



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, January 6, 2026

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), Matt Metz (Vice-Chairperson), Douglas Dell, Jeff Truhlar

APPROVAL OF MINUTES

- A. Board of Adjustment Meeting held on December 2, 2025
- B. Board of Adjustment Meeting held on December 16, 2025

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s):** **BOA#25-100092**
Applicant: Daniel Lowry
Agent: Roger Russell (RHR Designs Inc.)
Owner: Daniel & Yemika Lowry
Property Address: 1289 N 2nd Ave
Parcel ID: 177689-0150
Legal Description: Lot 15, Block 2, *Pine Grove Unit 1*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for an easterly side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(d), for a carport in lieu of a one (1) car garage, at an existing single-family home, located at **property addressed** 1289 N 2nd Ave **RE#** 177689-0150, **legally described as** Lot 15, Block 2, *Pine Grove Unit 1*

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

[IGNORE_INDENT]

hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

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

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, December 2, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

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

Planner Danevsky Joseph and Operations Support Specialist Michaela O'Banion were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Matt Metz, seconded by John Moreland, and passed unanimously to approve the following minutes:

- Minutes for September 16, 2025 Board of Adjustment Training

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#25-100086**
Applicant/Owner: Julianna N. Overby
Agent: N/A
Property Address: 528 S 3rd Ave
Parcel ID: 175826-0000

City of Jacksonville Beach Land Development Code Section(s): 34-614(e)(1)(c)(2), for a side yard setback of 3 feet in lieu of 5 feet, to align proposed additions with current structure and to address current nonconformities at an existing single-family home, located at property addressed 528 S 3rd Ave RE# 175826-0000, legally described as *Lot 5, Block 36 Pablo Beach South.*

Ex-Parte Communication:

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

Applicant: Julianna Overby, 528 S 3rd Avenue, Jacksonville Beach, stated the hardship was a nonconforming structure.

Discussion: A brief discussion ensued about the detached garage.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100086 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about the hardship and request.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Moreland, to amend the motion to stipulate the side yard setback be attached to the existing structure.

Motion to Amend Roll Call Vote: Ayes – John Moreland, Matt Metz, and Owen Curley.

The motion to amend passed unanimously.

Discussion: None.

Amended Motion Roll Call Vote: Ayes – John Moreland, Matt Metz, and Owen Curley.

The amended motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on Tuesday, December 16, 2025 at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:11 P.M.

Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, December 16, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

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

Planner Danevsky Joseph and Operations Support Specialist Michaela O'Banion were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Matt Metz, seconded by John Moreland, and passed unanimously to approve the following minutes:

- Minutes for October 21, 2025 Board of Adjustment Training

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#25-100090**
Applicant: Antonio Aguilera
Agent: Robert Grey
Owner: Antonio Aguilera, Life Estate
Property Address: 31 S 26th Ave
Parcel ID: 181610-0020

City of Jacksonville Beach Land Development Code Section(s): for a front yard setback of 13 feet in lieu of 20 feet, to extend front second and third story deck, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 49% in lieu of 35% to address existing nonconformities and to accommodate new additions at an existing single-family home, located at property addressed 31 S 26th Ave RE# 181610-0020, legally described as Lot 7, Block 2, Perry & Perry's replat of Atlantic Shores.

Ex-Parte Communication:

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

Applicant: Antonio Aguilera, 31 S 26th Avenue, Jacksonville Beach, and agent Robert Grey, 5211 Pine Rocks Avenue, Lithia, stated the hardship was a nonconforming structure.

Discussion: A brief discussion ensued about the deck, appearance, additions, garage, and line of sight.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100090 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

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

Roll Call Vote: Ayes – John Moreland, Matt Metz, Douglas Dell, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on Tuesday, January 6, 2026 at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:11 P.M.

Submitted by: Michaela O'Banion
Operations Support Specialist

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:	12/30/2025
SUBJECT:	BOA #25-100092 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, January 6, 2026 Board of Adjustment Meeting.

BOA #25-100092

ZONING: RS-1
 RE NO.: 177689-0150
 LEGAL: Lot 15, Block 2, *Pine Grove Unit 1*
 ADDRESS: 1289 N 2nd Ave

REQUEST:

Section(s): 34-611(e)(1)(c)(2), for an easterly side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(d), for a carport in lieu of a one (1) car garage, at an existing single-family home, located at **property addressed** 1289 N 2nd Ave **RE#** 177689-0150, **legally described as** Lot 15, Block 2, *Pine Grove Unit 1*

EXISTING CONDITIONS:

The subject property is located in the Low Density Residential future land use category, and is in the Residential, single-family: RS-1 zoning district. The subject site consists of a single-family lot of record, circa 1939. The property measures 67 feet in width on the south and 78.2 feet on the north side and 125 feet in depth, with an overall lot area of 9,092 square feet. The property is currently occupied by a single-family home, built in 1985. The parcel is nonconforming in width and is irregularly shaped. In the Residential, single-family: RS-1 zoning district, the minimum lot area is 9,000 square feet with a minimum width of 90 feet. This parcel conforms in lot area. However, the parcel is irregularly shaped, and the widths are below the minimum requirement.

