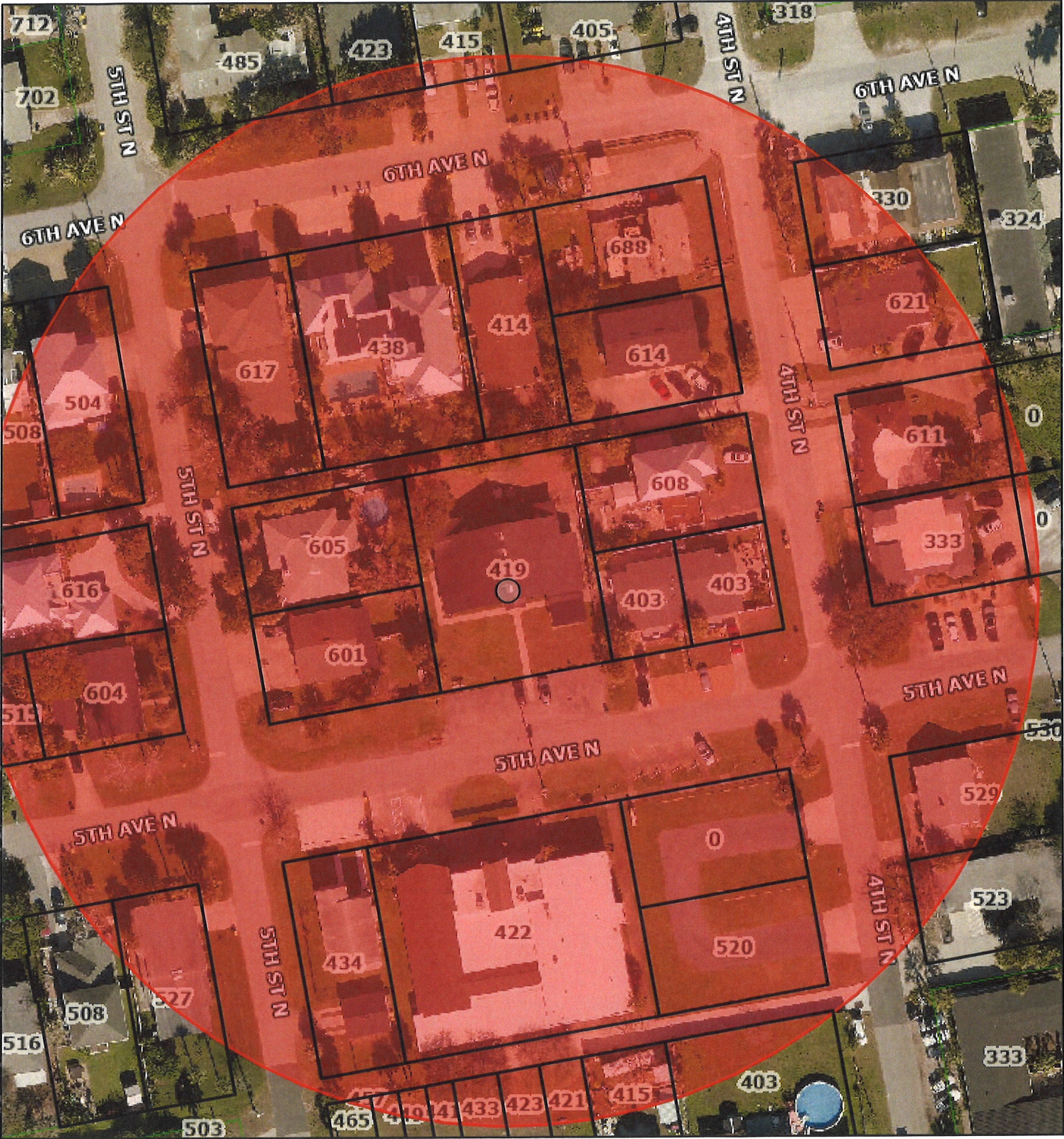
Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

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

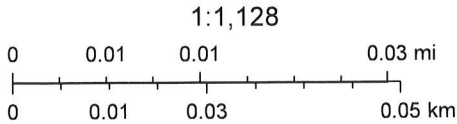
ATTACHMENTS:

1. 24-100090pics
2. 24-100090



December 11, 2024

 Parcels



NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSSED SURVEYOR & MAPPER ORDER NO. 2017-035

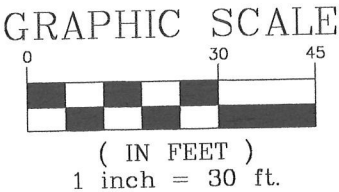
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
= POWER POLE
= CABLE RIESER
= WATER METER
= AMERICAN TELEPHONE AND TELEGRAPH BOX
= CLEAN OUT
= 6' BLOCK WALL
= 4' CHAIN LINK FENCE
= 6' WOOD FENCE
= 6' PLASTIC FENCE
= 4' WOOD FENCE
= EXISTING ELEVATION
= PROPOSED ELEVATION
= EXISTING GROUND ELEVATIONS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

- OHW = 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
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
 = PROPOSED CONCRETE

BEEN FURNISHED BY CLIENT AND/OR HIS/HER AGENTS.
TRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO
HAVE BEEN PROVIDED. IT IS POSSIBLE THAT THERE COULD EXIST
UNRECORDED DEEDS, EASEMENTS (ESPECIALLY ANY
RECORDED AFTER PLAT RECORDATION) OR OTHER INSTRUMENTS
PROPERTY.)
ARE IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED
STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT
TECHNIQUES.
HEREON ARE BASED ON A FLORIDA DEPARTMENT OF
MARK "BART" AND "KREG", WHICH WERE DERIVED FROM A
REM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3
AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE
REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE
REFERENCE TO NORTH AMERICAN DATUM OF 1983
2010.0000).
SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.
PLAN - SHOWING BOUNDARY TOPO AND TREE
OF SURVEY: ACQUISITION, SALE, MORTGAGE, PERMITS, PLANNING.
INATION HAS BEEN MADE OR REQUESTED FOR THIS PROPERTY
THIS SURVEY.
TENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBJECTS,
IONS OR ENCROACHMENTS. SURVEY REFLECTS ABOVE-GROUND
ENTS ONLY.
REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.
INSURED FOR MULTIPLE USES. FIDUCIARY AND ALL OTHER
ED TO CERTIFYEES LISTED HEREON UTILIZING SURVEY FOR
17 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.
NTS TO IRON MARKERS AS DESCRIBED ONLY. WOODEN
NOT PROPERTY CORNERS.
JENCES OF UTILITIES LIE WITHIN THEIR RESPECTIVE EASEMENTS

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.

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'
L2(P)	---	125.00'
L3(D)	---	50.00'
L4(P)	---	125.00'



- 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.

