



# City of Jacksonville Beach

## Regular Meeting Agenda

11 North Third Street  
Jacksonville Beach, Florida

### Board of Adjustment

Wednesday, February 18, 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

#### ADMINISTER OATH OF OFFICE

- A. Regular Member Douglas Dell

#### ELECTION OF OFFICERS

- A. Elect Board of Adjustment Chair for a Term of One Year  
B. Elect Board of Adjustment Vice Chair for a Term of One Year

#### ROLL CALL

#### APPROVAL OF MINUTES

- A. Board of Adjustment Meeting held on January 21, 2026

#### CORRESPONDENCE

#### OLD BUSINESS

- A. Ratification of Motion to Approve BOA#25-100099 due to a defect in the motion.

#### NEW BUSINESS

- A. **Case Number(s):** **BOA#26-100005**  
Applicant: Mark Gelman  
Agent: N/A  
Owner: Mark Gelman  
Property Address: 2709 Ocean Dr  
Parcel ID: 181598-0100  
Legal Description: Lot 9, Block 1, Atlantic Shores  
Current Zoning: RS-1  
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a front yard setback of 20 feet in lieu of 23 feet, for home renovations, garage extension, and new additions, to an existing single-family home, located at **property addressed** 2709 Ocean Dr **RE#** 181598-0100, **legally described as** Lot 9, Block 1, *Atlantic Shores, Division C.*
- B. **Case Number(s):** **BOA#26-100006**  
Applicant: Toribio Duhaylungsod  
Agent: Stephen Williams  
Owner: Toribio Duhaylungsod  
Property Address: 1812 Ocean Dr  
Parcel ID: 179356-0000

Legal Description: Lot 3, Block F, Atlantic Camp Grounds  
Current Zoning: RM-2  
Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 18 feet in lieu of 20 feet, 34-615(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 20 feet, and 34-615(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 50.46% in lieu of 45%, for construction of a new single-family home, located at **property addressed** 1812 Ocean Dr **RE#** 179356-0000, **legally described as** Lot 3, Block F, *Atlantic Camp Grounds*

## **PLANNING DEPARTMENT REPORT**

### **COURTESY OF THE FLOOR TO VISITORS**

### **ADJOURNMENT**

#### **NOTICE**

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

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

*Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at [planning@jaxbchfl.net](mailto: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 Wednesday, January 21, 2026, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER:**

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

**ADMINISTER OATHS OF OFFICE**

- A. Regular Member Douglas Dell (Absent)
- B. Regular Member Caren Doherty
- C. 1st Alternate Gary Hawkett

The Oaths of Office were previously administered.

**ROLL CALL:**

*Chairperson:* Owen Curley  
*Vice-Chairperson:* Matt Metz  
*Board Members:* Douglas Dell (Absent)      Jeff Truhlar      Caren Doherty  
*Alternates:* Gary Hawkett

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 Gary Hawkett, and passed unanimously to approve the following minutes:

- Minutes for January 6, 2026 Board of Adjustment Meeting

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A.      Case Number:                      **BOA#25-100096****  
Applicant/Owner: Alan Martin  
Agent: N/A  
Property Address: 816 N 10th St  
Parcel ID: 177376-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-611(e)(1)(c)(2), for a side yard setback of 8.2 feet in lieu of 10 feet, for a new bathroom addition, to an existing single-family home, located at property addressed 816 N 10th St RE# 177376-0000, legally described as Lot 8, Block 2, Palm Courts.

**Ex-Parte Communication:**

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

**Applicant:** Alan Martin, 816 N. 10th Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

**Discussion:** A brief discussion ensued about neighbor support.

**Public Hearing:**

The following spoke in support of the variance:

- Jim Gillis, 800 N. 10<sup>th</sup> Street, Jacksonville Beach

Mr. Curley closed the public hearing.

**Motion:** It was moved by Mr. Metz, seconded by Caren Doherty, to approve BOA#25-100096 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

**Discussion:** A brief discussion ensued about lot shape and hardship.

**Roll Call Vote:** Ayes – Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

**B. Case Number: BOA#25-100097**

Applicant: Janelle Foster  
Agent: Jeff Johnson  
Owner: Kevin & Janelle Foster  
Property Address: 2056 N 10th St  
Parcel ID: 174768-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-611(e)(1)(c)(3), for a rear yard setback of 29.4 feet in lieu of 30 feet, and 34-611(e)(1)(c)(2), for a side yard setback of 7.5 feet in lieu of 10 feet, for a master bedroom addition, to an existing single-family home, located at property addressed 2056 N 10th St RE# 174768-0000, legally described as Lot 13, Seagate Terrace.

**Ex-Parte Communication:**

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

**Applicant:** Janelle Foster, 2056 N. 10th Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

**Discussion:** None.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#25-100097 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.

**Roll Call Vote:** Ayes – Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

**C. Case Number: BOA#25-100098**

Applicant/Owner: William & Ramona Boyd

Agent: Ian Brown Esq.  
Property Address: 2804 S 2nd St  
Parcel ID: 180690-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-611(e)(1)(c)(2), for a northerly side yard setback of 7.3 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a southerly side yard setback of 5 feet in lieu of 10 feet, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 38.5% in lieu of 35%, for construction of a new single-family home, located at property addressed 2804 S 2nd St RE# 180690-0000, legally described as Lot 14 & 15, Block 24, Atlantic Shores Unit NO. 1 replat.

**Ex-Parte Communication:**

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

**Agent:** Ian Brown, 245 Riverside Avenue, Jacksonville, stated the hardship was a nonconforming lot.

**Discussion:** A brief discussion ensued about variance criteria, lot coverage, and setbacks.

**Public Hearing:**

The following spoke in opposition to the variance:

- Jim White, 12147 Forestville Drive, Silver Creek, NY

Mr. Curley closed the public hearing.

Mr. Brown responded to concerns expressed during the public hearing.

**Applicant:** William Boyd, 2804 S 2nd St, Jacksonville Beach, was sworn in and provided additional background information.

**Motion:** It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#25-100098 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

**Discussion:** None.

**Roll Call Vote:** Ayes – Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

D. **Case Number:** BOA#25-100099  
Applicant/Owner: LAS Holdings LLC  
Agent: Ryan Wetherhold  
Property Address: 1823 Sable Palm Ln  
Parcel ID: 178302-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-611(e)(1)(c)(2), for side yard setbacks of 7 feet in lieu of 10 feet, for construction of a new single-family

home, located at property addressed 1823 Sable Palm Ln RE# 178302-0000, legally described as Lot 8, Block 4, Ocean Forest Unit 1.

**Ex-Parte Communication:**

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

**Agent:** Ryan Wetherhold, 19 12<sup>th</sup> Street South, Jacksonville Beach, stated the hardship was a nonconforming lot.

**Discussion:** None.

**Public Hearing:**

The following spoke in opposition to the variance:

- Chelsea Sweeney, 1718 Sable Palm Lane, Jacksonville Beach

Mr. Curley closed the public hearing.

Mr. Wetherhold responded to concerns expressed during the public hearing.

**Motion:** It was moved by Mr. Metz to approve BOA#25-100099 based on the standards for a variance outlined in Section 34-572 of the Land Development Code (no second was provided)

**Discussion:** A brief discussion ensued about the lot shape and setbacks,

**Roll Call Vote:** Ayes – Caren Doherty, Matt Metz, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

**Due to the motion not receiving a second, this item will be voted on at the February 18, 2026, meeting.**

**PLANNING DEPARTMENT REPORT:**

A. Board to vote on the date of the annual Organizational Meeting.

The Board agreed to discuss the item at the next meeting.

The next scheduled meeting will be held on Tuesday, February 3, 2026 at 6:00 P.M. There are two scheduled cases.

**COURTESY OF THE FLOOR TO VISITORS:** None

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:55 P.M.

Submitted by: Michaela O'Banion  
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date



<b>BOARD OF ADJUSTMENT AGENDA ITEM</b>	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	02/11/2026
SUBJECT:	BOA #N/A Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, February 18, 2026 Board of Adjustment Meeting.

**BOA #N/A**  
N/A

**REQUEST:**  
Ratification of Motion to Approve BOA#25-100099 due to a defect in the motion.

**EXISTING CONDITIONS:**  
N/A

**STAFF ANALYSIS:**  
It was discovered, after a review of the minutes, that there was a defect in the motion to approve, as there was a lack of second to the motion, prior to the vote to approve. This ratification is not a new hearing, and is not open to public comment, but is a "Ministerial Act" to correct the defect. You may refer to the minutes attached to this agenda for clarification. This is not an opportunity for more discussion or to amend your vote, as the public hearing is closed and the board took formal action. This matter is only to correct the defect. Questions may be directed to the City Clerk Staff.

**MINIMUM DIMENSIONAL STANDARDS:**  
N/A

**REVIEW OF CRITERIA:**  
N/A

**STAFF RECOMMENDATION:**  
Remake the original motion, with a required second, and hold a new vote on the original motion.

**ATTACHMENTS:**



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	02/04/2026
SUBJECT:	BOA #26-100005 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, February 18, 2026 Board of Adjustment Meeting.

**BOA #26-100005**

ZONING: RS-1  
 RE NO.: 181598-0100  
 LEGAL: Lot 9, Block 1, *Atlantic*  
 ADDRESS: 2709 Ocean Dr

**REQUEST:**

**Section(s):** 34-611(e)(1)(c)(3), for a front yard setback of 20 feet in lieu of 23 feet, for home renovations, garage extension, and new additions, to an existing single-family home, located at **property addressed** 2709 Ocean Dr **RE#** 181598-0100, **legally described as** Lot 9, Block 1, *Atlantic Shores, Division C*.

**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 1933. The property measures 50 feet in width, 150 feet in depth, with an overall lot area of 7,414 square feet. The property is currently occupied by a single-family home, built in 1990. The parcel is nonconforming in width and total to area. 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 does not conform with either requirement. The existing structure is non-conforming and this variance will rectify as well as improve the home by adding more space. Which will allow the applicant to utilize the parcel to its full potential. The applicant is seeking relief, for a front yard setback of 20 feet in lieu of 23 feet previously approved, for home renovations, garage extension, and new additions. Due to the age and construction style of the dwelling, there are constraints on where they can expand the home. Existing factors that hinder expansion and renovation include the undersized lot, its width, and being platted prior to the current Land Development Code (LDC).

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 and dwelling. The lot is substandard, new additions and garage extension will only encroach into the front yard setback by 3 feet and will ensure the home keeps the same characteristics as surrounding properties. The request is consistent with a typical single-family home, in which additions and renovations are common, and will allow the applicant to utilize the parcel to its full potential. 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 will not encroach on the required yard setbacks to such an

AGENDA ITEM:	A.
MEETING DATE:	February 18, 2026



extent that they would negatively affect the neighboring property. The applicant was approved for current side yard setbacks through an older variance, for a southern side yard of 8 feet in lieu of 10 feet, and a northerly side yard of 9 in lieu of 10 feet and a front yard setback of 23 feet in lieu of 25 feet.

The proposed location of the new additions to the single-family home is the most compatible location on the property, given the width of the parcel. The new additions will be consistent with the neighboring homes, thus bringing the home into parity with neighboring homes. Continued investment in the existing single-family home will ensure the preservation of the residential 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 additions will enhance, rather than detract from, the neighborhood's aesthetic appeal.

