



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, May 20, 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 March 18, 2025
- B. Minutes for April 15, 2025

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#25-100020**

Applicant: Elevate On Track LLC

Agent: Cyndy Trimmer & Mike Sittner

Owner: Kathy Jaroll

Property Address: 2007 S 1st St

Parcel ID: 179381-0000

Legal Description: Lot 5 & 6, Block L, *Permenter's R/P Atlantic Camp Grounds*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 20 feet minimum, 34-615(e)(1)(e), For lot coverage of 70% in lieu of 45% Maximum, 34-615(e)(1)(f), for 71% lot coverage in lieu of 60% maximum, all for construction of two new urban single family dwellings, located on two nonconforming lots or record, located at **property addressed** 2007 S 1st St., **RE#** 179381-0000, **legally described as** Lot 5 & 6, Block L, *Permenter's R/P Atlantic Camp Grounds*

B. **Case Number(s): BOA#25-100021**

Applicant: Timothy Whalen

Agent: Leonardo Ortiz

Owner: Tuxedo Park Rental LLC

Property Address: 130 N 8th Ave

Parcel ID: 173950-0000
Legal Description: THE WEST TWENTY-FIVE FEET OF THE NORTH SIXTY (60) FEET OF LOT SIXTY 960) AND EAST TEN (10) FEET OF THE NORTH SIXTY (60) FEET OF LOT FIFTY-NINE(59), FLAGLER TRACT
Current Zoning: C-1
Motion to Consider: **Section(s):** 34-615(e)(3)(c)(1), for a front yard setback of 1.4 feet in lieu of 20 feet minimum, 34-615(e)(3)(c)(2) for a westerly side yard setback of 4.1 feet and an easterly side yard setback of 4.7 feet in lieu of 5 feet minimum per side, 34-615(e)(3)(c)(3) for a rear yard setback of 12.6 feet in lieu of 20 feet minimum, 34-706.1, for zero (0) parking spaces at a multiple-family dwelling in lieu of two (2) spaces per dwelling unit requirement or four (4) spaces total required, to rectify existing nonconformities and for renovation and conversion of a single family dwelling into a multi-family dwelling, located at **property addressed** 130 N 8th Ave **RE#** 173950-0000, **legally described as** THE WEST TWENTY-FIVE FEET OF THE NORTH SIXTY (60) FEET OF LOT SIXTY 960) AND EAST TEN (10) FEET OF THE NORTH SIXTY (60) FEET OF LOT FIFTY-NINE(59), **FLAGLER TRACT**

C. **Case Number(s): BOA#25-100022**

Applicant: James Mizelle
Agent: Jason Gabriel
Owner: 1328 N 3rd St LLC
Property Address: 1328 N 3rd St
Parcel ID: 174664-0000
Legal Description: Lot 1, Block 134, *Pablo Beach North R/P*
Current Zoning: C-1
Motion to Consider: **Section(s):** 34-617(e)(3)(a), for a front yard setback of 4.6 feet in lieu of 10 feet minimum, 34-707, for a reduction of required off-street parking to 0 in lieu of 14.33 spaces required, to rectify existing nonconformities, located at **property addressed** 1328 N 3rd St, **RE#** 174664-0000, **legally described as** Lot 1, Block 134, *Pablo Beach North R/P*

D. **Case Number(s): BOA#25-100023**

Applicant: Josh Nussbaum
Agent: Josh Nussbaum
Owner: Donna Berdine, James McKenzie, Harold Dwayne Williams
Property Address: 520/522 1st S St
Parcel ID: 175960-0000/175958-0000
Legal Description: THE NORTH HALF OF THE EAST TWENTY-FIVE FEET OF LOT 7, AND THE NORTH HALF OF LOT 8, Block 52, PABLO BEACH SOUTH
Current Zoning: RM-2
Motion to Consider: **Section(s):** 34-615(3)(c)(1), for a front yard setback of 9.5 feet in lieu of 20 feet minimum, 34-615(3)(c)(3), for a rear yard setback of 2.8 feet in lieu of 20 feet minimum, 34-615(3)(g), for an accessory structure set back from the primary structure of 0 feet in lieu of 5 feet for swimming pool, 34-702(f) for ribbon strip driveways in lieu of required paved drive with or without permeable materials, for the construction of a new three (3) unit multifamily structure located at **property addressed** 520/522 S 1st St **RE#** 175960-0000/175958-0000, **legally described as** THE NORTH HALF OF THE EAST TWENTY-FIVE FEET OF LOT 7, AND THE NORTH HALF OF LOT

8, Block 52, *PABLO BEACH SOUTH*

E. **Case Number(s): BOA#25-100024**

Applicant: 651 San Clementi LLC

Agent: Michael Sittner

Owner: 651 Sam Clementi LLC

Property Address: 510 S 3rd St

Parcel ID: 175971-0000

Legal Description: The south ½ Lots 1 and 2, Block 54, *Pablo Beach South*

Current Zoning: C-1

Motion to Consider: **Section(s):** 34-614(3)(c)(2), for a northerly and southerly side yard setback of 1 foot in lieu of 10 feet per side yard requirement, 34-614(3)(c)(3), for a rear yard setback of 9 feet in lieu of 20 feet minimum, 34-702(c), for reduce parking area setbacks to zero (0) feet in lieu of five (5) feet required, 34-745 (all) to waive landscaping requirements, for construction of a two unit multifamily dwelling, located at **property addressed** 510 S 3rd St **RE#** 175971-0000, **legally described as** The south ½ Lots 1 and 2, Block 54, *Pablo Beach South*

F. **Case Number(s): BOA#25-100025**

Applicant: Jacksonville Houses, LLC

Agent: Hunter Faulkner

Owner: Jacksonville House, LLC

Property Address: 1713 S 1st St

Parcel ID: 175971-0000

Legal Description: Lot 8 and the South 5 feet of lot 9, Block E, *Permenter's R/P Atlantic Camp*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 18 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 11.5 feet in lieu of 20 feet minimum, for construction of new urban single family dwelling, located at **property addressed** 1731 S 1st Street **RE#** 179352-0000, **legally described as** Lot 8 and the South 5 feet of Lot 9, Block E, *Permenter's R/P Atlantic Camp Grounds*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

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

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

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

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, March 18, 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 6:03 P.M.

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Minutes for February 5, 2025 Meeting

CORRESPONDENCE: None

OLD 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)(c)(2), for an easterly corner side yard setback of 5 feet in lieu of 10 feet minimum for the primary structure, and an easterly corner side yard of zero (0) feet in lieu of 10 feet minimum for the patio only, for construction of a new 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: Ted Alesch, 368 Oceola Avenue, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the setbacks, fence, pavers, site plan, lot coverage, City property, and what was approved from the original request at the December 17, 2025 meeting.

Applicant: Maria Doran, 202 33rd Avenue South, Jacksonville Beach, was sworn in and provided additional information about the setbacks.

A discussion ensued about the City property and the previous approval.

Public Hearing:

The following spoke in support of the variance:

- Steve Williams, 3731 Duval Drive, Jacksonville Beach

The following submitted an email in opposition to the variance:

- Diane and Anthony Hunter, 212 33rd Avenue South, Jacksonville Beach

Ms. Doran addressed the email submitted.

Mr. Truhlar closed the public hearing.

Motion: It was moved by Mr. Mets seconded by Ms. Williams, to approve BOA#24-100073 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the request being reasonable.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, Matt Metz, Douglas Dell, and Jeff Truhlar

The motion passed unanimously.

NEW BUSINESS: None

PLANNING DEPARTMENT REPORT:

Planner Danevsky Joseph stated the draft bylaws were available for review, and the Board noted a few of the changes. Mr. Joseph stated Board training would occur in April, and the next meeting would be held in May or June.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:27 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Special Board of Adjustment Meeting
held Tuesday, April 15, 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 6:04 P.M.

ROLL CALL:

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

Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, 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. Annual Business Meeting – Elections

Mr. Curley opened the floor for nominations for the Chair position.

Discussion: Mr. Curley inquired if he would be eligible to serve as the Chair again. Senior Planner Christian Popoli confirmed Mr. Curley was eligible to serve as the Chair for one more year.

Mr. Truhlar and Ms. Williams nominated Owen Curley for Chair.

Mr. Curley opened the floor for nominations for the Vice-Chair position.

Discussion: Mr. Truhlar stated it would be challenging to continue being Vice-Chair with his schedule.

Mr. Truhlar nominated Mr. Metz for Vice-Chair.

In a voice vote, it was unanimously passed to elect Mr. Curley as the Chair and Mr. Metz as the Vice-Chair.

B. Adopt Board of Adjustment Bylaws

Mr. Popoli provided a handout of the proposed bylaws to the board and reviewed the proposed changes.

Discussion: A discussion ensued regarding the proposed changes.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Dell, to adopt the bylaws.

Discussion: None

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

The motion passed unanimously.

C. Land Development Code Training

The board was provided with a binder highlighting changes in the Land Development Code (LDC) most relevant to the board. Mr. Popoli presented a PowerPoint presentation regarding changes to the Board of Adjustment process and how the updated LDC would approach variances. Director of Planning and Development Heather Ireland highlighted additional changes to the LDC.

A discussion ensued regarding changes to the LDC.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting would be held on May 20, 2025, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:36 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	04/30/2025
SUBJECT:	BOA #25-100025 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 20, 2025 Board of Adjustment Meeting.

BOA #25-100025

ZONING: RM-2
 RE NO.: 179381-0000
 LEGAL: Lot 5 & 6, Block L, *Permenter's R/P Atlantic Camp*
 ADDRESS: 2007 S 1st St.

REQUEST:

Section(s): 34-615(e)(1)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 20 feet minimum, 34-615(e)(1)(e), For lot coverage of 70% in lieu of 45% Maximum, 34-615(e)(1)(f), for 71% Impervious Surface in lieu of 60% maximum, all for construction of two new urban single family dwellings, located on two nonconforming lots or record, located at **property addressed** 2007 S 1st St., **RE#** 179381-0000, **legally described as** Lot 5 & 6, Block L, *Permenter's R/P Atlantic Camp Ground*

EXISTING CONDITIONS:

The subject property consists of two nonconforming lots of record (circa 1925) located in the High Density Residential Future Land Use category. The property is currently located in the Residential, Multi-Family: RM-2 Zoning District. The property is 80 feet in width and 65 feet in depth, with an overall lot area of 5,200 square feet. The subject property is platted as two lots of record, both 40 feet by 65 feet. The applicant plans on separating the existing platted lots, which are 2,600 square feet each, and developing them with one urban single-family dwelling on each lot. The applicant is seeking relief from the current zoning standards for front and rear yard setbacks, as well as lot coverage and Impervious Surface Ration (ISR).

Specifically, the requests are for a front yard setback of 10 feet in lieu of 20 feet minimum, for a rear yard setback of 5 feet in lieu of 20 feet minimum, for lot coverage of 70% in lieu of 45% maximum and for 71% ISR in lieu of 60% maximum for each lot. The subject property comprises two existing lots of record, which currently contains a single-family dwelling constructed in 1938, prior to the current land development code. The lots of record are notably smaller than contemporary lots typically used for residential developments. This limitation has significant implications for the ability to develop appealing and functional homes. The applicant's request to reduce setbacks and increase lot coverage is not out of a desire for special privileges, rather it is motivated by the need to adapt to the constraints imposed by the original lot dimensions. The abutting properties to the east have been subdivided into three smaller lots, effectively demonstrating successful development under similar lot

size conditions.

Additionally, properties located to the south and southeast of the subject property have been developed into two single-family homes, further indicating that the proposed adjustments would be consistent with existing land use patterns in the area. The proposed lots are undersized at 2,600 square feet. The nonconforming conditions are not the fault of the applicant. The lots are undersized and building any structure would encroach on setbacks and increase lot coverage. The new dwellings will take up most of the space on each platted lot. 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 two nonconforming lots in both width and area.

BOA#149-2003- Approved for a front yard setback of 8 feet in lieu of 20 feet, for a rear yard setback of 20 feet in lieu of 30 feet, and for 51% lot coverage, to allow for a new two-family dwelling.

No active code cases.

STAFF ANALYSIS:

The proposed subject platted lots of record are substandard in total lot area, at 2,600 square feet each, rather than the 3,500 square foot minimum requirement in RM-2 for urban single-family zoning. The applicant is proposing to build two new urban single-family dwellings. A variance to allow the proposed project is a reasonable request, as the applicant cannot construct the proposed new homes without exceeding lot coverage and encroaching on required yard setbacks. The size and shape of the two lots create unique circumstances that hinder compliance with existing development standards. The original dimensions reflect a different era of our land development code that does not accommodate our modern standards. The constraints faced by this property are inherent and not a result of any actions taken by the applicant. Therefore, these circumstances merit consideration for variances in order to enable reasonable, sustainable development. Denying the requested variances would unfairly deprive the applicant of rights enjoyed by neighboring parcels. The abutting lots share a similar scale and have effectively been reconfigured, thus granting the variance would align this property's potential with that of its neighbors.

The proposed variances do not provide an unfair advantage over similarly situated properties. The surrounding lots have been allowed similar modifications that contribute positively to the overall neighborhood character. The proposed variances for the front and rear yard setbacks and for lot coverage are reasonable and justified by the unique conditions associated with the property. They would enable the construction of two new urban single-family homes while ensuring that the resulting development is consistent with the character of the neighborhood. Urban single family is the lowest intensity use allowed in the RM-2 zoning district, and without relief, the property could not be developed for any reasonable use in RM-2. It is recommended that the board approves this request.

MINIMUM DIMENSIONAL STANDARDS:

Sec. 34-615. Residential, multi-family: RM-2.

Urban single-family. (e)(1)

- Minimum lot area: 3,500 square feet.
- Minimum lot width: 30 feet at the building line
- Minimum yards:

- Front yard: 20 feet
- Side yard: 5 feet
- Rear yard: 20 feet
- Minimum floor area: A single-family dwelling unit shall contain a minimum of one thousand (1,000) square feet of conditioned living area and a one (1) car garage. Garages shall not be included as part of the single-family dwelling unit's minimum square footage. Additionally, two spaces shall be provided in the driveway.
- Maximum lot coverage for primary structure and required driveway: Forty-five (45) percent.
- Maximum Impervious Surface: 60 percent.
- Maximum height: 35 feet.
- Accessory uses and structures pursuant to Section 34-716: All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along a street frontage) and set back a minimum of 5 feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

1. There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.

Staff find there **are** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure.

Yes. Conditions and circumstances exist which prevent the subject property from complying with the site design and development standards subject to the requests. These conditions and circumstances are unique to the property. Specifically, the Property is composed of two (2) existing platted lots of record that are each undersized at 2,600 square feet.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances **are not** a result of actions of the applicant.

The lot conditions existed prior to lot purchase and were platted in 1925, before the adoption of the current LDC. Additionally, as nonconforming lots of record, they are considered to be buildable under the LDC.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance.

The request to add two new urban single-family dwellings to two nonconforming lots of record 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. Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land.

If the lot were sized appropriately for the zoning district in which it exists, there would be room to accommodate the proposed dwellings without relief from the land development code.

5. The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure.

The request is to permit two (2) urban single-family dwellings on historic platted lots of record and are the minimum necessary to permit any reasonable use of the lots. Urban single family is the lowest intensity use in the RM-2 zoning district. Other lots within the immediate vicinity are smaller than the subject lots and include duplexes.

6. The variance(s) request, if granted, will not result in the creation of a public nuisance.

Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

The requests, if granted, will not create a public nuisance. The requests are to permit the development of two (2) urban single-family homes, with each having its own setbacks to buffer other uses in the area. Urban single family is the lowest intensity and most compatible use for the area. The homes will provide additional housing in Jacksonville Beach and will replace the old, outdated house that is currently on the property.

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#25-100020.

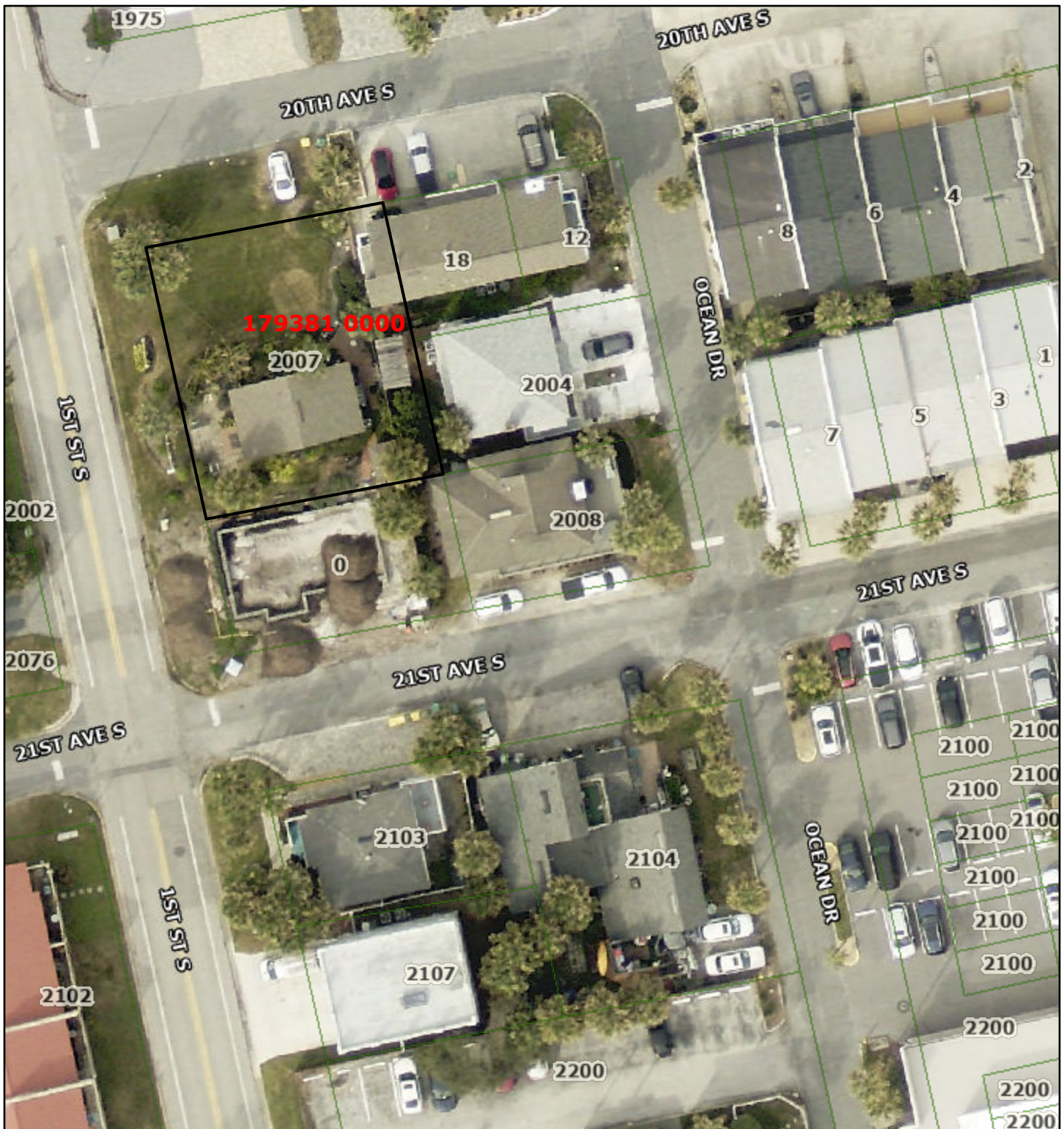
ATTACHMENTS:

1. 25-100020pics
2. 25-100025

05/20/25

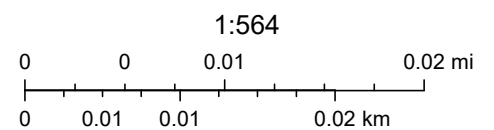
2007 1st St S

BOA#25-100020



May 1, 2025

 Parcels



MAP SHOWING SURVEY OF

LOTS 5 & 6, BLOCK L, PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
NTS

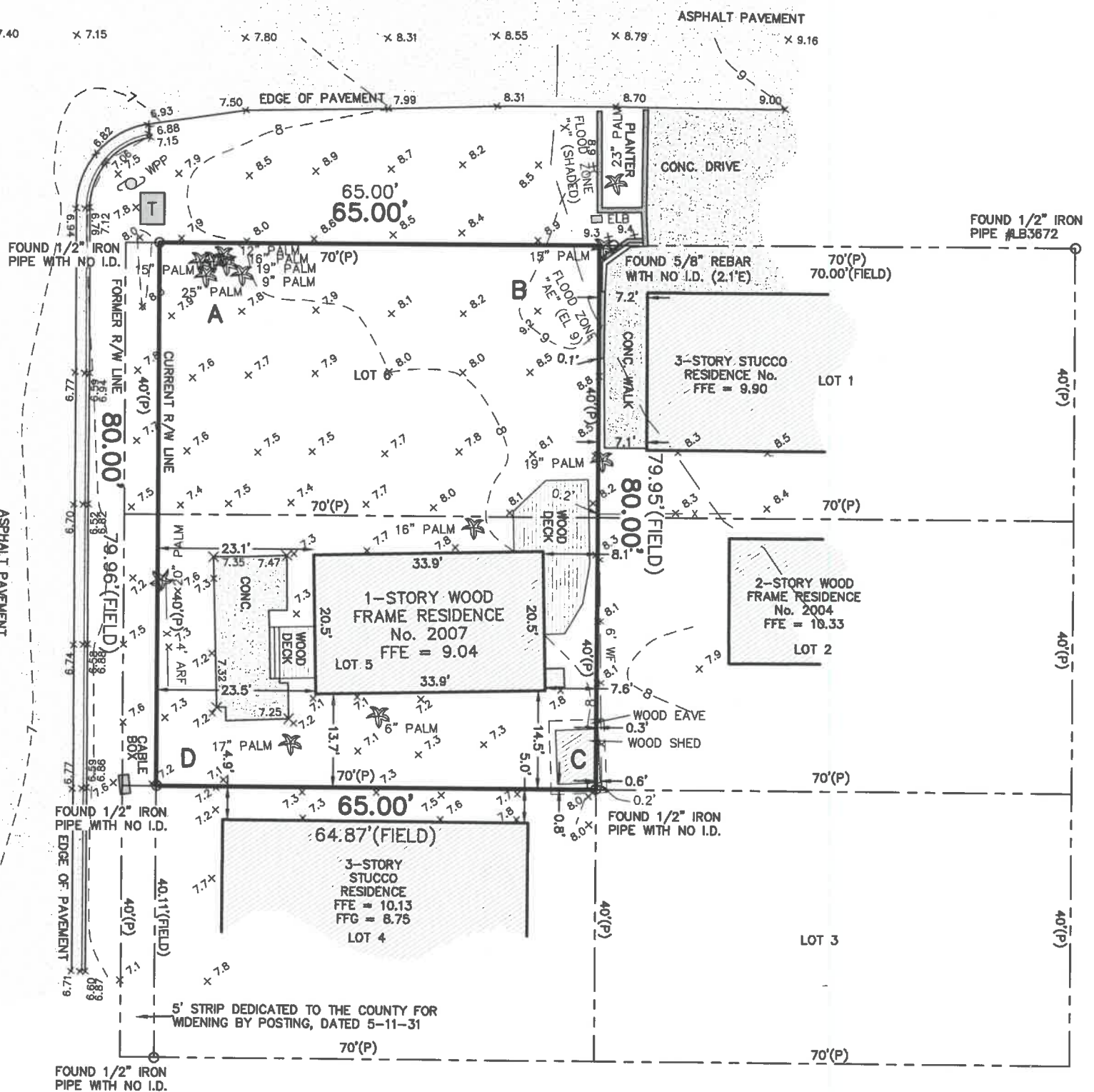
20th AVENUE SOUTH

(A PUBLICLY DEDICATED 60' R/W PER PLAT)

1st STREET SOUTH

(A PUBLICLY DEDICATED 50' R/W PER PLAT)

BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 6.75' (NAVD 1988 DATUM)



GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
- NORTH IS PROTRACT FROM PLAT
- INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A=89°55'11" B=89°59'05" C=90°01'28" D=90°04'16"
- BENCHMARK USED IS A SET MAG NAIL AND DISK #LB3672 AT EDGE OF PAVEMENT HAVING AN ELEVATION OF 6.75, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP80 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND "AE" (EL 9) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
- 5 FOOT RIGHT OF WAY TAKING AS PER SURVEY BY DURDEN & ASSOCIATES, JOB NO. 6996, DATED MARCH 17, 1978.

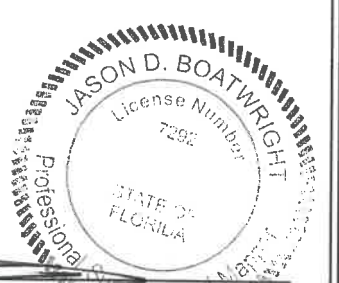
SYMBOL LEGEND

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

ABBREVIATION LEGEND

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

CERTIFIED TO:
SOUTHEAST ENGINEERING GROUP



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-1008
DRAWN BY: WWR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

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

DATE:
AUGUST 19, 2024
SHEET 1 OF 1

TREE LEGEND

- PA
○
●
- PALM
TREE TO REMAIN
TREE TO BE REMOVED

STATISTICAL SUMMARY

ZONING DISTRICT - RESIDENTIAL, MULTI-FAMILY: RM-2
PROPOSED USE - URBAN SINGLE FAMILY

	REQUIRED	PROVIDED
MIN. LOT AREA	3,500 SF	2,600 SF (ABV)
MIN. LOT WIDTH	30'	40'
MIN. FRONT YARD	20'	10' (ABV)
MIN. SIDE YARD	5'	5'
MIN. REAR YARD	20'	5' (ABV)
MIN. FLOOR AREA	1,000 SF	3,300 SF
MIN. DRIVEWAY PARKING	2 SPACES	
MAX. BLDG. & DRIVE COVERAGE	45.0%	70.0%
MAX. IMPERVIOUS SURFACE	60.0%	70.7%

1ST STREET SOUTH
(55' PUBLIC ROW)

EX. ASPHALT PAVE.

EX. CABLE BOX

EX. 3-STORY RESIDENCE
FIN. FLR. EL. = 8.75

20TH AVENUE SOUTH
(60' PUBLIC ROW)

EX. ASPHALT PAVE.

JAX BEACH SOUTH RESIDENTIAL
PROPOSED SINGLE-FAMILY HOMES
LOTS 5 & 6, 1ST STREET SOUTH, JACKSONVILLE BEACH, FL

SITE
GEOMETRY
PLAN

DESCRIPTION

BY

DATE

REV.

JOB NO. 24ENG018

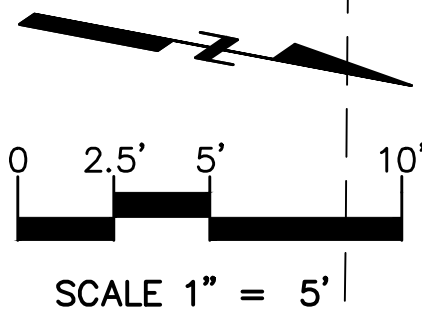
DRAWN: MJP

CHECKED: MJP

SCALE: 1" = 5'

C200

DRAWING NO.



FLOOD
ZONE AE-9
FLOOD ZONE
X SHADED

FLOOD ZONE
DELINEATION (TYP.)

EX. CONC.
CURB

EX. CONC. DRIVE

EX. CONC. WALK

DENCE
9.90

EX. 6" WOOD
FENCE

40.00'

5' REAR SETBACK

5' SIDE SETBACK

65.00'

40.00'

20"PA

16"PA

5' SIDE SETBACK

40.00'

15"PA
25"PA
12"PA
19"PA
16"PA

CORNER
RE-PAVE

5' SIDE SETBACK

65.00'



Variance Application Packet Review Procedures

In accordance with Article IV, Division 3, Section 34-442 of the Jacksonville Beach Land Development Code (LDC), the Board of Adjustment has the authority to hear, review, consider and approve, approve with conditions, or deny an application for a variance for properties located within the City of Jacksonville Beach, Florida. Under the laws of the State of Florida, a public hearing for this type of development permit is handled as a “*quasi-judicial*” proceeding and the Board will conduct said hearing in accordance with Article V of the Land Development Code.

A *variance* is a type of development permit that allows deviations from the terms of the Land Development Code that will not be contrary to the public interest when owing to special circumstances or conditions where the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship, including but not limited to: practical difficulties from unusual circumstances such as oddly-shaped parcels, the application of current zoning regulations to older structures, or other site-specific circumstances that are beyond the reasonable control of the property owner. Variances shall only be granted from the dimensional standards of Article VI, the off-street parking or landscape standards of Article VII, and the subdivision standards of the LDC. Variances shall not be granted to permit a use not generally allowed in the zoning district in which it is located. Variances may not be requested for relief from maximum building height, residential density or minimum lot area requirements.

It is the applicant’s burden to present accurate, substantial competent evidence and to demonstrate compliance with the City’s Code of Ordinances, Land Development Code, and the 2050 Comprehensive Plan to support a development permit application. Planning and Development Department staff shall produce and present a written and oral report including information concerning the consistency of the request with the LDC and 2050 Comprehensive Plan and to produce competent, substantial evidence of record in support or to the contrary.

Pursuant to LDC Section 34-572, the Board shall determine if a variance request meets each of the standards applicable for authorizing a variance based on the review, discussion and consideration of information, reports, and testimony provided during the public hearing or contained within the variance application, staff report, applicant testimony and public testimony. The applicant will be notified of all decisions in writing and will include a summary of the information presented before the Board, a summary of all documentary evidence provided for consideration, a statement of specific findings of fact, and the basis upon which such facts were determined, and specifically reference the relevant LDC standards.

NOTICE

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.



VARIANCE APPLICATION

BOA No. _____
HEARING DATE _____

This form is intended to be submitted along with all required documents for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code. Planning and Development Department staff will evaluate an application for a variance for sufficiency within ten (10) days of receipt. If the application is found to be complete and sufficient, 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:	Elevate On Track, L.L.C.	Telephone:	_____
Mailing Address:	11235 St. Johns Industrial Pkwy, Suite 1 Jacksonville, FL 32246	E-Mail:	_____
Agent Name:	Cyndy Trimmer and Mike Sittner, Driver, McAfee, Hawthorne & Diebenow, PLLC	Telephone:	904-301-1269
Mailing Address:	1 Independent Drive, Suite 1200 Jacksonville, FL 32202	E-Mail:	ckt@drivermcafee.com / mds@drivermcafee.com
Landowner Name:	Kathy Jaroll	Telephone:	_____
Mailing Address:	597 Chivas Court Orange Park, FL 32073	E-Mail:	_____

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

VARIANCE DATA

Street address of property and Real Estate Number: 2007 1st Street South, Jacksonville, FL 32250 (RE#179381 0000)

Legal description of property (Attach copy of deed): Lots 5 & 6, Block L, Permenter's Replat of South Pablo

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

See attached sheet with requests and justification.

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: _____	FLOOD ZONE: _____
CODE SECTION (s): _____	



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

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

APPLICANT SIGNATURE

Michael Sittner

PRINT APPLICANT NAME

April 9, 2025

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 2025, by Michael Sittner, who is personally known to me or produced / as identification.

Kellyn Whitson
NOTARY PUBLIC SIGNATURE

Kellyn Whitson
PRINT NOTARY NAME
(Affix Notary Seal Above)



KELLYN MICHELLE WHITSON
Notary Public
State of Florida
Comm# HH354823
Expires 12/21/2025

(Affix No-

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566

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. Variances shall not be inconsistent with the Comprehensive Plan. It is understood that the granting of a variance shall not create a precedence for future requests.

Section 34-572.

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 standards have been met. To assist the Board in making a finding, please complete the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	Yes	See attached.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	Yes	
(c) There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.	Yes	
(d) Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.	Yes	
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	Yes	
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	Yes	

Agent Authorization

City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

**Re: Agent Authorization for 2007 1st Street South, Jacksonville Beach, Florida
32250 (RE#179381 0000)**

Ladies and Gentlemen:

You are hereby advised that Kathy Jaroll, owner of the above referenced property, authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for variance and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Beach Planning and Development Department.

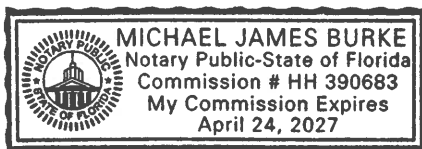

Kathy Jaroll

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of October, 2024 by, Kathy Jaroll, who is personally known to me or has produced FL DRIVERS LICENSE as identification.

[Notary Seal]


(Notary Signature)



Property taxes are subject to change upon change of ownership.

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

JAROLL KATHY 
597 CHIVAS CT
ORANGE PARK, FL 32073-4227

Primary Site Address
2007 S 1ST ST
Jacksonville Beach FL 32250-

Official Record Book/Page
21079-02111

Tile #
9503

2007 S 1ST ST
Property Detail

RE #	179381-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03246 PERMENTERS R/P ATLANTIC
Total Area	5572

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

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$116.00	\$116.00
Extra Feature Value	\$1.00	\$1.00
Land Value (Market)	\$1,064,000.00	\$1,064,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,064,117.00	\$1,064,117.00
Assessed Value	\$806,932.00	\$1,064,117.00
Cap Diff/Portability Amt	\$257,185.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$806,932.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21079-02111	5/31/2024	\$740,000.00	WD - Warranty Deed	Qualified	Improved
00000-00000	1/1/1899	\$0.00	- Unknown	Unqualified	Vacant
09030-00391	7/21/1998	\$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SHWR2	Shed Wood	1	8	6	48.00	\$1.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0102	RES HD 20-60 UNITS PER AC	JRM-2	80.00	70.00	Common	80.00	Front Footage	\$1,064,000.00

Legal

LN	Legal Description
1	9-44 03-3S-29E
2	PERMENTERS R/P ATLANTIC CAMP
3	GROUNDS
4	LOTS 5,6 BLK L

Buildings

Building 1

Building 1 Site Address
2007 S 1ST ST Unit
Jacksonville Beach FL 32250-

Building Type	0101 - SFR 1 STORY
Year Built	1938
Building Value	\$116.00

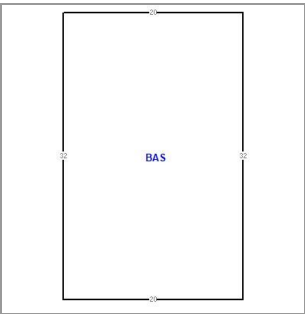
Type	Gross Area	Heated Area	Effective Area
Base Area	640	640	640

Element	Code	Detail
Exterior Wall	11	11 Board & Batt
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted

Total	640	640	640
-------	-----	-----	-----

Air Cond	3	3 Central
----------	---	-----------

Element	Code	Detail
Stories	1.000	
Bedrooms	1.000	
Baths	1.000	
Rooms / Units	1.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$806,932.00	\$0.00	\$806,932.00	\$5,887.82	\$6,476.60	\$6,029.23
Public Schools: By State Law	\$1,064,117.00	\$0.00	\$1,064,117.00	\$2,393.01	\$3,290.25	\$3,350.90
By Local Board	\$1,064,117.00	\$0.00	\$1,064,117.00	\$1,690.07	\$2,392.14	\$2,355.32
FL Inland Navigation Dist.	\$806,932.00	\$0.00	\$806,932.00	\$21.13	\$23.24	\$21.46
Jax Beach	\$806,932.00	\$0.00	\$806,932.00	\$2,930.41	\$3,223.45	\$3,033.66
Water Mgmt Dist. SJRWMD	\$806,932.00	\$0.00	\$806,932.00	\$131.53	\$144.68	\$136.05
School Board Voted	\$1,064,117.00	\$0.00	\$1,064,117.00	\$751.81	\$1,064.12	\$1,064.12
Urban Service Dist2	\$806,932.00	\$0.00	\$806,932.00	\$0.00	\$0.00	\$0.00
			Totals	\$13,805.78	\$16,614.48	\$15,990.74

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$751,810.00	\$733,575.00	\$0.00	\$733,575.00
Current Year	\$1,064,117.00	\$806,932.00	\$0.00	\$806,932.00

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

<u>2023</u>
<u>2022</u>
<u>2021</u>
<u>2020</u>
<u>2019</u>
<u>2018</u>
<u>2017</u>
<u>2016</u>
<u>2015</u>
<u>2014</u>

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[ontact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

ANSWERS TO STANDARDS AND CONDITIONS REGARDING AN APPLICATION FOR VARIANCE

Project Background

This variance application is filed to permit two (2) detached single-family residential dwellings located at 2007 1st Street South, Jacksonville Beach, Florida 32250 (RE #179381 0000) as more particularly described in the legal description filed herewith (the "Property"). The Property is within the High Density Residential land use category and is zoned RM-2. The Property will be split into the two (2) original lots of record, each having a lot area of two thousand six hundred (2,600) square feet (40 feet x 65 feet). Applicant intends to construct a detached, urban single-family dwelling on each of the lots once split. Based on the justification provided below, Applicant requests the following for both lots:

- Reduce minimum lot area from three thousand five hundred (3,500) square feet to two thousand six hundred (2,600) square feet
- Reduce front setback (west boundary) from twenty (20) feet to ten (10) feet
- Reduce rear setback (east boundary) from twenty (20) feet to five (5) feet
- Increase maximum lot coverage from forty-five percent (45%) to seventy percent (70%)
- Increase maximum impervious surface from sixty percent (60%) to seventy-one percent (71%) (collectively, the "Requests").

