



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, July 15, 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 June 17, 2025 Meeting

CORRESPONDENCE

OLD BUSINESS

A. Case Number(s): **BOA#25-100034**

Applicant: Anthony Martinez

Agent: N/A

Owner: Iron Oak Real Estate LLC

Property Address: 133 N 7th Ave

Parcel ID: 179381-0000

Legal Description: The South 75 feet of Lot 54, together with the West 12.5 feet of the South 75 feet of lot 55, *Flagler Tract*

Current Zoning: C-1

Motion to Consider: **Section(s):** 34-614(e)(3)(c)(2), for a corner side yard setback of 11.3 feet in lieu of 12.6 feet minimum, 34-614(e)(3)(c)(1) for a front yard setback of 0 feet in lieu of 20 feet minimum, 34-614(e)(3)(c)(2) for a side yard setback of 6.8 feet in lieu of 10 feet minimum, 34-614(e)(3)(c)(3), for a rear yard setback of 14 feet in lieu of 20 feet minimum, and 34-706.1, for zero (0) parking spaces at a two-unit multiple-family dwelling in lieu of two (2) spaces per dwelling unit requirement or, four (4) spaces total required, to rectify nonconformities for renovation, for staircase addition, new second story deck on the west side of the structure and expansion of an existing second story deck on the front, located on portions of two nonconforming lots or record, located at **property addressed** 133 N 7th Ave **RE#** 179381-0000, **legally described as** The South 75 feet of Lot 54, Together With the West 12.5 feet of the South 75 feet of lot 55, *Flagler Tract*

NEW BUSINESS

A. Case Number(s): **BOA#25-100037**

Applicant: Eduardo Rodrigues

Agent: Bella Builders Inc.
Owner: Eduardo Rodrigues
Property Address: 1328 S 1st St
Parcel ID: 176262-0000
Legal Description: The North 48 feet of The Southernly 99 feet of Lot 12, Block 132, *Pablo Beach South*
Current Zoning: RM-2
Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 3 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(2), for a northerly side yard setback of 4.4 feet in lieu of 5 feet minimum, 34-615(e)(1)(c)(2), for a southerly side yard setback of 3.8 feet in lieu of 5 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)(f), for 65% lot coverage in lieu of 60 % maximum, to construct a new single-family home, located at **property addressed** 1328 S 1st St **RE#** 176262-0000, **legally described as** The North 48 feet of The southerly 99 feet of Lot 12, Block 132, *Pablo Beach South*

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, June 17, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Matt Metz
Board Members: John Moreland Jennifer Williams (absent) Jeff Truhlar
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. Metz, seconded by Mr. Dell, and passed unanimously to approve the following minutes:

- Minutes for May 20, 2025 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#25-100034**
Applicant: Anthony Martinez
Agent: N/A
Owner: Iron Oak Real Estate LLC
Property Address: 133 N 7th Ave
Parcel ID: 179381-0000

City of Jacksonville Beach Land Development Code Section(s): 34-614(e)(3)(c)(2), for a corner side yard setback of 11.3 feet in lieu of 12.6 feet minimum, 34-614(e)(3)(c)(1) for a front yard setback of 0 feet in lieu of 20 feet minimum, 34-614(e)(3)(c)(2) for a side yard setback of 6.8 feet in lieu of 10 feet minimum, 34-614(e)(3)(c)(3), for a rear yard setback of 14 feet in lieu of 20 feet minimum, 34-706.1, for zero (0) parking spaces at a two-unit multiple-family dwelling in lieu of two (2) spaces per dwelling unit requirement or, four (4) spaces total required, to rectify nonconformities for renovation, for staircase addition, new second story deck on the west side of the structure and expansion of an existing second story deck on the front, located on two nonconforming lots or record, located at property addressed 133 N 7th Ave RE# 179381-0000, legally described as The South 75 feet of Lot 54, Together with the West 12.5 feet of the South 75 feet of lot 55, Flagler Tract.

Ex-Parte Communication:

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

Applicant: Anthony Martinez, 2009 Sandpiper Point, Neptune Beach, stated the hardship was a non-conforming lot. Mr. Martinez submitted photographs [on file].

A discussion ensued regarding the survey, deck, parking, garage, staircase, water intrusion, easement, driveway, square footage of units, staff recommendations, variances, setbacks, and application deferral.

The applicant requested to defer the application to the July 15, 2025, meeting.

Chair Curley confirmed the deferral request did not require a vote from the Board therefore the application was deferred to the July 15, 2025 meeting.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting and Board Training will be held on Tuesday, July 15, 2025, at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:54 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by the Planning & Development Department.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	06/27/2025
SUBJECT:	BOA #25-100034 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, July 15, 2025 Board of Adjustment Meeting.

BOA #25-100034

ZONING: C-1
RE NO.: 179381-0000
LEGAL: The South 75 feet of Lot 54, Together With the West 12.5 feet of The South 75 feet of lot 55, *Flagler Tract*
ADDRESS: 133 N 7th Ave

REQUEST:

Section(s): 34-614(e)(3)(c)(2), for a corner side yard setback of 11.3 feet in lieu of 12.6 feet minimum, 34-614(e)(3)(c)(1) for a front yard setback of 0 feet in lieu of 20 feet minimum, 34-614(e)(3)(c)(2) for a side yard setback of 6.8 feet in lieu of 10 feet minimum, 34-614(e)(3)(c)(3), for a rear yard setback of 14 feet in lieu of 20 feet minimum, and 34-706.1, for zero (0) parking spaces at a two-unit multiple-family dwelling in lieu of two (2) spaces per dwelling unit requirement or, four (4) spaces total required, to rectify nonconformities for renovation, for staircase addition, new second story deck on the west side of the structure and expansion of an existing second story deck on the front.

EXISTING CONDITIONS:

The subject property consists of a nonconforming lot of record (circa 1936), platted as two lots of record originally, located in the Commercial Future Land Use category. The property is currently located in the Commercial, limited: C-1. Zoning District. The property is 62.50 feet in width and 75 feet in depth, with an overall lot area of 4,687.5 square feet. The applicant is planning a substantial (Level 3 alteration) renovation of the two-unit multiple-family structure. The applicant's proposal includes an expansion of the southerly deck with the addition of stairs to the structure (currently constructed without permits) and the replacement of a westerly deck (also replaced without permits) and the enclosure of a two-car garage. The proposed interior and exterior improvements, deck expansions to the west and south, and associated request for parking accommodations address significant challenges related to the property's size and current configuration.

The applicant is seeking approval for the replacement and enlargement of the southerly second level deck from its original dimensions of 23 feet by 10 feet to 44 feet by 10 feet. This modification serves a dual purpose: facilitating ingress and egress to the second floor and replacing and expanding a dilapidated deck. Despite the zero-foot setback currently in place, the deck will not infringe upon local zoning laws or create any additional nuisance to the neighborhood as this condition already existed prior to rebuilding the deck, though at a lesser intensity. Given the property's size of 4,687.5 square feet, which is below the minimum lot size requirement of 5,000 square feet for conditionally approved

multifamily dwellings in the C-1 zoning district, the applicant faces unique hardships. The property's restrictions necessitate special consideration for the proposed changes for some of the requests, as the structure is nonconforming in nature as well, given its date of construction in 1936. Setbacks are difficult to meet even without any expansions, as the home was built much closer to both streets than would have typically been approved under the current code. Additionally, the garage was added at a later date (unknown), and has since been altered into an enclosed space (without any permits) and has now reduced parking availability on the property.

The applicant is specifically requesting a variance for a corner side yard setback of 11.3 feet in lieu of 12.6 feet minimum, for a front yard setback of 0 feet in lieu of 20 feet minimum, for a side yard setback of 6.8 feet in lieu of 10 feet minimum, for a rear yard setback of 14 feet in lieu of 20 feet minimum, all of which are existing nonconformities of the older structure, and cannot but rectified without either demolition or moving of the structure, both of which are unrealistic. The applicant is also seeking zero (0) off-street parking spaces in lieu of two (2) spaces per dwelling unit requirement, or four (4) spaces total required. As noted above, this lack of parking is compounded by the enclosing of the existing garage. All of this is to allow for a substantial renovation, a staircase addition, a new second story deck on the west side of the structure and expansion of an existing second-story deck on the south/front side of the structure. A majority of the nonconformities related to the setbacks are needed to allow for the substantial renovation.

There are no previous BOA Cases for the subject property.

STAFF ANALYSIS:

The subject property is substandard in total lot area, at 4,687.5 square feet, rather than the 5,000 square foot minimum requirement in the conditionally approved C-1 zoning district using RM-2 zoning standards for two-unit multifamily dwellings, but does not exceed the maximum density of the C-1 district east of 3rd street. The applicant needs to rectify the existing nonconformities for the substantial renovation, external staircase addition, new second level deck on the west side of the structure, and a new and expanded second level deck on the south/front side of the structure. These are all nonconformities that existed historically, and are only intensified with this request concerning the front deck, and garage enclosure, but will not cause any nuisance to the adjoining property, as the deck has already encroached to the extent requested, but has simply been expanded laterally, with no encroachment intensification, save for the new rear staircase. However, a staircase is needed for secondary fire access, and the rear yard is the best place to locate it. Staff are supportive of this change.

The reconstruction and expansion of the second level southerly deck was essential to install a staircase that would optimize access to the second floor. This adjustment is crucial for the building's functionality and safety. Due to the limited space available on-site, the applicant requests approval for concrete parking spots to be placed on the city's right-of-way. Although it is possible to add on-street parking, these spaces would not be exclusive to the property, as they would be considered public and anyone can use them, as they would be located within the city's right-of-way. Because of this, staff feel the best course of action is to require the property to meet all parking standards on-site by either restoring the illegally enclosed garage to provide some of the required parking, and build additional paved parking in the rear yard to accommodate the four (4) spaces required, or remove the later garage addition to make room for all off-street parking as required by code.

Reduction in code required setbacks will allow for the renovation of this two-unit multifamily structure,

and will ensure this property is consistent with surrounding properties, ultimately enhancing the aesthetic appeal of the area and preventing the property from deteriorating and becoming a blight on the surrounding neighbors. The proposed expansion and addition of decks and staircases will enhance both the visual appeal and functionality of the property. Ensuring adequate parking on the site itself will improve overall neighborhood dynamics by mitigating parking congestion. The applicant has submitted a conditional use application (approved) in conjunction with the request for variances. Multifamily dwellings are conditionally permitted in the C-1 zoning district under RM-1 standards, but particularly for properties located east of 3rd Street, they may utilize the RM-2 standards for lot size. The proposed expansion and renovation not only address the unique hardships faced by the property, but also improve the overall environment of the neighborhood, without imposing any public nuisance, with the proposed conditions by staff.

MINIMUM DIMENSIONAL STANDARDS:

C-1 Zoning with RM-1 Multifamily Standards (RM-2 standards for lot size)

- 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: 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 existing** conditions that require relief from the code that are unique to the structure and parcel of land, based on the substandard lot size and the nature of the structure's location, built within the setbacks, circa 1936. Without relief, the applicant would be substantially

limited in their ability to repair or renovate the structure. This excludes the request for zero parking, as this can be met on-site, in the rear, with or without the use of the garage.

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 existing circumstances **are not** a result of the actions of the applicant. The existing conditions are such that the structure, without any modifications, still does not meet the required setbacks for most required yards, and does not have adequate parking. Some of the encroachments have been expanded in area, such as the deck, but do not increase the encroachment into the yard, and others, such as the rear staircase, are necessary for proper life-safety ingress and egress, and the rear yard is the most logical place for them.