**BZA#48-89** — Approved for a side yard setback of 8 and 9 feet, and a front yard setback of 23 feet.

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 (1933). The house was built in 1990, which is also prior to our current Land Development Code. The additions and garage extension will help the functionality of the home, helping the client utilize the home and parcel to its full potential. The variance requested is the minimum necessary to allow the applicant to utilize the property to complete the proposed additions. The applicant is requesting to add new turf blocks, a covered rear area with side entry, and garage extension. The desired location is the most logical place to construct it, due to it being on a substandard lot and the nature of the parcels' width. The fact that the parcel was platted in 1933, and considering the dwelling was constructed under the limitations of a previous LDC, 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 new additions and garage extension would not have any logical location on the parcel due to its substandard size. 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 new addition and garage extension, which is a commonly added 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#26-100005**.

**ATTACHMENTS:**

1. 26-100005pics
2. BOA#26-100005 Application

# 2709 OCEAN DR

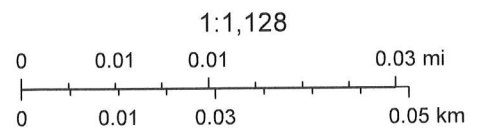
BOA#26-100005

2/18/26



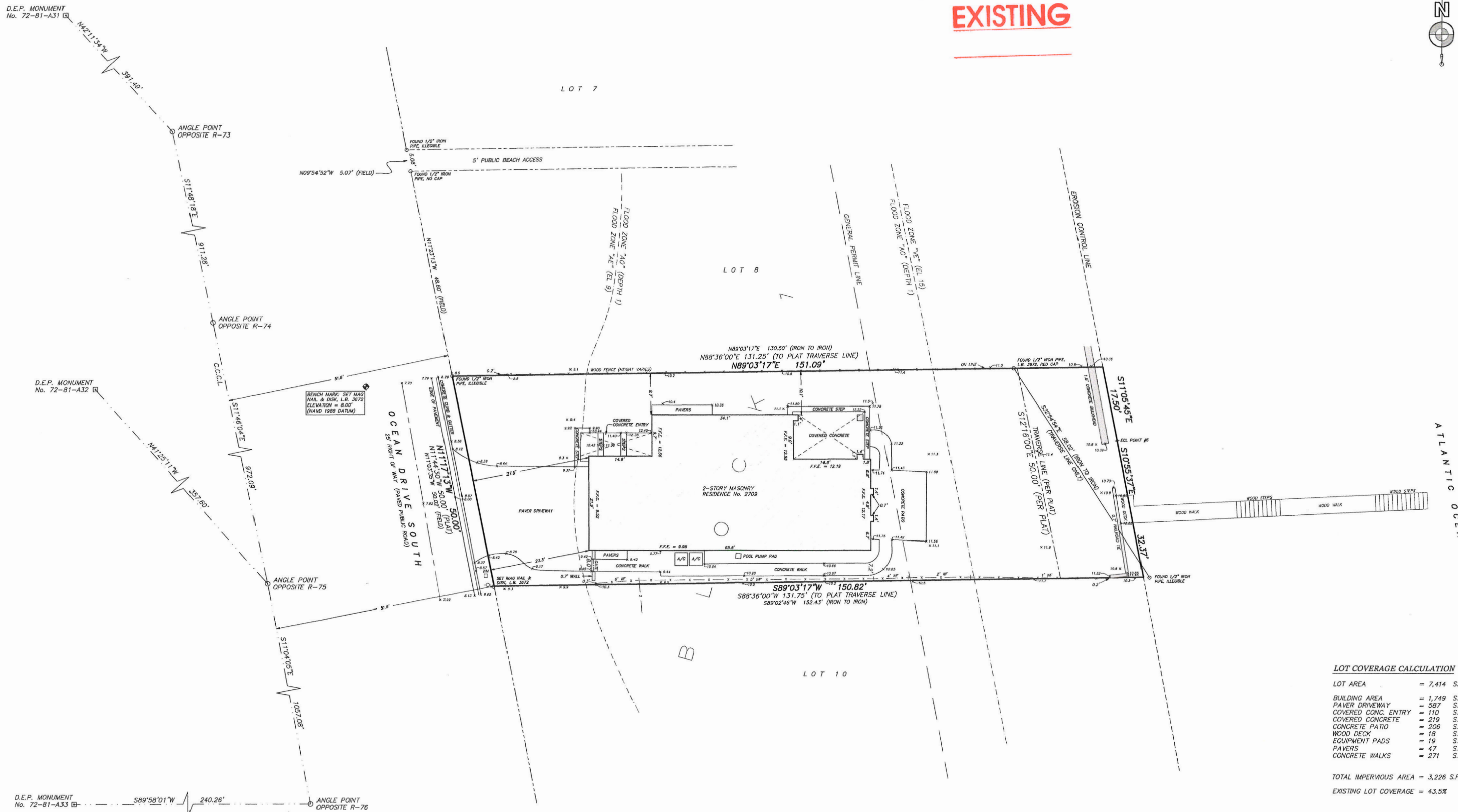
January 29, 2026

Parcels



MAP SHOWING SURVEY OF  
LOT 9, BLOCK 1, ATLANTIC SHORES, DIVISION "C" AS RECORDED IN  
PLAT BOOK 15, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF  
DUVAL COUNTY, FLORIDA.

**EXISTING**



**LOT COVERAGE CALCULATION**

LOT AREA	= 7,414 S.F.
BUILDING AREA	= 1,749 S.F.
PAVER DRIVEWAY	= 587 S.F.
COVERED CONC. ENTRY	= 110 S.F.
COVERED CONCRETE	= 219 S.F.
CONCRETE PATIO	= 206 S.F.
WOOD DECK	= 18 S.F.
EQUIPMENT PADS	= 19 S.F.
PAVERS	= 47 S.F.
CONCRETE WALKS	= 271 S.F.
<b>TOTAL IMPERVIOUS AREA</b>	<b>= 3,226 S.F.</b>
<b>EXISTING LOT COVERAGE</b>	<b>= 43.5%</b>

SYMBOL LEGEND	ABBREVIATION LEGEND
XX FIRE HYDRANT	BFP BACK-FLOW PREVENTER
☆ LIGHT POLE	CALC CALCULATED
○ GAS VALVE	CMF FIELD MEASUREMENT
○ WATER VALVE	ALF ALUMINUM RAIL FENCE
○ CLEAN OUT	CLF CHAIN LINK FENCE
○ UTILITY POLE	WF WOOD FENCE
○ GUY ANCHOR	CONC CONCRETE
○ BOLLARD	CRB CURB RECORDS BOOK
○ WATER METER	PLB PLAT BOOK
○ GAS RISER	MES METERED END SECTION
○ CABLE RISER	CMF CORRUGATED METAL PIPE
ELB ELECTRIC BOX	PVC POLYVINYL CHLORIDE PIPE
○ SIGN	RFI REINFORCED CONCRETE PIPE
○ TRANSFORMER	ELEV ELEVATION
○ MANHOLE	FINISHED FLOOR ELEVATION
	INV INVERT ELEVATION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY OF CURVE
	REC POINT OF REVERSE CURVE
	PRC POINT OF REVERSE CURVE

**GENERAL SURVEY NOTES**

- THIS IS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
- BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, FLORIDA EAST ZONE.
- BENCHMARK USED IS A FOUND MAG NAIL & DISK, L.B. 3672 HAVING AN ELEVATION OF 7.67, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP85 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D., 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE, THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.

FILE: 2024-0047  
DRAWN BY: KJC-P  
SCALE: 1" = 10'

- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL. 9), FLOOD ZONE "A0" (DEPTH 1) AND FLOOD ZONE "A1" (EL. 15) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419A, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
- THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A AND 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WAS ESTABLISHED AS THE SEAWARD BOUNDARY OF ALL OCEANFRONT PROPERTY IN DUVAL COUNTY BY FLORIDA STATUTES CHAPTER 161.191.
- THE GENERAL PERMIT LINE IS SHOWN AS PER OFFICIAL RECORDS BOOK 12975, PAGE 1781 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- THE COASTAL CONSTRUCTION CONTROL LINE (C.C.C.L.) IS RECORDED IN MAP BOOK C, PAGES 72 THROUGH 72H.

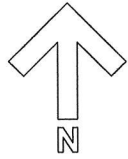
CERTIFIED TO:  
BRUCE GELMAN, LAURA GELMAN

Digitally signed  
by Jason Boatwright  
Date: 2024.01.19 07:49:08 -05'00'

**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.

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

DATE: JANUARY 12, 2024  
SHEET 1 OF 1



GENERAL DESIGN INFORMATION	
BUILDING CODE	RESIDENTIAL - 2023 FBC BUILDING - 2023 FBC ENERGY CONSERVATION
WIND SPEED	130
CATEGORY	II
FLOOD ZONE	AE-EL 9, AO-DEPTH 1, VE-EL 15
ZONING	JRS-1
MAX. ROOF HEIGHT	34'-4" EXISTING, NOT AFFECTED
FINISHED FLOOR ELEVATION	FFL ELEV 12.56' FFG ELEV 9.52' @ OPENING FFG ELEV 9.58' @ CURB
TYPE OF CONSTRUCTION:	OCCUPANCY CLASS:
V-B	R-3
LEVEL OF ALTERATION:	
LEVEL III	

**SCOPE OF WORK**

**REQUEST FOR VARIANCE TO ADJUST BUILDING SETBACKS.**

**REQUIRED YARD:**

- GARAGE ADDITION ALIGNS WITH EXISTING BUILDING AND PARTIALLY ENCROACHES INTO THE NORTH, WEST & SOUTH REQUIRED YARDS.
- REQUEST NORTH BUILDING SETBACK TO BE ADJUSTED FROM 10' TO 9'.
- REQUEST WEST BUILDING SETBACK TO BE ADJUSTED FROM 25' TO 20'.
- REQUEST SOUTH BUILDING SETBACK TO BE ADJUSTED FROM 10' TO 8'.

**DRIVEWAY IMPERVIOUS COVERAGE:**

- A NEW TURFBLOCK DRIVE REPLACES EXISTING PAVERS W/ A 50% REDUCTION FOR PERMEABLE MATERIALS.
- THE BUILDING COVERAGE AND TURFBLOCK DRIVE COVERAGE MEET THE REQUIRED 35% MAX. COVERAGE.

**ADDITIONAL WORK:**

- REAR OPEN WOOD DECK (PERVIOUS) W/ SPIRAL STAIR & PERGOLA.
- EXISTING 1ST FLOOR COVERED PATIO TO BE CONVERTED TO ENCLOSED CONDITIONED SPACE.
- 2ND FLOOR REAR COVERED BALCONY & OWNER'S BATH ADDITIONS TO BE CONSTRUCTED OVER EXISTING FOOTPRINT AND DO NOT PROJECT INTO ANY REQUIRED YARD.
- 2ND FLOOR FLEX SPACE ADDITION (OVER GARAGE) ONLY PARTIALLY PROJECTS INTO THE WEST REQ. YARD.
- 3RD FLOOR OPEN BALCONY ADDITION TO BE CONSTRUCTED OVER 2ND FL FOOTPRINT AND DOES NOT PROJECT INTO ANY REQ. YARD.