Standards and Conditions

1. *There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.*

Yes. Conditions and circumstances exist which prevent the Property from complying with the site design and development standards subject to the Requests. These conditions and circumstances are unique to the Property. Specifically, the Property is composed of two (2) existing lots of record that are limited in size to accommodate modern housing needs. The lots of record were originally recorded in 1925 in Plat Book 9, Page 44 for the South Pablo Replat, when housing for the area were small bungalows similar to the six hundred forty (640) square foot existing dwelling on the Property constructed in 1938.

2. *The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.*

Yes. Special circumstances and conditions do not result from the actions of Applicant. The lots were platted in 1925 and were not platted by Applicant.

3. *There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.*

Yes. Granting the variance will not confer upon the Applicant any special privilege that is not available to other parcels of land with similar conditions or circumstances. This variance is limited to the legal description filed with the application, which includes only the Property. Further, the Requests are based on the limited size of the original lots of record rather than the zoning district.

4. *Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.*

Yes. Strict interpretation and enforcement would deprive Applicant of rights commonly enjoyed by other parcels of land and would work an unnecessary and undue hardship. The abutting parcels to the east of the Property are the same size and have been subdivided into three (3) lots. Likewise, the remaining two (2) parcels on the block, south and southeast of the Property, are collectively about the same size as the Property and are developed with two (2) detached single-family dwellings. A similar development pattern exists on the blocks north, northwest, and west of the Property, which are all zoned RM-2. The side setback of the duplex east of the Property (18 and 12 20th Ave S) has a 7.1 foot side setback against the Property. The proposed development is much less dense than the duplex given that the Property is twice the size of the duplex lot but proposes the same amount of dwelling units. Requiring development according to code would cause an unnecessary and undue hardship given the existing built development.

5. *The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.*

Yes. The grant of variance will provide for reasonable use of the Property. The Requests are to permit two (2) single family dwellings on the historic lots of record and are the minimum necessary to permit marketable dwellings. Other lots within the immediately vicinity are smaller than the Property and include duplexes.

6. *The variance(s) request, if granted, will not result in the creation of a public nuisance.*

Yes. The Requests, if granted, will not create a public nuisance. The Requests are to permit the development of two (2) detached single-family homes, which are not nuisances. Instead, the homes will provide additional housing in Jacksonville Beach and will replace the old, outdated house that is currently on the Property. There are other detached single-family homes on the same block as the Property and within the same plat.

LEGAL DESCRIPTION

December 13, 2024

Lots 5 and 6, Block L, Permenter's Replat of South Pablo or Atlantic Camp Grounds, according to the plat thereof as recorded in Plat Book 9, Page 44, of the Current Public Records of Duval County, Florida.

Prepared by and return to:

Trina M. Larsen
Thomas C. Santoro Title Services, LLC
1700 Wells Road
Suite 5
Orange Park, FL 32073
(904) 278-8713
File No 24-23284
Sales Price: \$740,000.00
Parcel Identification No 179381-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 31st day of May, 2024 between Roy T. Pound, Trustee of the Roy T Pound Revocable Living Trust dated November 20, 1997, and Roy T. Pound, Individually, whose post office address is 8541 Greenfield Lane, Zephyrhills, FL 33541, of the County of Pasco, State of Florida, Grantors, to Kathy Jaroll, whose post office address is 597 Chaivas Court, Orange Park, FL 32073, of the County of Clay, Florida, Grantee:

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

Lots 5 and 6, Block L, Permenter's Replat of South Pablo or Atlantic Camp Grounds, according to the plat thereof as recorded in Plat Book 9, Page 44, of the Current Public Records of Duval County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Albert Shawn Knapp
WITNESS

Print name:

8541 Greenfield Lane

Zephyrhills FL 33541

Witness Address

the Roy T Pound Revocable Living Trust dated November 20, 1997

By: Roy T Pound Trustee
Roy T. Pound, Trustee

Roy T Pound individually
Roy T. Pound, Individually

Sandra J Roquemore
WITNESS

Print name: Sandra J Roquemore

11403 Weston Pointe

Drive Brandon FL 33511

Witness Address

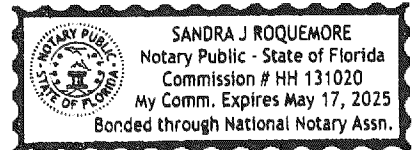
STATE OF FLORIDA
COUNTY OF Passo

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 22 day of May, 2024, by Roy T. Pound, Trustee of the Roy T Pound Revocable Living Trust dated November 20, 1997 and Roy T. Pound, Individually.

Sandra J Roquemore
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓
Type of Identification Produced: Valid FL/DL



MAP SHOWING SURVEY OF

LOTS 5 & 6, BLOCK L, PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
NTS

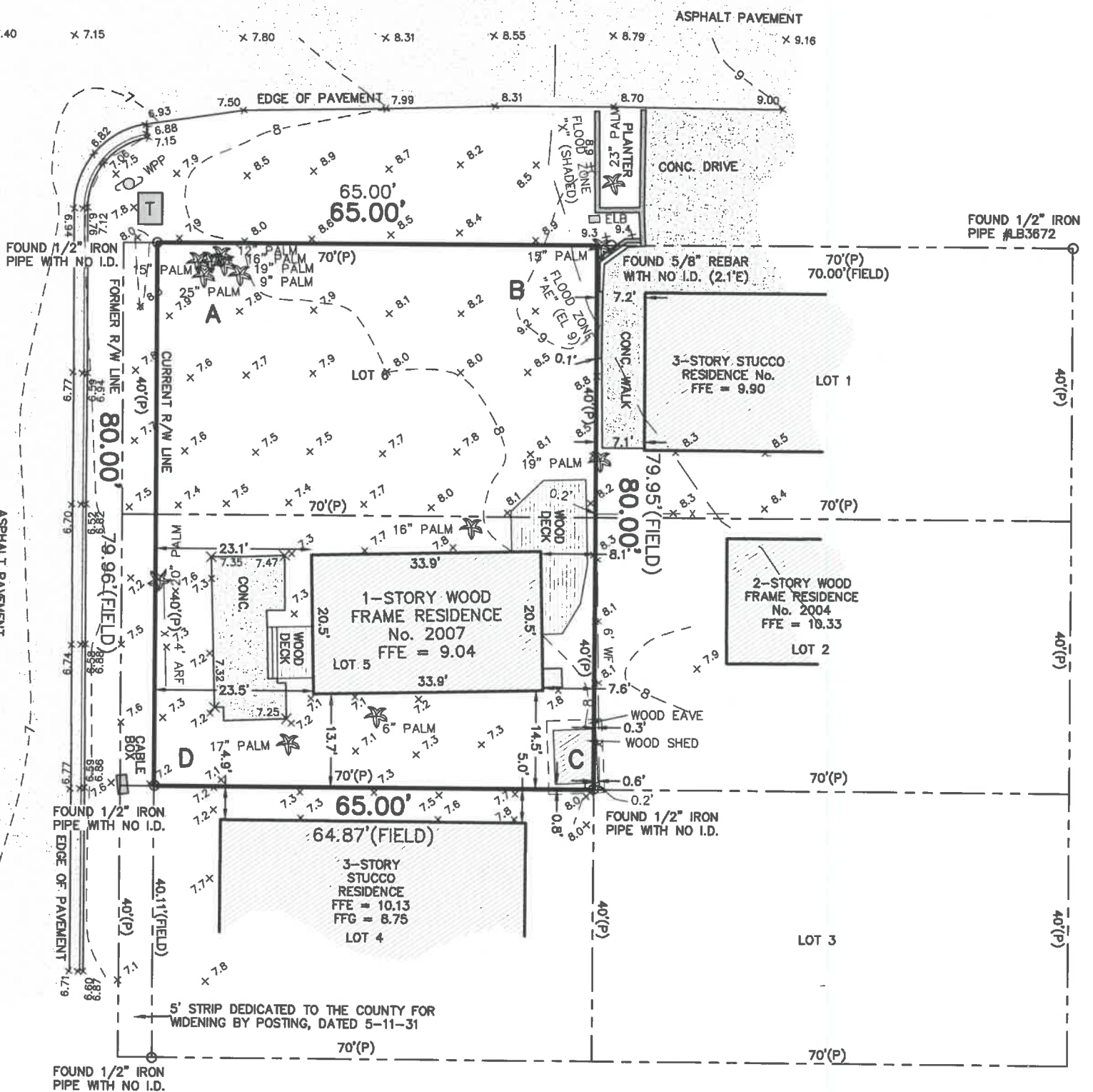
20th AVENUE SOUTH

(A PUBLICLY DEDICATED 60' R/W PER PLAT)

1st STREET SOUTH

(A PUBLICLY DEDICATED 50' R/W PER PLAT)

BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 6.75' (NAVD 1988 DATUM)



- GENERAL SURVEY NOTES**
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
 - NORTH IS PROTRACT FROM PLAT
 - INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A=89°55'11" B=89°59'05" C=90°01'28" D=90°04'16"
 - BENCHMARK USED IS A SET MAG NAIL AND DISK #LB3672 AT EDGE OF PAVEMENT HAVING AN ELEVATION OF 6.75, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP80 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
 - NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
 - NO BUILDING RESTRICTION LINES, AS PER PLAT.
 - THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND "AE" (EL 9) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
 - 5 FOOT RIGHT OF WAY TAKING AS PER SURVEY BY DURDEN & ASSOCIATES, JOB NO. 6996, DATED MARCH 17, 1978.

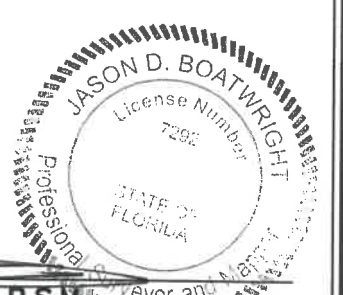
SYMBOL LEGEND

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

ABBREVIATION LEGEND

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

CERTIFIED TO:
SOUTHEAST ENGINEERING GROUP



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-1008
DRAWN BY: WWR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: AUGUST 19, 2024
SHEET 1 OF 1

PA	PALM
○	TREE TO REMAIN
●	TREE TO BE REMOVED

PALM

TREE TO REMAIN

TREE TO BE REMOVED

ZONING DISTRICT - RESIDENTIAL, MULTI-FAMILY: RM-2
PROPOSED USE - URBAN SINGLE FAMILY

MIN. LOT AREA	3,500 SF	2,600 SF (ABV)
MIN. LOT WIDTH	30'	40'
MIN. FRONT YARD	20'	5' (ABV)
MIN. SIDE YARD	5'	5'
MIN. REAR YARD	20'	3' (ABV)
MIN. FLOOR AREA	1,000 SF	3,300 SF
MIN. DRIVEWAY PARKING	2 SPACES	
MAX. BLDG. & DRIVE COVERAGE	45.0%	70.0%
MAX. IMPERVIOUS SURFACE	60.0%	70.7%

EX. ASPHALT PAVE.

EX. CABLE BOX

EX. 3-STORY RESIDENCE
FIN. FLR. EL. = 8.75

20TH AVENUE SOUTH
(60' PUBLIC ROW)

EX. ASPHALT PAVE.

FLOOD
ZONE AE-9

FLOOD ZONE
X SHADED

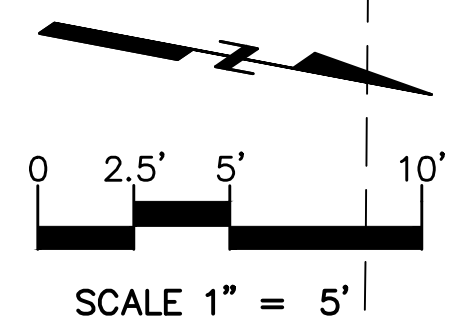
FLOOD ZONE
DELINEATION (TYP.)

EX. CONC.
CURB

EX. CONC. WALK

DENCE

EX. CONC. DRIVE



11235 ST. JOHNS INDUSTRIAL PKWY N #4
JACKSONVILLE, FL 32246 (904) 619-3400
WWW.SouthEastEngineers.COM

**JAX BEACH SOUTH RESIDENTIAL
PROPOSED SINGLE-FAMILY HOMES
LOTS 5 & 6, 1ST STREET SOUTH, JACKSONVILLE BEACH, FL**

SITE GEOMETRY PLAN

[illegible]

JOB NO. 24ENG018

DRAWN: MJP

CHECKED: MJP

SCALE: 1" = 5'

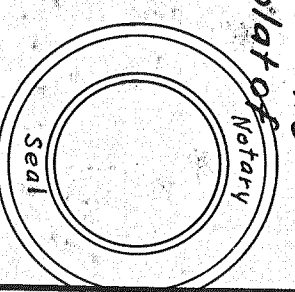
C200

DRAWING NO.

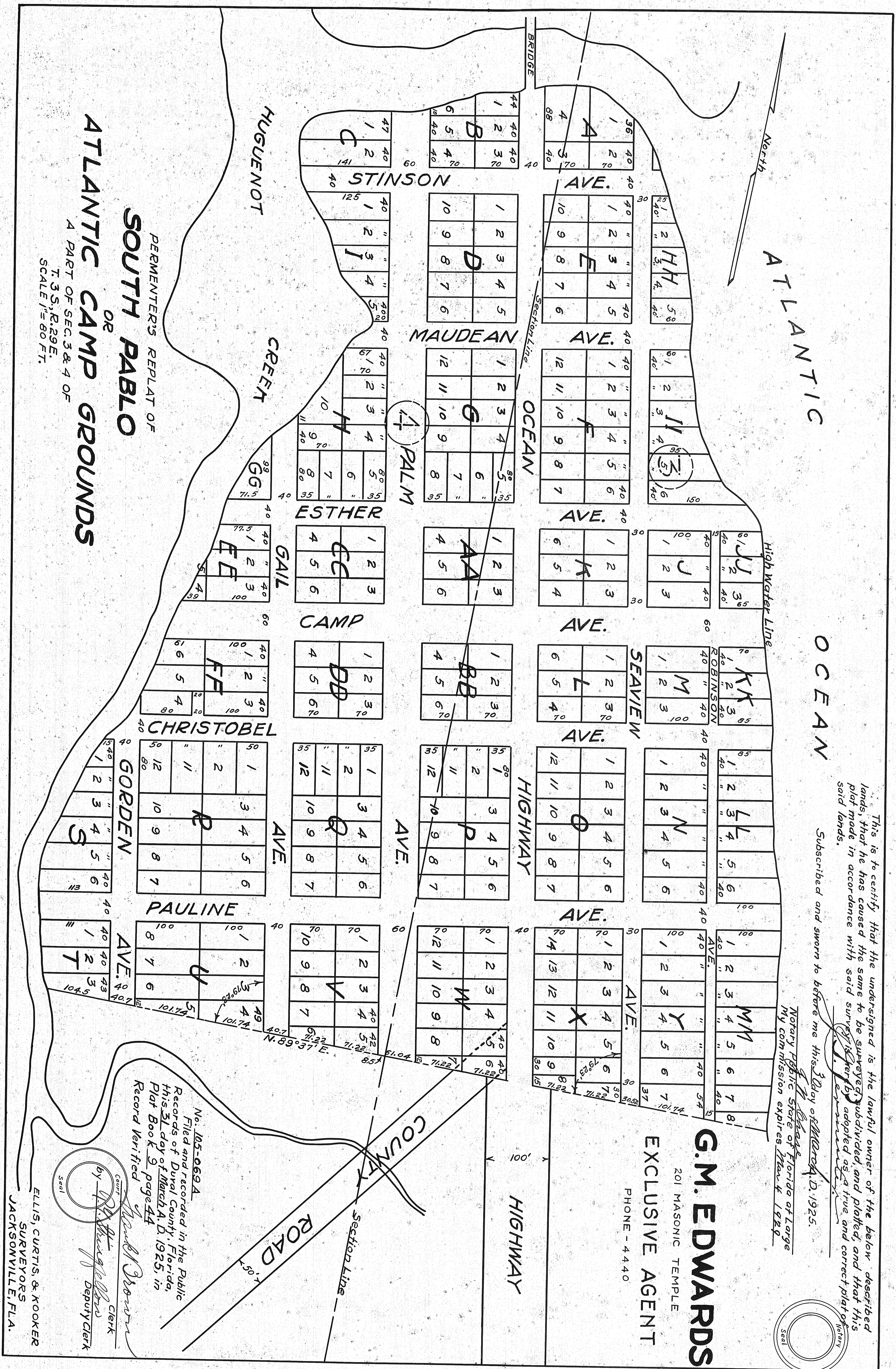
This is to certify that the undersigned is the lawful owner of the below described lands, that he has caused the same to be surveyed, subdivided, and plotted, and that this plat made in accordance with said survey is hereby adopted as a true and correct plat of said lands.

Subscribed and sworn to before me this 30 day of March A.D. 1925.

Notary Public State of Florida at Large
My commission expires March 4, 1929.



G.M. EDWARDS
201 MASONIC TEMPLE
EXCLUSIVE AGENT
PHONE - 4440



No. 105-0692-A
Filed and recorded in the Public
Records of Duval County, Florida,
this 31 day of March A.D. 1925, in
Plat Book 9, page 44

Record verified

By *W. H. Brown*
Clerk

By *W. H. Brown*
Deputy Clerk

ELLIS, CURTIS, & KOOKER
SURVEYORS
JACKSONVILLE, FLA.

BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	04/30/2025
SUBJECT:	BOA #25-100021 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 20, 2025 Board of Adjustment Meeting.

BOA #25-100021

ZONING: C-1
 RE NO.: 173950-0000
 LEGAL: THE WEST TWENTY-FIVE FEET OF THE NORTH SIXTY (60) FEET OF LOT SIXTY 960) AND EAST TEN (10) FEET OF THE NORTH SIXTY (60) FEET OF LOT FIFTY-NINE(59), FLAGLER TRACT
 ADDRESS: 130 N 8th Ave

REQUEST:

Section(s): 34-615(e)(3)(c)(1), for a front yard setback of 1.4 feet in lieu of 20 feet minimum, 34-615(e)(3)(c)(2) for a westerly side yard setback of 4.1 feet and an easterly side yard setback of 4.7 feet in lieu of 5 feet minimum per side, 34-615(e)(3)(c)(3) for a rear yard setback of 12.6 feet in lieu of 20 feet minimum, 34-706.1, for zero (0) parking spaces at a multiple-family dwelling in lieu of two (2) spaces per dwelling unit requirement or four (4) spaces total required, to rectify nonconformities and for renovation and conversion of a single family dwelling into a multi-family dwelling.

EXISTING CONDITIONS:

The subject property consists of the east 10 feet of the north 60 feet of lot 59 with the west 25 feet of the North 60 feet of lot 60 platted lots of record, (circa 1936), located in the Commercial future land use category. The property is currently zoned Commercial limited: C-1. The subject property is currently a two-story single-family dwelling situated on an undersized lot. The existing structure is facing significant challenges due to inadequate parking, which impedes its functional use under the current zoning regulations. The applicant seeks to renovate this dwelling and convert it into a multifamily residence. To facilitate this conversion, a number of variances are being requested.

The applicant is requesting variances for a front yard setback of 1.4 feet in lieu of 20 feet minimum, for a westerly side yard setback of 4.1 feet and an easterly side yard setback of 4.7 feet in lieu of 5 feet minimum per side, for a rear yard setback of 12.6 feet in lieu of 20 feet minimum, for zero (0) parking spaces at a multiple-family dwelling in lieu of two (2) spaces per dwelling unit requirement, or four (4) spaces total required, to rectify existing nonconformities and for renovation and conversion of a single family dwelling into a multifamily dwelling. It is critical to note that these variances aligns with previous approval granted for a conditional use permit, permitting multifamily use in a commercially zoned area, contingent upon receiving the requisite variance for parking and demonstrating adequate sewer service availability.

Other properties in this area have been granted similar variances to encroach on setbacks and not provide parking to accommodate new construction or renovations. The property already has many existing nonconformities that need to be addressed in order to begin the substantial renovations. There is a hardship justified by having a nonconforming lot in width and area. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

No previous BOA, no active code case.

STAFF ANALYSIS:

The applicant is proposing to renovate and convert a historic single family structure into a new multifamily dwelling on a property inadequately located between two lots of record. As this project was initially submitted prior to the adoption of the new LDC, at the time, the lowest intensity use allowed in C-1 was multifamily. Under the old LDC, a conditional use was required to renovate the building, as it was a nonconforming use. Now, under the new LDC, existing single family are allowed to remain in the C-1 zoning district. The existing lot does not meet zoning requirements typically established for multifamily residential properties, which is a significant factor influencing various nonconformities. The property's size limits the ability to comply fully with current zoning standards.

The proposed renovations encounter multiple existing nonconformities that inhibit compliance with the zoning ordinance. These include inadequate setbacks on all sides and a complete lack of parking spaces, thus contributing to the challenges in renovating the dwelling appropriately without variances. Approving the requested variances will allow the applicant to utilize the property to its fullest potential. This variance will enable the development of a multifamily dwelling, contributing to increased housing availability in the area while also rectifying the existing noncompliance issues. Nonetheless, granting the requested variances and the conditions of the approved conditional use permit are essential for the transformation of the single-family dwelling into a multifamily residence. The variances requested serve not only to address the immediate challenges present on the property but also provide an avenue for enhancing the community's housing stock, ultimately benefiting the broader neighborhood. There is a hardship justified by the lot of record being a nonconforming lot in total lot area.

MINIMUM DIMENSIONAL STANDARDS:

C-1 Zoning with RM-2 Multifamily Standards

- Minimum lot area: Five thousand (5,000) square feet plus two thousand (1,000) square feet for each unit in excess of two (2), except that the gross density shall not exceed twenty (40) dwelling units an acre.
- Minimum lot width: Seventy-five (75) feet at the building line. A minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: 20 feet.
 - Side yard: Five (5) feet for each side yard, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (15) feet.
 - Rear yard: Twenty (20) feet.

- Minimum floor area: Multi-family dwelling units shall contain the following minimum square feet of conditioned living area excluding garages, carports and breezeways.
 1. One bedroom unit: Six hundred (600) square feet.
 2. Two bedroom unit: Eight hundred (800) square feet.
 3. Three bedroom unit: One thousand (1,000) square feet.This square footage requirement shall also apply to units sold as condominiums.
- Maximum lot coverage: Sixty-five (65) percent.
- Maximum height: 35 feet.
- Accessory structures: Accessory uses and structures pursuant to Section 34-716: All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along any street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

1. There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.

Staff finds there **are** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure.

The subject property is substandard in total lot area and width, there is not enough space to facilitate adequate parking for any use, and there are existing nonconformities.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances **are not** a result of actions of the applicant.

The property was platted in 1936 and was subsequently arranged in its current configuration, likely around 1950, when this structure as well as the neighboring structures were built. The lot is a nonconforming lot of record, as it was created prior to the adoption of the 2050 Comprehensive Plan, and was never designed to accommodate the modern LDC requirements.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance.

The subject lot is situated between two lots of record, with an existing structure that takes up most of the property. There will not be any special privileges granted and the variances will help rectify current nonconformities.

4. Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land.

Without relief from the LDC requirements, the applicant cannot develop the property within the dimensional standards without encroaching on setbacks, and has no ability to provide any off-street parking. Due to the undersized lot, relief is needed for renovations to the proposed multifamily dwelling.

5. The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure.

There are already existing conditions that need to be addressed through a variance. Without a variance, the applicant cannot renovate the subject structure into a multifamily building. Due to the project being caught between the old and new code, the applicant was required to get conditional use for multifamily as it was the lowest intensity use allowed at the time.

6. The variance(s) request, if granted, will not result in the creation of a public nuisance.

Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

Approving the requested variances will allow the applicant to utilize the property to its fullest potential. This variance will enable the development of a multifamily dwelling, contributing to increased housing availability in the area while also rectifying the existing noncompliance issues.

STAFF RECOMMENDATION:

Per Section 34-572 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#25-100021.

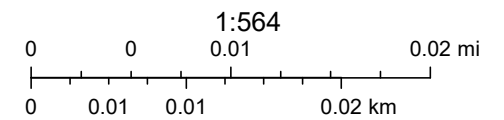
ATTACHMENTS:

1. 25-100021pics
2. 25-100021



May 1, 2025

 Parcels



24-1604

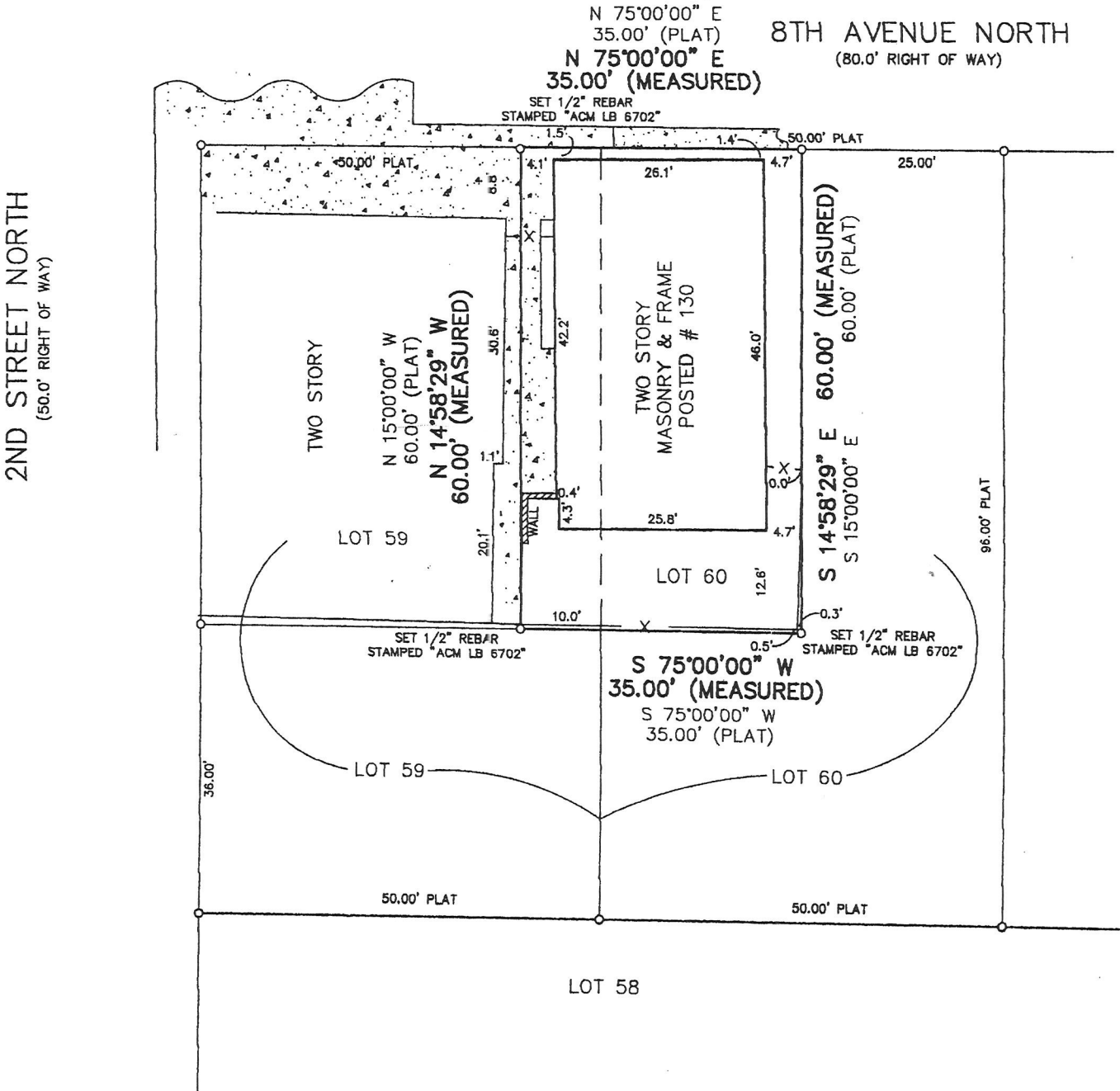
PC#33-98

MAP SHOWING BOUNDARY SURVEY OF *FILE COPY*

THE WEST TWENTY-FIVE FEET OF THE NORTH SIXTY (60) FEET OF LOT SIXTY (60) AND EAST TEN (10) FEET OF THE NORTH SIXTY (60) FEET OF LOT FIFTY-NINE (59) FLAGLER TRACT SUBDIVISION, JACKSONVILLE BEACH, FLORIDA AS RECORDED IN PLAT BOOK 15, PAGE 50, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



CERTIFIED TO:
SAMUEL A. HIGGS & DONALD S. CASON & JOAN R. CASON
ASSOCIATE HOME EQUITY SERVICES
ATTORNEY'S TITLE INSURANCE FUND, INC.
PATTERSON, BOND AND LATSHAW, P.A.



LEGEND:

- R = RADIUS
L = LENGTH
—X—X= FENCE
 = CONCRETE

NOTES:	ACCEPTED BY:

- NOTES:
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 75°00'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1988, COMMUNITY NUMBER 120078, PANEL 0001 D.
 - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 - THIS SURVEY NOT VALID WITHOUT THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS	
DATE	DESCRIPTION

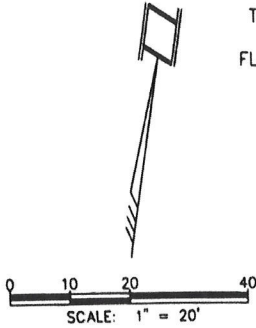
24-1609
RECEIVED

SEP 11 2024

PLANNING
DEPARTMENT

MAP SHOWING SURVEY OF

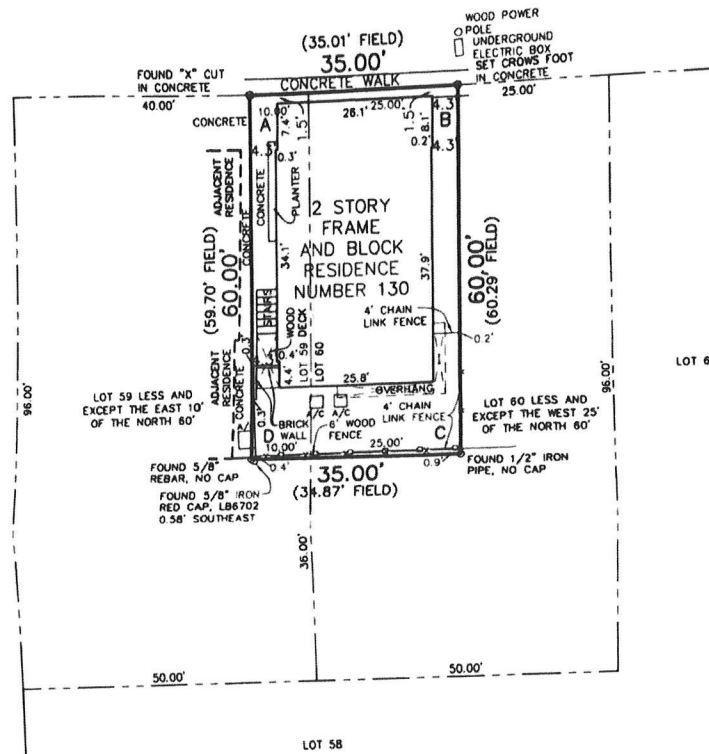
THE EAST 10 FEET OF THE NORTH 60 FEET OF LOT 59 TOGETHER
WITH THE WEST 25 FEET OF THE NORTH 60 FEET OF LOT 60,
FLAGLER TRACT AS RECORDED IN PLAT BOOK 15, PAGE 50, OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



8TH AVENUE NORTH

80' RIGHT OF WAY PAVED PUBLIC ROAD

2ND STREET NORTH
50' RIGHT OF WAY PAVED PUBLIC ROAD



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 90°02'05"
B = 89°49'47"
C = 89°11'44"
D = 90°56'24"
4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X"
(AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS WELL AS CAN BE DETERMINED FROM THE FLOOD
INSURANCE RATE MAP NUMBER 12031C0417H, REVISED
JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF
DIAMOND LIFE REAL ESTATE, INC.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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

CHECKED BY: _____
DRAWN BY: PGP
FILE: 2017-0278

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:
MARCH 2, 2017
SHEET 1 OF 1

GENERAL NOTES

1. It is the intent of the Dispute that all work is accomplished with the Contractor's equipment and that the Contractor is having jurisdiction over this type of construction and occupancy.
2. The Contractor shall verify all conditions and dimensions at the job site prior to commencing work. The Contractor shall report all discrepancies between the drawings and existing conditions to the Designer prior to commencing work.
3. The Contractor shall supply, install, and maintain all the earth, air, and water conditioning equipment, including but not limited to, heating, ventilation, air conditioning, and dehumidification, and all ducts as may be required to duct each occupiable area well.
4. All details and sections shown on the drawings are intended to be illustrative of the work, except where a different detail is shown. Any details provided by the Engineer and/or Contractor to supersede those provided by the Designer.
5. Total ventilation to be provided per TBC sections R906.

DESIGN SPECIFICATIONS

Design Code: The 2023 Florida Building Code (FBC) Residential Code
Occupancy: Residential Group R-3 (One and Two Family Dwellings)
Construction: Type V, Unprotected
Note: Any design Specifications provided by the Engineer and/or Contractor supersede those provided by the Designer.

AUTOMATIC FIRE DETECTION

1. Smoke Detectors/Carbon Monoxide detectors to be located per FBC section R314 & R315.

EGRESS OPENING COMPLIANCE

1. See Floor Plan for egress window and door locations "this sheet"
2. All window and door openings labeled "egress" to comply with FBC section R310 & R311.

ALL APPLICABLE BUILDING CODES APPLY.

FBC-R302.3.1: The door min. 3/8" thick solid door or min. 1 1/2" hollow core steel, or 20-gauge fire-rated. Requires doors connecting a garage to the house have some type of closure.

FBC-R302.5.2: Ducts if garage shall be min. 26-ga. sheet metal, or Owens Corning mat, 1" thick Enduro door duct board.

FBC-R302.1: Structures set back 5' or less from the property line may be required to have fire rated overhangs and no projections closer than two feet from the property line.

Phone: 781-338-6666
Website: www.fbcinc.com

FGC-R302.6. Gorge wall shall be separated from residence and it's attic with min. 1/2 gyp. bd. applied to gorge side. Gorge's main inhabitable rooms shall be separated from rooms above with min. 5/8" type X gyp. bd. where the separation is a floor-ceiling assembly, any structure supporting the assembly shall be protected with min. 1/2 gyp. bd.

FBC-R1601.4.7: Min. 4" clearance required around all sides of mechanical equipment and components, including ducts.

FIG-8, M1307.2: Ground-mounted mech. units shall be anchored in accordance with this section.

FBC-R303: Revises glazing requirements around wet surfaces

FGC-R402.4.1.2: Florida Building Code – Energy Conservation requires blower door testing to confirm air leakage not greater than 5 air changes per hour. Testing must be done by an approved third party and a report is to be provided to the building official.

FBC-R303. Requires a whole house ventilation system meeting M1507.3 requirements when the air infiltration rate is less than 5 or changes per hour. (Which is what R402.4.1, 2 above requires, thus all houses must have a whole house ventilation system).

FBC-R312: Changes requirements for guards and window fall protection

FBC-R905: Changes installation and type of roofing underlayment (similar to present re-roofing requirements).