Certification
This document is
Digitally signed
by Brandon

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

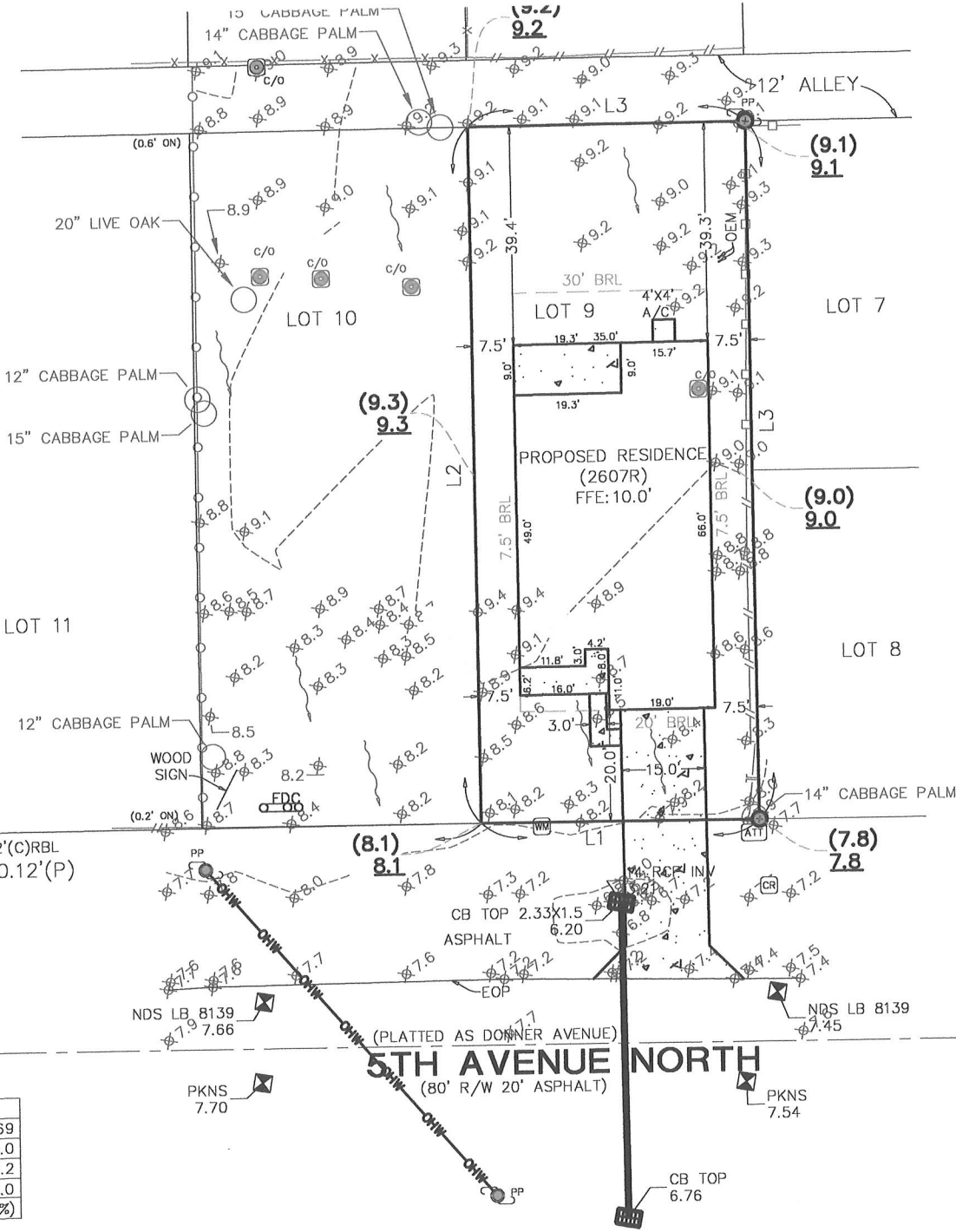
IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

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

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%)





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 Oliver J Kraut 11-22-2024
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 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

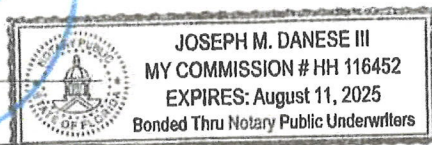
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this May 31, 2022 by Lisa Pardee, President of 419-5th Ave N Inc. a Florida corporation who is personally known to me or who has produced a drivers license as identification.

Notary Public

Print Notary Name

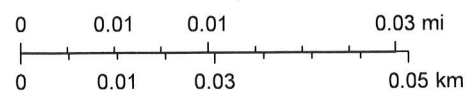
My Commission Expires: _____

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

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)
- 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.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



LB ~ 6715

OHW	= 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
(C)	= CALCULATED VALUE, FROM FIELD MEASUREMENTS
	= PROPOSED CONCRETE

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'
L2(P)	--	125.00'
L3(D)	--	50.00'
L4(P)	--	125.00'



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%)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Certification
Digitally signed
by Brandon

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

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

ADDRESS OF PROPERTY SHOWN 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 _____"

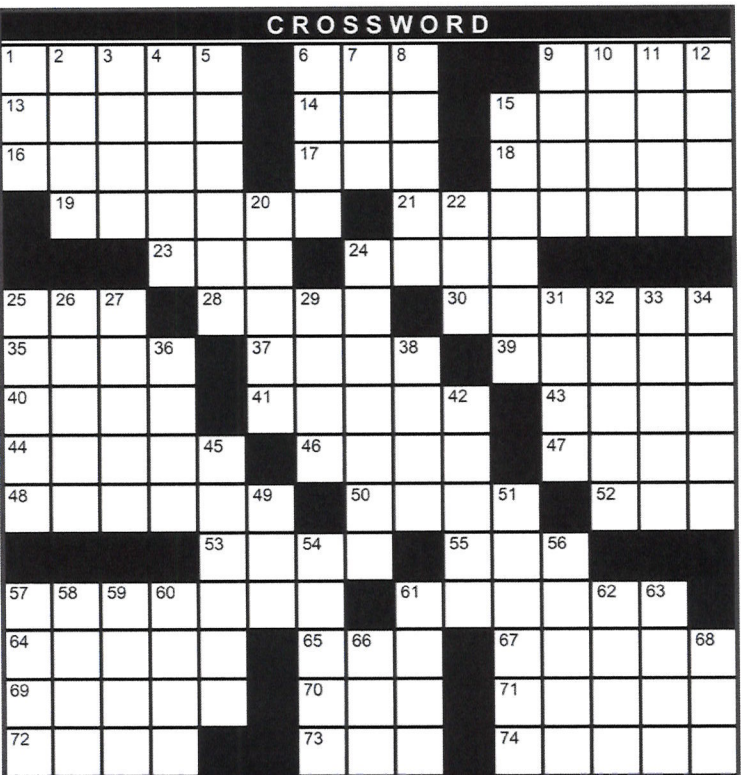
53. _____ of passage
55. *Milton's center
57. *Miley Cyrus' Grammy-winning Record of the Year in 2024
61. *2024 Summer Olympic Games host
64. Cat's nine
65. Lowest or highest card
67. Accustom
69. E-wallet content
70. Backstabber
71. N in RN
72. Whipping mark
73. R&R spot
74. Support person

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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The Beaches Leader/Ponte Vedra Leader

The Beaches MARKETPLACE CLASSIFIEDS

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FOR THURSDAY PAPER

FAMILY RATE:
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47¢ each add'l word

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47¢ each add'l word

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classified@beachesleader.com

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Monday - Wednesday
9 am to 5 pm

PO Box 50129
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
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.
710 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 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

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

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.

REPAIRS/IMPROVEMENT

665

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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

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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

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 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)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.

AUCTIONS

815

FIREARMS AUCTION LIVE, ONLINE & PHONE BIDDING December 13th 1pm & 4th 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:	01/23/2025
SUBJECT:	BOA #24-100087 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, February 4, 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:

Section(s): 34-336(e)(1)(c)(1), for front yard setback of 20 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 50% 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**

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 7,714 square feet, with 81 feet of street frontage on Ocean Drive and 103 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. On January 7th of this year a variance was applied 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. However, this case was advertised wrong and deferred to the February 4th meeting. The applicant is now asking for a variance for front yard setback of 20 feet in lieu of 25 feet minimum, for a rear yard setback of 20 feet in lieu of 30 feet minimum, and for 50% 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.