CALCULATIONS			
<b>SITE CALCULATIONS:</b>			
LOT SIZE	+/- 7414 SF		
<b>CURRENT:</b>			
HOUSE (U.R. FOOTPRINT) COVERAGE	2001 SF	27%	
DRIVE COVERAGE (PAVERS)	589 SF	08%	
WALKS & PAVER COVERAGE	323 SF	04%	
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TOTAL COVERAGE BY BUILDINGS	2001 SF	27%	
TOTAL IMPERVIOUS COVERAGE	3204 SF	43%	
DRIVE IN RIGHT-OF-WAY	76 SF		
WOOD DECK (CONNECTED TO WOOD WALK @ REAR OF PROPERTY)	18 SF		
<b>PROPOSED:</b>			
HOUSE (U.R. FOOTPRINT) COVERAGE	2158 SF	29% ADJUSTED	
DRIVE COVERAGE (TURFBLOCK 50% REDUCTION)	447 SF	06% ADJUSTED	
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TURFBLOCK DRIVE CALCULATION: 894 SF REDUCED BY 50% = 447 SF			

CALCULATIONS cont.			
<b>SQUARE FOOTAGE CALCULATIONS:</b>			
	EXISTING	NEW	
CONDITIONED SPACE_1ST FL	1267 SF	1360 SF	
CONDITIONED SPACE_2ND FL	1322 SF	1655 SF	
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Drawing to scale, only if printed from 11X17 PDF format provided.

This set of drawings to be used for one time construction, at address listed and shall not be reproduced. Engineering shall accompany these drawings for obtaining a building permit (if applicable). Contractor shall verify all dimensions and conditions, in field, and notify Engineer and (if applicable) designer, of any discrepancies.

**C & A WILLIAMS DESIGN, INC.**

ALICIA H. WILLIAMS  
ATLANTIC BEACH, FLORIDA 32233

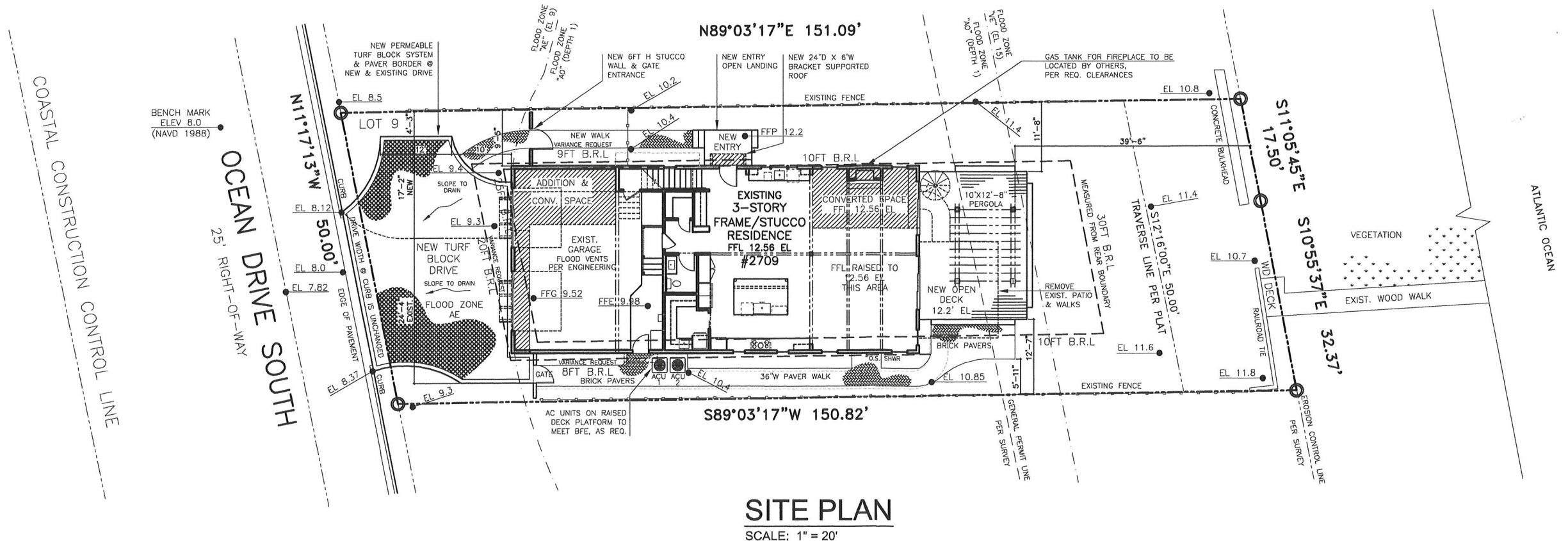
PHONE: 904-345-1413 EMAIL: cawilliamsdesign@gmail.com

INTERIOR REMODELING & EXTERIOR IMPROVEMENTS/ ADDITIONS FOR MARK & LAURIE GELMAN  
2709 OCEAN DRIVE SOUTH  
JACKSONVILLE BEACH, FLORIDA 32250

DATE:  
11-20-2025

SITE PLAN FOR VARIANCE

SHEET  
**C1** of 1



**SITE PLAN**  
SCALE: 1" = 20'

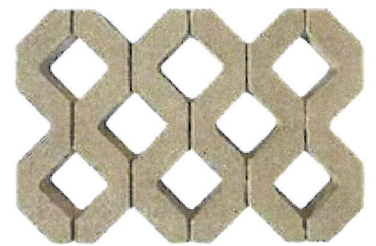
**PROPOSED**

REQUEST FOR VARIANCE



## TURF BLOCK

Providing a permanent solution to soil erosion problems, Turf Block can be used in a wide variety of applications, from fire routes and parking areas to residential applications such as driveways and patios. Manufactured 3-1/8" thick, Turf Block provides a sturdy pavement for vehicular traffic that is perfect for both residential and commercial uses.



\* Turf Block only available in Natural Grey

Product Code	Dimensions	Thickness	SF per Cube	Cube Weight	Surface Permeability
EC04040	23-5/8"x15-3/4"	3-1/8" (80mm)	94	2200 lbs	40%



# VARIANCE APPLICATION

BOA No. 2/3/20  
HEARING DATE \_\_\_\_\_ 26-100005

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:** Mark Gelman **Telephone:** 904-509-5296  
**Mailing Address:** 2709 Ocean Drive S **E-Mail:** mgelman@eraclides.com  
Jacksonville Beach FL 32250

**Agent Name:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_ **E-Mail:** Richard@bdiconstruc.com

**Landowner Name:** Mark Gelman **Telephone:** 904-509-5296  
**Mailing Address:** 2709 Ocean Drive S **E-Mail:** mgelman@eraclides.com  
Jacksonville Beach, FL 32250

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

### VARIANCE DATA

Street address of property and Real Estate Number: 2709 Ocean Drive S

Legal description of property (Attach copy of deed): Lot 9, Block 1, Atlantic Shores Division C

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).  
\_\_\_\_\_  
\_\_\_\_\_

Please see general description located on attached variance site plan scope of work, required yard.

Three setbacks are required to be adjusted from current to new. North setback is 10 ft to 9 ft, west setback is 25ft to 20ft, south is 10 ft to 8 ft

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**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	Renovation design is non conforming to original footprint, and does not adhere to current set back requirements. The existing structure is non-conforming to LDC as well as the renovation design with respect to set backs.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	yes	<i>min requirement lot 9000 SF we have a substandard lot size of 7400 SF</i>
(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	Renovation design and proposed set back amendments are consistent with other homes in the neighborhood, including adjacent house to north
(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	Extension of the garage will allow expanded use of parking opportunities. Currently the garage is only capable of holding one car, resulting in parking in front of house, and on grass. This would be eliminated by this garage.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	yes	Usage proposed is consistent and less extensive to many of the homes in the neighborhood.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	yes	The new home design will add value to the neighborhood. Coastal design will be a positive factor.



# VARIANCE APPLICATION AFFIDAVIT

BOA No. \_\_\_\_\_

## AFFIDAVIT

I, Mark Gelman, 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.

Mark Gelman

12-1-2025

APPLICANT SIGNATURE

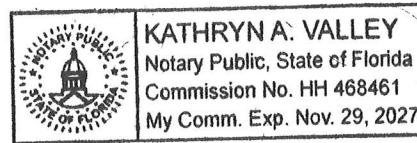
PRINT APPLICANT NAME

DATE

### STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of DECEMBER, 20 25, by MARK GELMAN, who is personally known to me or produced \_\_\_\_\_ as identification.

NOTARY PUBLIC SIGNATURE



KATHRYN A. VALLEY  
PRINT NOTARY NAME

(Affix Notary Seal Above)

Prepared by and Return to:  
Mark Gelman  
2709 Ocean Drive  
Jacksonville Beach, FL 32250

[Space Above This Line For Recording Data]

## Corrective Warranty Deed

**This Warranty Deed** made this 17<sup>th</sup> day of **May**, 2024 by Arabian Meadow, LLC, a Utah Limited Liability Company whose post office address is 610 W Westfield Road, Alpine, UT 84004 grantor, and Mark H Gelman and Laurie Gelman, Husband and wife, whose post office address is 2709 Ocean Drive, Jacksonville Beach, FL 32250, grantee:

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

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

Lot 9, Block 1 Atlantic Shores, Division "C", according to the plat thereof recorded in Plat Book 15, Page 1, of the current public records of Duval county, Florida, together with any and all interest held by the Grantor in that strip of land lying between the Easterly line of said Lot 9 and the bulkhead as described in Deed from the city of Jacksonville Beach to W.M. White recorded October 19, 1943 in Deed Book 1004 page 68 of the current public records of said county, and also as described in the Deed from the City of Jacksonville Beach to Janice W. Wells and Russell A. Wells, her husband recorded November 28, 1941, in Deed Book 929, page 418, current public records of said County.

Parcel ID Number 181598-0100

The purpose of this Deed is to correct the Grantee.

**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, 2023**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Arabian Meadows, LLC, a Utah limited Liability company

Marla Rogers

Witness Name: Marla Rogers

Witness Address:

4776 Laurel Dr  
West Richland, WA 99353

Keithan Rogers

Witness Name: Keithan Rogers

Witness Address: 4776 Laurel Dr  
West Richland WA 99353

Sterling Gardner (Seal)

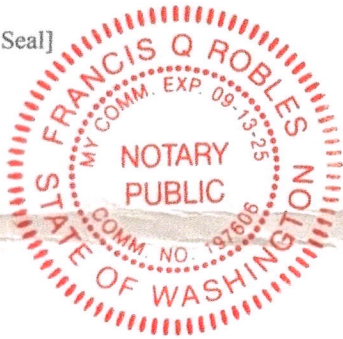
By: Sterling Gardner  
Its Authorized Member

State of Washington

County of Benton

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>th</sup> day of May, 2024 by Sterling Gardner, Authorized Member of Arabian Meadows, LLC, a Utah limited liability company who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



Francis Q. Robles

Notary Public, State of Florida Washington  
F.R.

Printed Name: Francis Q. Robles

My Commission Expires: 09/13/2025

# 2709 OCEAN DR

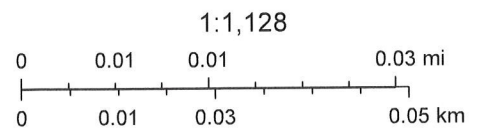
BOA#26-100005

2/18/26



January 29, 2026

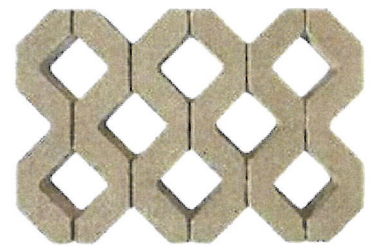
Parcels





## TURF BLOCK

Providing a permanent solution to soil erosion problems, Turf Block can be used in a wide variety of applications, from fire routes and parking areas to residential applications such as driveways and patios. Manufactured 3-1/8" thick, Turf Block provides a sturdy pavement for vehicular traffic that is perfect for both residential and commercial uses.