FRC 0703.3, where plastic is applied to take over wood from construction, a bonded "broader" is required between the water-resistant barrier and the stucco per one of the following options:
 1) A layer of approved water-resistant barrier over an approved plastic house wrap, or other approved method in accordance with the manufacturer's installation instructions.
FRC 703.3.5, where previously installed, existing exterior wall finish is replaced with FRC, the minimum curing time between coats is specifically stated; minimum curing time between coats.
FBC M-1506. Has added minimum cleavage distances between or exhausts (bathroom, kitchen, etc.) and building openings.



PROPOSED 1ST FLOOR PLAN
SCALE 1/4"=1'-0"



SQUARE FOOTAGE LEGEND	
1ST LIVING AREA	1196
2ND LIVING AREA	988
OPEN BALCONY	208
PORCH	52
TOTAL	2444
NEW ADDITION 2ND FLOOR	208
NEW TOTAL	2444

STAIR NOTES:

1) (1) EQUAL FIELDS W/ $\frac{7}{8}'' = 6'-10'$ FIELD VERRY

2) (1) EQUAL FIELDS W/ $\frac{7}{8}'' = 6'-10'$ FIELD VERRY

3) TIEBOS SHALL BE 20X7S GALLED AND NAILED
(SPURRED DOWN AS REQUIRED).

4) REBERS SHALL BE 1X6S CLUTD & NAILED
(SPURRED DOWN AS REQUIRED).

5) LAMINOS SHALL BE CONSIDERED OF 2X6S
W/ 0.C. & 1x6 SPWRZ TOGETHER.

5. STRINGERS WILL BE 2X12S EQUALLY SPACED
(TYP.)

NOTES:

1) ALL INTERIOR WALLS ARE 2X4 EXCEPT AS NOTED

2) ALL INTERIOR WALLS ARE 2X4 EXCEPT AS NOTED

3) ALL WALL THICKNESS SHALL BE 1/2" MIN.

4) SENTRY THE KITCHEN AND BATH LAYOUTS WITH
THE KITCHEN AND BATH LAYOUTS WITH

5) THE INTERIOR AND EXTERIOR DOOR & STEP SET
AS SHOWN FOR AS UNLESS OTHERWISE NOTED

6) ASH 10028 STYLIC COEFFICIENT OF FRICTION MIN.
OF .06 CLASS TO BE DAMPED

7) (C) = CEMENTARY GROUT AND REBAR DOWNS

8) (C) = 20 MIN NAILD DOOR

LEGEND

EXISTING WALL TO REMAIN 

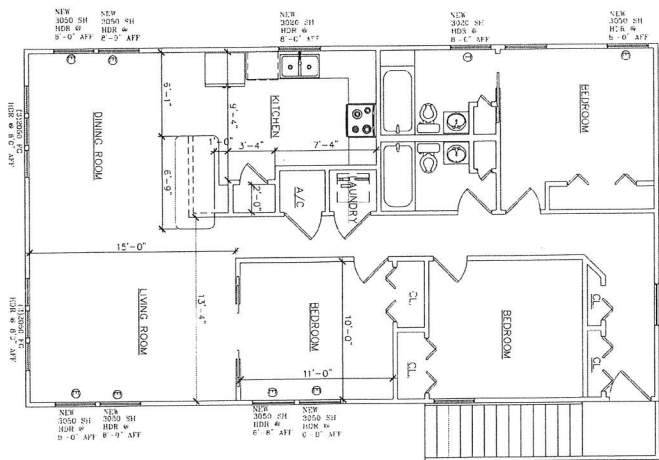
NEW PARTITION WALLS 

ELEMENT TO BE DEMOLISHED 

ROOF LINE 

Quately D. Lewis

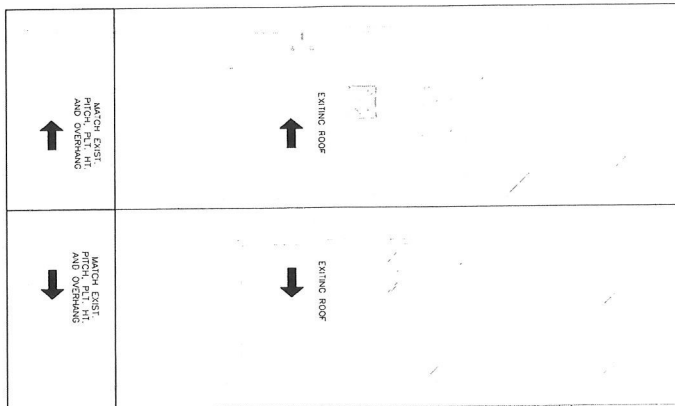
A1	SHEET NO.	CHECKED BY: AL	DATE: 09/29/2024 DRAWN BY: ACB	PROJECT NO: 14C107	ADDITION AND RENOVATIONS 130 N 8TH AVENUE JAX BEACH, FL. 32250	GENERAL NOTES, EXISTING DEMOLITION 1ST FLOOR PLAN, PROPOSED 1ST FLOOR PLAN, AND LOCATION MAP	ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE FLORIDA. 32277 (904) 881-1243	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	ANATOLY D. LUNIN LICENSE NO. FL 676840 STATE OF FLORIDA NOTARY PUBLIC DATE: 08-26-24	REVISIONS 1 2	DATE



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

- NOTES
- 1) ALL EXTERIOR WALLS ARE 2'x4 EXCEPT AS NOTED
 - 2) ALL EXTERIOR WALLS ARE 2'x6 EXCEPT AS NOTED
 - 3) ALL WALL THICKNESS ARE 24"x24" 24"x36" 1/2"
 - 4) 26"x6 1/2" 28"x8 1/4" ETC.
 - 5) NEAR THE KITCHEN AND WANT LAYOUTS WITH
 - 6) ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED
 - 7) ALL INTERIOR AND EXTERIOR FLOOR & STEP FINISHES SHALL HAVE A NON-SLIP FINISH TO MEET ASTM CRDZ STATIC COEFFICIENT OF FRICTION MIN. .05
 - 8) GLASS TO BE TEMPERED
 - 9) EMERGENCY ESCAPE AND RESCUE OPENINGS
 - 10) 20 MIN FIRE RATED DOOR

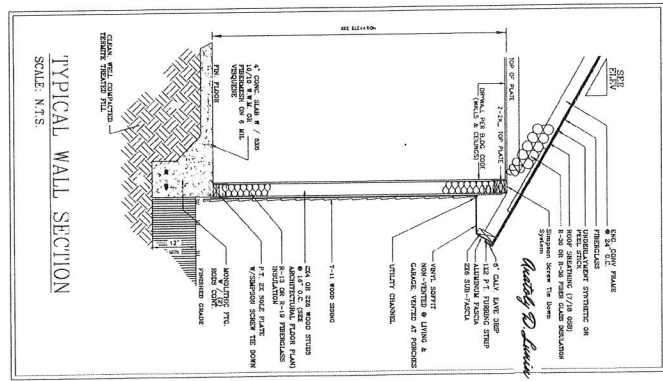
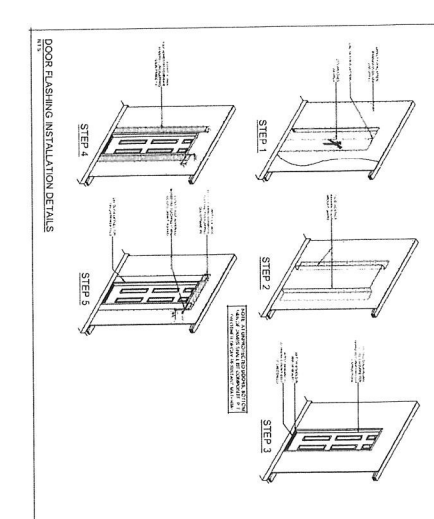
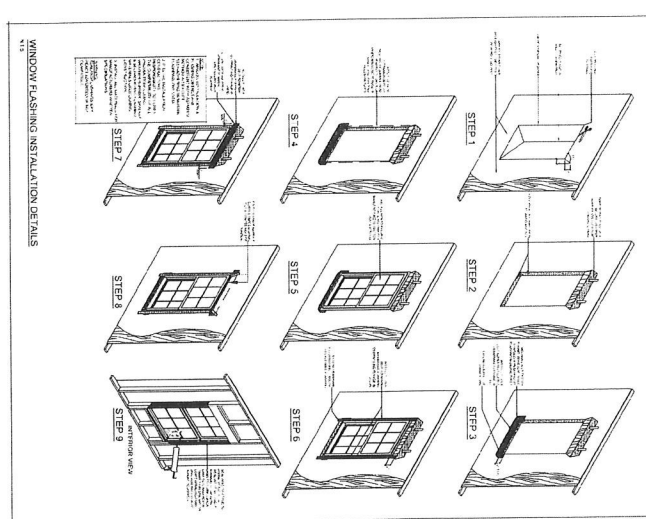
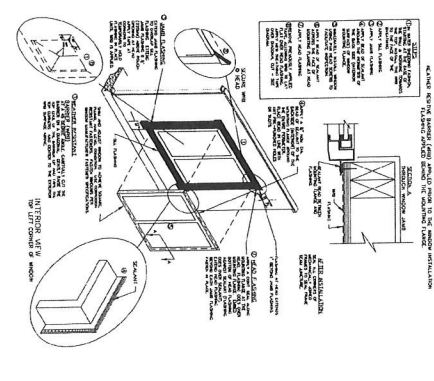
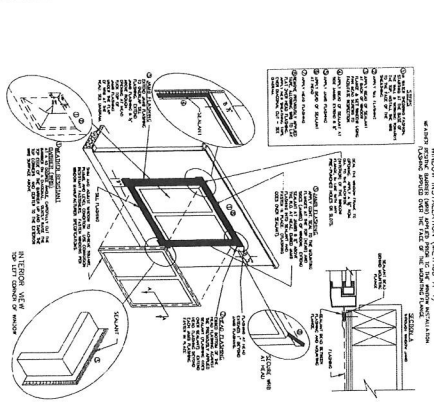
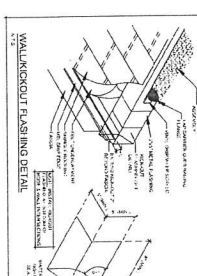
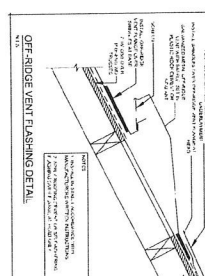
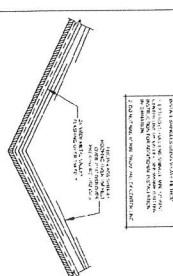
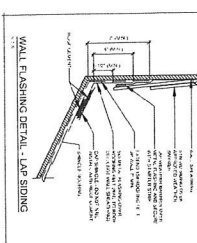
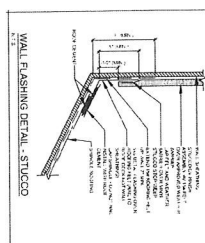
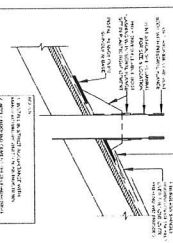
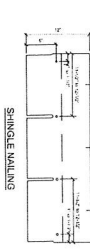
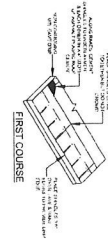
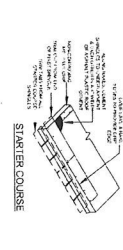
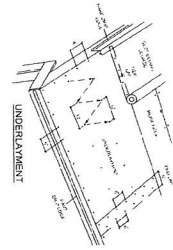
SQUARE FOOTAGE LEGEND	
1ST LIVING AREA	1186
2ND LIVING AREA	988
OPEN BALCONY	208
OPEN PORCH	52
TOTAL	2444
NEW ADDITION 2ND FLOOR	208
NEW TOTAL	2444

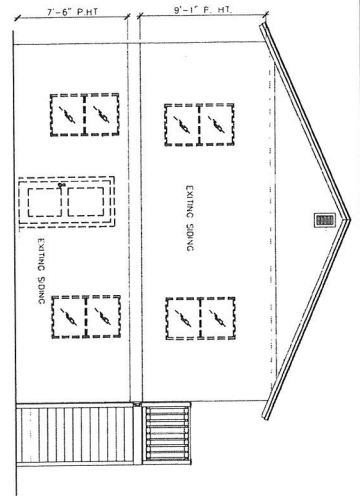


PROPOSED ROOF PLAN
SCALE 1/4"=1'-0"

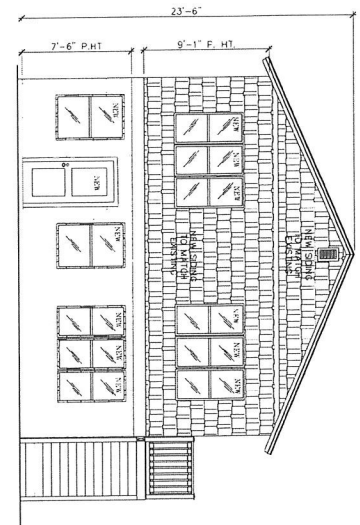
Quately D. Lewis

A2	PROJECT NO: 14H01077	ADDITION AND RENOVATIONS 130 N 8TH AVENUE JAX BEACH, FL. 32250	EXISTING AND DEMOLITION 2ND FLOOR PLAN, PROPOSED 2ND FLOOR PLAN, AND PROPOSED ROOF PLAN	ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE, FLORIDA, 32277 (904) 881-1243	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL... PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		REVISIONS	DATE
	DRAWN BY: AKB						1	
	CHECKED BY: TAL						2	
	SHEET NO.:							

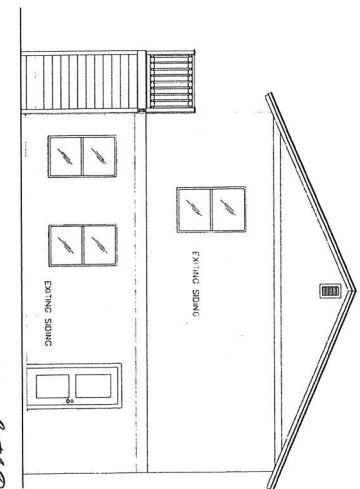
[illegible]



EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0"

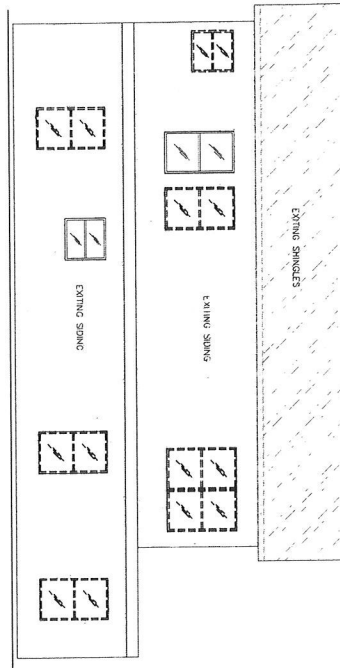


PROPOSED FRONT ELEVATION
SCALE 1/4"=1'-0"

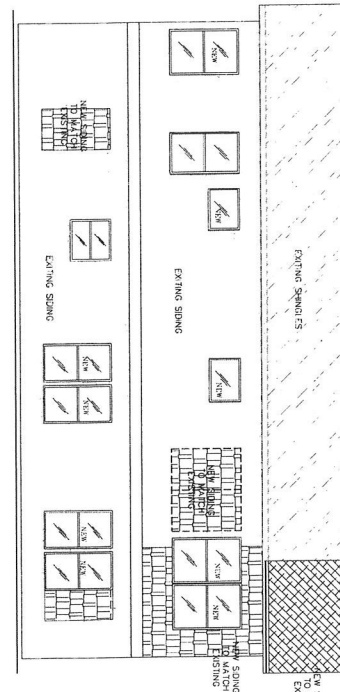


EXISTING REAR ELEVATION
SCALE 1/4"=1'-0"

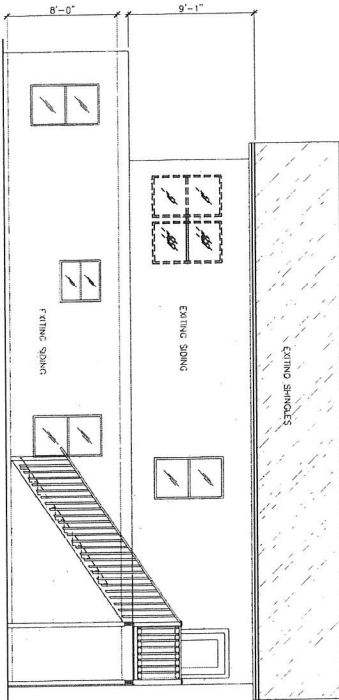
Anatoly D. Lunin



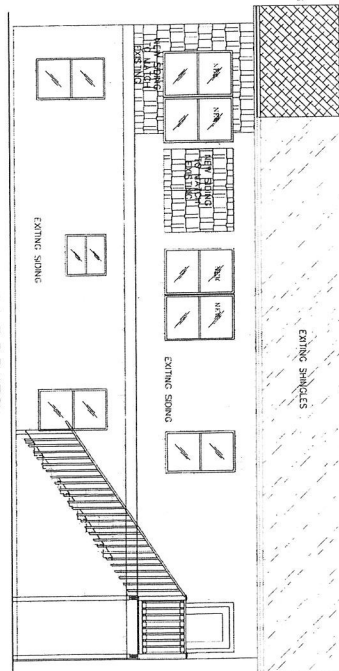
EXISTING LEFT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED LEFT ELEVATION
SCALE 1/4"=1'-0"

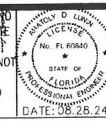


EXISTING RIGHT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE 1/4"=1'-0"

REVISIONS	DATE



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ANATOLY D. LUNIN
4479 WHISPERING INLET
JACKSONVILLE FLORIDA, 32277
(904) 881-1243

EXISTING AND
PROPOSAL ELEVATIONS

ADDITION AND
RENOVATIONS
130 N 8TH AVENUE
JAX BEACH, FL. 32250

PROJECT NO.	DATE
14CH1077	08/29/2024
DRAWN BY:	ADD
CHECKED BY:	ALL
SHEET NO.	A3



APPLICATION FOR VARIANCE

BOA No. 25-10021
HEARING DATE 5/20/25

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.

RECEIVED

DEC 02 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Timothy Whalen Telephone: (845) 283-1345
Mailing Address: _____ E-Mail: fdnyusmc97@yahoo.com

Agent Name: leonardo ortiz Telephone: 910-208-0189
Mailing Address: _____ E-Mail: lo@ohscontracting.com

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

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

VARIANCE DATA

Street address of property and Real Estate Number: 130th 8th Avenue North Jacksonville Beach 32250
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Front yard set back of 17 ft in lieu of 20ft, lot coverage, reduce required off street parking spaces with parking spaces for four(4) vehicles on site.

AFFIDAVIT

I, Timothy Whalen, 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

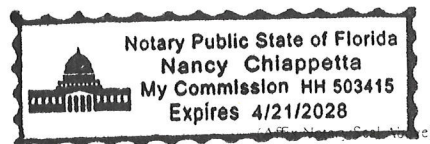
Timothy Whalen
PRINT APPLICANT NAME

11/29/24
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 29 day of November, 2024, by Timothy Whalen, who is personally known to me or produced W617-483-88-300-0 as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
NANCY CHIAPPETTA
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 FLOOD ZONE: _____

CODE SECTION (S): _____

Agent Assignment/ Authorization Letter

December 5, 2024

To : City of Jacksonville Beach (& whom it may concern):

For: Agent Authorization Letter

I Timothy Whalem here by **authorize Leonardo Ortiz from OHS Contracting,**
to act on behalf of myself, owner of **Tuxedo Park Rental LLC,**
to submit and receive information, documentation and take appropriate action,
to facilitate all city requirements on zoning and permitting office, city zoning office & adjacent
city officials,
to obtain appropriate guidance and action to for proceedings of city matters.

The duration of this letter is subject to the duration of the proceedings listed below:

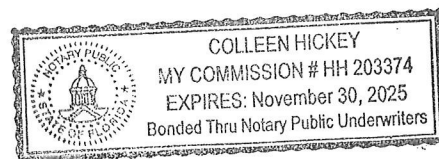
This letter and authorization expires on February 1, 2025.


Timothy Whalem

12/6/24
Date

State of: Florida
County of: Duval
The forgoing document was acknowledged
before me 06 day of December, 2024

Notary Public
My Commission Expires 11/30/2025



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	Condition Requested to validate usage of parcel - to its' maximum with a variance to count parking space areas for four(4) vehicles
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The conditions of the structure & lot are not to be altered exceeding the existing comprehensive area. The request is to validate the parking area on the front of the structure.
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 the variance will not confer upon the applicant 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	The variance will allow the owner(s) of the property to enjoy the parcels of land without unnecessary hardships.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Granting the variance will make possible the reasonable use of the parcel of land and existing structure
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	The variance will allow the max use of land usage due to the zoning.

24-1604

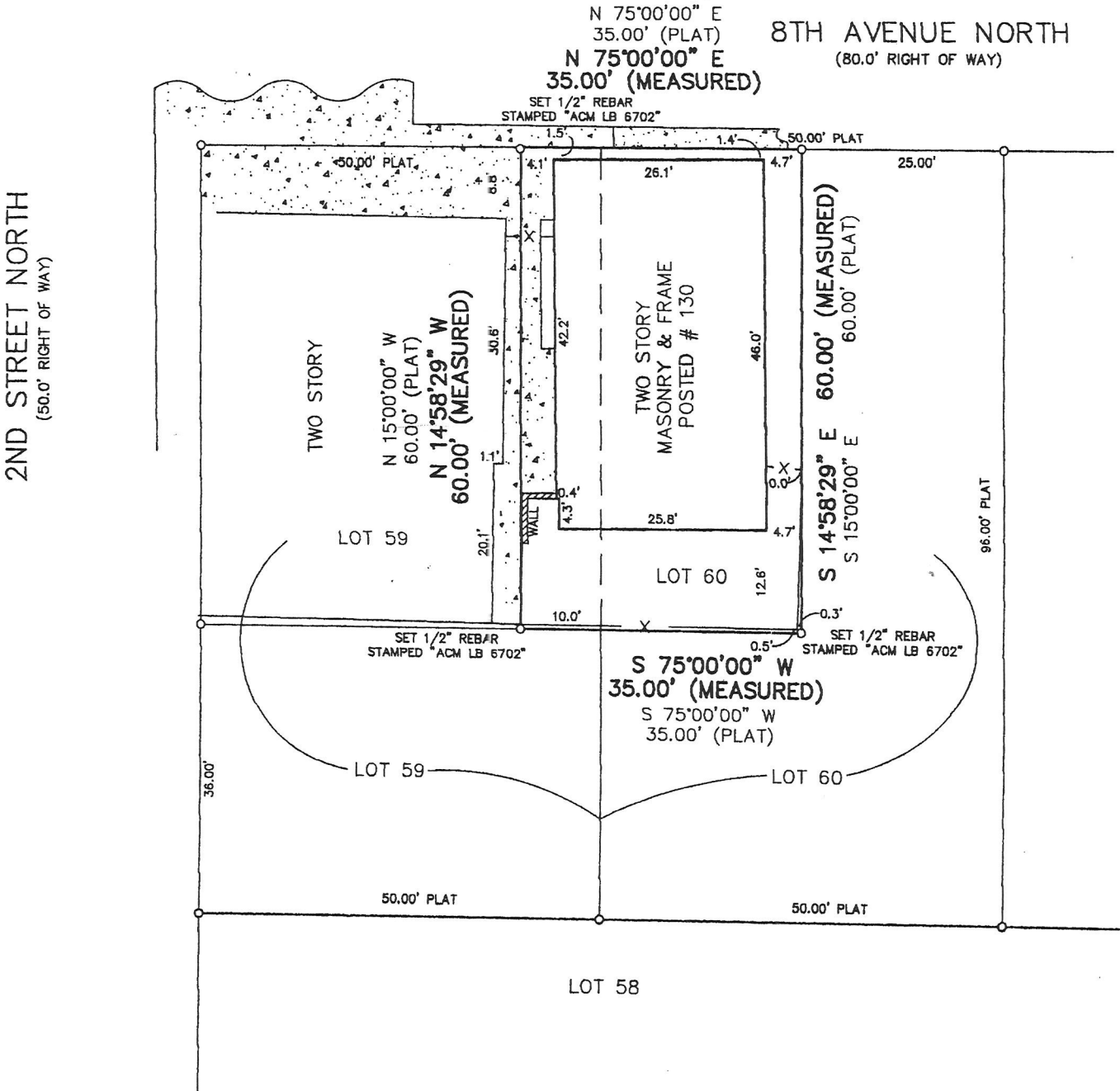
PC#33-98

MAP SHOWING BOUNDARY SURVEY OF *FILE COPY*

THE WEST TWENTY-FIVE FEET OF THE NORTH SIXTY (60) FEET OF LOT SIXTY (60) AND EAST TEN (10) FEET OF THE NORTH SIXTY (60) FEET OF LOT FIFTY-NINE (59) FLAGLER TRACT SUBDIVISION, JACKSONVILLE BEACH, FLORIDA AS RECORDED IN PLAT BOOK 15, PAGE 50, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



CERTIFIED TO:
SAMUEL A. HIGGS & DONALD S. CASON & JOAN R. CASON
ASSOCIATE HOME EQUITY SERVICES
ATTORNEY'S TITLE INSURANCE FUND, INC.
PATTERSON, BOND AND LATSHAW, P.A.



LEGEND:

- R = RADIUS
L = LENGTH
—X—X= FENCE
 = CONCRETE

NOTES:	ACCEPTED BY:

- NOTES:
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 75°00'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1988, COMMUNITY NUMBER 120078, PANEL 0001 D.
 - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 - THIS SURVEY NOT VALID WITHOUT THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS	
DATE	DESCRIPTION

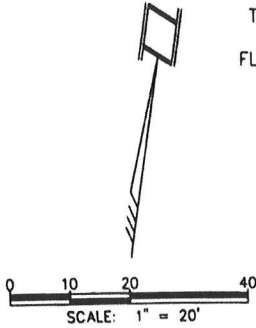
24-1609
RECEIVED

SEP 11 2024

PLANNING
DEPARTMENT

MAP SHOWING SURVEY OF

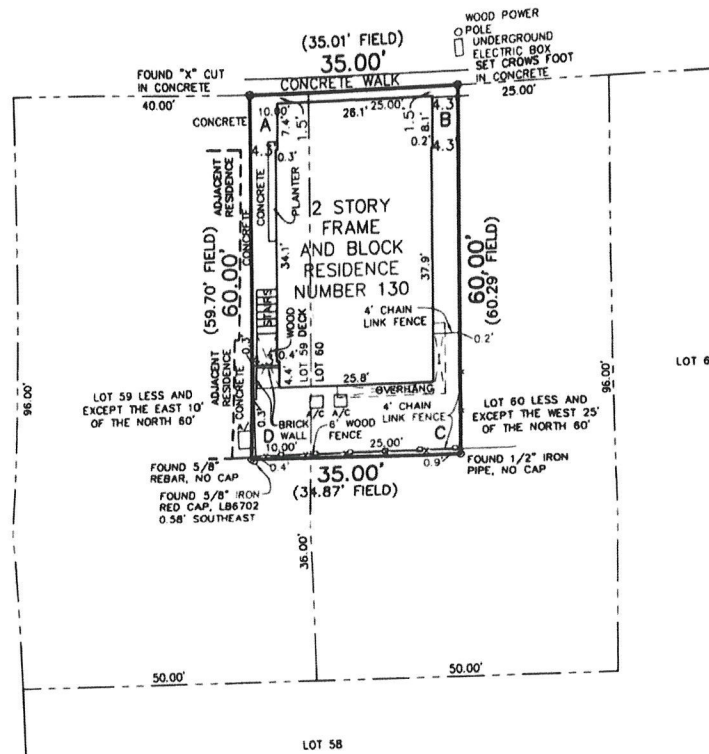
THE EAST 10 FEET OF THE NORTH 60 FEET OF LOT 59 TOGETHER
WITH THE WEST 25 FEET OF THE NORTH 60 FEET OF LOT 60,
FLAGLER TRACT AS RECORDED IN PLAT BOOK 15, PAGE 50, OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



8TH AVENUE NORTH

80' RIGHT OF WAY PAVED PUBLIC ROAD

2ND STREET NORTH
50' RIGHT OF WAY PAVED PUBLIC ROAD



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 90°02'05"
B = 89°49'47"
C = 89°11'44"
D = 90°56'24"
4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X"
(AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS WELL AS CAN BE DETERMINED FROM THE FLOOD
INSURANCE RATE MAP NUMBER 12031C0417H, REVISED
JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF
DIAMOND LIFE REAL ESTATE, INC.

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

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: PGP
FILE: 2017-0278

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:
MARCH 2, 2017
SHEET 1 OF 1

GENERAL NOTES

1. It is the intent of the Disputing that all be in accordance with the terms of the contract and that the Disputing shall have the right to terminate the contract if the Contractor is unable to complete the work in a timely and satisfactory manner.
2. The Contractor shall comply with all conditions and dimensions at the job site prior to commencing work. The Contractor shall report all discrepancies between the drawings and existing conditions to the Designer and to the Commissioning Authority.
3. The Contractor shall supply, install, maintain, and test the work with all materials and equipment. The Contractor shall be responsible for all materials, labor, and equipment used in the work. The Contractor shall be responsible for all damages to the work and to the property of the Commissioning Authority.
4. All details and sections shown on the drawings are intended to be in accordance with the terms of the contract. The Contractor shall be responsible for all details and sections not shown on the drawings. (Any details not shown on the drawings shall be in accordance with the terms of the contract.)
5. The Contractor shall be responsible for all details and sections not shown on the drawings. (Any details not shown on the drawings shall be in accordance with the terms of the contract.)

DESIGN SPECIFICATIONS

Note: Any design Specifications provided by the Engineer and/or Contractor supersede those provided by the Designer.

AUTOMATIC FIRE DETECTION

1. Smoke Detector/Carbon Monoxide detectors to be located per FB section RJ10 & RJ15.

ALL APPLICABLE BUILDING CODES APPLY.

(including but not limited to)

FBC-R302.5.: This door min. 3/8" thick solid wood, or min. 1" heavy-gauge steel, or 20 minute fire-rated solid core doors connecting a garage to the house have some type of closure.

FBC-R302.5.2: Ducts if garage shall be min. 26ga. sheet metal, or Owens Corning min. 1" thick Enduro door duct board.

FBC-R302.1: Structures set back 5' or less from the property line may be required to have fire rated overhangs and no projections closer than two feet from the property line.

Fireplace, chimney, cold air

FGC-R302.6. Gorge wall shall be separated from residence and it's attic with min. 1/2 gyp. bd. applied to gorge side. Gorge's main inhabitable rooms shall be separated from rooms above with min. 5/8" type X gyp. bd. where the separation is a floor-ceiling assembly, any structure supporting the assembly shall be protected with min. 1/2 gyp. bd.

FBC-R1601.4.7: Mir. 4" clearance required around all sides ormech equipment and componets, including ducts.

FBC-R, M1307.2: Ground-mounted mech. units shall be anchored in accordance with this section.

FBC=R303: Revises glazing requirements around wet surfaces

FBC-R402.4.1.2: Florida Building Code – Energy Conservation requires blower door testing to confirm air leakage not greater than 5 air changes per hour. Testing must be done by an approved third party and a report is to be provided to the building official.

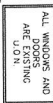
FBC-R303.4: Requires a whole house ventilation system meeting M1507.3 requirements when the air infiltration rate is less than 5 air changes per hour. (Which is what R402.4.1.2 above requires, thus all houses must have a whole house ventilation system).

FBC-R312: Changes requirements for guards and window fall protection.
FBC-R806: Changes attic ventilation requirements.

FBC-R905: Changes installation and type of roofing underlayment; (similar to present re-roofing requirements).

FBC, ROT-3), where slatco is applied to latex over wood from construction, a bond breaker is required between the water stop and the slatco. The water stop is a thin, white, malleable, liquid-applied, adhesive barrier material. A layer of approved water-resistant barrier over an approved slatco wrap, or other approved method in accordance with the manufacturer's installation instructions.

FBC-703.5.5. While per-ASTM D-6929 and per-ASTM C-663, this section specifies a minimum curing time between coats of FBC-1506. Has added minimum electrical distances between or exhaust (bathroom, kitchen, etc.) and building openings.