BOA#24-100087- Deferred
No active code case.

STAFF ANALYSIS:

The applicant is proposing to construct one new single-family home on new Lots A and leave B vacant for future construction. This will be created by replating 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 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%. 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 7,714 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, for a rear yard setback of 20 feet in lieu of 30 feet minimum, and for 50% 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.

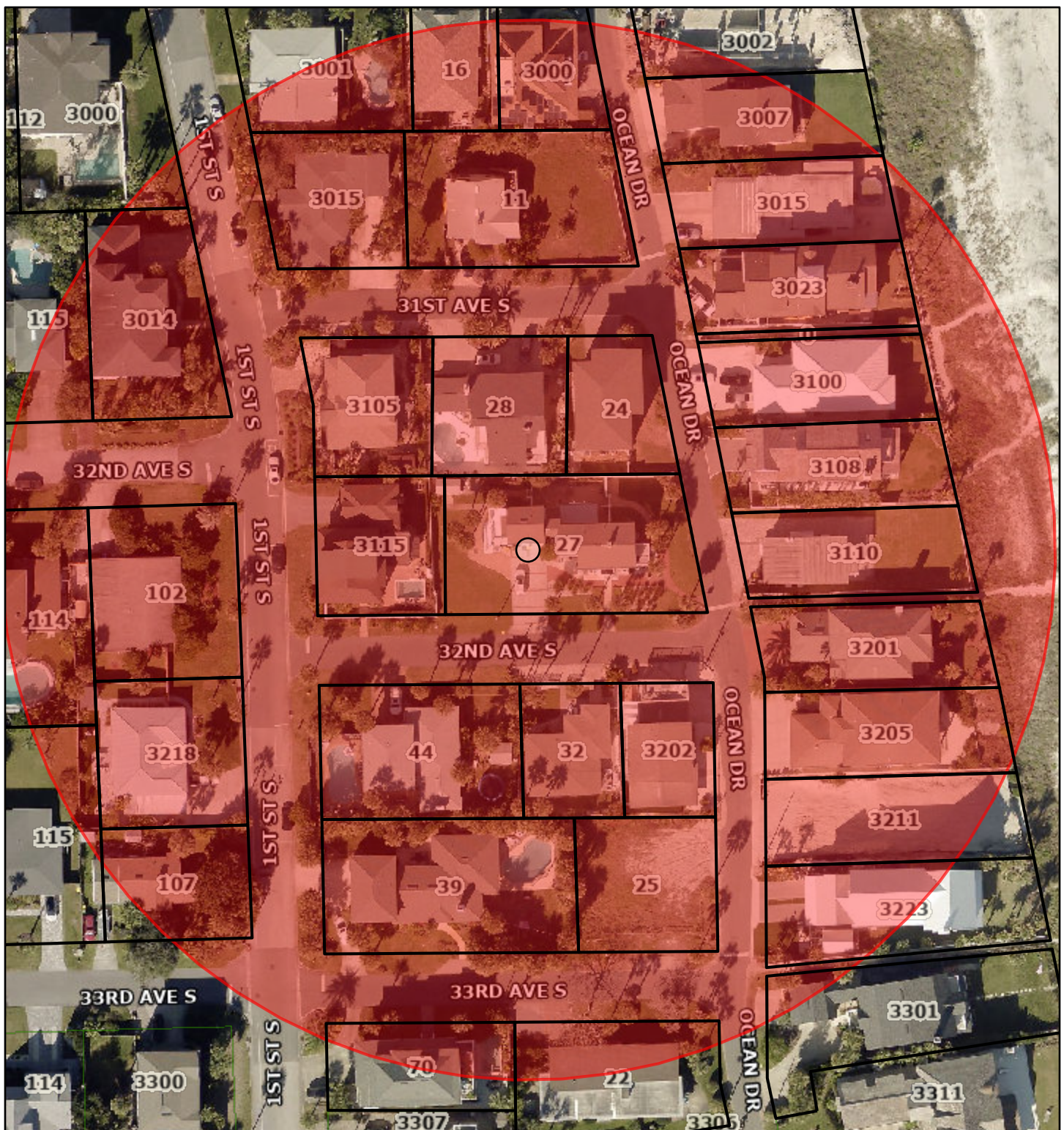
Staff does find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted Comprehensive Plan.

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#24-100087

ATTACHMENTS:

1. 24-100087pics
2. 24-100087

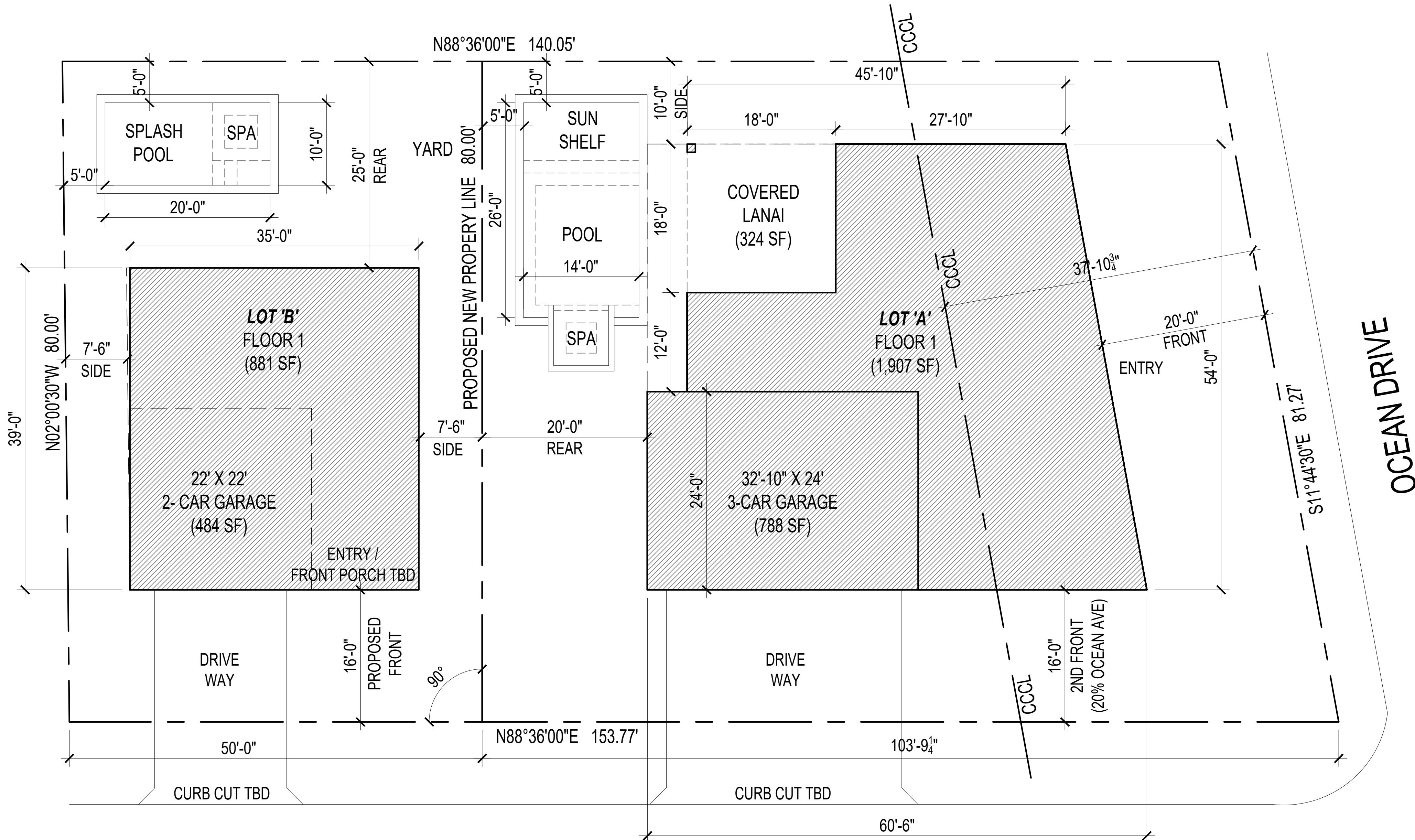


December 11, 2024

 Parcels

1:1,128

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km



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

32ND AVENUE SOUTH

COVER SHEET / SITE PLAN

1 1/8" = 1'-0" OPTION 'B' - EAST / BEYOND CCCL

- 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 'B':

STREET / FRONT	16' PROPOSED
SIDE	7'-6" PROPOSED
REAR	25' PROPOSED

LOT COVERAGE:

TOTAL LOT AREA:	11,747 SF
NEW LOT 'A'	7,714 SF
50% TOTAL LOT IMPERVIOUS =	3,857 SF (ALLOWABLE)
MAIN HOUSE FL1	1,985 SF
COV. LANAI	324 SF
3-CAR GARAGE	788 SF
TOTAL BLDG	3,097 SF (40.1%)
NEW LOT 'B'	4,033 SF
35% =	1,691 SF (BUILDING ALLOWABLE)
50% TOTAL LOT IMPERVIOUS =	2,016.5 SF (ALLOWABLE)
MAIN HOUSE FL1	881 SF
2-CAR GARAGE	484 SF
TOTAL BLDG	1,365 SF (36.8%)

PROPOSED HOUSE(S) SF CALC:

NEW LOT 'A'	7,714 SF
MAIN HOUSE FL1	1,907 SF
FL2 (APPROX. SF)	2,747 SF
FL3 (APPROX. SF)	TBD SF
TOTAL A/C SF	4,732 SF OR LARGER (TBD)
3-CAR GARAGE	788 SF
COV. LANAI	324 SF
TOTAL BLDG	5,844 SF (TBD)
NEW LOT 'B'	4,033 SF
MAIN HOUSE FL1	881SF
FL2 (APPROX. SF)	1,365 SF
FL3 (APPROX. SF)	1,365 SF
TOTAL A/C SF	3,611 SF (TBD)
COV. PRCHS TBD	TBD SF
2-CAR GARAGE	484 SF
TOTAL BLDG	4,095 SF (TBD)

STAM RESIDENCE

27 32ND AVENUE SOUTH

JACKSONVILLE BEACH, FL 32250

DUVAL COUNTY

RAE

design

243 South Roseme Blvd
Jacksonville Beach, FL 32282
P 904.243.2422
F 904.243.2422

CLIENT STAM

DATE 01.26.25

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
RECEIVED
24-100087
NOV 19 2024

**PLANNING
DEPARTMENT**

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

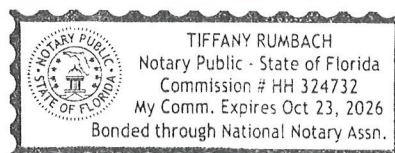
Greg Barnett
PRINT APPLICANT NAME

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)

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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:

Christian Retana
Print Name: Christian Retana

Print Name: _____

GRANTOR:

Satyaprakash Krishnarao
SATYAPRAKASH KRISHNARAO

Signed, sealed and delivered
in the presence of:

Christian Retana
Print Name: Christian Retana
Brennan
Print Name: Brennan

GRANTOR:

Jennifer Krishnarao
JENNIFER KRISHNARAO

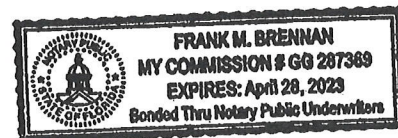
STATE OF FLORIDA
COUNTY OF Duval

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.

Frank M. Brennan
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.

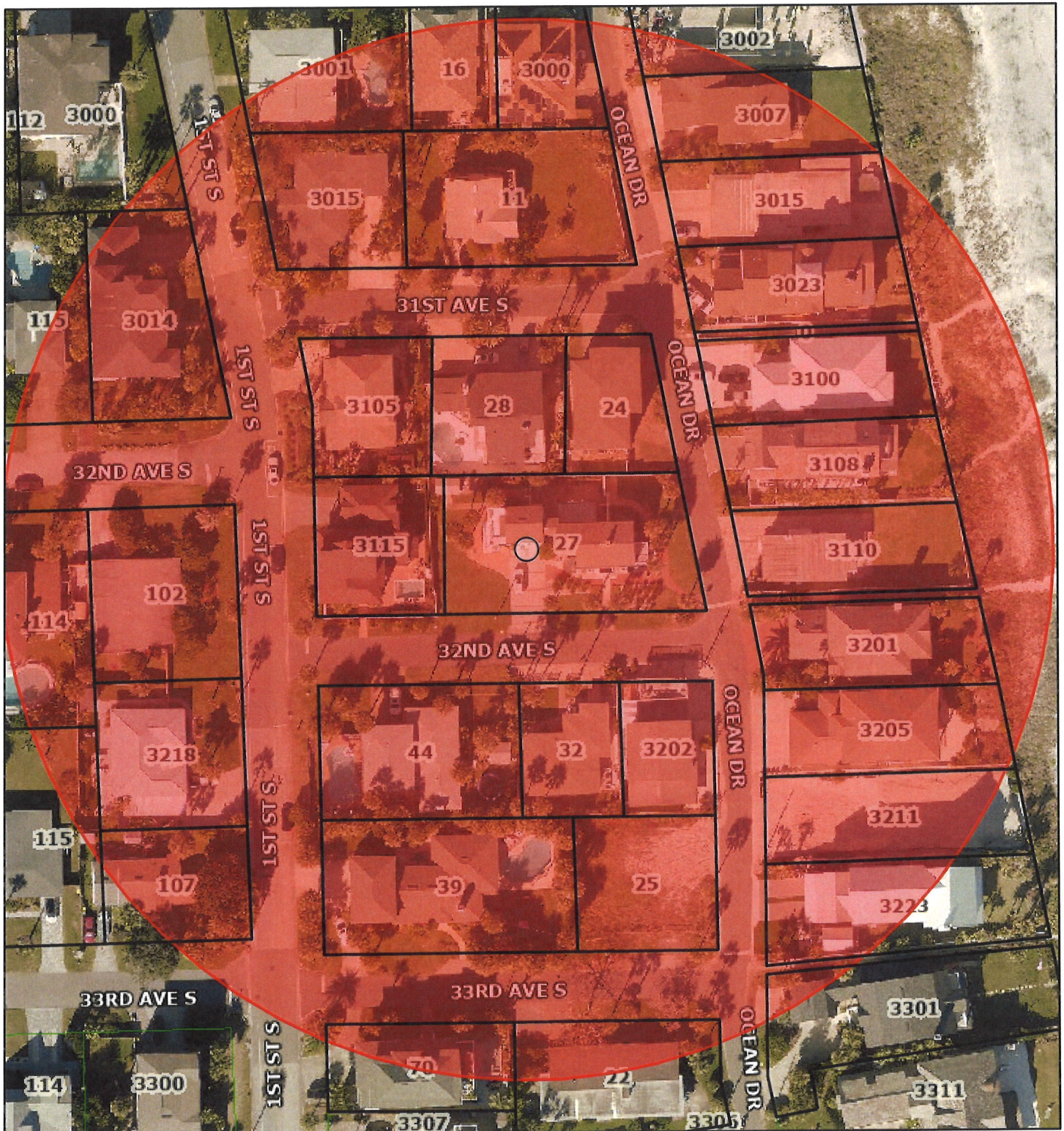
27 32nd Avenue S.
Jacksonville, FL 32250

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', written over the printed name.