The applicant is seeking relief for an easterly side yard setback of five (5) feet in lieu of ten (10) feet, and for a carport in lieu of a one-car garage, to address existing nonconformities and to accommodate the new addition. The applicant is adding a carport which will help bring the property into compliance. The original structure had a one-car garage. However, it was converted into a home office. However, no permit exists to confirm when this was completed. Additionally, the lot was platted prior to the current Land Development Code (LDC) and the nonconforming conditions were inherited by the applicant upon purchase. The applicant cannot make any improvements to the existing structure in a logical fashion, based on the layout of the current parcel. The lot is irregular shaped and on a corner lot. When on 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. The applicant is not able to fulfill this requirement and the only place that the carport can be located is the eastern portion of the property.

AGENDA ITEM:	A.
MEETING DATE:	January 6, 2026



Staff finds this request consistent with the criteria for approval of a variance, and specifically finds this will not create a nuisance, as the applicant is trying to address nonconformities and will fulfill the minimum requirements for the new carport. The proposed carport's location to the single-family home is the most compatible location on the property, given the location of the existing driveway. The carport addition will be consistent with the neighboring homes, thus bringing the home more into compliance with neighboring homes. 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 will enhance, rather than detract from, the neighborhood's aesthetic appeal.

BOA#49-94 — Approved for a rear yard setback of 25 feet in lieu of the 30 feet required to allow construction of a glass room addition.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

The subject property is an existing lot of record platted prior to the current Land Development Code (1939). The house was built in 1985, which is also prior to our current Land Development Code. Under the current code, residential dwellings are required to have a one (1) car garage. However, the garage was converted into a home office. The addition of a carport will help satisfy that parking requirement, thus, bringing the property more into compliance. The current nonconformities are not the fault of the applicant. The variance requested is the variance necessary to allow the applicant to utilize the property to its full potential. The applicant is requesting to add a carport on the eastern portion of the property, which is the only place they can fit it due to being on a corner lot.

The fact that the parcel was platted in 1939, and considering the dwelling was remodeled under the limitations of a previous LDC and owner, the applicant would be limited in their ability to add any additions, mostly due to the design, and how the builder chose to maximize the home's dimensions.

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, the carport would not have any logical location on the parcel due to its irregular shape. 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 that predate the updated 2025 Land Development Code, and is situated in a manner that constrains expansion options. The parcel dimensions and current placement of the house limit where the addition can be constructed, and cannot 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 configuration of the existing parcel and the applicable code requirements predate the current proposal. The hardship arises from the physical configuration of the lot and the location of the existing structure, 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 carport addition, which is a common amenity for a single-family home. 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 current LDC would prohibit the applicant from making reasonable improvements to their home. 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 the addition 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#25-100092**.

ATTACHMENTS:

1. BOA#25-100092 Application
2. 25-100092pics



VARIANCE APPLICATION

BOA NO 25-100092
HEARING DATE 11/6/26

This form is intended to be submitted along with all required documents for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code. Planning and Development Department staff will evaluate an application for a variance for sufficiency within ten (10) days of receipt. If the application is found to be complete and sufficient, the Jacksonville Beach Board of Adjustment, at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name:	<u>Daniel Lowry</u>	Telephone:	<u>9049933448</u>
Mailing Address:	<u>1289 2nd Avenue North</u> <u>Jacksonville Beach, FL 32250</u>	E-Mail:	<u>lowryr2000@gmail.com</u>
Agent Name:	<u>Roger Russell (RHR Designs Inc.)</u>	Telephone:	<u>9048688373</u>
Mailing Address:	<u>3455 Thalia Road</u> <u>Jacksonville, FL 32250</u>	E-Mail:	<u>rhresdes@gmail.com</u>
Landowner Name:	<u>Daniel & Yemila Lowry</u>	Telephone:	<u>9049933448</u>
Mailing Address:	<u>1289 2nd Avenue North</u> <u>Jacksonville Beach, FL 32250</u>	E-Mail:	<u>lowryr2000@gmail.com</u>

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

VARIANCE DATA

Street address of property and Real Estate Number: 1289 2nd Avenue North RE#177689-0150
 Legal description of property (Attach copy of deed): Lot 15, Block 2, Pine Grove Unit 1 S/D
 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).

LDC 34-611(e)(1)c.2: Interior Side Yard Setback of 5FT and 6FT in Lieu of 10FT Minimum

LDC 34-611(e)(1)d: For a Carport in Lieu of a One (1) Car Gargage.

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>AL5-1</u>	FLOOD ZONE: _____
CODE SECTION (S): _____	_____
_____	_____
_____	_____
_____	_____

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	PLATTED LOT OF RECORD PRIOR TO CURRENT LDC AND COMPREHENSIVE PLAN ADOPTION. ODD-SHAPED CORNER LOT WITH NON-CONFORMING LOT WIDTH AT THE BUILDING LINE IS LESS THAN 90 FEET.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	NO	ORIGINAL STRUCTURE HAD ONE CAR GARAGE BUT WAS CONVERTED TO A HOME OFFICE.
(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	SEVERAL PROPERTIES WITHIN THE VICINITY WERE GRANTED SIMILIAR RELIEF FOR SETBACKS, NO GARAGE BUT LOT COVERAGE TO ACCOMODATE FOR NEW CONSTRUCTION AND/OR RENOVATION. ALL OTHER DIMENSIONAL STANDARDS APPEAR TO BE MET.
(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	CURRENT LDC DOES NOT ALLOW FOR A FUNCTIONAL UTILITY ADDITION TO BE BUILT IN THE DESIRED LOCATION ON THE PROPERTY.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	YES	ANY REASONABLE ATTEMPT TO CONSTRUCT ALONG CORNER-SIDE YARD IS NOT FEASIBLE.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	YES	THE PROPOSED ADDITION IS CONSISTENT WITH OTHER HOMES IN THE NEIGHBORHOOD & WILL ADD FUNCTIONALITY AND INCREASE PROPERTY VALUES.



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Daniel Lowry, 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

Daniel Lowry


PRINT APPLICANT NAME

9-30-25

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of September, 2025, by D. Lowry, who is personally known to me or produced NOT APPLICABLE as identification.



NOTARY PUBLIC SIGNATURE

Chandra Medford

PRINT NOTARY NAME



(Affix Notary Seal Above)

Prepared by:
Elite Title & Escrow
Elite Title & Escrow
9822 Tapestry Park Circle, Ste 101
Jacksonville, Florida 32246

File Number: 17-11-0291-TP

General Warranty Deed

Made this November 28, 2017 A.D. By **Jeffrey C. Lowry, an unmarried man**, whose address is: 1289 2nd Ave N, Jacksonville Beach, Florida 32250, hereinafter called the grantor, to **Daniel Lowry and Yemlia Arrieta Lowry, husband and wife**, whose post office address is: 1289 2nd Ave N, Jacksonville Beach, Florida 32250, 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 Three Hundred Twenty Five Thousand Dollars, (\$325,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot 15, Block 2, Pine Grove, Unit No. One, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 65, of the Public Records of Duval County, Florida.

Parcel ID Number: 177689-0150

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, 2017.

Prepared by:
Elite Title & Escrow
Elite Title & Escrow
9822 Tapestry Park Circle, Ste 101
Jacksonville, Florida 32246

File Number: 17-11-0291-TP

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name: Kenneth L. Jones IV

[Signature] (Seal)
Jeffrey C. Lowry
Address:

[Signature]
Witness Printed Name: Megan Webb

(Seal)
Address:

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 28th day of November, 2017, by Jeffrey C. Lowry, who is/are personally known to me or who has produced FL PL as identification.

[Signature]
Notary Public
Print Name: Megan Webb
My Commission Expires: _____



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#25-100092

in the Court, was published in said newspaper by print in the issues of 12/26/25.

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 26th day of December, 2025 by Nichol Stringer who is personally known to me.

RHONDA L FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 599731
MY COMMISSION EXPIRES OCT. 03, 2028



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, January 6, 2026, 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#25-100092 Section(s): 34-611(e)(1)(c)(2), for an easterly side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(d), for a carport in lieu of a one (1) car garage, at an existing single-family home, located at **property addressed** 1289 N 2nd Ave **RE#** 177689-0150, **legally described as** Lot 15, Block 2, *Pine Grove Unit 1*

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

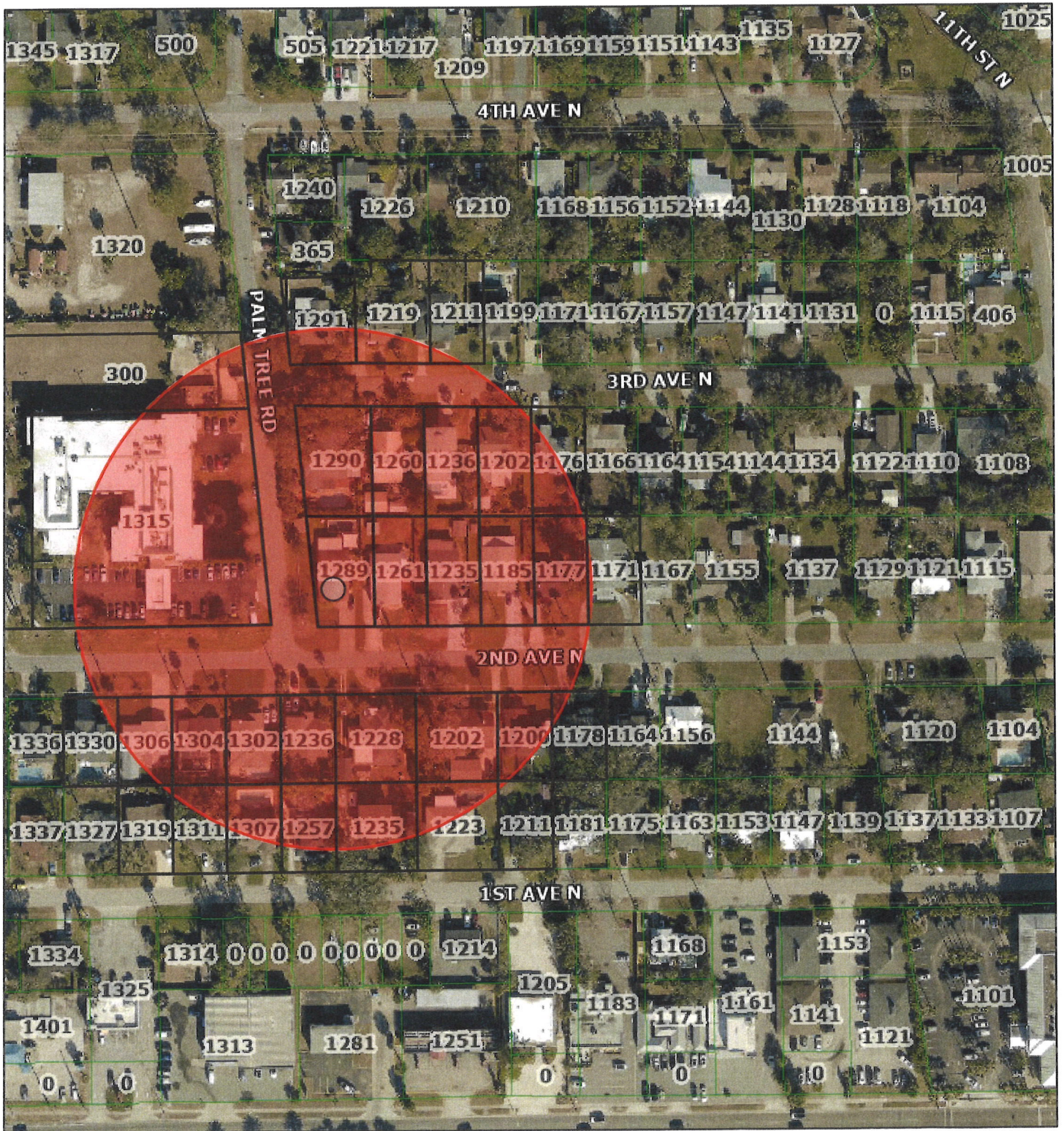
If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance 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@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.

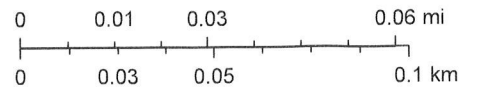
In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
Dec. 26 00 (25-07677D)



December 29, 2025

1:2,257

Parcels



SPECIFIC PURPOSE SURVEY OF:

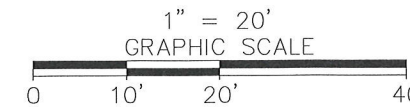
LOT 15, BLOCK 2, PINE GROVE UNIT ONE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 16, PAGE 65 OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA

FOR:
DANIEL LOWRY

TOTAL AREA	9092.48	
EXISTING IMPERVIOUS	3397.83	37.3%
POST POOL ADDITION	3390.39	37.2%

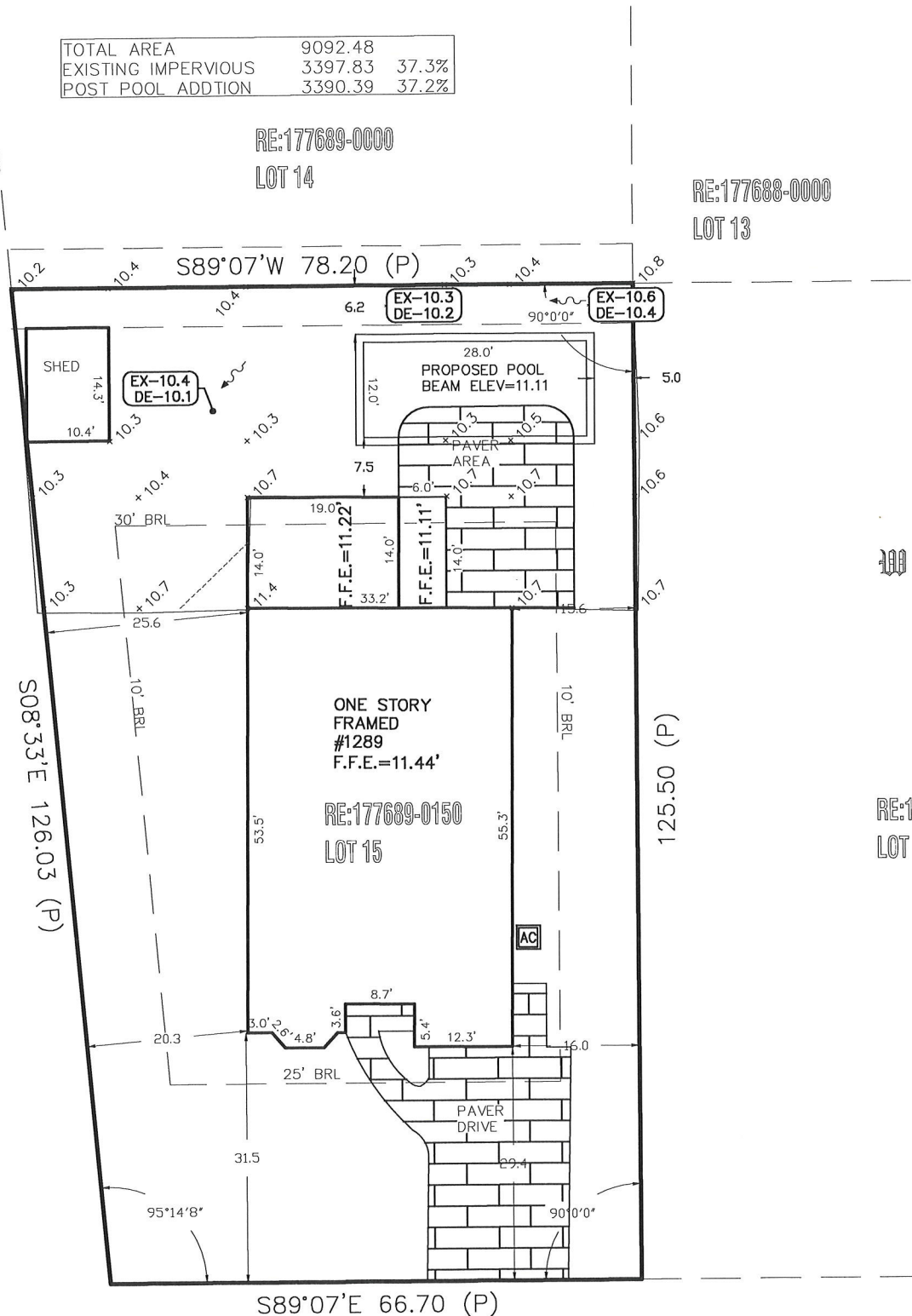
RE:177689-0000
LOT 14

RE:177688-0000
LOT 13

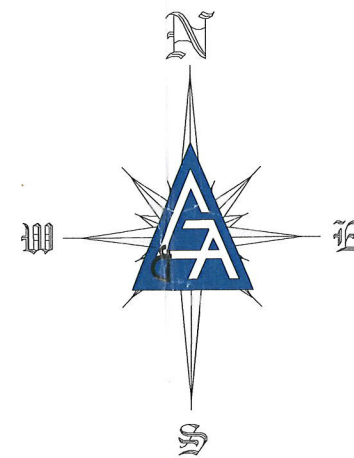


LEGEND		
AC	AIR CONDITIONER	FFE FINAL FLOOR ELEVATION
BRL	BUILDING RESTRICTION	NAVD NORTH AMERICAN VERTICAL DATUM
DE	DESIGN ELEVATION	(P) PLAT
ELEV.	ELEVATION	RE PARCEL IDENTIFICATION
EX	EXISTING ELEVATION	

50' RIGHT OF WAY
PALM TREE ROAD



RE:177690-0000
LOT 16



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JOB No. 21-082
FILE No. A-287
PARTY CHIEF: THODGE
F.B. 1102/32
DRAWN BY: T HODGE
CHECKED BY: J THOMAS
SURVEY DATE 05-25-2021

REVISION:	DATE:	BY:

CAD FILE: P:\21\21-082 COJB 1289 2ND AVE NORTH FOR LOWRY\DWG\21-082 1289 2ND NORTH.DWG



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S89°07'E 66.70 (P)
SECOND AVENUE
80' RIGHT OF WAY

John S. Thomas
JOHN S. THOMAS P.S.M. No. 6223
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NEW TOTAL IMPERVIOUS COVERAGE
 $I.S.R. = 3,539.7 \text{ S.F.} \div 9,092.48 \text{ S.F.} = 38.9\%$

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LOWRY RESIDENCE
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 RHR DESIGNS INC. / OCT. 21, 2025
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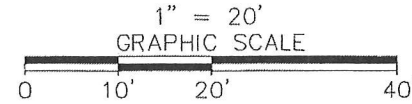
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RE:177689-0000
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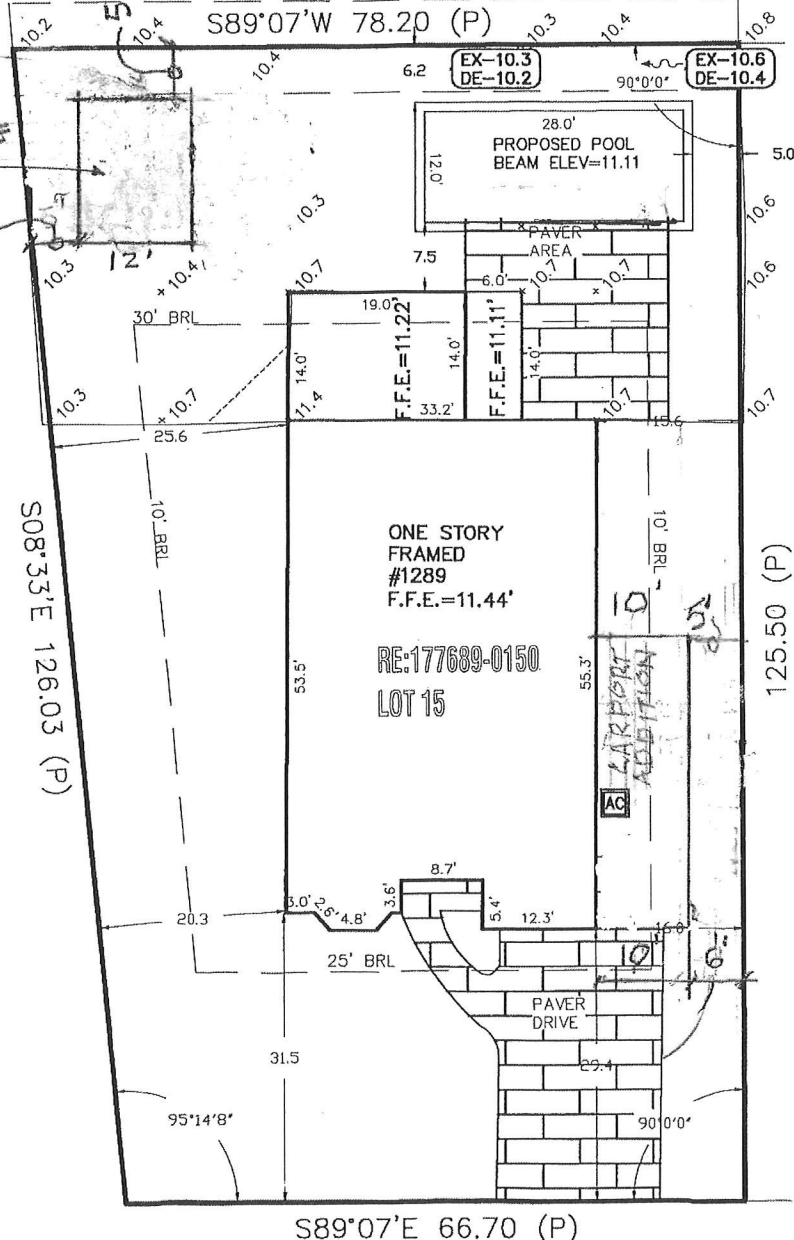
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50' RIGHT OF WAY
 PALM TREE ROAD



SECOND AVENUE
 80' RIGHT OF WAY

RE:177690-0000
 LOT 16

• DWELLING & REAR PORCH 2,098 S.F.
 • DRIVEWAY 529 S.F.
 TOTAL COVERAGE 2,627 S.F.
 $2,627 \text{ S.F.} \div 9,092.48 = 28.9\%$
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JOB No. 21-082 FILE No. A-287 PARTY CHIEF: THODGE F.B. 1102/32 DRAWN BY: T HODGE CHECKED BY: J THOMAS SURVEY DATE 05-25-2021	REVISION:	DATE:	BY:

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City of Jacksonville Beach

904 / 249-2381

• ELEVEN NORTH THIRD STREET •

JACKSONVILLE BEACH, FLORIDA 32250

September 21, 1994

Mr. Jeffery Lowry
1289 N. 2nd Ave.
Jacksonville Beach, FL 32250

RE: Case No. BOA-49-94
1289 North 2nd Avenue

Dear Mr. Lowry:

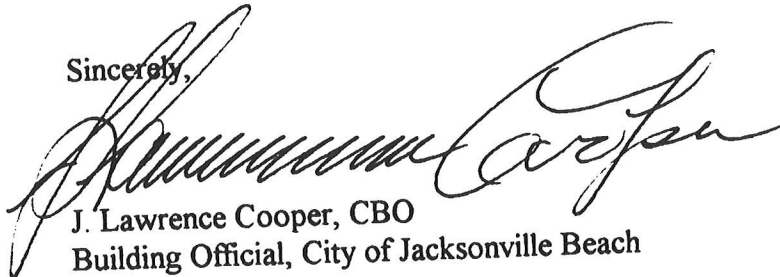
The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. Tuesday, September 20, 1994, to consider your variance application.

As indicated in the application, the variance requested was for a rear yard setback of 25 feet in lieu of the 30 feet required to allow construction of a glass room addition. Your request was granted as written.

You are required to obtain a building permit for this project. Please submit a building permit application along with two copies of your plans, which show construction detail and structural support, and two copies of your land survey to our office for review before you begin working on this project.

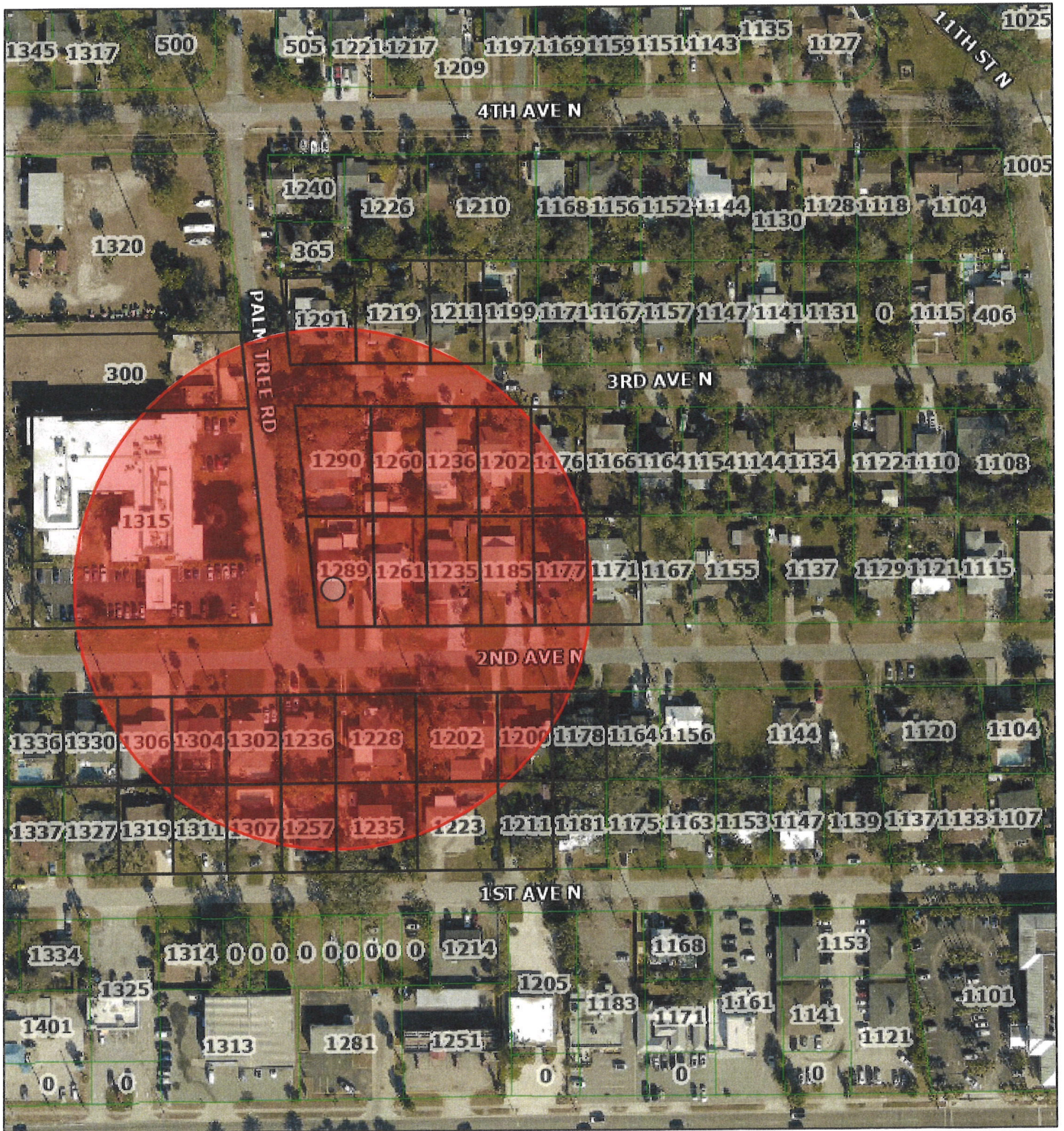
If you have any questions regarding this variance please feel free to call me at 904-247-6235.

Sincerely,



J. Lawrence Cooper, CBO
Building Official, City of Jacksonville Beach

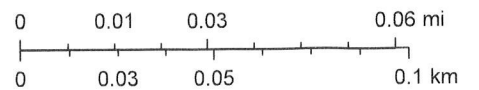
JLC/ks:var-ap



December 29, 2025

1:2,257

 Parcels



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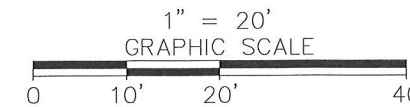
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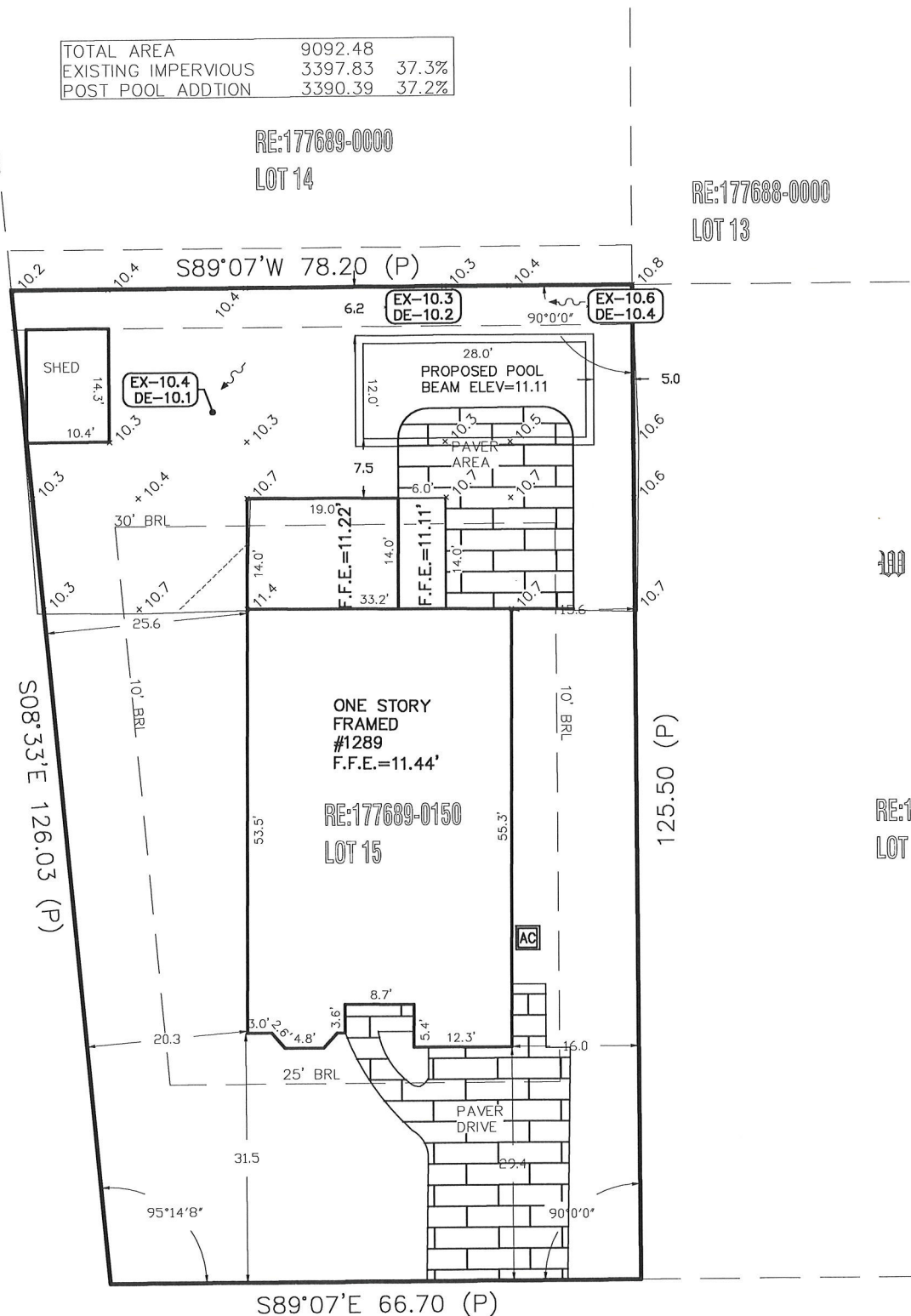
RE:177689-0000
LOT 14

RE:177688-0000
LOT 13



LEGEND		
AC	AIR CONDITIONER	FFE FINAL FLOOR ELEVATION
BRL	BUILDING RESTRICTION	NAVD NORTH AMERICAN VERTICAL DATUM
DE	DESIGN ELEVATION	(P) PLAT
ELEV.	ELEVATION	RE PARCEL IDENTIFICATION
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50' RIGHT OF WAY
PALM TREE ROAD



RE:177690-0000
LOT 16

S89°07'E 66.70 (P)
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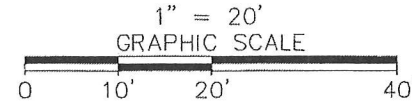
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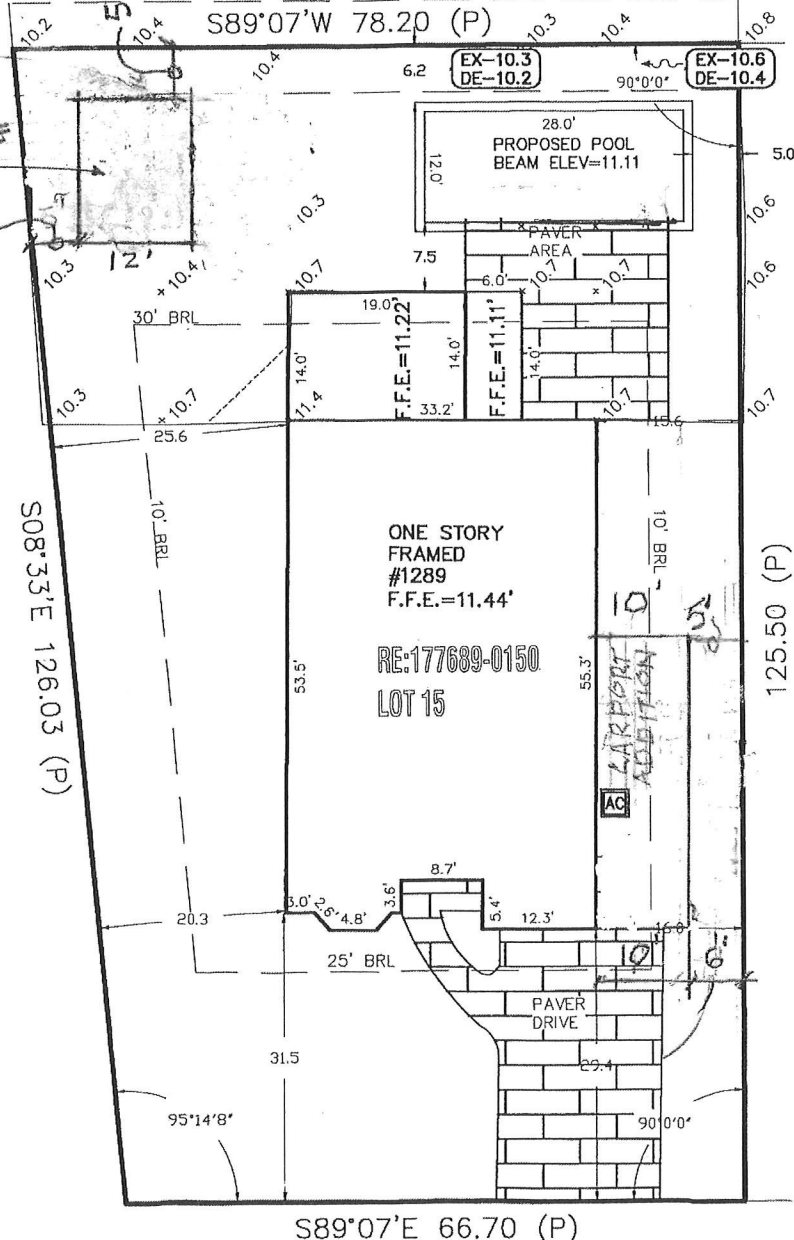
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