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 for setbacks based on the nature of the structure and its age, along with its location on the lot. These are unique challenges to this property alone. That, coupled with a slightly smaller lot, does make future renovation and upkeep of the historic structure difficult without relief.

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. The existing nonconforming setbacks currently limit the amount of renovation that can be undertaken, based on restrictions in the code. Without relief, they would not be able to upkeep the property, or enhance it through modernization. This does not apply to the parking situation, as the applicant does have room to provide the required four (4) spaces in the rear yard, either with or without the use of the garage.

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 requested variances are necessary to allow the property and structure to be kept up and in line with the standards of the surrounding properties and other multifamily structures in the C-1 zoning district, except for the requested reduction in parking. As previously stated, parking can be accommodated on-site for the two units.

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. None of the proposed expansions of the property, save for the rear stairs, are new, but only larger. The southern deck has been in this location for many years and the expansion does not create new conflicts. The stairs in the rear do encroach further into the rear yard, but are needed for ingress and egress, and do not cause any further nuisance and are for access only. The reduction in parking, forcing tenants to park on the street, when on-site parking was provided and could be provided and expanded to meet the code, would be a nuisance to the surrounding properties, as any on-street spaces would be, on a regular basis, occupied by the tenants, thereby reducing the opportunity for public parking.



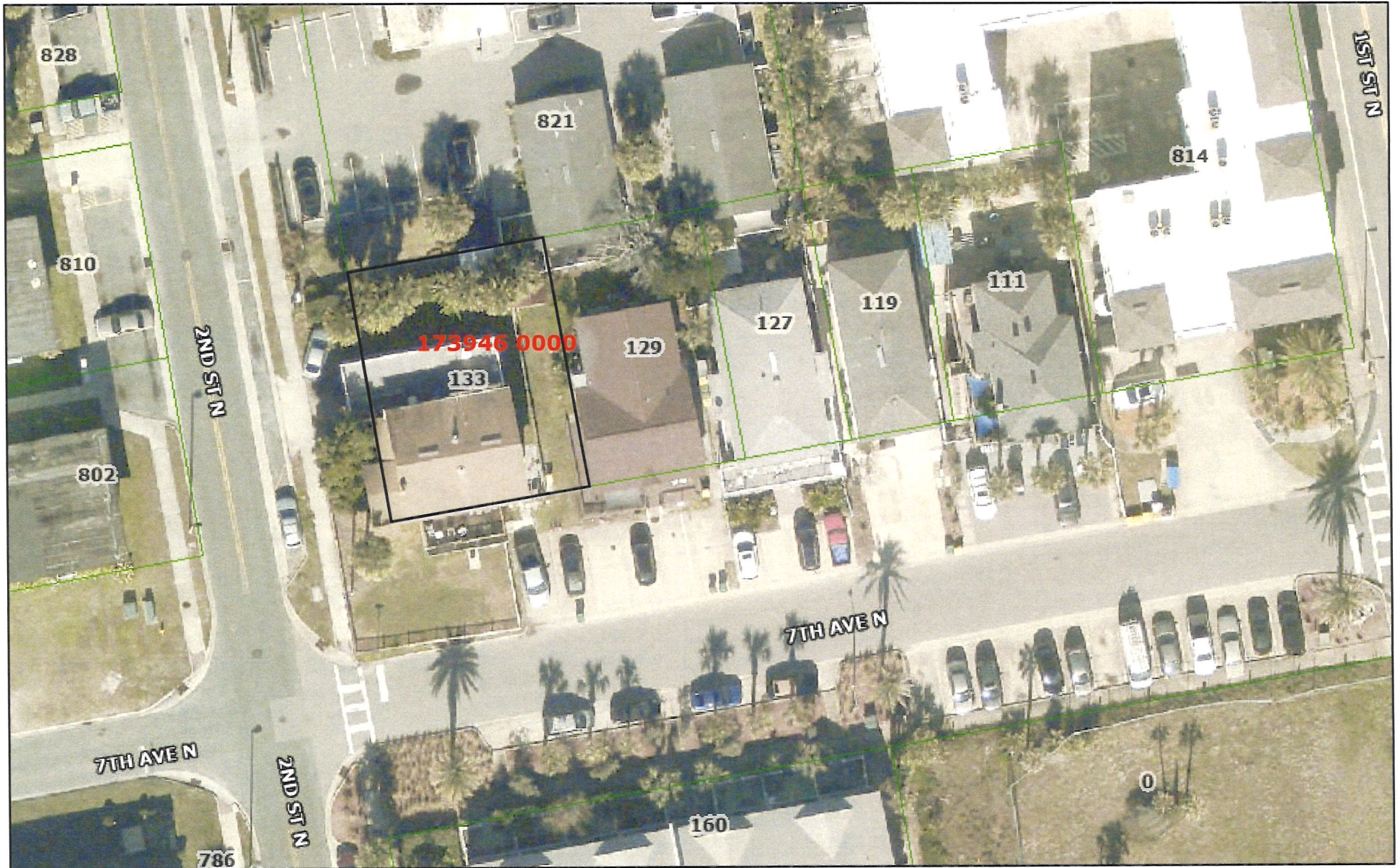
STAFF RECOMMENDATION:

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#25-100034 **with the following conditions:**

- 1) The proposed project shall meet the minimum off-street parking requirement of two (2) on site spaces for each multifamily unit on the parcel, and**
- 2) The garage shall be either removed to allow room for off-street surface parking, or converted back into garage parking spaces.**

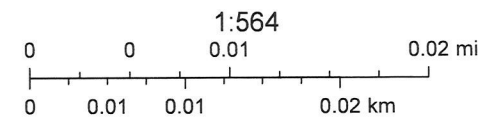
ATTACHMENTS:

1. 25-100034pics
2. 25-100034 ammended 7.8.25



June 4, 2025

 Parcels



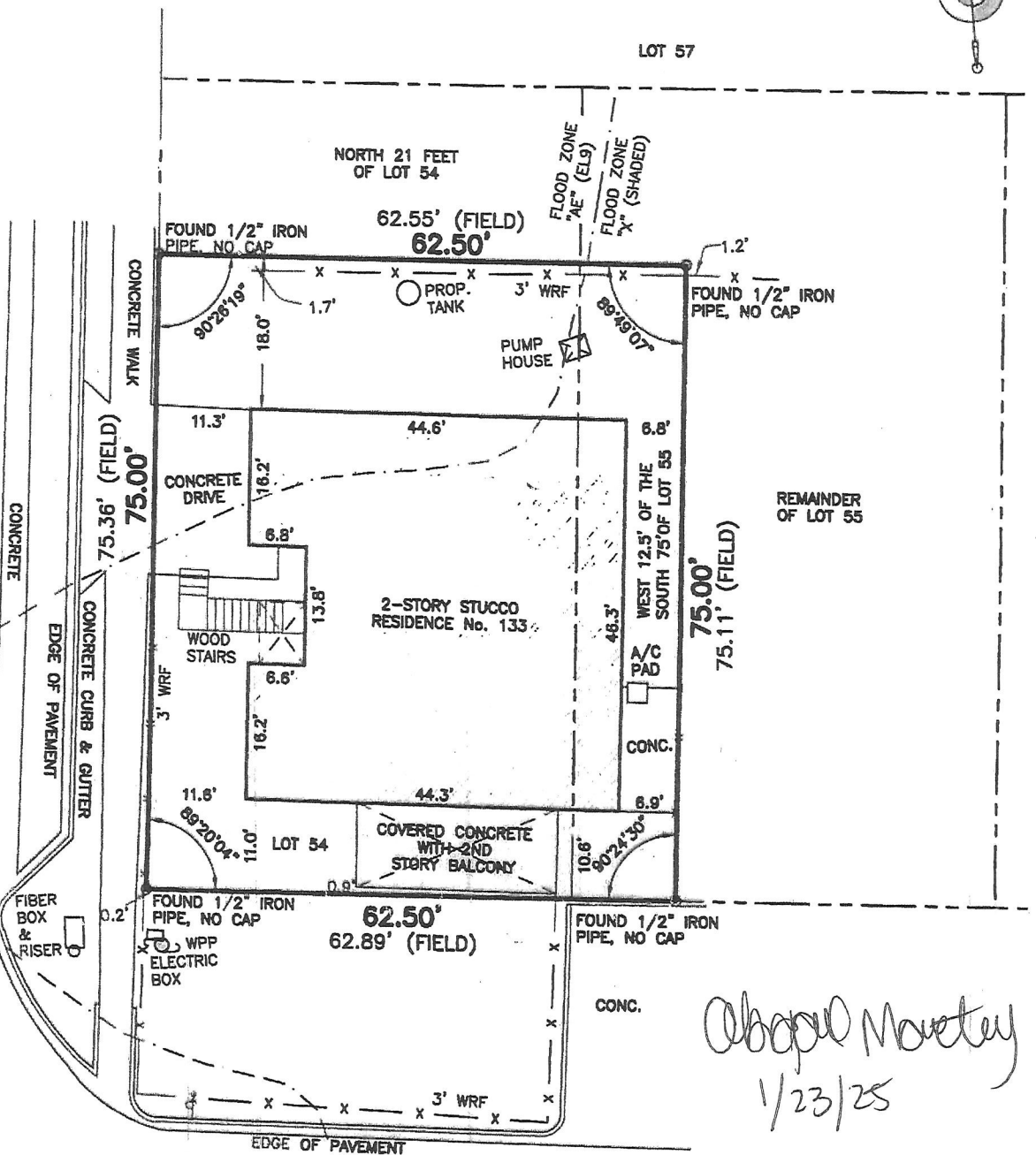
Current

MAP SHOWING SURVEY OF

THE SOUTH 75 FEET OF LOT 54, TOGETHER WITH THE WEST 12.5 FEET OF THE SOUTH 75 FEET OF LOT 55, FLAGLER TRACT AS RECORDED IN PLAT BOOK 15, PAGE 50, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



2ND STREET NORTH
50' PAVED PUBLIC RIGHT OF WAY



SYMBOL LEGEND

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

ABBREVIATION LEGEND

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

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY SURVEY.
- NORTH PROTRACTED FROM PLAT.
- INTERIOR ANGLES PER FIELD SURVEY ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) AND FLOOD ZONE "AE" (EL9) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

FILE: 2024-1504
DRAWN BY: WWR
SCALE: 1" = 20'

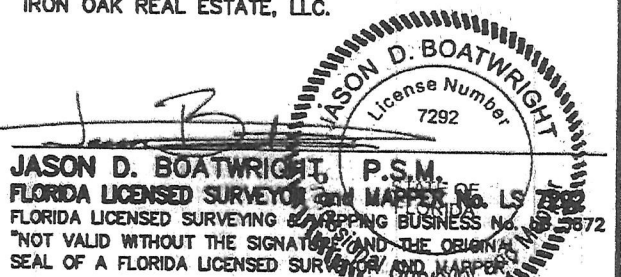
DATE:
DECEMBER 24, 2024
SHEET 1 OF 1

LOT COVERAGE:

TOTAL LOT AREA	= 4,687.5 Sq.ft.
RESIDENCE	= 1,964.5 Sq.ft.
DRIVE	= 242.4 Sq.ft.
FRONT PORCH	= 238 Sq.ft.
SIDE CONC.	= 95.6 Sq.ft.
A/C PADS	= 5.5 Sq.ft.
TOTAL IMPERVIOUS AREA	= 2,546 Sq.ft.
TOTAL LOT COVERAGE	= 54.3%

CERTIFIED TO:

LAWRENCE E. HAYDEN JR, ESQ.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LIMA ONE CAPITAL, LLC.
IRON OAK REAL ESTATE, LLC.