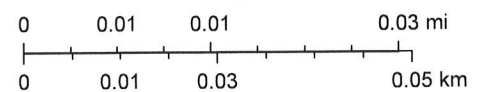
Satyaprakash C. Krishnarao
Manager, Nammamane LLC



December 11, 2024

 Parcels

1:1,128



RECEIVED

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)

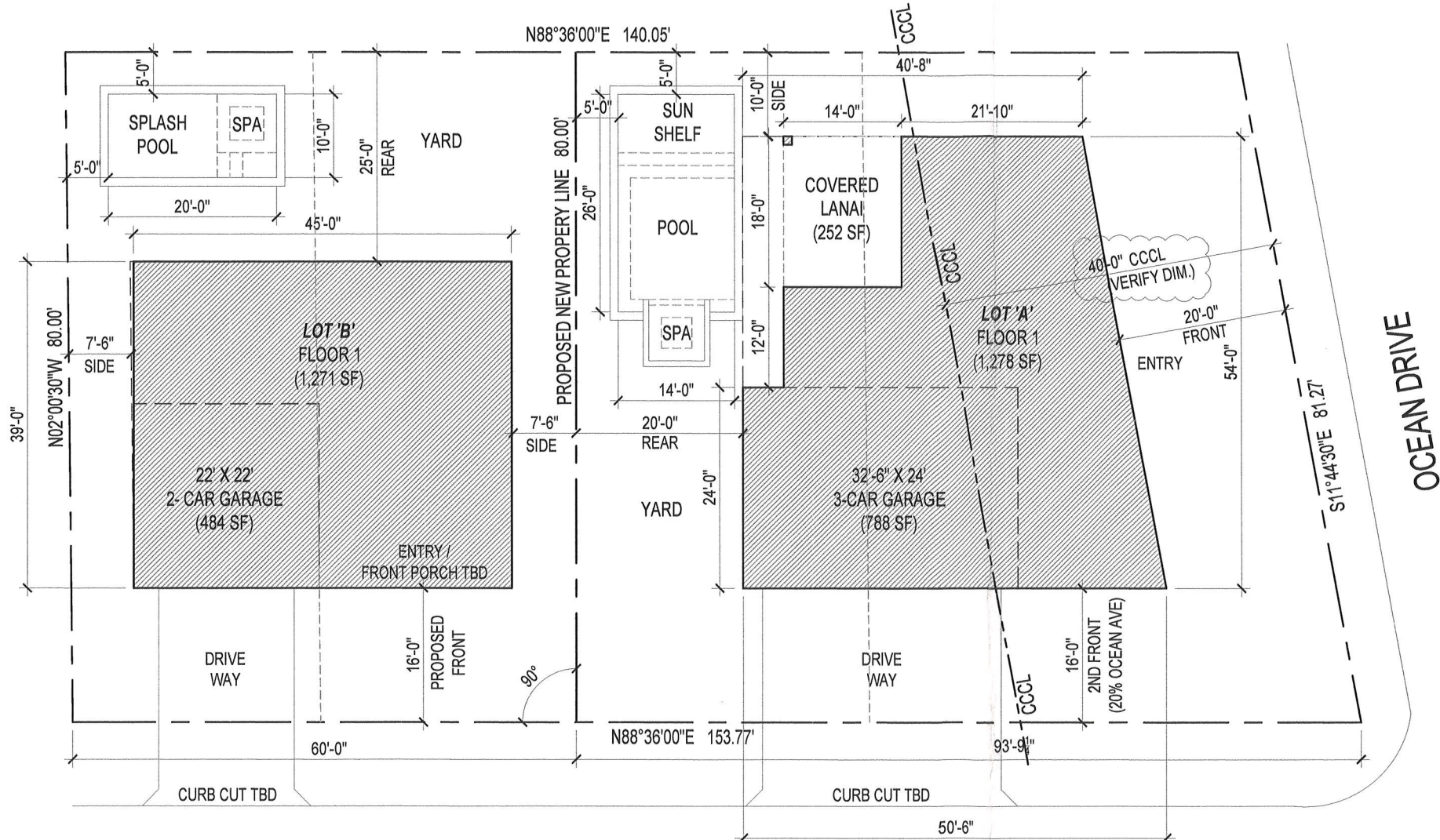
MAIN HOUSE FL1 1,271 SF
2-CAR GARAGE 484 SF
TOTAL BLDG 1,755 SF (36.3% > 64 SF DIFF.)

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



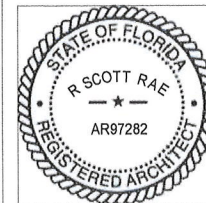
RAE
design
345 South Roscoe Blvd
Ponte Vedra Beach, FL
32082
P 772 483 7422

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. Venum, 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

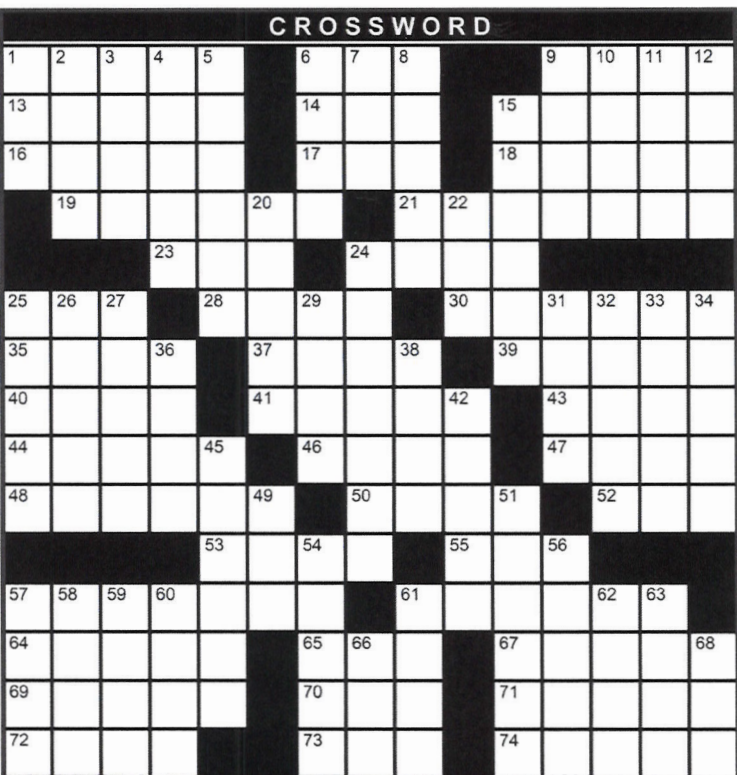
Project's "Eye in the _____"

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. 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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Real Estate	Rentals
100 Real Estate	200 Rental
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120 Homes for Sale	225 Wanted to Rent
125 Real Estate	230 Condo for Rent
130 Condos	240 M.H. for Rent
140 Mortgages	260 Vacation Rental
150 Mobile Homes	270 Rental to Share
160 Comm. Property	275 Marine for Rent
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185 Industrial Warehouse	285 Comm. Rental

Pets & Animals

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815 Auctions
820 Wanted to Buy
825 Trade
830 Consignment
840 Garage Sales
850 Jax Beach
852 Neptune Beach
854 Atlantic Beach
856 Mayport
857 Ponte Vedra
858 West Beaches
859 Jacksonville
860 Flea Market
862 Estate Sales

Transportation

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

LEGAL NOTICES

425

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 lot 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): 34-336(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 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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STEVENS MODEL 77B 18 gauge pump shot gun w/ adjustable choke. New Range bag & box of No. 4 shells. Asking \$300 cash. (904) 534-8627.