EXISTING AND DEMOLITION 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

PROPOSED 1ST FLOOR PLAN
SCALE 1/4"=1'-0"

SQUARE FOOTAGE LEGEND	
1ST LIVING AREA	1196
2ND LIVING AREA	988
OPEN BALCONY	208
OPEN PORCH	52
TOTAL	2444
NEW ADDITION 2ND FLOOR	208
NEW TOTAL	2444

[illegible]

LEGEND

EXISTING WALL TO REMAIN 

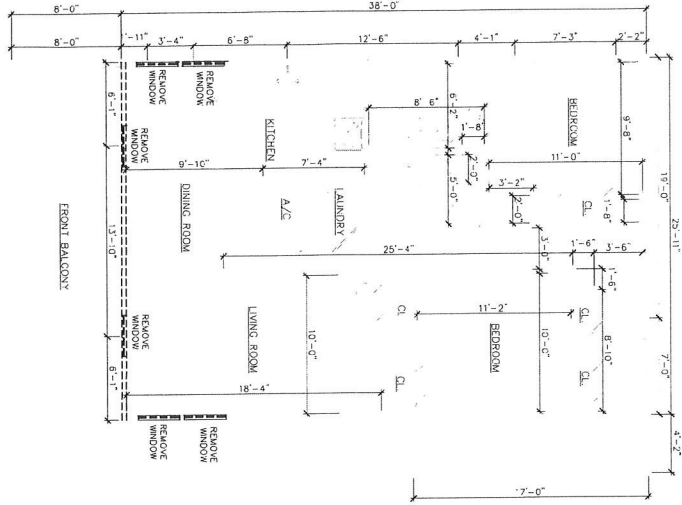
NEW PARTITION WALLS 

ELEMENT TO BE DEMOLISHED 

ROOF LINE 

Final Preparations Plan

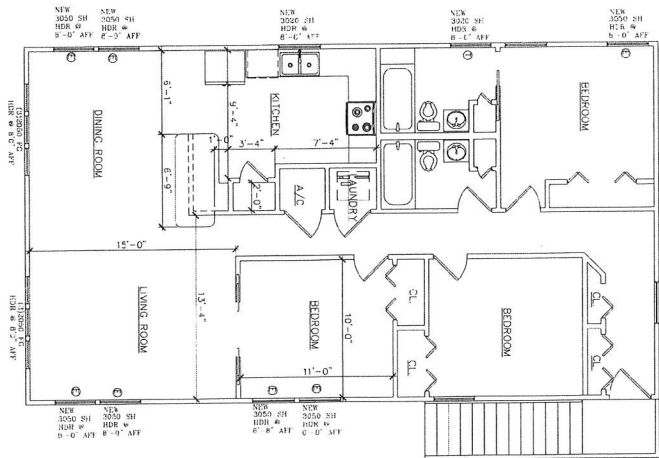
A1	SHEET NO.	CHECKED BY: AL	DATE: 09/29/2024 DRAWN BY: ACB	PROJECT NO: 14C107	ADDITION AND RENOVATIONS 130 N 8TH AVENUE JAX BEACH, FL. 32250	GENERAL NOTES, EXISTING DEMOLITION 1ST FLOOR PLAN, PROPOSED 1ST FLOOR PLAN, AND LOCATION MAP	ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE FLORIDA. 32277 (904) 881-1243	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	ANATOLY D. LUNIN LICENSE NO. FL 676840 STATE OF FLORIDA NOTARY PUBLIC DATE: 08-26-24	REVISIONS 1 2	DATE



EXISTING AND DEMOLITION 2ND FLOOR PLAN
SCALE 1/8"=1'-0"

LEGEND
EXISTING WALL TO REMAIN
WALLS TO BE DEMOLISHED
DOOR LANE

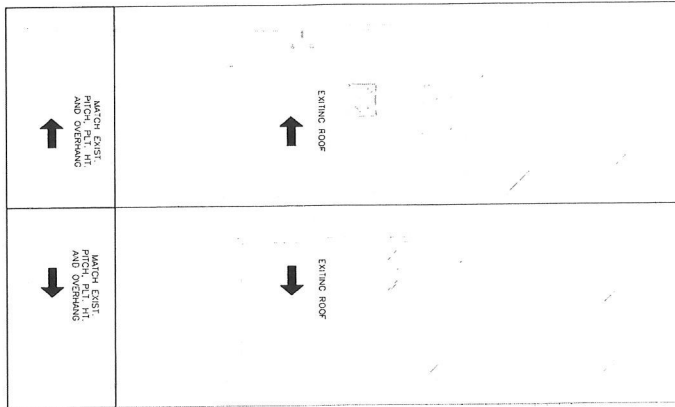
- 1ST FLOOR TO 2ND FLOOR EXTERIOR
STAIR NOISE:
1. (14) EQUAL RISERS @ 7 1/2" - 8'-10" FIELD VERIFY
2. (13) EQUAL TREADS @ 11"
3. READS SHALL BE 2X12S GLED AND NAILED
(REPPED DOWN AS REQUIRED)
4. RISERS SHALL BE 1X8S GLED & NAILED
(REPPED DOWN AS REQUIRED)
5. STRINGERS SHALL BE 2X12S EQUALLY SPACED
(TYP)



PROPOSED 2ND FLOOR PLAN
SCALE 1/8"=1'-0"

- NOTES:
1) ALL EXTERIOR WALLS ARE 2X4 EXCEPT AS NOTED
2) ALL INTERIOR WALLS ARE 2X4 EXCEPT AS NOTED
3) 2X6-5 1/2" 2X8-7 1/4" ETC. UNLESS NOTED
4) VERIFY THE KITCHEN AND BATH LAYOUTS WITH
5) ALL ANGLES ARE 45 UNLESS OTHERWISE NOTED
6) ALL INTERIOR AND EXTERIOR FLOOR & STEP SET
7) ALL GLASS TO BE TEMPERED
8) @ = EMERGENCY ESCAPE AND RESCUE OPENINGS
9) @ = 20 MIN FIRE RATED DOOR

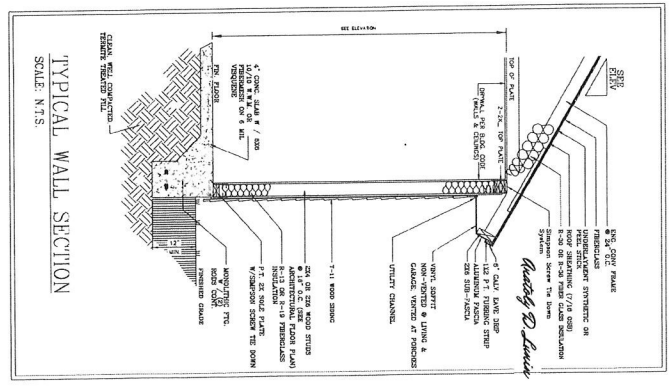
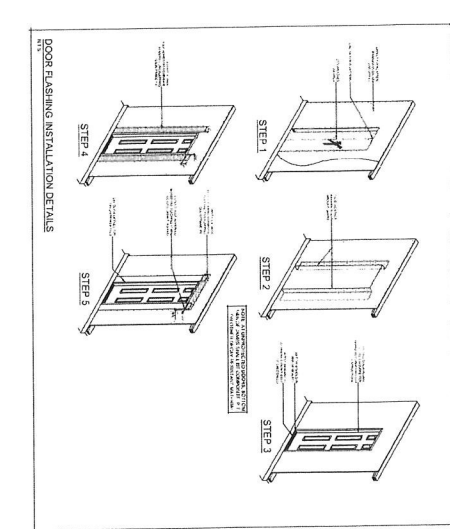
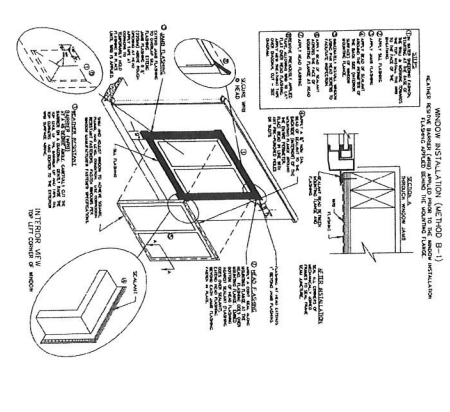
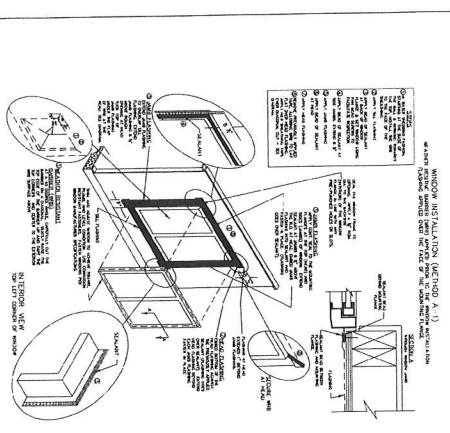
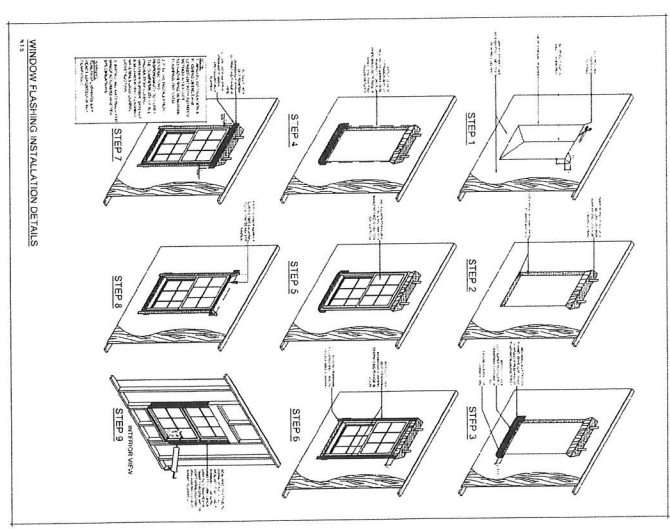
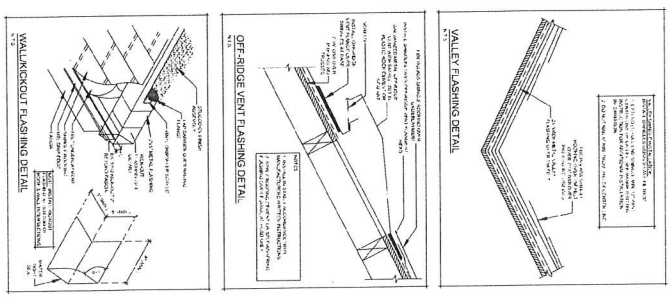
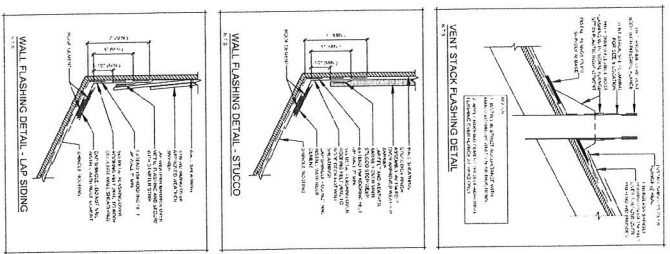
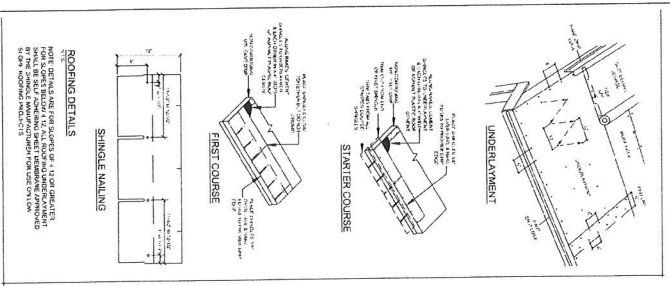
SQUARE FOOTAGE LEGEND	
1ST LIVING AREA	1186
2ND LIVING AREA	1186
DOOR BALCONY	208
OPEN PORCH	52
TOTAL	2444
NEW ADDITION 2ND FLOOR	208
NEW TOTAL	2444



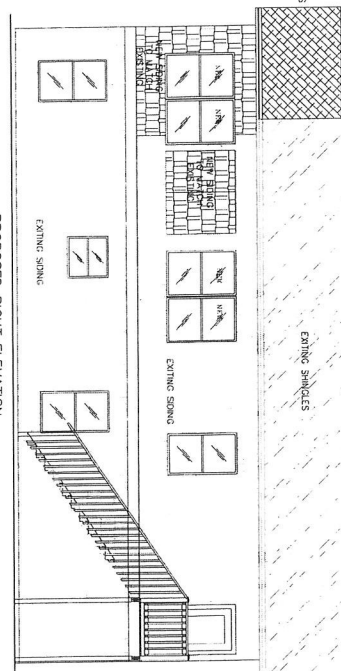
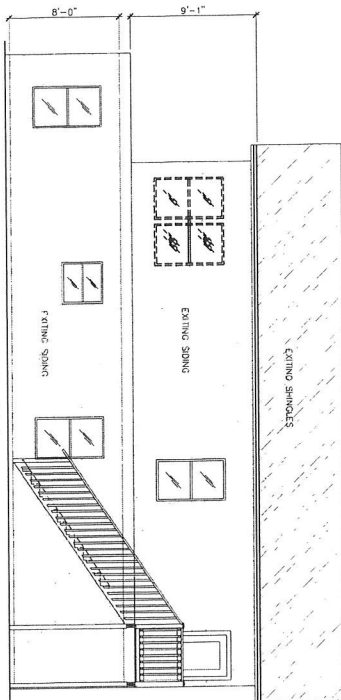
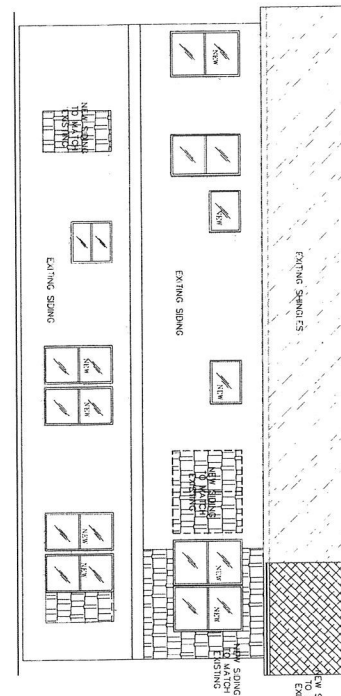
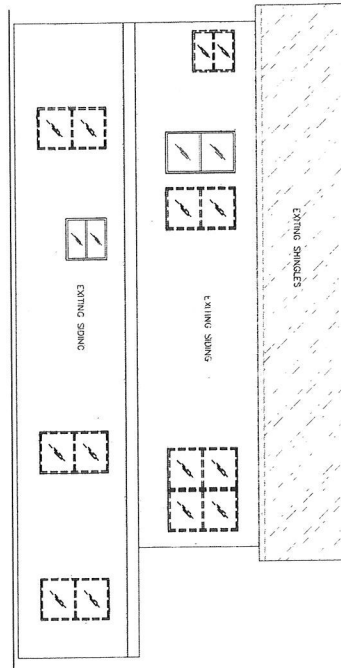
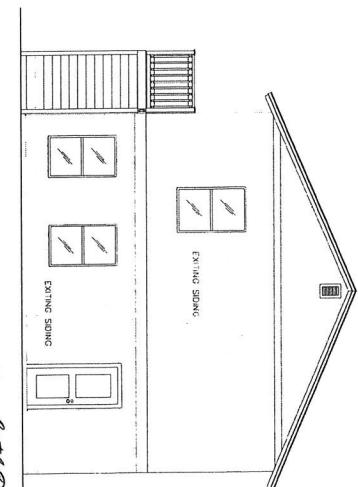
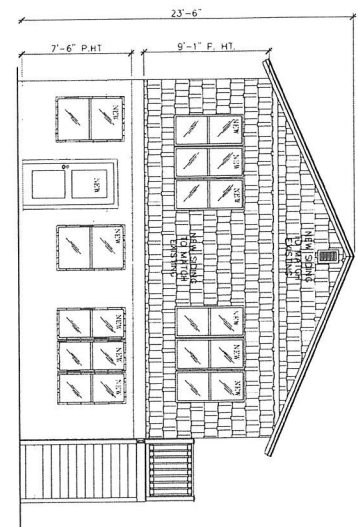
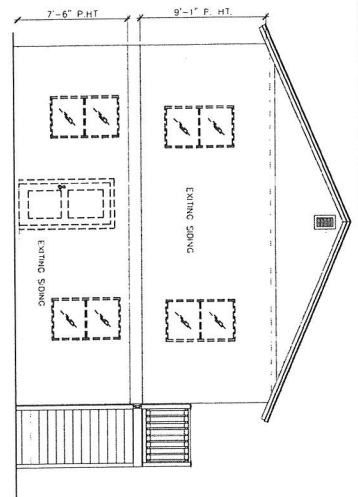
PROPOSED ROOF PLAN
SCALE 1/8"=1'-0"

FORMULA:
T SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
BLOG (SQ IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT RIDGE & 50% AT EAVES
230 X 144 = 33120 sqin
33120 / 300 = 110 sqin
110 / 2 = 55 sqin

DATE	REVISIONS	DATE
	1	
	2	
ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE, FLORIDA, 32277 (904) 881-1243 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ANATOLY D. LUNIN No. FL 67640 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 08.26.24		
PROJECT NO.	1101077	
DATE	08/29/2024	
DRAWN BY	ADL	
CHECKED BY	AL	
SHEET NO.	A2	
ADDITION AND RENOVATIONS 130 N 8TH AVENUE JAX BEACH, FL. 32250 EXISTING AND DEMOLITION 2ND FLOOR PLAN, PROPOSED 2ND FLOOR PLAN, AND PROPOSED ROOF PLAN		



DATE	REVISIONS	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE, FLORIDA, 32277 (904) 881-1243	ARCHITECTURAL DETAILS	ADDITION AND RENOVATIONS 130 N 8TH AVENUE JAX BEACH, FL. 32250	PROJECT NO. 1401077 DATE: 06/29/2024 DRAWN BY: ACB CHECKED BY: AL SHEET NO.: A4
------	-----------	--	---	--------------------------	--	---



EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0"

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

EXISTING REAR ELEVATION
SCAF : 1/4"=1'-0"

Charles W. Jones

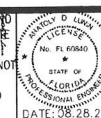
REVISIONS		DATE
1		
2		

DATE _____

EXISTING AND
PROPOSAL ELEVATIONS

ANATOLY D. LUNIN
4479 WHISPERING INLET
JACKSONVILLE FLORIDA, 32277
(904) 881-1243

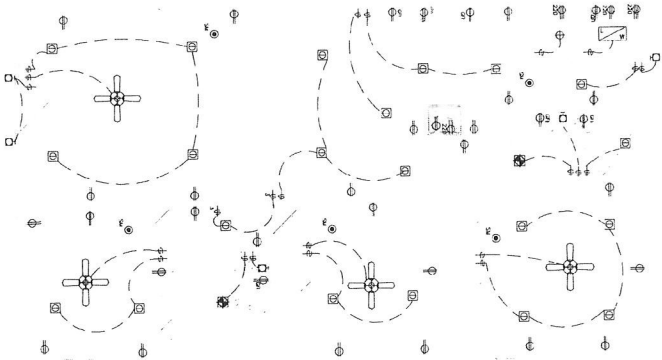
THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY ANATOLY D. LUNIN ON THE DATE
ADJACENT TO THE SEAL..
7 PRINTED COPIES OF THIS DOCUMENT ARE NO
CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



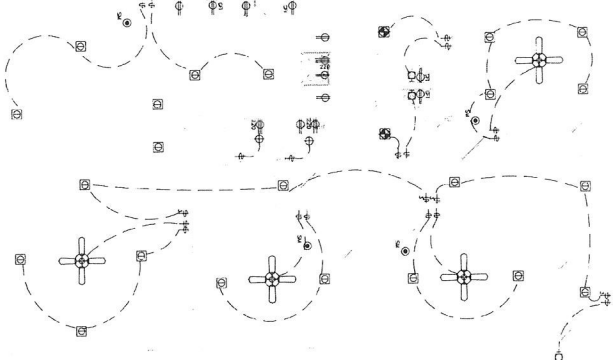
ADDITION AND
RENOVATIONS
130 N 8TH AVENUE
JAX BEACH, FL. 32250

PROJECT NO:	1HCFL077
DATE	08/29/2024
DRAWN BY:	AOB
CHECKED BY:	AL
SHEET NO:	A3

ELECTRICAL 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC) AS AMENDED TO DATE 2017-12-13.

ELECTRICAL SCHEDULE	
1	SWITCH-POLE SWITCH
2	1-WAY SWITCH
3	DATA OUTLET/RECEIVER
4	DATA OUTLET
5	DATA INLET
6	DATA OUTLET/RECEIVER
7	DATA INLET
8	DATA OUTLET/RECEIVER
9	DATA INLET
10	DATA OUTLET/RECEIVER
11	DATA INLET
12	DATA OUTLET/RECEIVER
13	DATA INLET
14	DATA OUTLET/RECEIVER
15	DATA INLET
16	DATA OUTLET/RECEIVER
17	DATA INLET
18	DATA OUTLET/RECEIVER
19	DATA INLET
20	DATA OUTLET/RECEIVER
21	DATA INLET
22	DATA OUTLET/RECEIVER
23	DATA INLET
24	DATA OUTLET/RECEIVER
25	DATA INLET
26	DATA OUTLET/RECEIVER
27	DATA INLET
28	DATA OUTLET/RECEIVER
29	DATA INLET
30	DATA OUTLET/RECEIVER
31	DATA INLET
32	DATA OUTLET/RECEIVER
33	DATA INLET
34	DATA OUTLET/RECEIVER
35	DATA INLET
36	DATA OUTLET/RECEIVER
37	DATA INLET
38	DATA OUTLET/RECEIVER
39	DATA INLET
40	DATA OUTLET/RECEIVER
41	DATA INLET
42	DATA OUTLET/RECEIVER
43	DATA INLET
44	DATA OUTLET/RECEIVER
45	DATA INLET
46	DATA OUTLET/RECEIVER
47	DATA INLET
48	DATA OUTLET/RECEIVER
49	DATA INLET
50	DATA OUTLET/RECEIVER
51	DATA INLET
52	DATA OUTLET/RECEIVER
53	DATA INLET
54	DATA OUTLET/RECEIVER
55	DATA INLET
56	DATA OUTLET/RECEIVER
57	DATA INLET
58	DATA OUTLET/RECEIVER
59	DATA INLET
60	DATA OUTLET/RECEIVER
61	DATA INLET
62	DATA OUTLET/RECEIVER
63	DATA INLET
64	DATA OUTLET/RECEIVER
65	DATA INLET
66	DATA OUTLET/RECEIVER
67	DATA INLET
68	DATA OUTLET/RECEIVER
69	DATA INLET
70	DATA OUTLET/RECEIVER
71	DATA INLET
72	DATA OUTLET/RECEIVER
73	DATA INLET
74	DATA OUTLET/RECEIVER
75	DATA INLET
76	DATA OUTLET/RECEIVER
77	DATA INLET
78	DATA OUTLET/RECEIVER
79	DATA INLET
80	DATA OUTLET/RECEIVER
81	DATA INLET
82	DATA OUTLET/RECEIVER
83	DATA INLET
84	DATA OUTLET/RECEIVER
85	DATA INLET
86	DATA OUTLET/RECEIVER
87	DATA INLET
88	DATA OUTLET/RECEIVER
89	DATA INLET
90	DATA OUTLET/RECEIVER
91	DATA INLET
92	DATA OUTLET/RECEIVER
93	DATA INLET
94	DATA OUTLET/RECEIVER
95	DATA INLET
96	DATA OUTLET/RECEIVER
97	DATA INLET
98	DATA OUTLET/RECEIVER
99	DATA INLET
100	DATA OUTLET/RECEIVER

ELECTRICAL NOTES

- 1) All wiring shall be in accordance with the National Electrical Code (NEC) and the Florida Electrical Code (FEC) as amended to date 2017-12-13.
- 2) GFCI outlets (Dwelling Units):
a) All outlets in dwelling units shall be GFCI protected.
b) All outlets in dwelling units shall be GFCI protected.
c) All outlets in dwelling units shall be GFCI protected.
d) All outlets in dwelling units shall be GFCI protected.
e) All outlets in dwelling units shall be GFCI protected.
f) All outlets in dwelling units shall be GFCI protected.
g) All outlets in dwelling units shall be GFCI protected.
h) All outlets in dwelling units shall be GFCI protected.
i) All outlets in dwelling units shall be GFCI protected.
j) All outlets in dwelling units shall be GFCI protected.
k) All outlets in dwelling units shall be GFCI protected.
l) All outlets in dwelling units shall be GFCI protected.
m) All outlets in dwelling units shall be GFCI protected.
n) All outlets in dwelling units shall be GFCI protected.
o) All outlets in dwelling units shall be GFCI protected.
p) All outlets in dwelling units shall be GFCI protected.
q) All outlets in dwelling units shall be GFCI protected.
r) All outlets in dwelling units shall be GFCI protected.
s) All outlets in dwelling units shall be GFCI protected.
t) All outlets in dwelling units shall be GFCI protected.
u) All outlets in dwelling units shall be GFCI protected.
v) All outlets in dwelling units shall be GFCI protected.
w) All outlets in dwelling units shall be GFCI protected.
x) All outlets in dwelling units shall be GFCI protected.
y) All outlets in dwelling units shall be GFCI protected.
z) All outlets in dwelling units shall be GFCI protected.
- 3) The main service entrance and meter shall be located outside of the building.
- 4) The main service entrance and meter shall be located outside of the building.
- 5) High-efficiency lamps, FFC EC R404.1 & R202 High-Efficiency - MIN. 75% of all interior & exterior incandescent light fixtures shall be replaced with CFL/LED lamps.
- 6) Confirm electrical requirements with Elevator Manufacturer.

REVISIONS		DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO.	3401077
TITLE	ADDITION AND RENOVATIONS
DATE	06/29/2024
DRAWN BY	ANB
CHECKED BY	AL
SHEET NO.	E1

ELECTRICAL 1ST AND 2ND FLOOR PLANS	ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE, FLORIDA, 32277 (904) 881-1243	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	
------------------------------------	---	---	--



Audit Trail

DigiSigner Document ID: 84dcb0d7-3769-45f5-b5c9-9be93472da1c

Signer		Signature	
Event	User	Time	IP Address
	Upload document	8/29/24 7:39:08 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
	Send for signing	8/29/24 7:39:19 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
	Open document	8/29/24 7:42:13 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
	Sign document	8/29/24 7:43:52 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
Event	User	Time	IP Address
	Close document	8/29/24 7:43:52 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
	Sign document	8/29/24 7:43:52 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
	Open document	8/29/24 7:42:13 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
	Send for signing	8/29/24 7:39:19 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	04/30/2025
SUBJECT:	BOA #25-100022 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 20, 2025 Board of Adjustment Meeting.

BOA #25-100022

ZONING: C-1
RE NO.: 174664-0000
LEGAL: Lot 1, Block 134, Pablo Beach North R/P
ADDRESS: 1328 N 3rd St

REQUEST:

Section(s): 34-617(e)(3)(a), for a front yard setback of 4.6 feet in lieu of 10 feet minimum, 34-707, for a reduction of required off-street parking to 0 in lieu of 14 spaces required, to rectify existing nonconformities.

EXISTING CONDITIONS:

The subject property is a conforming lot of record (circa 1936) located in the Commercial future land use category. The property is currently located in the Commercial limited: C-1 Zoning District. The subject property features a vacant building that previously served as a retail space, commercial professional office, and, originally, a dwelling unit. The applicant now proposes to change the use to an amusement and recreation services. This type of use is permitted under current zoning regulations. However, due to existing deficiencies in parking and setback encroachments, a variance is required to modify the property in alignment with the proposed use.

Historically, this property has always had a lack of adequate parking spaces necessary to accommodate any commercial operations, however, there are no records of this property creating a nuisance due to the lack of parking, and it has been used for commercial purposes for many years. Only recently, due to the change in use, in conjunction with the property sitting vacant for more than 6 months, they now must be granted relief. Even a single-family residential use would require two parking spaces. The building's construction, which dates back to 1945, was completed without consideration for modern land development codes that establish parking requirements and setback regulations. The original design placed the building immediately adjacent to the northern property line, which contributes to its nonconformity with current zoning standards.

The applicant seeks relief from the current zoning regulations concerning front and yard setbacks, as well as parking requirements. Specifically, the requests are for a front yard setback of 4.6 feet in lieu of 10 feet minimum, for a reduction of required off-street parking to 0 in lieu of 14 spaces required, both to rectify existing nonconformities. While the existing setbacks and parking deficiencies stem from historical circumstances, retrofitting the property will necessitate minimal compliance adjustments that respect both the original architecture and the area's overall character. The proposed

use supports the character of the overall mixed use area. Not granting a variance would deprive the applicant of using the property to its full extent. The property, all in all, cannot provide the required front setback or parking in its current developed state. The building will go through some renovations to accommodate the new business but will not expand the current footprint of the building or impose additional nonconformities.

No previous BOA, no active code case.

STAFF ANALYSIS:

The applicant is proposing to change the use of the property to amusement and recreation services. Granting this variance will not provide any special privileges to the property owner that are not available to other properties in similar circumstances. Instead, this request focuses on achieving regulatory compliance, allowing for a practical adaptation of a historical building within the commercial zoning district along 3rd Street, and the continued use of an existing commercial building, as opposed to the creation of a new structure, all in keeping with the strategies of the 2050 Comprehensive Plan that encourages adaptive reuse of existing commercial spaces. The transformation of this vacant structure from a former retail use to amusement and recreation services will serve to rejuvenate the surrounding area.

Such improvements have the potential economic benefits of providing new jobs, attracting visitors, and enhancing community engagement. In addition, the revitalization efforts can lead to increased property values and an overall uplift in neighborhood esthetics. Granting this variance is necessary to accommodate the proposed amusement and recreation services seems not only justifiable but a beneficial change for the subject site. By allowing this variance, the Board of Adjustment would be facilitating the necessary adjustments for a beneficial reuse of this currently vacant property while maintaining its historical integrity. It is recommended that the Board of Adjustment approves this variance request based on the historical use of the property, the absence of special privileges conferred to the applicant, and the anticipated positive impact on the local community through the proposed transformation. This action will allow for a constructive adaptation of an existing structure for infill commercial use as encouraged by the 2050 Comprehensive Plan.

MINIMUM DIMENSIONAL STANDARDS:

Sec. 34-617. Commercial limited: C-1.

Minimum lot area: None

- Minimum lot width: None
- Minimum yards:
 - Front yard: Ten (10) feet.
 - Side yard: None, except where adjacent to streets. If adjacent to a street ten (10) feet, for a corner lot, the side yard on the corner shall be ten (10) feet.
 - Rear yard: None. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.
- Minimum floor area: None
- Maximum lot coverage for primary structure and required driveway: 35 percent.
- Maximum Impervious Surface: Eighty-five (85) percent.

- Maximum height: 35 feet.

REVIEW OF CRITERIA:

1. There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.

Staff find there **are** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure.

The building has always existed in harmony with the surrounding area despite not being able to provide on-site parking. Not only does the building take up most of the property, it was also built in 1946 before the current LDC. As a former residential structure, it was not designed to accommodate any amount of parking for a commercial use.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances **are not** a result of actions of the applicant.

The building exists as is, and the applicant will not expand the current footprint nor cause additional nonconformities. The property has been used for commercial purposes for many years, and only recently fell vacant.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance.

Special privileges will not be permitted since the building already exists and the applicant is not doing anything to expand the current footprint and will only be changing the commercial use. The use is a permitted use, and the site simply cannot meet any parking standard for any use.

4. Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land.

There are several other parcels with buildings that predate the current LDC in the surrounding area that have been granted similar variance due to existing nonconformities. Historic structures along 3rd Street tend to have limited to no parking, as many were not designed as commercial structures, or were built when parking demand was much lower than today.

5. The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure.

This variance is necessary in order for the new use of amusement and recreation services, with the building historically consuming most of the parcel and not able to provide parking. This variance will make possible a reasonable use of the parcel and building, and will allow for its continued use as a commercial property.

6. The variance(s) request, if granted, will not result in the creation of a public nuisance.



Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

This variance will not result in a public nuisance. The building has operated as a retail store before with the same setbacks and limited parking. The use of the parcel is only changing while the footprint of the building will remain.

STAFF RECOMMENDATION:

Per Section 34-572 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#25-100022** with the following staff recommended condition:

- The applicant will improve and maintain the existing off-street parking spaces in the City's right-of-way along 13th Avenue North, adjacent to the property.

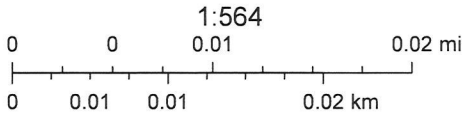
ATTACHMENTS:

1. 25-100022pics
2. 25-100022



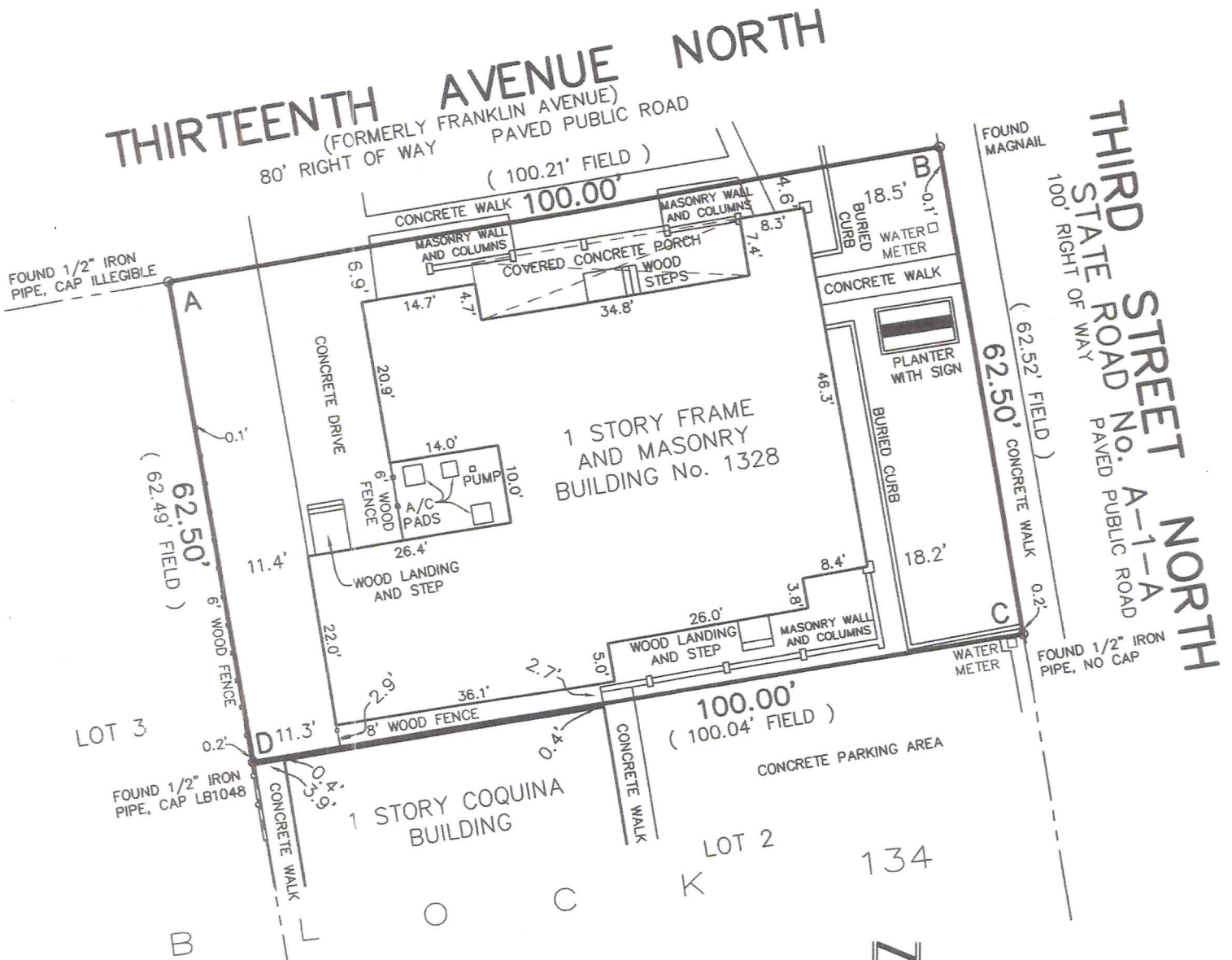
May 1, 2025

 Parcels



MAP SHOWING SURVEY OF

LOT 1, BLOCK 134, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.





APPLICATION FOR VARIANCE

BOA No. 25-100022
HEARING DATE 5/20/25

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: James Mizelle Telephone: (904) 619-6687
Mailing Address: 1411 Hibiscus Street E-Mail: james@hiiinc.net
Atlantic Beach, Florida 32233
Agent Name: Jason Gabriel Telephone: (904) 232-7211
Mailing Address: 50 N. Laura Street, Suite 3000 E-Mail: jgabriel@burr.com
Jacksonville, Florida 32202
Landowner Name: 1328 N 3rd Street LLC Telephone: (904) 208-8600
Mailing Address: 3841 Fenwick Island Drive E-Mail: raniagab@gmail.com
Jacksonville, Florida 32224

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: 1328 N 3rd Street, Jax Bch 32250; #174664-0000
Legal description of property (Attach copy of deed): Attached
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).
4.6 feet in lieu of a 10 foot setback on the northern property line
Reduction of required off-street parking to zero (0) in lieu of 14.33 spaces

AFFIDAVIT

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

James Mizelle
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 3/27/25

STATE OF FLORIDA, COUNTY OF DUVAL:
This instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of March, 2025, by James Mizelle, who is personally known to me or produced Florida Driver License as identification.

Christine Watson
NOTARY PUBLIC SIGNATURE
Christine Watson
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 FLOOD ZONE:

CODE SECTION (S):

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.

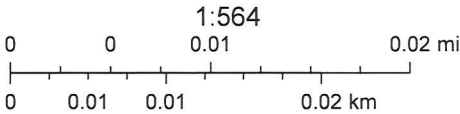
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	This is a corner parcel with a structure that was built in and around 1946. The structure which appears to have once been a home, was built and remains as such, to the property lines.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The old (historic at this point) structure, as built to the property lines was structurally laid out over 75 years ago, prior to the current or even relatively recent owners.
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 the variance confers no special privileges and simply aligns the operational reality of the property and improvements to what exists there today, thereby freeing the property to be beneficially used and not sit dark, unoccupied and subject to vandalization.
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	A rigid application of the Code would render this property and structure useless and of no value. Authorizing this relief merely restores the property to how it has functions over 8 decades in that area with no issue.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The request is to allow relief only to the extent of what's existed exteriorly onsite of many decades. There is no new request or improvement that is causing the need for relief.
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	Granting the variance will align the property and the structure thereon consistently with the purposes, goals, objectives and policies of the City's comprehensive plans. It has existed in harmony with the adjacent properties and general area for decades.