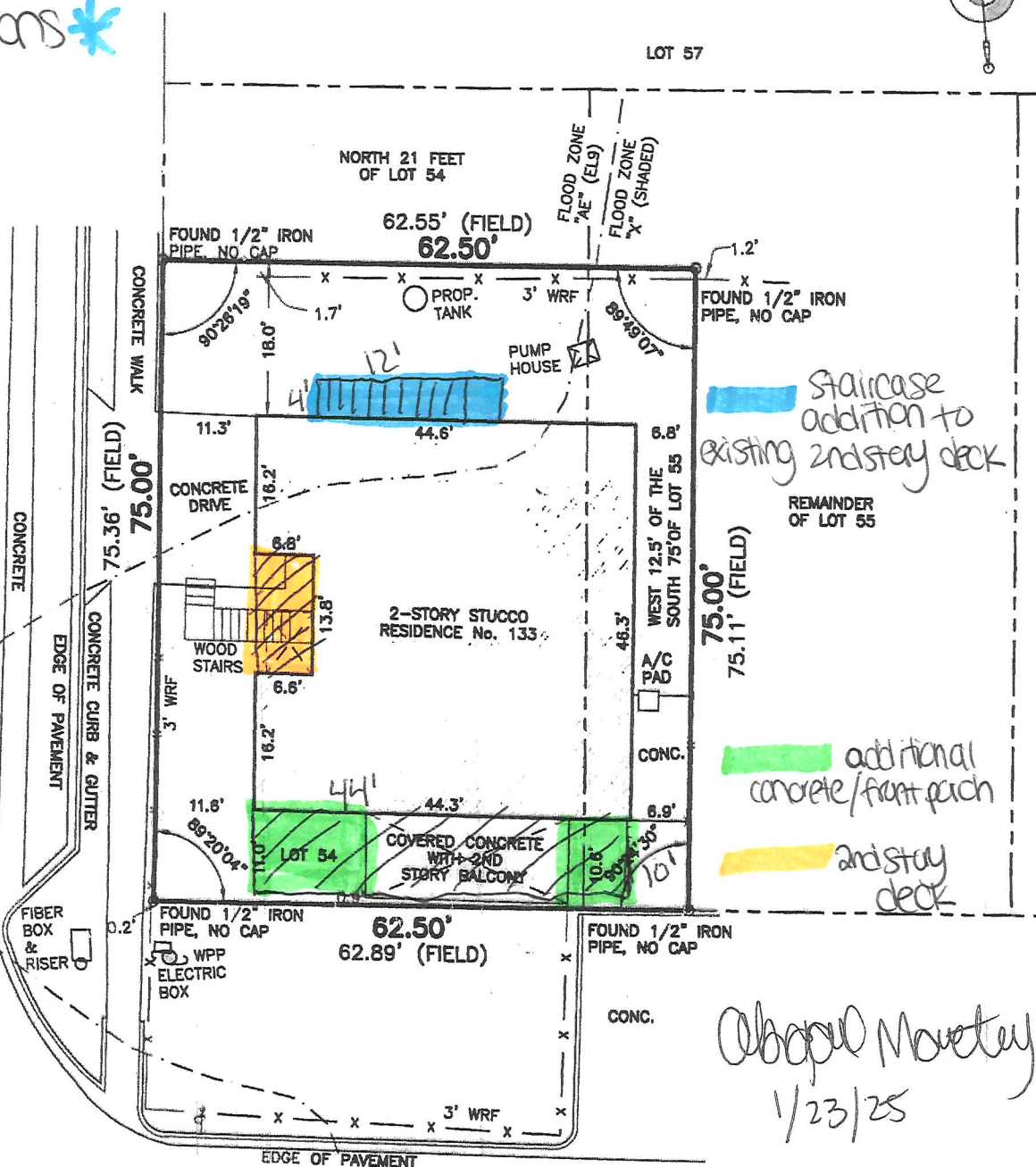


BOATWRIGHT LAND SURVEYORS, INC.

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

Proposed

proposed additions



Staircase addition to existing 2nd story deck

additional
concrete / front porch

2nd stay
deck

Abdul Moutay
1/23/25

	FIRE HYDRANT
	LIGHT POLE
GV	GAS VALVE
WV	WATER VALVE
	CLEAN OUT
	UTILITY POLE
-①	GUY ANCHOR
②	BOLLARD
WM	WATER METER
GR	GAS RISER
CR	CABLE RISER
ELB	ELECTRIC BOX
	SIGN
	TRANSFORMER
	MANHOLE

BFP	BACK-FLOW PREVENTER
(CALC)	CALCULATED
(FIELD)	FIELD MEASUREMENT
ARF	ALUMINUM RAIL FENCE
CLF	CHAIN LINK FENCE
VF	VINYL FENCE
WF	WOOD FENCE
CONC.	CONCRETE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT 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

80' PAVED PUBLIC RIGHT OF WAY

TOTAL LOT AREA = 4,687.5 Sq.ft.

RESIDENCE = 1,964.5 Sq.ft.

DRIVE = 242.4 Sq.ft.

FRONT PORCH = ~~440~~ 238 Sq.ft.

SIDE CONC. = 95.6 Sq.ft.

A/C PADS = 5.5 Sq.ft.

TOTAL IMPERVIOUS AREA = 2,546 Sq.ft.

TOTAL LOT COVERAGE = ~~54.3%~~ 63%

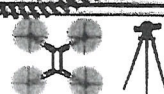
1. THIS IS A BOUNDARY SURVEY.
2. NORTH PROTRACTED FROM PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY ARE SHOWN HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE;
THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR
REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON
PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES,
AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
5. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR
ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN
HEREON.
6. NO BUILDING RESTRICTION LINES, AS PER PLAT.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X"
(SHADED) AND FLOOD ZONE "AE" (EL9) AS WELL AS CAN BE
DETERMINED FROM THE FLOOD INSURANCE RATE MAP No.
12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL
COUNTY, FLORIDA.

LAWRENCE E. HAYDEN JR, ESQ.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LIMA ONE CAPITAL, LLC.
IRON OAK REAL ESTATE, LLC.

DATE:
DECEMBER 24, 2024
SHEET 1 OF 1

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. 15
FLORIDA LICENSED SURVEYING and MAPPING BUSINESS No. 15782
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

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





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: Anthony Martinez **Telephone:** 4079242693
Mailing Address: 2009 Sandpiper Point Neptune Beach FL **E-Mail:** _____

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

Landowner Name: Iron Oak Real Estate LLC **Telephone:** 4079242693
Mailing Address: 2009 Sandpiper Point Neptune Beach FL **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: 133 7th Ave N Jacksonville Beach FL 32250 RE #173946-0000
Legal description of property (Attach copy of deed): 1) 33-2S-29E, 2) FLAGLER TRACT, 3) S 75FT LOT 54, W 12 1/2 FT OF S 75 FT LOT 55
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).
1) Allowing of the expansion and roofing of the SOUTH DECK that was previously there from 23ft x10ft to 44ft x 10ft

This is necessary to have a staircase to reach the second floor and would require maintaining the zero foot setback of the previous deck.

The previous stair case was off of the WEST DECK and ended at the West sidewalk.

2) No parking spots available on lot, requesting to public works to allow the concrete parking spot on the SE right away to extend to the SW of the property line.

3) Keep the "enclosed garage" as-is, to be used as interior space. It is well above sea level at 13.7'

The literal enforcement of the provisions of the LDC would result in further undue and unnecessary hardship. This is a small lot (4,687.5 sqft)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1

FLOOD ZONE: _____

CODE SECTION (S): _____



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Anthony Martinez, 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.

5/5/25
4/24/25

APPLICANT SIGNATURE

Anthony Martinez

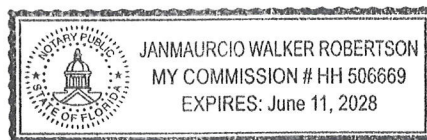
PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 05 day of May, 20 25, by Anthony Martinez, who is personally known to me or produced Driver License as identification.

NOTARY PUBLIC SIGNATURE



Jan Mauricio Robertson

PRINT NOTARY NAME

(Affix Notary Seal Above)

Prepared by and return to:
Lawrence E. Hayden, Jr., Esq.

HAYDEN Law
1301 Penman Road Suite F
Jacksonville Beach, FL 32250-3685
904-247-9033
File Number: 24RP005
Will Call No.:

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 23rd day of January, 2025 between **John Thomas Halapchuk** and **Jammie Lynn Lockhart** as **Personal Representatives of the Estate of John Halapchuk, deceased** whose post office address is **107 Blue Meadow Lane, Sicklerville, NJ 08081**, grantor, and **Iron Oak Real Estate, LLC., a Florida Limited Liability Company** whose post office address is **214 Oak St., Garage Unit, Neptune Beach, FL 32266**, grantee:

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

Witneseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Duval County, Florida**, to-wit:

The South 75 feet of Lot 54 and the West 12 1/2 feet of the South 75 feet of Lot 55, FLAGLER TRACT, according to the plat thereof, as recorded in Plat Book 15, Page 50, of the current Public Records of Duval County, Florida.

Parcel Identification Number: 173946-0000

This conveyance is made per Order Authorizing Sale of Real Property and Ratifying the Planned Sale in Case No.: 16-2024-CP-002586 (Probate Div: 4th Circ. - Duval Co., FL) which was entered on January 15, 2025.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal to be effective on the date and year first written above.

Signed, sealed and delivered in our presence:

Mysssa Amos
Witness Name: Mysssa Amos

Witness Address: 610 CROSSKEY RD
SICKLERVILLE NJ

08081

Witness Name: Brianna Lesky

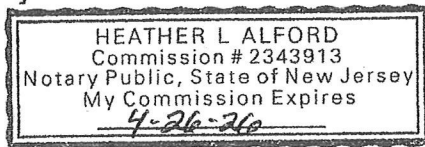
Witness Address: 610 CROSSKEY RD
SICKLERVILLE NJ

08081

State of New Jersey
County of Camden

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of January, 2025 by John Thomas Halapchuk, Personal Representative of the Estate of John Halapchuk, deceased, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



John Thomas Halapchuk
John Thomas Halapchuk, Personal Representative

Heather L. Alford
Notary Public

Printed Name: Heather L. Alford

My Commission Expires: 4/26/26

John Halapchuk
Witness Name: Toni Giles
Witness Address: 12750 Route 1
Chester VA 2384

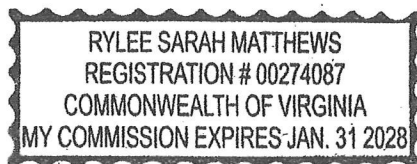
Dakota Giles
Witness Name: Dakota Giles
Witness Address: 12750 Route 1
Chester VA 2384

Jammie Lynn Lockhart
Jammie Lynn Lockhart, Personal Representative

Commonwealth of Virginia
County of Chesterfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of January, 2025 by Jammie Lynn Lockhart, Personal Representative of the E state of John Halapchuk, deceased, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Rylee Sarah Matthews
Notary Public

Printed Name: Rylee Sarah Matthews

My Commission Expires: 01/31/28

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

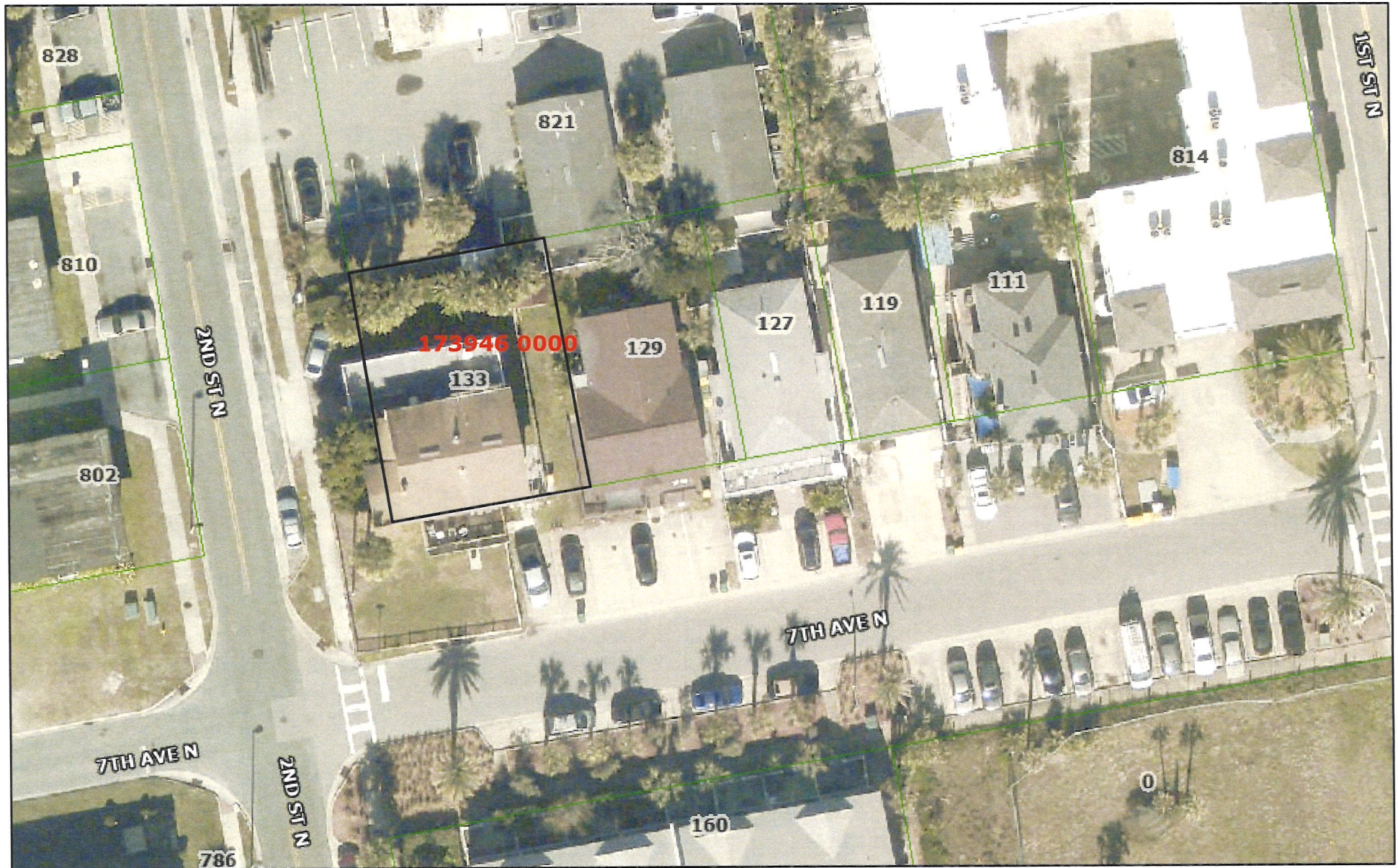
Section 34-566

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.

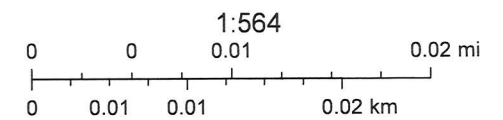
Section 34-572.

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	Deck needs to be widened to place staircase. Parking space need to be on city's right of way due to small lot size to accommodate parking for the building.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	Yes	This property was bought with a staircase that ended at the WEST sidewalk. It would be more appropriate to contain it within the SOUTH deck as there was already a deck there.
(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	Multiple Homes on my street have a zero ft setback for their deck. This home will be renovated and uniform with the other homes on the street and will not be any closer to the street than the previous deck, only widened.
(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	We are requesting that the deck maintain its same setback and only widened.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	Yes	A staircase enclosed within the deck as opposed to jutting out towards the sidewalk, Parking on the city right of way of the lot as opposed to on the street due to the small lot size. (4,687.5 sqft)
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	Yes	It will greatly approve the visual appeal and functioning of this property. It will only improve the property and will not result in a public nuisance whatsoever. Allowing parking on right of way will eliminate parking issues.



June 4, 2025

 Parcels

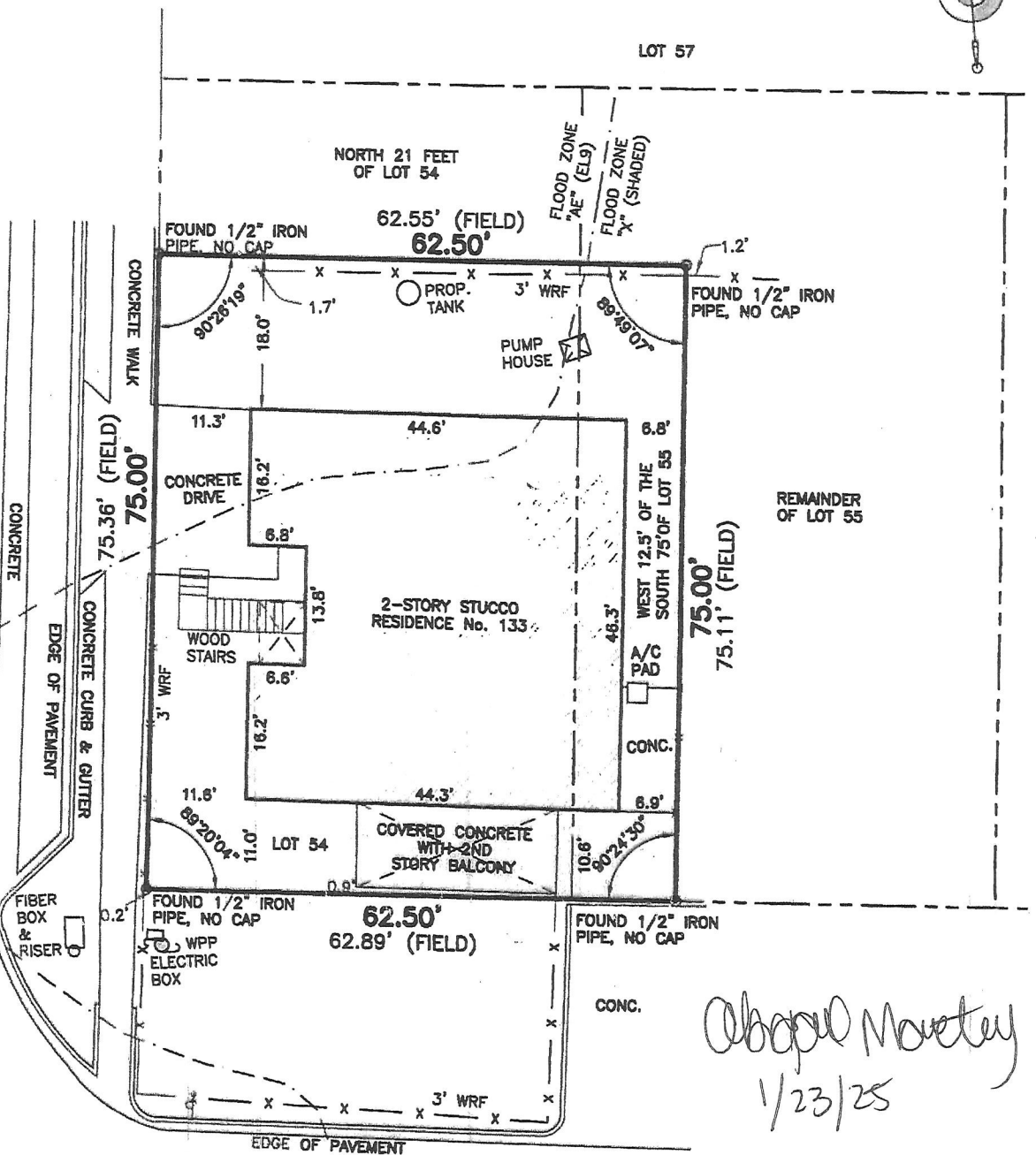
Current

MAP SHOWING SURVEY OF

THE SOUTH 75 FEET OF LOT 54, TOGETHER WITH THE WEST 12.5 FEET OF THE SOUTH 75 FEET OF LOT 55, FLAGLER TRACT AS RECORDED IN PLAT BOOK 15, PAGE 50, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



2ND STREET NORTH
50' PAVED PUBLIC RIGHT OF WAY



SYMBOL LEGEND

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

ABBREVIATION LEGEND

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

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY SURVEY.
- NORTH PROTRACTED FROM PLAT.
- INTERIOR ANGLES PER FIELD SURVEY ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) AND FLOOD ZONE "AE" (EL9) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

FILE: 2024-1504
DRAWN BY: WWR
SCALE: 1" = 20'

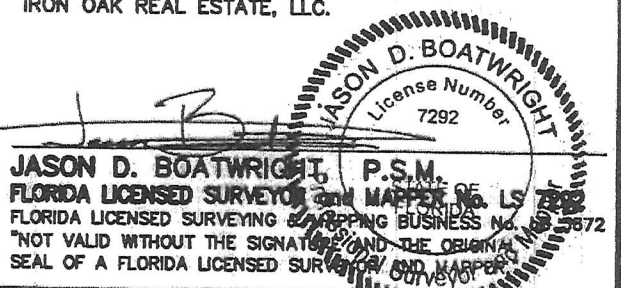
DATE:
DECEMBER 24, 2024
SHEET 1 OF 1

LOT COVERAGE:

TOTAL LOT AREA	= 4,687.5 Sq.ft.
RESIDENCE	= 1,964.5 Sq.ft.
DRIVE	= 242.4 Sq.ft.
FRONT PORCH	= 238 Sq.ft.
SIDE CONC.	= 95.6 Sq.ft.
A/C PADS	= 5.5 Sq.ft.
TOTAL IMPERVIOUS AREA	= 2,546 Sq.ft.
TOTAL LOT COVERAGE	= 54.3%

CERTIFIED TO:

LAWRENCE E. HAYDEN JR, ESQ.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LIMA ONE CAPITAL, LLC.
IRON OAK REAL ESTATE, LLC.

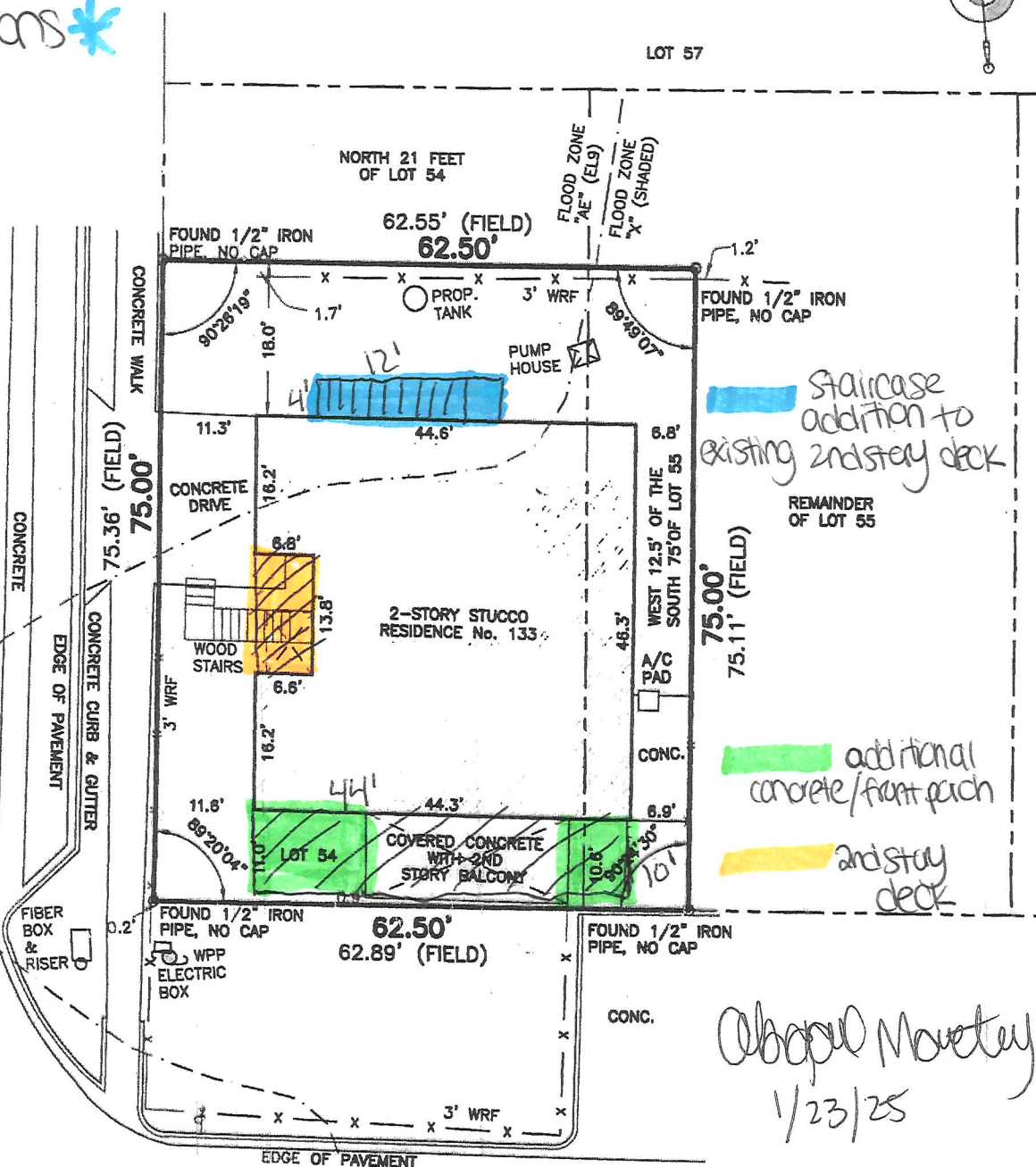


BOATWRIGHT LAND SURVEYORS, INC.

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

Proposed

proposed additions



Staircase addition to existing 2nd story deck

additional
concrete / front porch

2nd stay
deck

Abdul Moutay
1/23/25

	FIRE HYDRANT
	LIGHT POLE
GV	GAS VALVE
WV	WATER VALVE
	CLEAN OUT
	UTILITY POLE
-①	GUY ANCHOR
②	BOLLARD
WM	WATER METER
GR	GAS RISER
CR	CABLE RISER
ELB	ELECTRIC BOX
	SIGN
	TRANSFORMER
	MANHOLE

BFP	BACK-FLOW PREVENTER
(CALC)	CALCULATED
(FIELD)	FIELD MEASUREMENT
ARF	ALUMINUM RAIL FENCE
CLF	CHAIN LINK FENCE
VF	VINYL FENCE
WF	WOOD FENCE
CONC.	CONCRETE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT 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

80' PAVED PUBLIC RIGHT OF WAY

TOTAL LOT AREA = 4,687.5 Sq.ft.

RESIDENCE = 1,964.5 Sq.ft.

DRIVE = 242.4 Sq.ft.

FRONT PORCH = ~~440~~ 238 Sq.ft.

SIDE CONC. = 95.6 Sq.ft.

A/C PADS = 5.5 Sq.ft.

TOTAL IMPERVIOUS AREA = 2,546 Sq.ft.

TOTAL LOT COVERAGE = ~~54.3%~~ 63%

1. THIS IS A BOUNDARY SURVEY.
2. NORTH PROTRACTED FROM PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY ARE SHOWN HEREON.
4. 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.
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6. NO BUILDING RESTRICTION LINES, AS PER PLAT.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) AND FLOOD ZONE "AE" (EL9) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
LAWRENCE E. HAYDEN JR, ESQ.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LMA ONE CAPITAL, LLC.
IRON OAK REAL ESTATE, LLC.

DATE:
DECEMBER 24, 2024
SHEET 1 OF 1

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. 15782
FLORIDA LICENSED SURVEYING and MAPPING BUSINESS No. 15782
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

BOATWRIGHT LAND SURVEYORS, INC.

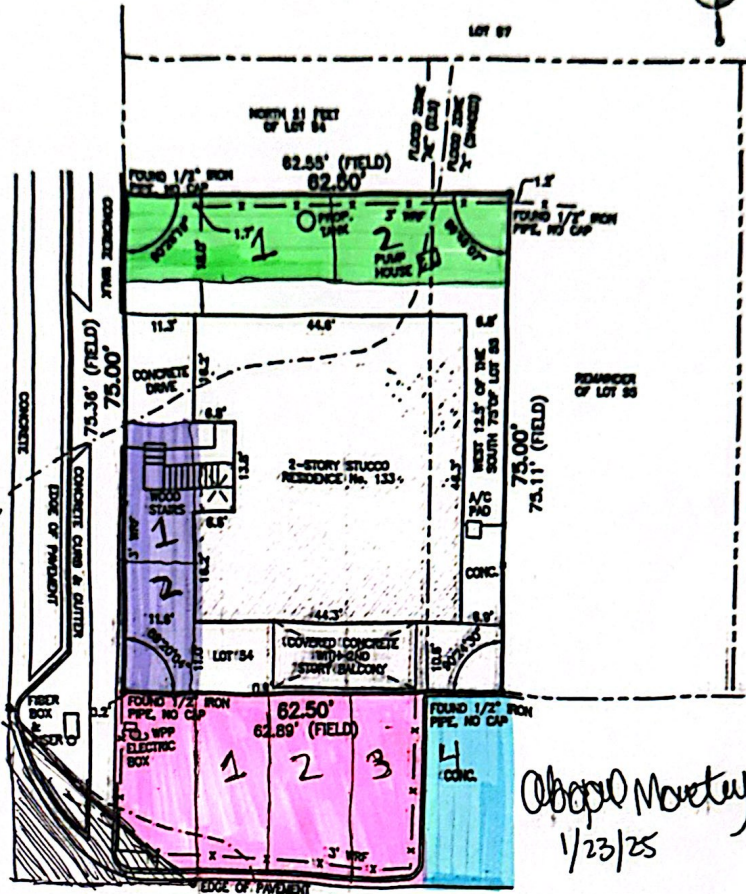
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

MAP SHOWING SURVEY OF

THE SOUTH 75 FEET OF LOT 84, TOGETHER WITH THE WEST 12.5 FEET OF THE SOUTH 75 FEET OF LOT 85, FLAGLER TRACT AS RECORDED IN PLAT BOOK 18, PAGE 50, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



2ND STREET NORTH
50' PAVED PUBLIC RIGHT OF WAY



- SYMBOL LEGEND**
- ✱ FIRE HYDRANT
 - ☆ LIGHT POLE
 - GVW GAS VALVE
 - WVW WATER VALVE
 - CLEAN OUT
 - UTILITY POLE
 - GUY ANCHOR
 - BOLLARD
 - WM WATER METER
 - GR GAS RESER
 - CR CABLE RISER
 - ELB ELECTRIC BOX
 - SIGN
 - ⊠ TRANSFORMER
 - ⊙ MANHOLE

- ABBREVIATION LEGEND**
- BP BACK-FLOW PREVENTER
 - CALC CALCULATED
 - FIELD FIELD MEASUREMENT
 - ALUM ALUMINUM RAIL FENCE
 - CLT CHAIN LINK FENCE
 - VN VINYL FENCE
 - WF WOOD FENCE
 - CONC CONCRETE
 - ORB OFFICIAL RECORDS BOOK
 - PS PLAT BOOK
 - PS PAGE
 - INTD INTD SECTION
 - CM CORRUGATED METAL PIPE
 - PC POLYETHYLENE GLASS REINFORCED CONCRETE PIPE
 - EL ELEVATION
 - FE FINISHED FLOOR ELEVATION
 - RY INVERT ELEVATION
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY OF CURVE
 - PC POINT OF COMPOUND CURVE
 - PRC POINT OF REVERSE CURVE

7TH AVENUE NORTH
80' PAVED / PUBLIC RIGHT OF WAY

LOT COVERAGE:

TOTAL LOT AREA	= 4,687.5 Sq.ft.
RESIDENCE	= 1,964.5 Sq.ft.
DRIVE	= 242.4 Sq.ft.
FRONT PORCH	= 238 Sq.ft.
SIDE CONC.	= 95.6 Sq.ft.
A/C PADS	= 5.5 Sq.ft.
TOTAL IMPERVIOUS AREA	= 2,546 Sq.ft.
TOTAL LOT COVERAGE	= 54.3%

- GENERAL SURVEY NOTES**
- THIS IS A BOUNDARY SURVEY.
 - NORTH PROTRACTED FROM PLAT.
 - INTERIOR ANGLES PER FIELD SURVEY ARE SHOWN HEREON.
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 - NO BUILDING RESTRICTION LINES, AS PER PLAT.
 - THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "C" (SHADY) AND FLOOD ZONE "A" (D) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 1203100417A, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
LAWRENCE E. HAYDEN JR. ESQ.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LMA ONE CAPITAL, LLC
IRON OAK REAL ESTATE, LLC.

FILE: 2024-1504
DRAWN BY: WWR
SCALE: 1" = 20'
DATE: DECEMBER 24, 2024
SHEET 1 OF 1

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR
NOT VALID WITHOUT THE SIGNATURE OF THE SURVEYOR
SEAL OF A FLORIDA LICENSED SURVEYOR

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

Top Parking
Bottom Parking
Easement + Parking
Established spot on Easement

Obispo Montey
1/23/25

Scanned with
CamScanner

Scanned with
CamScanner



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	06/27/2025
SUBJECT:	BOA #25-100037 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, July 15, 2025 Board of Adjustment Meeting.

BOA #25-100037

ZONING: RM-2
RE NO.: 176262-0000
LEGAL: The North 48 feet of The Southernly 99 feet of Lot 12, Block 132, *Pablo Beach South*
ADDRESS: 1328 S 1st

REQUEST:

Section(s): 34-615(e)(1)(c)(1), for a front yard setback of 3 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(2), for a northerly side yard setback of 4.4 feet in lieu of 5 feet minimum, 34-615(e)(1)(c)(3), for a southerly side yard setback of 3.8 feet in lieu of 5 feet minimum, 34-615(e)(1)(f), for 65% lot coverage in lieu of 60 % maximum, to construct a new single-family home

EXISTING CONDITIONS:

The subject property consists of a nonconforming lot of record (circa 1909), located in the High Density Residential Land Use category. The property is currently located in the Residential, multifamily: RM-2. Zoning District. The property is roughly 50 feet in width and 50 feet in depth, with an overall lot area of 2,500 square feet. Which is below the 3,500 square feet minimum for an Urban Single Family home. The property in question was originally platted in 1909, however the lots were reconfigured some time in the past, the exact date is unknown. As the existing multifamily structure was constructed in 1931, it is likely around this time the lot was created in its current configuration. As it predates the 1992 Comprehensive Plan, it is still considered a legal nonconforming lot.

The applicant seeks to demolish the outdated multifamily structure, which does not meet contemporary standards. In its place, a new three-story single-family home is being proposed. The design of this new home aims to be consistent with the architectural character of the neighboring properties, thereby enhancing the overall aesthetic of the neighborhood. The adjacent properties exhibit similar setbacks and have previously been granted variances for modifications, suggesting a community precedent for such changes. This application not only aligns with the character of the area but also reflects development patterns. The applicant is requesting a variance for a front yard setback of 3 feet in lieu of 20 feet minimum, for a northerly side yard setback of 4.4 feet in lieu of 5 feet minimum, for a southerly side yard setback of 3.8 feet in lieu of 5 feet minimum, for a rear yard setback of 5 feet in lieu of 20 feet minimum, and for 65% lot coverage in lieu of 60 % maximum, to construct

a new single family home. The current multifamily structure is deemed substandard and inadequate for modern residential living standards. A new dwelling would provide an improved living environment and increase property value in the area.

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 an urban single-family within the setbacks would result in a structure only 10 feet deep on a 50-foot-deep lot with 20-foot front and 20-foot rear setbacks. The new dwelling will take up most of the space on this parcel, but will actually encroach less than the current multifamily structure. Other properties in this area have been granted similar variances to increase encroachment on setbacks to accommodate new construction on substandard sized lots. There is a hardship justified by having a nonconforming lot in width and area.

There are no previous BOA Cases for the subject property.

STAFF ANALYSIS:

The subject property is substandard in total lot area, and is roughly 2,500 square feet, though likely slightly smaller based on the provided survey, rather than the 3,500 square foot minimum requirement approved in RM-2 for urban single-family use. Based on the current setbacks required for an urban single-family, with required 20-foot front and 20-foot rear yard setbacks, on a lot that is only 50 feet in depth, it results in a house that is only 10 feet deep. This is impractical, and not possible, based on the current Florida Building Code standards for construction. The current multifamily structure has setbacks of basically zero to the south and west, and three feet to the front (east) and 1.6 feet to the north.

The applicant is proposing to build a new three-story urban single-family dwelling. A variance to allow the proposed project is a reasonable request, as the applicant cannot construct the proposed new home without exceeding lot coverage and encroaching on required yard setbacks. Additionally, without the ability to construct a single-family home, there would be no reasonable use of the property. The size and shape of the lot creates a unique circumstance that hinders compliance with existing development standards. The original dimensions reflect a different era of our land development code that does not accommodate modern standards.

The constraints faced by this property are inherent and not a result of any actions taken by the applicant. If the applicant were to attempt a renovation of the current structure to an extent that would bring it into compliance with the Florida Building Code, they would also trigger the need for a variance for the existing setbacks, which would be substantially smaller than those being requested. Additionally, the existing structure does not maximize lot coverage due to a portion of the lot being a driveway constructed of ribbon strips, a design no longer accepted under the currently adopted LDC. Were they to provide the required full pavement in this area, they would likely then exceed the maximum lot coverage, requiring additional relief.

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 vastly different configurations and dimensions except the lot immediately to the south, which is similarly small. The continuation of the lots' use as a residential property is consistent with the surrounding character of the other structures and uses on this block. The proposed variances for the front, side, and rear yard setbacks and for lot coverage are reasonable and justified by the unique conditions associated with the property. The staff are in support of the 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.

Conditions and circumstances exist which prevent the subject property from complying with the site design and development standards for an Urban Single-Family home. These conditions and circumstances are unique to the property. Specifically, the property is composed of an existing nonconforming lot of record that is undersized at 2,500 square feet. The current structure, were it to be substantially renovated, would need similar relief to simply stay the way it currently exists.

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

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

The lot conditions existed prior to lot purchase and was platted in 1909 and modified in 1931 before

the adoption of the current LDC. Additionally, nonconforming lots of record are considered to be buildable under the LDC. The applicant's choosing to rebuild rather than rehabilitate the existing structure makes little difference to the practical impact on lot coverage and setbacks, and is therefore not self-imposed.

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

The request to add an urban single-family dwelling to a nonconforming lot 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, though the majority of the surrounding lots are larger or even conforming under the newly adopted code. Additionally, the applicant would be reducing the density and intensity by establishing a single-family home where a multifamily structure currently stands.

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

Should the lot be sized appropriately for the RM-2 Zoning District, there would be room to accommodate the proposed dwelling without relief from the land development code. As such, the current and proposed structures are not able to meet the minimum dimensional standards for this zoning district.

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

Staff find 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 an urban single-family dwelling on a historic, legal nonconforming lot of record, and are the minimum necessary to permit any reasonable use of the property. Urban single-family is the lowest intensity use in the RM-2 zoning district. Other lots within the immediate vicinity are both similar in size or larger, or are built under a different standard of design, such as a two-family dwelling. Without relief, the existing structure could not be renovated, nor could the new structure be constructed.

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

Staff find 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 request is to permit the development of an urban single-family home. Urban single-family is the lowest intensity and most compatible use for the area. The home will provide additional housing in Jacksonville Beach and will replace the old, outdated structure that is currently on the property. Additionally, the proposed home will actually reduce encroachments into the required setbacks from the existing structure, and will only add an additional 5% to the total impervious surface.

STAFF RECOMMENDATION:



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

Per Section 34-572 of the Land Development Code, and based on the provided application and analysis stated in this report, the Planning and Development Department recommends **approval** of BOA#25-100037.

ATTACHMENTS:

1. 25-100037pics
2. 25-100037

MAP SHOWING BOUNDARY SURVEY OF

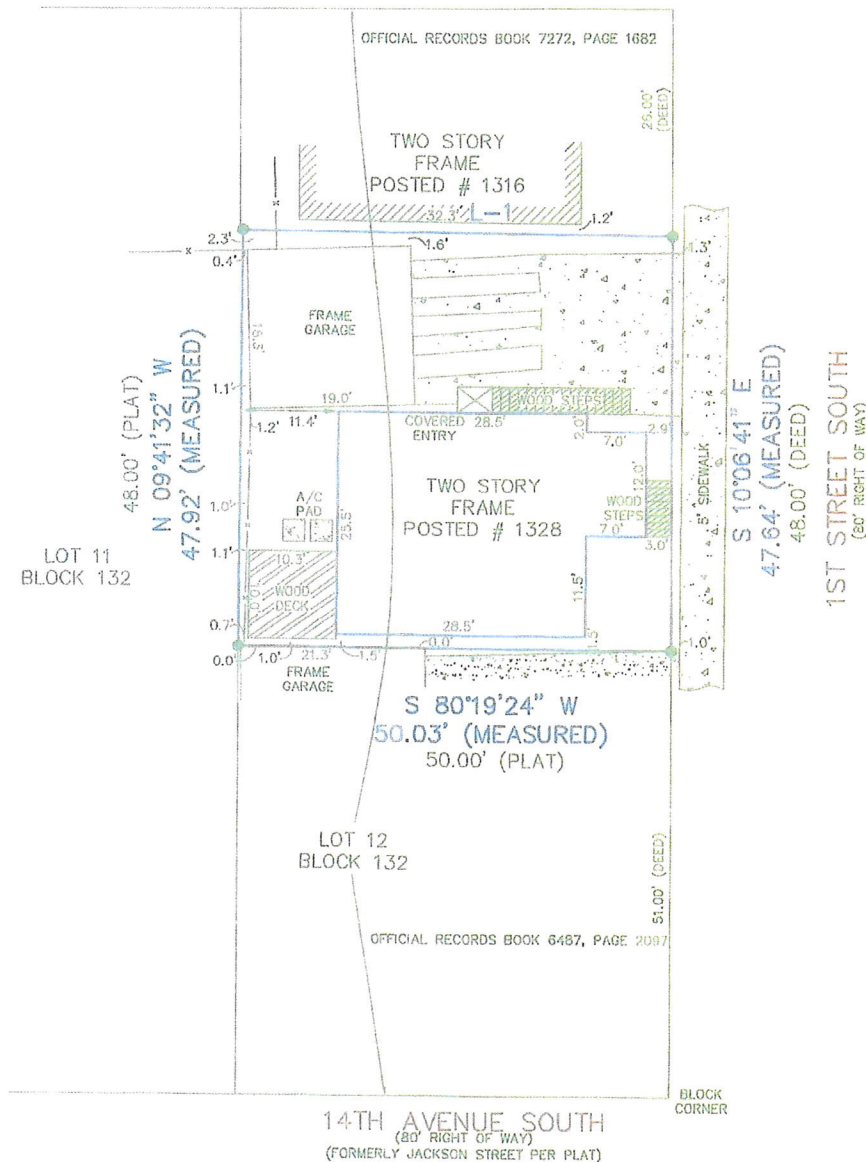
THE NORTH 48 FEET OF THE SOUTHERLY 99 FEET OF LOT 12, BLOCK 132, PABLO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
HIGH VALUE ENTERPRISES, LLC
MTI TITLE INSURANCE AGENCY, INC.
STEWART TITLE GUARANTY COMPANY



EXISTING

L-1
N 80°39'00" E
49.68' (MEASURED)
50.00' (PLAT)



LEGEND:

- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER
- X- = FENCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- = CONCRETE

Ray Thompson
SURVEYING, Inc.
Going the DISTANCE for You
1825 University Boulevard West