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

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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

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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 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 1FDHF25H0VECO7456 \$1,159.35
2005 INFI JNKC54E95M403409 \$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 4T1BE46K2U7U693890 \$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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WICKED	DUAL	LIPAL
SEX	DULL	
HAP	SARI	TOPICS
ALIT	CAVA	MOOLA
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ECASH	RAT	NURSE
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ACROSS

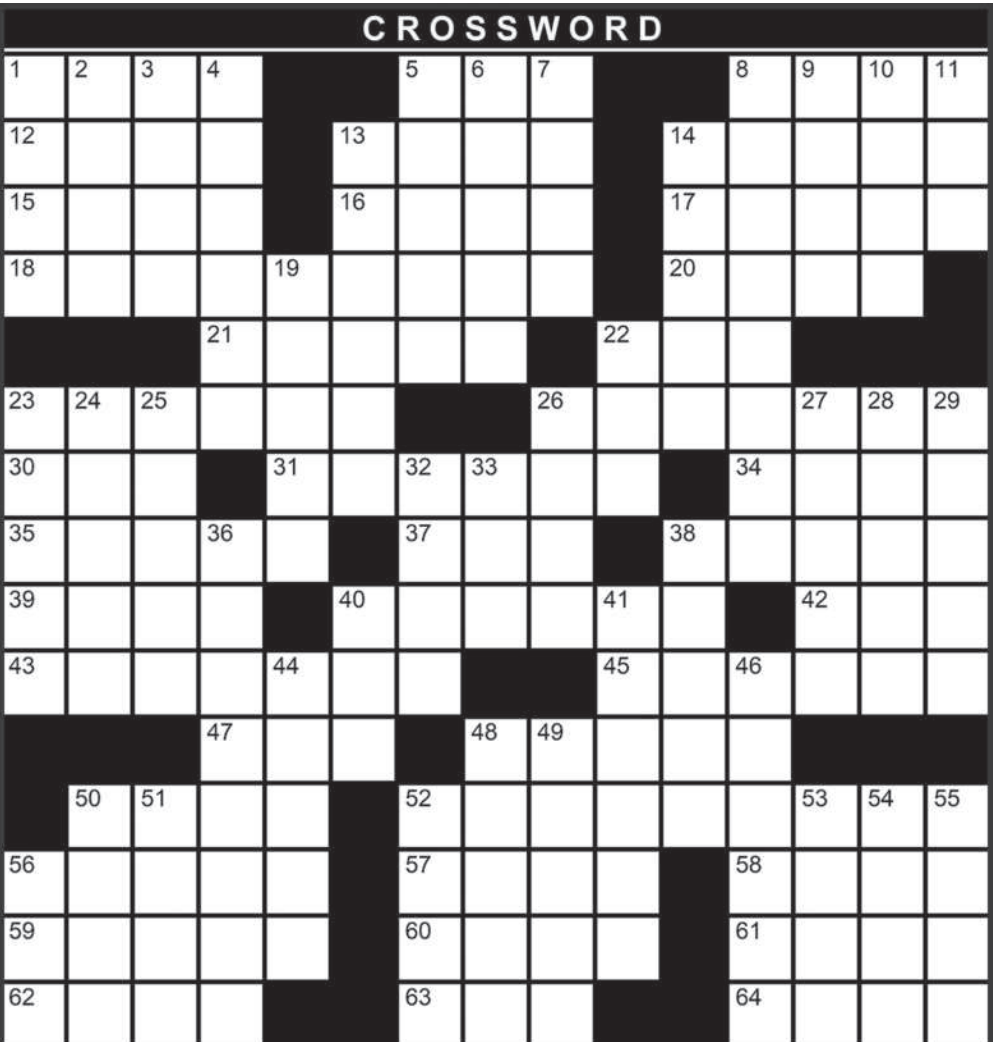
1. Larger-than-life
5. Capone's family
8. Wild swine
12. "You're not allowed," to a baby
13. Deal with it
14. Cunningly
15. Shower with affection
16. Allege
17. City in Belgium
18. *Snow Day exercise?
20. Poet Pound
21. Ovine sign of the zodiac
22. Tasseled hat
23. All together (2 words)
26. Military College of South Carolina, with The
30. For every
31. a.k.a. association football
34. *All-day Snow Day garb?
35. Delete
37. Crude fuel
38. Read-only disc
39. Good's counterpart
40. Popular flowering shrub
42. Female ancestor
43. Two heads are better than one, e.g.
45. Bering Strait state

47. Rudolph's Clarice, e.g.
48. Like thick smoke
50. Fountain option
52. *No two are alike, sing.
56. Surround (2 words)
57. Tangerine plus grapefruit
58. *Like a river, with over
59. #51 Down, pl.
60. Heidi's "Magic Wooden Shoe"
61. Olufsen's partner
62. Sound of a bell
63. Not him
64. Surfer's stop

DOWN

1. Odds' partners
2. Tubby little cubby
3. "He's Just Not That _____ You"
4. Of the same period
5. *Popular Snow Day pastime
6. Some tournaments
7. Zugspitze, e.g.
8. *Severe weather
9. Deed hearing
10. Algae, sing.
11. Marble bread
13. _____ Jack, English pirate
14. *As opposed to rain
19. Irregular
22. Type of conifer

23. Musketeers' swords
24. High-strung
25. Cerebellum location
26. Unit of life
27. Students' dwellings
28. *Snow Day reading choice
29. Helping theorem
32. *Like soft pj's
33. Intelligence org.
36. *Slope fun
38. Shorter than California
40. Number of years
41. No, it doesn't crawl in one's ear
44. Horse of certain color, pl.
46. Spontaneous additions
48. Obtuse one
49. Tom Cruise's "The _____ of Money"
50. Highway hauler
51. Bad sign
52. Of a particular kind
53. Smoothie berry
54. Superman's last name
55. Part of a seat
56. *Like chocolate on a Snow Day



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100 Real Estate

110 Lots/Land for Sale

120 Homes for Sale

125 Real Estate

Wanted

130 Condos for Sale

140 Mortgages

150 Mobile Homes

for Sale

180 Comm. Property

185 Industrial/Warehouse

Rentals

200 Rental

215 Home for Rent

225 Wanted to Rent

230 Condo for Rent

240 M.H. for Rent

260 Vacation Rental

270 Rental to Share

275 Room for Rent

280 Office Space

285 Comm. Rental

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530 Bus. Opportunity

540 Child Care

550 Work Wanted

555 Career/Seminars

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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/Landscpp

636 Locksmith

637 Marine/Coast

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 Tile

680 Upholstery

685 Wallpapering

690 Water Treatment

Health Services

700 Massage Therapy

710 Health Care Serc.

610 Caregivers

For Sale

800 For Sale

805 Music & Instr.

810 Antiques

815 Auctions

820 Wanted to Buy

825 Trade

830 Consignment

Garage Sales

840 Garage Sales

850 Jax Beach

852 Neptune Beach

854 Atlantic Beach

856 Mayport

857 Ponte Vedra

858 West Beaches

859 Jacksonville

860 Flea Market

862 Estate Sales

Transportation

905 Auto Rental

915 Boats

930 Motorcycles

950 Campers/RV's

970 Trucks/Vans

980 Automobiles

LEGAL NOTICES

425

interested are notified to be present at the times and place listed above and they shall be heard.