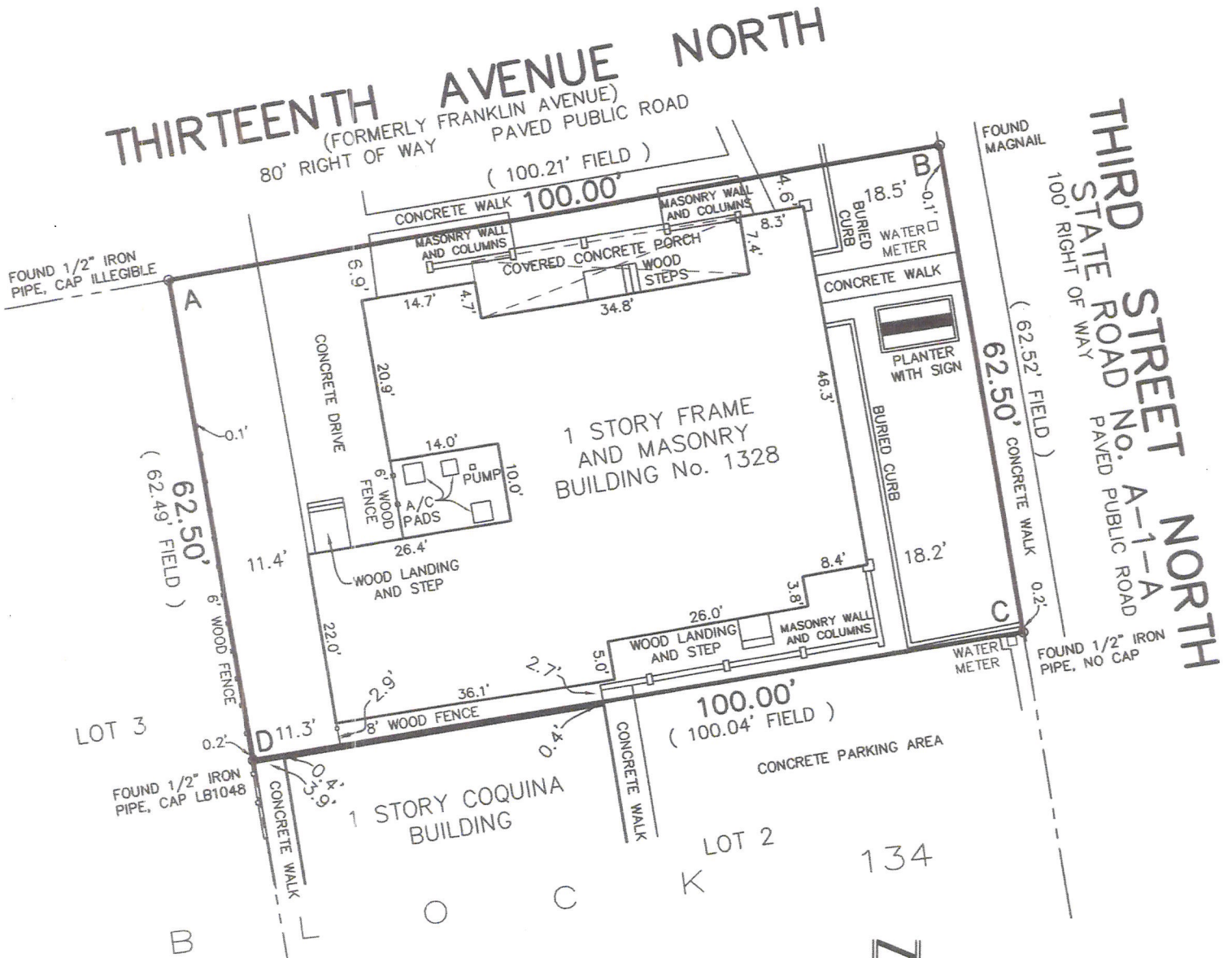
May 1, 2025

 Parcels



MAP SHOWING SURVEY OF

LOT 1, BLOCK 134, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES
1. THIS IS A BOUNDARY SURVEY.
 2. NO BUILDING RESTRICTION LINES PER PLAT.
 3. NORTH PROTRACTED FROM PLAT.
 4. INTERIOR ANGLES AS PER FIELD SURVEY AS FOLLOWS:
- A = 89°58'40"
 B = 89°51'48"
 C = 90°06'55"
 D = 90°02'37"

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 500 YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120078 0001 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JACK AND RANIA GABRIEL; TJB PROPERTIES; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; and LANDMARK TITLE.

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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

REVISED TO SHOW SIGN
 - AUGUST 21, 2012

CHECKED BY: _____
 DRAWN BY: SWC
 FILE #: 2012-0658

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE
 JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: AUGUST 17, 2012
 SHEET 1 OF 1

Prepared By and Return To:

Johnni Nicole Causey
Landmark Title
4540 Southside Boulevard, Suite 702
Jacksonville, Florida 32216

File No.: LMT 12-981

Grantee's TIN: _____

General Warranty Deed

Made this August 31, 2012, By **TJB Properties, LLC, a Florida limited liability company**, whose address is: 100 N. Laura Street, Jacksonville, Florida 32202, hereinafter called the Grantor, to **1328 N 3rd Street, LLC, a Florida limited liability company**, whose post office address is: 3841 Fenwick Island Drive, Jacksonville, Florida 32224, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 1, Block 134, PABLO BEACH IMPROVEMENT COMPANY'S REPLAT OF PART OF
NORTHERN PORTION OF PABLO BEACH, a subdivision according to the plat thereof recorded at
Plat Book 5, Page 66, in the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **174664-0000**

Subject to taxes accruing subsequent to December 31, 2011.

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

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

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

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

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

Signed, sealed and delivered in our presence:

Rachel Ingle
Witness Printed Name Rachel Ingle

TJB Properties, LLC (Seal)
By: Margaret Incandela
Its: EVUCCO

Robin Deen
Witness Printed Name Robin Deen

(Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 30th day of August, 2012, by Margaret Incandela on behalf of TJB Properties, LLC, a Florida limited liability company, who is/are personally known to me or who has produced _____ as identification.

Rachel Ingle
Notary Public



Agent Authorization

Date: March 26, 2025

City of Jacksonville Beach
Planning & Development
11 North 3rd Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for the following site location in Jacksonville Beach, Florida:

Address: 1328 N. 3rd Street, Jacksonville Beach, Florida 32250
RE#(s): 174664-0000

To Whom It May Concern:

You are hereby advised that I, Rania Gabriel, as Manager and authorized officer of 1328 N Rd Street, LLC, a Florida limited liability company (the "Company"), hereby certify that said Company is the Owner of the property described in Exhibit 1.

Said owner hereby authorizes and empowers both James and Rebecca Mizelle (applicants) and Jason Gabriel, with the law firm of Burr & Forman, LLP, to act as agents to file application(s) for a variance(s), and any related zoning or permitting approvals for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by Rania Gabriel who is ☐ personally known to me or ☐ has produced _____ as identification.

NOTARY PUBLIC – State of Florida

My commission expires:_____



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	04/30/2025
SUBJECT:	BOA #25-100023 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 20, 2025 Board of Adjustment Meeting.

BOA #25-100023

ZONING: RM-2
RE NO.: 175960-0000/175958-0000
LEGAL: THE NORTH HALF OF THE EAST TWENTY-FIVE FEET OF LOT 7, AND THE NORTH HALF OF LOT 8, Block 52, PABLO BEACH SOUTH
ADDRESS: 520/522 S 1st St

REQUEST:

Section(s): 34-615(3)(c)(1), for a front yard setback of 9.5 feet in lieu of 20 feet minimum, 34-615(3)(c)(3), for a rear yard setback of 2.8 feet in lieu of 20 feet minimum, 34-615(3)(g), for an accessory structure set back from the primary structure of 0 feet in lieu of 5 feet for swimming pools, 34-702(f) for ribbon strip driveways in lieu of required paved drive with or without permeable materials, all for the construction of a new three (3) unit multifamily.

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1909) located in the High Density Residential future land use category. The property is currently located in the Residential, Multi-Family: RM-2 zoning district. The subject property encompasses a single rectangular lot measuring 6,250 square feet. The current state of the property features a dilapidated, boarded-up two-unit residential structure, posing aesthetic and safety hazards to the surrounding community. The application aims to revitalize this property through the construction of a well-maintained, single-owner three-unit Multiple Family Dwelling.

The core hardship that necessitates this variance stems from the conflicting requirements of the less-than-ideal lot size under the RM-2 zoning designation. While the applicant intends to construct a three-unit dwelling that adheres to density regulations, the requested variance pertains to the rear setback, front setback, accessory structure setback, and required paved driveway requirements. The applicant is requesting a variance for a front yard setback of 9.5 feet in lieu of 20 feet minimum, for a rear yard setback of 2.8 feet in lieu of 20 feet minimum, for an accessory structure set back from the primary structure of 0 feet in lieu of 5 feet for swimming pools, and for ribbon strip driveways in lieu of required paved drive with or without permeable materials, for the construction of a new three (3) unit multifamily. This is consistent with neighboring properties, specifically the structure at 590 1st Street S., which received similar approval in February 2018.

There is a hardship justified by the width of the property being 62.5 feet instead of the 75 feet required. Although the width of the property justifies a hardship, staff do not support unpaved driveways. Under the new code, all driveways must be paved. Since this will be new construction, it is the opinion of staff that the applicant can use turf blocks or permeable pavers to comply with the code and satisfy lot coverage requirements.

BOA#111-2003- Amended and approved for a front yard setback of 7.4 in lieu of 20 feet, total side yard of 10 feet in lieu of 15 feet, rear yard setback of 5 feet in lieu of 30 feet, and for 54% lot coverage to allow for a new single family dwelling.

BOA#13-100005- Approved for side yard setback of 7.5 feet in lieu of 10 feet, rear yard setback of 25 feet in lieu of 30 feet, and for an accessory walkways 3 feet from property line in lieu 5 feet, to allow a new multifamily dwelling.

BOA#13-100094- Denied for side yard setback of 5 feet in lieu of 10 feet, for rear yard setback of 25 feet in lieu of 30 feet, and for 55% lot coverage, to allow for new two-family dwelling.

BOA#13-100087- Canceled

BOA#25-100129- Amended and approved for side yard of 5 feet in lieu of 10 feet, rear yard of 25 feet in lieu of 30 feet, and for 56% lot coverage to allow for a new two-family dwelling.

No active code cases.

STAFF ANALYSIS:

The proposed project is to demolish an existing vacant dilapidated building and construct a new three (3) unit multifamily dwelling. The subject lot is non-conforming in width, resulting in difficulties accommodating essential amenities, such as on-site parking with the enjoyment of common recreational areas such as a swimming pool. However, the total lot area complies with our current code. The neighboring property at 590 1st Street S was granted the same variance for a rear setback of 2.8 feet, establishing a precedent for flexible adherence to zoning requirements relating to rear setbacks. The current rear yard setback of that property stands at 3.1 feet, further demonstrating that reduced setbacks are a prevailing practice in the immediate vicinity. All properties surrounding the applicant's lot exhibit rear setbacks considerably less than the 20 feet mandated by code.

The requested variance aligns with the existing character of the neighborhood, indicating a pattern of reduced setbacks that accommodate more functional use of limited lot space without compromising the surrounding aesthetics. The location of adjacent structures to the rear may impact the practicality of the requested reduction, if more separation is required to comply with any building and fire codes. However, this type of limited setback is indicative of the surrounding area, and similar to the existing structures on this site with regard to setbacks. This redevelopment represents a reasonable and prudent approach to addressing the challenges posed by the existing conditions while enhancing the overall community. Though the findings presented are factual, under the new code paved driveways are required, staff cannot support this request and recommend that the applicant pursue other options with regard to the required paved driveway.

MINIMUM DIMENSIONAL STANDARDS:

RM-2 Multi-family dwellings

- Minimum lot area: Five thousand (5,000) square feet, plus one thousand (1,000) square feet for each unit in excess of two (2), except that the gross density shall not exceed forty (40) units an acre.

- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty (20) feet.
 - Side yard: Five (5) feet for each side yard, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed fifteen (15) feet.
 - Rear yard: Twenty (20) feet. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.
- Minimum floor area Multi-family dwelling unit shall contain the following minimum square feet of conditioned living area excluding garages, carports and breezeways.
 1. Studio unit – Four Hundred (400) square feet.
 2. One bedroom unit—Six hundred (600) square feet.
 3. Two bedroom unit—Eight hundred (800) square feet.
 4. Three bedroom unit—One thousand (1,000) square feet.
- Maximum lot coverage: Sixty-five (65) percent.
- Maximum height: 35 feet.
- Accessory structures: Accessory uses and structures pursuant to Section 34-716. All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along any street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

1. There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.

Staff finds there **are** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure.

The width of the property is below the required 75 feet minimum. The parcel is able to support three units based on size, but the property is a conglomeration of two unique lots that could not be redeveloped in their current form. The applicant will make the overall property more conforming by combining the lots, but will still be unable to achieve a complete conforming lot.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances **are not** a result of actions of the applicant.

This property is made up of two irregularly shaped lots that currently have nonconforming residential structures. The current structures lack adequate setbacks. The applicant has proposed to remedy as much of the nonconformity as possible, through the use of creative design, such as placing the pools inside the footprint of the structure, to remedy the need for side yard setback encroachments as well.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance.

Other properties in the surrounding area have been granted similar variances in regard to setbacks. The applicant can construct three units based on the FLU density and the LDC minimum lot sizes, but the configuration of the property creates unique difficulties.

4. Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land.

Other parcels of land have similar undersized widths and have been granted permission to encroach into setbacks. As noted above, the surrounding properties all have nonconformities based on their historical nature of construction and additions and renovations over time. Under the current LDC, the applicant will struggle to achieve three units without some relief, though as staff noted, the relief from paved parking is not one that the applicant could not address in other ways, and therefore does not need relief for parking design.

5. The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.

Staff finds that the variance(s) requested **are not** all necessary to make possible a reasonable use of the parcel of land, building, or structure.

As the property is undersized in width, and the applicant has the density to allow for three units, the applicant is scraping the lot and building new, so accommodating the required parking design is possible and realistic.

6. The variance(s) request, if granted, will not result in the creation of a public nuisance.

Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

A majority of the properties in the immediate vicinity exhibit setbacks that are considerably less than the required setbacks. The structure will be replacing two existing structures with similar setback reductions, and given that there are no known issues based on proximity, it is the staff's opinion that the setback reductions will not create a nuisance. Gravel and paver wheel strip driveway design has proven to cause a nuisance in regard to gravel migrating into the public right of way, so staff do not support the use of strip driveways with gravel.

STAFF RECOMMENDATION:

Per Section 34-572 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Disapproval of BOA#25-100023**

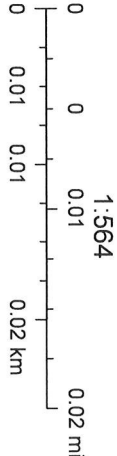
ATTACHMENTS:

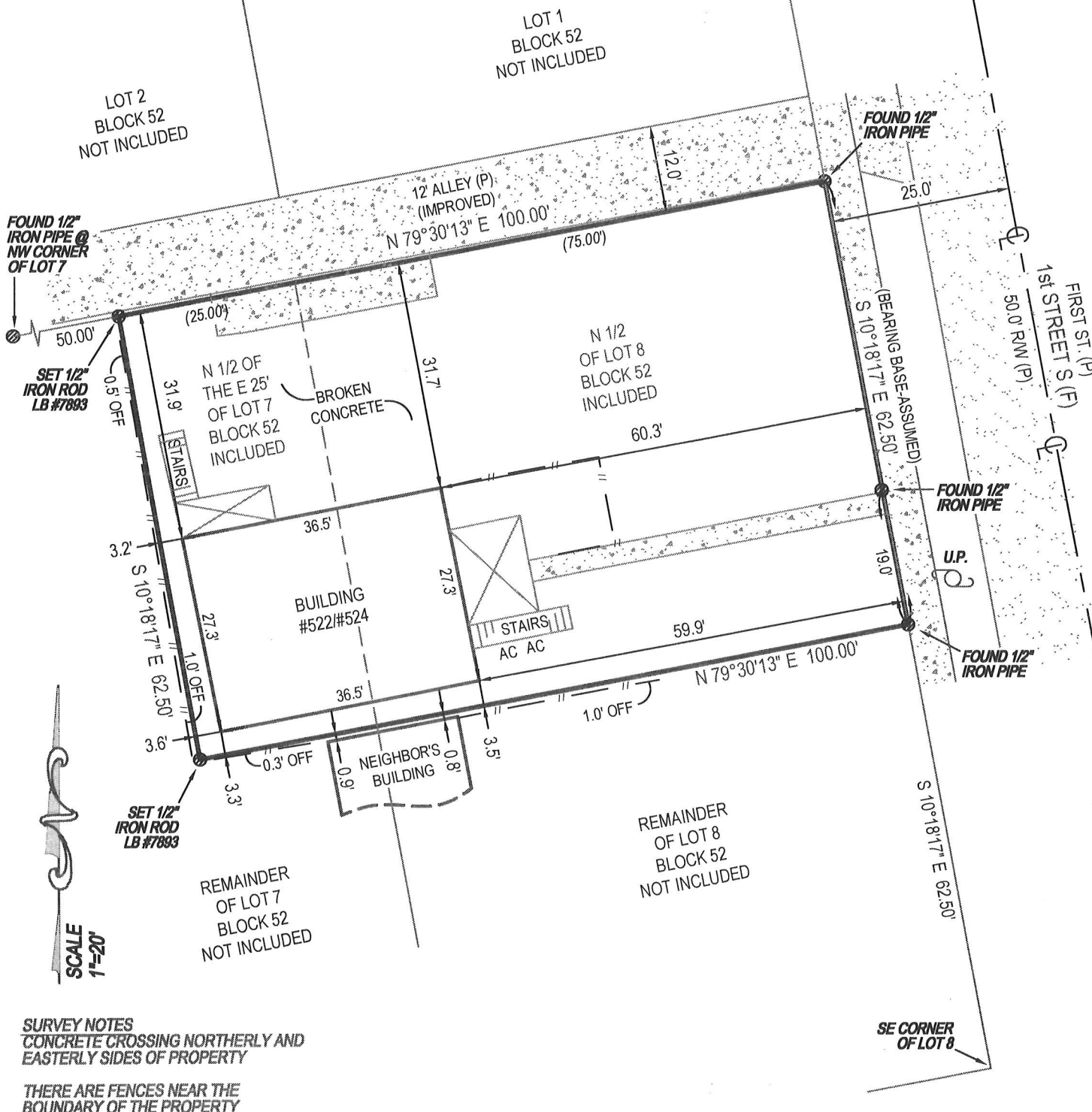
1. 25-100023pics
2. 25-100023



May 1, 2025

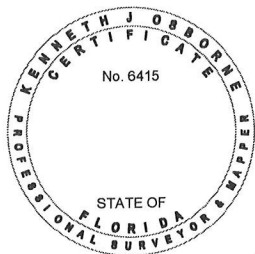
Parcels





SURVEY NOTES
 CONCRETE CROSSING NORTHERLY AND
 EASTERLY SIDES OF PROPERTY

THERE ARE FENCES NEAR THE
 BOUNDARY OF THE PROPERTY



BOUNDARY SURVEY

SURVEYORS CERTIFICATE

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

**Kenneth
 Osborne**

Digitally signed by
 Kenneth Osborne
 Date: 2023.01.30
 13:54:17 -06'00'

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

TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

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

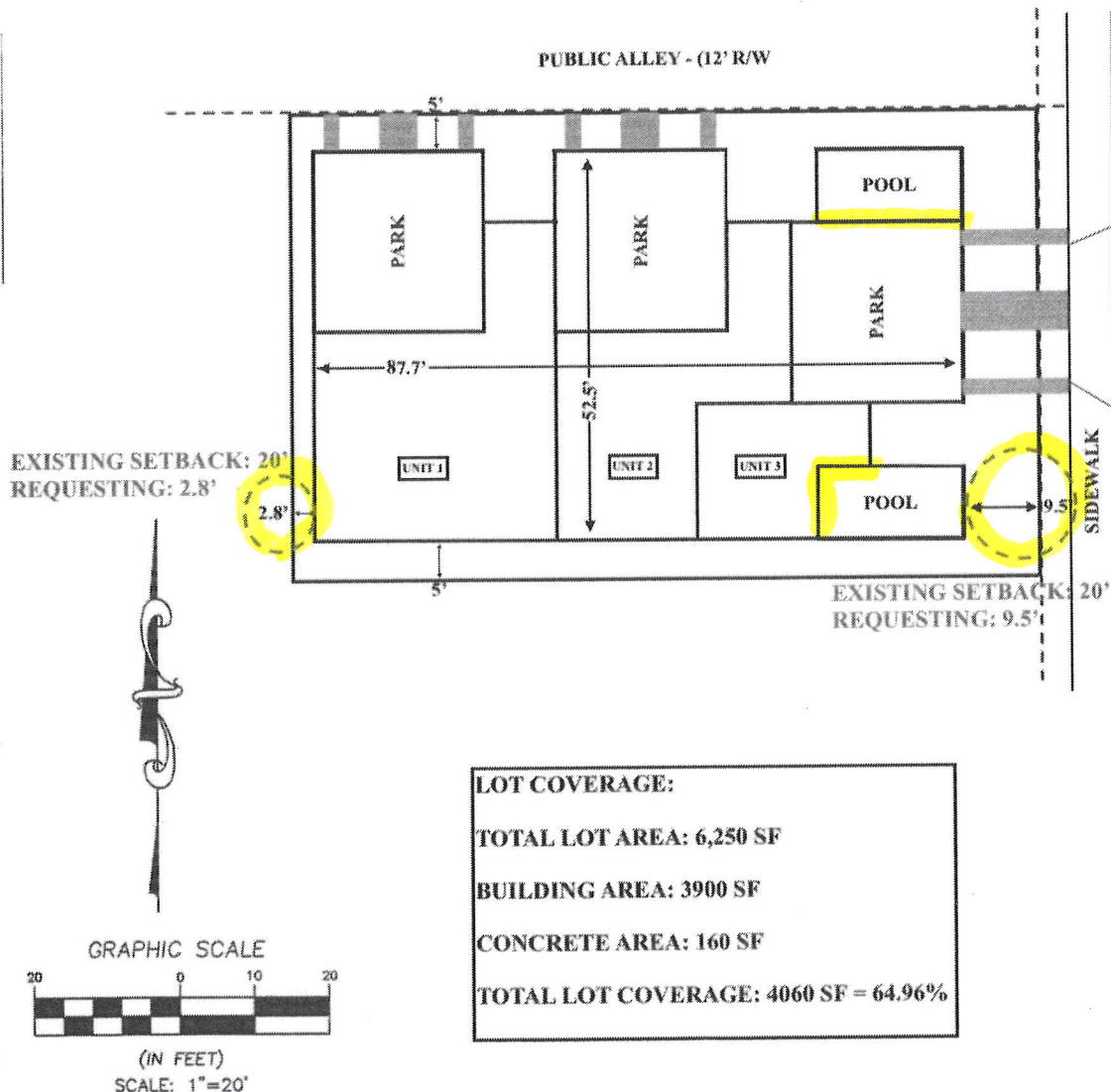
(SIGNED)

KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

PROPOSED

MAP SHOWING SITE PLAN OF THE NORTH
HALF OF THE EAST TWENTY-FIVE FEET OF LOT 7,
AND THE NORTH HALF OF LOT 8, BLOCK 52,
PABLO BEACH SOUTH

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE
PUBLIC RECORDS OF DUVAL COUNTY, FL.

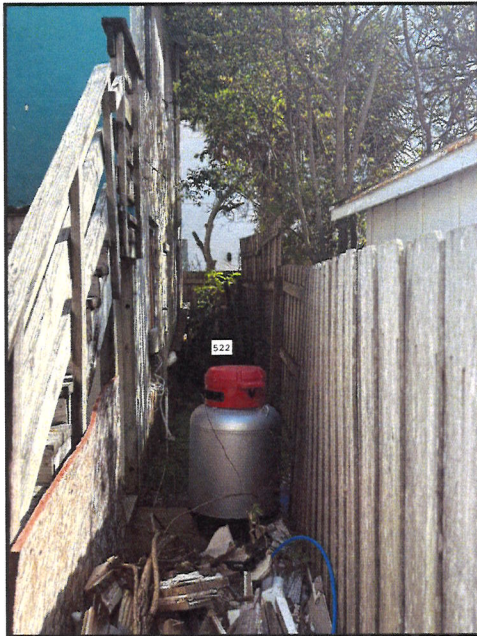


PROPOSED SITE PLAN: 520 / 522 1st Street South
Jacksonville Beach FL 32250

SUBJECT PROPERTY



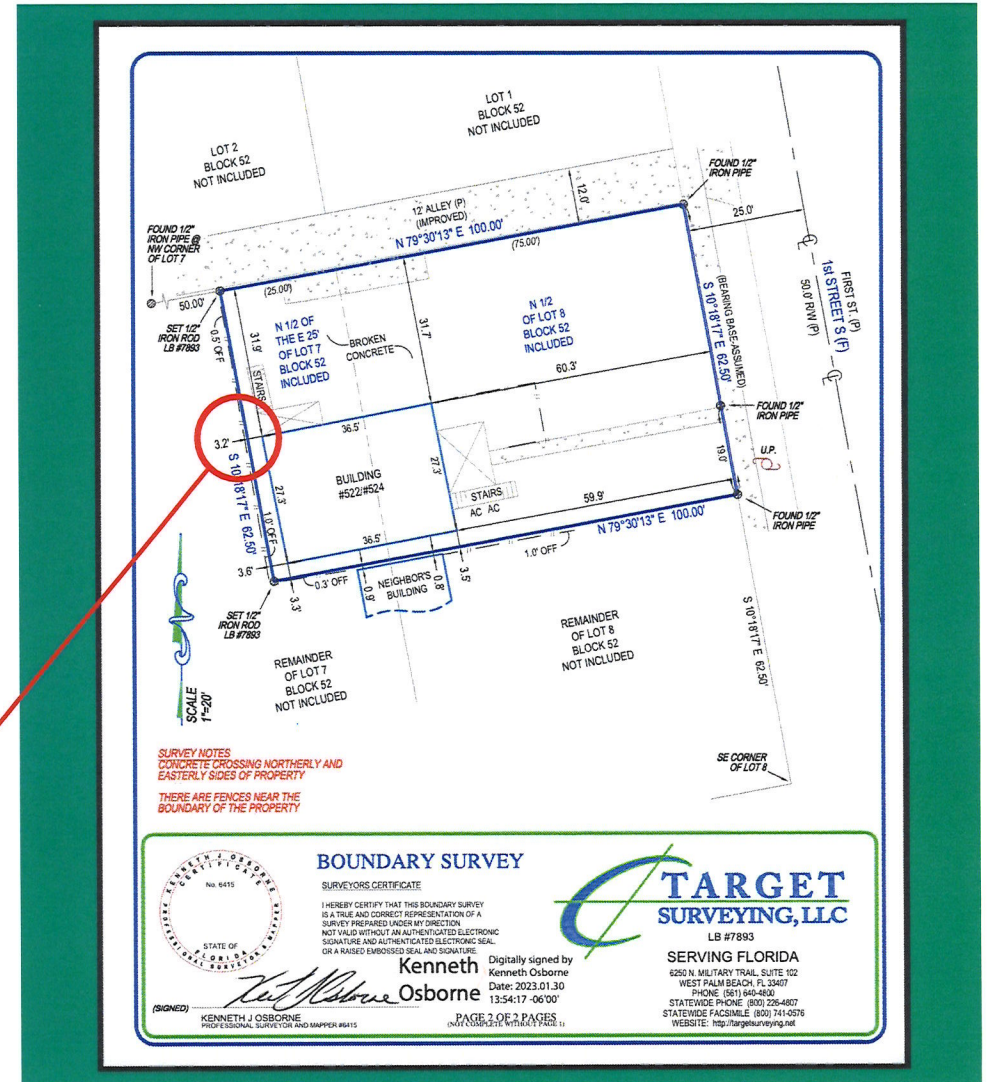
**520/522 1st Street S
Jacksonville Beach FL 32250**



EXISTING
BUILDING
ON SUBJECT
LOT HAS

● 3.2' REAR YARD

522 1st Street S
Jacksonville Beach FL 32250



SUBJECT PROPERTY
520/522 1st St S -
EXISTING 3.2' REAR SETBACK

OTHER NEIGHBORS ALL HAVE MINIMAL REAR SETBACKS

- 590 1st St S EXISTING 3.1' REAR SETBACK
+ APPROVED VARIANCE FOR 2.8'
- 602 1st St S EXISTING ~8' REAR SETBACK
- 610 1st St S EXISTING ~3' REAR SETBACK



NEIGHBOR CHARACTER SMALL REAR SETBACKS

- 602 & 610 1ST ST S



LOT 7 - BLOCK 52 NOT INCLUDED

FOUND 1/2" IRON PIPE @ W CORNER OF LOT 7

SET 1/2" IRON ROD LB #7893

12' ALLEY (P) (IMPROVED)

N 79°30'13" E 100.00'

12.0'

25.0'

FOUND 1/2" IRON PIPE

50.0' OFF

50.0'

0.5' OFF

REAR YARD REQUESTED 2.8' REAR YARD

S 10°18'17" E 62.50'

UNIT 3 PARK

UNIT 3 PARK

ENTRY 3

UNIT 2 PARK

UNIT 2 PARK

ENTRY 2

POOL

UNIT 1 PARK

UNIT 1 PARK

ENTRY 1

POOL

REQUESTED 9.5' FRONT YARD

S 10°18'17" E 62.50'

(BEARING BASE ASSUMED)

FOUND 1/2" IRON PIPE

U.P.

FOUND 1/2" IRON PIPE

FOUND 1/2" IRON PIPE

NEIGHBOR WITH SAME PERMITTED SETBACKS

N 79°30'13" E 100.00'

1.0' OFF

3.5'

3.6'

2.0' OFF

NEIGHBORS'

FIRST ST. (P)

1st STREET S (F)

50.0' R/W (P)



APPLICATION FOR VARIANCE

BOA No. 23-100023
 HEARING DATE 5/26/25

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: Josh Nussbaum (Oceanus on First LLC) **Telephone:** 917 428 2872
Mailing Address: 1355 ocean blvd **E-Mail:** JoshDNussbaum@gmail.com
 Atlantic Beach FL 32233
Agent Name: Josh Nussbaum (Oceanus on First LLC) **Telephone:** 917 428 2872
Mailing Address: 1355 ocean blvd **E-Mail:** JoshDNussbaum@gmail.com
 Atlantic Beach FL 32233
Landowner Name: Donna Berdine, James McKenzie, Harold Dewayne Williams **Telephone:** N/A
Mailing Address: ~~3316 FIRETOWER RD~~ 4821 OCEAN ST **E-Mail:** N/A
KILN, MS 39556 JACKSONVILLE FL 32233

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: 520 1st St S / 522 1st St S - RE# 175960-0000 / RE175958-0000
 Legal description of property (Attach copy of deed): THE NORTH HALF OF THE EAST TWENTY-FIVE FEET OF LOT 7, AND THE NORTH HALF OF LOT 8, BLOCK 52, PABLO BEACH SOUTH
 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).
Rear setback 2.8' in lieu of 20'
Pools adjacent to home in lieu of 5'
Front setback 9.5' in lieu of 20' - SEE ATTACHED Justification sheets -

AFFIDAVIT

I, Josh Nussbaum, 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

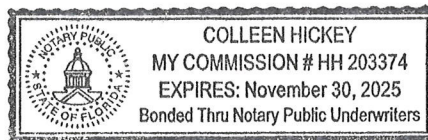
Josh Nussbaum
 PRINT APPLICANT NAME

03/26/25
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of March, 2025, by Joshua Nussbaum, who is personally known to me or produced Florida Driver License as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Colleen Hickey
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: AM-2 FLOOD ZONE: _____
 CODE SECTION (S): _____

This Document Prepared by and Return to:
Lawrence J. Bernard, P.A.
480 Busch Drive
Jacksonville, Florida 32218
Lawrence J. Bernard

Our File Number: 14-1527

Parcel ID Number: 175958-0000,175960-0000

TRUSTEE'S DEED

THIS INDENTURE, made April 23, 2015, by and between Stanley M. Holsinger, Jr., as Successor Trustee of Stanley M. Holsinger Revocable Living Trust dated July 25, 1995, herein after referred to as Grantor, whose mailing address is 1693 Ocean Road Ct., Jax Beach, FL 32250 and James McKenzie, Trustee of the 520 1st Street South Residential Florida Land Trust hereinafter referred to as Grantee, whose post office address is 12583 Shallow Brook Ct., Jacksonville, FL 32225

(Wherever used the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his successors and assigns, all Grantor's interest in and to the following described real property lying and being situated in Duval County, Florida to wit:

1/2 interest

The North Half of the East Twenty-Five feet (25 ft.) of Lot Seven (7), and the North Half of Lot Eight (8), of Block Fifty-two (52) PABLO BEACH SOUTH, according to plat thereof recorded in Plat Book 3, Page 28, of the current public records of Duval County, Florida.

Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining:

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power and authority:
 - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - (b) To sell said real estate, for cash or credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchange and options;

Parcel ID Number: 175958-0000,175960-0000
Our File Number: 14-1527

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferee and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.
4. This conveyance is made in conformance with the provisions of Sections 689.071, Florida Statutes.
5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.
6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed the said instrument or taken said action.
7. The Successor Trustee named in the Land Trust is Ashley C. McKenzie
The Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a notary public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.

In Witness whereof, the Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered in the presence of:

Successor Trustee of Stanley M. Holsinger Revocable Living
Trust dated July 25, 1995

By: Stanley M. Holsinger Jr.
As: Successor Trustee

Witness

Witness Name Printed

Witness

Witness Name Printed

State of: Florida
County of: Duval

THIS DOCUMENT PREPARED
BY AND RETURN TO:

MARK A. REINSCH, ESQ.
Mark A. Reinsch, P.A..
1301 Riverplace Boulevard
SUITE 1818
JACKSONVILLE, FL 32207

Doc# 2001022803
Book: 9868
Pages: 1189 - 1191
Filed & Recorded
01/31/2001 08:24:06 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 1,050.00
RECORDING \$ 13.00

Book 9868 Page 1189

WARRANTY DEED

THIS INDENTURE, made this 16th day of January, 2001, by and between **EDGAR M. HOLTSINGER** and **LORRAINE L. HOLTSINGER**, husband and wife, as to an undivided one-half interest (collectively, the "Grantor"), whose mailing address is 4764 Hood Road, Jacksonville, Florida 32257, and **HAROLD DEWAYNE WILLIAMS** (the "Grantee") whose mailing address is 4738 Ocean Street, Mayport, Florida 32233, and whose social security number is _____

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns, forever, the real property located in Duval County, Florida, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof (the "Land").

SUBJECT, HOWEVER, to covenants, restrictions and easements of record and taxes accruing subsequent to December 31, 1999;

AND Grantor does hereby fully warrant their title to said Property and will defend the same against the lawful claims of all parties whomsoever.

This document is prepared without the benefit of a title search or survey.

Warranty Deed.wpd

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Lee Utley
LEE UTLEY
(Print Name)

Nooreen Carrasquillo
NOOREEN CARRASQUILLO
(Print Name)

Lee Utley
LEE UTLEY
(Print Name)

Nooreen Carrasquillo
NOOREEN CARRASQUILLO
(Print Name)

Edgar M. Holtsinger
EDGAR M. HOLTSINGER

Lorraine S. Holtsinger
LORRAINE S. HOLTSINGER

STATE OF FLORIDA)
)SS
COUNTY OF Duval)

The foregoing instrument was acknowledged before me this 16th day of January, 2001, by Edgar M. Holtsinger and Lorraine S. Holtsinger, husband and wife, as to an undivided one-half interest, as tenants in common.



Nooreen Carrasquillo
(Print Name) Nooreen Carrasquillo
NOTARY PUBLIC

State of Florida at Large
Commission # CC 916278
My Commission Expires: 3/15/04

Personally Known ☒
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

EXHIBIT A

The north half of the East Twenty-Five feet (25ft) of Lot Seven (7), and the North Half of Lot Eight (8), of Block Fifty-two (52) Pablo Beach South, according to plat thereof recorded in Plat Book 3, Page 28, of the current public records in Duval County, Florida.

Except that part of the above captioned property conveyed by Quit Claim Deed dated May 18, 1948 by parties of the first part herein recorded in Deed Book 1318, page 87 of the current public Records of Duval County, Florida. That said deed excepts from this conveyance the following described property:

The South 19 feet of the North half and the West 21 feet of the North 43 ½ feet of Lot 8, and the East 25 feet of the North half of Lot 7, of Block 52, PABLO BEACH SOUTH, according to the plat thereof recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida.

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name:

Address:

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

WARRANTY DEED
INDIVID TO INDIVID

Bailey Publishing & Communications, Inc.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 28th day of April, 2006, by

HAROLD DEWAYNE WILLIAMS

hereinafter called the Grantor, to DONNA L. BERDINE

whose post office address is 520 South First St jax bch, florida 32250

hereinafter called the Grantee

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ ten and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in DUVAL County, State of FLORIDA, viz:

SEE ATTACHED LEGAL DESCRIPTION

This is not the Homestead or primary residence of Grantor HDW.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

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

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

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Grantor Signature

Printed Name

Post Office Address

Co-Grantor Signature, (if any)

EXHIBIT A

The north half of the East Twenty-Five feet (25ft) of Lot Seven (7), and the North Half of Lot Eight (8), of Block Fifty-two (52) Pablo Beach South, according to plat thereof recorded in Plat Book 3, Page 28, of the current public records in Duval County, Florida.