MASON TITLE

REVISIONS

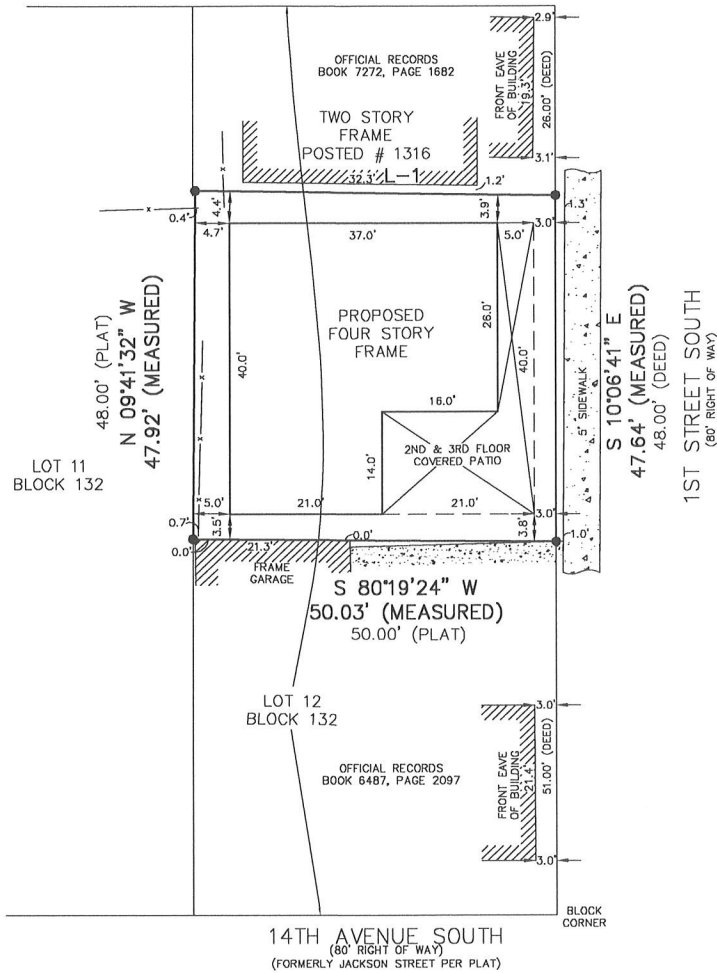
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PROPOSED

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N 80°39'00" E
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NOTES:

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2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE SHADED "X" & "AE", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120077, PANEL 0419 J.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

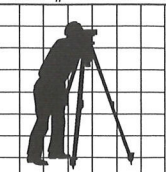
REVISIONS

DATE	DESCRIPTION
3-25-25	UPDATE & SITE PLAN

JOB # 33503-A

DATE OF FIELD SURVEY: 8-16-17

SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.
Going the DISTANCE for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 460.07, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

O

CONSTRUCTION SURVEYS

SUBDIVISIONS

APPRAISAL OF REAL PROPERTY



LOCATED AT

1328 1st St S
Jacksonville Beach, FL 32250
3-28 04-3S-29E .05 PABLO BEACH SOUTH N 48FT OF S 99FT LOT 12 BLK 132

FOR

Eduardo Rodrigues

OPINION OF VALUE

AS OF

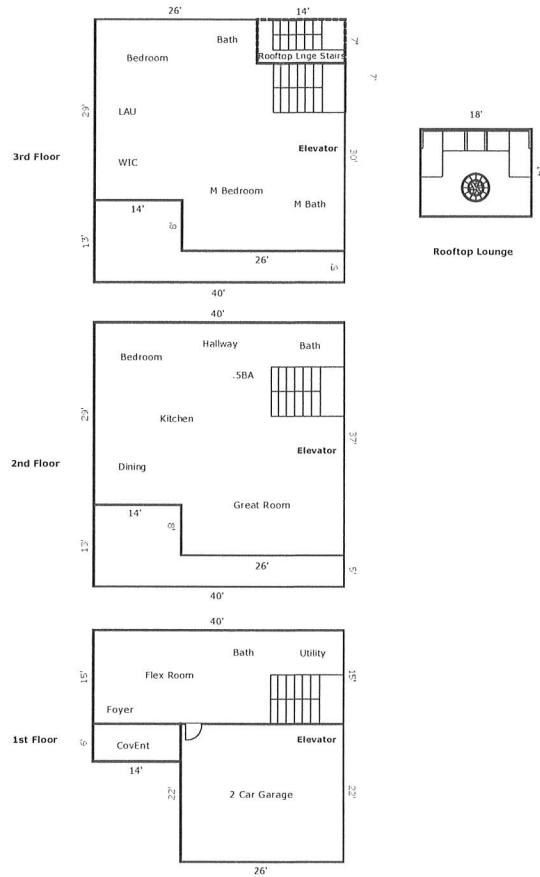
05/28/2025

BY

Bella Builders Inc
bellabuildersinc.com
(904) 305-1436b

Building Sketch

Borrower	N/A				
Property Address	1328 1st St S				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Eduardo Rodrigues				



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	600 Sq ft	15 × 40 =	600
Open Porch	-84 Sq ft	14 × 6 =	84
Open Porch	-312 Sq ft	13 × 14 =	182
		26 × 5 =	130
Open Porch	-312 Sq ft	13 × 14 =	182
		26 × 5 =	130
Second Floor	1368 Sq ft	40 × 29 =	1160
		8 × 26 =	208
Third Floor	1270 Sq ft	29 × 14 =	406
		26 × 30 =	780
		7 × 12 =	84
Total Living Area (Rounded):	3238 Sq ft		
Non-living Area			
Rooftop Deck	252 Sq ft	14 × 18 =	252
2 Car Attached	572 Sq ft	22 × 26 =	572
Composite Deck	98 Sq ft	14 × 7 =	98

Subject Photo Page

Borrower	N/A					
Property Address	1328 1st St S					
City	Jacksonville Beach	County	Duval	State	FL	Zip Code 32250
Lender/Client	Eduardo Rodrigues					

**Subject Front**

1328 1st St S
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

**Subject Side****Subject Rear/Side**

(Rendering)

Photograph Addendum

Borrower	N/A					
Property Address	1328 1st St S					
City	Jacksonville Beach	County	Duval	State	FL	Zip Code 32250
Lender/Client	Eduardo Rodrigues					



KITCHEN



KITCHEN TO DINING/LIVING



LIVING



LIVING



DINING



BALCONY TO DINING

Photograph Addendum

Borrower	N/A					
Property Address	1328 1st St S					
City	Jacksonville Beach	County	Duval	State	FL	Zip Code 32250
Lender/Client	Eduardo Rodrigues					



MAIN BEDROOM



MAIN BEDROOM



MAIN BATHROOM



MAIN BATHROOM



GUEST BEDROOM #1



GUEST BATH #1

Photograph Addendum

Borrower	N/A					
Property Address	1328 1st St S					
City	Jacksonville Beach	County	Duval	State	FL	Zip Code 32250
Lender/Client	Eduardo Rodrigues					



GUEST BEDROOM/OFFICE #2



GUEST BATH #2



1ST FLOOR FLEX ROOM



1ST FLOOR FLEX ROOM



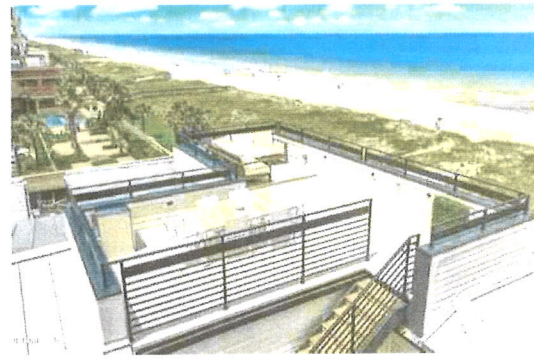
LAUNDRY



HALF BATH

Photograph Addendum

Borrower	N/A				
Property Address	1328 1st St S				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Eduardo Rodrigues				

**STAIRS****BALCONY****GARAGE****ROOFTOP DECK****ROOFTOP DECK****ROOFTOP DECK**



VARIANCE APPLICATION

BOA No. 25-100037
HEARING DATE 7/15

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:	Eduardo Rodrigues	Telephone:	904-697-6364
Mailing Address:	P O Box 1581 Ponte Vedra Bch, FL 32004	E-Mail:	soares29@hotmail.com
Agent Name:	Bella Builders Inc.	Telephone:	904-305-1436
Mailing Address:	212 E St St Augustine Bch, FL 32080	E-Mail:	wesperformance@gmail.com Pavifrase91@gmail.com
Landowner Name:	Eduardo Rodrigues	Telephone:	904-697-6364
Mailing Address:	P O Box 1581 Ponte Vedra Bch, FL 32004	E-Mail:	soares29@hotmail.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 1328 S 1st St, Jacksonville Beach FL 32250 Parcel ID 176262-0000
Legal description of property (Attach copy of deed): 3-28 04-3S-29E .05 PABLO BEACH SOUTH N 48FT OF S 99FT LOT 12 BLK 132
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 surveys; Front yard setback of 3' in lieu of 20' (as per properties on both sides). Right side setback of 3.9' to 4.4' in lieu of 10'.
Rear setback of 4.7' to 5.0' in lieu of 15'. Left side setback of 3.5' to 3.8' in lieu of 10'. Increased lot coverage due to parcel size/hardship.
Surveys included; 1) existing structure 2) proposed structure, including the front set backs of properties on both sides (north & south).
Current improvement/structure is a duplex built in 1931, proposed improvement/structure is a single family.

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RMF-2 FLOOD ZONE: _____

CODE SECTION (s): _____



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

EDUARDO SANCHEZ RODRIGUES 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

EDUARDO SANCHEZ RODRIGUES
PRINT APPLICANT NAME

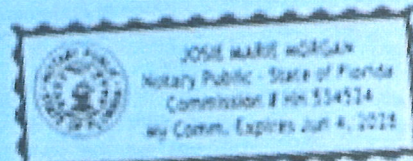
04/15/2025
DATE

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 Eduardo Rodriguez, who is personally known to me or produced Florida driver's license as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

Josie Morgan
PRINT NOTARY NAME



(Affix Notary Seal Above)

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	The lot is 50' x 50', inhibiting a single family structure to be built with similar setbacks as the existing set backs.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	Yes	The lot size is causing the hardship and is not a self-imposed hardship.
(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	Adjacent properties have similar setbacks.
(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	Adjacent properties have similar setbacks, as shown in survey.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	Yes	Proposed single family residence aligns with the neighboring properties and community (highest and best use as improved per zoning, etc).
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	Yes	Proposed single family structure conforms to community zoning regulations. Single family residence replacing a duplex.

Prepared by and Return to:
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

WARRANTY DEED

1. **Grantor's name and address is:**

Eduardo S. Rodrigues and
Maria Thereza P. Barbosa,
husband and wife,
1328 1st Street South
Jacksonville Beach, FL 32050

2. **Grantee's name and address is:**

1328 Jax Beach Blue House Duplex, LLC,
a Florida limited liability company
P. O. Box 1581
Ponte Vedra Beach, FL 32004-1581

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

The North 48 feet of the Southernly 99 feet of Lot 12, Block 13, Fable Beach, according to plat thereof, recorded in Plat Book 3, Page 28, of the current Public Records of Duval County, Florida;

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

Property Appraiser's Parcel ID No: 176262-0000

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.

5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever except for (i) taxes subsequent to December 31, 2020, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.

This instrument was prepared without the benefit of title examination, title insurance or attorney's opinion letter.

Note: This Deed conveys unencumbered property from individual grantors to a limited liability company owned by said grantors, and there is no conveyance of beneficial ownership.

Executed as of January 3, 2022.

1st Witness: Unique Clark
Print Name: Unique Clark

Eduardo S. Rodrigues
Eduardo S. Rodrigues

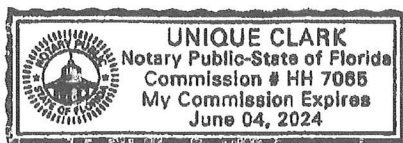
2nd Witness: Sarah Jimenez
Print Name: Sarah Jimenez

Maria Thereza P. Barbosa
Maria Thereza P. Barbosa

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was witnessed and acknowledged before me by means of ☒ physical presence or () online notarization this 3 day of January, 2022 by Eduardo S. Rodrigues and Maria Thereza P. Barbosa, husband and wife ☒ who are personally known to me or () who have each produced _____ (Florida Driver's License) or _____, as identification.

Unique Clark
Notary Public, State of Florida
My Commission Expires



MAP SHOWING BOUNDARY SURVEY OF

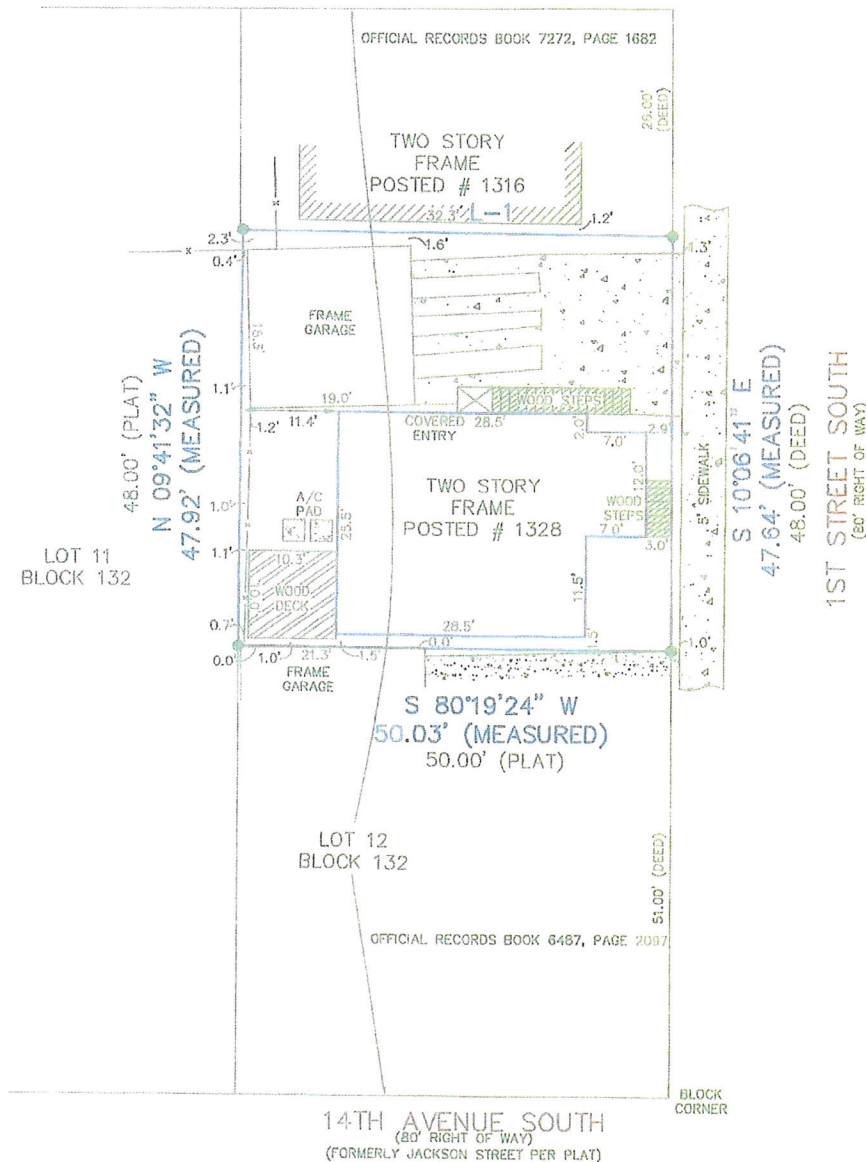
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CERTIFIED TO:
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MTI TITLE INSURANCE AGENCY, INC.
STEWART TITLE GUARANTY COMPANY



EXISTING

L-1
N 80°39'00" E
49.68' (MEASURED)
50.00' (PLAT)



LEGEND:

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- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
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- X- = FENCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
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Ray Thompson
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Going the DISTANCE for You
1825 University Boulevard West

MASON TITLE

REVISIONS

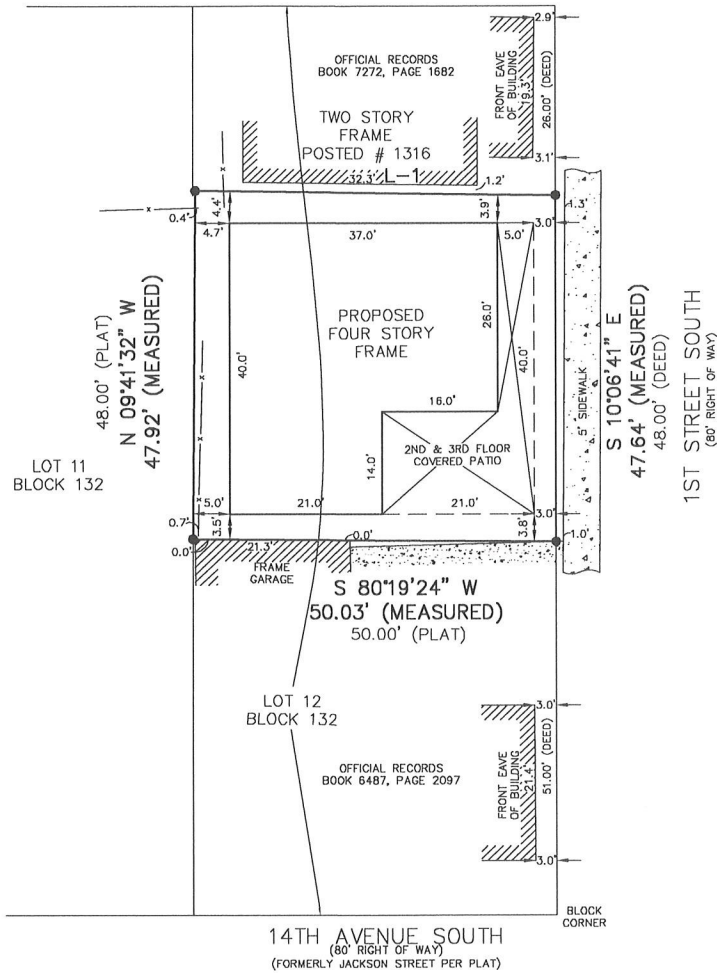
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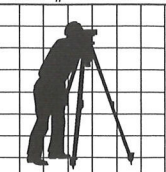
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1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 460.07, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

O

CONSTRUCTION SURVEYS

SUBDIVISIONS

APPRAISAL OF REAL PROPERTY



LOCATED AT

1328 1st St S
Jacksonville Beach, FL 32250
3-28 04-3S-29E .05 PABLO BEACH SOUTH N 48FT OF S 99FT LOT 12 BLK 132

FOR

Eduardo Rodrigues

OPINION OF VALUE

AS OF

05/28/2025

BY

Bella Builders Inc
bellabuildersinc.com
(904) 305-1436b

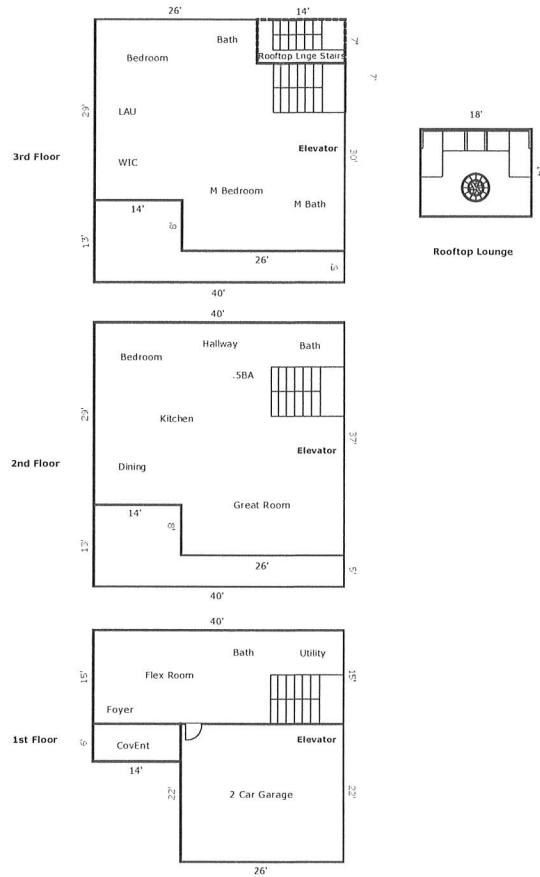
Borrower	N/A					File No.	01-100-25	
Property Address	1328 1st St S							
City	Jacksonville Beach	County	Duval	State	FL	Zip Code	32250	
Lender/Client	Eduardo Rodrigues							

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Building Sketch

Borrower	N/A				
Property Address	1328 1st St S				
City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Eduardo Rodrigues				



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	600 Sq ft	$15 \times 40 =$	600
Open Porch	-84 Sq ft	$14 \times 6 =$	84
Open Porch	-312 Sq ft	$13 \times 14 =$	182
		$26 \times 5 =$	130
Open Porch	-312 Sq ft	$13 \times 14 =$	182
		$26 \times 5 =$	130
Second Floor	1368 Sq ft	$40 \times 29 =$	1160
		$8 \times 26 =$	208
Third Floor	1270 Sq ft	$29 \times 14 =$	406
		$26 \times 30 =$	780
		$7 \times 12 =$	84
Total Living Area (Rounded):	3238 Sq ft		
Non-living Area			
Rooftop Deck	252 Sq ft	$14 \times 18 =$	252
2 Car Attached	572 Sq ft	$22 \times 26 =$	572
Composite Deck	98 Sq ft	$14 \times 7 =$	98

Subject Photo Page

Borrower	N/A					
Property Address	1328 1st St S					
City	Jacksonville Beach	County	Duval	State	FL	Zip Code 32250
Lender/Client	Eduardo Rodrigues					

**Subject Front**

1328 1st St S
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

**Subject Side****Subject Rear/Side**

(Rendering)

Photograph Addendum

Borrower	N/A				
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Lender/Client	Eduardo Rodrigues				

**KITCHEN****KITCHEN TO DINING/LIVING****LIVING****LIVING****DINING****BALCONY TO DINING**

Photograph Addendum

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MAIN BEDROOM



MAIN BEDROOM



MAIN BATHROOM



MAIN BATHROOM



GUEST BEDROOM #1



GUEST BATH #1

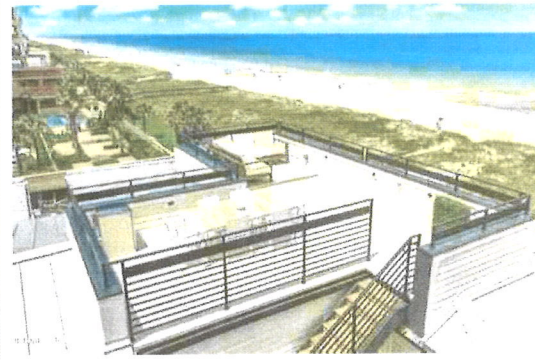
Photograph Addendum

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**GUEST BEDROOM/OFFICE #2****GUEST BATH #2****1ST FLOOR FLEX ROOM****1ST FLOOR FLEX ROOM****LAUNDRY****HALF BATH**

Photograph Addendum

Borrower	N/A				
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City	Jacksonville Beach	County	Duval	State	FL Zip Code 32250
Lender/Client	Eduardo Rodrigues				

**STAIRS****BALCONY****GARAGE****ROOFTOP DECK****ROOFTOP DECK****ROOFTOP DECK**