If any person decides to appeal any decision at any meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact the City Clerk's Office at City Hall or by telephone at (904) 247-5800 no later than five (5) days prior to the hearing or proceeding for which this notice has been given.

BL 1/9/2025

PUBLIC HEARING NOTICE

The CITY OF ATLANTIC BEACH City Commission will hold a public hearing to consider and take action on the following item(s) on Monday, February 24, 2025, at 6:00 PM or as soon thereafter as can be heard in the Atlantic Beach Commission Chambers at 800 Seminole Road, Atlantic Beach, FL, 32233:

WAIV25-0001

386 7th Street (RE# 169914-0100), Brian Derr

WAIV25-0001 is a request for a waiver from Section 19-1 to allow a landscaping wall in city right-of-way at 386 7th Street.

All information related to the item(s) above is available for review on the city of Atlantic beach webpage under Public Notices https://www.coab.us/960/Public-Notices or at City Hall, 800 Seminole Rd., Atlantic Beach or by calling 904.247-5941. Interested parties may appear at the public hearing.

PUBLIC HEARING NOTICE

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APP25-0001

223 Ocean Boulevard (RE# 170194-0000), Peter Trofimenko

Appeal of the Community Development Board (CDB) decision for denial of ZVAR24-0015. The CDB denied a request for a variance from Section 24-85(b) to expand a nonconforming structure and Section 24-106(e) to exceed the minimum twenty (20) foot rear yard setback to construct a second story addition over an existing nonconforming structure at 223 Ocean Boulevard

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ORDINANCE NO. 5-25-69

AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA, AMENDING SECTION 2-16 OF THE CITY CODE TO CHANGE THE REGULAR MEETING TIME OF THE CITY COMMISSION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 5-25-70

AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, COUNTY OF DUVAL, STATE OF FLORIDA, AMENDING CHAPTER 2, ADMINISTRATION, DIVISION 2 - SPECIAL MAGISTRATE, SECTION 2-143, SPECIAL MAGISTRATE APPOINTMENT; QUALIFICATIONS; TERM, AND SECTION 2-144 SPECIAL MAGISTRATE COMPENSATION OF THE CITY OF ATLANTIC BEACH CODE OF ORDINANCES; PROVIDING FOR ADOPTION OF SAID AMENDMENTS; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The full text of the above ordinance is available for public inspection in the office of the City Clerk. All persons

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815 Atlantic Boulevard (RE# 177653-0060), Arly Bluett

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BL 1/9/2025

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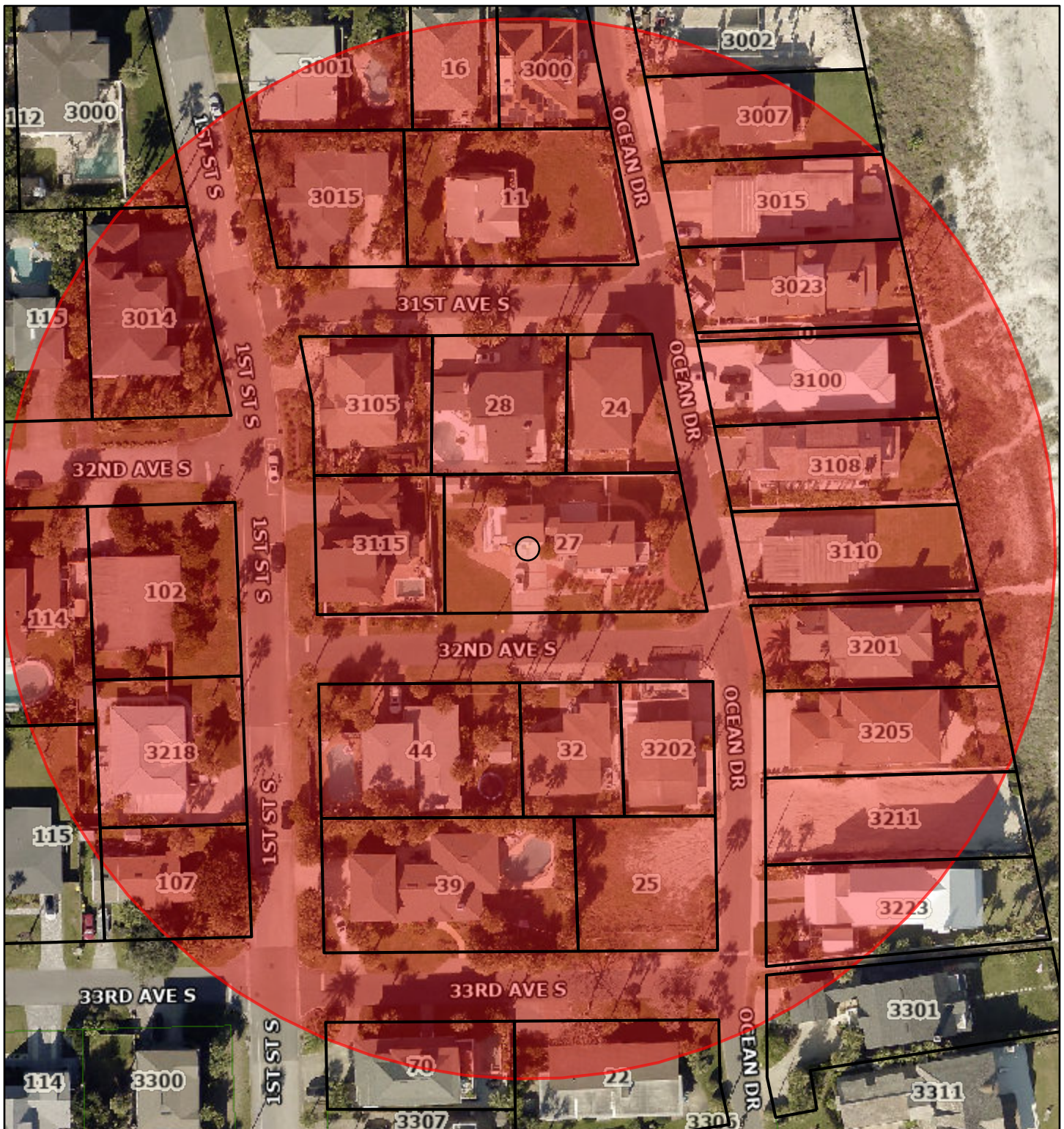
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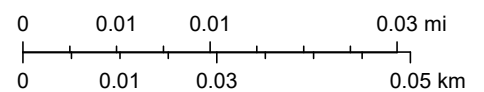
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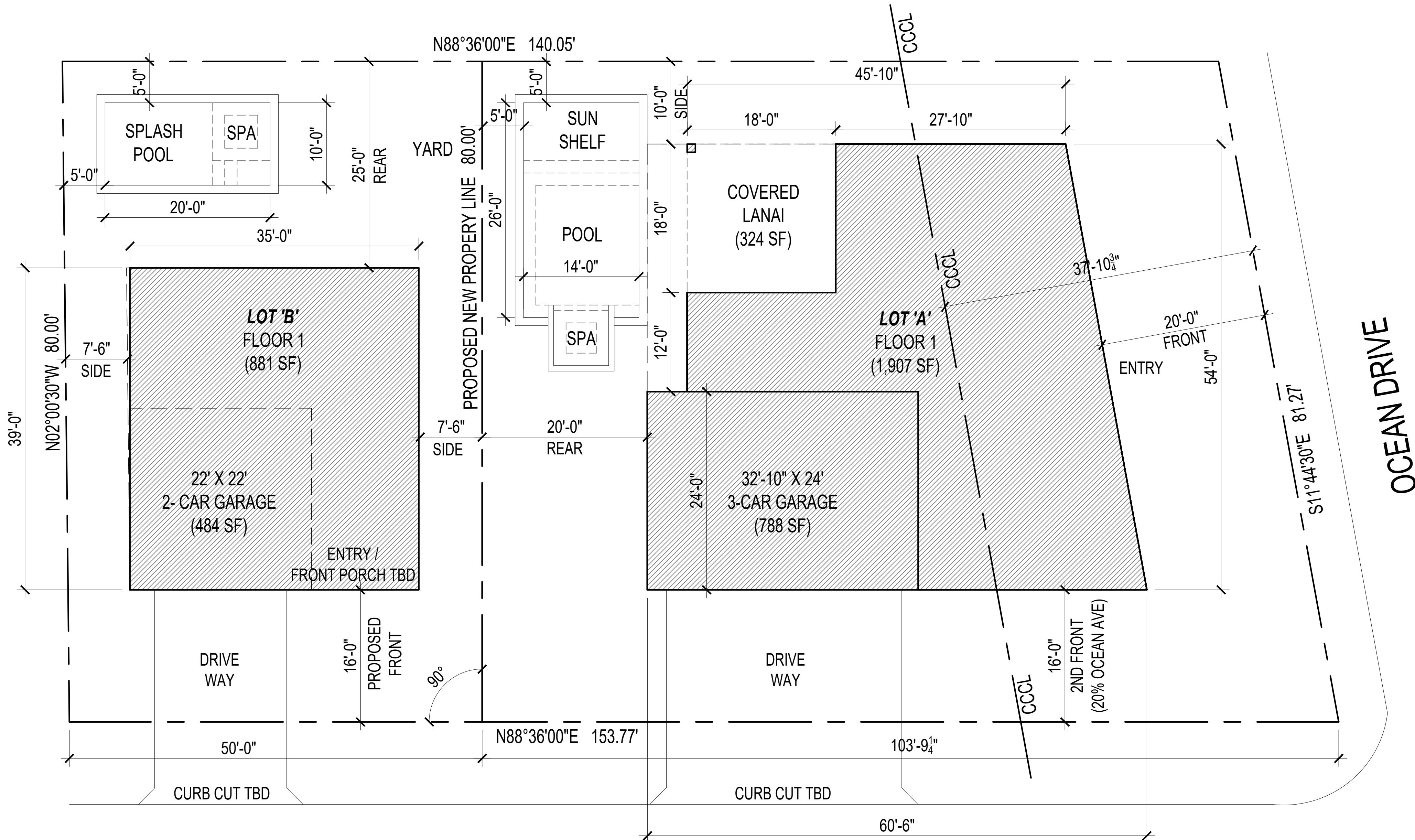