Except that part of the above captioned property conveyed by Quit Claim Deed dated May 18, 1948 by parties of the first part herein recorded in Deed Book 1318, page 87 of the current public Records of Duval County, Florida. That said deed excepts from this conveyance the following described property:

The South 19 feet of the North half and the West 21 feet of the North 43 ½ feet of Lot 8, and the East 25 feet of the North half of Lot 7, of Block 52, PABLO BEACH SOUTH, according to the plat thereof recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida.

WRITTEN AUTHORIZATION FROM OWNER

1. My name is Harold Dewayne Williams, owner of 522 1st Street South Jacksonville Beach, FL 32250.
2. Josh Nussbaum, President for Oceanus on First LLC, intends to purchase the property under a contract of sale and wishes to apply for a zoning variance to the City of Jacksonville Beach.
3. Since the applicant is not the owner, this notarized written authorization is required.
4. I hereby grant my authority for him to apply for the variance.

Signature of Owner (Owner's Authorized Officer/Director/Partner Manager)

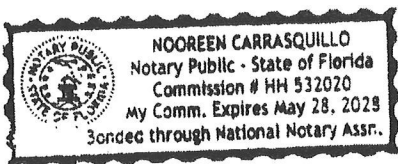
Harold D Williams
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 26 day of March, 2025

Notary: Nooreen Carrasquillo

Personally Known V or Produced Identification Type of identification Produced:

My commission expires: May 28, 28



WRITTEN AUTHORIZATION FROM OWNER

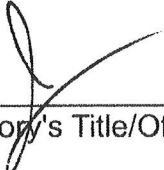
1. My name is James McKenzie, owner of 520/522 1st Street South Jacksonville Beach, FL 32250.

2. Josh Nussbaum, President for Oceanus on First LLC, intends to purchase the property under a contract of sale and wishes to apply for a zoning variance to the City of Jacksonville Beach.

3. Since the applicant is not the owner, this notarized written authorization is required.

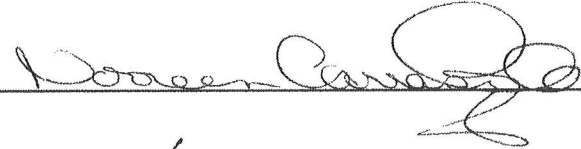
4. I hereby grant my authority for him to apply for the variance.

Signature of Owner (Owner's Authorized Officer/Director/Partner Manager)

 owner

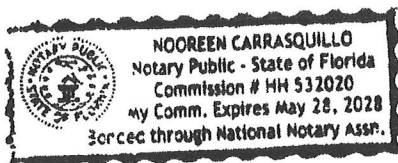
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 26 day of March, 2025

Notary: 

Personally Known ☒ or Produced Identification ☐ Type of identification Produced: ☐

My commission expires: May 28, 28



WRITTEN AUTHORIZATION FROM OWNER

1. My name is Donna Berdine, owner of 520 1st Street South Jacksonville Beach, FL 32250.
2. Josh Nussbaum, President for Oceanus on First LLC, intends to purchase the property under a contract of sale and wishes to apply for a zoning variance to the City of Jacksonville Beach.
3. Since the applicant is not the owner, this notarized written authorization is required.
4. I hereby grant my authority for him to apply for the variance.

Signature of Owner (Owner's Authorized Officer/Director/Partner Manager)

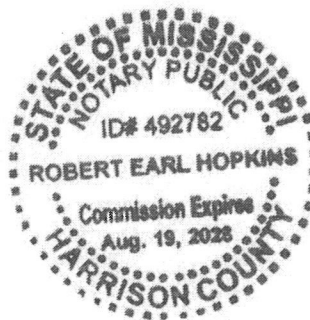
Donna Berdine
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 25 day of March, 2025

Notary: Robert Earl Hopkins

Personally Known ☒ or Produced Identification ☐ Type of identification Produced: ☐

My commission expires: 8-19-28



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.

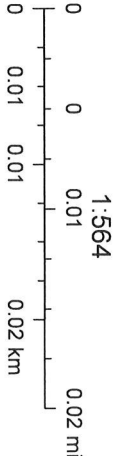
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

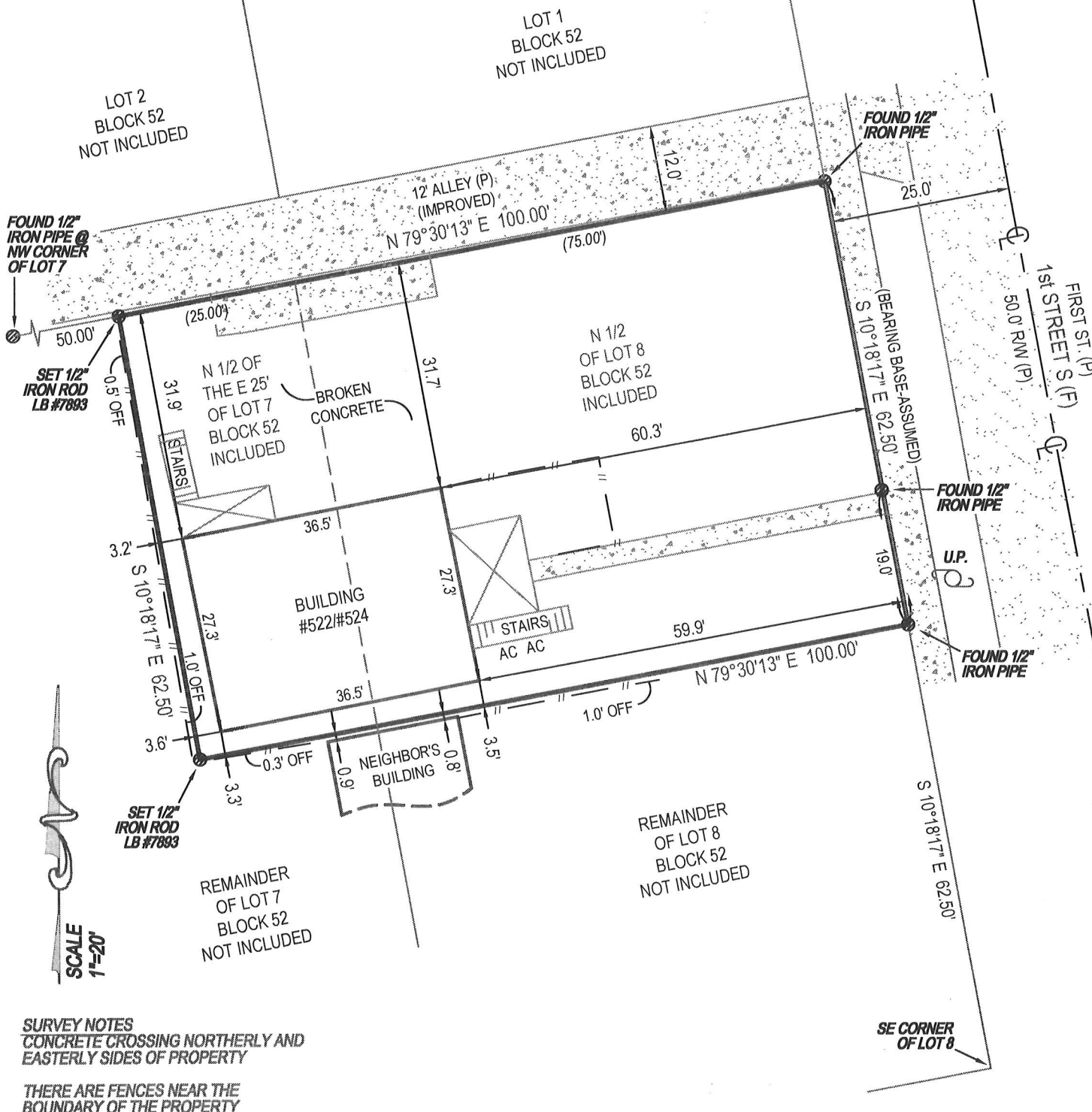
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Platted substandard lot of record. Insufficient lot size of 62.5 ft wide instead of 75 ft.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	No special circumstances or conditions will result from this action, because it will be conforming with many others in this area with the same zoning.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	The neighboring property to the south has the exact same approved front and rear setback variances that we are requesting. There are various other properties within the surrounding blocks with similar
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	The neighboring property to the south has the exact same approved front and rear setback variances that we are requesting. There are various other properties within the surrounding blocks with similar
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	A 87.7' deep structure is the only way to allow for adequate garage design to maximize off-street parking.
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 zoning classification is JRM-2. The purpose states this is for medium to high density residential development. See attached Justification for Variance.



May 1, 2025

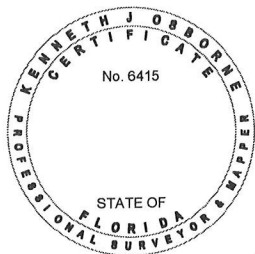
Parcels





SURVEY NOTES
 CONCRETE CROSSING NORTHERLY AND
 EASTERLY SIDES OF PROPERTY

THERE ARE FENCES NEAR THE
 BOUNDARY OF THE PROPERTY



BOUNDARY SURVEY

SURVEYORS CERTIFICATE

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

**Kenneth
 Osborne**

Digitally signed by
 Kenneth Osborne
 Date: 2023.01.30
 13:54:17 -06'00'

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

TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

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

(SIGNED)

KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION AND CERTIFICATION

THE NORTH HALF OF THE EAST TWENTY-FIVE FEET OF LOT 7, AND THE NORTH HALF OF LOT 8, BLOCK 52, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FL.

Community Number: 120078 CITY OF JACKSONVILLE BEACH Panel: 12031C0417 Suffix: J F.I.R.M. Date: 11/2/2018 Flood Zone: X/AE Field Work: 1/30/2023

Certified To:
ASHLEY TURNER

Property Address:
520 1ST STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Survey Number: 573356

Client File Number:

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

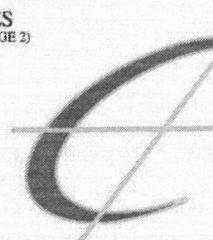
SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

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

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES.
- IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

**TARGET
SURVEYING, LLC**

LB #7893

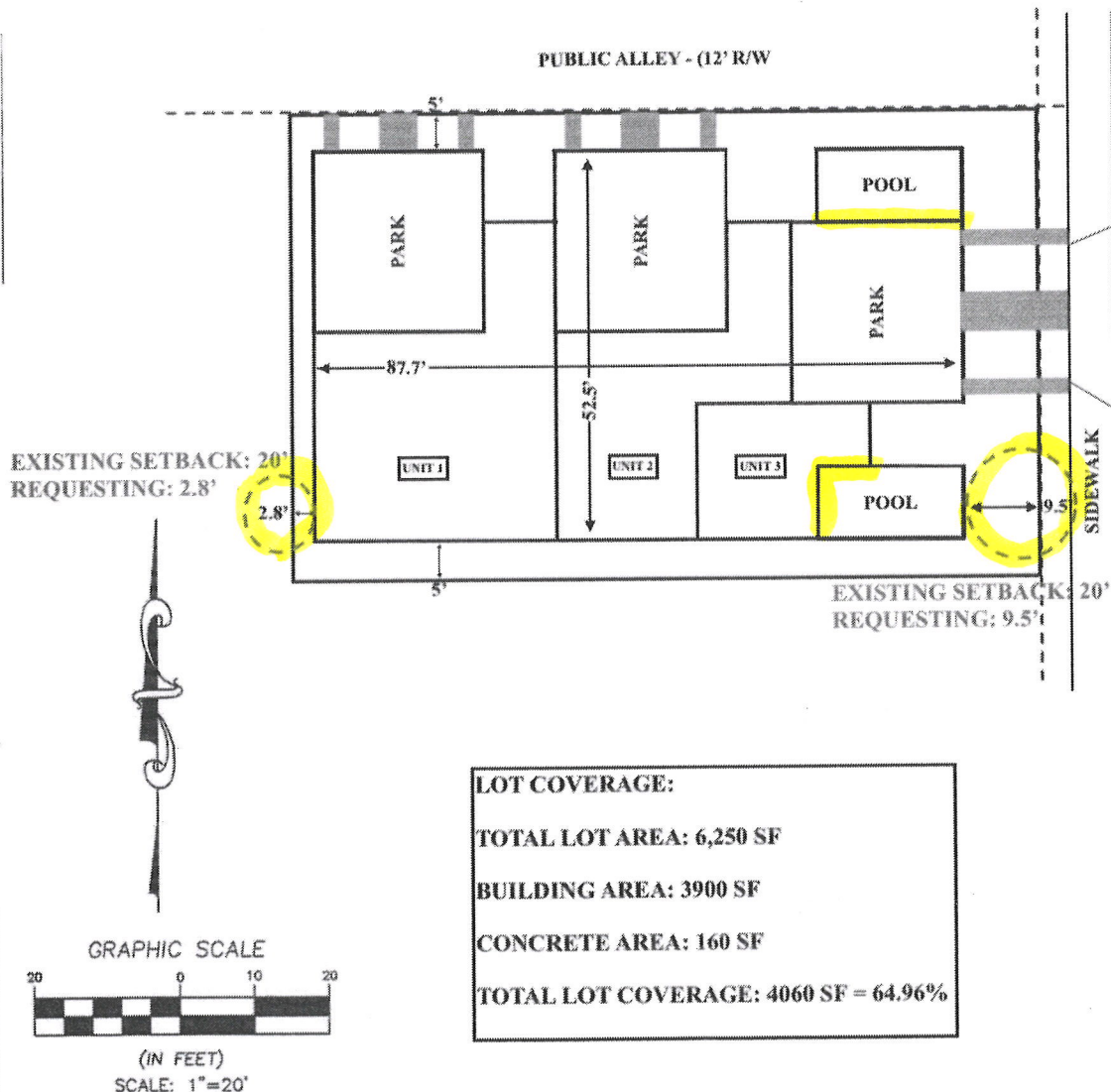
SERVING FLORIDA

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

PROPOSED

MAP SHOWING SITE PLAN OF THE NORTH
HALF OF THE EAST TWENTY-FIVE FEET OF LOT 7,
AND THE NORTH HALF OF LOT 8, BLOCK 52,
PABLO BEACH SOUTH

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE
PUBLIC RECORDS OF DUVAL COUNTY, FL.



**PROPOSED SITE PLAN: 520 / 522 1st Street South
Jacksonville Beach FL 32250**

VARIANCE REQUEST

**520/522 1st Street S
Jacksonville Beach FL 32250**

Redevelopment to Multiple Family Dwelling

SUBJECT PROPERTY



**520/522 1st Street S
Jacksonville Beach FL 32250**

OVERVIEW

This document outlines a request for 3 variances concerning the properties at 520/522 1st Street S, currently zoned JRM-2. These properties constitute a single rectangular lot measuring 62.5' x 100'. Currently, the lot is occupied by a dilapidated, boarded-up two-unit structure, posing a significant aesthetic and safety hazard to the surrounding community. Our intent is to revitalize this property by constructing a well-maintained, single-owner, three-unit "Multiple Family Dwelling."

The core hardship necessitating these variances is the inherent conflict between the non-conforming, limited lot size and the density provisions of the RM-2 zoning designation. The RM-2 zoning "Purpose," as stated in Section 34-340a, aims to "classify areas suitable for medium to high density residential development. Maximum density in the RM-2 zoning district is 40 dwelling units per acre". This equates to 5.7 units per our lot's square footage, however our proposal is to only build a three-unit dwelling, which remains well within this density allowance and does not seek any additional units or lot coverage beyond what is permitted by code.

We firmly believe that our requested variances are consistent with the established neighborhood norms and represent a reasonable approach to redeveloping this distressed property. See the attached "Supporting Information" which provides further evidence supporting our assertions.

VARIANCE REQUESTS - REAR SETBACK REDUCTION

We request a reduction in the rear setback from the specified 20 feet to the same 2.8' feet setback that was approved for our next door neighbor at 590 1st Street S. We believe our variance request is justified by the prevailing neighborhood context and by the information provided in the slides below. All the properties in the immediate vicinity exhibit rear setbacks considerably less than 20 feet.

Supporting Information:

- The next door neighbor at 590 1st Street S was granted the exact same variance we are requesting, allowing them a 2.8' rear setback. This variance was granted on Feb 12, 2018.
- The existing home on the subject property has a 3'2" rear yard. Requiring a newly constructed home to have a 20' rear setback is excessive.
- The next door neighbor at 590 1st Street S currently has a 3.1' rear yard.
- The reduced setback we are requesting will ensure we can fit enough on site parking and garages to satisfy the code and prevent parking from spilling out into the already crowded neighborhood.
- The requested 2.8' foot setback is well within the context of the neighborhood.
- Our building will be outfitted with a sprinkler system, ensuring the safety of occupants and neighbors by helping prevent the spread of fire from one property to the next.

VARIANCE REQUESTS- POOL PLACEMENT

We request a variance to permit the placement of pools closer than 5 feet from the dwelling. We commit to engage a certified engineer and licensed installers to ensure the pools are constructed with the utmost safety and aesthetic consideration.

Supporting Information:

- The lot is non-conforming in width, creating a hardship accommodating parking and swimming pool/s. With the requested variance we will be able to 'make up' for some of the hardship.
- We will ensure the pools are fenced in and compliant with building and safety regulations.
- We will employ licensed engineers and contractors to complete the installation.

VARIANCE REQUESTS - FRONT SETBACK REDUCTION

We request a reduction in the front setback from the specified 20 feet to the same 9.5' feet setback that was approved for our next door neighbor at 590 1st Street S. We believe our variance request is justified by the prevailing neighborhood context and by the information provided in the slides below. All the properties in the immediate vicinity exhibit rear setbacks considerably less than 20 feet.

Supporting Information:

- The next door neighbor at 590 1st Street S was granted the exact same variance we are requesting, allowing them a 9.5' front setback. This variance was granted on Feb 12, 2018.
- A front setback variance was already approved for a portion of the subject property on October 22, 2003. It allows for a 7.4' front yard on the 520 1st street S portion of the property.
- The reduced setback we are requesting will ensure we can fit enough on site parking and garages to satisfy the code and prevent parking from spilling out into the already crowded neighborhood.
- The requested 9.5' foot front setback is well within the context of the neighborhood.

SUPPORTING INFORMATION

NEXT DOOR NEIGHBOR WAS ALREADY GRANTED VARIANCE FOR

- 9.5' FRONT SETBACK
- 2.9' REAR SETBACK

590 1st Street S
Jacksonville Beach FL 32250



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4628 6988

February 12, 2018

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250

Greg S. Kupperman
200 First Street
Neptune Beach, 32266

RE: BOA# 17-100233
590 South 1st Street
(The East 10 feet of the South 62.5 feet of Lot 7, and the South 62.5 feet of Lot 8,
Block 52, Pablo Beach South)

Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org

Dear Mr. Kupperman,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 6, 2018, to consider Louise M. Lantzy's application for a variance from the requirements of the Land Development Code.

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

- 34-340(e)(3)c.1, for a front yard setback of 9.5 feet, in lieu of 20 feet required;
- 34-340(e)(3)c.2, for a corner side yard setback of 12.1 feet, in lieu of 12.5 feet, and a side yard setback of 0.9 feet, in lieu of 10 feet required;
- 34-340(e)(3)c.3, for a rear yard setback of 2.8 feet, in lieu of 30 feet required;

To allow substantial improvements to an existing multi-family structure.

- 34-340(e)(3)c.1, for a front yard setback of 9.5 feet, in lieu of 20 feet required;
- 34-340(e)(3)c.2, for a corner side yard setback of 12.1 feet, in lieu of 12.5 feet, and a side yard setback of 5 feet, in lieu of 10 feet required;
- 34-340(e)(3)c.3, for a rear yard setback of 2.8 feet, in lieu of 30 feet required;

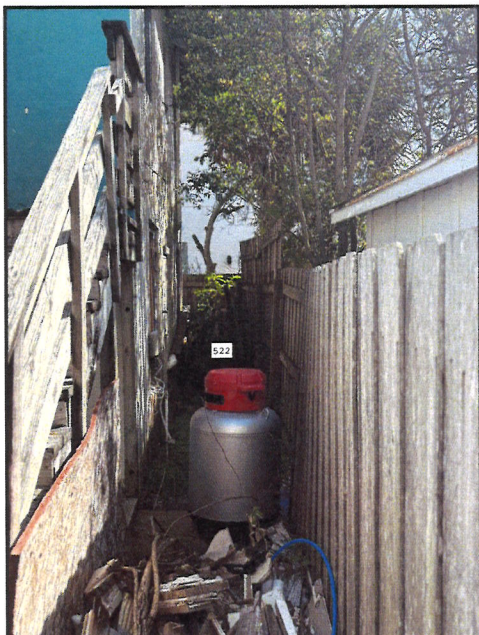
The Board **approved** the request, revising the northerly 0.9-foot side yard setback to 5 feet, in lieu of 10 feet required, as shown and discussed.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

George Knight
George Knight, CBO
Building Department

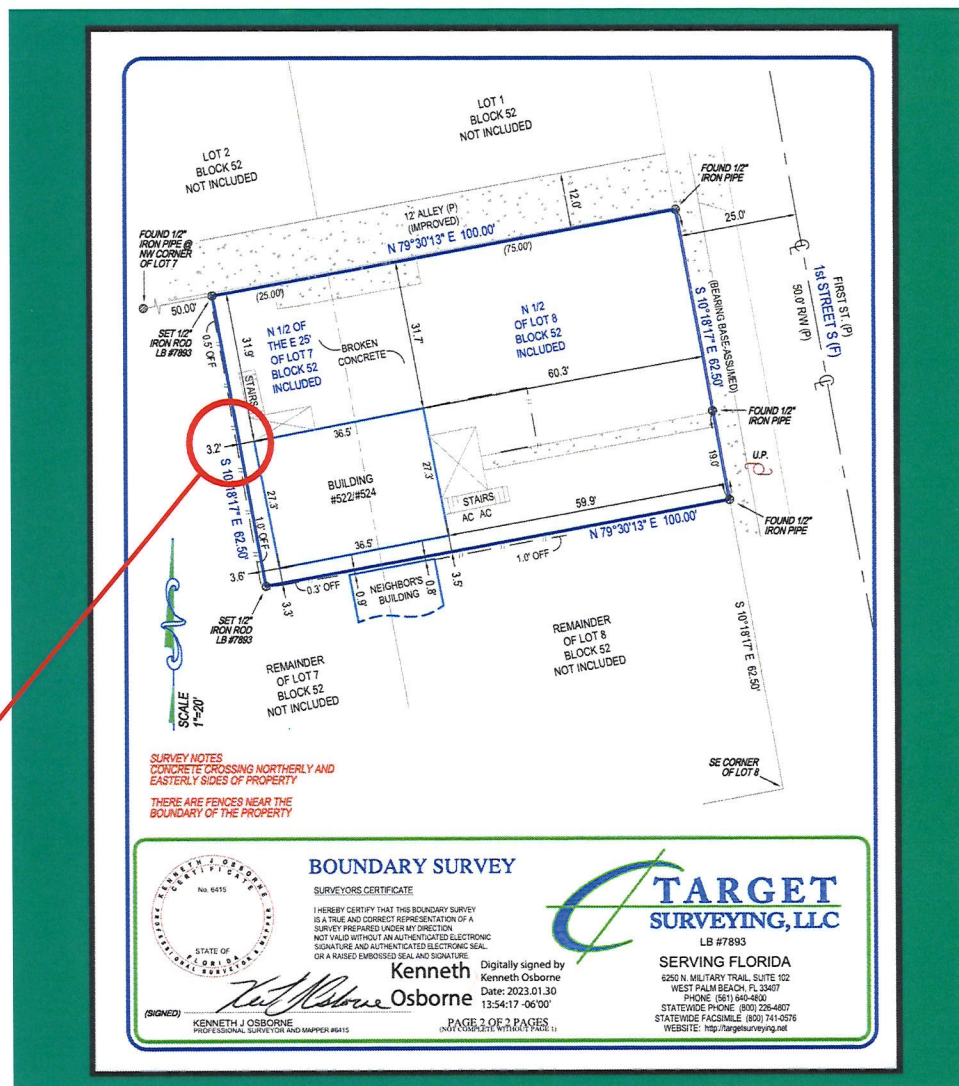




EXISTING
BUILDING
ON SUBJECT
LOT HAS

● 3.2' REAR YARD

522 1st Street S
Jacksonville Beach FL 32250



SUBJECT PROPERTY
520/522 1st St S -
EXISTING 3.2' REAR SETBACK

OTHER NEIGHBORS ALL HAVE MINIMAL REAR SETBACKS

- 590 1st St S EXISTING 3.1' REAR SETBACK
+ APPROVED VARIANCE FOR 2.8'
- 602 1st St S EXISTING ~8' REAR SETBACK
- 610 1st St S EXISTING ~3' REAR SETBACK



NEIGHBOR CHARACTER SMALL REAR SETBACKS

- 602 & 610 1ST ST S



PORTION OF SUBJECT LOT WAS ALREADY APPROVED FOR



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

October 22, 2003

Harold Williams
520 S. 1st Street
Jacksonville Beach FL 32250

RE: Case No. # BOA 111-2003
520 S. 1st Street

Dear Mr. Williams:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on October 21, 2003 to consider your variance application.

The results of the meeting were; *amended and approved for:*

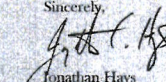
- Front yard of 7.4 feet in lieu of 20 feet required
- Total side yards of 10 feet in lieu of 15 feet required
- Rear yard of 5 feet in lieu of 30 feet required, and
- 54% Lot coverage in lieu of 35% maximum.

● 7.4' FRONT YARD

application along with the required information to our office before you begin work on this project.

Please remove the public hearing notice posted on you regarding this variance, please feel free to call me at (904) 255-1111.

Sincerely,

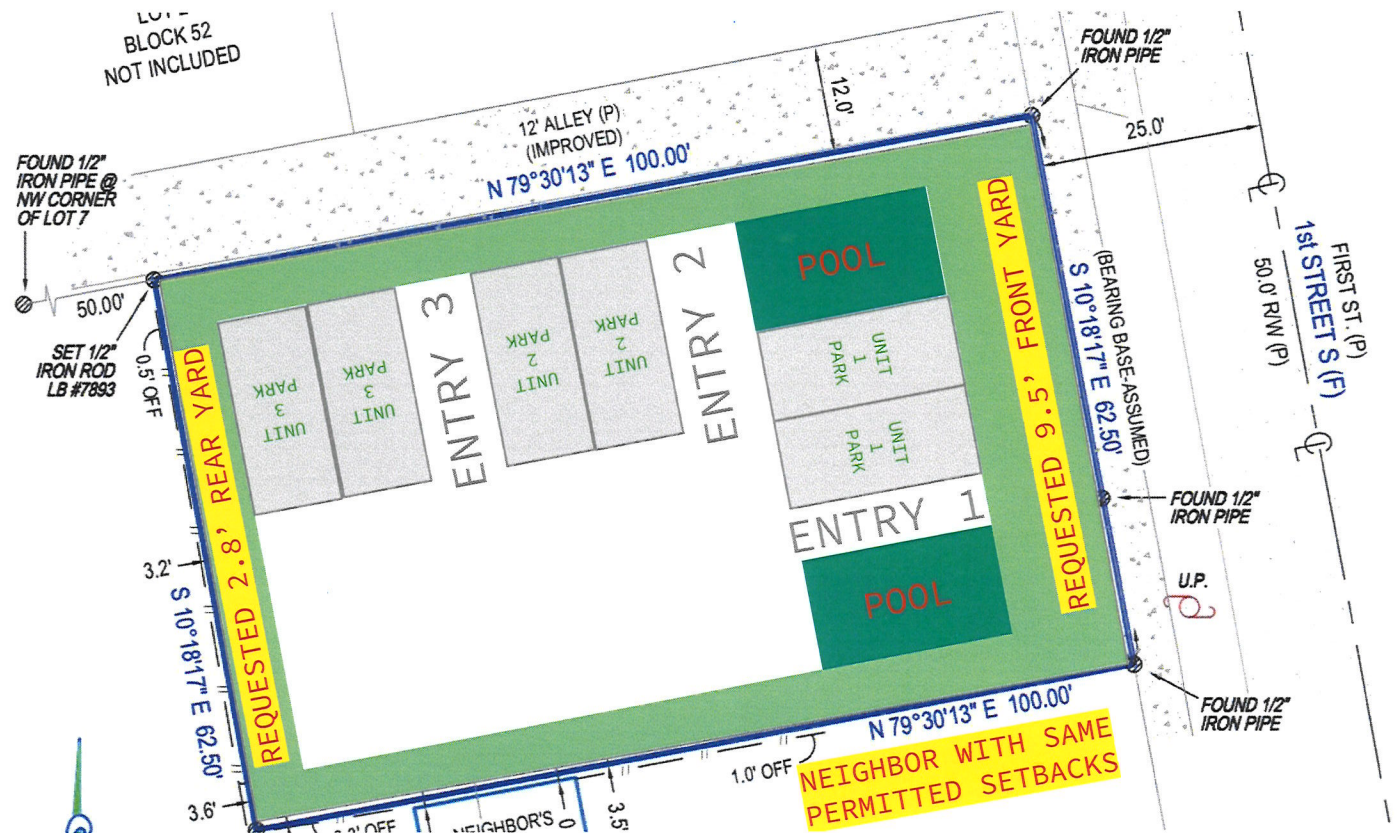

Jonathan Hays
Building Official
JC/EB

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:	
Postage	\$ 1.50
Certified Fee	\$ 2.50
Return Receipt Fee (Endorsement Required)	\$ 0.00
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees: \$ 4.00	
Name (Please Print Clearly) (to be completed by addressee)	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	
PS Form 3800, July 2002	

SKETCH OF OUR PROSPECTIVE SITE PLAN

3 UNITS, 6 PARKING SPOTS, LESS THAN 65% COVERAGE





THANKS FOR REVIEWING OUR VARIANCE REQUEST !!

SUBJECT LOT



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL#7012 0470 0000 7799 6182

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

August 21, 2013

Bottom Line Ventures, Inc.

Tim Millard

230 15th Street South

Jacksonville Beach FL 32250

RE: BOA 13-100129
520 and 522 South 1st Street

Dear Mr. Millard,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 20, 2013, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-340(e)(1)c.1, for a front yard of 17 feet in lieu of 20 feet required;
- 34-340(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required;
- 34-340(e)(1)c.3, for a rear yard of 18 feet in lieu of 30 feet required; and
- 34-340(e)(1)f, for 61% lot coverage in lieu of 35% maximum

The Board **Amended** and **Approved** the request as follows:

- 34-340(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required;
- 34-340(e)(1)c.3, for a rear yard of 25 feet in lieu of 30 feet required; and
- 34-340(e)(1)f, for 56% lot coverage in lieu of 35% maximum

To allow for a new two-family dwelling.

Please remove the public hearing notice posted on your property. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Hays".

Jon Hays, CBO
Building Department



SUBJECT LOT



DEPARTMENT OF PLANNING & DEVELOPMENT

February 20, 2013

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

John Atkins
PO Box 51262
Jacksonville Beach FL 32240

RE: BOA# 13-100005
520 and 522 1st Street South

Dear Mr. Atkins,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 19, 2013 to consider your variance application.

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

- 34-340(e)(3)c.2, for side yards of 7.5 feet in lieu of 10 feet required;
- 34-340(e)(3)c.3, for a rear yard of 25 feet in lieu of 30 feet required; and
- 34-340(e)(3)g, for accessory walkways 3 feet from property line in lieu of 5 feet minimum

To allow for a new multi-family dwelling.

The results of the meeting were:

- Approved

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Hays". The signature is stylized with a large, looped "J" and "H".

Jon Hays, CBO
Building Department

cc: Stanley Holtsinger Trust Et Al



SUBJECT LOT



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

October 22, 2003

Harold Williams
520 S. 1st Street
Jacksonville Beach FL 32250

RE: Case No. # BOA 111-2003
520 S. 1st Street

Dear Mr. Williams:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on October 21, 2003 to consider your variance application.

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

- Section 34-338 (c)(1) c.1., for a front yard of 5 feet in lieu of 20 feet required
- Section 34-338 (c)(1) c.2., for total side yards of 10 feet in lieu of 15 feet required
- Section 34-338 (c)(1) c.3., for a rear yard of 5 feet in lieu of 30 feet required, and
- Section 34-338(c)(1) e., for 59% lot coverage in lieu of 35% maximum.

The results of the meeting were; *amended and approved for:*

- Front yard of 7.4 feet in lieu of 20 feet required
- Total side yards of 10 feet in lieu of 15 feet required
- Rear yard of 5 feet in lieu of 30 feet required, and
- 54% Lot coverage in lieu of 35% maximum.

To allow for a new single-family dwelling

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

Please remove the public hearing notice posted on you regarding this variance, please feel free to call me at (9

Sincerely,

Jonathan Hays
Jonathan Hays
Building Official

JCH/EB

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Postage	\$	
Certified Fee	\$	
Return Receipt Fee (Endorsement Required)	\$	
Restricted Delivery Fee (Endorsement Required)	\$	
Total Postage & Fees	\$	

Name (Please Print Clearly) (to be completed by mailer)

Street, Apt. No., or P.O. Box No.

City, State, ZIP+4

PS Form 3800, July 1999 See Reverse for Instructions



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	04/30/2025
SUBJECT:	BOA #25-100024 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 20, 2025 Board of Adjustment Meeting.

BOA #25-100024

ZONING: C-1
RE NO.: 175971-0000
LEGAL: The south ½ Lots 1 and 2, Block 54, *Pablo Beach South*
ADDRESS: 510 S 3rd St

REQUEST:

Section(s): 34-614(3)(c)(2), for a northerly and southerly side yard setback of 1 foot in lieu of 10 feet per side yard requirement, 34-614(3)(c)(3), for a rear yard setback of 9 feet in lieu of 20 feet minimum, 34-702(c), for reduce parking area setbacks to zero (0) feet in lieu of five (5) feet required, 34-745 (all) to waive landscaping requirements, for construction of a two unit multifamily dwelling.

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1909) located in the Medium Density Residential future land use category. The property is currently located in the Commercial limited: C-1 Zoning District. The subject property features an existing building that was most recently used as an office, but the owner seeks to convert the building into a two (2) unit multifamily dwellings. A companion conditional use application has been submitted to allow this transition. Notably, the property has been developed for over seventy-five years, existing since before the City adopted its current Land Development Code.

During the property's history, it was illegally converted into multiple dwelling units without permits. The applicant purchased the property in it's current state, which is essentially just a shell, as the interior was previously demoed by a previous owner. As such, the existing structure and uses no longer fully comply with current zoning regulations. This necessitates several variance requests for reasonable adjustments to facilitate the proposed change in use from office to multifamily dwellings. Being that the subject property is located within the C-1 zoning district, the conditional use of multifamily dwellings as outlined in Section 34-614 of the Land Development Code is permitted conditionally.

The applicant is asking for a variance for a northerly and southerly side yard setback of 1 foot in lieu of 10 feet per side yard requirement, for a rear yard setback of 9 feet in lieu of 20 feet minimum, for reduce parking area setbacks to zero (0) feet in lieu of five (5) feet required, and to waive all landscaping requirements, for construction of two unit multi-family dwelling. The proposed conditional use for multi-family dwellings is compliant with the C-1 zoning district provisions, thus if the requested variances are granted, the property will not receive any special privileges that are not available to

similar situations in the area. The strict enforcement of the Land Development Code, without consideration of the property's historical context, would unreasonably deprive the applicant of rights commonly enjoyed by other land parcels.

No previous BOA, no active code case.

STAFF ANALYSIS:

The applicant is proposing to renovate and convert from professional offices to multifamily dwellings. The subject property contains a building that takes up more than half of the lot. This building was constructed in 1948 before the current land development code. Given the property size of 6,325 square feet, the proposed two units result in a density of 13 units per acre, below the max allowance of 20 units per acre according to the Commercial Limited Future Land Use category. Furthermore, with the RM-1 zoning district requirements, the property exceeds the minimum of 5,000 square feet necessary for the establishment of two units.

The requested variances are essential for adapting the property to contemporary multi-family usage while acknowledging its long-standing existence. Retaining the current status quo will not contribute to any public nuisance or detriment to the surrounding area. In fact, the shift to multi-family dwellings is expected to decrease parking demands and enhance traffic flow within the adjacent alleyway, ultimately improving circulation and accessibility. The requests put forth by the applicant reflect a thoughtful consideration of the existing structural constraints and the necessity for transitional zoning to permit updated use. Granting these variances will support the property's continued viability and alleviate potential barriers to its development. The alignment with historical use and adherence to the intent of the zoning guidelines justify moving forward with these requests.

MINIMUM DIMENSIONAL STANDARDS:

C-1 Zoning with RM-1 Multifamily Standards

- Minimum lot area: Five thousand (5,000) square feet plus two thousand (2,000) square feet for each unit in excess of two (2), except that the gross density shall not exceed twenty (20) dwelling units an acre.
- Minimum lot width: Seventy-five (75) feet at the building line. A minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: 20 feet.
 - Side yard: Ten (10) feet for each side yard, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Twenty (20) feet.
- Minimum floor area: Multi-family dwelling units shall contain the following minimum square feet of conditioned living area excluding garages, carports and breezeways.
 1. One bedroom unit: Six hundred (600) square feet.
 2. Two bedroom unit: Eight hundred (800) square feet.
 3. Three bedroom unit: One thousand (1,000) square feet.This square footage requirement shall also apply to units sold as condominiums.
- Maximum lot coverage: Sixty-five (65) percent.
- Maximum height: 35 feet.

- Accessory structures: Accessory uses and structures pursuant to Section 34-716: All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along any street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

1. There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.

Staff finds there **are** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure.

The structure is a very old building, constructed prior to the 2050 Comprehensive Plan. The lack of setbacks is a historical condition of the property, and the applicant did not create the conditions, nor could they remedy them without completely demolishing the existing structure.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances **are not** a result of actions of the applicant.

As noted above, the structure is historic, and was built outside the regulations of the current Comprehensive Plan or LDC. While the applicant did purchase the property with these nonconformities, there would be no remedy to address them other than a complete tear down and rebuild of the site, or request of a variance.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance.

The structure has been in constant use up until the past two years, when it has changed hands several times. In the course of those changes, substantial internal demolition was conducted. Allowing the property to have setback relief, to support the conversion to multifamily, will allow the structure to remain in use, correct historic parking deficiencies for past office uses, and reduce strain on the existing city transportation system.

4. Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land.

Without relief from the code regarding setbacks, and other requests noted, the property would be unfairly burdened with the need for demolition of the current building, and construction of a new one. Multifamily is one of the lowest intensity uses in the C-1 Zoning district.

5. The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure.

As previously noted, there is no practical path to bring the existing structure into compliance without demolition. Therefore, no use would meet the requirements of the code either through setbacks,

parking, or landscaping. Allowing for these reductions allows the continued use of the structure, but at a lower intensity than previously approved for.

6. The variance(s) request, if granted, will not result in the creation of a public nuisance.

Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

The structure has been in some state of use for most of its existence without any issues. The proposed use will reduce intensity and demand on roadways and neighboring properties through a reduction in parking demand. The existing structure has not caused a nuisance, and will continue in the same location with this approval, so no new nuisances are expected.

STAFF RECOMMENDATION:

Per Section 34-572 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#25-100024.

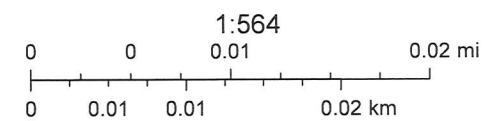
ATTACHMENTS:

1. 25-100024pics
2. 25-100024



May 1, 2025

 Parcels



THE SOUTH-HALF (S 1/2) OF LOTS 1 AND 2, BLOCK 54, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

(50.00') (50.00')
 THIS PORTION OF LOTS 1 AND 2 NOT INCLUDED IN THIS SURVEY
 62.50' NOT TO SCALE
 FOUND 1/4" IRON PIPE (NO I.O.)
 6' WOOD FENCE 1.6'
 100.00'
 34'
 6.1'
 1.0'
 28.1'
 25.8'
 11.0'
 20.6'
 28.0'
 24.1'
 20.0'
 7.65'
 7.72'
 100.00'
 12' ALLEY BY PLAT
 62.50' NOT TO SCALE
 FOUND 1/4" IRON PIPE (NO I.O.)
 6' WOOD FENCE 1.6'
 35.0'
 20.5'
 46.4'
 20.0'
 100' R/W
 THIRD (3rd) STREET SOUTH
 STATE ROAD A1A
 CONCRETE OVER LINE 2.4'
 CONCRETE OVER LINE 2.9'
 6' WOOD FENCE
 SET 1/4" IRON PIPE (L.B. 6645)
 1 AND 2-STORY MASONRY BUILDING
 2ND STORY BALCONY
 WOOD PORCH
 WOOD STOOP
 CONCRETE
 WOOD RAMP
 CONCRETE SIDEWALK
 CONCRETE SIDEWALK
 NEIGHBOR BUILDING
 LOT 3 BLOCK 54
 12' ALLEY BY PLAT

1. ALL INTERIOR BOUNDARY ANGLES ARE 90°00'00".
2. NO BUILDING RESTRICTION LINE SHOWN ON PLAT, THERE ARE RESTRICTION LINES BY ZONING AND THERE MAY BE EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.
3. THIS PROPERTY LIES IN FLOOD ZONE "X" WHICH IS THE AREA OUTSIDE THE 500 YEAR FLOOD ACCORDING TO FEMA FLOOD MAP REVISED 4/17/89, COMMUNITY PANEL NO. 120078 0002 D.

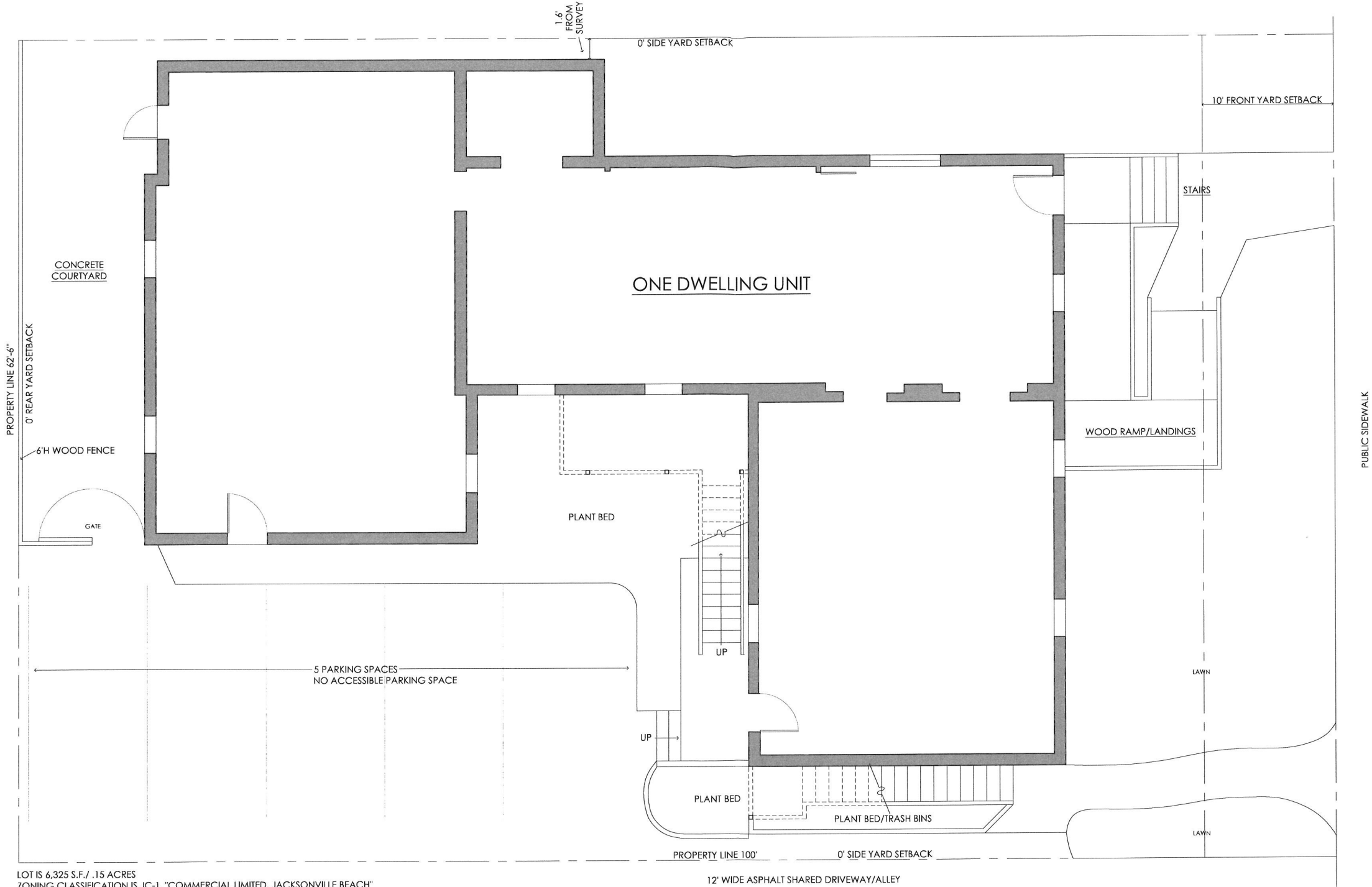
PREPARED FOR THE BENEFIT OF:
JAMES R. F. MARIELLA RUSHING

Owner
Renovations
for a
Two Dwelling
Unit
Residential
Building
at
510 South 3rd Street
Jacksonville Beach,
Florida 32250
Jurisdiction of
City of
Jacksonville
Beach



2003 Woodmere Circle
Jacksonville, Florida
32210
904.428.9372
admin@mac-architect.com
AR 17019

All reports, plans, specifications, computer files, field data, notes and other documents and instruments of service prepared by the architect shall remain the property of the architect. The architect shall retain all common law, statutory and other reserved rights, including the copyright. Mary Ann Chambliss Architect



LOT IS 6,325 S.F./ .15 ACRES
ZONING CLASSIFICATION IS JC-1, "COMMERCIAL LIMITED, JACKSONVILLE BEACH"
FLOOD ZONE X (PER SURVEY)

EXISTING BUILDING AREA (BUILDING FOOTPRINT) = 2485 S.F. = 38%
IMPERVIOUS SURFACE AREAS = 2148 S.F. = 34%
TOTAL/ACTUAL LOT COVERAGE 2485 + 2148 = 4633 S.F. = 74%

FRONT SETBACK = 10'
SIDE SETBACK = 0
REAR SETBACK = 0
MAXIMUM LOT COVERAGE = 85%
MAXIMUM HEIGHT = 35'

SCOPE OF WORK = INTERIORS; NO BUILDING ADDITIONS OR SITE WORK
CONVERT TO TWO DWELLING UNITS

2 PARKING SPACES REQUIRED PER DWELLING UNIT = 4

FIRST FLOOR S.F. = 2485 S.F.
SECOND FLOOR S.F. = 1523 S.F.

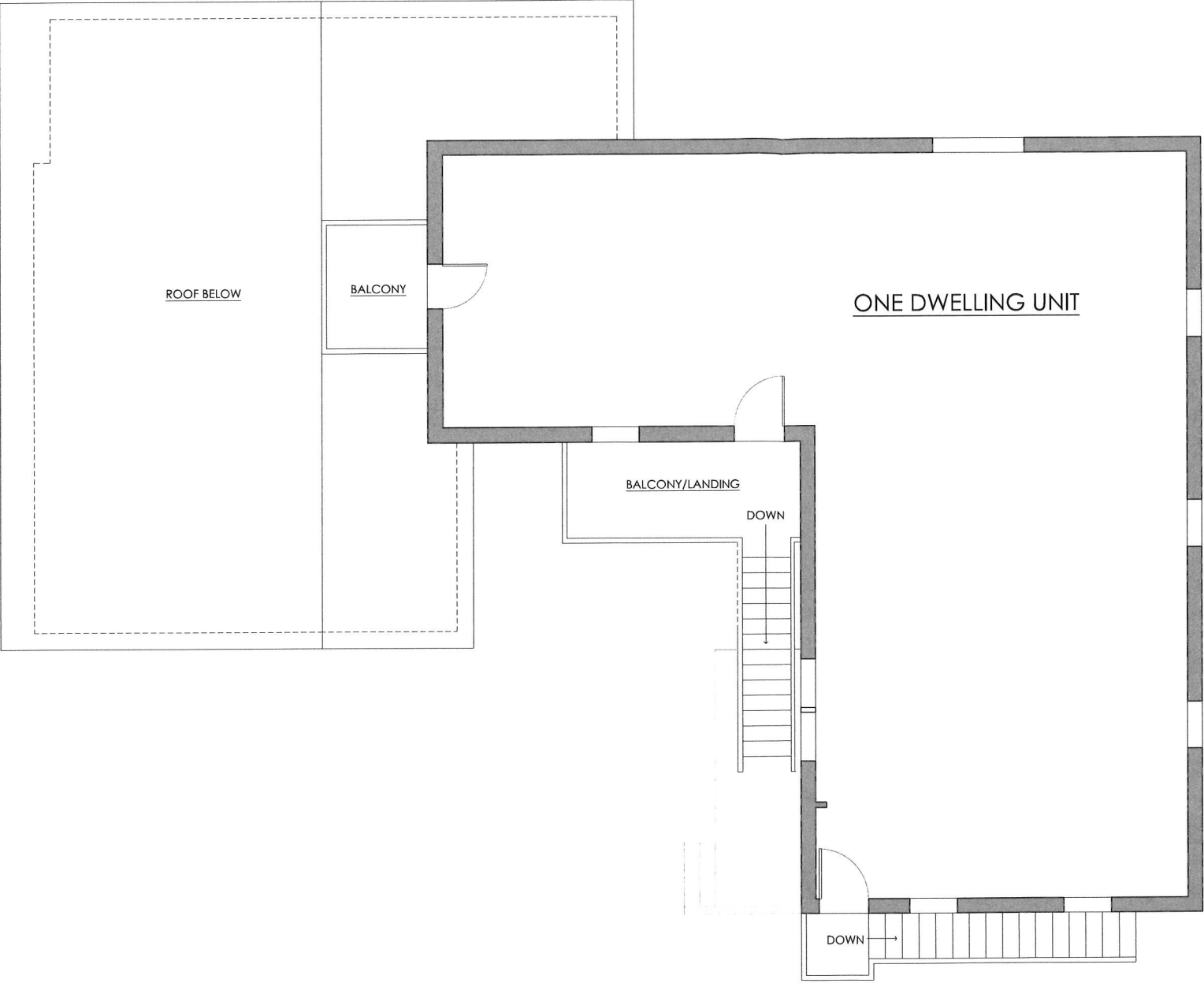
Issued:

2.11.2025 Concept Review/Approval
2.14.2025 Concept Review/Approval
3.25.2025 Concept Review/Approval
4.1.2025 Zoning Use Permitting

PROPOSED
FIRST FLOOR
RENOVATION
PLAN

1/4" = 1'-0"

A1



Owner
Renovations
for a
Two Dwelling
Unit
Residential
Building
at
510 South 3rd Street
Jacksonville Beach,
Florida 32250
Jurisdiction of
City of
Jacksonville
Beach



2003 Woodmere Circle
Jacksonville, Florida
32210
904.428.9372
admin@mac-architect.com
AR 17019

All reports, plans, specifications, computer files, field data, notes and other documents and instruments of service prepared by the architect shall remain the property of the architect. The architect shall retain all common law, statutory and other reserved rights, including the copyright.
Mary Ann Chambliss Architect

Issued:	
2.11.2025	Concept Review/Approval
2.14.2025	Concept Review/Approval
3.25.2025	Concept Review/Approval
4.1.2025	Zoning Use Permitting

PROPOSED
SECOND FLOOR
RENOVATION
PLAN
1/4" = 1'-0"



VARIANCE APPLICATION

BOA No. 25-100024
HEARING DATE 5/20/25

This form is intended to be submitted along with all required documents for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code. Planning and Development Department staff will evaluate an application for a variance for sufficiency within ten (10) days of receipt. If the application is found to be complete and sufficient, 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:	651 San Clementi LLC	Telephone:	_____
Mailing Address:	5576-2 Timuquana Road Jacksonville, FL 32210	E-Mail:	_____
Agent Name:	Michael Sittner, Driver, McAfee, Hawthorne & Diebenow, PLLC	Telephone:	(904) 807-8214
Mailing Address:	1 Independent Drive, Suite 1200 Jacksonville, FL 32202	E-Mail:	msittner@drivermcafee.com
Landowner Name:	651 San Clementi LLC	Telephone:	_____
Mailing Address:	5576-2 Timuquana Road Jacksonville, FL 32210	E-Mail:	_____

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

VARIANCE DATA

Street address of property and Real Estate Number: 510 3rd Street South, Jacksonville Beach, FL 32250 (RE 175971 0000)

Legal description of property (Attach copy of deed): See attached.

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

See attached requests and answers to criteria.

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1

FLOOD ZONE: _____

CODE SECTION (S): _____

Prepared by and Return to:

Crown Title Corporation
1 Sanford Avenue
Baltimore, MD 21228

File No. 127306-24AHH

Parcel No. 175971-0000

Deed

This Indenture, made the 6th day of December, 2024, Between JRM CAPITAL PARTNERS LLC, (hereinafter called the Grantor), of the one part, and 651 San Clementi LLC, a Florida limited liability company (hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Seven Hundred Thousand And 00/100 Dollars (\$700,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

All The following property in Duval County, Florida:

The south 1/2 Lots 1 and 2, Block 54, Pablo Beach South; according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28 of the Public Records of Duval County, Florida.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)

The improvements thereon being known as 510 3rd Street South, Jacksonville Beach, FL 32250.

BEING all and the same lot of ground which by Certificate of Title dated June 24, 2024, and recorded June 25, 2024 among the Land Records of Duval County, Florida, in O.R. Book 21098, Page 1898, as Instrument No. 2024135311, was granted and conveyed by Jody Phillips, Clerk of Circuit Court and County Courts unto JRM Capital Partners LLC.

Tax Account No. 175971-0000

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Gejerman, and the same to be duly attested by its Secretary. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US

JRM CAPITAL PARTNERS LLC

T. Halberg
Witness Tzu Halberg
Address of Witness:

By: [Signature] {SEAL}
Mendachem Max Gejerman

32 Knightsbridge pl Jackson NJ 08527

WITNESS:
Zev Erlanger [Signature]
34 Victoria circle Jackson NJ 08527

State of NJ
County of Duval Ocean } ss

This record was acknowledged before me on December 8, 2024 by Mendachem Max Gejerman as Authorized Singer,
who represents that he is authorized to act on behalf of JRM Capital Partners LLC.

[Signature]
Notary Public
My commission expires _____

The precise residence and the complete post office
address of the above-named Grantee is:

8850 Mathis Avenue
Manassas, VA 20110

[Signature]
On behalf of the Grantee



Agent Authorization

City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for 510 3rd Street South, Jacksonville Beach, Florida
32250 (RE# 175971 0000)

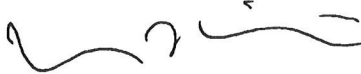
Ladies and Gentlemen:

You are hereby advised that undersigned, Abdul Rahimi, as manager of 651 San Clementi LLC, a Florida Limited Liability Company, owner of the above referenced property, authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for variance and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Beach Planning and Development Department.

651 SAN CLEMENTI LLC, a Florida
Limited Liability Company

STATE OF Florida
COUNTY OF Duval

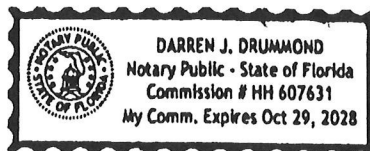
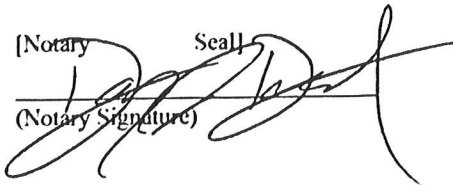
By: Abdul Rahimi, manager



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of January, 2025 by, Abdul Rahimi, as manager of 651 San Clementi LLC, a Florida Limited Liability Company, on behalf of the company, who is ☐ personally known to me or ☐ has produced FL Drivers Lic as identification.

[Notary Seal]

(Notary Signature)





VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Michael Sittner, 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.

Michael Sittner

4.15.2025

APPLICANT SIGNATURE

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

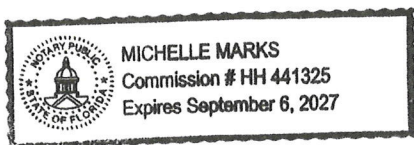
This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of April, 2025, by Michael Sittner, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

Michelle Marks

PRINT NOTARY NAME
(Affix Notary Seal Above)

(Affix No-



VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566 **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. Variances shall not be inconsistent with the Comprehensive Plan. It is understood that the granting of a variance shall not create a precedence for future requests.

Section 34-572. **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 standards have been met. To assist the Board in making a finding, please complete the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	Yes.	See attached.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	Yes.	
(c) There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.	Yes.	
(d) Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.	Yes.	
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	Yes.	
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	Yes.	

**Answers to Standards Applicable to All Variances
in Jacksonville Beach, Florida**

Project Background

This variance application is to account for an existing building originally constructed in 1948 at 510 3rd Street South, Jacksonville Beach, Florida 32250 as more particularly described in the filed legal description (the "Property"). The existing building was most recently used as an office, but the owner seeks to convert the building for two (2) multi-family dwellings. The Property is zoned C-1, which designates multi-family dwellings as a conditional use subject to Section 34-614 residential, multi-family: RM-1 for parcels west of 3rd Street. Accordingly, a companion conditional use application is filed with this application to permit the conditional multi-family use. Because the proposed multi-family dwellings are subject to the RM-1 zoning district and based on the justification provided below, Applicant requests the following:

- Reduce minimum lot width from 75 feet to 62 feet.
- Reduce side setbacks (north and south boundaries) from 13 feet (20% of 62 feet) to 1 foot
- Reduce rear setback from 20 feet to 9 feet
- Reduce parking area setbacks under Section 34-702(c) from
- Waive landscaping under Section 34-745(a)(3) (collectively, the "Requests")

(a) 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. 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. Specifically, the Property has been developed for over seventy-five (75) years, before the City had adopted a Land Development Code or Comprehensive Plan. The requirements of today's Land Development Code do not account for the existing building and reasonable changes cannot be made to implement the new requirements.

(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Yes. The Property's conditions necessitating the Requests are not caused by Applicant. As stated, the Property was developed in 1948. Applicant is not changing the exterior of the building to exacerbate any existing nonconformity.

(c) There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Yes. The Requests are limited to the legal description filed with the application. The Requests are to account for existing conditions unique to the Property and constructed building. The

Land Development Code provides that multi-family dwellings are permitted by conditional use in the C-1 Zoning District. Nothing in this Variance, if granted, would grant the Applicant special privileges.

- (d) Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.*

Yes. Strict interpretation and enforcement of the Land Development Code would deprive the Applicant of rights commonly enjoyed by other parcels of land. This Variance is required because Applicant is proposing to change uses from office to multi-family dwellings. Many of the Requests would be needed for any change of use, including for uses permitted by right within the C-1 Zoning District. There are many older developed lots within Jacksonville Beach that do not conform with the up-to-date requirements of the Land Development Code.

- (e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.*

Yes. The Requests are to account for existing conditions to allow for two (2) multi-family dwellings. The Commercial Limited land use category allows up to twenty (20) units per acre. The lot is six thousand three hundred twenty-five (6,325) square feet (0.15 acres). The two (2) units results in thirteen (13) units per acre. The RM-1 Zoning District requires a minimum of five thousand (5,000) square feet for two (2) units. Thus, the Property is large enough to accommodate the units, and the two (2) units are well under the maximum density permitted under the land use category and zoning district.

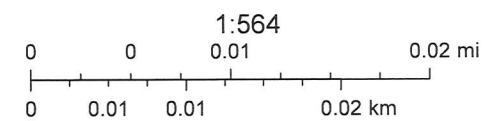
- (f) The variance(s) request, if granted, will not result in the creation of a public nuisance.*

Yes. Granting the Requests permit the status quo to continue and will not result in a public nuisance. If anything, the proposed multi-family use results in a reduction of parking needs for the Property and will improve circulation through the adjacent alley way.



May 1, 2025

 Parcels



THE SOUTH-HALF (S 1/2) OF LOTS 1 AND 2, BLOCK 54, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

[illegible]

1. ALL INTERIOR BOUNDARY ANGLES ARE 90°00'00".
2. NO BUILDING RESTRICTION LINE SHOWN ON PLAT, THERE ARE RESTRICTION LINES BY ZONING AND THERE MAY BE EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.
3. THIS PROPERTY LIES IN FLOOD ZONE "X" WHICH IS THE AREA OUTSIDE THE 500 YEAR FLOOD ACCORDING TO FEMA FLOOD MAP REVISED 4/17/89, COMMUNITY PANEL NO. 120078 0002 D.

PREPARED FOR THE BENEFIT OF:
JAMES R. F. MARIELLA RUSHING

Owner
Renovations
for a
Two Dwelling
Unit
Residential
Building
at
510 South 3rd Street
Jacksonville Beach,
Florida 32250
Jurisdiction of
City of
Jacksonville
Beach



2003 Woodmere Circle
Jacksonville, Florida
32210
904.428.9372
admin@mac-architect.com
AR 17019

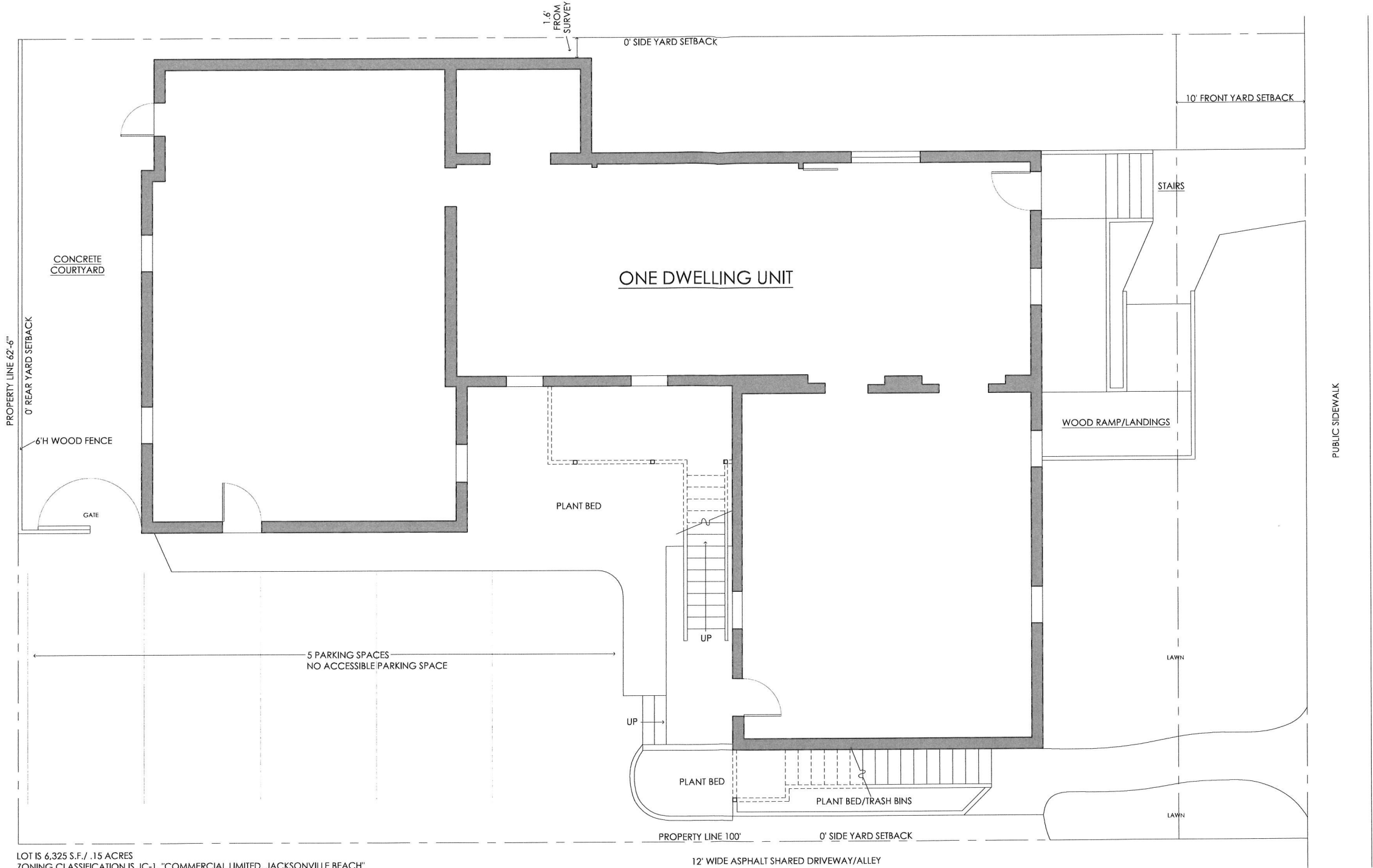
All reports, plans, specifications, computer files, field data, notes and other documents and instruments of service prepared by the architect shall remain the property of the architect. The architect shall retain all common law, statutory and other reserved rights, including the copyright. Mary Ann Chambliss Architect

Issued:

2.11.2025 Concept Review/Approval
2.14.2025 Concept Review/Approval
3.25.2025 Concept Review/Approval
4.1.2025 Zoning Use Permitting

PROPOSED
FIRST FLOOR
RENOVATION
PLAN
1/4" = 1'-0"

A1



LOT IS 6,325 S.F./ .15 ACRES
ZONING CLASSIFICATION IS JC-1, "COMMERCIAL LIMITED, JACKSONVILLE BEACH"
FLOOD ZONE X (PER SURVEY)

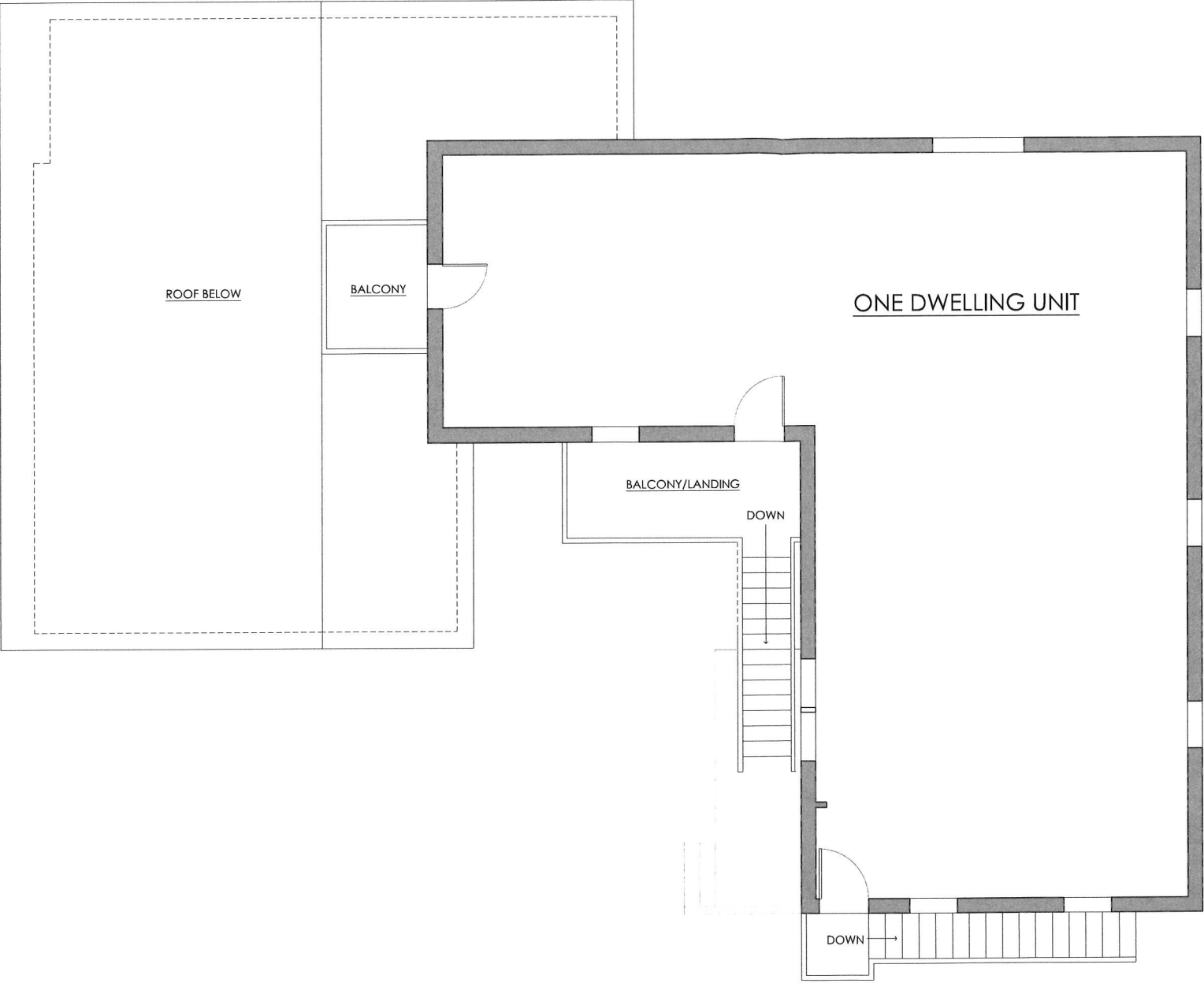
EXISTING BUILDING AREA (BUILDING FOOTPRINT) = 2485 S.F. = 38%
IMPERVIOUS SURFACE AREAS = 2148 S.F. = 34%
TOTAL/ACTUAL LOT COVERAGE 2485 + 2148 = 4633 S.F. = 74%

FRONT SETBACK = 10'
SIDE SETBACK = 0
REAR SETBACK = 0
MAXIMUM LOT COVERAGE = 85%
MAXIMUM HEIGHT = 35'

SCOPE OF WORK = INTERIORS; NO BUILDING ADDITIONS OR SITE WORK
CONVERT TO TWO DWELLING UNITS

2 PARKING SPACES REQUIRED PER DWELLING UNIT = 4

FIRST FLOOR S.F. = 2485 S.F.
SECOND FLOOR S.F. = 1523 S.F.



Owner
Renovations
for a
Two Dwelling
Unit
Residential
Building
at
510 South 3rd Street
Jacksonville Beach,
Florida 32250
Jurisdiction of
City of
Jacksonville
Beach

MAC
ARCHITECT
2003 Woodmere Circle
Jacksonville, Florida
32210
904.428.9372
admin@mac-architect.com
AR 17019

All reports, plans, specifications, computer files, field data, notes and other documents and instruments of service prepared by the architect shall remain the property of the architect. The architect shall retain all common law, statutory and other reserved rights, including the copyright.
Mary Ann Chambliss Architect

Issued:	
2.11.2025	Concept Review/Approval
2.14.2025	Concept Review/Approval
3.25.2025	Concept Review/Approval
4.1.2025	Zoning Use Permitting

PROPOSED
SECOND FLOOR
RENOVATION
PLAN
1/4" = 1'-0"



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	04/30/2025
SUBJECT:	BOA #25-100025 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 20, 2025 Board of Adjustment Meeting.

BOA #25-100025

ZONING: RM-2
RE NO.: 179352-0000
LEGAL: Lot 8 and the South 5 feet of lot 9, Block E, *Permenter's R/P Atlantic Camp*
ADDRESS: 1713 1st Street South

REQUEST:

Section(s): 34-615(e)(1)(c)(1), for a front yard setback of 18 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 11.5 feet in lieu of 20 feet minimum, for construction of new urban single family dwelling.

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1925) located in the High Density Residential future land use category. The property is currently located in the Residential, Multi-Family: RM-2. Zoning District. The subject property encompasses a one-story, historic single-family dwelling on a lot measuring 3,162.97 square feet. The applicant is seeking permission to construct a new urban single-family dwelling on a substandard lot located within the RM-2 zoning district.

The applicant is planning to demolish the current dwelling and construct a new urban single-family dwelling. The subject lot measures 3,162.97 square feet, which does not meet the required minimum of 3,500 square feet for urban single-family residences. The proposed development aims to create a new single-family dwelling that is 1,227.11 square feet. The applicant has expressed a desire to build a dwelling that reflects the character and residential fabric of the neighborhood while adhering to relevant zoning regulations.

The current zoning designation allows for urban single-family homes; however, the lot's substandard size presents a challenge. A strict interpretation of the zoning code would necessitate a significant reduction in the size of the home. As such, the applicant is seeking to utilize the property to its fullest potential, ensuring that the new construction complements the existing area rather than detracting from it. The lot is undersized and building any decent structure would encroach on setbacks. The new dwellings will take up most of the space on this parcel. Other properties in this area have been granted similar variances to increase encroachment on setbacks to accommodate new construction. There is a hardship justified by having a nonconforming lot in width and area.

BOA#149-2003- Approved for front yard of 8 in lieu of 30 feet, for rear yard of 20 feet in lieu of 30

feet, for 51% lot coverage in lieu 35% maximum to allow for a new two-family dwelling.

No active code cases.

STAFF ANALYSIS:

The proposed project is to demolish an existing dilapidated dwelling and construct a new urban single-family dwelling. The subject lot is non-conforming in total lot area, making it difficult to construct a new dwelling without encroaching on setbacks, even under the new Urban Single Family standards. This creates an inherent limitation on the applicant's ability to construct a new dwelling that meets both the needs of their family and the expectations of the neighborhood. The shallow nature of the lot restricts any potential building plans, making it challenging for the applicant to construct a functional living space. Without the allowance for a larger footprint or dwelling size, the applicant would be forced to create a home that is impractically small and would not support a suitable quality of life. Additionally, the applicant is recreating the existing setbacks of the current home, thus not increasing any nonconformities.

The proposed new home is designed in a manner consistent with the aesthetic of similar single-family dwellings found in the immediate vicinity. The applicant's design will promote harmony with surrounding properties and will contribute positively to the overall character of the neighborhood. The construction of the single-family dwelling is not expected to create any nuisance or adverse effects on the surrounding area. The project aligns with community standards and will enhance the residential character of the street. The applicant's request to construct a single-family dwelling on a substandard lot is grounded in the realities of urban development and neighborhood character. Given the findings that support the necessity of this application, including the limitations imposed by lot size, the character alignment with surrounding residences, and the lack of potential nuisances, the Board of Adjustment is encouraged to approve this application.

MINIMUM DIMENSIONAL STANDARDS:

Sec. 34-615. Residential, multi-family: RM-2.

Urban single-family.

- Minimum lot area: 3,500 square feet.
- Minimum lot width: 30 feet at the building line
- Minimum yards:
 - Front yard: 20 feet.
 - Side yard: 5 feet
 - Rear yard: 20 feet.
- Minimum floor area: A single-family dwelling unit shall contain a minimum of one thousand (1,000) square feet of conditioned living area and a one (1) car garage. Garages shall not be included as part of the single-family dwelling unit's minimum square footage. Additionally, two spaces shall be provided in the driveway.
- Maximum lot coverage for primary structure and required driveway: Forty-five (45) percent.
- Maximum Impervious Surface: 60 percent.
- Maximum height: 35 feet.

- Accessory uses and structures pursuant to Section 34-716: All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along a street frontage) and set back a minimum of 5 feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

1. There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.

Staff finds there **are** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure.

The property is substandard in total lot area, so building any structure will encroach into the setbacks. The urban single family standards are the least restrictive, but still unachievable on this lot.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances **are not** a result of actions of the applicant.

The lot has been substandard since it was platted in 1925. This was before the current LDC and way out of the control of the applicant. Additionally, the new home will reflect the size and location of the current structure, thus duplicating the nonconformities currently on site.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance.

Many other properties experiencing the same situation and conditions have been granted similar variances to accommodate new construction. Additionally, the existing home also has the same degree of encroachment.

4. Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land.

Other parcels of land have been granted similar variances, enforcement of the code would deprive the applicant of rights enjoyed by surrounding properties.

5. The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure.

Without this variance, the applicant would not be able to utilize the land to its fullest potential. The applicant would be forced to construct a smaller dwelling, while still having to meet the minimum square feet of the dwelling, a garage and parking, as also required by code.

6. The variance(s) request, if granted, will not result in the creation of a public nuisance.



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

Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

This will not create a nuisance, since the new dwelling will share the same charter as other dwellings in the neighborhood.

STAFF RECOMMENDATION:

Per Section 34-572 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#25-100025.

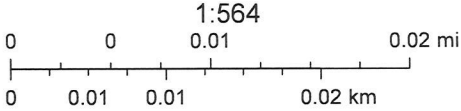
ATTACHMENTS:

1. 25-100025pics
2. 25-100025



May 1, 2025

 Parcels



LEGEND

- = SITE BENCHMARK
- = SET 1/2" IRON ROD LB#8139
- = FOUND 1/2" IRON ROD LB#1048
- = FOUND 1/2" IRON ROD YELLOW-CAPPED WITH NO IDENTIFICATION
- = FOUND 1/2" IRON ROD WITH NO IDENTIFICATION
- = ELECTRIC BOX
- = WATER METER
- = CABLE/INTERNET UTILITIES BOX
- = EXISTING ELEVATION (10.0)
- = PROPOSED ELEVATION (10.0)
- = EXISTING GROUND ELEVATIONS
- = EXISTING DRAINAGE FLOW
- = EXISTING TREE
- = 5' WOOD FENCE

- A/C = AIR CONDITIONER ON PAD
- FFE = FINISHED FLOOR ELEVATION
- STY = STORY
- JE = JACKSONVILLE ELECTRIC AUTHORITY
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- R/W = RIGHT-OF-WAY LINE
- BOC = BACK OF CURB
- EOP = EDGE OF PAVEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PKNS = PARKER KALON NAIL SET
- NDS = NAIL AND DISK SET
- LB = LICENSED SURVEY BUSINESS
- RBL = REFERENCE BEARING LINE
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS

ZONING INFORMATION
JRM-2 FROM PROPERTY
APPRaiser's WEBSITE
• FRONT 18'
• SIDE 7.5'
• REAR 10.5'

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(M)	N11°45'30"W	45.32'
L2(M)	N78°24'23"E	70.04'
L3(C)	S11°42'47"E	45.01'
L4(C)	S78°09'50"W	6.21'
L4(M)	S78°09'50"W	63.79'
L1(C)	N11°00'00"W	45.00'
L2(P)	N79°00'00"E	70.00'
L3(D)	S11°00'00"E	45.00'
L4(P)	S79°00'00"W	70.00'

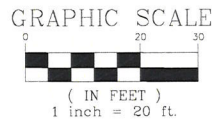
TO SET REFERENCE

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- 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 Recording) or other instruments that could affect this property.
- Measurements herein are in accordance with U.S. Standard Feet, date occurred with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- 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).
- Contiguous lots lie in same block, with phase, section, etc. unless noted.
- Type of Survey: MAP OF BOUNDARY SHOWN, TOPO AND TREE.
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT insured for Multiple uses Fiduciary and all other obligations are limited to Certificates listed herein utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown herein are from the provided foundation plan.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "AE" with BFE = 9.0' & "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #1703100419W, effective on 11/2/2018.

- = EXISTING CONCRETE
- = EXISTING WOOD DECK & STAIRS

EXISTING LOT AREA TABLE, H ²	
LOT	3162.97
EXISTING BUILDING	1,878.7
AC PAD	6.2
DRIVEWAY TO R/W	429.58
TOTAL IMPERVIOUS AREA	2,314.58 (73.2%)



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 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.

Surveyor's Certification
REPRODUCTIONS OF THIS PLAT ARE PROHIBITED UNLESS SEALED WITH THE EMERALD SEAL OF THE SURVEYOR.
THE SURVEYOR OF THIS PLAT IS CERTIFIED TO THE STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, A DIVISION OF CHAPTER 463, F.S. (F.S. 463.01). IN ACCORDANCE WITH CHAPTER 463, F.S. (F.S. 463.01), THE SURVEYOR HAS DONE UNDER MY SUPERVISION AND SIGNATURE.
DATE: 2025.03.11
Signature: Brandon Shugart
Brandon Shugart, P.S., F.S. 463.01
surveying@imecivil.com

LEGAL DESCRIPTION

Lot 8 and the South 5 feet of Lot 9, in Block E, PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, according to the Plat thereof recorded in Plat Book 9, Page 44, of the Current Public Records of Duval County, Florida.

MAP OF BOUNDARY SHOWING TOPOGRAPHY 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

Copyright
Do not copy or reproduce without permission

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: AMERICAN CLASSIC HOMES, LLC

AT: 1713 1ST STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Drawn By: VG
Field Survey Date: 03/04/2025
FB/PG: 17-128

Scale: 1" = 20 Feet
Drawing/File #: 030325.2

Additional Information/Certifications:
XXXXX

LEGEND

- ⊗ = SITE BENCHMARK
⊙ = SET 1/2" IRON ROD LB#8139
⊕ = FOUND 1/2" IRON ROD LB#1048
⊙ = FOUND 1/2" IRON ROD YELLOW-CAPPED WITH NO IDENTIFICATION
⊕ = FOUND 1/2" IRON ROD WITH NO IDENTIFICATION
EB = ELECTRIC BOX
WM = WATER METER
CTV = CABLE/INTERNET UTILITIES BOX
(10.0) = EXISTING ELEVATION
10.0 = PROPOSED ELEVATION
⊕ = EXISTING GROUND ELEVATIONS
~ = EXISTING DRAINAGE FLOW
○ = EXISTING TREE
-/- = 5' WOOD FENCE

- A/C = AIR CONDITIONER ON PAD
FFE = FINISHED FLOOR ELEVATION
STY = STORY
JEA = JACKSONVILLE ELECTRIC AUTHORITY
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
R/W = RIGHT-OF-WAY LINE
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PKNS = PARKER KALON NAIL SET
NDS = NAIL AND DISK SET
LB = LICENSED SURVEY BUSINESS
RBL = REFERENCE BEARING LINE
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS

- ZONING INFORMATION
JRM-2 FROM PROPERTY
APPRAISER'S WEBSITE
• FRONT 18'
• SIDE 7.5'
• REAR 10.5'

LINE IDENTIFICATION TABLE			TO SET REFERENCE
LINE	BEARING	DISTANCE	
L1(M)	N11°45'30"W	45.32'	
L2(M)	N78°24'23"E	70.04'	
L3(C)	S11°42'47"E	45.01'	
L4(C)	S78°09'50"W	6.21'	
L4(M)	S78°09'50"W	63.79'	
L1(D)	N11°00'00"W	45.00'	
L2(P)	N79°00'00"E	70.00'	
L3(D)	S11°00'00"E	45.00'	
L4(P)	S79°00'00"W	70.00'	

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT AND/OR HIS/HER AGENTS.
- 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.)
- 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.
- 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 GCX3 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).
- CONTIGUOUS LOTS LIE IN SAME BLOCK, UNIT, PHASE, SECTION ETC. UNLESS NOTED.
- TYPE OF SURVEY: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE
- STATED LEGAL PURPOSE OF SURVEY: ACQUISITION, SALE, MORTGAGE, PERMITS, PLANNING.
- NO FLOOD ZONE DETERMINATION HAS BEEN MADE OR REQUESTED FOR THIS PROPERTY DURING THE COURSE OF THIS SURVEY.
- THIS SURVEY IS NOT INTENDED TO LOCATE ANY SUBSURFACE/UNDERGROUND OBJECTS, IMPROVEMENTS, FOUNDATIONS OR ENCROACHMENTS. SURVEY REFLECTS ABOVE-GROUND FEATURES AND IMPROVEMENTS ONLY.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF LAND OR FENCES.
- THIS SURVEY IS NOT INSURED FOR MULTIPLE USES. FIDUCIARY AND ALL OTHER OBLIGATIONS ARE LIMITED TO CERTIFYEE'S LISTED HEREON UTILIZING SURVEY FOR PURPOSES LISTED IN ITEM 7 ABOVE. SEE NOTE ABOVE SIGNATURE BLOCK.
- CONSTRUCT IMPROVEMENTS TO IRON MARKERS AS DESCRIBED ONLY. WOODEN STAKES/WIRE FLAGS ARE NOT PROPERTY CORNERS.
- ALL ABOVE-GROUND EVIDENCES OF UTILITIES LIE WITHIN THEIR RESPECTIVE EASEMENTS UNLESS NOTED.
- PROPOSED BUILDING DIMENSIONS AND THEIR TIES TO ADJACENT PROPERTY OR OTHER LINES ARE COPIED FROM PROVIDED PLANS.
- ELEVATIONS IF SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- DIMENSIONS FOR THE PROPOSED RESIDENCE SHOWN HEREON ARE FROM THE PROVIDED FOUNDATION PLAN.
- SEE HOUS "2727 RIGHT" PLANS FOR ADDITIONAL DETAILS.
- PLAT HEREON CONTAINS NO ANGLES OR BEARINGS FOR COMPARISON TO FIELD MEASURED VALUES.
- CURRENT FEMA F.I.R. MAPS SHOW PROPERTY IN FLOOD ZONE "AE" WITH BFE = 9.0' & "X" WITH 0.2% ANNUAL FLOOD CHANCE, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: #12031C0419J, EFFECTIVE ON 11/2/2018.
- REVISION: REVISED PLAN TO SHOW RIBBON DRIVEWAY - 03/10/2025
- REVISION: DRIVEWAY REVISED PER CLIENT REQUEST - 04/29/25

Special Note - Liability Notice

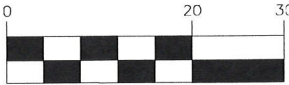
NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY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

- ▨ = PROPOSED CONCRETE
▨ = PROPOSED COVERED
▨ = EXISTING CONCRETE
▨ = EXISTING WOOD DECK & STAIRS

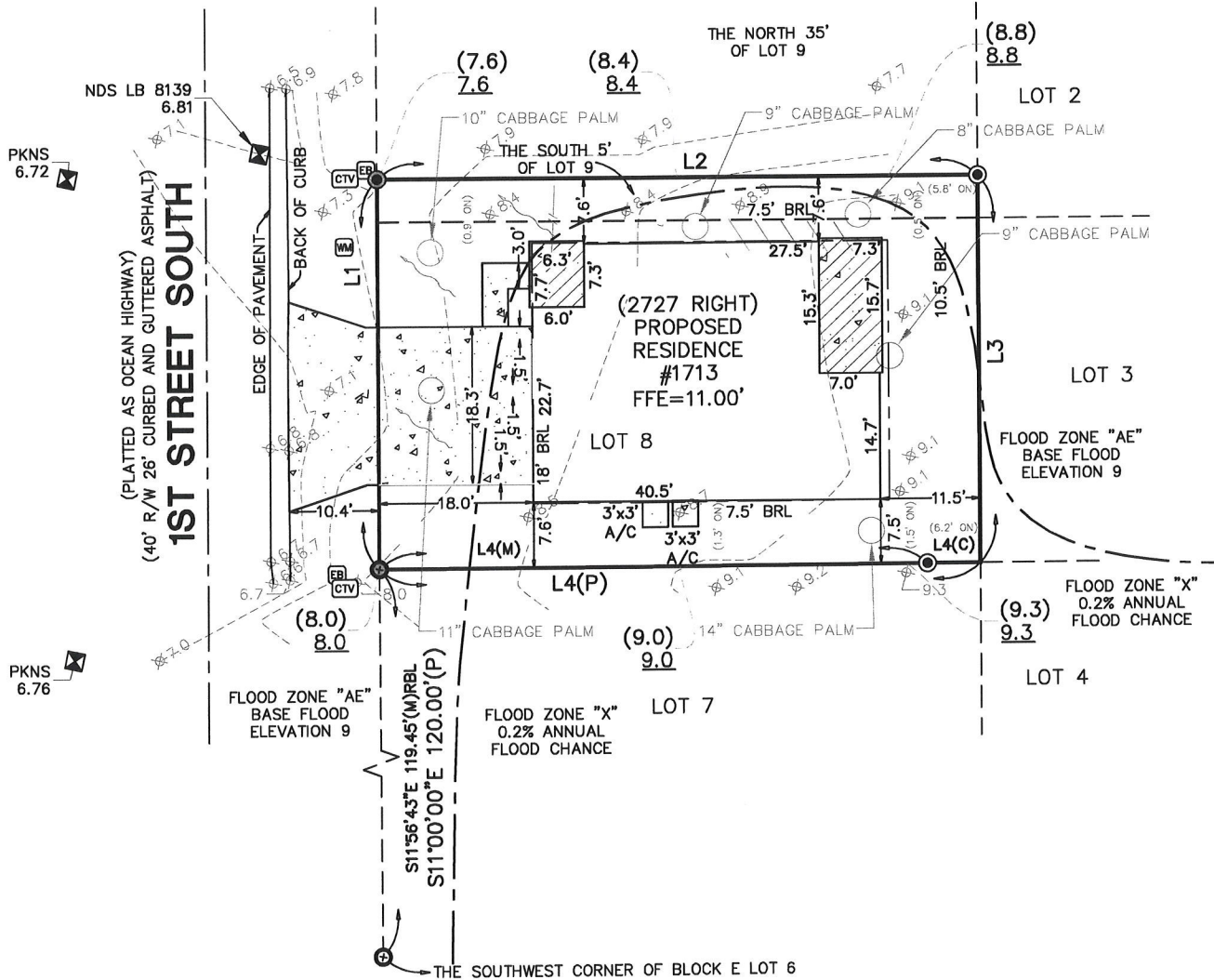
LOT AREA TABLE, ft²	
LOT	3162.97
PROPOSED BUILDING	1227.11
AC PAD	18.00
DRIVEWAY/SW TO R/W	329.62
TOTAL IMPERVIOUS AREA:	1,574.73 (49.7%)



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Surveyor's Certification

REPRODUCTIONS OF THIS SURVEY OR ANY PART THEREOF ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
THE SKETCH OF SURVEY SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 476, F.S. (17-040), PURSUANT TO CHAPTER 476.022, F.S. (17-040), AND DONE UNDER MY SUPERVISION.
Signature of Brandon D. Shugart, PSM #7009
surveying@imecivil.com

Digitally signed by Brandon Shugart
Date: 2025.04.29 12:05:28 -04'00'

LEGAL DESCRIPTION

Lot 8 and the South 5 feet of Lot 9, in Block E, PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, according to the Plat thereof recorded in Plat Book 9, Page 44, of the Current 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

© Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: AMERICAN CLASSIC HOMES, LLC
A.T: 1713 1ST STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Drawn By: VG/TM
Field Survey Date: 03/04/2025
FB/PG: 17-128

Scale 1" = 20 Feet
Drawing/File #: 030325.2

Additional Information/Certifications:
XXXXX



VARIANCE APPLICATION

BOA NO. 25-100025
HEARING DATE 5/29/25

This form is intended to be submitted along with all required documents for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code. Planning and Development Department staff will evaluate an application for a variance for sufficiency within ten (10) days of receipt. If the application is found to be complete and sufficient, 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>Jacksonville Homes LLC</u>	Telephone:	<u>904-351-0308</u>
Mailing Address:	<u>4550 St. Augustine Rd.</u> <u>Jacksonville, FL 32207</u>	E-Mail:	<u>richardbriggs@bellsouth.net</u>
Agent Name:	<u>Hunter Faulkner, Esq.</u>	Telephone:	<u>904-389-0050</u>
Mailing Address:	<u>701 Riverside Park Place</u> <u>Jacksonville, FL 32204</u>	E-Mail:	<u>hfaulkner@jimmersoatfirm.com</u>
Landowner Name:	<u>Jacksonville Homes LLC</u>	Telephone:	<u>904-351-0308</u>
Mailing Address:	<u>4550 St. Augustine Rd.</u> <u>Jacksonville, FL 32207</u>	E-Mail:	<u>richardbriggs@bellsouth.net</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: 1713 1st St. S. RE# 179352-0000
Legal description of property (Attach copy of deed): attached
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Front yard setback of 18ft in lieu of 20ft.
Rear yard setback of 11.5 ft. in lieu of 20ft.

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2

FLOOD ZONE: _____

CODE SECTION (S): _____



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Richard Briggs, 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

Richard Briggs

PRINT APPLICANT NAME

4-18-25

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

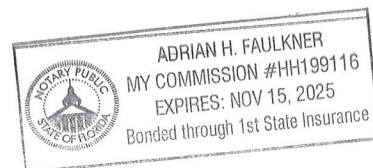
This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of April, 20 25, by Richard Briggs, who is personally known to me or produced _____ as identification.

[Signature]

NOTARY PUBLIC SIGNATURE

Adrian H. Faulkner

PRINT NOTARY NAME



(Affix Notary Seal Above)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The subject lotsize is substandard at 3,162.97 square feet. Urban single-family in RM-2 zoning requires a lot size of 3,500 square feet
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The subject lotsize is substandard at 3,162.97 square feet. Urban single-family in RM-2 zoning requires a lot size of 3,500 square feet
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	Aplicant seeks to construct a single family home on a substandard lot in RM-2 zoning. Applicant will not be receiving any special privileges not conferred to other parcels in the same zoning district
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	The applicant seeks to build a new single-family home that is 1,227.11 square feet in size. Literal interpretation of the Code would force the applicant would force the applicant to construct a much smaller home given the shallowness of the lot
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Again, the subject lotsize is substandard at 3,162.97 square feet. Applicant applicant seeks to build a new single-family home that is only 1,227.11 square feet.
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	Single-family homes in RM-2 zoning districts are permitted under the Code's urban single-family requirements. There are neighboring single family homes in the immediate vicinity of the property

Prepared By and Return To:

Howard Smith
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 6th day of February, 2025, by Creekside Investment Holdings, LLC, a Wyoming Limited Liability Company, hereinafter called the Grantor, whose address is 1604 Stockton Street, Jacksonville, FL 32204 to Jacksonville Homes, LLC, a Florida Limited Liability Company, whose post office address is: 4550 Saint Augustine Road, Jacksonville, FL 32207, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 8 and the South 5 feet of Lot 9, in Block E, PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, according to the Plat thereof recorded in Plat Book 9, Page 44, of the Current Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 179352-0000

Subject to taxes accruing subsequent to December 31, 2024.

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

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

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

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

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

Signed, sealed and delivered in our presence:

Margaret F. Craddock
Witness 1 Signature

Margaret F. Craddock
Witness 1 Printed Name

Witness 1 Address: 1604 Stockton St
Jacksonville, FL 32204

Creeside Investment Holdings, LLC, a
Wyoming Limited Liability Company

By: Kristopher D. Robinson
Kristopher D. Robinson, Manager

Amy S. Smith
Witness 2 Signature

Amy S. Smith
Witness 2 Printed Name

Witness 2 Address: 1604 Stockton St
Jacksonville, FL 32204

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online
notarization this 4th day of Feb, 2025 by Kristopher D. Robinson, Manager of Creekside Investment
Holdings, LLC, a WY Limited Liability Company, on behalf of the Limited Liability Company.

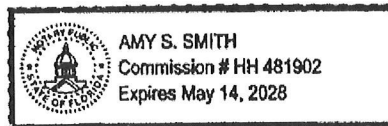
Amy S. Smith
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: X

OR Produced Identification: _____

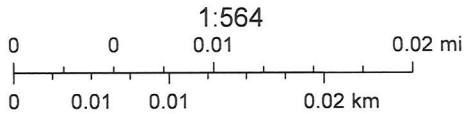
Type of Identification Produced: _____





May 1, 2025

 Parcels



 = SITE BENCHMARK
 = SET 1/2" IRON ROD LB#139
 = FOUND 1/2" IRON ROD LB#1048
 = FOUND 1/2" IRON ROD YELLOW-CAPPED
 = FOUND NO IDENTIFICATION
 = FOUND 1/2" IRON ROD WITH NO IDENTIFICATION
 = ELECTRIC BOX
 = WATER METER
 = CABLE/INTERNET UTILITIES BOX
 = EXISTING ELEVATION
 = PROPOSED ELEVATION
 = EXISTING GROUND ELEVATIONS
 = EXISTING DRAINAGE FLOW
 = EXISTING TREE
 = 5' WOOD FENCE

A/C = AIR CONDITIONER ON PAD
FFE = FINISHED FLOOR ELEVATION
STY = STORY
JEA = JACKSONVILLE ELECTRIC AUTHORITY
BBL = BUILDING RETURN LINE (SETBACK) LINE
R/W = RIGHT-OF-WAY LINE
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PKNS = PARKER KALON NAIL SET
NLS = NAIL AND DISK SET
LB = LICENSED SURVEYOR BUSINESS
RBL = REFERENCE BEARING LINE
(PL) = PLAT CALL
(F) = FIELD MEASURED VALUE
(M) = CALCULATED VALUE, FROM FIELD MEASUREMENTS

ZONING INFORMATION
JRM-2 FROM PROPERTY
APPRAISER'S WEBSITE

- FRONT 18'
- SIDE 7.5'
- REAR 10.5'

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(W)	N11°45'30"W	45.32'
L2(M)	N78°24'23"E	70.04'
L3(C)	S11°42'47"E	45.01'
L4(C)	S78°09'50"W	6.21'
L4(M)	S78°09'50"W	63.79'
L1(D)	N11°00'00"W	45.00'
L2(P)	N79°00'00"E	70.00'
L3(D)	S11°00'00"E	45.00'
L4(P)	S79°00'00"W	70.00'

Legal Description has been furnished by client and/or his/her agents

No Title Opinion or Abstract of Matters Affecting the title or Boundary to the Surveyed Land was obtained from the Florida Department of Natural Resources Records of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recording) or other instruments that could affect this project.

Measurements herein are in accordance with U.S. Standard Feet, date acquired with a Leica Total Station and Steel Tape, or with Technological Superior Equipment utilizing modern surveying techniques.

MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF NATURES SURVEY OF THE STATE OF FLORIDA, WHICH WERE DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEYS. A SOKKIA GSKX GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM A SOKKIA PRISMATIC REFERENCE STATION. ALL COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 83. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

Contiguous space is same block, unit, phase, section etc., as previously noted.

Type of Survey: MAP OF BOUNDARY SHOWN, DEDUCTION AND TRAIL

Stated Legal Purpose of Survey: Access, Easement, Right-of-Way, Planning, Zoning, Subdivision, and/or Other Purposes as Requested. This property during the course of this Survey.

All references to Locate any structures/underground objects, improvements, foundations or encroachments. Surveys reflects above-ground features and improvements only.

This Survey Does Not Determine Ownership of land or fences

This Survey IS NOT Intended for Multiple uses. Fiduciary and all other obligations are limited to Certified listed person utilizing Survey for purposes listed in this report.

Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire are not used.

All Above-ground Evidence of Utilities lie Within their respective easements unless noted.

Determine Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.

Elevations if shown are based on the North American Vertical Datum of 1988

Determine proposed distance between heretofore shown and the proposed foundation.

Current FEMA Flood Map shows property in FLOOD ZONE "A1" with elev. 6'0" & 6'6". The flood zone boundary is located approximately 10 feet from the proposed panel. #120314019A, effective on 11/27/2018.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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.

Lot 8 and the South 5 feet of Lot 9, in Block E, PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, according to the Plat thereof recorded in Plat Book 9, Page 44, of the Current Public Records of Duval County, Florida.

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

© Copyright
Do not copy or reproduce without permission

FOR: AMERICAN CLASSIC HOMES, LLC

AT: 1713 1ST STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Drawn By: VG
Field Survey Date: 03/
FB/PG: 17-

Scale 1" = 20 Feet
Drawing/File #: 030325.2

Additional Information/Certifications:

Surveyor's Certification

REPRODUCTIONS OF THIS CERTIFICATION ARE UNLAWFUL. THE ORIGINAL MUST BE SUBMITTED TO THE FLORIDA BOARD OF SURVEYING AND MAPPING.

THE OFFICE OF THE SURVEYOR GENERAL HAS REVIEWED THE DEFENSE OF THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF SURVEYING AND MAPPING AND HAS DETERMINED THAT THE PROFESSIONAL SURVEYOR IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF SURVEYING AND MAPPING.

422-223-1177
www.floridasurveyors.org

Supervisor/Signer: D. Shugart

State of Florida Professional Surveyor and Mapper

FLORIDA
License No. 7300

Digitally signed by Brandon Shugart

Date: 2025.03.17 04:00

Signature: [Redacted] Brandon Shugart

surveying@mccivil.com

 = SITE BENCHMARK
 = SET 1/2" IRON ROD LB#8139
 = FOUND 1/2" IRON ROD LB#1048
 = FOUND 1/2" IRON ROD YELLOW-CAPPED
 WITH NO IDENTIFICATION
 = FOUND 1/2" IRON ROD WITH NO IDENTIFICATION
 = ELECTRIC BOX
 = WATER METER
 = CABLE/INTERNET UTILITIES BOX
 = EXISTING ELEVATION
(10.0)
10.0 = PROPOSED ELEVATION
 = EXISTING GROUND ELEVATIONS
 = EXISTING DRAINAGE FLOW
 = EXISTING TREE
 = 5' WOOD FENCE

A/C	= AIR CONDITIONER ON PAD
FFE	= FINISHED FLOOR ELEVATION
STY	= STORY
JE	= JACKSONVILLE ELECTRIC AUTHORITY
BRL	= BUILDING RESTRICTION LINE (SETBACK) LINE
R/W	= RIGHT-OF-WAY LINE
BOC	= BACK OF CURB
EO	= EDGE OF PAVEMENT
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PKNS	= PARKER KALON NAIL SET
NDS	= NAIL AND DISK SET
LB	= LICENSED SURVEY BUSINESS
RBL	= REFERENCE BEARING LINE
(P)	= PLAT CALL
(M)	= FIELD MEASURED VALUE
(C)	= CALCULATED VALUE, FROM FIELD MEASUREMENTS

- FRONT 18'
- SIDE 7.5'
- REAR 10.5'

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(M)	N11°45'30"W	45.32'
L2(M)	N78°24'23"E	70.04'
L3(C)	S11°42'47"E	45.01'
L4(C)	S78°09'50"W	6.21'
L4(M)	S78°09'50"W	63.79'
L1(D)	N11°00'00"W	45.00'
L2(P)	N79°00'00"E	70.00'
L3(D)	S11°00'00"E	45.00'
L4(P)	S79°00'00"W	70.00'

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 GCX3 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: PLAT 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 CERTAINLY LISTED HEREON UTILIZING SURVEY FOR PURPOSES LISTED IN ITEM 6 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 HOUS "2727 RIGHT" PLANS 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 "AE" WITH BFE = 9.0' & "X" WITH 0.2% ANNUAL FLOOD CHANCE, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: 112031C0419J, EFFECTIVE ON 11/22/2018.
20. REVISION: REVISED PLAN TO SHOW RIBBON DRIVEWAY - 03/10/2025
21. REVISION: DRIVEWAY REVISED PER CLIENT REQUEST- 04/29/25

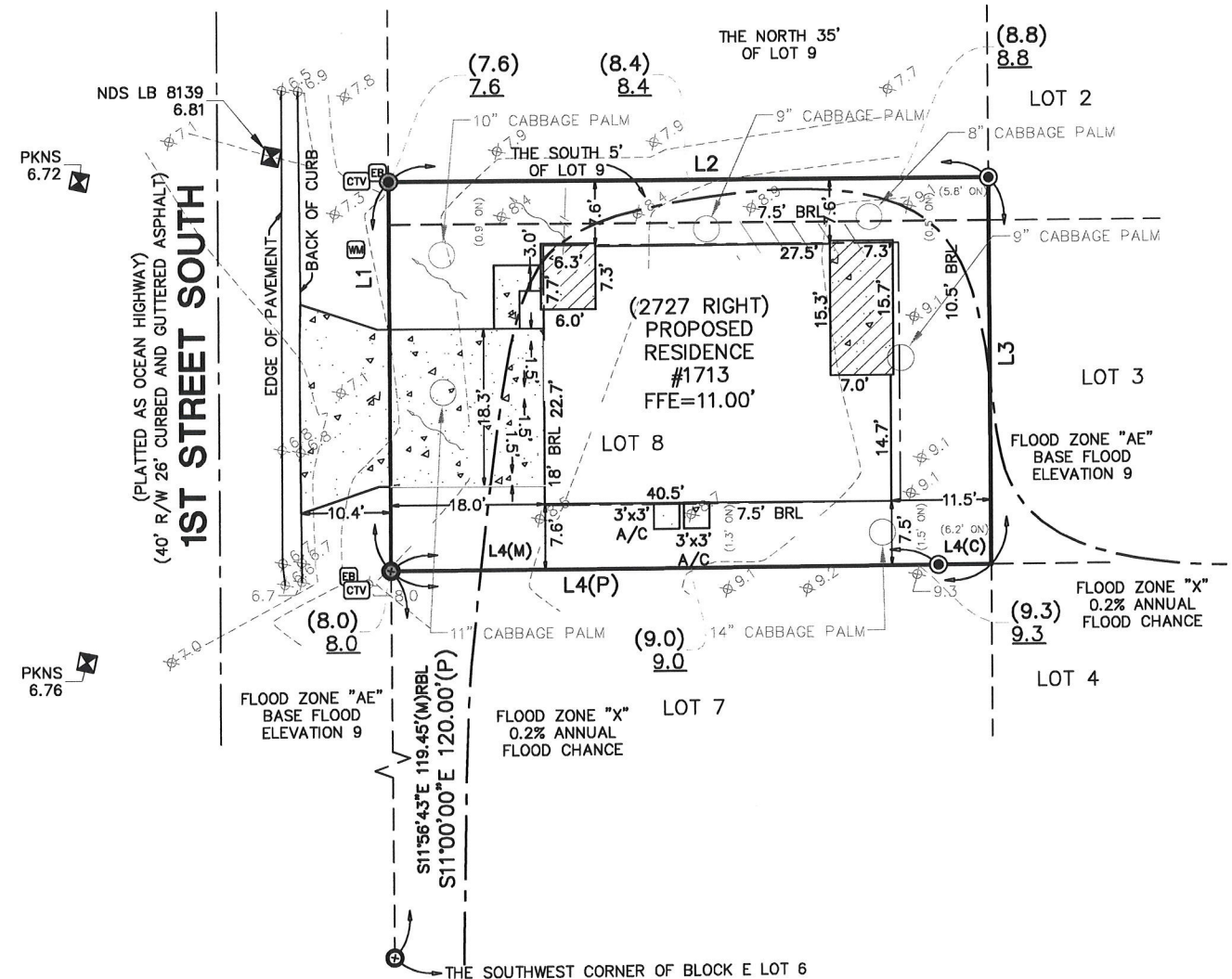
NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY 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 #1 HEREON.

 = PROPOSED CONCRETE
 = PROPOSED COVERED
 = EXISTING CONCRETE
 = EXISTING WOOD DECK & STAIRS

LOT AREA TABLE, ft ²	
LOT	3162.97
PROPOSED BUILDING	1227.11
AC PAD	18.00
DRIVEWAY/SW TO R/W	329.62
TOTAL IMPERVIOUS AREA:	1,574.73 (49.7%)



(IN FEET)
1 inch = 20 ft.



REPRODUCTIONS OF THIS SKETCH SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE BOARD OF PROFESSIONAL SURVEYORS, UNLESS SEEN WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SKETCH OF 2009, DEFLECTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH IN THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS' CHAPTER 61G-17, PURSUANT TO CHAPTER 47-022, F.S. (1999), WAS DONE UNDER MY SUPERVISION.

STATE OF
Florida
Professional Surveyor and Mapper
License No. 7009

**Digitally signed
by Brandon
Shugart
Date:
2025.04.29**

Digitally signed
by Brandon
Shugart
Date: 2025.04.29
12:05:28 -04'00

Lot 8 and the South 5 feet of Lot 9, in Block E, PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, according to the Plat thereof recorded in Plat Book 9, Page 44, of the Current Public Records of Duval County, Florida.

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

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

FOR: **AMERICAN CLASSIC HOMES, LLC**
AT: 1713 1ST STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Drawn By: VG/TM
Field Survey Date: 03/04/2025
FB/PG: 17-128

Scale 1" = 20 Feet
Drawing/File #: 030325.2

Additional Information/Certifications:
XXXXX