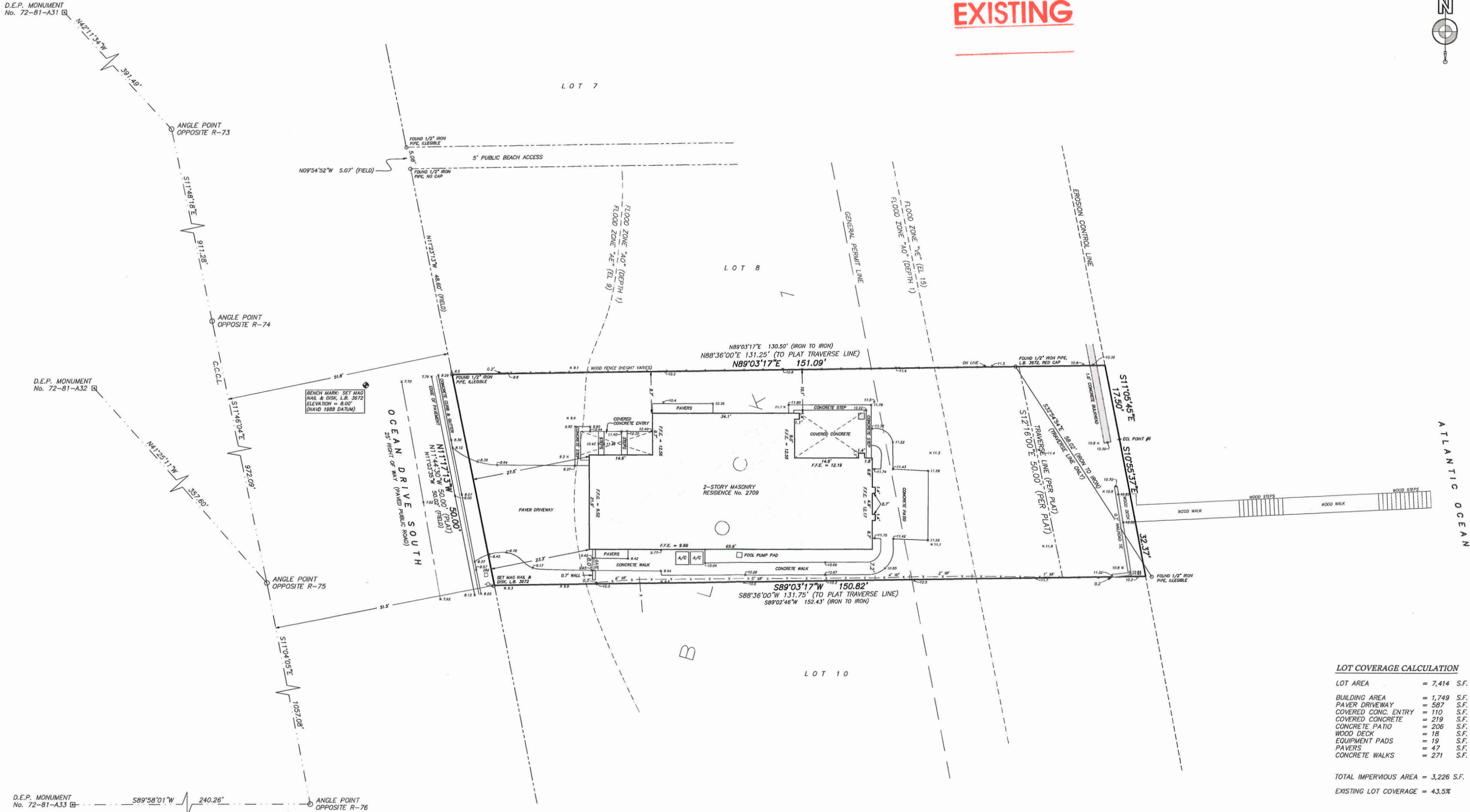


\* Turf Block only available in Natural Grey

Product Code	Dimensions	Thickness	SF per Cube	Cube Weight	Surface Permeability
EC04040	23-5/8"x15-3/4"	3-1/8" (80mm)	94	2200 lbs	40%

MAP SHOWING SURVEY OF  
LOT 9, BLOCK 1, ATLANTIC SHORES, DIVISION "C" AS RECORDED IN  
PLAT BOOK 15, PAGE 1, OF THE CURRENT PUBLIC RECORDS OF  
DUVAL COUNTY, FLORIDA.

**EXISTING**



**LOT COVERAGE CALCULATION**

LOT AREA	= 7,414 S.F.
BUILDING AREA	= 1,749 S.F.
PAVER DRIVEWAY	= 587 S.F.
COVERED CONC. ENTRY	= 110 S.F.
COVERED CONCRETE	= 219 S.F.
CONCRETE PATIO	= 206 S.F.
WOOD DECK	= 18 S.F.
EQUIPMENT PADS	= 19 S.F.
PAVERS	= 47 S.F.
CONCRETE WALKS	= 271 S.F.
<b>TOTAL IMPERVIOUS AREA</b>	<b>= 3,226 S.F.</b>
<b>EXISTING LOT COVERAGE</b>	<b>= 43.5%</b>

SYMBOL LEGEND	ABBREVIATION LEGEND
XX FIRE HYDRANT	BFP BACK-FLOW PREVENTER
☆ LIGHT POLE	CALC CALCULATED
⊙ GAS VALVE	CMF FIELD MEASUREMENT
⊙ WATER VALVE	ALF ALUMINUM RAIL FENCE
⊙ CLEAN OUT	CLF CHAIN LINK FENCE
⊙ UTILITY POLE	WF WOOD FENCE
⊙ GUY ANCHOR	CONC CONCRETE
⊙ BOLLARD	CRB CURB RECORDS BOOK
⊙ WATER METER	PLB PLAT BOOK
⊙ GAS RISER	MES METER END SECTION
⊙ CABLE RISER	CMF CORRUGATED METAL PIPE
⊙ ELECTRIC BOX	PVC POLYVINYL CHLORIDE PIPE
⊙ SIGN	RCP REINFORCED CONCRETE PIPE
⊙ TRANSFORMER	ELEV ELEVATION
⊙ MANHOLE	FINISHED FLOOR ELEVATION
	INV INVERT ELEVATION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY OF CURVE
	REC POINT OF REVERSE CURVE
	PRC POINT OF REVERSE CURVE

**GENERAL SURVEY NOTES**

- THIS IS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
- BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, FLORIDA EAST ZONE.
- BENCHMARK USED IS A FOUND MAG NAIL & DISK, L.B. 3672 HAVING AN ELEVATION OF 7.67, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP85 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D., 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE, THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.

FILE: 2024-0047  
DRAWN BY: KJC-P  
SCALE: 1" = 10'

- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL. 9), FLOOD ZONE "A0" (DEPTH 1) AND FLOOD ZONE "A1" (EL. 15) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419A, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.
- THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A AND 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WAS ESTABLISHED AS THE SEAWARD BOUNDARY OF ALL OCEANFRONT PROPERTY IN DUVAL COUNTY BY FLORIDA STATUTES CHAPTER 161.191.
- THE GENERAL PERMIT LINE IS SHOWN AS PER OFFICIAL RECORDS BOOK 12975, PAGE 1781 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- THE COASTAL CONSTRUCTION CONTROL LINE (C.C.C.L.) IS RECORDED IN MAP BOOK C, PAGES 72 THROUGH 72H.

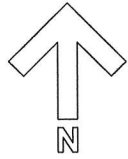
CERTIFIED TO:  
BRUCE GELMAN, LAURA GELMAN

Digitally signed  
by Jason Boatwright  
Date: 2024.01.19 07:49:08 -05'00'

**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.

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

DATE: JANUARY 12, 2024  
SHEET 1 OF 1



GENERAL DESIGN INFORMATION	
BUILDING CODE	RESIDENTIAL - 2023 FBC BUILDING - 2023 FBC ENERGY CONSERVATION
WIND SPEED	130
CATEGORY	II
FLOOD ZONE	AE-EL 9, AO-DEPTH 1, VE-EL 15
ZONING	JRS-1
MAX. ROOF HEIGHT	34'-4" EXISTING, NOT AFFECTED
FINISHED FLOOR ELEVATION	FFL ELEV 12.56' FFG ELEV 9.52' @ OPENING FFG ELEV 9.58' @ CURB
TYPE OF CONSTRUCTION:	OCCUPANCY CLASS:
V-B	R-3
LEVEL OF ALTERATION:	
LEVEL III	

**SCOPE OF WORK**

**REQUEST FOR VARIANCE TO ADJUST BUILDING SETBACKS.**

**REQUIRED YARD:**

- GARAGE ADDITION ALIGNS WITH EXISTING BUILDING AND PARTIALLY ENCROACHES INTO THE NORTH, WEST & SOUTH REQUIRED YARDS.
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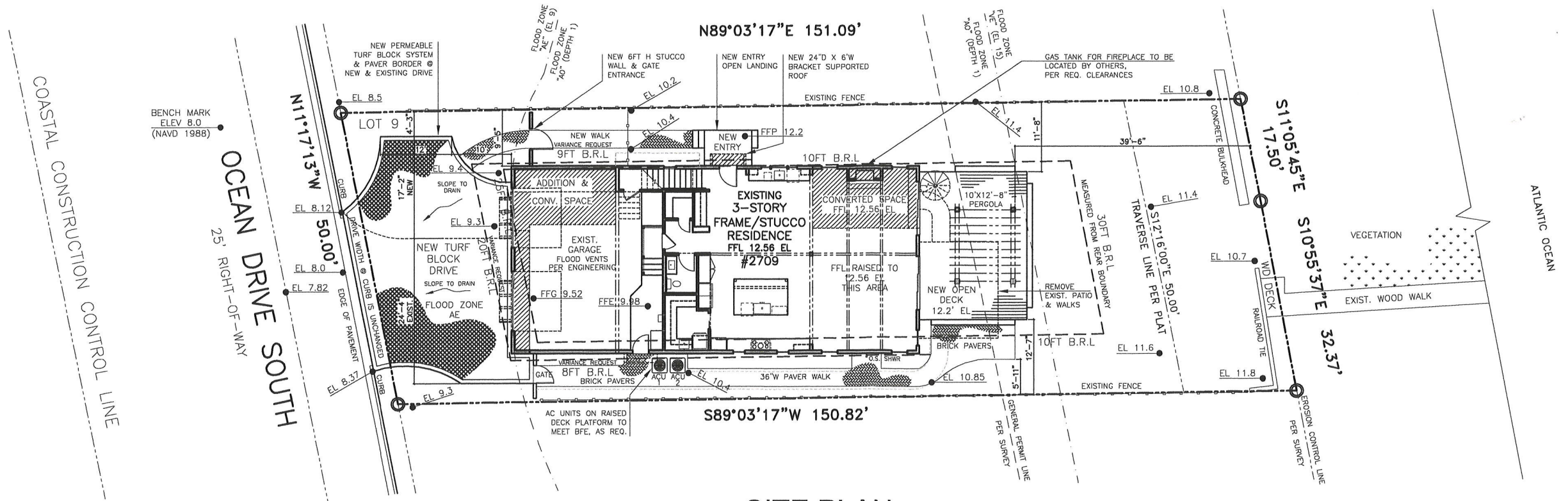
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**SITE PLAN**  
SCALE: 1" = 20'

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**C & A WILLIAMS DESIGN, INC.**  
ALICIA H. WILLIAMS  
ATLANTIC BEACH, FLORIDA 32233  
PHONE: 904-345-1413 EMAIL: cawilliamsdesign@gmail.com

INTERIOR REMODELING & EXTERIOR IMPROVEMENTS/ ADDITIONS FOR MARK & LAURIE GELMAN  
2709 OCEAN DRIVE SOUTH  
JACKSONVILLE BEACH, FLORIDA 32250

DATE:  
11-20-2025

SITE PLAN FOR VARIANCE

SHEET  
**C1** of 1



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	02/04/2026
SUBJECT:	BOA #26-100006 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Wednesday, February 18, 2026 Board of Adjustment Meeting.

**BOA #26-100006**

ZONING: RM-2  
 RE NO.: 179356-0000  
 LEGAL: Lot 3, Block F, *Atlantic Camp Grounds*  
 ADDRESS: 1812 Ocean Dr

**REQUEST:**

**Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 18 feet in lieu of 20 feet, 34-615(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 20 feet, and 34-615(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 50.46% in lieu of 45%, for construction of a new single-family home, located at **property addressed** 1812 Ocean Dr **RE#** 179356-0000, **legally described as** Lot 3, Block F, *Atlantic Camp Grounds*

**EXISTING CONDITIONS:**

The subject property consists of a platted lot of record, (circa 1925), located in the High Density Residential future land use category. The property is currently located in the Residential, multifamily: RM-2 zoning district. The property is 40 feet in width and 70 feet in depth, with an overall lot area of 2,800 square feet, and was originally platted as a campground lot. The subject property is a substandard residential lot, measuring 2,800 square feet in area, where a minimum of 3,500 square feet is required by code for single-family uses. Due to the limited lot size and setback requirements, the ability to construct a new building in compliance with current setback requirements is limited.

The applicant is seeking relief from the current zoning standards for a front yard setback of 18 feet in lieu of 20 feet, for a rear yard setback of 10 feet in lieu of 20 feet, and for maximum lot coverage for primary structure and required driveway of 50.46% in lieu of 45%, for the construction of a new single-family home. The parcel currently has an older home built in the 1950s, prior to the current Land Development Code. The applicant plans on demolishing the current structure to build a new single-family dwelling.

The parcel is nonconforming in total lot area; The RM-2 zoning district previously permitted 35% maximum lot coverage for single-family uses. Following the update of the Land Development Code, single-family residential dwelling units may have up to 45% lot coverage for the primary structure and required driveway, and 15% for remaining accessory structures and uses totaling up to 60%. The applicant is constructing a new dwelling with a new concrete drive/walkway. Additionally, the lot was

AGENDA ITEM:	B.
MEETING DATE:	February 18, 2026



platted prior to the current Land Development Code 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 dimensions of the current structure.

Staff finds that the lot is substandard in lot area, at only 2,800 square feet. These circumstances are unique to the parcel and not generally applicable to other properties in the RM-2 zoning district. The conditions are not the result of the applicant's actions. The subject property was platted in 1925, and the lot's size and layout contribute to the hardship. A new single-family home is the most compatible use. Additionally, the proposed new home has all the amenities that will bring the home more into compliance with the RM-2 Urban Single Family requirements. This home will ensure the preservation of the character of the existing neighborhood.

There are no previous BOA Cases for the subject property.

**STAFF ANALYSIS:**

The subject property is substandard in total lot area, as it measures 2,800 square feet in total, rather than the 3,500 square feet minimum requirement in the RM-2 zoning district for single-family. A variance to allow the proposed new dwelling is a reasonable request, as the applicant cannot construct the proposed project without encroaching on the setbacks. There are unique conditions due to a substandard lot in total lot area. Strict enforcement of the setbacks would deprive the applicant of the opportunity to construct a new dwelling, creating an unnecessary hardship.

The applicant proposes to construct a new single-family home that exceeds current lot coverage and front and rear yard setback minimums for the primary structure and required driveway required. The reduced front and rear yard setbacks and increased lot coverage are the result of the lot's dimensional constraints and the need to accommodate a functional building footprint, required off-street parking, and driveway access while maintaining compliance with building code requirements. The requested encroachments are minimal in nature and are limited to what is necessary to allow reasonable residential development of the property. Although the proposed lot coverage exceeds the 45% maximum, it is still below the total ISR maximum of 60%.

Granting the variance does not confer special privileges, but instead allows the property owner to redevelop the lot with a new single-family home. The requested variances are necessary to enable the reasonable use of the property for residential purposes. 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. Staff finds that the requested variances are minor, proportional, and represent the minimum relief necessary to allow reasonable use of the property. The proposal is consistent with the intent of the Jacksonville Beach Land Development Code and maintains the character of the surrounding residential neighborhood.

**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 finds there are conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. As noted above, the lot is nonconforming in area. The nature of the historically platted lot of record is the reason for the request and is a true hardship to compliance with the code.

**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 is 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 new dwelling. 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 parcel. 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 parcel 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#26-100006.**

**ATTACHMENTS:**

1. 26-100006pics
2. BOA#26-100006 Application



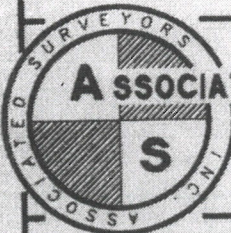
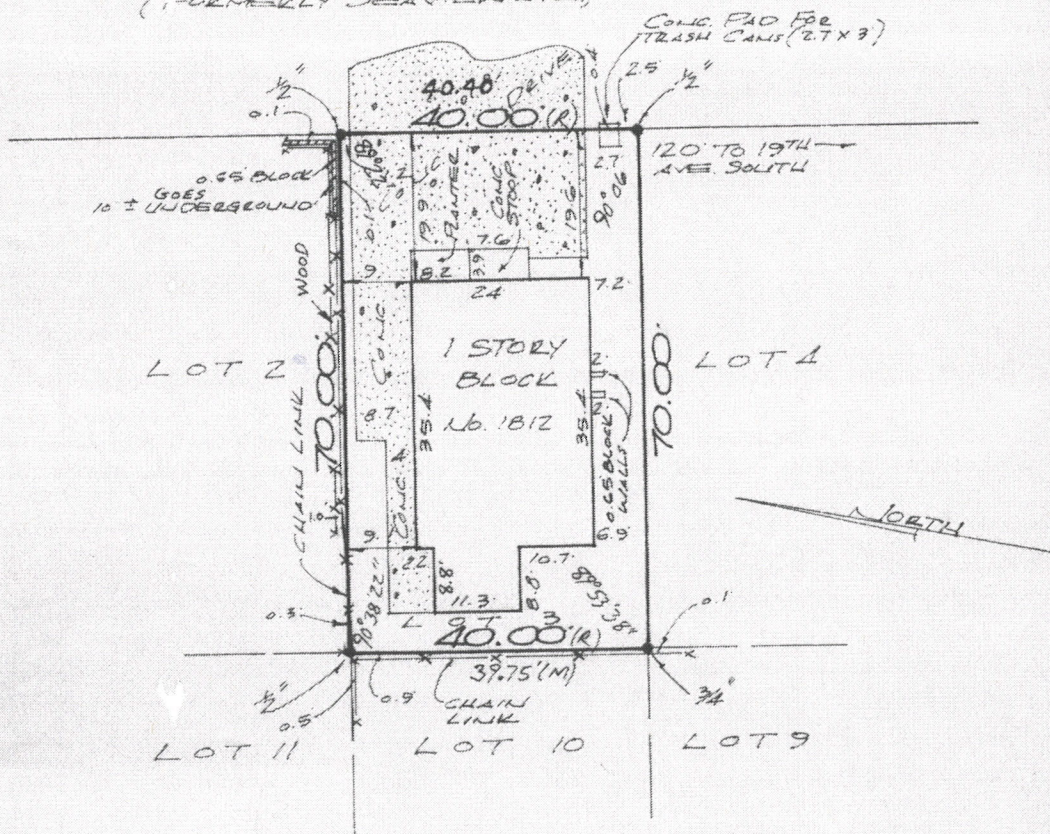
# MAP SHOWING BOUNDARY SURVEY OF

LOT 3, BLOCK F, ACCORDING TO THE PLAT OF "PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS", AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
 TORIBIO DUHAYLUNGSOD,  
 GIBRALTAR TITLE SERVICES, INC.,  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 AND JAX NAVY FEDERAL CREDIT UNION.

**EXISTING**

OCEAN (30' E/W) DRIVE  
 (FORMERLY SEAVIEW AVE)



**ASSOCIATED SURVEYORS INC.**  
 LAND & ENGINEERING SURVEYS  
 P.O. BOX 382017  
 5915 CEDAR HILLS BOULEVARD  
 JACKSONVILLE, FLORIDA 32210  
 904-771-6488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: CHARLES B. HATCHER  
 FLORIDA CERTIFICATE NO. 3771

JOB NO. 15212-16091  
 SCALE: 1" = 20'

DATE Aug. 8, 1997  
 DRAFTER J. ROGERS

**GENERAL NOTES:**

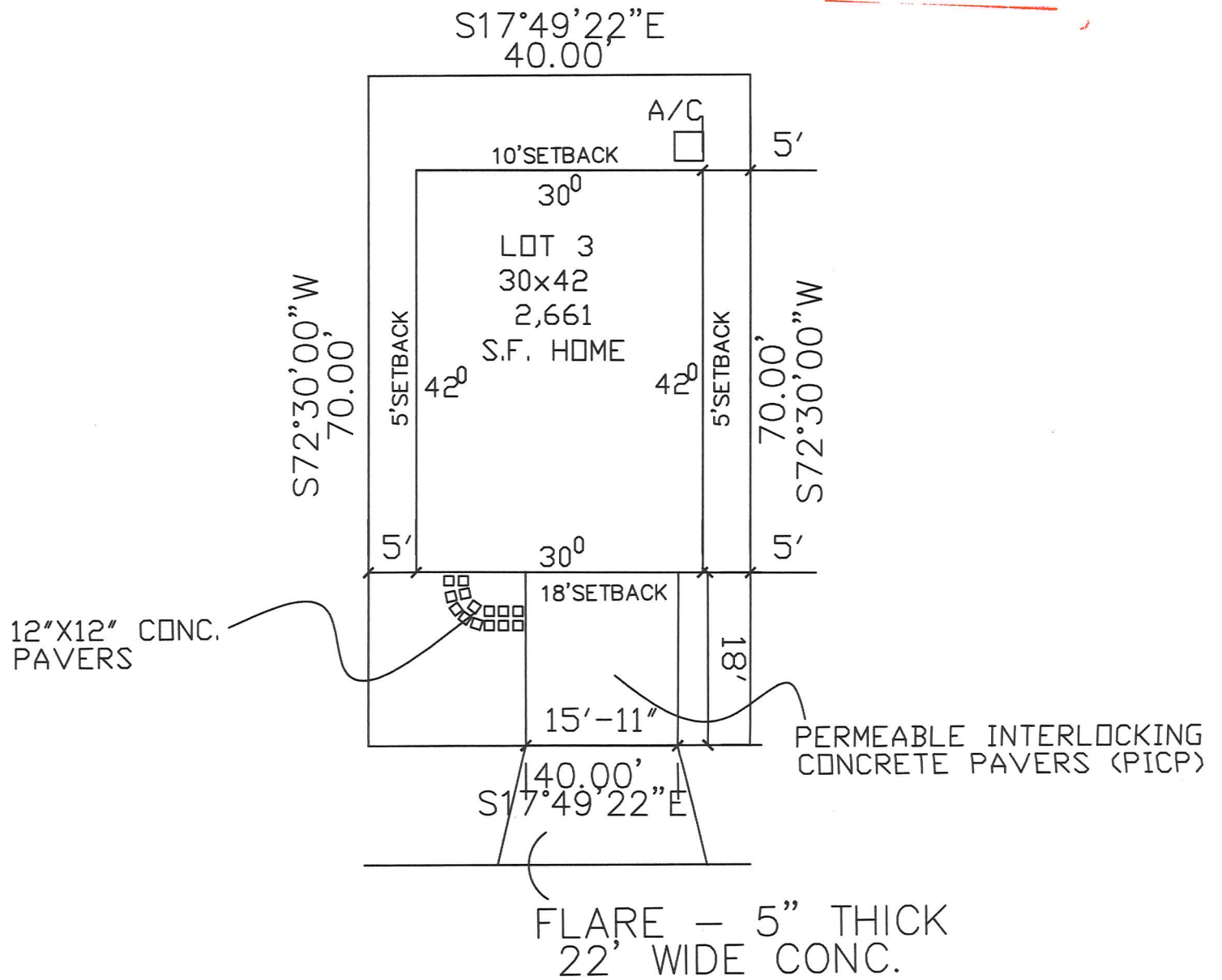
- BEARINGS ARE BASED ON AAA
- STRUCTURE NO. 1812 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 0002 DATED 4-17-89
- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
- THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLES, COVENANTS OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
- UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.
- THIS SURVEY IS NOT VALID UNLESS SURVEYOR'S OFFICIAL SEAL IS EMBOSSED HEREON.

**LEGEND/ABBREVIATIONS**

○	SET IRON PIPE MARKED "ASSOC. SURVEY" OR L.B. 5488	P.C.	POINT OF CURVE
●	FOUND IRON PIN OR PIPE	P.T.	POINT OF TANGENCY
■	FOUND CONCRETE MONUMENT	P.R.C.	POINT OF REVERSE CURVE
X	CROSS CUT OR DRILL HOLE	P.C.C.	POINT OF COMPOUND CURVE
U-X	FENCE	C/L	CENTERLINE
Δ	CENTRAL ANGLE	R/W	RIGHT OF WAY
R	RADIUS	B.R.L.	BUILDING RESTRICTION LINE
A	ARC LENGTH	(R)	RECORD, PLAT OR DEED
N.T.S.	NOT TO SCALE	(M)	MEASURED
S/D	SUBDIVISION	CONC.	CONCRETE

**PROPOSED**

**PROPOSED**



OCEAN DRIVE SOUTH

ACTUAL IMPERVIOUS COVERAGE	
HOUSE	1,260
A/C PAD	9
DRIVEWAY & FRONT WALK	144
TOTAL	1,413
	50.46%

**NEW ATLANTIC**

5875 MINING TERR. STE 206  
JACKSONVILLE, FL 32257

SITE PLAN PRODUCED BY:  
KATHLEEN MOSS  
RESIDENTIAL DESIGN & DRAFTING SERVICES

**SITE PLAN SURVEY FOR:**

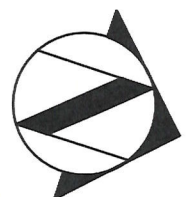
LOT 3 BLK F OF SOUTH PABLO

SCALE: 1" = 20'

DATE: 12/30/25  
REVISED: 01/05/26

LOT SQUARE FOOTAGE  
2,800 SF  
HOUSE COVERAGE  
1,260 S.F.

NORTH

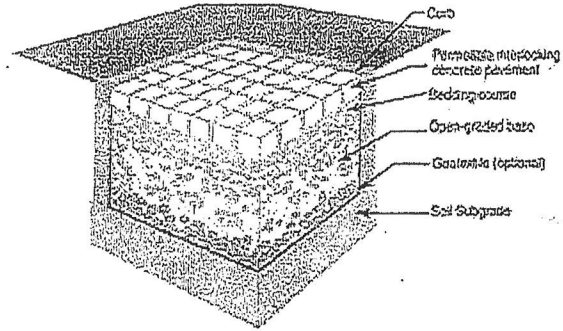


ARROW

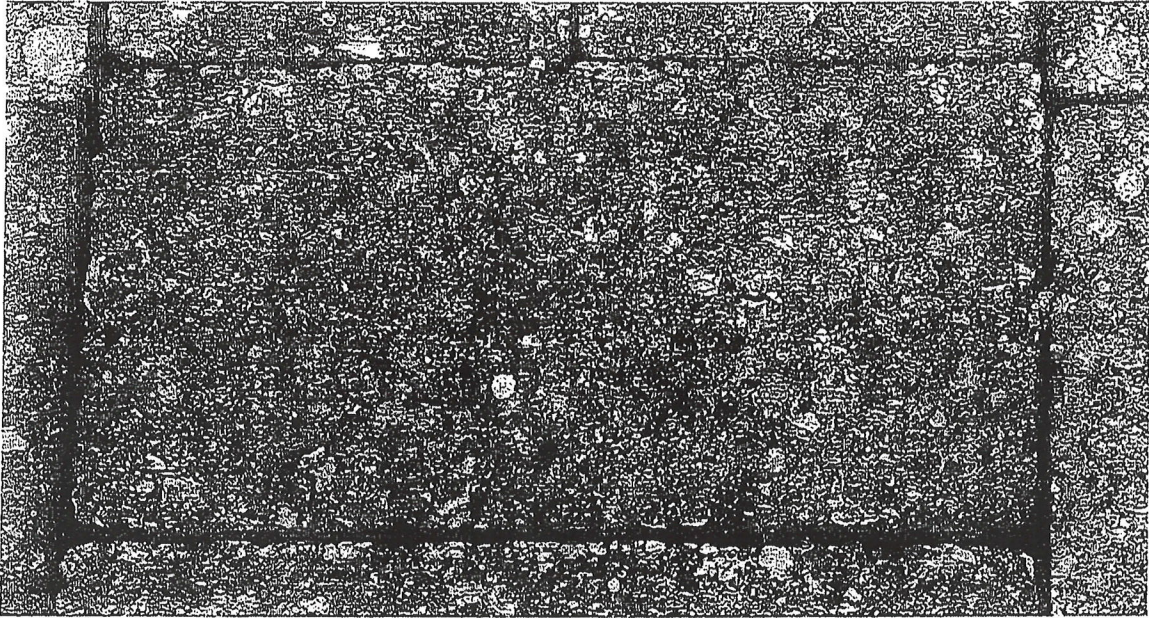


# Tremron

GROUP we make it easy



## Pervious Pavers



The porous appearance of these units allows rainfall to directly enter and pass through because concrete has no fines. Like other pavers, the units are fitted together over bedding, pea gravel is recommended. Sanding the joints is not recommended as this could clog the pavers. Porous units do not meet the requirements of ASTM C 936; however, these units have strength of 4,000+ psi with a permeability of over 40 inches per hour.

The best use is for pedestrian areas, bicycle paths, and residential applications. We offer pervious pavers in our 4x8, Old Towne, 6x9, and 6x6 profiles and in all of our standard blends.

Some of the benefits:

- Reduction of runoff by as much as 100% from frequent, low-intensity and short duration storms.
- Increased recharge of ground water.
- Eliminates flooding and puddling in parking lots
- Reduction or elimination of retention ponds
- Conservation of space on site and reduction of impervious cover

More info is available at ICPI website; [http://www.icpi.org/design/permeable\\_pavers.cfm](http://www.icpi.org/design/permeable_pavers.cfm)

Tremron Group, Arcadia (863) 491-0990 [www.tremrongroup.com](http://www.tremrongroup.com)



**Q O R E**  
PROPERTY SCIENCES

Plant: Tremron – Arcadia, Florida  
 Client: Tremron  
 Unit ID: Echo Stone Pervious Pavers, 7/9/07

Job No: 27772  
 Report No: 347424  
 Report Date: 7/24/07  
 Received Date: 7/12/07

**TESTING OF SOLID CONCRETE PAVING UNITS**

Compressive Strength – test date 7/23/07 at 14 days of age

Unit No:	4A	4B	4C	Average
Received weight, lbs	9.17	9.29	9.53	9.33
Width, inches	6.26	6.32	6.32	6.30
Height, inches	2.40	2.37	2.40	2.39
Length, inches	9.42	9.42	9.43	9.42
Saw-cut length, inches	4.71	4.77	4.70	4.73
Net Area, in <sup>2</sup>	29.48	30.15	29.70	29.78
Load, lbs	139,380	132,760	137,850	136,660
Compressive Strength, psi	4,730	4,400	4,640	4,590

Compression tests were performed in accordance with ASTM C140.

Unit No:	Permeability
4D	44.4 inches/hour (3.1 x 10 <sup>-2</sup> cm/s)

Respectfully submitted,

QORE, Inc.

Russell Scribner  
 Materials Laboratory Manager

Report Distribution:  
 Tremron / Mr. Mike Somers



# VARIANCE APPLICATION

BOA NO. 26-100006

HEARING DATE 2/3/20

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

<b>Applicant Name:</b>	<u>Toribio Duhaylungsod</u>	<b>Telephone:</b>	<u>904.614.4837</u>
<b>Mailing Address:</b>	<u>1963 Salt Myrtle Ln</u>	<b>E-Mail:</b>	<u>tdhaylu@hotmail.com</u>
	<u>Fleming Island, FL 32003</u>		<u>tduhaylu@hotmail.com</u>
<b>Agent Name:</b>	<u>Stephen Williams</u>	<b>Telephone:</b>	<u>904.241.8687</u>
<b>Mailing Address:</b>	<u>3731 Duval Dr</u>	<b>E-Mail:</b>	<u>stephen.williams@exprealty.com</u>
	<u>Jacksonville Beach, FL 32250</u>		
<b>Landowner Name:</b>	<u>Toribio Duhaylungsod</u>	<b>Telephone:</b>	<u>904.614.4837</u>
<b>Mailing Address:</b>	<u>1963 Salt Myrtle Ln</u>	<b>E-Mail:</b>	<u>tdhaylu@hotmail.com</u>
	<u>Fleming Island, FL 32003</u>		<u>tduhaylu@hotmail.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: 1812 Ocean Dr Jacksonville Beach, FL 32250  
 Legal description of property (Attach copy of deed): Permenters R/P Atlantic Campgrounds LOT 3 Block F  
 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' in lieu of 20' minimum

Rear yard setback of 10' in lieu 20' minimum

Lot coverage 50.46% in lieu of 45% maximum

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

**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	Non Conforming 40'x70' Lot 2,800sf Current Zoning requires 3,500sf minimum
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	yes	No, these conditions are not a result of the applicant.
(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	No, there would be no special privileges afforded to applicant by granting this variance.
(d) Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.	yes	Strict Interpretation & enforcement of code would deprive applicant of rights already afforded to recently built homes on the same street.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	yes	The variance requested will make it possible to build a single family home and allow reasonable use of the lot similar to other homes recently built on the same street.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	yes	The variance requested will not result in the creation of a public nuisance as it will be a single family residence.



# VARIANCE APPLICATION AFFIDAVIT

BOA No. \_\_\_\_\_

## AFFIDAVIT

I, Toribio Duhaylungsod, 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.

Toribio Duhaylungsod

Toribio Duhaylungsod

12/31/25

APPLICANT SIGNATURE

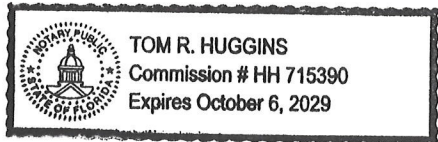
PRINT APPLICANT NAME

DATE

### STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 31<sup>ST</sup> day of Dec, 20 25, by Toribio Duhaylungsod, who is personally known to me or produced FDL as identification.

Tom R Huggins  
NOTARY PUBLIC SIGNATURE



Tom R Huggins  
PRINT NOTARY NAME

(Affix Notary Seal Above)

**THIS INSTRUMENT PREPARED BY:**

Tahaya Gary  
Gibraltar Title Services, Inc.  
4190 Belfort Road, Suite 350  
Jacksonville, Florida 32216

**RECORD AND RETURN TO:**

Gibraltar Title Services, Inc.  
4190 Belfort Road, Suite 350  
Jacksonville, Florida 32216

RE PARCEL ID #: 179366-0000  
BUYER'S TIN: [REDACTED]

<b>FOR RECORDER</b>	
Book	8740 Pg 237
Bk:	8740
Pg:	237 - 238
Doc#	97222497
Filed & Recorded	
10/03/97	
10:28:59 A.M.	
HENRY W. COOK	
CLERK CIRCUIT COURT	
DUVAL COUNTY, FL	
REC. \$	10.50
DEED	\$ 910.00

**WARRANTY DEED**

THIS WARRANTY DEED made this 18th day of September, 1997 by Patry C. Wheeler, hereinafter called Grantor, and whose address is 681 Gray Woods Lane, Lake Angelus, Michigan 48326 to Terbie Z. Dubayjunged, a single man, hereinafter called Grantee and whose address is 1812 South Ocean Drive, Jacksonville Beach, Florida 32250.

(Wherever 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 and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto this Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

Lot 3, Block "F", PERMENIER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, according to plat thereof recorded in Plat Book 9, page 44, of the current public records of Duval County, Florida.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

**SUBJECT TO** taxes accruing subsequent to December 31, 1996.  
**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 thereunto 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 said Grantor has signed and sealed these presents the day and year first above written.

1400

2

Book 8740 Pg 238

Signed, sealed and delivered in our presence:

3 [Signature]  
Witness Signature

[Signature]  
Patsy C. Wheeler

3a Corrine M Tomlinson  
Witness Printed Signature

4 [Signature]  
Witness Signature

4a TINA TRINGALLI  
Witness Printed Signature

STATE OF SPOKANE WASHINGTON  
COUNTY OF SPOKANE

The foregoing instrument was acknowledged before me this 28 day of September, 19 97 by Patsy C. Wheeler. She is personally known to me or has produced drivers license as identification.

Notary Public, State and County Aforesaid  
Marie Irene Garvey  
Notary Signature

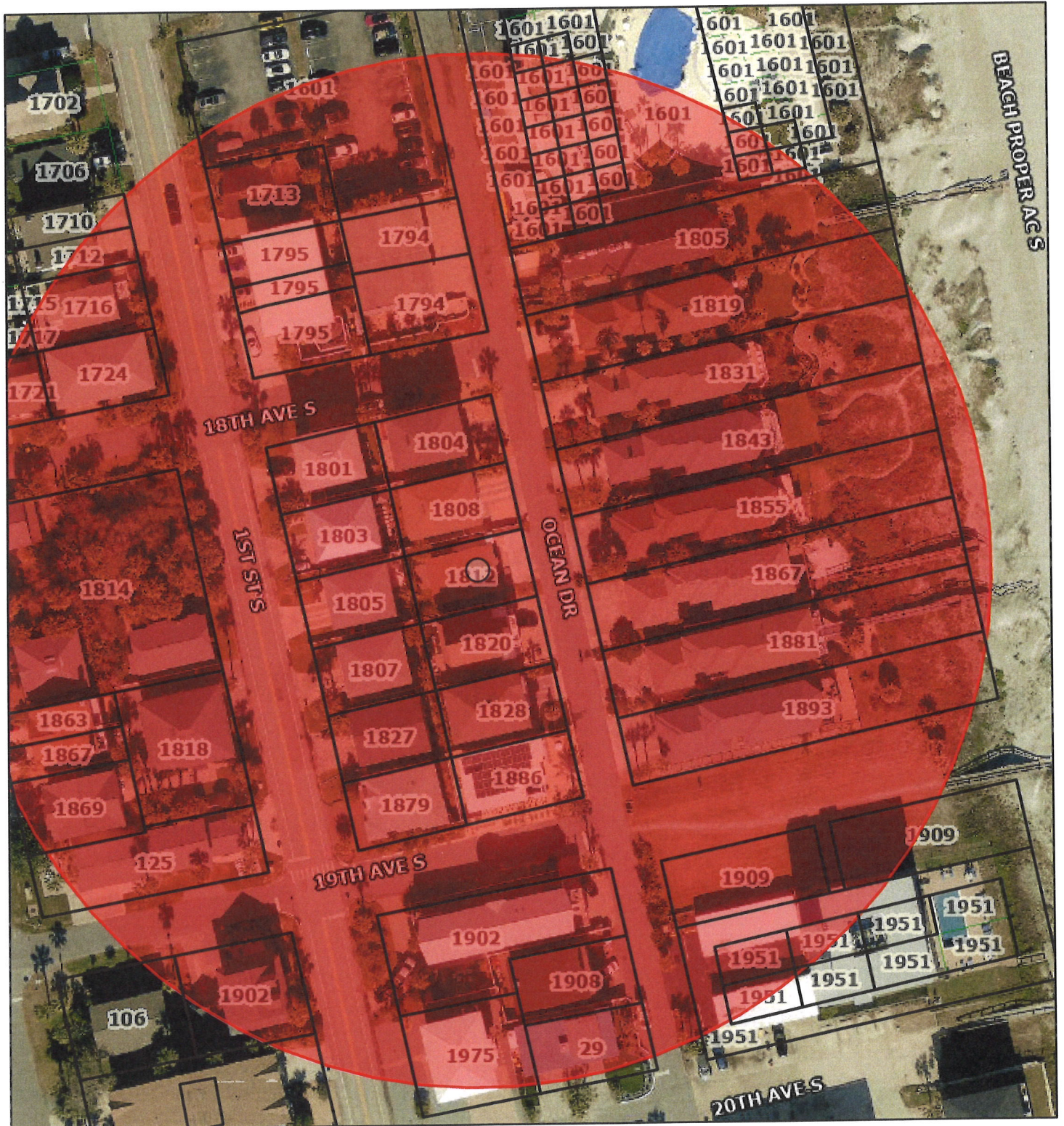
Adm. Asst.  
(Title or Rank)

6a Marie Irene Garvey  
Notary Printed Signature

(Serial No., if any)

7  
7a  
8

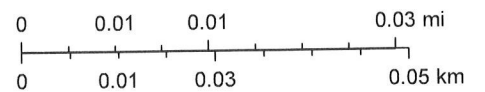
OFFICIAL SEAL  
MARIE IRENE GARVEY  
NOTARY PUBLIC-STATE OF WASHINGTON  
COUNTY OF SPOKANE  
My Commission Expires May 1, 2001



January 29, 2026

Parcels

1:1,128



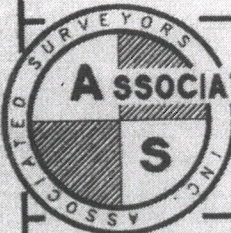
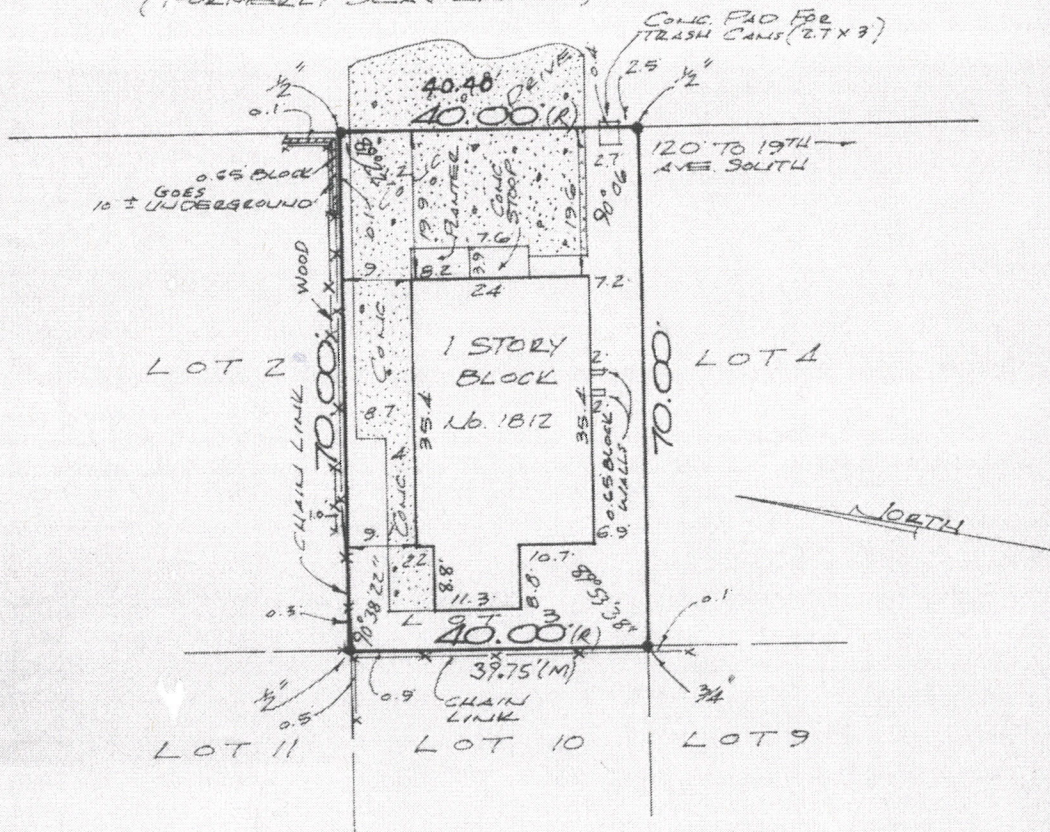
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CERTIFIED TO:  
 TORIBIO DUHAYLUNGSOD,  
 GIBRALTAR TITLE SERVICES, INC.,  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 AND JAX NAVY FEDERAL CREDIT UNION.

**EXISTING**

OCEAN (30' E/W) DRIVE  
 (FORMERLY SEAVIEW AVE)



## ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS  
 P.O. BOX 382017  
 5915 CEDAR HILLS BOULEVARD  
 JACKSONVILLE, FLORIDA 32210  
 904-771-6488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: CHARLES B. HATCHER  
 FLORIDA CERTIFICATE NO. 3771

JOB NO. 15212-16091  
 SCALE: 1" = 20'

DATE Aug. 8, 1997  
 DRAFTER J. ROGERS

### GENERAL NOTES:

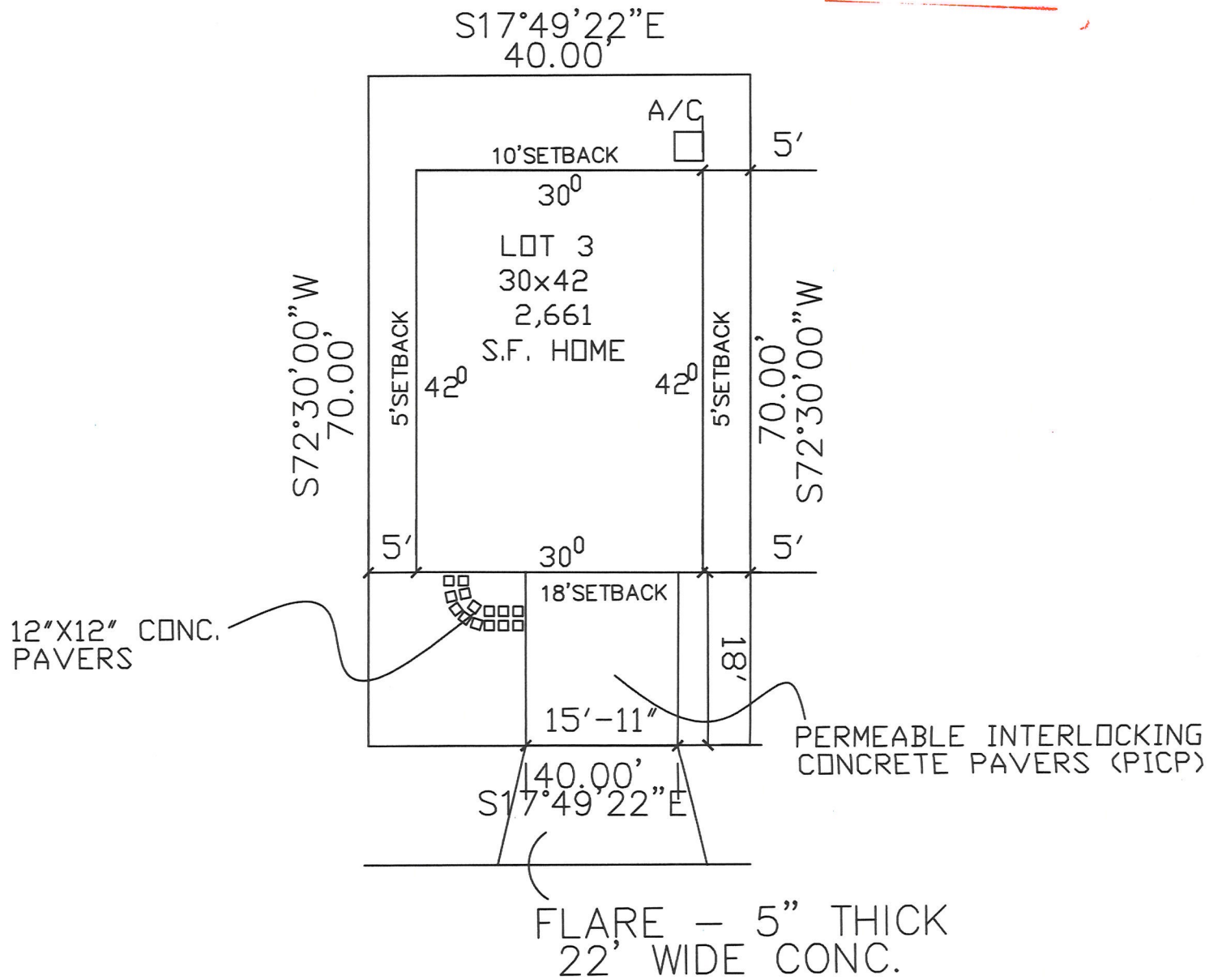
- BEARINGS ARE BASED ON AAA
- STRUCTURE NO. 1812 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 0002 DATED 4-17-89
- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
- ARRESTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
- THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLES, COVENANTS OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
- UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.
- THIS SURVEY IS NOT VALID UNLESS SURVEYOR'S OFFICIAL SEAL IS EMBOSSED HEREON.

### LEGEND/ABBREVIATIONS

○	SET IRON PIPE MARKED	P.C.	=	POINT OF CURVE
○	" ASSOC. SURVEY " OR L.B. 5488	P.T.	=	POINT OF TANGENCY
●	FOUND IRON PIN OR PIPE	P.R.C.	=	POINT OF REVERSE CURVE
●	FOUND CONCRETE MONUMENT	P.C.C.	=	POINT OF COMPOUND CURVE
X	CROSS CUT OR DRILL HOLE	C/L	=	CENTERLINE
X-X	FENCE	I.P.	=	IRON PIPE OR PIN
Δ	CENTRAL ANGLE	R/W	=	RIGHT OF WAY
R	RADIUS	B.R.L.	=	BUILDING RESTRICTION LINE
A	ARC LENGTH	(R)	=	RECORD, PLAT OR DEED
N.T.S.	NOT TO SCALE	(M)	=	MEASURED
S/D	SUBDIVISION	CONC.	=	CONCRETE

**PROPOSED**

**PROPOSED**



OCEAN DRIVE SOUTH

ACTUAL IMPERVIOUS COVERAGE	
HOUSE	1,260
A/C PAD	9
DRIVEWAY & FRONT WALK	144
TOTAL	1,413 50.46%

**NEW ATLANTIC**

5875 MINING TERR. STE 206  
JACKSONVILLE, FL 32257

SITE PLAN PRODUCED BY:  
KATHLEEN MOSS  
RESIDENTIAL DESIGN & DRAFTING SERVICES

**SITE PLAN SURVEY FOR:**

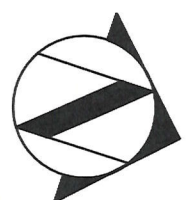
LOT 3 BLK F OF SOUTH PABLO

SCALE: 1" = 20'

DATE: 12/30/25  
REVISED: 01/05/26

LOT SQUARE FOOTAGE  
2,800 SF  
HOUSE COVERAGE  
1,260 S.F.

NORTH

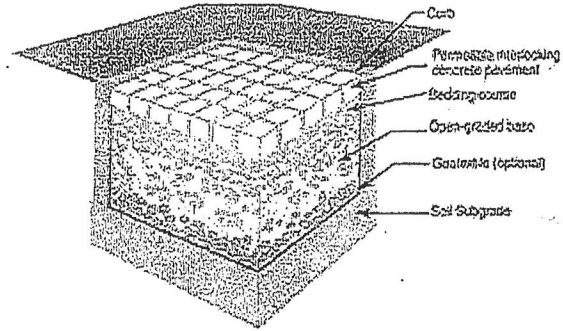


ARROW

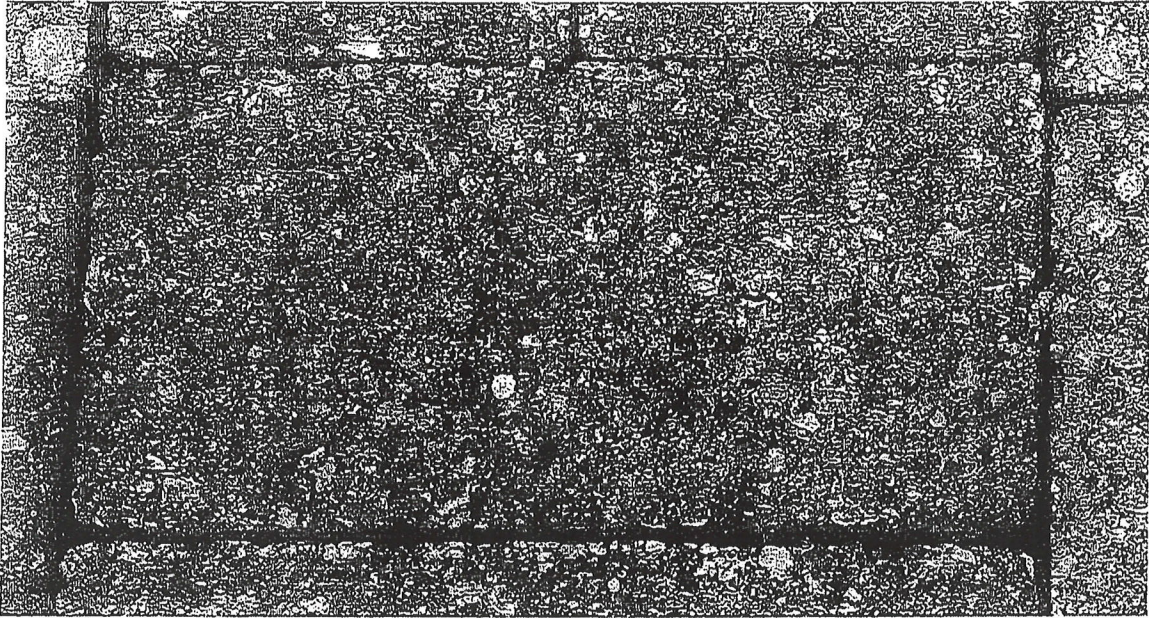


# Tremron

GROUP *we make it easy*



## Pervious Pavers



The porous appearance of these units allows rainfall to directly enter and pass through because concrete has no fines. Like other pavers, the units are fitted together over bedding, pea gravel is recommended. Sanding the joints is not recommended as this could clog the pavers. Porous units do not meet the requirements of ASTM C 936; however, these units have strength of 4,000+ psi with a permeability of over 40 inches per hour.

The best use is for pedestrian areas, bicycle paths, and residential applications. We offer pervious pavers in our 4x8, Old Towne, 6x9, and 6x6 profiles and in all of our standard blends.

Some of the benefits:

- Reduction of runoff by as much as 100% from frequent, low-intensity and short duration storms.
- Increased recharge of ground water.
- Eliminates flooding and puddling in parking lots
- Reduction or elimination of retention ponds
- Conservation of space on site and reduction of impervious cover

More info is available at ICPI website; [http://www.icpi.org/design/permeable\\_pavers.cfm](http://www.icpi.org/design/permeable_pavers.cfm)

Tremron Group, Arcadia (863) 491-0990 [www.tremrongroup.com](http://www.tremrongroup.com)



Plant: Tremron – Arcadia, Florida  
 Client: Tremron  
 Unit ID: Echo Stone Pervious Pavers, 7/9/07

Job No: 27772  
 Report No: 347424  
 Report Date: 7/24/07  
 Received Date: 7/12/07

**TESTING OF SOLID CONCRETE PAVING UNITS**

Compressive Strength – test date 7/23/07 at 14 days of age

Unit No:	4A	4B	4C	Average
Received weight, lbs	9.17	9.29	9.53	9.33
Width, inches	6.26	6.32	6.32	6.30
Height, inches	2.40	2.37	2.40	2.39
Length, inches	9.42	9.42	9.43	9.42
Saw-cut length, inches	4.71	4.77	4.70	4.73
Net Area, in <sup>2</sup>	29.48	30.15	29.70	29.78
Load, lbs	139,380	132,760	137,850	136,660
Compressive Strength, psi	4,730	4,400	4,640	4,590

Compression tests were performed in accordance with ASTM C140.

Unit No:	Permeability
4D	44.4 inches/hour (3.1 x 10 <sup>-2</sup> cm/s)

Respectfully submitted,

QORE, Inc.

Russell Scribner  
 Materials Laboratory Manager

Report Distribution:  
 Tremron / Mr. Mike Somers