December 11, 2024

 Parcels

1:1,128





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

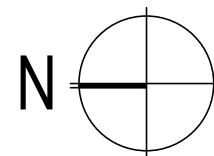
32ND AVENUE SOUTH

1

COVER SHEET / SITE PLAN

1/8" = 1'-0"

OPTION 'B' - EAST / BEYOND CCCL



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 'B':	
STREET / FRONT	16' PROPOSED
SIDE	7'-6" PROPOSED
REAR	25' PROPOSED

LOT COVERAGE:

TOTAL LOT AREA: 11,747 SF

NEW LOT 'A' 7,714 SF
50% TOTAL LOT IMPERVIOUS = 3,857 SF (ALLOWABLE)

MAIN HOUSE FL1	1,985 SF
COV. LANAI	324 SF
3-CAR GARAGE	788 SF
TOTAL BLDG	3,097 SF (40.1%)

NEW LOT 'B' 4,033 SF
35% = 1,691 SF (BUILDING ALLOWABLE)
50% TOTAL LOT IMPERVIOUS = 2,016.5 SF (ALLOWABLE)

MAIN HOUSE FL1	881 SF
2-CAR GARAGE	484 SF
TOTAL BLDG	1,365 SF (36.8%)

PROPOSED HOUSE(S) SF CALC:

NEW LOT 'A'	7,714 SF
MAIN HOUSE FL1	1,907 SF
FL2 (APPROX. SF)	2,747 SF
FL3 (APPROX. SF)	TBD SF
TOTAL A/C SF	4,732 SF OR LARGER (TBD)

3-CAR GARAGE	788 SF
COV. LANAI	324 SF
TOTAL BLDG	5,844 SF (TBD)

NEW LOT 'B' 4,033 SF

MAIN HOUSE FL1	881SF
FL2 (APPROX. SF)	1,365 SF
FL3 (APPROX. SF)	1,365 SF
TOTAL A/C SF	3,611 SF (TBD)
COV. PRCHS TBD	TBD SF
2-CAR GARAGE	484 SF
TOTAL BLDG	4,095 SF (TBD)

STAM RESIDENCE

27 32ND AVENUE SOUTH

JACKSONVILLE BEACH, FL 32250

DUVAL COUNTY

RAE

design

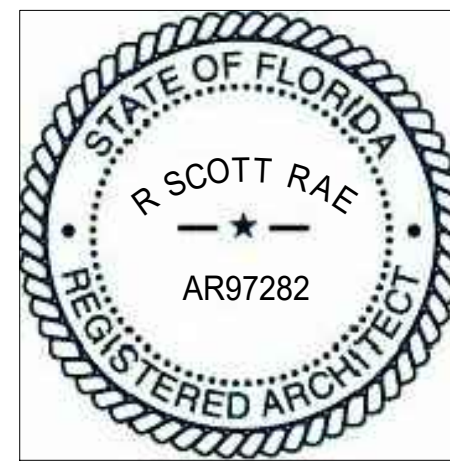
243 South Roseme Blvd
Jacksonville Beach, FL
32282
v 727.683.7422

CLIENT STAM

DATE 01.26.25

DRAWING TITLE

COVER SHEET /
SITE PLAN



REVISIONS

NO.	DESCRIPTION	DATE

JOB NO.

2423

SHEET NO.

A1.0



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	01/23/2025
SUBJECT:	BOA #24-100088 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, February 4, 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:

34-336(e)(1)(e), for 50% 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

EXISTING CONDITIONS:

Deferred

STAFF ANALYSIS:

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/does not** find that there are circumstances unique to the subject parcel of land.

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

Staff **does/does not** find that circumstances are a result of the applicant.

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.

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/does not** find that literal interpretation of the code would deprive the applicant of rights and privileges.

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 existing nonconformities as well as the proposed new porch.

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

Staff **does/does not** find that the request is consistent with the comprehensive plan.

STAFF RECOMMENDATION:

Deferred

ATTACHMENTS: