



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, October 7, 2025

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), Matt Metz, John Moreland, (vacant)
Alternates: Douglas Dell, Laura Tierney

APPROVAL OF MINUTES

A. Board of Adjustment Meeting held on August 05, 2025

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s):** **BOA#25-100065**

Applicant: Micheal Rupe

Agent: N/A

Owner: Micheal Rupe

Property Address: 4086 E Seaside Dr

Parcel ID: 181403-0740

Legal Description: Lot 45, *Ocean Terrace South Beach*

Current Zoning: PUD

Motion to Consider: Deviation from **Ordinance No. 2013-8013**, Project Narrative Section II.3.a., Accessory Uses and Structures, for an accessory structure setback of 3 feet in lieu of 5 feet, to accommodate a pool, for **property addressed** 4086 E Seaside Dr **RE#** 181403-0740, **legally described as** Lot 45, *Ocean Terrace South Beach*

B. **Case Number(s):** **BOA#25-100066**

Applicant: Sunday Ero, MD

Agent: Stratum Construction (Matt McCord)

Owner: Sunday Ero, MD

Property Address: 214/218 S 7th Ave

Parcel ID: 176065 0010/176065-0000

Legal Description: Lot 3, Block 73, *Pablo Beach South*

Current Zoning: C-1

Motion to Consider: **Section(s)**: 34-706.1(e)(1)(h), for a reduction of on-site parking from 6 spaces required to two spaces maximum, 34-615(e)(3)(c)(1), for a front yard setback of 7.5 in lieu of 20 feet minimum, 34-615(e)(3)(c)(2), for a westerly side yard of 6.7

feet in lieu of 10 feet minimum for the existing front structure, 34-615(e)(3)(c)(2), for a westerly side yard of 1.0 foot in lieu of 10 feet minimum for the rear structure, 34-615(e)(3)(c)(3), for a rear yard setback of 4.8 feet in lieu of 20 feet minimum for the rear structure, 34-702(d), for a parking setback of 1 foot in lieu of 5 feet minimum for renovation of an existing multifamily property, contained in two nonconforming structures, located at **property addressed** 214/218 S 7th Ave **RE#** 176065 0010/176065-0000, **legally described as** Lot 3, Block 73, *Pablo Beach South*

- C. **Case Number(s):** **BOA#25-100067**
Applicant: Peter Rowell Jr. & Kristen Wolf Rowell
Agent: Ian Brown
Owner: Peter Rowell Jr. & Kristen Wolf Rowell
Property Address: 1240 N 5th Ave
Parcel ID: 177751-0010
Legal Description: Lot 9, Block 3, *Pine Grove Unit 2*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(1), for a front yard setback of 18.9 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for an easterly side yard setback of 5.4 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a westerly side yard setback of 5.6 feet in lieu of 10 feet, for various dwelling additions and a swimming pool addition, to an existing single-family property, addressed 1240 N. 5th Avenue, **RE#** 177751-0010, **legally described as** Lot 9, Block 3, *Pine Grove Unit 2*
- D. **Case Number(s):** **BOA#25-100068**
Applicant: Elevate On Track, LLC
Agent: 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*
Current Zoning: RM-2
Motion to Consider: **Section(s):** 34-615(e)(1)(c)(3), for a front yard setback of 8 feet in lieu of 20 feet, 34-615(e)(1)(c)(1), for a rear yard setback of 12 feet in lieu of 20 feet, 34-615(e)(1)(c)(e), for 51.8% and 55.1% primary structure and required driveway lot coverage in lieu of 45% maximum, for two new urban single family dwellings , located on two nonconforming lots or record **property addressed** 2007 S 1st St **RE#** 179381-0000, **legally described as** Lot 5&6, Block L, *Permenter's R/P Atlantic Camp*
- E. **Case Number(s):** **BOA#25-100069**
Applicant: Hunter Buchanan
Agent: Hunter Buchanan
Owner: Preeya Mistry
Property Address: 124 S 11th Ave C
Parcel ID: 176211-1008
Legal Description: Lot 4, Block 112, *Pablo Beach*
Current Zoning: RM-2
Motion to Consider: **Section(s):** 34-615(e)(3)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, for construction of a second story wood deck extension, to a multi-family dwelling **property addressed** 124 S 11th Ave Unit C **RE#** 176211-1008, **legally described as** Lot 4, Block 112, *Pablo Beach*
- F. **Case Number(s):** **BOA#25-100070**

Applicant: Katy Corbo
Agent: N/A
Owner: Katharine Corobo
Property Address: 964 N 21st St
Parcel ID: 179218-0200
Legal Description: Lot 6 and the south ½ of Lot 5, Block 96, SEC "A" Jacksonville Beach
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-612(e)(1)(c)(2), for an northerly side yard setback of 5 feet in lieu of 7.5 feet and 12.5 feet total in lieu of 15 feet total, for construction of a one-car garage addition, to an existing single-family dwelling for **property addressed** 964 N 21st St **RE#** 179218-0200, **legally described as** Lot 6 and the south ½ of Lot 5, Block 96, SEC "A" Jacksonville Beach

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, August 5, 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 6:01 P.M.

ROLL CALL:

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

Planner Danevsky Joseph and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

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

- Minutes for July 15, 2025 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#25-100044**
Applicant/Owner: Terry T. Freeman
Agent: N/A
Property Address: 816 Lincoln Ct
Parcel ID: 175755-0000

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-614(e)(1)(c)(1), for a front yard setback of 17 feet in lieu of 20 feet minimum, 34-614(e)(1)(c)(3), for a rear setback of 8 feet in lieu of 30 feet minimum, and 34-614(e)(1)(f), for 60% Impervious Surface in lieu of 50% maximum, all to construct a new single-family home, located at property addressed 816 Lincoln Ct RE# 175755-0000, legally described as The North 60 feet of The South 120 feet of The East 50 feet of Lot 6, Block 29, Pablo Beach South.

Ex-Parte Communication:

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

Applicant: Terry Freeman, 1046 Matthew Way, New Castle, Delaware, stated the hardship was a non-conforming lot.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#25-100044 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about the lot size.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Laura Tierney, Douglas Dell, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

Board Training will be held Tuesday, September 16, 2025, at 6:00 P.M. The next scheduled meeting will be held on Tuesday, October 7, 2025 at 6:00 P.M.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:10 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

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:	09/18/2025
SUBJECT:	BOA #25-100065 Staff Report

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

BOA #25-100065

ZONING: PUD
RE NO.: 181403-0740
LEGAL: Lot 45, *Ocean Terrace South Beach*
ADDRESS: 4086 E Seaside Dr

REQUEST:

Deviation from **Ordinance No. 2013-8013**, Project Narrative Section II.3.a., Accessory Uses and Structures, for an accessory structure setback of 3 feet in lieu of 5 feet, to accommodate a pool.

EXISTING CONDITIONS:

The subject property consists of a platted lot of record, (circa 2014), located in the South Beach District future land use category. The property is currently zoned Planned Unit Development: PUD (Ocean Terrace SD). The lot measures 45 feet wide by 101 feet deep with a total lot area of 4,556 square feet. The parcel currently contains a two-story single family home. The subject property is a standard residential lot, measuring 4,556 square feet, where a minimum of 4,500 square feet is required pursuant to the PUD. Due to the small lot size and setback requirements, the ability to construct an accessory structure such as a swimming pool is constrained. The applicant seeks relief from the five-foot accessory structure setback to allow a three-foot setback, thereby accommodating reasonable pool construction.

The property is located within a PUD Zoning District (Ocean Terrace), which allows single-family residential development to specific criteria, detailed in the project narrative. A single-family home is the only allowable use within the PUD, along with appropriate accessory uses and structures, including swimming pools.

There are no previous BOA Cases for the subject property.

STAFF ANALYSIS:

The subject property is standard in total lot area, and measures 4,566 square feet in total, slightly above the 4,500 square feet minimum requirement in the PUD zoning district for single-family dwellings. The applicant is proposing to build a new swimming pool. Per the applicant, a variance to allow the proposed project is a reasonable request, as the applicant cannot construct the proposed new swimming pool without encroaching on setbacks. The lot was legally created prior to the adoption

of the current Land Development Code. However, the standards for the development of platted lots in Ocean Terrace are clearly outlined within the PUD ordinance and project narrative.

The existing lot is an existing condition and not a result of the applicant's action. However, the lot does meet the minimum lot size standards within the Planned Unit Development. Since variance criteria do not exist within the PUD ordinance or project narrative, staff has used the standards contained within the Land Development Code to review the request against.

Staff finds that the requested variance does not meet the criteria in Section 34-572 of the Zoning Code. Therefore, staff recommends denial of the variance request due to a lack of hardship demonstrated. There is reasonable space in the rear yard to construct a swimming pool and maintain 5-foot setbacks all the way around the property, as is required within the PUD.

MINIMUM DIMENSIONAL STANDARDS:

Single Family - Lots:

Minimum lot requirements (width, area, and frontage). The minimum lot requirements (width and area) for single family uses are:

- **Lot Width:** Forty-five (45) feet at the building line.
- **Lot Area:** 4,500 square feet.
- **Lot Frontage:** Twenty-five (25) feet at the dedicated right-of-way.
- **Maximum lot coverage.** Sixty-five percent (65%).

Minimum yard requirements. The minimum yard requirements for all uses and structures are:

- **Front-Twenty (20) feet** from face of garage to back of right-of-way, fifteen (15) feet from house building face to back of right-of-way, and twelve (12) feet from covered porch to back of right-of-way. Whether from garage, house building face, or covered porch, the yard shall be measured as prescribed in Section 34-391, Jacksonville Beach Code of Ordinances.
- **Side- Five (5) feet,** provided that the combined side yards shall not be less than ten (10) feet.
- **Rear-Ten (10) feet** to the lot line or the boundary of the Open Space, whichever is applicable.
- **Minimum floor area.** A single family dwelling unit shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area and a one (1) car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- **Maximum height of structure.** Thirty-five (35) feet.
- **Accessory Uses and Structures.** Five (5) feet from side and rear lot lines.

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 no** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. The property is standard in size, containing 4,556 square feet where 4,500 square feet minimum is required by the PUD.

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** a result of the actions of the applicant. A pool can be constructed on the property and maintain the 5-foot setback required in the side and rear. The desire to have a larger pool than the property can accommodate does not constitute a hardship.

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** be afforded to the applicant by granting a variance.

Granting the variance will afford the applicant special privileges, as a pool can be constructed and maintain the required 5 foot setbacks.

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 not** deprive the applicant of rights enjoyed by other parcels of land.

Strict application of the five-foot accessory structure setback would still allow the property to have a pool in the rear yard.

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** necessary to make possible a reasonable use of the parcel of land, building, or structure. Without the variance, placement of a pool would still be feasible, just at a smaller size.

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.

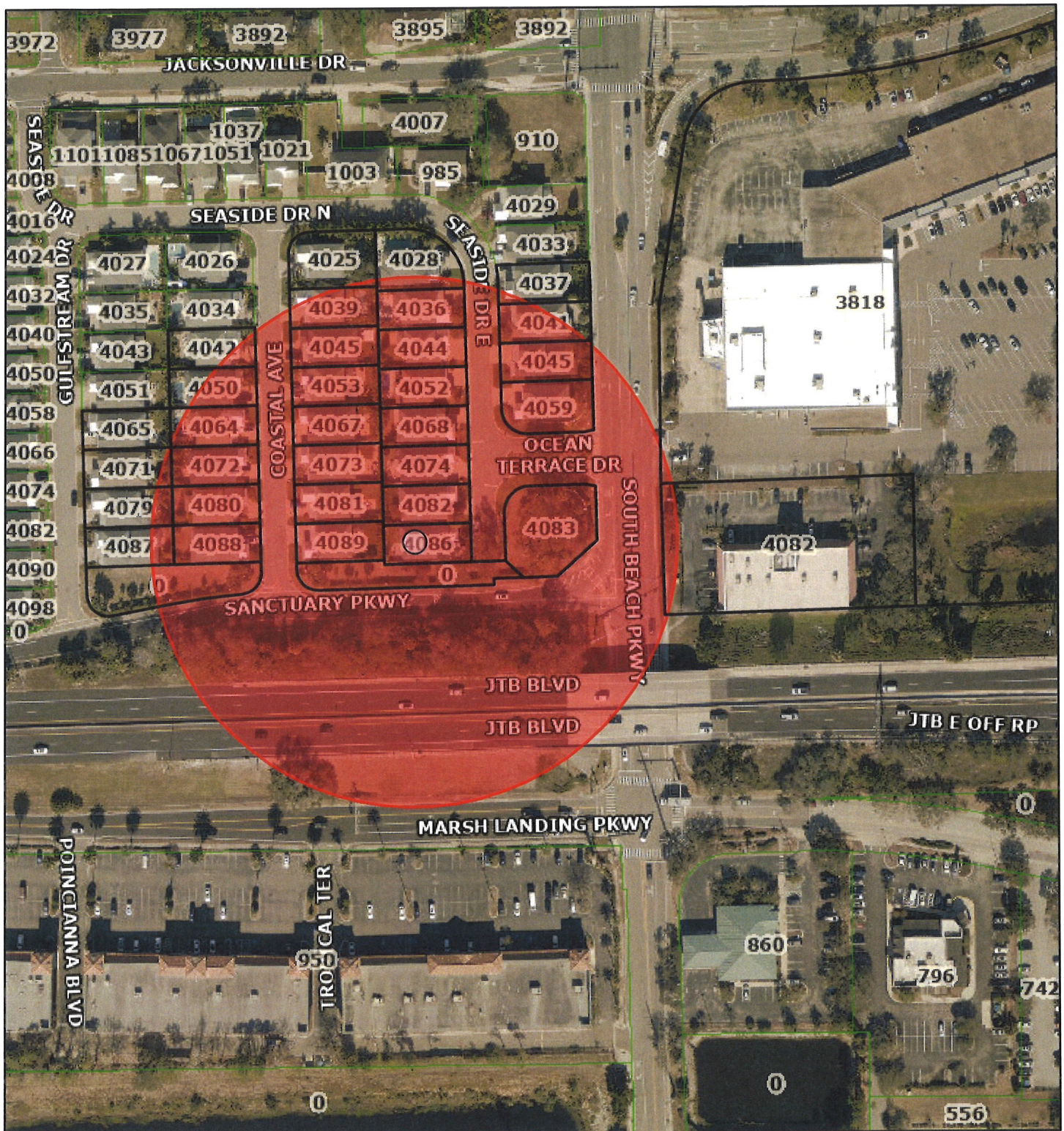
Granting the variance will not create a public nuisance. The requested setback reduction is minor, and the proposed pool will remain in compliance with safety codes and building regulations. The request does not introduce traffic, noise, or visual impacts that would adversely affect adjacent properties.

STAFF RECOMMENDATION:

Pursuant 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 **Denial** of BOA#25-100065.

ATTACHMENTS:

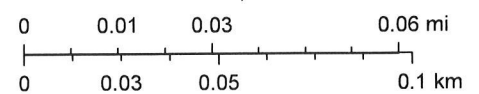
1. 25-100065pics
2. 25-100065



September 18, 2025



1:2,257



BOUNDARY SURVEY

LOT 45 AS SHOWN ON PLAT OF
OCEAN TERRACE SOUTH BEACH

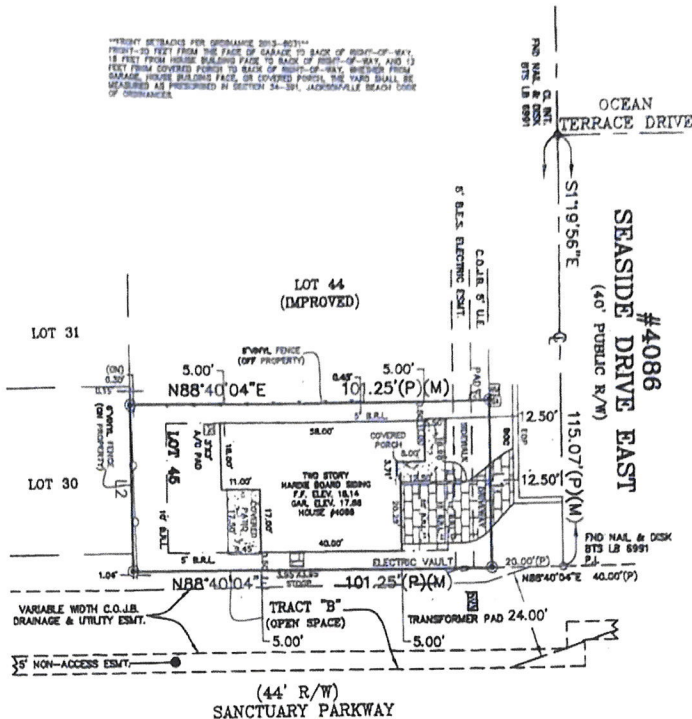
AS RECORDED IN PLAT BOOK 67, PAGES 143-148 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	DIRECTION	LENGTH
U(P)(M)	S11°36'E	45.00
L(P)(M)	S11°36'E	45.00



GENERAL NOTES

1. BEARINGS ARE BASED ON THE CENTERLINE OF SEASIDE DRIVE EAST AS BEING 89°56'30\"
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON ARE WITHIN FLOOD ZONE \"X\" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120078, PANEL NUMBER 0419H, DATED, JUNE 3, 2013. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE FIRM. FIRM MAPS ARE FOR REFERENCE ONLY. THE FIRM INFORMATION AND DATA ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS.
4. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1\"=30' OR SMALLER.
8. EASEMENTS & PATOS DETECTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
10. THIS BOUNDARY SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN GRANTED, COPIES OR IMPRINTS, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE VOID AND VOID IF THEY DO NOT BEAR THE SIGNED AND SEALED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 90 DAYS AFTER THE LAST REVISION DATE.
11. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
12. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
13. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WETLAND HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RELATING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
14. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
15. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
16. BUILDING AND IMPROVEMENTS ARE AS SHOWN HEREON ARE FOR INFORMATION TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
17. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
18. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE FINAL SITE IMPROVEMENTS.

- DENOTES BRICK
- DENOTES CONCRETE
- DENOTES FND 5/8\" REBAR
BTS LB 6991
- - DENOTES WATERMETER
- - DENOTES CABLE RISER

REVISION A: ADDED FINAL SITE IMPROVEMENTS (1/22/18) (JL/TPH)

PREPARED FOR: RICHMOND AMERICAN HOMES OF FLORIDA, LP

MICHAEL PAUL RUPE
CHICAGO TITLE
AMERICAN HOME TITLE & ESCROW
CERTIFIED TO: RICHMOND AMERICAN HOMES OF FLORIDA, LP

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
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100. ALL DIMENSIONS ARE TO BE MEASURED TO THE CENTER OF THE LOT.



"I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 61-17 (F.A.C.) pursuant to section 472.027, Florida Statutes, subject to all notes and notations shown hereon.

OCTOBER 27, 2017
FIELD WORK COMPLETED
MAP ORIGINALLY SIGNED
THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

BARTRAM TRAIL SURVEYING, INC.

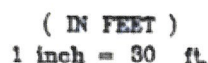
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 108 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #6991
COPYRIGHT © 2015

NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

FIRM FLOOD ZONE W/ ELEVATIONS	X (N/A)
PANEL NO:	120078 0419H 6/3,7,13
FB/PZ:	1221/34 1218/80
DATE	11/27/17
SCALE	1\"=30'
PROJECT NO:	132-15-002
REVISION	A
SHEET	1 OF 1

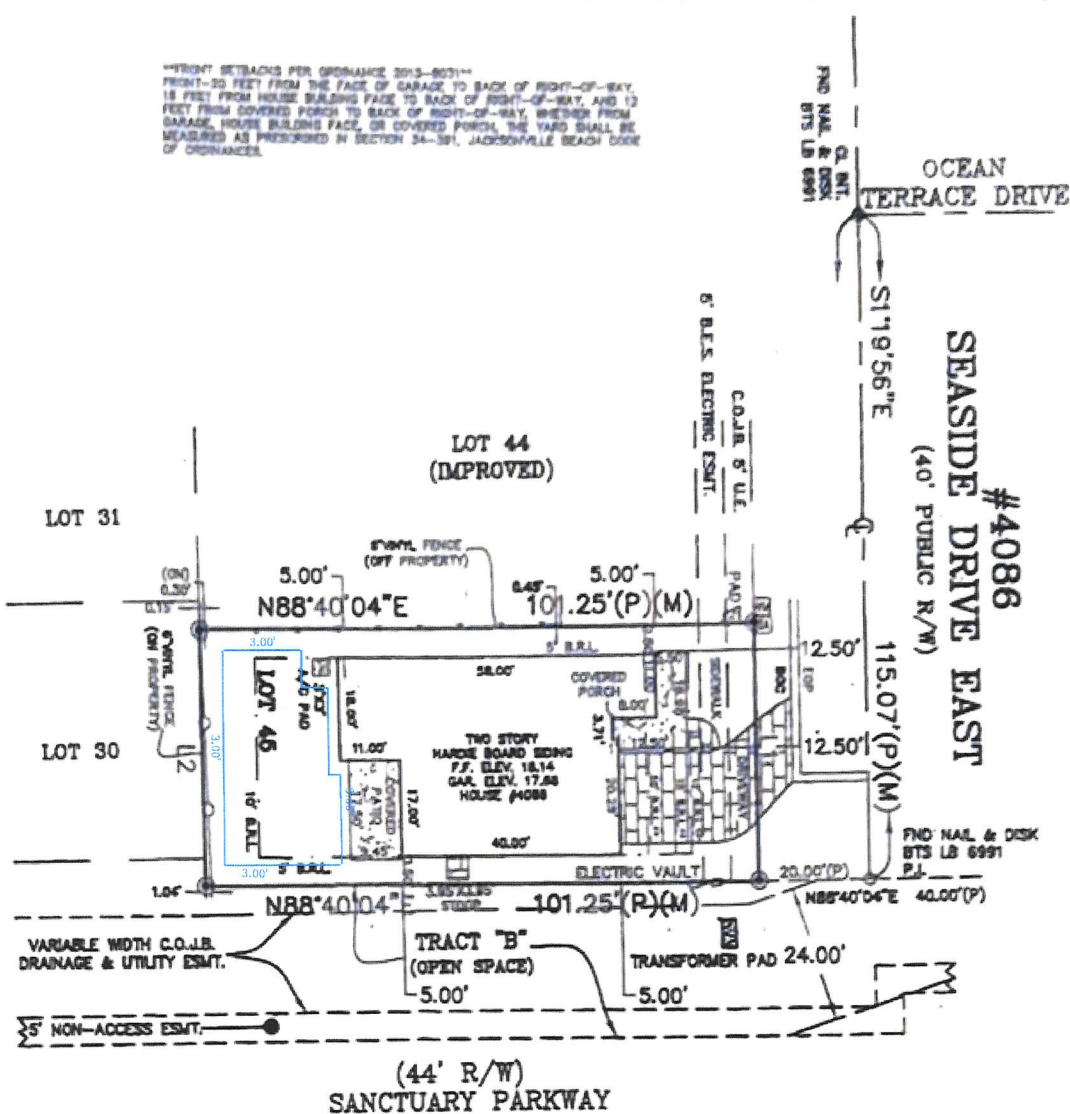
LOT 45 AS SHOWN ON PLAT OF
OCEAN TERRACE SOUTH BEACH

GRAPHIC SCALE



*FRONT SETBACKS PER ORDINANCE 2013-8031**
FRONT-20 FEET FROM THE FACE OF GARAGE TO BACK OF RIGHT-OF-WAY,
18 FEET FROM HOUSE BUILDING FACE TO BACK OF RIGHT-OF-WAY, AND 12
FEET FROM COVERED PORCH TO BACK OF RIGHT-OF-WAY, WHETHER FROM
GARAGE, HOUSE BUILDING FACE, OR COVERED PORCH, THE YARD SHALL BE
MEASURED AS PRESCRIBED IN SECTION 34-301, JACKSONVILLE BEACH CODE
OF ORDINANCES.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1(P)(M)	S17°36'E	45.00
L2(P)(M)	S17°36'E	45.00



-  DENOTES BRICK
 DENOTES CONCRETE
 DENOTES FND 5/8" REBAR
 BTS LB 6991
 - DENOTES WATERMETER
 - DENOTES CABLE RISER

GENERAL NOTE:

1. BEARINGS ARE BASED ON THE CONTROLLING SEASIDE DRIVE EAST AS BEING S115°30"E.
2. GRADE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON LIE WITHIN THE FLOOD PLANE ESTABLISHED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120078, PANEL NUMBER 0418H, DATED, JUNE 3, 2013. THE FLOOD PLANE SHOWN ON THIS SURVEY ARE SCALD OFF OF THE F.I.R.M. FLOOD MAPS AND ARE FOR REFERENCE ONLY. THE FLOOD PLANE INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS.
4. FLOOD MARKS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
8. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND SURFACES ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDEVELOPED.
10. THIS BOUNDARY SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE DISCLOSED RAISED SEAL OF THE SIGNING SURVEYOR. THE COPIES OF SUCH DOCUMENTS RELEASED BY THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 90 DAYS AFTER THE LAST REVISION DATE.
11. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
12. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
13. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, SLOPE HAZARDS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, AGENCY, OR AGENCIES OR OTHER ENTITY AND ANY LIABILITY REGARDING THEREOF IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
14. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
15. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
16. BUILDING AND IMPROVEMENTS SUCH AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING LINES ARE SHOWN TO THE FOUNDATION.
17. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
18. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE FINAL SITE IMPROVEMENTS.

REVISION A: ADDED FINAL SITE IMPROVEMENTS (1/20/18) (JR/TPH)

PREPARED FOR: RICHMOND AMERICAN HOMES OF FLORIDA, LP

MICHAEL PAUL RUPE
CHICAGO TTLE

AMERICAN HOME TITLE & ESCROW

CERTIFIED TO: RICHMOND AMERICAN HOMES OF FLORIDA, LP



LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #8991

U.S. GOVERNMENT PRINTING OFFICE: 2015
 COPYRIGHT © 2015

"I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17 F.A.C., Pursuant to section 472.027, Florida statutes, subject to all notes and notations shown hereon.

OCTOBER 27, 2017 OCTOBER 30, 2017
FIELD WORK COMPLETED MAP ORIGINALLY SIGNED

THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:

The survey hereon was made without benefit of abstract or search of U.S. and therefore the undersigned and Bortom Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlopa, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: LAH

CHECKED BY: TFW

FIRM FLOOD ZONE

W/ ELEVATION: X (N/A)

PANEL NO.: 120078 0419H 6/3/73

FD-302 (Rev. 12-13-60)

DATE:	11/27/17	SCALE:
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PROJECT NO.:	REVISION:
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132-15-002	A
DATE: 02-01-01	



APPLICATION FOR VARIANCE

BOA NO. QS-100063

HEARING DATE 10/7/25

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name: Michael Rupe Telephone: 708-337-0561
 Mailing Address: 4086 Seaside Drive E Jax Beach FL 32250 E-Mail: _____
 Agent Name: N/A Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Michael Rupe 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: 4086 E SEASIDE DR Jacksonville Beach FL 32250 18303-00384
 Legal description of property (Attach copy of deed): 67-143 09-3S-29E .105 OCEAN TERRACE SOUTH LOT 45 BEACH
 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).
The property is 3635 sqft and our set back is 10'. We do not have enough space for a pool. Since our property should have 6000 sqft we are asking for the set back to be approved at 3 ft from the fence line. See attached layout.

AFFIDAVIT

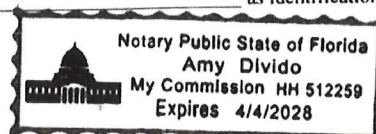
I, Michael Rupe, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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: [Signature] PRINT APPLICANT NAME: Michael Rupe DATE: 8/20/25

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2025, by Michael Rupe, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE: [Signature]
 PRINT NOTARY NAME: Amy Divido



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S): _____	

Prepared By:
Record and Return to:
American Home Title and Escrow Company
C/O Chicago Title Insurance Company
7208 W. Sand Lake Rd., Ste. 102
Orlando, FL 32819
File No.: FL400 2246
Parcel ID: 181403-0740
Sales Price: \$498,897.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made the 28th day of February, 2018, between Richmond American Homes of Florida, LP, a Colorado limited partnership, 3560 Wells Road, Bldg. A, Suite 105, Orange Park, FL 32073 party of the first part, and Michael Paul Rupe, an unmarried man and Gleb Lipskiy, an unmarried man, as joint tenants, whose mailing address is 4086 Seaside Drive E, Jacksonville Beach, FL 32250 party/parties of the second part,

WITNESSETH

First party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 45, OCEAN TERRACE SOUTH BEACH, according to the plat thereof recorded in Plat Book 67, Page 143 through 148, inclusive, of the Public Records of Duval County, Florida.

Subject, however, to all easements, restrictions, and rights of way of record, and taxes for year 2018 and thereafter.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto second party/parties, his/her/their heirs and assigns forever in FEE SIMPLE. The grantor, for itself and its successors, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND said property against the claims of all persons claiming the whole or any part thereof, by, through, or under the grantor.

IN WITNESS WHEREOF, first party has caused these presents to be executed by its duly authorized corporate officer, under seal, the day and year first above written.

Signed, sealed and delivered
In the presence of:

Witness Signature: [Signature]
Printed Name: Tina Baker

RICHMOND AMERICAN HOMES OF FLORIDA, LP,
A COLORADO LIMITED PARTNERSHIP

Witness Signature: [Signature]
Printed Name: Sue Springer

By: RAH of Florida, Inc., a Colorado corporation, Its
General Partner

[Signature]
Michael A. Carlo, Division President



State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 15 day of February, 2018 by Michael A. Carlo, Division President, RAH of Florida, Inc., a Colorado corporation, as General Partner of Richmond American Homes of Florida, LP, a Colorado limited partnership, who is/are personally known to me or has/have produced drivers license(s) as identification.

My commission expires:

[Signature]
Notary Public.
Printed Name: Sue Springer
Serial Number: [Stamp]



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	Our lot is under the 6000 sqft min lot requirements and is only 3635
Special circumstances and conditions do not result from the actions of the applicant.	YES	We would like to change the set back line to allow for more construction area for a pool
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	Granting this variance will not impact other parcels, buildings or structures in the same zoning district.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	The set backs and lot coverage on this smaller lot produce a footprint that does not allow for a reasonable pool.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The proposed variance for a set back 3' from the fence is the minimum that would allow for a reasonable design.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	This variance is generally consistent with the comprehensive plans and will not adversely affect adjacent land.

BOUNDARY SURVEY

LOT 45 AS SHOWN ON PLAT OF
OCEAN TERRACE SOUTH BEACH

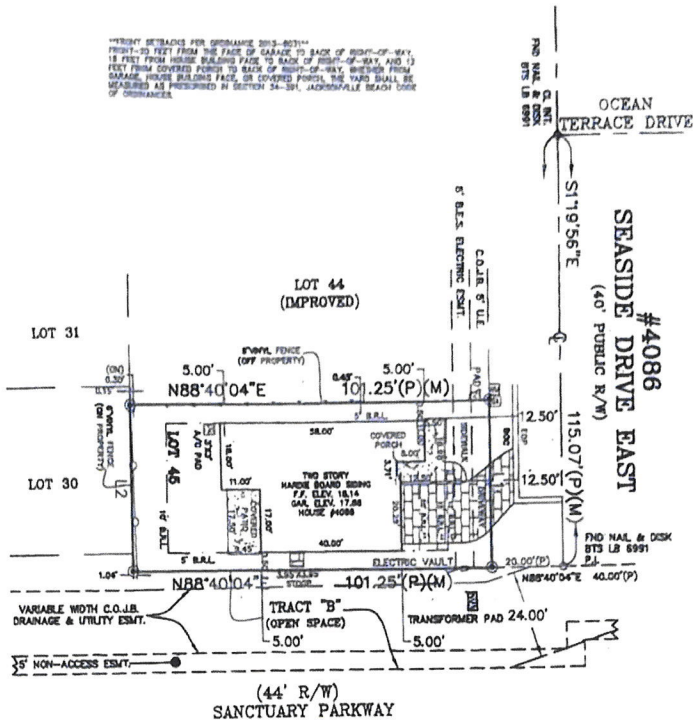
AS RECORDED IN PLAT BOOK 67, PAGES 143-148 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	DIRECTION	LENGTH
U(P)(M)	S11°36'E	45.00
L(P)(M)	S11°36'E	45.00



GENERAL NOTES

1. BEARINGS ARE BASED ON THE CENTERLINE OF SEASIDE DRIVE EAST AS BEING 91°56'30"E.
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON ARE WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120078, PANEL NUMBER 0419H, DATED, JUNE 3, 2013. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE FIRM. FIRM MAPS ARE FOR REFERENCE ONLY. THE FIRM INFORMATION AND DATA ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS.
4. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
8. ENTRIES & PATIOS DETECTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
10. THIS BOUNDARY SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN GRANTED, COPIES OR IMPRINTS, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE VOID AND VOID IF THEY DO NOT BEAR THE SIGNED AND SEALED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 90 DAYS AFTER THE LAST REVISION DATE.
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13. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WETLAND HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RELATING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
14. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
15. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
16. BUILDING AND IMPROVEMENTS ARE AS SHOWN HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
17. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
18. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE FINAL SITE IMPROVEMENTS.

- DENOTES BRICK
- DENOTES CONCRETE
- DENOTES FND 5/8" REBAR
BTS LB 6991
- - DENOTES WATERMETER
- - DENOTES CABLE RISER

REVISION A: ADDED FINAL SITE IMPROVEMENTS (1/22/18) (JL/TPH)

PREPARED FOR: RICHMOND AMERICAN HOMES OF FLORIDA, LP

MICHAEL PAUL RUPE
CHICAGO TITLE
AMERICAN HOME TITLE & ESCROW
CERTIFIED TO: RICHMOND AMERICAN HOMES OF FLORIDA, LP

NOTES:
1. ALL SURVEYING AND MEASUREMENTS WERE MADE BY THE SURVEYOR OR UNDER HIS CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS PROMULGATED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 461-17, F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LANDS SHOWN ON THIS SURVEY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.
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"I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 461-17, F.A.C., pursuant to section 472.027, Florida Statutes, subject to all notes and notations shown hereon.

OCTOBER 27, 2017
FIELD WORK COMPLETED
MAP ORIGINALLY SIGNED
Thomas P. Hughes
THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 108 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #6991
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NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named herein and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: LAH
CHECKED BY: TPH

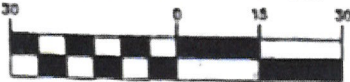
FIRM FLOOD ZONE W/ ELEVATIONS	X (N/A)
PANEL NO:	120078 0419H 6/3,7,13
FB/PZ:	1221/34 1218/80
DATE	11/27/17
SCALE	1"=30'
PROJECT NO:	132-15-002
REVISION	A
SHEET	1 OF 1

BOUNDARY SURVEY

LOT 45 AS SHOWN ON PLAT OF
OCEAN TERRACE SOUTH BEACH

AS RECORDED IN PLAT BOOK 67, PAGES 143-148 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.

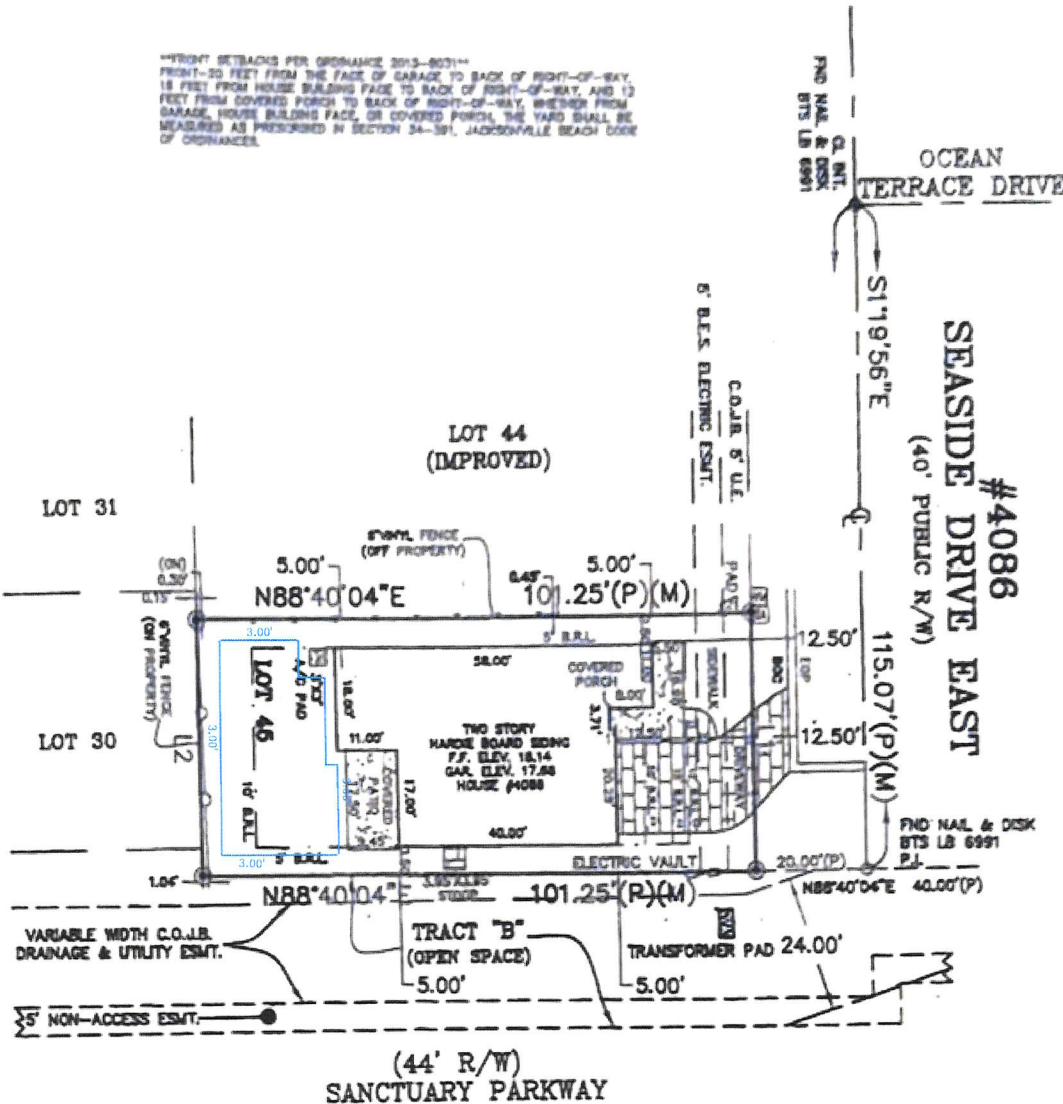
GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1(P)(M)	S17°56'E	45.00
L2(P)(M)	S17°56'E	45.00



GENERAL NOTES

1. BEARINGS ARE BASED ON THE CENTERLINE OF SEASIDE DRIVE EAST AS BEING S17°56'E.
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON ARE WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120078, PANEL NUMBER 0419H, DATED, JUNE 3, 2013. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. FIRM MAPS AND ARE FOR REFERENCE ONLY. THE FIRM INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS.
4. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
8. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
10. THIS BOUNDARY SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE UNDERSIGNED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 90 DAYS AFTER THE LAST REVISION DATE.
11. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
12. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
13. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY REGARDING THEREOF IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
14. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
15. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
16. BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
17. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
18. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE FINAL SITE IMPROVEMENTS.

- DENOTES BRICK
- DENOTES CONCRETE
- DENOTES FND 5/8" REBAR
BTS LB 6991
- ⊗ - DENOTES WATERMETER
- ⊙ - DENOTES CABLE RISER

REVISION A: ADDED FINAL SITE IMPROVEMENTS (1/20/18) (JR/TPH)

PREPARED FOR: RICHMOND AMERICAN HOMES OF FLORIDA, LP

MICHAEL PAUL RUPE
CHICAGO TITLE

AMERICAN HOME TITLE & ESCROW

CERTIFIED TO: RICHMOND AMERICAN HOMES OF FLORIDA, LP

LEGEND:
B.L. = BOUNDARY LINE
C.L. = CENTERLINE
D.L. = DRAINAGE LINE
E.L. = ELEVATION
F.L. = FLOOD LINE
G.L. = GROUND LINE
H.L. = HOUSE LINE
I.L. = INTERIOR LINE
J.L. = JUNCTION LINE
K.L. = KITCHEN LINE
L.L. = LIVING LINE
M.L. = MASTER LINE
N.L. = NORTH LINE
O.L. = OUTLINE
P.L. = PLANT LINE
Q.L. = QUARTER LINE
R.L. = ROAD LINE
S.L. = SEWER LINE
T.L. = TIE LINE
U.L. = UTILITY LINE
V.L. = VENT LINE
W.L. = WALL LINE
X.L. = WINDOW LINE
Y.L. = YARD LINE
Z.L. = ZONE LINE



BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224

GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258

CERTIFICATE OF AUTHORIZATION LB #6991

COPYRIGHT © 2015

I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveyors as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17 F.A.C.; Pursuant to section 472.027, Florida Statute, subject to all notes and notations shown hereon.

OCTOBER 27, 2017
FIELD WORK COMPLETED
OCTOBER 30, 2017
MAP ORIGINALLY SIGNED
THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

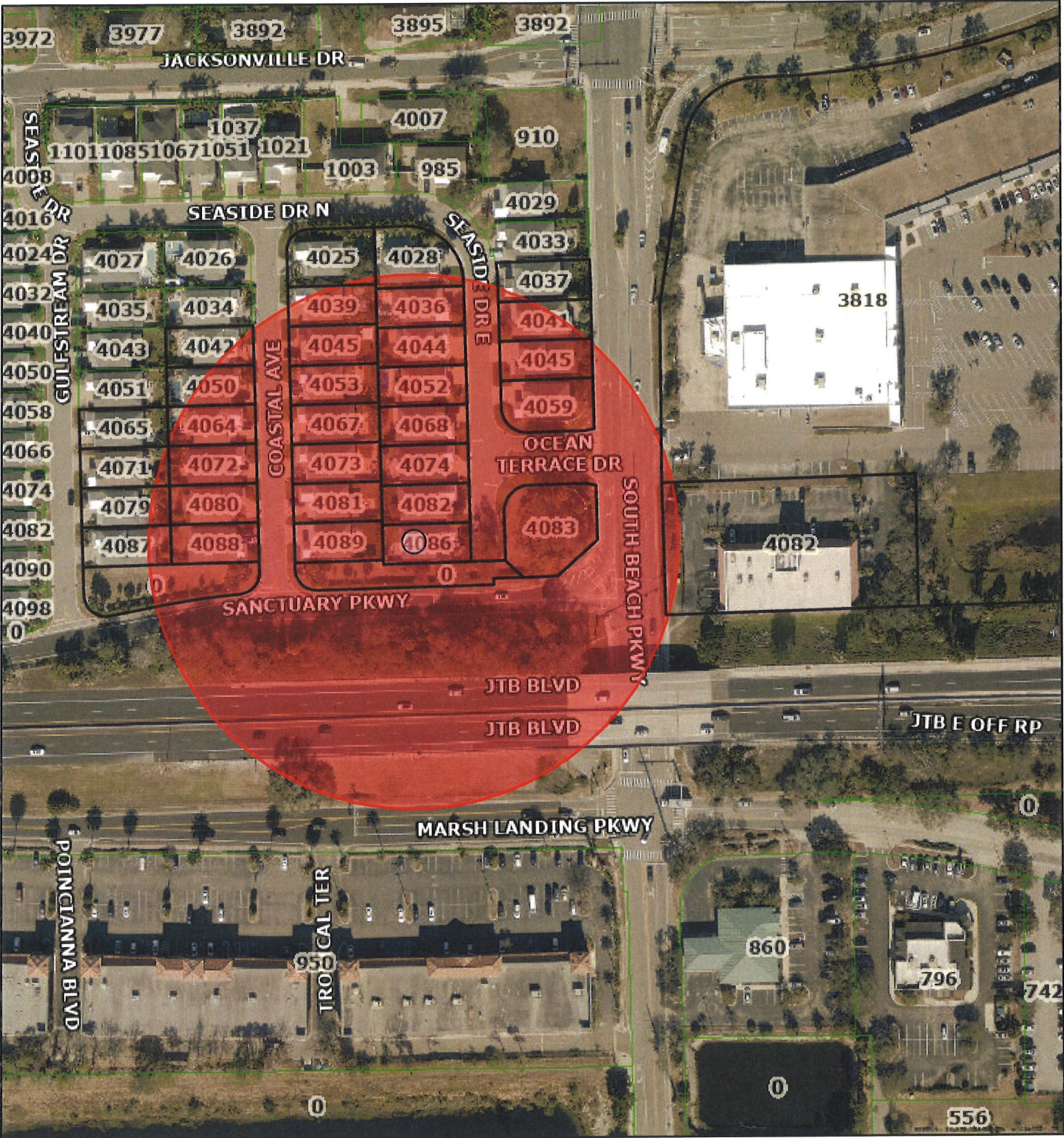
NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: LAN

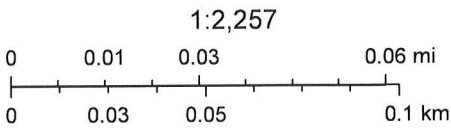
CHECKED BY: TPH

FIRM FLOOD ZONE W/ ELEVATION	X (N/A)
PANEL NO.	120078 0419H 6/3/13
FB/PIC	1221/34 12/8/80
DATE	11/27/17
SCALE	1"=30'
PROJECT NO.	132-15-002
REVISION	A
SHEET	1 OF 1



September 18, 2025

 Parcels



PROOF OF PUBLICATION
DUVAL COUNTY

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#25-100065, BOA#25-100066, BOA#25-100067, BOA#25-100068, BOA#25-100069, BOA#25-10070

in the Court, was published in said newspaper by print in the issues of 9/18/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 18th day of September, 2025 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

PUBLIC NOTICE

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

BOA#25-100065 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet maximum single family home, located at **property addressed 4086 E Seaside Dr RE# 181403-0740, legally described as Lot 45, Ocean Terrace South Beach**

BOA#25-100066 Section(s): 34-706.1(e)(1)(h), for a reduction of on sight parking from 6 spaces required to two spaces maximum, 34-615(e)(3)(c)(1), for a front yard setback of 7.5 in lieu of 20 feet minimum, 34-615(e)(3)(c)(2), for a westerly side yard of 6.7 feet in lieu of 10 feet minimum for the existing front structure, 34-615(e)(3)(c)(2), for a westerly side yard of 1.0 foot in lieu of 10 feet minimum for the rear structure, 34-615(e)(3)(c)(3), for a rear yard setback of 4.8 feet in lieu of 20 feet minimum for the rear structure, 34-702(d), for a parking setback of 1 foot in lieu of 5 feet minimum for renovation of an existing multifamily property, contained in two nonconforming structures, located at **property addressed 214/218 S 7th Ave RE# 176065 0010/176065-0000, legally described as The North 91 feet of Lot 3, Block 73, Pablo Beach South**

BOA#25-100067 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 18.9 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a easterly side yard setback of 5.4 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a westerly side yard setback of 5.6 feet in lieu of 10 feet, for various additions and swimming pool, to an existing single family dwelling **property addressed 1240 N 5th Ave RE# 177751-0010, legally described as Lot 12, Block 4, Pine Grove Unit 2**

BOA#25-100068 Section(s): 34-615(e)(1)(c)(3), for a front yard setback of 8 feet in lieu of 20 feet, 34-615(e)(1)(c)(1), for a rear yard setback of 12 feet in lieu of 20 feet, 34-615(e)(1)(c)(e), for 51.8% and 55.1% primary structure and required driveway lot coverage in lieu of 45% maximum, for two new urban single family dwellings, located on two nonconforming lots or record **property addressed 2007 S 1st St RE# 179381-0000, legally described as Lot 5&6, Block L, Permenter's R/P Atlantic Camp**

BOA#25-100069 Section(s): 34-615(e)(3)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, for construction of a second story wood deck extension, to a multi-family dwelling **property addressed 124 S 11th Ave C RE# 176211-1008, legally described as Lot 4, Block 112, Pablo Beach**

BOA#25-100070 Section(s):

34-612(e)(1)(c)(2), for an northerly side yard setback of 5 feet in lieu of 15 feet total, for construction of a one car garage, to a single-family dwelling **property addressed 964 N 21st St RE# 179218-0200, legally described as Lots 6 and the south 1/2 of Lot 5, Block 96, SEC "A" Jacksonville Beach**

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

Board of Adjustment
City of Jacksonville Beach
NOTICE

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

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

Sep. 18

00 (25-05700D)

BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/18/2025
SUBJECT:	BOA #25-100066 Staff Report

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

BOA #25-100066

ZONING: C-1
 RE NO.: 176065 0010/176065-0000
 LEGAL: Lot 3, Block 73, *Pablo Beach South*
 ADDRESS: 214/218 S 7th Ave

REQUEST:

Section(s): 34-706.1(e)(1)(h), for a reduction of on-site parking from 6 spaces required to two spaces maximum, 34-615(e)(3)(c)(1), for a front yard setback of 7.5 in lieu of 20 feet minimum, 34-615(e)(3)(c)(2), for a westerly side yard of 6.7 feet in lieu of 10 feet minimum for the existing front structure, 34-615(e)(3)(c)(2), for a westerly side yard of 1.0 foot in lieu of 10 feet minimum for the rear structure, 34-615(e)(3)(c)(3), for a rear yard setback of 4.8 feet in lieu of 20 feet minimum for the rear structure, 34-702(d), for a parking setback of 1 foot in lieu of 5 feet minimum, for renovation of an existing multifamily property, contained in two nonconforming structures.

EXISTING CONDITIONS:

The subject property consists of a lot of record, (circa 1909), located in the Commercial future land use category. The property is currently zoned, Commercial limited: C-1. The combined lots measure 50 feet wide by 150 feet deep with a total lot area of 6,250 square feet. The parcels currently host a one-story single family home and a two-unit multi family structure. The property contains two legal nonconforming structures. The applicant proposes to combine the two existing parcels into one property with a maximum of three (3) dwelling units. Once combined, the subject parcel will be 6,250 square feet, which is large enough to meet the minimum lot size for three multifamily units. A property serving as a multifamily use contained in more than one structure on a single lot is a common situation in this part of the City with older, previously converted accessory structures. Due to the age of the structures, and the fact that one was built originally as an accessory garage that was historically converted into a dwelling, there are a number of constraints associated with both structures and their location on the property. Both structures encroach into required setbacks and do not meet on-site parking requirements. These conditions are legally nonconforming and were inherited by the current property owner.

To complete the renovation, multiple variances are needed to rectify the existing non-conformities and to reduce required parking to a feasible level, given the site's constraints. The existing two-unit multifamily structure to the north has never had dedicated parking since the garage was converted into a dwelling and split from the parent parcel decades ago. The rear parcel with the former garage

has a large concrete area adjacent to the structure, which will be dedicated to two parking spaces once renovations of the rear structure are designed, as it is unclear whether the current concrete area is structurally adequate to support cars, and it may need to be reinforced. However, the location will be used for two parking spaces regardless.

The applicant seeks relief for a reduction of on-site parking from 6 spaces required to two spaces maximum, for a front yard setback of 7.5 in lieu of 20 feet minimum, for a westerly side yard of 6.7 feet in lieu of 10 feet minimum for the existing front structure, for a westerly side yard of 1.0 foot in lieu of 10 feet minimum for the rear structure, for a rear yard setback of 4.8 feet in lieu of 20 feet minimum for the rear structure, for a parking setback of 1 foot in lieu of 5 feet minimum for renovation of an existing multifamily property, contained in two nonconforming structures. The platted lot was split into two parcels before the adoption of the 2050 Comprehensive Plan and the current LDC. Prior to the property split, the two lots made one platted a lot of record. The intent to renovate the existing rear structure, and maintain the existing two-unit structure on the north part of the property will help maintain the existing character of the neighborhood, rather than encouraging the tear down and rebuild of a new multifamily structure. This is consistent with the visions, intents and strategies of the 2050 Comprehensive Plan.

There are no previous BOA Cases for the subject property.

The subject property is scheduled to go before the Planning Commission for conditional use approval for multifamily in a C-1 zoning district on October 13th, 2025.

STAFF ANALYSIS:

A variance to allow the proposed project is a reasonable request, as the applicant cannot renovate and rehabilitate the existing units without rectifying the encroachments into the setbacks. There are unique conditions due to the placement of two existing nonconforming multifamily structures on a lot of record. These conditions prevent compliance with current parking and setback requirements. Strict interpretation of the code would prevent renovation or reuse of the existing buildings, depriving the applicant of reasonable residential use and causing unnecessary hardship. Staff finds the variances are necessary to make possible the reasonable use of the property. Renovation of the existing structures will improve the site while maintaining housing stock in the area. The proposed renovation not only addresses the unique hardships faced by the property, but also improves the overall environment of the neighborhood, without imposing any public nuisance. Additionally, based on the size of the rear unit, and the location of alley access, it is likely the rear unit will be more affordable to rent, thus adding to the affordable rental stock of this area. Staff finds that the requested variance meets the required criteria in Section 34-572 of the Zoning Code. Therefore, staff recommends approval of the variance request.

MINIMUM DIMENSIONAL STANDARDS:

C-1 Zoning with RM-2 Multifamily Standards

- 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 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: 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.This square footage requirement shall also apply to units sold as condominiums.
- Maximum lot coverage: Sixty-five (65) percent.
- Maximum height: Thirty five (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. There are conditions unique to the subject property that prevent full compliance with current design standards. The property contains two existing residential structures that were constructed prior to adoption of present zoning requirements. Both buildings encroach into required setbacks, and the lot is physically constrained in a way that limits the ability to provide the required number of on-site parking spaces. These unique site characteristics make compliance impractical and distinguish the property from other parcels within the zoning district.

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 the actions of the applicant. Both buildings were constructed prior to the current zoning code, and the site configuration and parking limitations were inherited with the property. The hardship is due to historical development patterns and current dimensional standards, not decisions made by the present owner. The owner's choice to purchase the rear parcel and combine it with the other helps reduce the impact of the nonconformities of both lots and the structures.

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. Granting the variances will not confer special privileges. Approval simply allows the property to continue functioning as a multifamily residence in line with its historic use. Other parcels with similar pre-existing conditions may seek comparable relief, and approval in this case does not establish advantages unavailable to others in like circumstances.

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 literal enforcement of setback and parking requirements would prevent the renovation and reuse of the existing structure to the rear, as a single family converted from an accessory structure would remain a nonconforming use, and would be held to the higher standards for renovation of a nonconforming use. This would deprive the applicant of a right commonly enjoyed by other property owners—reasonable residential occupancy of their structures—and would create an unnecessary hardship that is not in keeping with the intent of the zoning 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 requested variances are necessary to make possible the continued and reasonable use of the property as a multifamily residential site. Without relief, the rear property could not be renovated or occupied in a manner consistent with its historic use and the surrounding residential context.

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 requested variances will not create a public nuisance. The nonconformities already exist, and renovation will not introduce new adverse impacts. Parking reduction and setback encroachments will not cause traffic hazards, noise issues, or other negative effects on adjacent properties. The majority of the setback encroachments and lack of parking are existing conditions that date back to the construction of the structures on both parcels.

STAFF RECOMMENDATION:

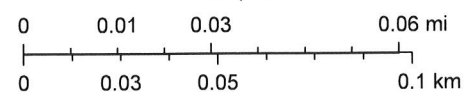
Per Section 34-572 of the Land Development Code, and based on the provided application and analysis stated in this report, the Planning and Development Department recommends **Approval** of BOA#25-100066. Staff recommends that the Board of Adjustment consider a condition that the parking variances only apply to this use, and not future commercial or residential uses on the property.

ATTACHMENTS:

1. 25-100066pics
2. 25-100066

 Parcels

1:2,257



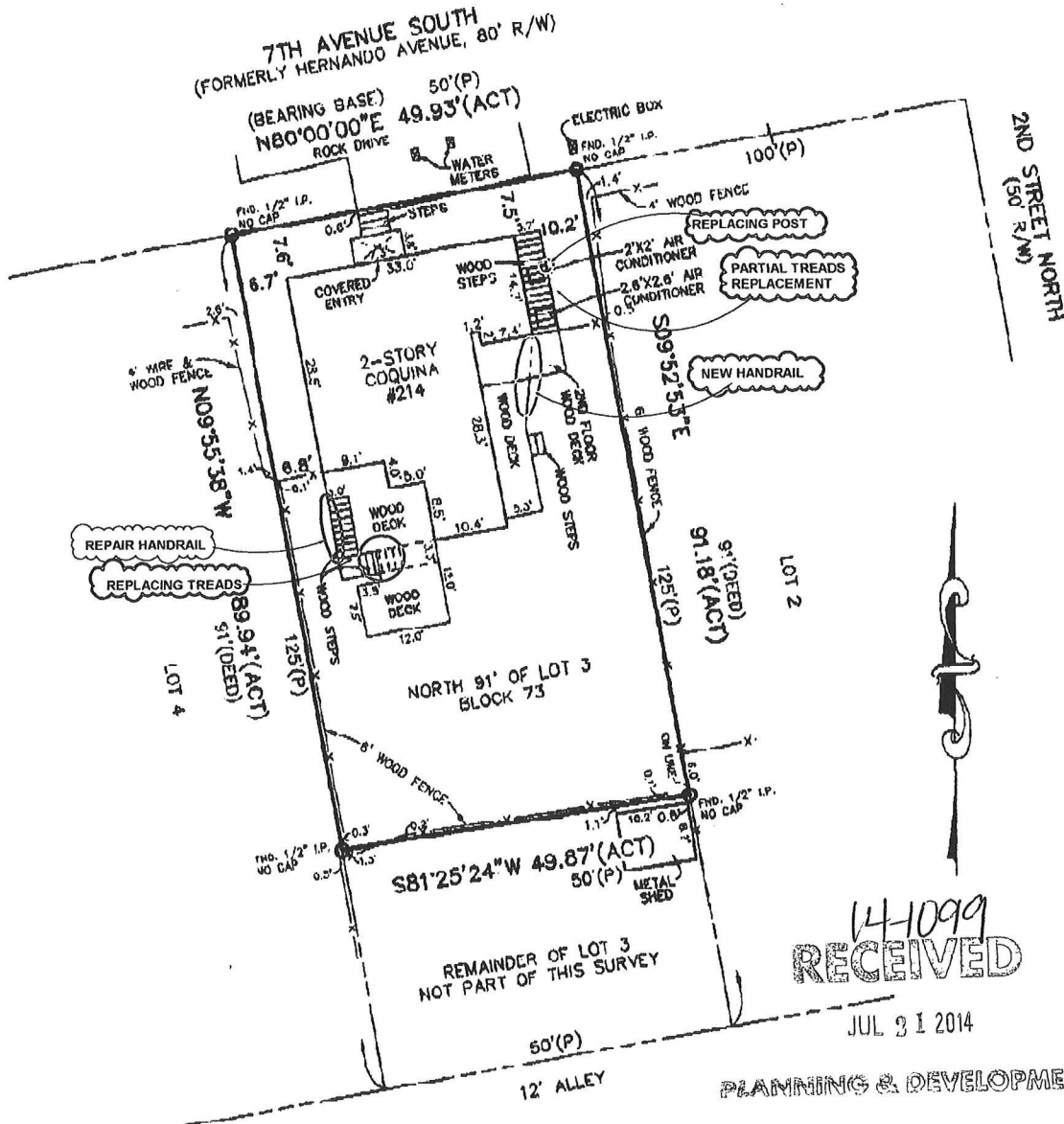
MAP SHOWING BOUNDARY SURVEY OF THE NORTH 91 FEET OF LOT 3, BLOCK 73, AS SHOWN ON MAP OF PABLO BEACH SOUTH

AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: SUNDAY & PAMELA ERO; MARSH LANDING TITLE;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCALE: 1"=20'

DATE: 04/30/14



14-1099
RECEIVED

JUL 21 2014

PLANNING & DEVELOPMENT

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS SHOWN HEREON ARE ASSUMED UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0417H FOR DUVAL COUNTY, FLORIDA, DATED 08-03-13.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED IN THIS DRAWING

A - ARC LENGTH	N.O.V.D. - NATIONAL GEODETIC
(ACT) - ACTUAL	VERTICAL DATUM
B.R.L. - BUILDING	MON. - MONUMENT
RESTRICTION LINE	PLAY - POINT OF CURVATURE
CH - CHORD DISTANCE	P.C. - POINT OF COMPOUND
CONC. - CONCRETE	P.C.C. - POINT OF COMPOUND
S - CENTERLINE	QUARTER
DELTA - DELTA	P.I. - POINT OF INTERSECTION
ELEV. - ELEVATION	R.O.C. - POINT OF REVERSE
F.F.F. - FIRST FLOOR	QUARTER
FND. - FOUND	P.T. - POINT OF TANGENCY
I.P. - IRON PIPE	R/W - RIGHT OF WAY
I.R. - IRON ROD	R - RADIAL
O.V.L. - OVERHEAD LINE(S)	(R) - RADIAL
(W) - WITNESS	

ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

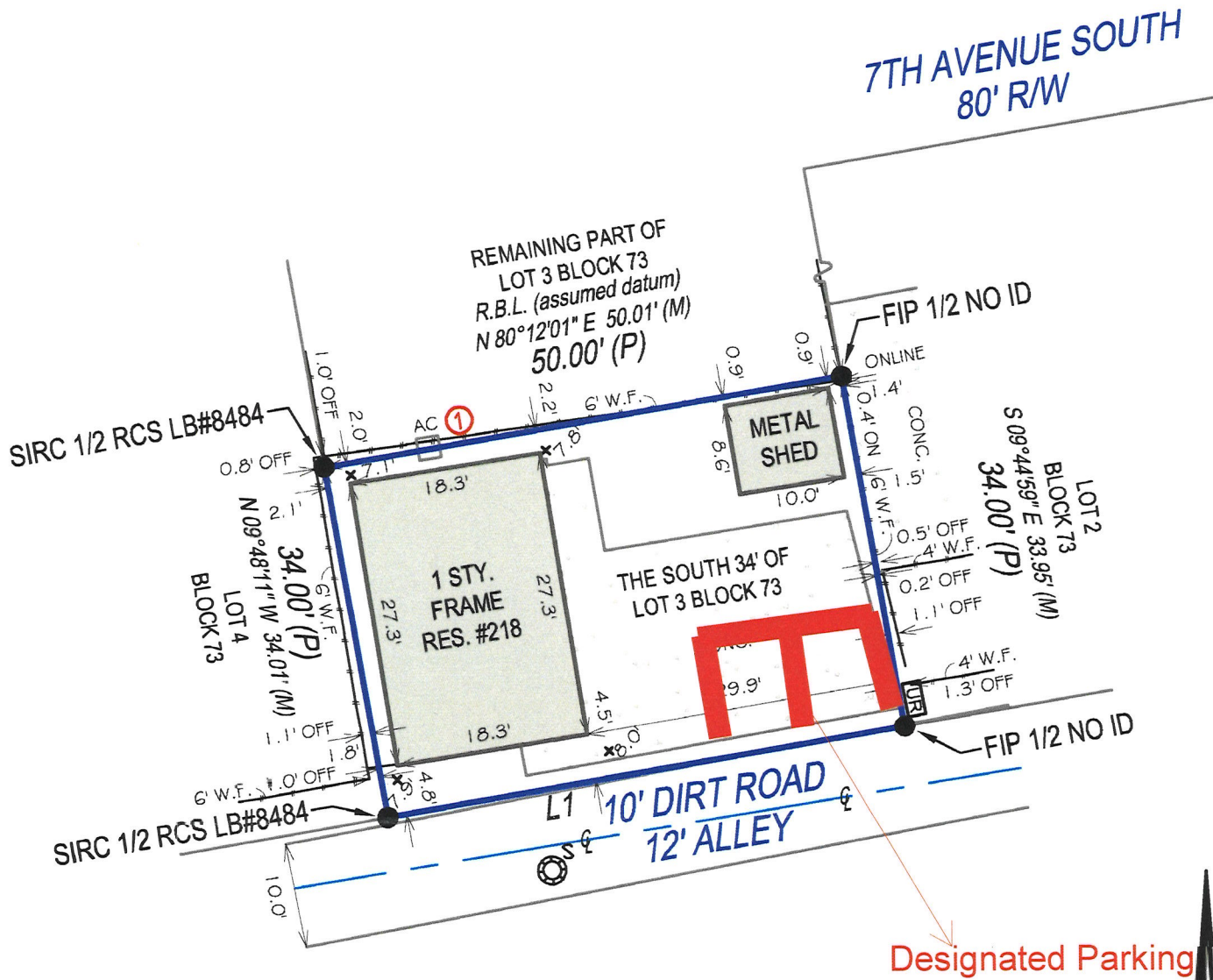
SAMUEL C. COOLER 5/7/14

PROFESSIONAL SURVEYOR & MAPPER NO. LS 6076



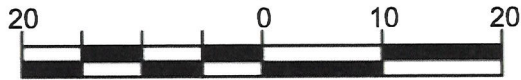
BEARINGS BASED ON ASSUMED DATUM
THE PLAT HEREON CONTAINS NO BEARINGS OR
ANGLES FOR COMPARISON TO FIELD
MEASURED VALUES.

**BOUNDARY SURVEY OF LANDS IN:
SECTION 04, TOWNSHIP 03 SOUTH, RANGE 29 EAST
DUVAL COUNTY, FLORIDA**



Lot: 1700 sq'
Structure: 486sq'
Cement: 572 sq'
Metal shed removed
Lot Coverage 62.2%

Designated Parking



GRAPHIC SCALE (In Feet)
1 inch = 20' ft.

L1
50.00' (P)
S 80°08'00" W 49.98' (M)

PROPERTY ADDRESS: 218 7TH AVENUE SOUTH, JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:
THE SOUTH 34 FEET OF LOT 3, BLOCK 73, PABLO BEACH SOUTH, ACCORDING TO
PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA.

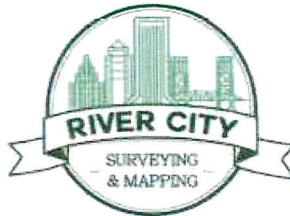
POINTS OF INTEREST:
1. AC ENCROACHES OVER PROPERTY LINE.

FIELD WORK DATE:
02/10/2025
CAD DRAFTER:
GS
SURVEY NUMBER:
020625.02
REVISION DATE:
XXXX



DATE SIGNED: 02/11/2025

SURVEYOR'S CERTIFICATION
REPRODUCTIONS OF THIS SKETCH ARE
NOT VALID UNLESS SEALED WITH
FLORIDA PSM EMBOSSED SEAL. THIS
SKETCH OF SURVEY OR PLAN DEPICTED
HEREON CONFORMS TO THE STANDARDS
OF PRACTICE SET FORTH BY THE
FLORIDA BOARD OF SURVEYORS AND
MAPPERS IN ACCORDANCE WITH
CHAPTER 5J-17.050-17.053, PURSUANT TO
CHAPTER 472, FLORIDA STATUTES, AND
WAS DONE UNDER MY DIRECT
SUPERVISION.



**RIVER CITY
SURVEYING & MAPPING**
LB#8484
904.675.9300
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

PAGE 2 OF 3 - NOT VALID WITHOUT ALL PAGES



APPLICATION FOR VARIANCE

BOA No. 25-100062

HEARING DATE 10/7

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name: Sunday Ero, MD Telephone: (904) 728-6378
 Mailing Address: 5375 Hala Ct E-Mail: sunero56@comcast.net
Jacksonville, FL 32224
 Agent Name: Stratum Construction (Matt McCord) Telephone: (904) 720-2783
 Mailing Address: 11455 Saints Rd, Jacksonville FL, 32246 E-Mail: mmccord@stratumcorporation.com
 Landowner Name: Same as applicant 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: 218 7th Ave S 176065, 214 7th Ave N 176065
 Legal description of property (Attach copy of deed): 3-28 04-3S-29E 2 PABLO BEACH SOUTH 3N 91FT LOT 3 BLK 73
 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).
 Reduction of parking requirement for 214 7th Ave N which is in existing setback as this was and inherited problem when purchased. Improvement of 218 as a conforming structure since it is under common ownership with the front parcel of 214. 218 has been a residential unit for over 50 years, the current position of the property is pre-existing and inherited.

AFFIDAVIT

I, Sunday Ero, 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.

Sunday U. Ero Sunday Ero, MD 8/22/2025
 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 22 day of August, 2025, by Sunday Ero, who is personally known to me or produced _____ as identification.

Anne E Meister
 NOTARY PUBLIC SIGNATURE
 Anne E Meister
 PRINT NOTARY NAME



ANNE E MEISTER
 Notary Public, State of Florida
 Commission No. HH 475145
 My Comm. Exp. Dec. 20, 2027

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>C-1</u>	FLOOD ZONE: <u>AE</u>
CODE SECTION (S): _____	

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	
Special circumstances and conditions do not result from the actions of the applicant.	Yes	This existing position and layout of both parcels was pre-existing and inherited by the applicant upon purchase.
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	By utilizing both parcels under common ownership, they would be afforded the same rights as the other parcels on the block, some of which are owned by the Dr. Ero.
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	Currently 218 cannot be improved to provide save housing due to restrictions of non-conforming while other parcels on the same zoning district can utilize all properties on the parcels.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Improvements will not affect adjacent land. Adjacent land is owned by the applicant.

Prepared By and Return To:

Jonathan Rocco
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 28th day of July, 2025, by Paul Wilkinson, Individually and as Trustee of Paul Wilkinson Living Trust dated September 18, 2024, hereinafter called the Grantor, whose address is 493 Quail Vista Drive, Ponte Vedra, FL 32081 to Sunday U. Ero, a single person,, whose post office address is: 5375 Hala Ct., Jacksonville, FL 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, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

The South 34 Feet of Lot 3 in Block 73 of PABLO BEACH SOUTH, according to the Map or Plat thereof as recorded in Plat Book 3, Page 28 of 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) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 176065-0000

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:


Witness 1 Signature
M Chappelle Wilson

Witness 1 Printed Name

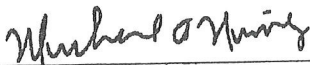
Witness 1 Address: _____
7707 Merrill Road #8024 Jacksonville, FL 32277

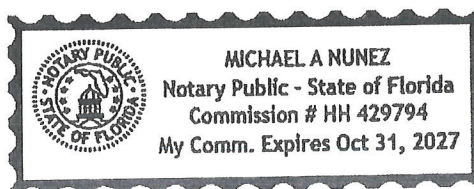
Paul Wilkinson
Paul Wilkinson, Individually and as Trustee of
The Paul Wilkinson Living Trust dated
September 18, 2024


Witness 2 Signature
Michael A. Nunez
Witness 2 Printed Name
Witness 2 Address: _____
3601 SW 75 AVE, Miami, FL 33155

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24 day of July, 2025, by Paul Wilkinson, Individually and as Trustee of Paul Wilkinson Living Trust dated September 18, 2024, ☐ who is/are personally known to me or ☒ who has/have produced Florida DL as identification.


Signature of Notary Public
Michael A. Nunez
Print, Type/Stamp Name of Notary



Completed via Remote Online Notarization using 2 way Audio/Video technology.



PERMISSION BY OWNER FOR CONTRACTOR REPRESENTATION

OWNER INFORMATION:

Owner Name: Dr. Sunday Ero

Mailing Address: 5375 Hala Ct

Jacksonville, FL 32224

Phone: (904) 728-6378 Cell Phone: _____

Email Address: sunero56@comcast.net

PROJECT AND CONTRACTOR INFORMATION:

Project Address: 218 7th Ave S, Jacksonville Beach, FL 32250

Company Name: Stratum Contracting & Constuction Management LLC

Contractor License Number: CBC1264832

Description of Work : Application for variance & conditional use boards

Signed this 25 day of August 2025.

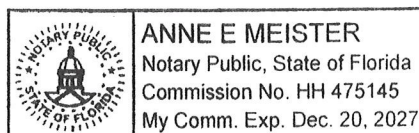
Signature: *Sunday U. Ero*

Print name: DR. SUNDAY U. ERO

Subscribed and sworn to me this 25 day of August 2025

Notary: *Anne E Meister*

My commission expires:



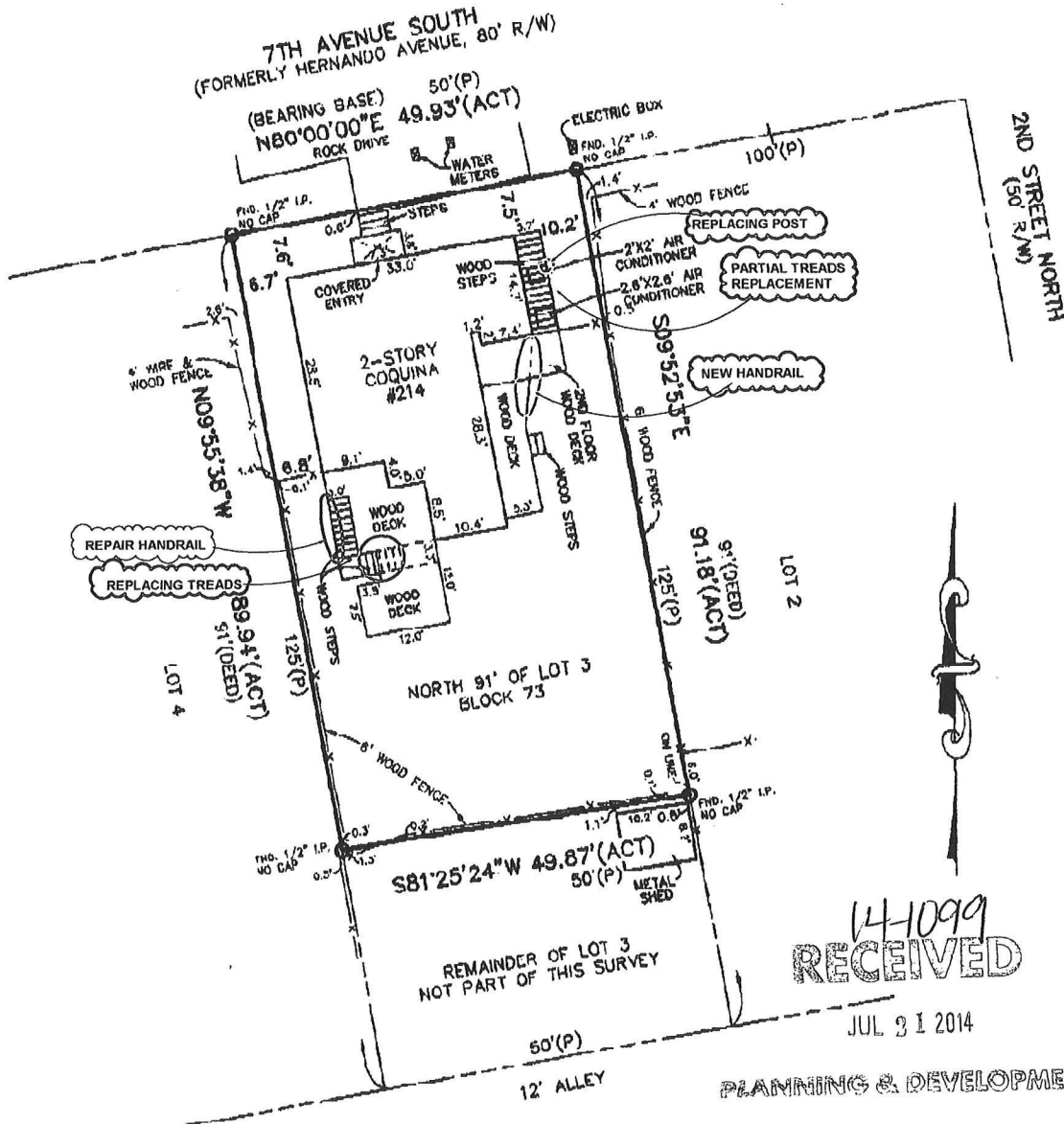
MAP SHOWING BOUNDARY SURVEY OF THE NORTH 91 FEET OF LOT 3, BLOCK 73, AS SHOWN ON MAP OF PABLO BEACH SOUTH

AS RECORDED IN PLAT BOOK 3, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: SUNDAY & PAMELA ERO; MARSH LANDING TITLE;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCALE: 1"=20'

DATE: 04/30/14



14-1099
RECEIVED

JUL 21 2014

PLANNING & DEVELOPMENT

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS SHOWN HEREON ARE ASSUMED UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0417H FOR DUVAL COUNTY, FLORIDA, DATED 08-03-13.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED IN THIS DRAWING

A - ARC LENGTH	N.O.V.D. - NATIONAL GEODETIC
(ACT) - ACTUAL	VERTICAL DATUM
B.R.L. - BUILDING	MON. - MONUMENT
RESTRICTION LINE	PLAY - POINT OF CURVATURE
CH - CHORD DISTANCE	P.C. - POINT OF COMPOUND
CONC. - CONCRETE	P.C.C. - POINT OF COMPOUND
S - CENTERLINE	QU - QUARTER
DELTA - DELTA	P.I. - POINT OF INTERSECTION
ELEV. - ELEVATION	R.C. - POINT OF REVERSE
F.F. - FIRST FLOOR	QU - QUARTER
FND. - FOUND	P.T. - POINT OF TANGENCY
I.P. - IRON PIPE	R/W - RIGHT OF WAY
I.R. - IRON ROD	R - RADIAL
O.V.L. - OVERHEAD LINE(S)	(R) - RADIAL
(W) - WITNESS	

ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

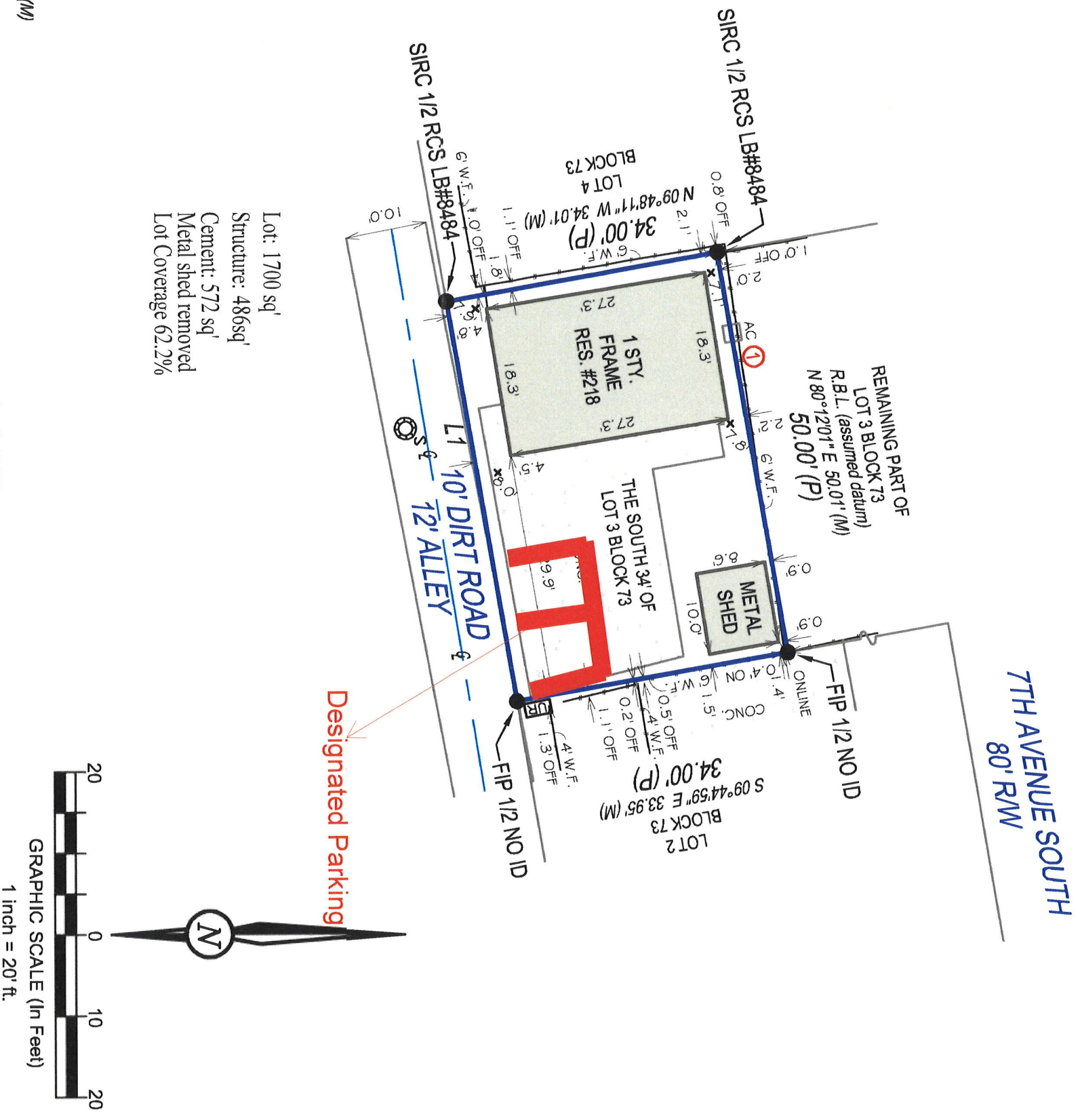
THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

SAMUEL C. COOLER

PROFESSIONAL SURVEYOR & MAPPER NO. LS 6076



**BOUNDARY SURVEY OF LANDS IN:
SECTION 04, TOWNSHIP 03 SOUTH, RANGE 29 EAST
DUVAL COUNTY, FLORIDA**



PROPERTY ADDRESS: 218 7TH AVENUE SOUTH, JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:
THE SOUTH 34 FEET OF LOT 3, BLOCK 73, PABLO BEACH SOUTH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

POINTS OF INTEREST:

FIELD WORK DATE:

02/10/2025

CAD DRAFTER:

SS

SURVEY NUMBER:

020625.02

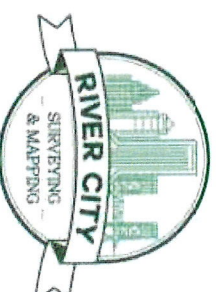
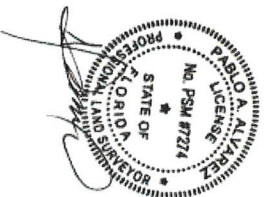
REVISION DATE:

XXXX

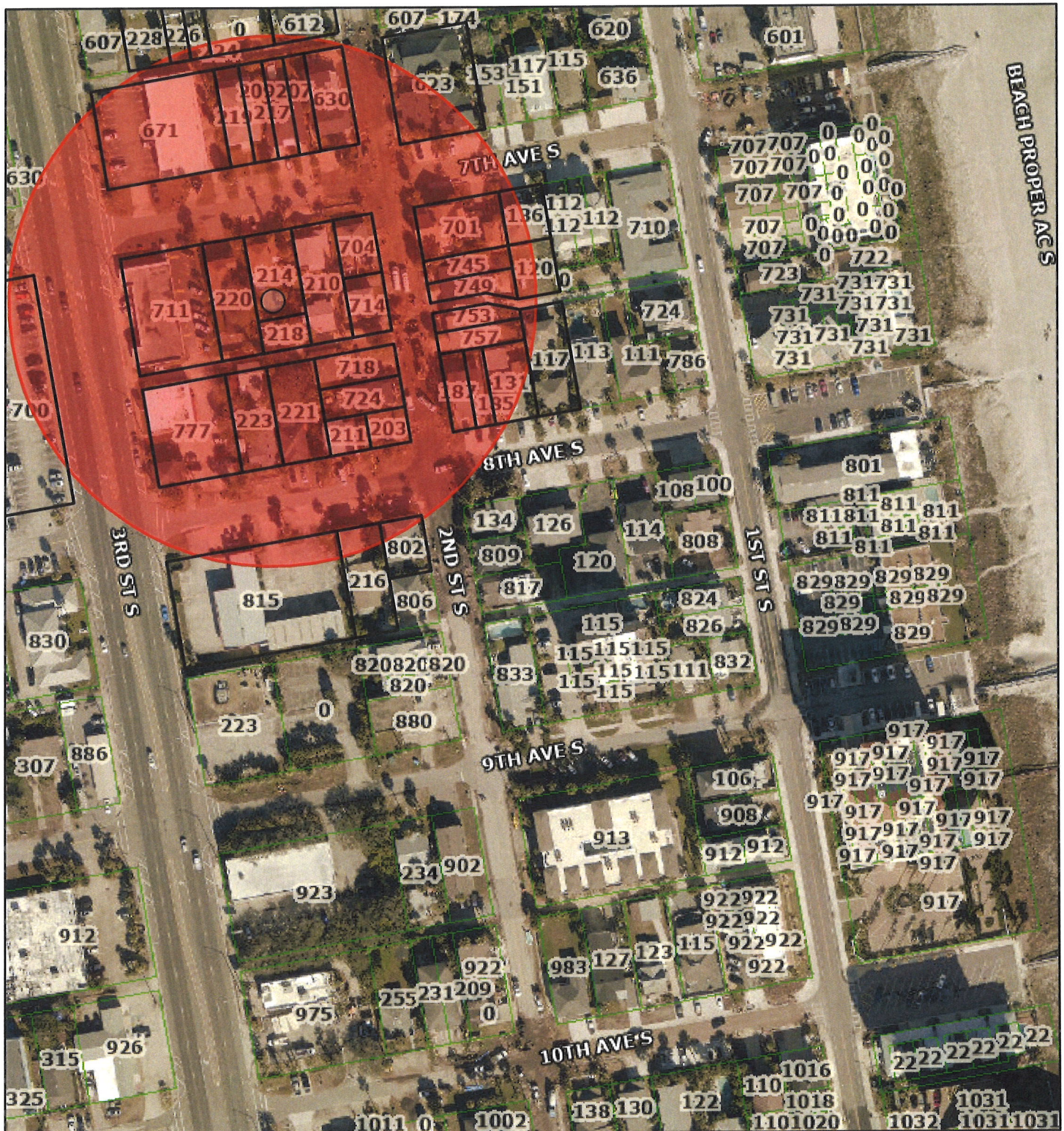
DATE SIGNED: 02/11/2025

SURVEYOR'S CERTIFICATION
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.

PAGE 2 OF 3 - NOT VALID WITHOUT ALL PAGES



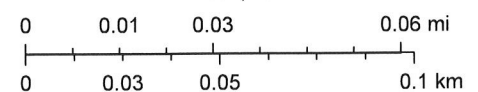
**RIVER CITY
SURVEYING & MAPPING
LB#8484
904.675.9300
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256**



September 18, 2025

 Parcels

1:2,257



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#25-100065, BOA#25-100066, BOA#25-100067, BOA#25-100068, BOA#25-100069, BOA#25-10070

in the Court, was published in said newspaper by print in the issues of 9/18/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 18th day of September, 2025 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

PUBLIC NOTICE

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

BOA#25-100065 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet maximum single family home, located at **property addressed 4086 E Seaside Dr RE# 181403-0740, legally described as Lot 45, Ocean Terrace South Beach**

BOA#25-100066 Section(s): 34-706.1(c)(1)(h), for a reduction of on sight parking from 6 spaces required to two spaces maximum, 34-615(e)(3)(c)(1), for a front yard setback of 7.5 in lieu of 20 feet minimum, 34-615(e)(3)(c)(2), for a westerly side yard of 6.7 feet in lieu of 10 feet minimum for the existing front structure, 34-615(e)(3)(c)(2), for a westerly side yard of 1.0 foot in lieu of 10 feet minimum for the rear structure, 34-615(e)(3)(c)(3), for a rear yard setback of 4.8 feet in lieu of 20 feet minimum for the rear structure, 34-702(d), for a parking setback of 1 foot in lieu of 5 feet minimum for renovation of an existing multifamily property, contained in two nonconforming structures, located at **property addressed 214/218 S 7th Ave RE# 176065 0010/176065-0000, legally described as The North 91 feet of Lot 3, Block 73, Pablo Beach South**

BOA#25-100067 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 18.9 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a easterly side yard setback of 5.4 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a westerly side yard setback of 5.6 feet in lieu of 10 feet, for various additions and swimming pool, to an existing single family dwelling **property addressed 1240 N 5th Ave RE# 177751-0010, legally described as Lot 12, Block 4, Pine Grove Unit 2**

BOA#25-100068 Section(s): 34-615(e)(1)(c)(3), for a front yard setback of 8 feet in lieu of 20 feet, 34-615(e)(1)(c)(1), for a rear yard setback of 12 feet in lieu of 20 feet, 34-615(e)(1)(c)(e), for 51.8% and 55.1% primary structure and required driveway lot coverage in lieu of 45% maximum, for two new urban single family dwellings , located on two nonconforming lots or record **property addressed 2007 S 1st St RE# 179381-0000, legally described as Lot 5&6, Block L, Permenter's R/P Atlantic Camp**

BOA#25-100069 Section(s): 34-615(e)(3)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, for construction of a second story wood deck extension, to a multi-family dwelling **property addressed 124 S 11th Ave C RE# 176211-1008, legally described as Lot 4, Block 112, Pablo Beach**

BOA#25-100070 Section(s):

34-612(e)(1)(c)(2), for an northerly side yard setback of 5 feet in lieu of 15 feet total, for construction of a one car garage, to a single-family dwelling **property addressed 964 N 21st St RE# 179218-0200, legally described as Lots 6 and the south 1/2 of Lot 5, Block 96, SEC "A" Jacksonville Beach**

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

**Board of Adjustment
City of Jacksonville Beach
NOTICE**

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

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

Sep. 18 00 (25-05700D)

BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/18/2025
SUBJECT:	BOA #25-100067 Staff Report

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

BOA #25-100067

ZONING: RS-1
 RE NO.: 177751-0010
 LEGAL: Lot 12, Block 4, *Pine Grove Unit 2*
 ADDRESS: **Section(s):** 34-611(e)(1)(c)(1), for a front yard setback of 18.9 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for an easterly side yard setback of 5.4 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a westerly side yard setback of 5.6 feet in lieu of 10 feet, for various dwelling additions and a swimming pool addition, to an existing single-family property, addressed 1240 N. 5th Avenue, **RE#** 177751-0010, **legally described as** Lot 9, Block 3, *Pine Grove Unit 2*

REQUEST:

Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 18.9 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for an easterly side yard setback of 5.4 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a westerly side yard setback of 5.6 feet in lieu of 10 feet, for various dwelling additions and a swimming pool addition, to an existing single-family property.

EXISTING CONDITIONS:

The subject property consists of a platted lot of record, (circa 1941), located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The lot measures 60 feet wide by 110 feet deep with a total lot area of 6,600 square feet. The parcel currently contains a one-story single-family home. The subject property is a substandard residential lot, measuring 6,600 square feet, where a minimum of 9,000 square feet is required by code. Due to the limited lot size and setback requirements, the ability to construct building additions and a swimming pool in compliance with current setback requirements is limited. The applicant seeks relief from a front yard setback of 18.9 feet in lieu of 25 feet, for an easterly side yard setback of 5.4 feet in lieu of 10 feet, and for a westerly side yard setback of 5.6 feet in lieu of 10 feet, to allow improvements that are consistent with the residential character of the neighborhood.

Staff finds that the lot and placement of the existing residence create conditions that restrict compliance with setback requirements. These circumstances are unique to the parcel and not generally applicable to other properties in the zoning district. The conditions are not the result of the applicant's actions. The existing dwelling was constructed prior to current standards, and the lot's size and layout contribute to the hardship. The additions to the single-family home are the most compatible

use. Additionally, one of the proposed additions will be a garage, thus bringing the home more into compliance with the RS-1 requirements. Continued investment in the existing single-family home will ensure the preservation of the character of the existing neighborhood. This is a critical consideration, as continued investment and maintenance of the existing home will ensure continued compatibility among neighboring properties, which is essential for preserving the character of the community. The new addition and pool will enhance, rather than detract from, the neighborhood's aesthetic appeal.

There are no previous BOA Cases for the subject property.

STAFF ANALYSIS:

The subject property is substandard in total lot area, as it measures 6,600 square feet in total, rather than the 9,000 square feet minimum requirement in the RS-1 zoning district. Additionally, the lot is substandard in width by roughly 30%, creating an additional hardship in meeting the required setbacks. A variance to allow the proposed project for pool and building additions is a reasonable request, as the applicant cannot construct the proposed project without encroaching on setbacks. There are unique conditions due to a substandard lot in both width and total lot area. Strict enforcement of the setbacks would deprive the applicant of the opportunity to construct additions and a pool that are commonly enjoyed by other homeowners, creating an unnecessary hardship.

Granting the variance does not confer special privileges, but instead allows the property owner to make reasonable improvements consistent with other residential properties. The requested variances are necessary to enable the reasonable use of the property for residential purposes. Without relief, additions and a pool would be infeasible. The applicant worked with licensed Architects to configure a site plan that maintains consistency among neighboring properties that is essential in preserving the character of the community.

MINIMUM DIMENSIONAL STANDARDS:

Residential, single-family: RS-1

- Minimum lot area: 9,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 10 feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20 percent of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet for primary structure and 20 feet for unenclosed covered patios and enclosed screen rooms.
- Minimum floor area: A single-family dwelling unit shall contain a minimum of 1,400 square feet of conditioned living area and a 1-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage for primary structure and required driveway: 35 percent.
- Maximum Impervious Surface: 50 percent.
- Maximum height: 35 feet.
- Accessory structures: 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. There are conditions unique to the subject property which prevent compliance with current setback standards. The existing single-family dwelling was constructed under earlier development regulations and is situated in a manner that constrains expansion options. The parcel dimensions and current placement of the house limit where additions and a swimming pool can reasonably be located without setback relief. These factors create circumstances not generally applicable to other parcels in the zoning district.

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 conditions are not the result of the applicant's actions. The location of the existing residence and the applicable code requirements predate the current proposal. The hardship arises from the physical configuration of the lot and the siting of the dwelling, not from any subdivision, modification, or other voluntary act of the 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.

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance. Granting the requested variances will not confer special privileges to the applicant. The relief requested is the minimum necessary to allow the construction of modest additions and a pool that are common amenities for single-family homes. Other similarly constrained properties may seek comparable relief, and approval here does not create an advantage unavailable to others in like circumstances.

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. Strict enforcement of the 25-foot front yard setback and 10-foot side yard setbacks would prohibit the applicant from making reasonable improvements to their home, including additions and a pool. This would deprive the applicant of opportunities commonly enjoyed by other residential property owners, creating an unnecessary and undue hardship.

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 applicant to make a reasonable residential use of the property. Without relief, the ability to improve the home with additions and a pool would be severely limited, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district.

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



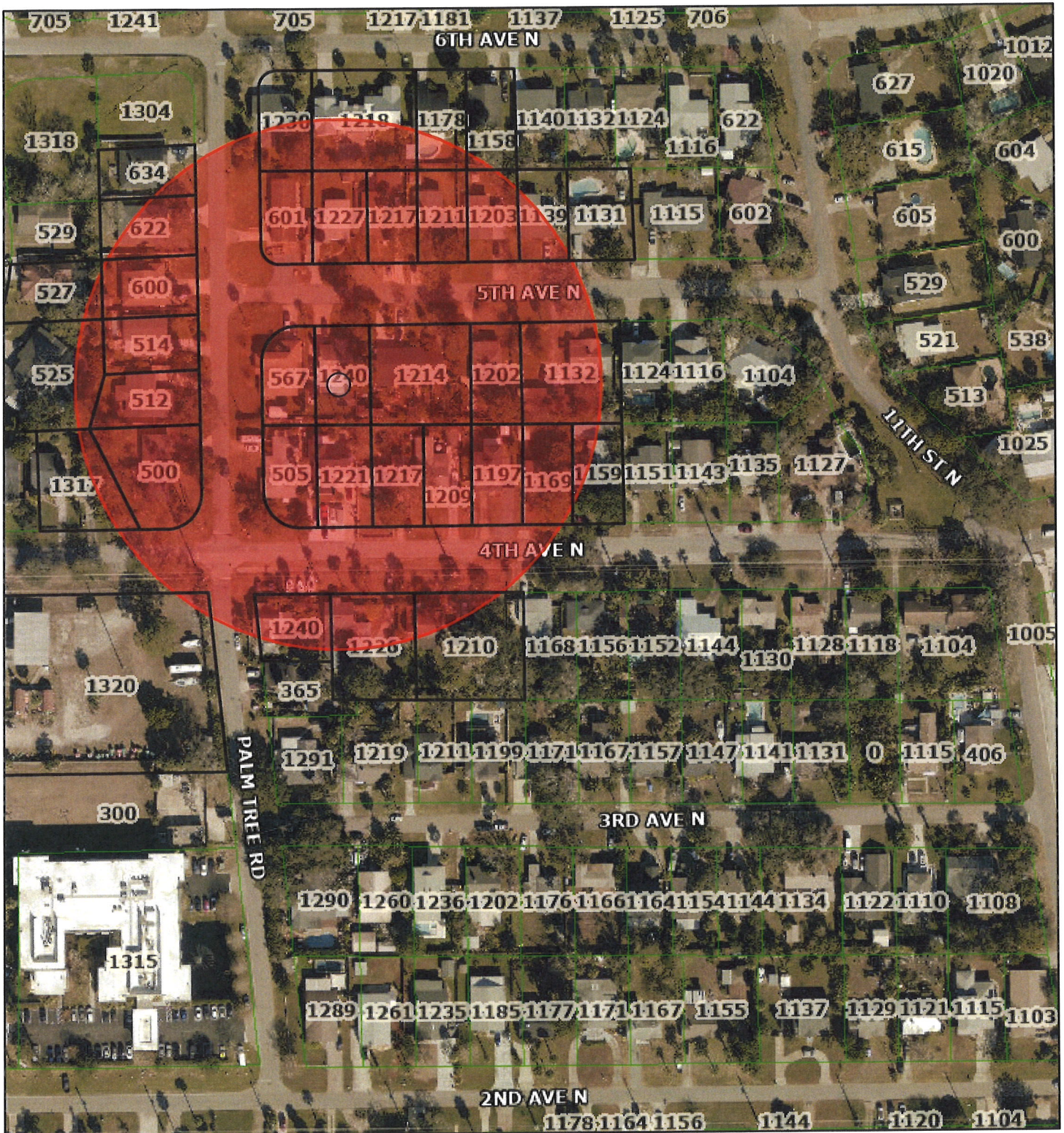
Staff finds that the variance(s) **will not** result in the creation of a public nuisance. The requested variances will not create a public nuisance. The proposed encroachments are minimal in scale, will remain compatible with the surrounding neighborhood, and do not create issues of safety, visibility, traffic, or noise. The proposed improvements will continue to comply with applicable building and safety codes.

STAFF RECOMMENDATION:

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#25-100067.

ATTACHMENTS:

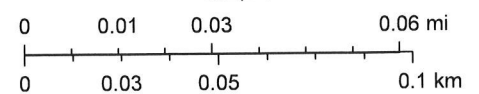
1. 25-100067pics
2. 25-100067



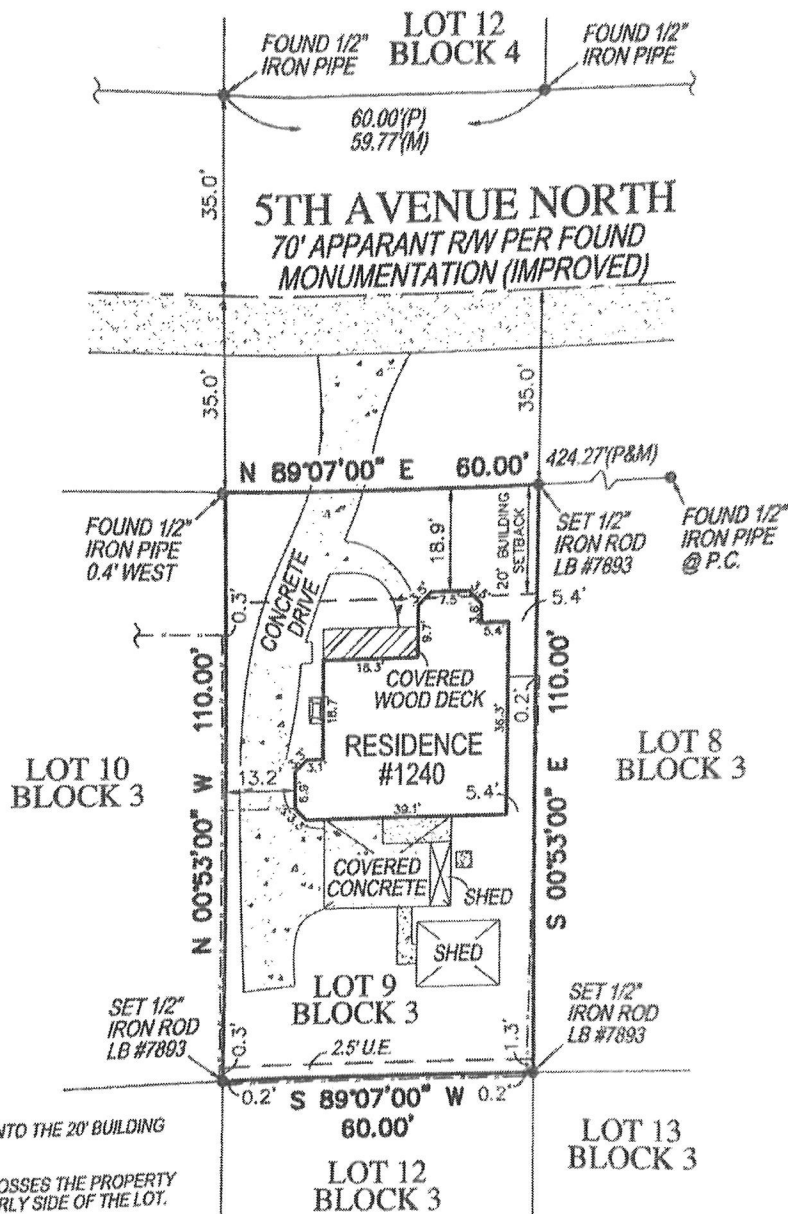
September 18, 2025

 Parcels

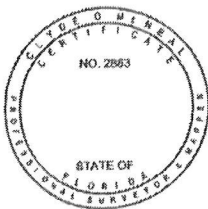
1:2,257



SCALE
1"=30'



THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY AND CROSS INTO THE
2.5 U.E.



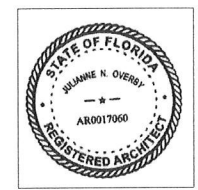
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

New
Plans



JNOverby, LLC
ARCHITECTURE - INTERIOR DESIGN

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida
32550
904-704-8628
JNO@JNOVERBY.COM
FL AR-0017060 - FL ID-462



ROWELL RESIDENCE
1240 5TH AVE. N.
JACKSONVILLE BEACH, FL 32250

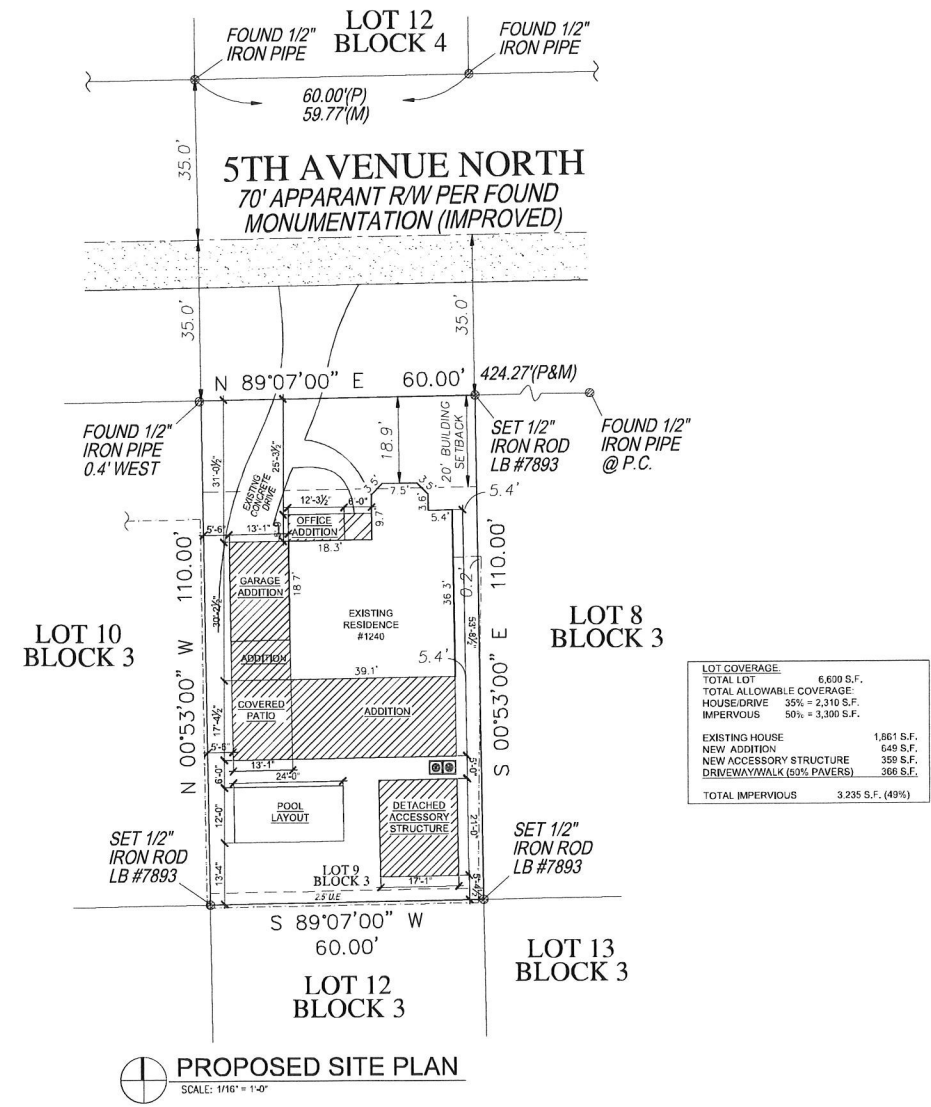
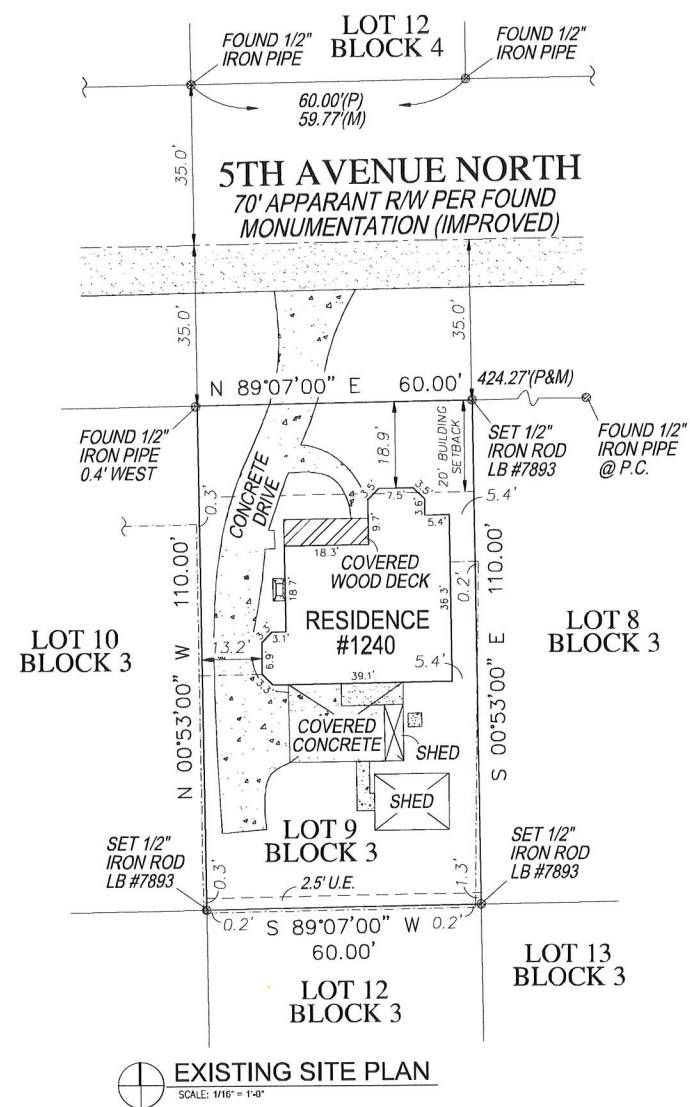
DATE ISSUED:
SEPTEMBER 9, 2025

NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

ARCHITECTURAL
SITE
PLAN

T1

DESIGN SET





VARIANCE APPLICATION

BOA No. 25-100867
HEARING DATE 10/7

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: Peter Rowell Jr & Kristen Wolff Rowell **Telephone:** 410-279-1179
Mailing Address: 1240 5th Ave N, Jacksonville Bch, FL 32250 **E-Mail:** Peter.Rowell.Jr@gmail.com

Agent Name: Ian Brown **Telephone:** 904-625-7362
Mailing Address: 245 Riverside Ave, Suite 100, Jax, FL 32202 **E-Mail:** ian@yield-coach.com

Landowner Name: Peter Rowell Jr & Kristen Wolff Rowell **Telephone:** 410-279-1179
Mailing Address: 1240 5th Ave N, Jacksonville Bch, FL 32250 **E-Mail:** Peter.Rowell.Jr@gmail.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 1240 5th Ave N, Jacksonville Bch, FL 32250 (RE 177751-0010)
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 18'9" ft in lieu of 25 ft

Side yard setback (easterly) of 5'4" ft in lieu of 10 ft

Side yard setback (westerly) of 5'6" ft in lieu of 10 ft

- THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S):	



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Peter Rowell Jr & Kristen Rowell, 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

Peter Rowell Jr & Kristen Rowell

PRINT APPLICANT NAME

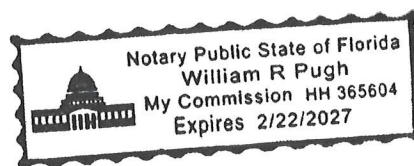
8/25/25

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of August, 2025, by Peter Rowell Jr & Kristen Rowell, who is personally known to me or produced drivers/licenses as identification.


NOTARY PUBLIC SIGNATURE



(Affix Notary Seal Above)

William B Pugh
PRINT NOTARY NAME

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 does not meet minimum size requirements. The subject property was constructed in 1988, suffers from functional obsolescence, and existing home does not conform to current code.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	YES	Property was purchased in current size and configuration and circumstances and conditions are not a result of the applicant/owner.
(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 subject property will not have any special privilege and many older dwellings constructed prior to current code and zoning requirements require variances for renovations and/or additions.
(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 application of the code would deny the owner/applicant rights commonly enjoyed by similarly constrained residential properties with non-conforming improvements and substandard lot size.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	YES	The Applicant worked with licensed Architect to configure a site plan that balances the limitations/non-conformity of the existing improvements with the current code requirements.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	YES	The application is consistent with the purpose, goals, objectives, and policy of the comprehensive plan and no adjacent lands will be adversely impacted by the proposed variance(s).

OWNER'S AUTHORIZATION FOR AGENT/AFFIDAVIT OF ASSENT

THIS FORM MUST BE FILLED OUT IN THE CASE THAT THE APPLICANT IS NOT THE OWNER OF THE PREMISES UNDER WHICH THE PARTICULAR APPLICATION IS BEING FILED.

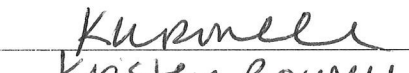
Ian A. Brown is hereby authorized TO ACT ON BEHALF OF Peter Rowell Jr and Kristen Rowell, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Jacksonville Beach, Duval County, Florida, for an application related to a variance:

BY: Peter Rowell Jr and Kristen Rowell



Signature of Owner

Print Name: Peter Rowell Jr



Signature of Owner

Print Name: Kristen Rowell

State of Florida

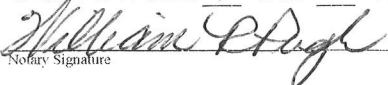
County of Duval

Signed and sworn before me on this 25 day of,
August 2025

By Peter Rowell Jr and Kristen Rowell

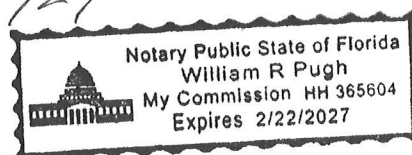
Identification verified: drivers license

Oath Sworn ☒ Yes ☐ No



Notary Signature

My Commission expires: 2/22/27



Prepared by and when recorded return to:

Philip B. Hughes, P.A.
6928 Phillips Parkway Dr. N.
Jacksonville, FL 32256-1583

**Property Appraiser's Parcel Identification
No. 177751-0010**

(Space above this line reserved for recording office use only)

QUITCLAIM DEED

THIS INDENTURE made on this the 10 day of November, in the year 2022, between **PETER MERRICK ROWELL, JR. AND KRISTEN WOLFF ROWELL**, a married couple (hereinafter referred to as "Grantor"), who resides at 1240 5th Ave. N., Jacksonville Beach, Duval County, FL 32250, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **PETER MERRICK ROWELL, JR. and KRISTEN WOLFF ROWELL, as Co-Trustees of the ROWELL FAMILY REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 1240 5th Ave. N., Jacksonville Beach, FL 32250, and such trust having been established under that certain revocable trust agreement dated the 27th day of September, in the year 2022, by Peter Merrick Rowell, Jr. and Kristen Wolff Rowell as grantors and as co-trustees, hereby REMISE, RELEASE and QUITCLAIM unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Duval and State of Florida:

Lot 9, Block 3, Pine Grove Unit 2, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 18, of the Public Records of Duval County, Florida.

In order to claim homestead exemption rights pursuant to Section 196.031, Florida Statutes, the Grantee shall have the right to use, possess, and occupy, as the Grantee's personal residence during their lifetime, the real property which may be owned by the trust and used as their principal residence. This reserved interest shall be construed as a "beneficial title in equity to real property" as set forth in Section 196.031(1), Florida Statutes, or any successor statute.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantors to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

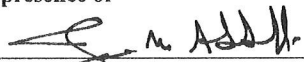
This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

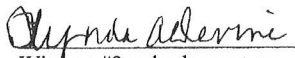
The conveyance made hereby are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Duval County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

**Signed, Sealed, and Delivered
in presence of**


Witness #1 to both grantors (Date)
John M. Abbott 10 Nov 22
(Printed Name)

 11/10/22
PETER MERRICK ROWELL, JR. (Date)

 11-10-22
Witness #2 to both grantors (Date)
Lynda A Devine
(Printed Name)

 11/10/22
KRISTEN WOLFF ROWELL (Date)

STATE OF FLORIDA
COUNTY OF DUVAL

§

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on Nov 10, 2022, by **PETER MERRICK ROWELL, JR., Grantor**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification and by **KRISTEN WOLFF ROWELL, Grantor**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



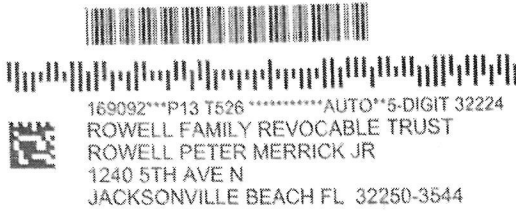
PHILIP B. HUGHES
Commission # HH 060673
Expires October 26, 2024
Bonded Thru Budget Notary Services


Notary Public, State of Florida

2025 NOTICE OF PROPOSED PROPERTY TAXES
Duval County, Florida

DO NOT PAY
THIS IS NOT A BILL

Legal Description:
17-18 38-2S-29E
PINE GROVE UNIT 2 S/D
LOT 9 BLK 3



RE No: 1777510010R

Use: 0100

Dist: USD2

Prop. Address: 1240 N 5TH AVE

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	Prior (2024) Taxable Value*	Your Final Tax Rate and Taxes Last Year (2024)		Current (2025) Taxable Value*	Your Tax Rate and Taxes This Year if NO Budget Change is Made		Your Tax Rate and Taxes This Year if PROPOSED Budget Change is Made	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
County	254,165	8.0262	2,039.98	262,263	7.5765	1,987.04	8.0262	2,104.98
Public Schools:								
By State Law	279,165	3.0920	863.18	287,985	2.9947	862.43	3.0950	891.31
By Local Board	279,165	2.2480	627.56	287,985	2.1458	617.96	2.2480	647.39
School Board Voted	279,165	1.0000	279.17	287,985	1.0000	287.99	1.0000	287.99
FL Inland Navigation Dist.	254,165	0.0288	7.32	262,263	0.0270	7.08	0.0288	7.55
Jax Beach	254,165	3.9947	1,015.31	262,263	3.8136	1,000.17	3.9947	1,047.66
Water Mgmt Dist. SJRWMD	254,165	0.1793	45.57	262,263	0.1703	44.66	0.1793	47.02
TOTAL AD VALOREM PROPERTY TAXES			4,878.09			4,807.33		5,033.90

PROPERTY APPRAISER VALUE INFORMATION

	MARKET (JUST) VALUE	ASSESSED VALUE (Before Exemptions) Applies to School Millage	ASSESSED VALUE (Before Exemptions) Applies to Non-School Millage
PRIOR YEAR (2024)	502,392	304,165	304,165
CURRENT YEAR (2025)	522,669	312,985	312,985

Applied Assessment Reduction	Applies To	Prior Value (2024)	Current Value (2025)
Save Our Homes or Portability Benefit	All Taxes	198,227	209,684
Agricultural Classification	All Taxes	0	0
Non-Homestead 10% Cap Benefit	Non-School Taxes	0	0
Exemptions	Applies To	Prior Value (2024)	Current Value (2025)
Charitable & Institutional	All Taxes	0	0
First Homestead or TPP	All Taxes	25,000	25,000
Additional Homestead	Non-School Taxes	25,000	25,722
Disability	All Taxes	0	0
Limited-Income Senior 1	County/Municipal Taxes	0	0
Limited-Income Senior 2 (25 yrs)	County/Municipal Taxes	0	0
Widow/Widower	All Taxes	0	0
Historic Preservation	County Operating Taxes	0	0
Deployed Service Member Exemption	All Taxes	0	0

If you feel that the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected, please visit the Duval County Property Appraiser's Office at 231 E. Forsyth Street, Jacksonville, Florida 32202, call (904) 255-5900 or one of the numbers on the back of this notice.

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or exemption, you may file a petition for an adjustment with the Duval County Value Adjustment Board. Petition forms are available online at www.duvalpa.com or at the address above.

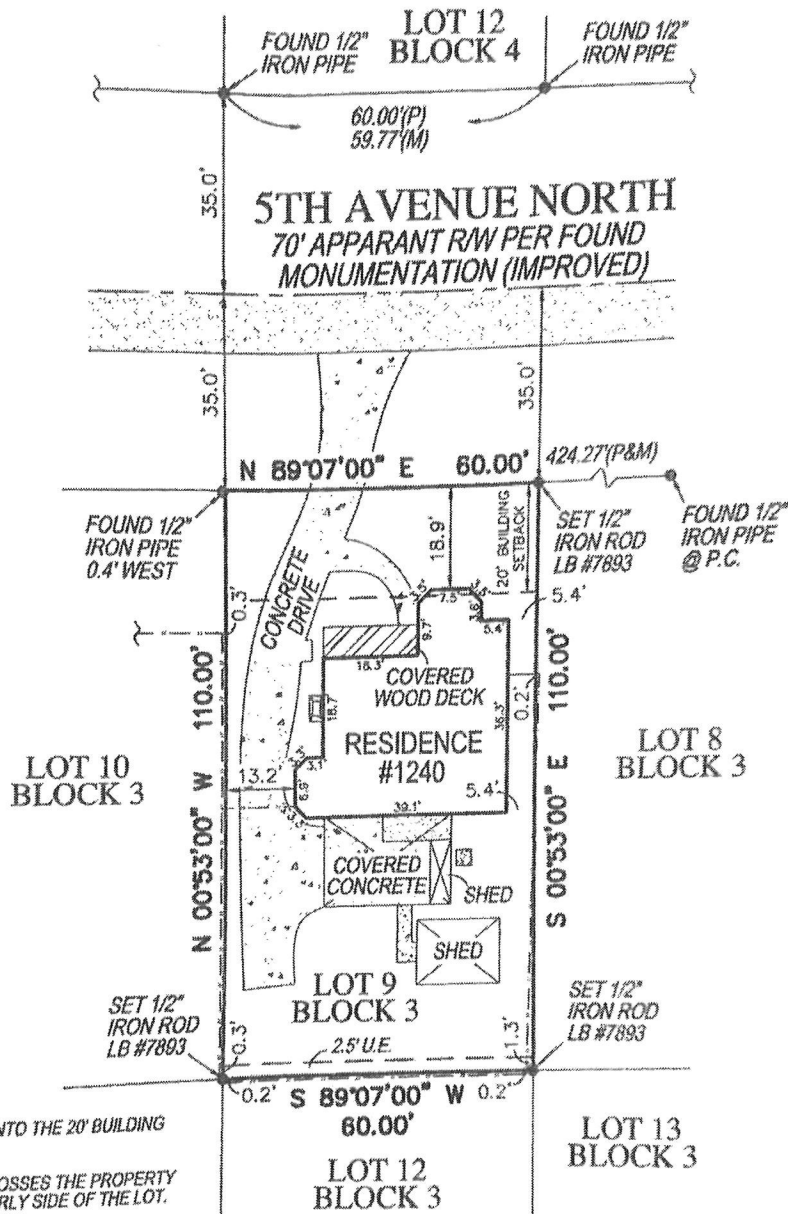
Petitions must be filed on or before

September 9, 2025

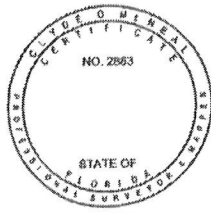
SEE REVERSE SIDE FOR EXPLANATIONS OF THE COLUMNS AND SECTIONS ABOVE.

SCALE
1"=30'

BOUNDARY SURVEY



SURVEY NOTES
BUILDING CROSSES INTO THE 20' BUILDING SETBACK.
CONCRETE DRIVE CROSSES THE PROPERTY LINE ON THE NORTHERLY SIDE OF THE LOT.
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 2.5' U.E.



(SIGNED) *Clyde O. McNeal*
Clyde O. McNeal
CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2863

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.

Digitally signed by Clyde O. McNeal
DN: cn=Clyde O. McNeal, o=Target
Surveying, ou=West Palm Beach,
email=claudia@targetsurveying.net,
c=US
Date: 2016.04.15 17:07:51 -0400

PAGE 2 OF 2 PAGES
(NOT COMPLIANT WITH (C) PAGE 1)

TARGET SURVEYING, LLC
LB #7893

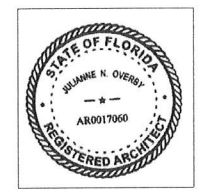
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

New
Plans



JNOverby, LLC
ARCHITECTURE · INTERIOR DESIGN

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida
32550
904-704-8628
JNO@JNOVERBY.COM
FL AR-0017060 · FL ID-462



ROWELL RESIDENCE
1240 5TH AVE. N.
JACKSONVILLE BEACH, FL 32250

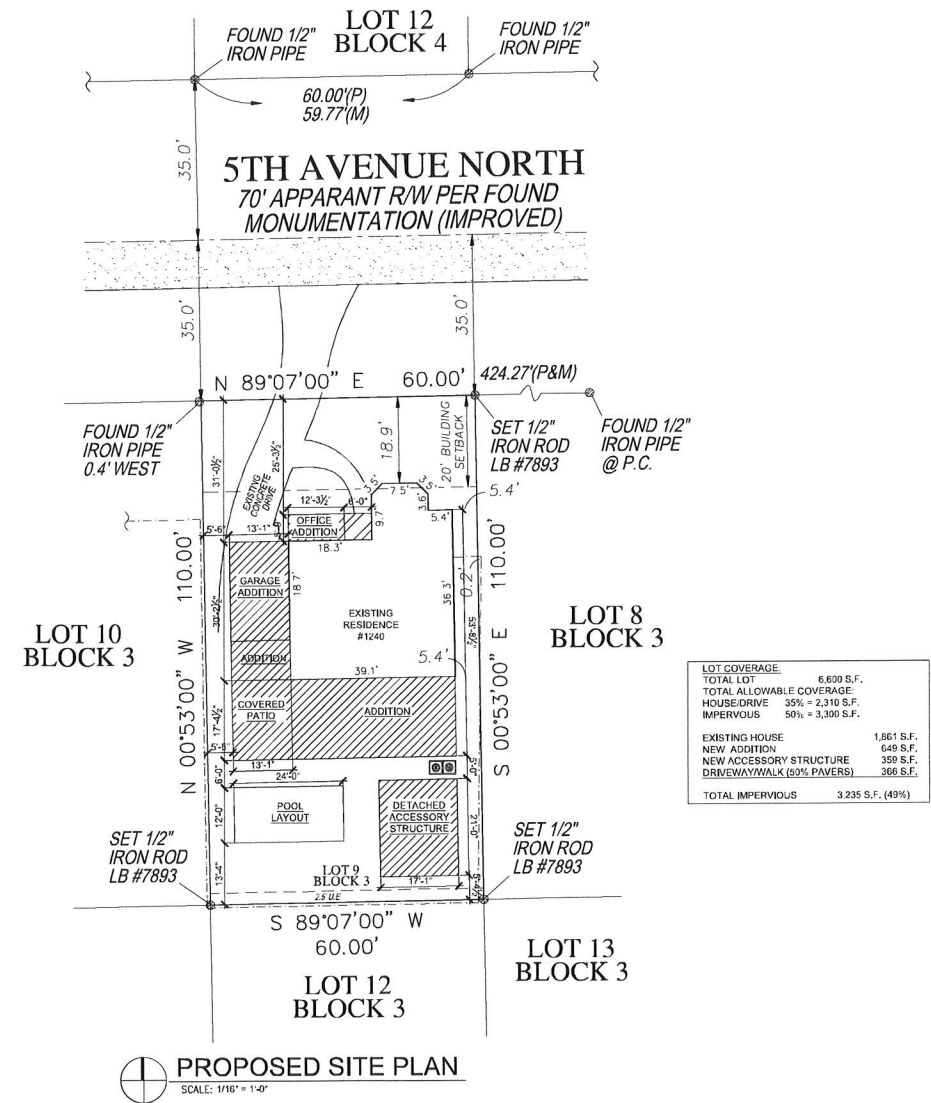
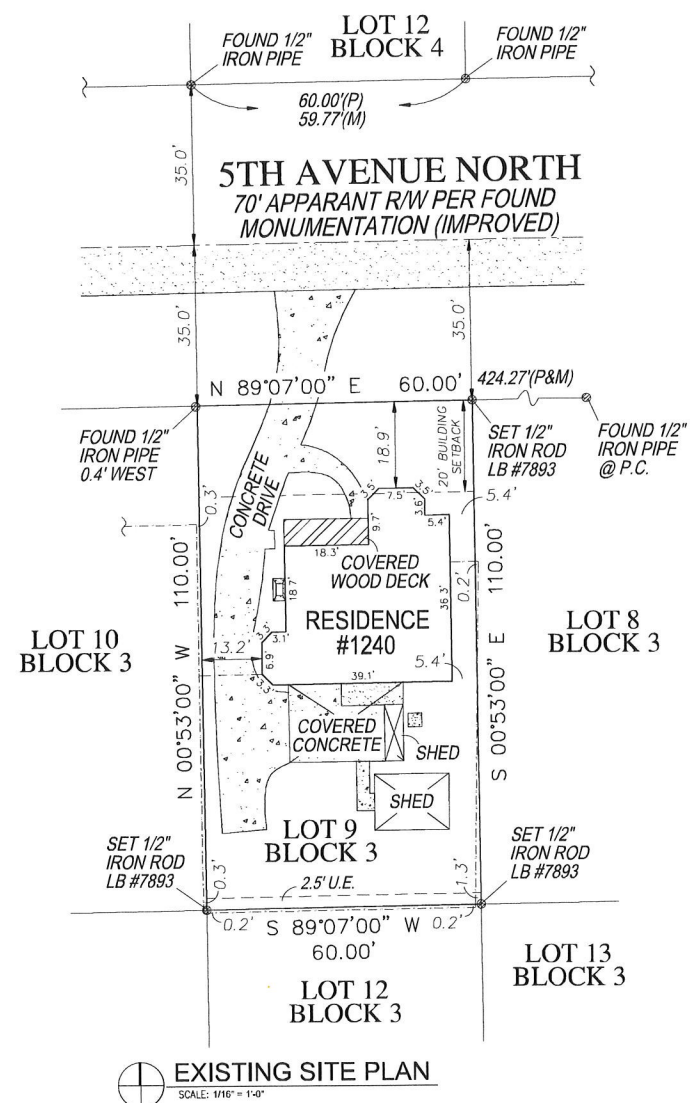
DATE ISSUED:
SEPTEMBER 9, 2025

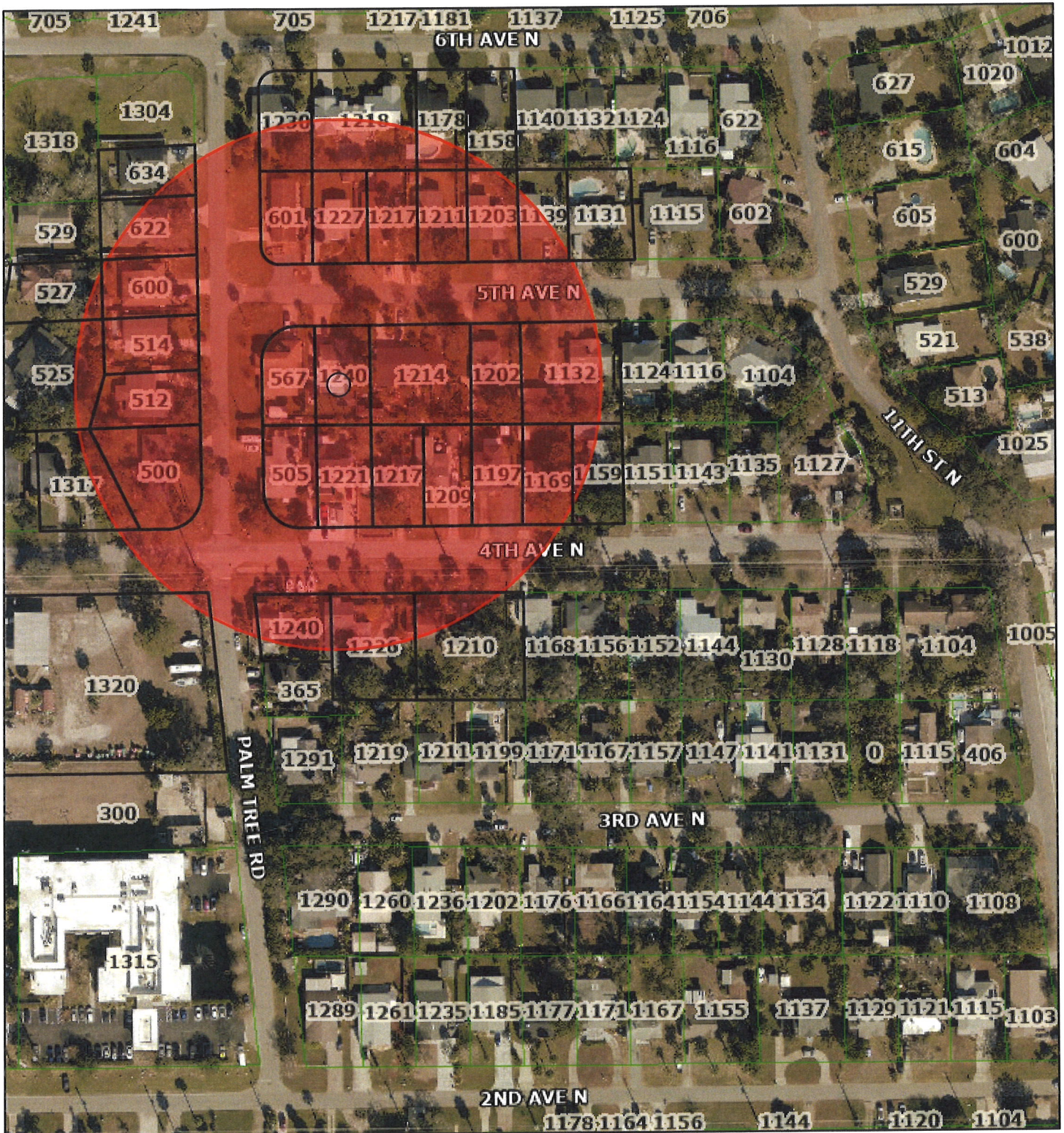
NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

ARCHITECTURAL
SITE
PLAN

T1

DESIGN SET





September 18, 2025

 Parcels

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#25-100065, BOA#25-100066, BOA#25-100067, BOA#25-100068, BOA#25-100069, BOA#25-10070

in the Court, was published in said newspaper by print in the issues of 9/18/25.

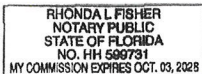
Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 18th day of September, 2025 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

PUBLIC NOTICE

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

BOA#25-100065 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet maximum single family home, located at **property addressed 4086 E Seaside Dr RE# 181403-0740, legally described as Lot 45, Ocean Terrace South Beach**

BOA#25-100066 Section(s): 34-706.1(e)(1)(h), for a reduction of on sight parking from 6 spaces required to two spaces maximum, 34-615(e)(3)(c)(1), for a front yard setback of 7.5 in lieu of 20 feet minimum, 34-615(e)(3)(c)(2), for a westerly side yard of 6.7 feet in lieu of 10 feet minimum for the existing front structure, 34-615(e)(3)(c)(2), for a westerly side yard of 1.0 foot in lieu of 10 feet minimum for the rear structure, 34-615(e)(3)(c)(3), for a rear yard setback of 4.8 feet in lieu of 20 feet minimum for the rear structure, 34-702(d), for a parking setback of 1 foot in lieu of 5 feet minimum for renovation of an existing multifamily property, contained in two nonconforming structures, located at **property addressed 214/218 S 7th Ave RE# 176065 0010/176065-0000, legally described as The North 91 feet of Lot 3, Block 73, Pablo Beach South**

BOA#25-100067 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 18.9 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a easterly side yard setback of 5.4 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a westerly side yard setback of 5.6 feet in lieu of 10 feet, for various additions and swimming pool, to an existing single family dwelling **property addressed 1240 N 5th Ave RE# 177751-0010, legally described as Lot 12, Block 4, Pine Grove Unit 2**

BOA#25-100068 Section(s): 34-615(e)(1)(c)(3), for a front yard setback of 8 feet in lieu of 20 feet, 34-615(e)(1)(c)(1), for a rear yard setback of 12 feet in lieu of 20 feet, 34-615(e)(1)(c)(e), for 51.8% and 55.1% primary structure and required driveway lot coverage in lieu of 45% maximum, for two new urban single family dwellings, located on two nonconforming lots or record **property addressed 2007 S 1st St RE# 179381-0000, legally described as Lot 5&6, Block L, Permenter's R/P Atlantic Camp**

BOA#25-100069 Section(s): 34-615(e)(3)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, for construction of a second story wood deck extension, to a multi-family dwelling **property addressed 124 S 11th Ave C RE# 176211-1008, legally described as Lot 4, Block 112, Pablo Beach**

BOA#25-100070 Section(s):

34-612(e)(1)(c)(2), for an northerly side yard setback of 5 feet in lieu of 15 feet total, for construction of a one car garage, to a single-family dwelling **property addressed 964 N 21st St RE# 179218-0200, legally described as Lots 6 and the south 1/2 of Lot 5, Block 96, SEC "A" Jacksonville Beach**

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are 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@jaxbeachfl.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. Sep. 18 00 (25-05700D)



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/18/2025
SUBJECT:	BOA #25-100068 Staff Report

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

BOA #25-100068

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)(3), for a front yard setback of 8 feet in lieu of 20 feet, 34-615(e)(1)(c)(1), for a rear yard setback of 12 feet in lieu of 20 feet, 34-615(e)(1)(c)(e), for 51.8% and 55.1% primary structure and required driveway lot coverage in lieu of 45% maximum, for two new urban single family dwellings, located on two nonconforming lots or record

EXISTING CONDITIONS:

The subject property consists of a lot of record, (circa 1925), located in the High Density Residential future land use category. The property is currently zoned Residential, multi-family: RM-2. 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 8 feet in lieu of 20 feet minimum, for a rear yard setback of 12 feet in lieu of 20 feet minimum, for lot coverage of 51.8% in lieu of 45% maximum and for 55.1% 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 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.

BOA#25-100020 — Denied 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, for 71% impervious surface in lieu of 60% maximum,

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.

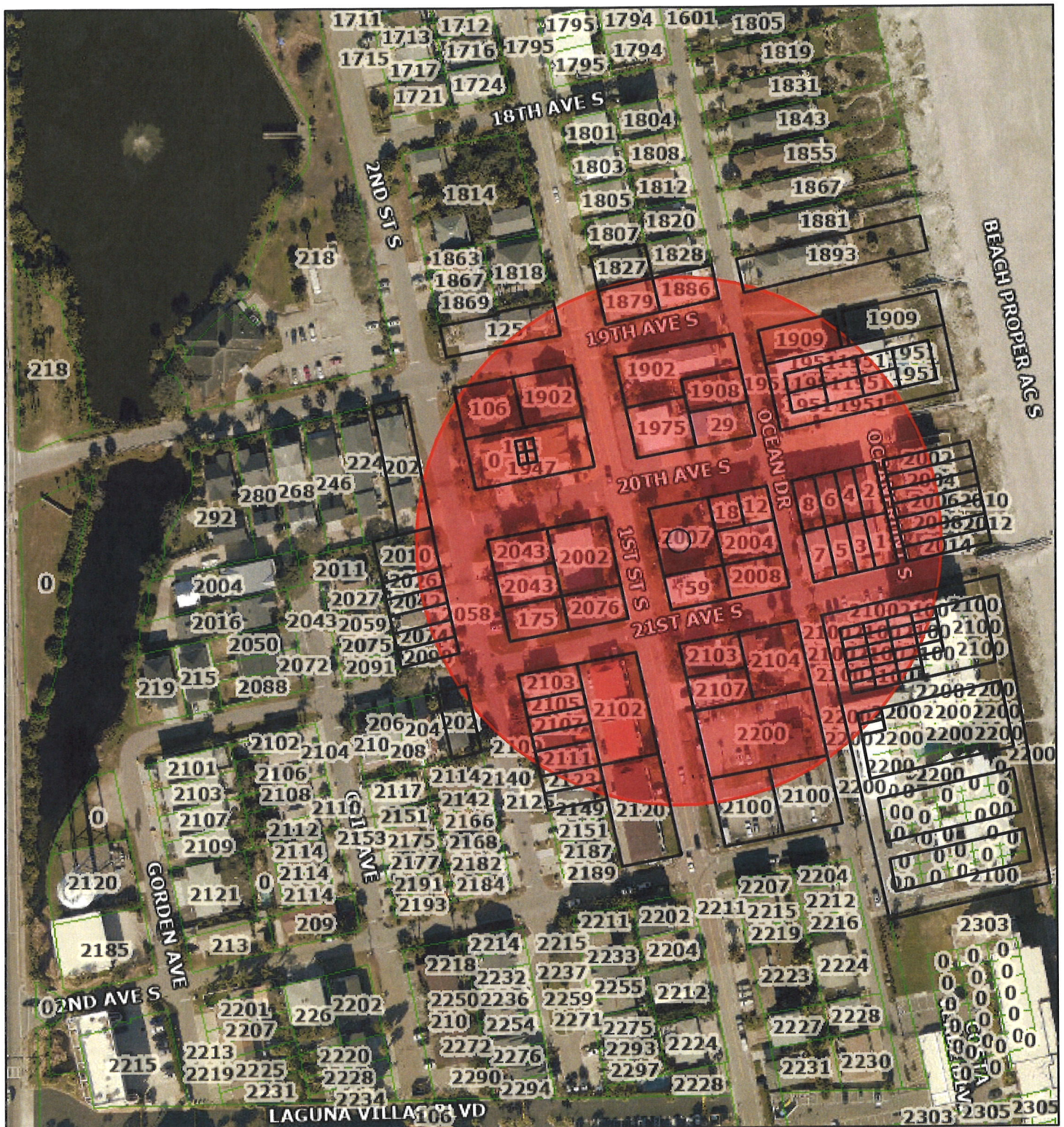
The requests, if granted, will not create a public nuisance. The requests are to permit the development of two (2) urban single-family homes, with each having its own setbacks to buffer other uses in the area. Urban single family is the lowest intensity and most compatible use for the area. The homes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

STAFF RECOMMENDATION:

Per Section 34-572 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#25-100068.

ATTACHMENTS:

1. 25-100068pics
2. 25-100068



September 18, 2025

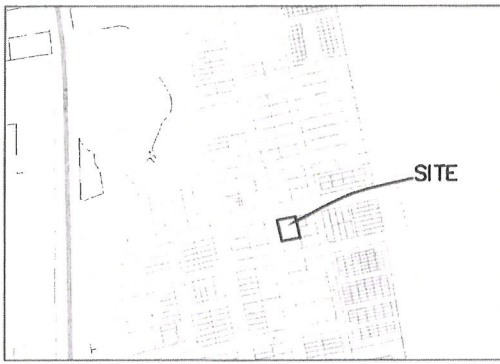
 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

MAP SHOWING SURVEY OF

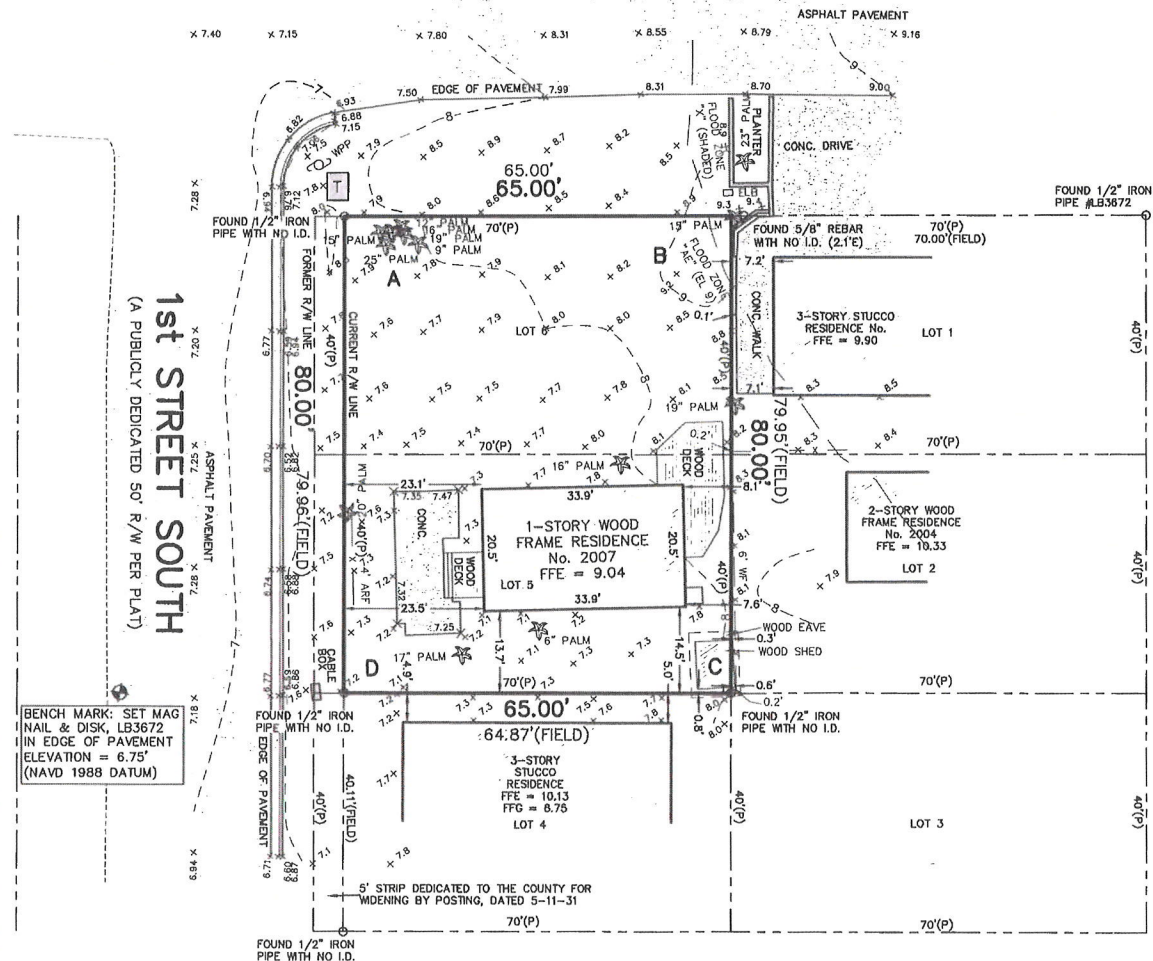
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VICINITY MAP
NTS

20th AVENUE SOUTH

(A PUBLICLY DEDICATED 60' 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°07'28" D=90°04'16"
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- 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

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- LIGHT POLE
- GAS VALVE
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- CLEAN OUT
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- CALC CALCULATED
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- WF WOOD FENCE
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- YF VINYL FENCE
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- R/W RIGHT-OF-WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCF REINFORCED CONCRETE PIPE
- EL ELEVATION
- FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PT POINT OF CURVATURE
- PC 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



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

July 28, 2025

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of July, 2025, by Michael Sittner, who is personally known to me or produced Michael Sittner (KW) as identification.

NOTARY PUBLIC SIGNATURE

Kellyn Whitson

PRINT NOTARY NAME
(Affix 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	

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

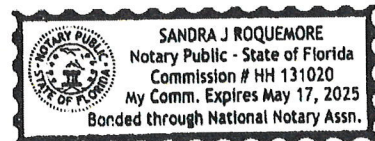
STATE OF FLORIDA
COUNTY OF Passo

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



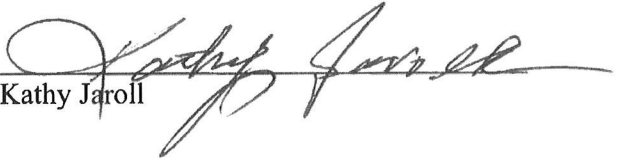
Agent Authorization

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)



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 rear setback (east boundary) from twenty (20) feet to twelve (12) feet to building and seven (7) feet for balcony.
- Increase maximum lot coverage from forty-five percent (45%) to fifty-two percent (52%) (collectively, the "Requests").

This variance application is submitted after a variance application was denied by the Board of Adjustment for the Property. Subsequent to the denial, the applicant began dispute resolution with the City of Jacksonville Beach (the "City"). As a result of discussions with the City, this variance application is submitted with the Requests being materially different than the initial application due to a decrease in density or intensity and/or satisfies the deficiencies that were identified in the prior denial. Specifically, this application no longer requests a front setback reduction or an increase in maximum impervious surfaces. Additionally, the rear setback has been increased from the initial request of five (5) feet to twelve (12) feet for the building and seven (7) feet for the balcony and the maximum lot coverage was reduced from seventy percent (70%) to fifty-two percent (52%).

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.

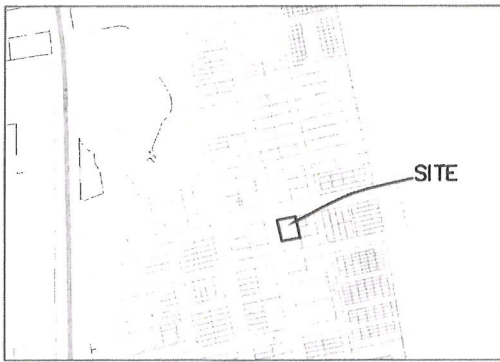
6. *The variance(s) request, if granted, will not result in the creation of a public nuisance.*

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.

MAP SHOWING SURVEY OF

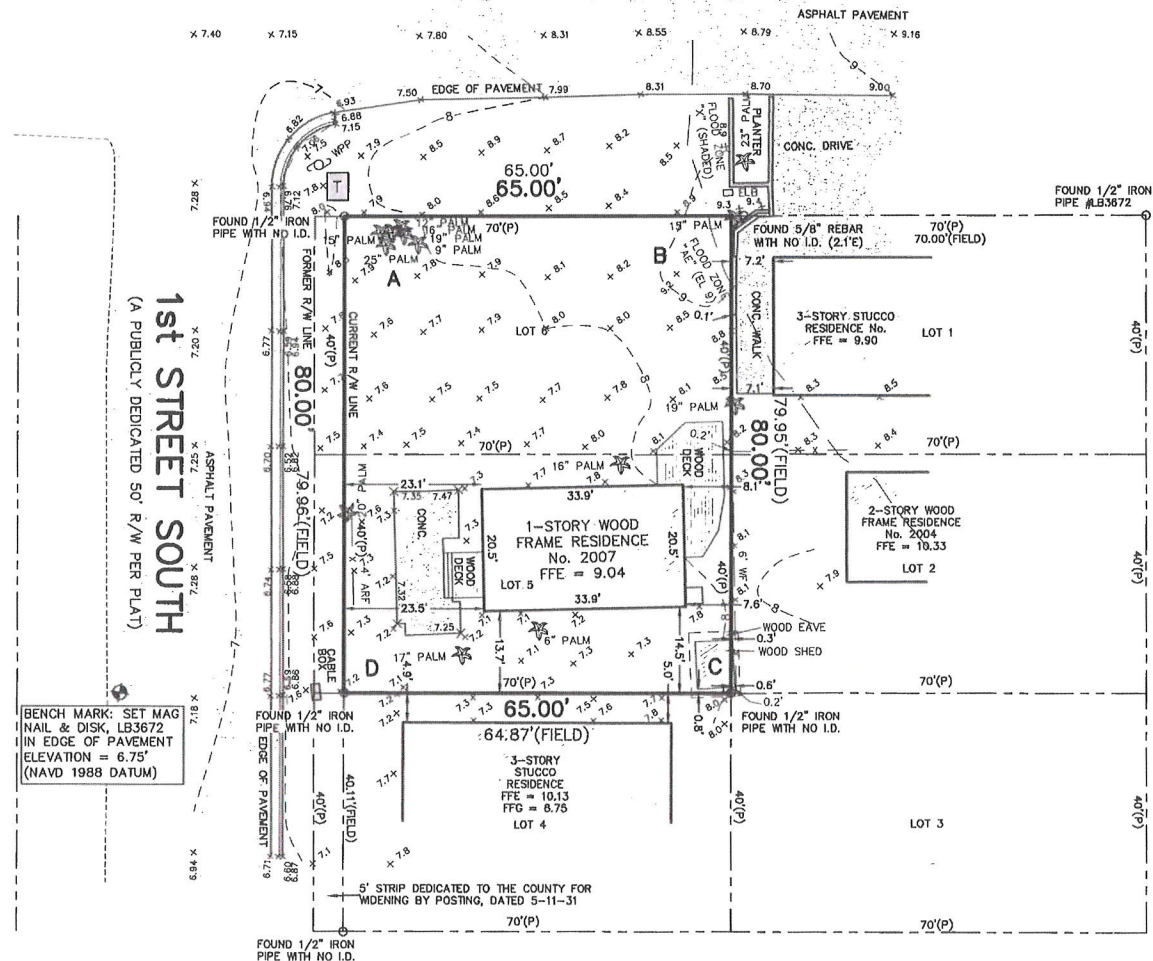
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VICINITY MAP
NTS

20th AVENUE SOUTH

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



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

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- NORTH IS PROTRACT FROM PLAT
- INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A=89°55'11" B=89°59'05" C=90°07'28" D=90°04'16"
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SOUTHEAST ENGINEERING GROUP

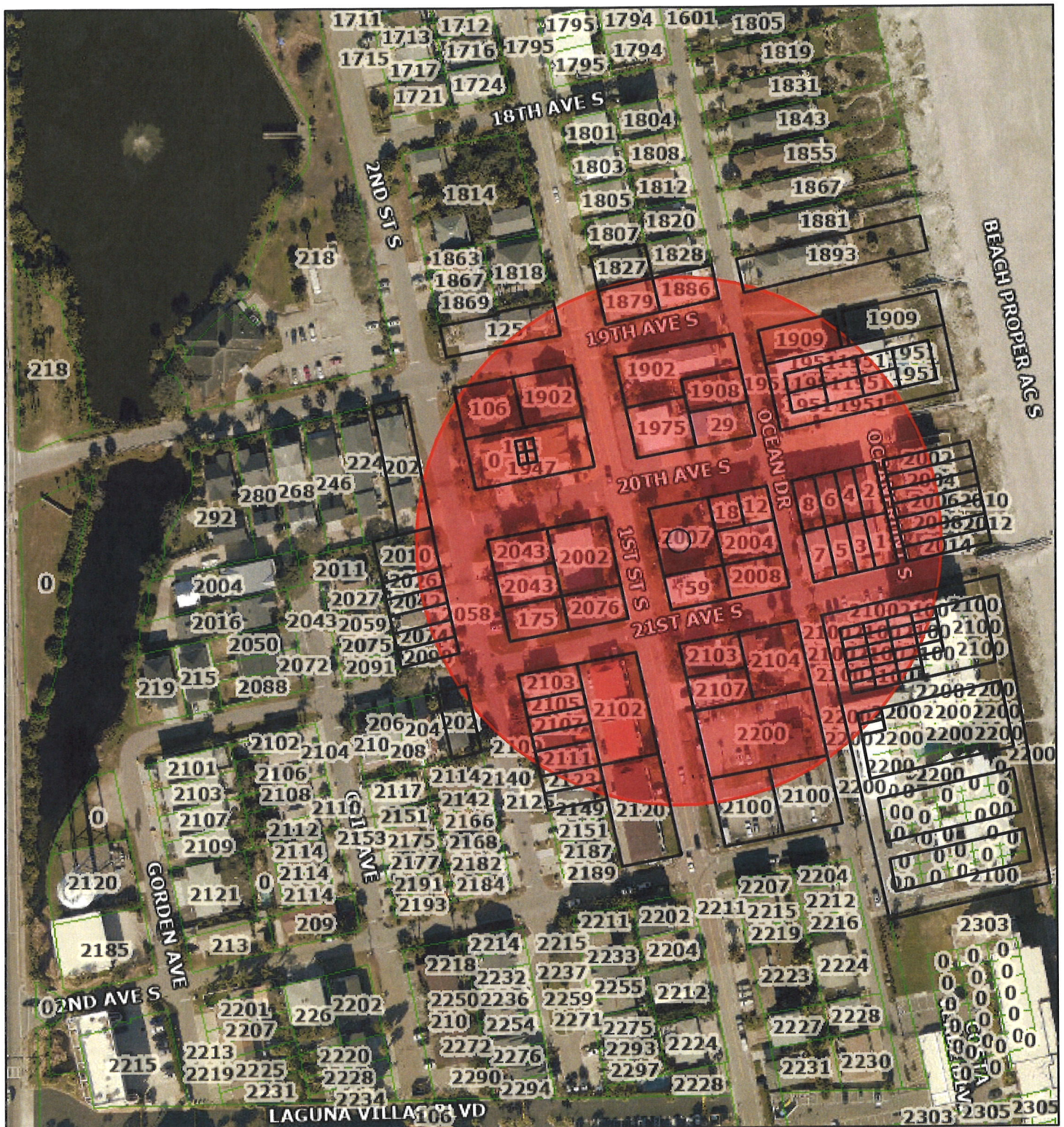


JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

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



September 18, 2025

1:2,257

 Parcels

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

PROOF OF PUBLICATION
DUVAL COUNTY

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#25-100065, BOA#25-100066, BOA#25-100067, BOA#25-100068, BOA#25-100069, BOA#25-10070

in the Court, was published in said newspaper by print in the issues of 9/18/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 18th day of September, 2025 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

PUBLIC NOTICE

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

BOA#25-100065 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet maximum single family home, located at **property addressed 4086 E Seaside Dr RE# 181403-0740, legally described as Lot 45, Ocean Terrace South Beach**

BOA#25-100066 Section(s): 34-706.1(e)(1)(h), for a reduction of on sight parking from 6 spaces required to two spaces maximum, 34-615(e)(3)(c)(1), for a front yard setback of 7.5 in lieu of 20 feet minimum, 34-615(e)(3)(c)(2), for a westerly side yard of 6.7 feet in lieu of 10 feet minimum for the existing front structure, 34-615(e)(3)(c)(2), for a westerly side yard of 1.0 foot in lieu of 10 feet minimum for the rear structure, 34-615(e)(3)(c)(3), for a rear yard setback of 4.8 feet in lieu of 20 feet minimum for the rear structure, 34-702(d), for a parking setback of 1 foot in lieu of 5 feet minimum for renovation of an existing multifamily property, contained in two nonconforming structures, located at **property addressed 214/218 S 7th Ave RE# 176065 0010/176065-0000, legally described as The North 91 feet of Lot 3, Block 73, Pablo Beach South**

BOA#25-100067 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 18.9 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a easterly side yard setback of 5.4 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a westerly side yard setback of 5.6 feet in lieu of 10 feet, for various additions and swimming pool, to an existing single family dwelling **property addressed 1240 N 5th Ave RE# 177751-0010, legally described as Lot 12, Block 4, Pine Grove Unit 2**

BOA#25-100068 Section(s): 34-615(e)(1)(c)(3), for a front yard setback of 8 feet in lieu of 20 feet, 34-615(e)(1)(c)(1), for a rear yard setback of 12 feet in lieu of 20 feet, 34-615(e)(1)(c)(e), for 51.8% and 55.1% primary structure and required driveway lot coverage in lieu of 45% maximum, for two new urban single family dwellings, located on two nonconforming lots or record **property addressed 2007 S 1st St RE# 179381-0000, legally described as Lot 5&6, Block L, Permenter's R/P Atlantic Camp**

BOA#25-100069 Section(s): 34-615(e)(3)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, for construction of a second story wood deck extension, to a multi-family dwelling **property addressed 124 S 11th Ave C RE# 176211-1008, legally described as Lot 4, Block 112, Pablo Beach**

BOA#25-100070 Section(s):

34-612(e)(1)(c)(2), for an northerly side yard setback of 5 feet in lieu of 15 feet total, for construction of a one car garage, to a single-family dwelling **property addressed 964 N 21st St RE# 179218-0200, legally described as Lots 6 and the south 1/2 of Lot 5, Block 96, SEC "A" Jacksonville Beach**

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

Board of Adjustment
City of Jacksonville Beach
NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are 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@jaxbeachfl.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.
Sep. 18 00 (25-05700D)



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/18/2025
SUBJECT:	BOA #25-100069 Staff Report

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

BOA #25-100069

ZONING: RM-2
RE NO.: 176211-1008
LEGAL: Lot 4, Block 112, *Pablo Beach*
ADDRESS: 124 S 11th Ave C

REQUEST:

Section(s): 34-615(e)(3)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, for construction of a second story wood deck extension, to a multi-family dwelling

EXISTING CONDITIONS:

The subject property consists of a lot of record, (circa 2002), located in the High Density Residential future land use category. The property is currently zoned Residential, multifamily: RM-2. The property is 50 feet in width and 125 feet in depth, with an overall lot area of 6,250 square feet. The subject property is developed as a three-unit multifamily dwelling. The applicant proposes to extend a second-story wood deck at the front of the building at Unit C to provide additional outdoor living space for residents. Due to the existing building's siting relative to the lot boundaries, the proposed deck extension cannot comply with the required 20-foot front yard setback. The proposed second story deck will be consistent with the placement of other residential structures in the neighborhood, many of which also exhibit reduced setbacks due to lot depth and historic development patterns. Staff finds that the location of the existing multifamily building is in compliance with the current setback standards. The extension of the second-story deck will enhance livability without altering the overall residential use of the property.

The subject parcel is nonconforming in width, and measures 50 feet rather than the 75 feet minimum. In the RM-2 zoning district with multifamily standards, the minimum dimensional requirement for a lot is 75 feet in width. The subject parcel is currently conforming in lot area, lot coverage, and other setbacks. Staff finds that the requested variance is the minimum variance needed to accommodate the new deck.

BOA#47-2001 — Rejected

BOA#22-98- Denied

STAFF ANALYSIS:

The proposed subject lot of record is substandard in width at 50 feet, rather than the 75-foot minimum requirement in RM-2 for multifamily zoning. The applicant is proposing to build a second story deck to the north of the building. A variance to allow the proposed project is a reasonable request, as the applicant cannot construct the proposed new deck without encroaching on required yard setbacks. The hardship is not the result of the applicant's actions. The structure was developed prior to the current code, and the existing siting limits the feasibility of adding a deck while meeting current setback requirements.

Based on the current setbacks of the lot at the eastern end of the block, the request will still be less than the setback of this eastern structure, and would not impinge on the view-shed of the neighboring properties, as it will be an open deck, and not an enclosed structure. Granting the variance will not confer a special privilege to the applicant. The variance merely allows for the addition of an accessory feature that is commonly enjoyed by other residential properties and is consistent with the character of the neighborhood. Strict enforcement of the 20-foot front yard setback would deprive the applicant of the ability to add functional outdoor living space, which is a reasonable expectation for residential dwellings. Multifamily is the highest 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.

Multi-family dwellings.

- a. 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.
- b. Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- c. Minimum yards:
 1. Front yard: Twenty (20) feet.
 2. 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.
 3. 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.
- d. 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. This square footage requirement shall also apply to units sold as condominiums.
- e. Maximum lot coverage: Sixty-five (65) percent.
- f. Maximum height: Thirty-five (35) feet.
- g. 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. Because of the existing placement of the building, the applicant cannot extend a second-story deck without encroaching further into the front yard setback.

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 hardship is not the result of actions by the applicant. The existing structure's location on the lot constrains compliance with setback standards for the addition of the deck to the north. The applicant did not create these site limitations and is working within the constraints of the existing building footprint.

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. Granting the requested variance will not confer special privileges. The variance allows for an addition of a deck to improve livability, which is a feature commonly enjoyed by residential dwellings. Other property owners facing similar lot and building placement constraints would be eligible to apply for comparable 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. Strict enforcement of the 20-foot front yard setback would prevent the applicant from constructing a functional outdoor living space consistent with the residential character of the area. This would deprive the applicant of a right commonly enjoyed by other residential property owners and create an unnecessary hardship that is not aligned with the intent of the zoning regulations.

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 variance is necessary to make possible a reasonable residential use of the property. The extension of the deck will enhance the functionality of the dwelling without altering its use or density. Without the variance, the property could not accommodate the proposed improvement in a manner consistent with its intended use.

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. Granting the variance will not result in the creation of a public nuisance. The proposed deck extension will not obstruct sight lines, impede access, or generate impacts such as traffic or noise beyond what is



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

typical for a residential property. The improvement is compatible with the surrounding neighborhood and subject to applicable building and safety codes.

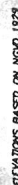
STAFF RECOMMENDATION:

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#25-100069.

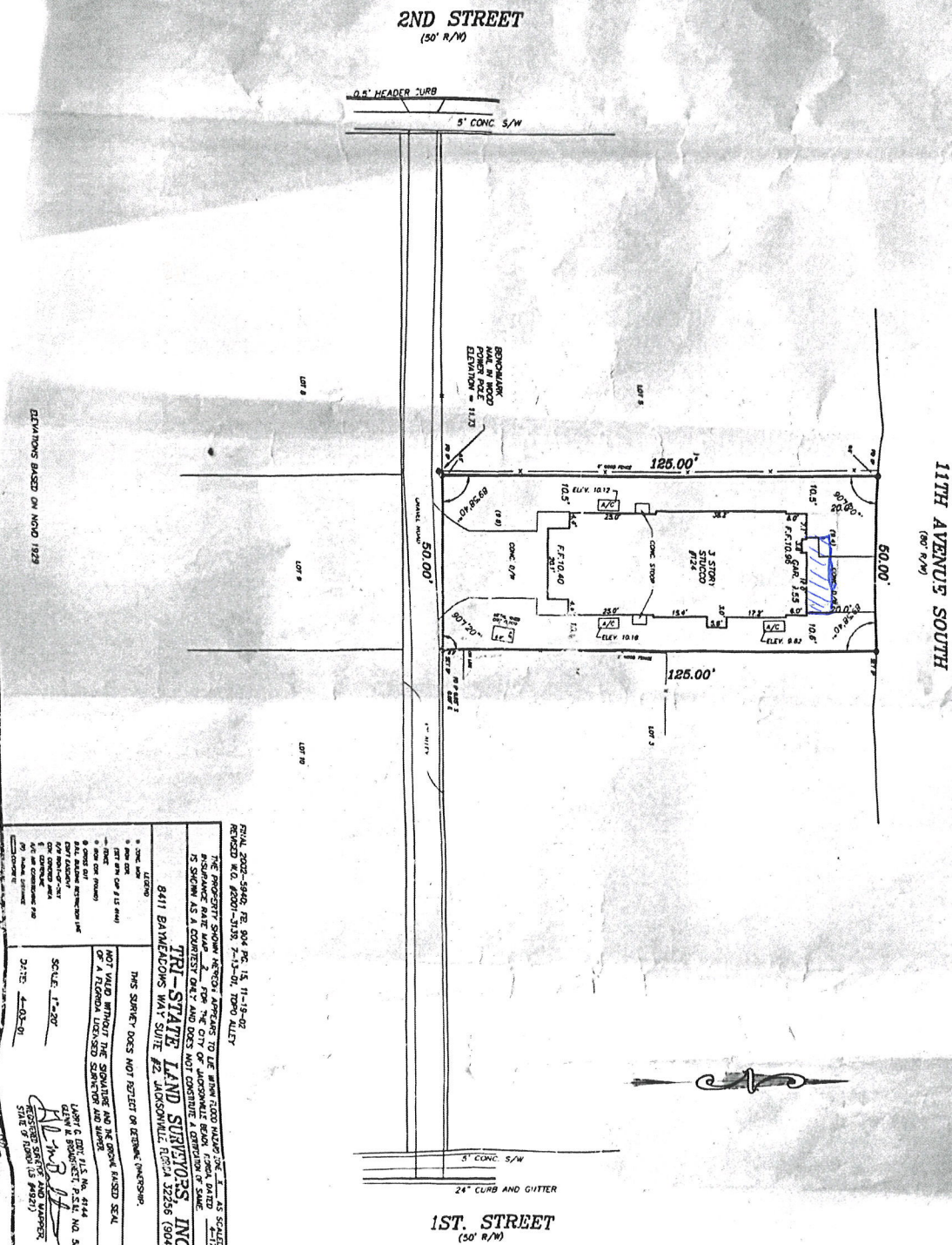
ATTACHMENTS:

1. 25-100069pics
2. 25-100069

LOT 4 BLOCK 112 AS SHOWN ON MAP OF PABLO BEACH AS RECORDED IN PLAT BOOK 3 PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CERTIFIED FOR: DALE BEARDSLEY PA.



MAP SHOWING BOUNDARY SURVEY OF: LOT 4 BLOCK 112 AS SHOWN ON MAP OF PABLO BEACH AS RECORDED IN PLAT BOOK 3 PAGE 28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. CERTIFIED FOR: DALE BEARDSLEY, P.A.



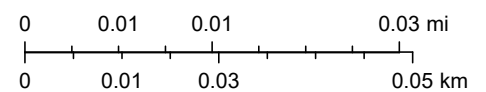
FINAL 2002-5940, P.B. 904 P.C. 15, 11-18-02 REVISED R.O. 68001-3135, 7-13-01, TOWN ALLY THE PROPERTY SHOWN HEREON, ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IS SHOWN AS A CERTAINITY ONLY AND DOES NOT CONSTITUTE A WARRANTY OF TITLE OR A GUARANTEE OF THE ACCURACY OF THE SURVEY.	
TRI-STATE LAND SURVEYORS, INC. 8411 BAYVIEW DR. SUITE #2, JACKSONVILLE, FL 32256 (904) 731-7135	
THIS SURVEY DOES NOT RELY ON ANY OTHER SURVEY. NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND NOTARY.	SCALE: 1"=20' DATE: 4-01-01 SURVEYED BY: [Signature] CHECKED BY: [Signature]



September 18, 2025

 Parcels

1:1,128





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	09/18/2025
SUBJECT:	BOA #25-100070 Staff Report

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

BOA #25-100070

ZONING: RS-2
RE NO.: 179218-0200
LEGAL: Lots 6 and the south ½ of Lot 5, Block 96, *SEC "A" Jacksonville Beach*
ADDRESS: 964 N 21st St

REQUEST:

Section(s): 34-612(e)(1)(c)(2), for a northerly side yard setback of 5 feet in lieu of 7.5 feet and 12.5 feet total in lieu of 15 feet total, for construction of a one-car garage addition, to an existing single-family dwelling.

EXISTING CONDITIONS:

The subject property is an existing, platted lot of record, (circa 1944) located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-2. The subject parcel is 75 feet in width and 102 feet in depth, with a total area of 7,621 square feet. This lot consists of a one-story single-family home. The applicant is requesting a variance from the zoning code to allow construction of a one-car garage at an existing single-family dwelling. The subject property is developed with a single-family dwelling that was constructed in a location that does not maximize the buildable area of the lot. This placement results in 16.6 feet of available space between the house and the right (northern) property line, making compliance with the required 15-foot total side yard setback infeasible for the addition of a one-car garage.

The applicant proposes to construct a one-car garage to serve the residence. Without a variance, the project cannot be accomplished within the available buildable area. The lot's original layout and the siting of the existing dwelling create dimensional constraints not common to other parcels. With only 16.6 feet available on the north side, compliance with the required 15-foot total setback is not possible while constructing a functional garage. Staff finds that the variance is necessary to make possible the reasonable use of the property. Construction of a one-car garage will enhance the function of the dwelling without altering its residential character or density, and bring the home into compliance with the one-car garage requirement.

There are no previous BOA Cases for the subject property.

No Code Violations.

STAFF ANALYSIS:

The subject property was developed in 1976 as a one-story single-family dwelling. The subject property currently lacks adequate parking spaces. Adding this one-car garage will enhance the home and bring the home into compliance. The new one-car garage will rectify current non-conformities and make possible the continued reasonable use of the property. Construction of a one-car garage will enhance the function of the dwelling without altering its residential character or density. Staff finds that strict enforcement of the side yard setback would deprive the applicant of the ability to construct a garage, an accessory structure commonly associated with single-family residential dwellings. This would create an undue hardship compared to other properties with standard lot layouts. Granting the variance will not confer special privileges. Many single-family properties enjoy the ability to add garages, and approval here merely allows the applicant a similar use consistent with neighborhood character. The proposed garage will not obstruct visibility, impede access, or introduce adverse impacts beyond those typical for residential improvements.

MINIMUM DIMENSIONAL STANDARDS:

Residential, single-family: RS-2

- Minimum lot area: 6,000 square feet.
- Minimum lot width: 50 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 20 feet.
 - Side yard: 15 feet in total for both side yards provided that no side yards are less than 5 feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20 percent of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear Yard: 30 feet for primary structure and 20 feet for unenclosed covered patios and enclosed screen rooms.
- Minimum floor area: A single-family dwelling unit shall contain a minimum of 1,200 square feet of conditioned living area and a 1-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage for primary structure and required driveway: 35 percent.
- Maximum Impervious Surface: 50 percent.
- Maximum height: 35 feet.
- Accessory structures 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. There are unique conditions that exist on the subject property which prevent compliance with current setback requirements. The existing home was constructed in a location that leaves only 16.6 feet of separation between

the structure and the northern property line. This condition, tied to the original layout of the lot and the house's placement, creates dimensional constraints uncommon to other parcels in the district.

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 the actions of the applicant. The hardship arises from the lot's configuration and the siting of the existing dwelling, both of which predate the current request. The applicant did not create the dimensional limitation that now constrain construction options.

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. Approval would permit the addition of a one-car garage, which is a typical accessory feature of single-family dwellings. Other property owners with similar dimensional constraints could seek comparable relief under the same standards.

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. Strict enforcement of the side yard setback requirement would effectively prevent the construction of a garage, thereby depriving the applicant of a reasonable residential amenity commonly enjoyed by other property owners. This restriction would create an unnecessary and undue hardship.

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 addition of a one-car garage will improve the functionality of the dwelling without altering its single-family character or increasing density. Without relief, construction of a garage would not be feasible given the existing lot configuration.

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 garage will be consistent with the residential character of the neighborhood, will comply with building and safety codes, and will not obstruct visibility, access, or generate negative impacts on adjoining properties.

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#25-100070.

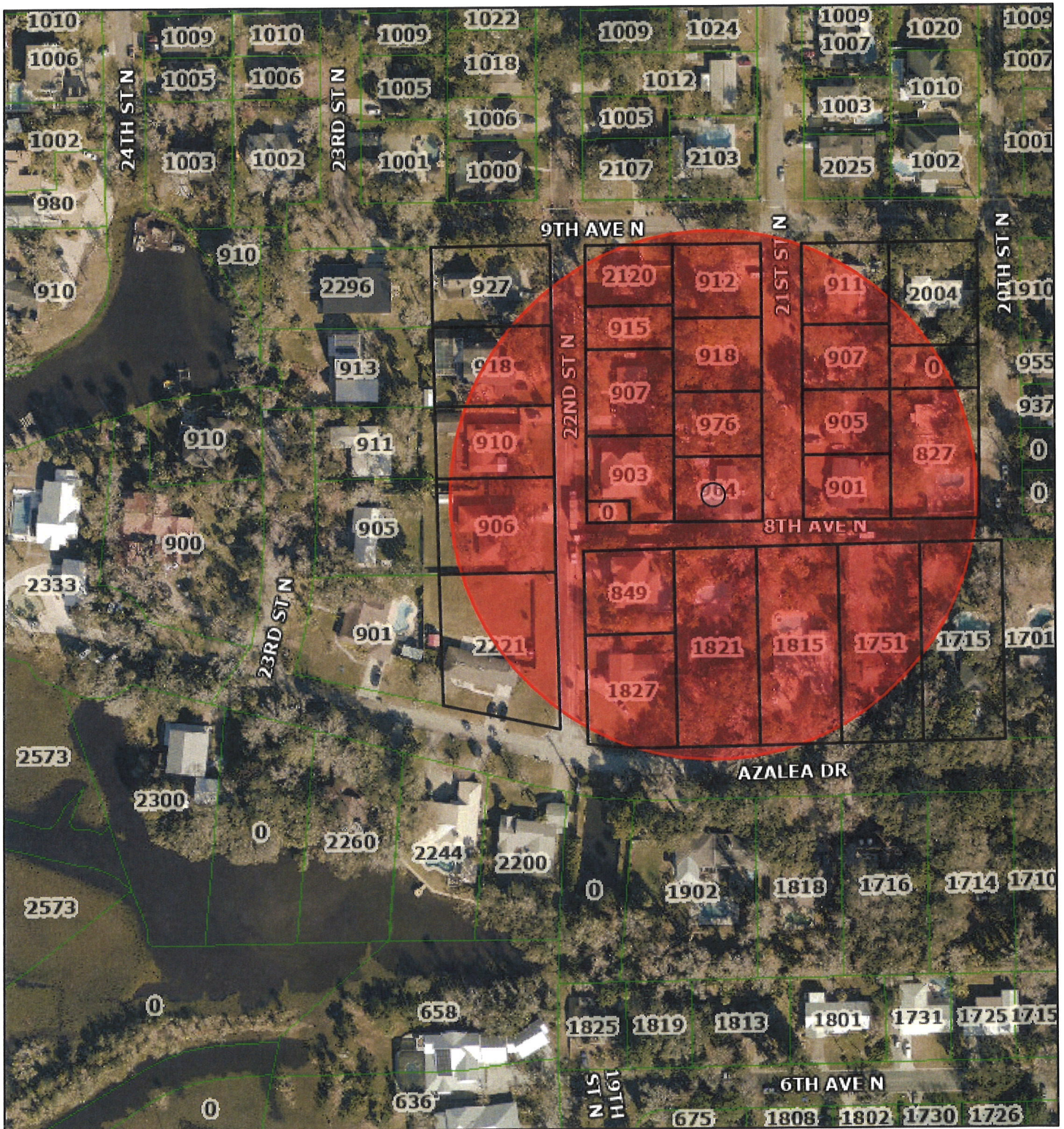
ATTACHMENTS:

1. 25-100070pics
2. 25-100070



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

10/7/25

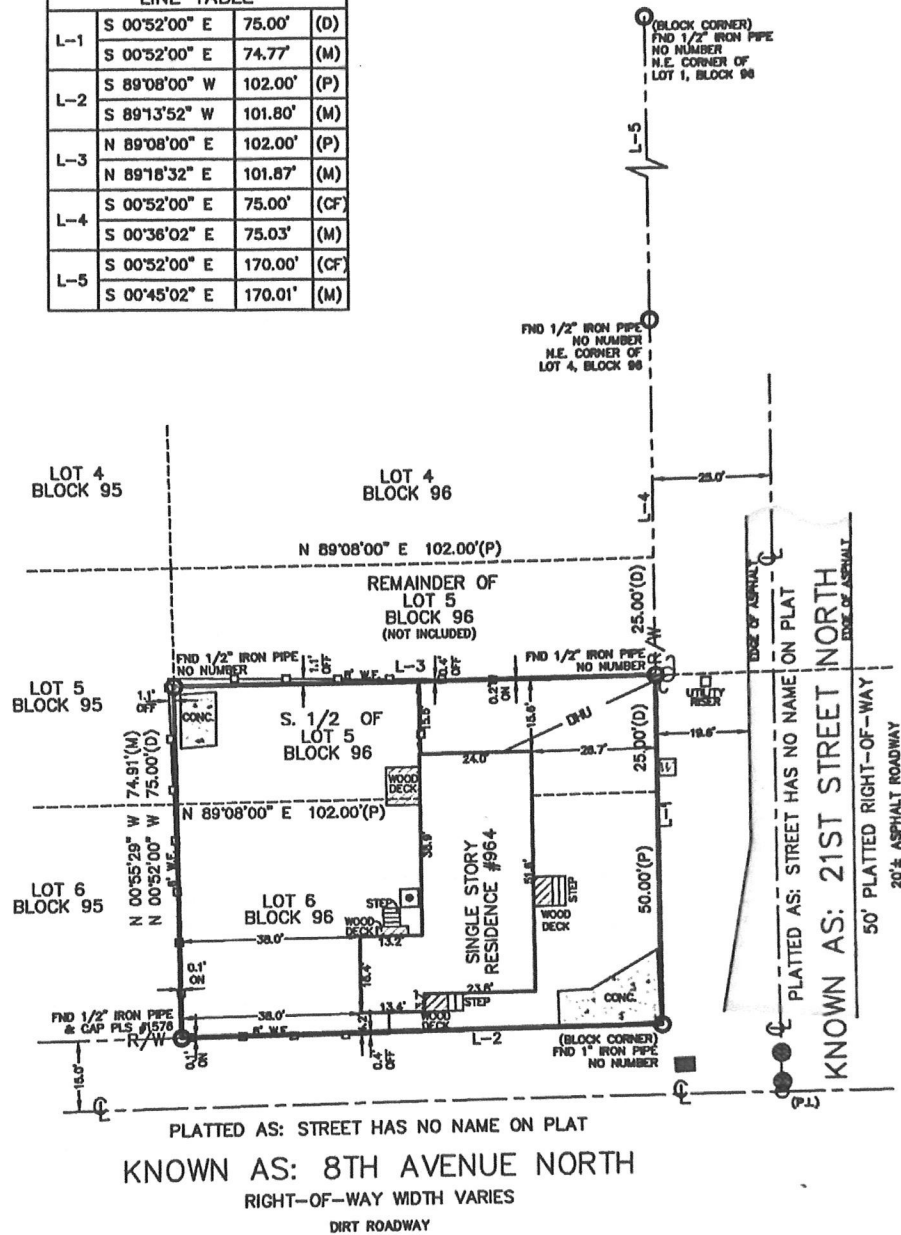


1:2,257

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS

LINE TABLE			
L-1	S 00°52'00" E	75.00'	(D)
	S 00°52'00" E	74.77'	(M)
L-2	S 89°08'00" W	102.00'	(P)
	S 89°13'52" W	101.80'	(M)
L-3	N 89°08'00" E	102.00'	(P)
	N 89°18'32" E	101.87'	(M)
L-4	S 00°52'00" E	75.00'	(CF)
	S 00°38'02" E	75.03'	(M)
L-5	S 00°52'00" E	170.00'	(CF)
	S 00°45'02" E	170.01'	(M)

NORTH
SCALE: 1" = 30'



PROPERTY ADDRESS: 964 21ST STREET NORTH, JACKSONVILLE BEACH, FLORIDA 32250



POINTS OF INTEREST:
NONE VISIBLE

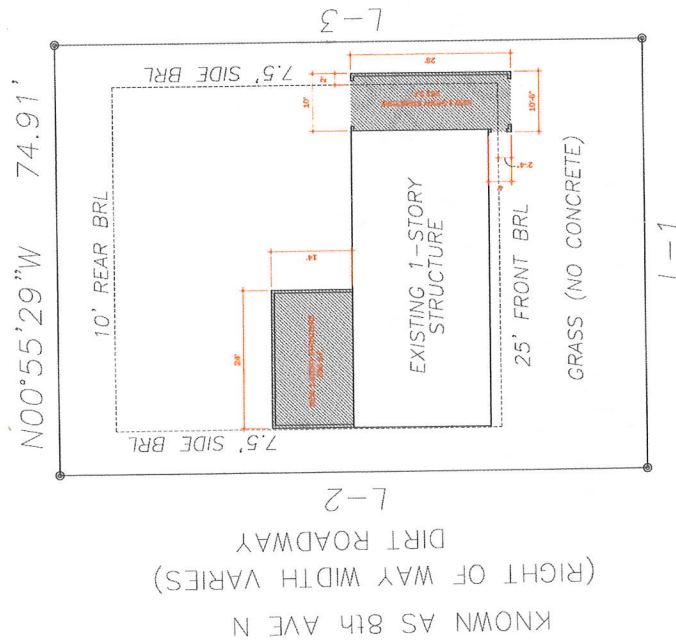
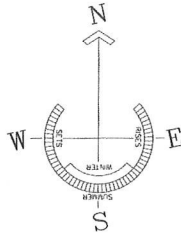
First Choice Surveying...
Your First Choice for Land Surveys

REVISIONS:

(REV.1 3/6/2023)
(REV.1 2/21/2023)

CLIENT NO: GTS-230142
JOB NO: 78601
FIELD DATE: 2/17/2023
DRAWN BY: M.G.
DRAWN DATE: 02/21/23
CHECKED BY: E.D.
APPROVED BY: LS

the GREY
964 21st STREET NORTH
JACKSONVILLE BEACH, FL 32250
DUVAL COUNTY
RESIDENCE



21st STREET NORTH
(50' PLATTED RIGHT OF WAY)

LOT COVERAGE CALCULATIONS

OVERALL LOT *	7,021	SF
EXISTING LOT COVERAGE *	1,208	SF
NEW LOT COVERAGE *	5,813	SF
DRIVE SHALE COVE *	1,140	SF
TOTAL IMPROVEMENT *	1,850	SF
TOTAL LOT COVERAGE *	24.9	%

ATTENTION

ALL INFORMATION PROVIDED ON THESE PLANS IS FOR INFORMATION ONLY. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED ON THESE PLANS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED ON THESE PLANS.

NOTES:
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
THESE PLANS ARE COMPILED FROM THE RECORD DRAWINGS OF THE EXISTING STRUCTURE AND THE RECORD DRAWINGS OF THE EXISTING DRIVE SHALE COVE. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING STRUCTURE AND DRIVE SHALE COVE AND HAS FOUND THEM TO BE IN GOOD CONDITION AND IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC. THE DESIGNER HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE EXISTING STRUCTURE AND DRIVE SHALE COVE. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED ON THESE PLANS.

DRAWN BY: FIRST COAST
DRAFTING & DESIGN

AD: [Signature]

CHECKED BY: AD

DATE: 06/03/25

Project No. GREY

SITE PLAN

AX of X





APPLICATION FOR VARIANCE

BOA No. 25-100070
HEARING DATE 10/7

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name: Katy Corbo **Telephone:** (973)945-7547
Mailing Address: 964 21st street north, Jacksonville, FL **E-Mail:** Kcorbo123@yahoo.com
32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Katharine Corbo **Telephone:** (973)945-7547
Mailing Address: 964 21st street north, Jacksonville, FL **E-Mail:** Kcorbo123@yahoo.com
32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 964 21st street north, Jacksonville, FL 32250
Legal description of property (Attach copy of deed): Survey, and preliminary drawings 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).
Variance to reduce the right side yard setback from 7 1/2 feet to 5 feet in lieu of the required 7 1/2 feet, to permit construction of a 10 foot wide one car garage. (2 foot 6 inch reduction)

AFFIDAVIT

I, Katharine Corbo, 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.

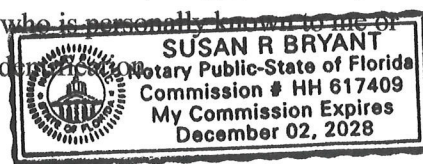
Katharine Corbo
APPLICANT SIGNATURE

Katharine Corbo
PRINT APPLICANT NAME

8/25/2025
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August, 2025, by Katherine Theresa Corbo, who is personally known to me or produced J. D. L. as identified.



AS-2

X

Prepared By:

Gibraltar Title Services, LLC
Attn: Kristen Arranz
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Return To:

Gibraltar Title Services, LLC
Attn: David Ubbens
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Order No.: GTS-2320142

Property Appraiser's Parcel I.D. (folio) Number:
179218-0200

WARRANTY DEED

THIS WARRANTY DEED dated March 7, 2023, by Christopher Stang, a married man, whose post office address is 1828 Arden Way, Jacksonville Beach, Florida 32250-2902 (the "Grantor"), to Katharine Corbo, an unmarried woman, whose post office address is 964 21st Street North, Jacksonville Beach, Florida, 32250-2762 (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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 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 situated in County of Duval, State of Florida, viz:

Lots 6 and the South 1/2 of Lot 5, Block 96, SECTION "A" JACKSONVILLE BEACH, according to the plat thereof, recorded in Plat Book 18, Page 33, of 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.

Subject to easements, restrictions, 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 is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

JAMES A. CRUNDEN
Printed Name of First Witness

[Signature]
Witness Signature

Kristen W. Aranz
Printed Name of Second Witness

[Signature]
Christopher Stang

Grantor Address:
1828 Arden Way
Jacksonville Beach, FL 32250-2902

State of Florida
County of Duval

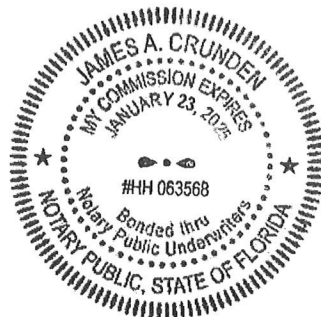
THE FOREGOING instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 7th day of March, 2023, by Christopher Stang who has produced his driver's license as identification.

[Signature]
Notary Public - State of Florida

James A. Crunden
Name of Notary Typed, Printed or Stamped

My Commission Expires: JAN 23, 2025

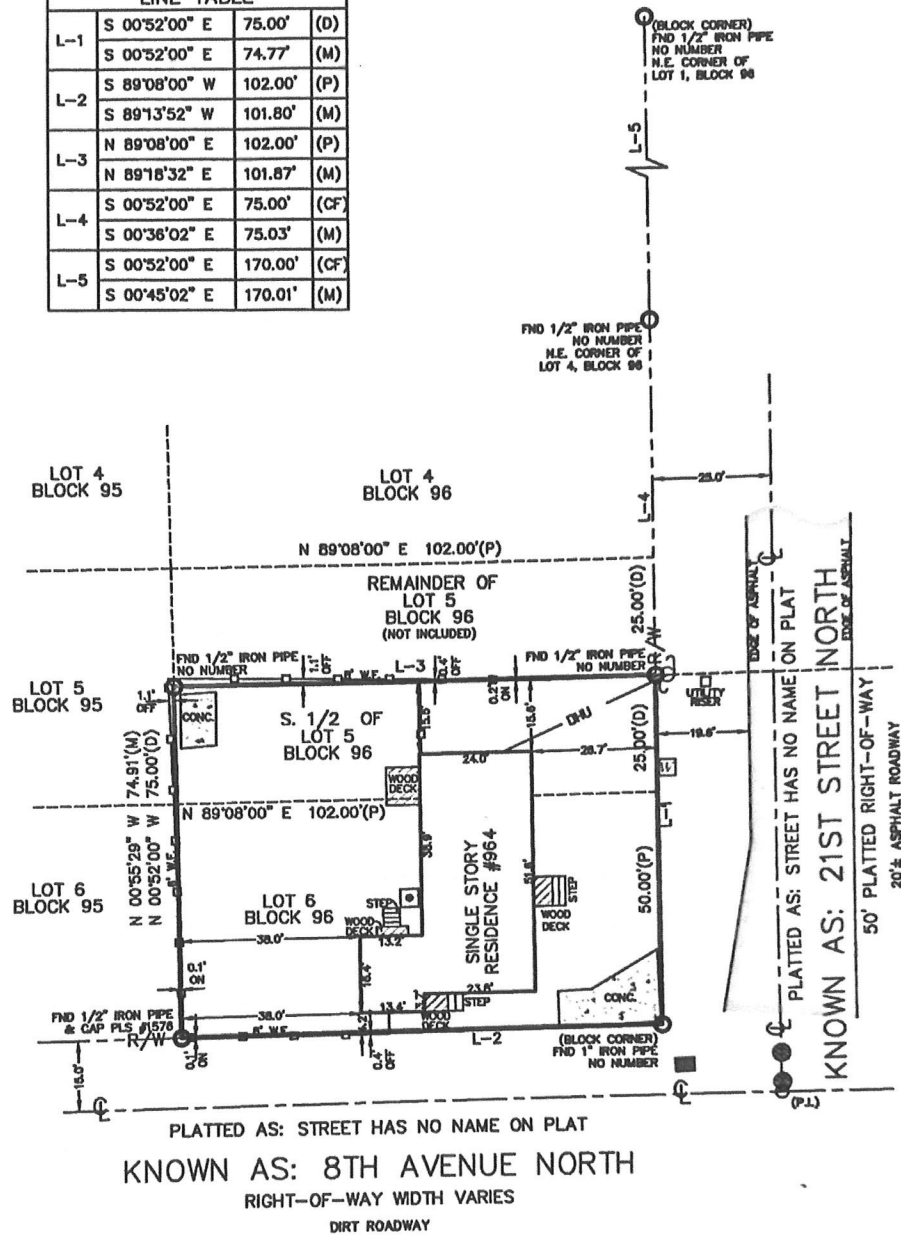
(Notary Seal)



SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS

LINE TABLE			
L-1	S 00°52'00" E	75.00'	(D)
	S 00°52'00" E	74.77'	(M)
L-2	S 89°08'00" W	102.00'	(P)
	S 89°13'52" W	101.80'	(M)
L-3	N 89°08'00" E	102.00'	(P)
	N 89°18'32" E	101.87'	(M)
L-4	S 00°52'00" E	75.00'	(CF)
	S 00°38'02" E	75.03'	(M)
L-5	S 00°52'00" E	170.00'	(CF)
	S 00°45'02" E	170.01'	(M)

NORTH
SCALE: 1" = 30'



PROPERTY ADDRESS: 964 21ST STREET NORTH, JACKSONVILLE BEACH, FLORIDA 32250



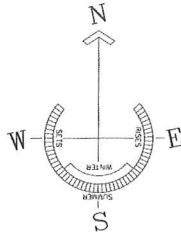
POINTS OF INTEREST:
NONE VISIBLE

First Choice Surveying...
Your First Choice for Land Surveys

REVISIONS:

(REV.1 3/6/2023)
(REV.1 2/21/2023)

CLIENT NO: GTS-230142
JOB NO: 78601
FIELD DATE: 2/17/2023
DRAWN BY: M.G.
DRAWN DATE: 02/21/23
CHECKED BY: E.D.
APPROVED BY: LS



ATTENTION

ALL INFORMATION PROVIDED ON THESE PLANS MUST BE VERIFIED BY THE OWNER, BUILDER, CONTRACTOR AND ENGINEER PRIOR TO ANY CONSTRUCTION

BUILDER AGREES TO ADHERE TO ALL FLORIDA BUILDING CODE STANDARDS - FBC2023-ET, 8th Edition

DESIGNER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR INSTALLATION OF ANY STRUCTURE OR MATERIALS

21st STREET NORTH
(50' PLATTED RIGHT OF WAY)

the
GREY
964 21st STREET NORTH
JACKSONVILLE BEACH, FL 32250
DUVAL COUNTY
RESIDENCE

NOTICE

CONSTRUCTION FOR THESE PLANS SHOULD NOT BE COMMENCED WITHOUT THE APPROVAL OF A COMPETENT PROFESSIONAL PERSON.

COPIES OF PLANS FROM THE OFFICE SHALL BE LOANED TO YOU FOR YOUR INFORMATION TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, DETAILS, AND MATERIAL ADVISANCE TO AVOID COSTLY BUILDING CORRECTIONS OR CONSEQUENCES OF ANY CONSTRUCTION.

ANY DISCREPANCY OR ERROR IN PLANS, INCLUDING BUT NOT LIMITED TO, INADEQUATE BUILDING CODES, SHOULD BE BROUGHT TO THE ATTENTION OF THE OFFICE IMMEDIATELY. THE OFFICE WILL NOT BE RESPONSIBLE FOR CORRECTIONS FROM ANY CONSTRUCTION.

THESE PLANS ARE COMPILED FROM MANY SOURCES AND ARE NOT GUARANTEED TO BE 100% ACCURATE. THE OFFICE DOES NOT ASSUME ANY LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY.

DRAWN BY: FIRST COAST
DRAFTING & DESIGN
AD *AL*
CHECKED BY: AD
DATE: 06/03/25
Project No. GREV

Project No. **GREY**

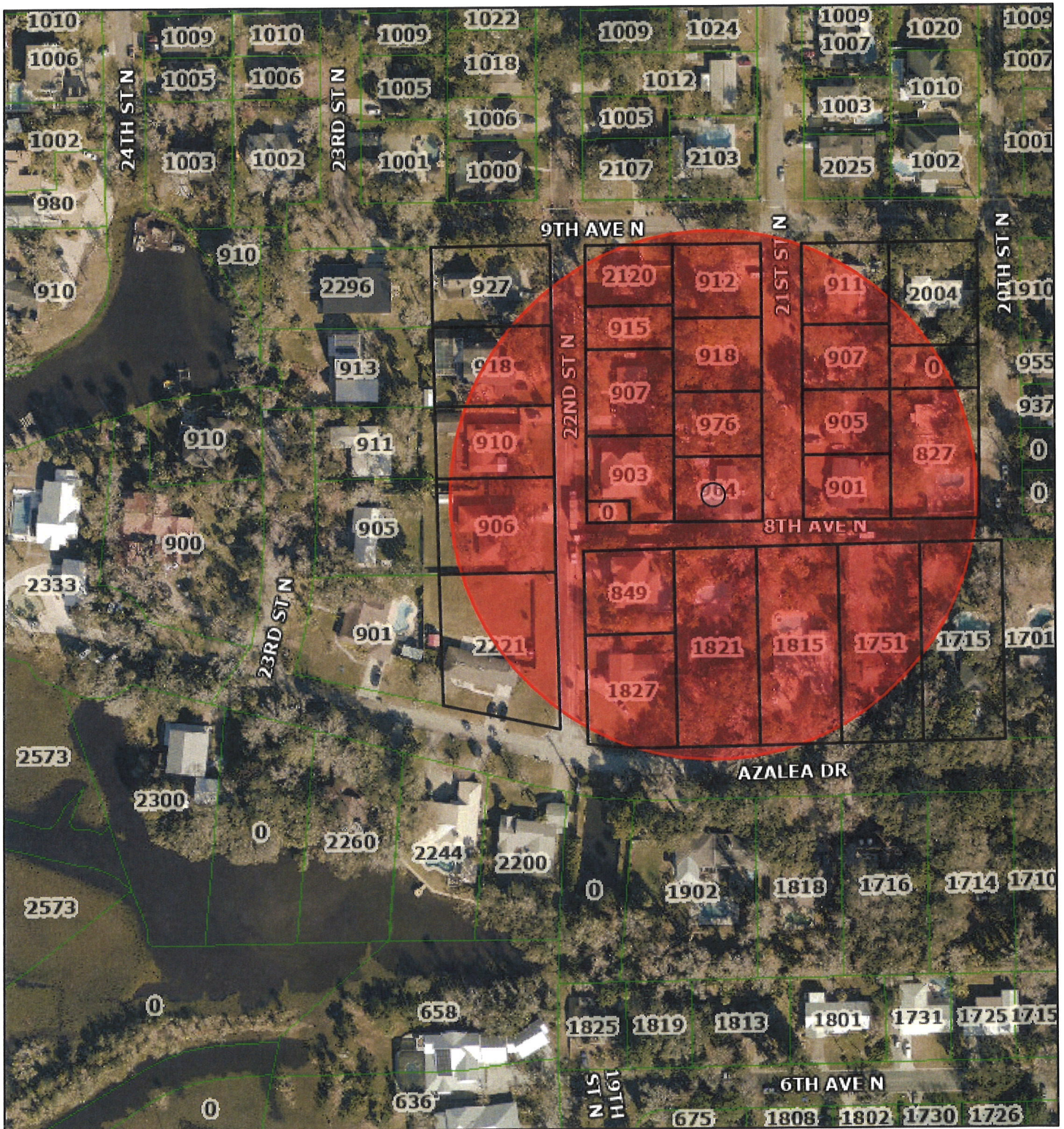
Scale **1:10**

SITE PLAN

AX of X



10/7/25



1:2,257

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#25-100065, BOA#25-100066, BOA#25-100067, BOA#25-100068, BOA#25-100069, BOA#25-10070

in the Court, was published in said newspaper by print in the issues of 9/18/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 18th day of September, 2025 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

PUBLIC NOTICE

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

BOA#25-100065 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet maximum single family home, located at **property addressed 4086 E Seaside Dr RE# 181403-0740, legally described as Lot 45, Ocean Terrace South Beach**

BOA#25-100066 Section(s): 34-706.1(e)(1)(h), for a reduction of on sight parking from 6 spaces required to two spaces maximum, 34-615(e)(3)(c)(1), for a front yard setback of 7.5 in lieu of 20 feet minimum, 34-615(e)(3)(c)(2), for a westerly side yard of 6.7 feet in lieu of 10 feet minimum for the existing front structure, 34-615(e)(3)(c)(2), for a westerly side yard of 1.0 foot in lieu of 10 feet minimum for the rear structure, 34-615(e)(3)(c)(3), for a rear yard setback of 4.8 feet in lieu of 20 feet minimum for the rear structure, 34-702(d), for a parking setback of 1 foot in lieu of 5 feet minimum for renovation of an existing multifamily property, contained in two nonconforming structures, located at **property addressed 214/218 S 7th Ave RE# 176065 0010/176065-0000, legally described as The North 91 feet of Lot 3, Block 73, Pablo Beach South**

BOA#25-100067 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 18.9 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a easterly side yard setback of 5.4 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a westerly side yard setback of 5.6 feet in lieu of 10 feet, for various additions and swimming pool, to an existing single family dwelling **property addressed 1240 N 5th Ave RE# 177751-0010, legally described as Lot 12, Block 4, Pine Grove Unit 2**

BOA#25-100068 Section(s): 34-615(e)(1)(c)(3), for a front yard setback of 8 feet in lieu of 20 feet, 34-615(e)(1)(c)(1), for a rear yard setback of 12 feet in lieu of 20 feet, 34-615(e)(1)(c)(e), for 51.8% and 55.1% primary structure and required driveway lot coverage in lieu of 45% maximum, for two new urban single family dwellings, located on two nonconforming lots or record **property addressed 2007 S 1st St RE# 179381-0000, legally described as Lot 5&6, Block L, Permenter's R/P Atlantic Camp**

BOA#25-100069 Section(s): 34-615(e)(3)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, for construction of a second story wood deck extension, to a multi-family dwelling **property addressed 124 S 11th Ave C RE# 176211-1008, legally described as Lot 4, Block 112, Pablo Beach**

BOA#25-100070 Section(s):

34-612(e)(1)(c)(2), for an north-erly side yard setback of 5 feet in lieu of 15 feet total, for construction of a one car garage, to a single-family dwelling **property addressed 964 N 21st St RE# 179218-0200, legally described as Lots 6 and the south 1/2 of Lot 5, Block 96, SEC "A" Jacksonville Beach**

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

Board of Adjustment
City of Jacksonville Beach
NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are 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@jaxbeachfl.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.
Sep. 18 00 (25-05700D)