



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, April 7, 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. 2nd Alternate Victor Melone

ROLL CALL

APPROVAL OF MINUTES

A. Board of Adjustment Meeting held on February 18, 2026

B. Board of Adjustment Meeting held on March 17, 2026

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

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

Applicant: James P. Smith

Agent: N/A

Owner: James P. Smith

Property Address: 1010 Seabreeze Ave

Parcel ID: 179884-0000

Legal Description: Lots 14 through 18, except the south 50 feet, Block 5, *WILLIAMS COASTAL BLVD HEIGHTS*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-612(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 20 feet minimum, for a second floor master suite addition, driveway/side walk concrete additions, and new covered entry, to an existing two-story single-family home, located at **property addressed** 1010 Seabreeze Ave **RE#** 179884-0000, **legally described as** Lots 14 through 18, except the south 50 feet, Block 5, *WILLIAMS COASTAL BLVD HEIGHTS*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are

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

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

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

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Wednesday, February 18, 2026, 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 6:02 P.M.

ADMINISTER OATH OF OFFICE

A. Regular Member Douglas Dell

The Oath of Office was administered prior to the start of the meeting.

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

Motion: It was moved by Matt Metz, seconded by Douglas Dell, to nominate Owen Curley for Chair.

Roll Call Vote: Ayes – Douglas Dell, Matt Metz, Caren Doherty, and Gary Hawkett.

The motion passed unanimously.

Motion: It was moved by Mr. Hawkett, seconded by Mr. Dell, to nominate Matt Metz for Vice Chair.

Roll Call Vote: Ayes – Douglas Dell, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

ROLL CALL:

Chairperson: Owen Curley

Vice-Chairperson: Matt Metz

Board Members: Douglas Dell Jeff Truhlar (absent) 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 Mr. Metz, seconded by Mr. Hawkett, and passed unanimously to approve the following minutes:

- Minutes for January 21, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to ratify the Motion to Approve BOA#25-100099 due to a defect in the motion.

Roll Call Vote: Ayes – Matt Metz, Caren Doherty, Douglas Dell, Gary Hawkett, and Owen

Curley.

The motion passed unanimously.

NEW BUSINESS:

A. Case Number: BOA#26-100005
Applicant/Owner: Mark Gelman
Agent: N/A
Property Address: 2709 Ocean Dr
Parcel ID: 181598-0100

City of Jacksonville Beach Land Development Code Section(s): 4-611(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.

Ex-Parte Communication:

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

Applicant: Mark Gelman, 2709 Ocean Drive, Jacksonville Beach, and Richard Varner, 33 Fairway Lane, Jacksonville Beach stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about neighbor communication.

Public Hearing:

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

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100005 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.

Motion to Amend: It was moved by Mr. Metz, second by Ms. Doherty, to amend the motion to make the approval contingent on the property, as proposed.

Discussion: None.

Motion to Amend Roll Call Vote: Douglas Dell, Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion to amend passed unanimously

Amended Motion Roll Call Vote: Ayes – Douglas Dell, Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The amended motion passed unanimously.

B. Case Number: BOA#26-100006
Applicant/Owner: Toribio Duhaylungsod
Agent: Stephen Williams
Property Address: 1812 Ocean Dr
Parcel ID: 179356-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Stephen Williams, 3731 Duval Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about current structure and neighbor communication.

Public Hearing:

The following spoke in opposition of the variance:

- Kathryn Passkiewicz, 1805 1st Street South, Jacksonville Beach
- Matthew Chang, 1820 Ocean Drive South, Jacksonville Beach

The speakers also submitted letters [on file] to the City Clerk, which were read into the record.

Mr. Williams addressed concerns expressed during the public hearing.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100006 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

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

Roll Call Vote: Nays – Matt Metz, Caren Doherty, Douglas Dell, Gary Hawkett, and Owen Curley.

The motion failed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, March 17, 2026 at 6:00 P.M. There are five scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

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

Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, March 17, 2026, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Vice Chairperson Metz called the meeting to order at 6:02 P.M.

ROLL CALL:

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

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

ADMINISTER OATHS OF OFFICE

A. 2nd Alternate Victor Melone

Mr. Melone was not in attendance.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** **BOA#26-100012**
Applicant/Owner: Emily Costas (Dougherty)
Agent: John Raymer
Property Address: 1601 N 6th Avenue
Parcel ID: 177903-0000

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(2), for an easterly side yard setback of 8.1 feet in lieu of 10 feet minimum, 34-611(e)(1)(c)(2), for a westerly side yard setback of 7.7 feet in lieu of 10 feet minimum, 34-611(e)(1)(c)(1) for a front yard setback of 21 feet in lieu of 25 feet minimum, to address existing nonconformities and allow for a second story addition, new front addition and front entry porch, to an existing one-story single-family home, located at property addressed 1601 N 6th Ave RE# 177903-0000, legally described as Lot 7, Block 1, Pine Grove Unit 4.

Ex-Parte Communication:

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

Agent: John Raymer, 813 Harvard Preserve Court, Ponte Vedra, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about the porch and setbacks.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Hawkett, to approve BOA#26-100012 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None.

Roll Call Vote: Ayes – Douglas Dell, Jeff Truhlar, Caren Doherty, Gary Hawkett, and Matt Metz.

The motion passed unanimously.

B. Case Number: BOA#26-100013
Applicant: Nick Stam
Agent: Scott Rae
Owner: Akoumia LLC
Property Address: 123 S 30th Ave
Parcel ID: 181643-0000

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 7.6 feet in lieu of 10 feet, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 49% in lieu of 35%, for construction of a new single-family home, located at property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 4, Block 7, Atlantic Shores Ocean Front Section- Division C.

Ex-Parte Communication:

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

Applicant: Nick Stam, 317 Ponte Vedra Boulevard, Ponte Vedra, stated the hardship were substandard lots.

Discussion: A brief discussion ensued about driveway depth.

Public Hearing:

The following spoke in opposition of the variance:

- Harry “Brad” Williams, 128 29th Avenue South, Jacksonville Beach
- John & Whitney Spinks, 132 30th Avenue South, Jacksonville Beach

Mr. Metz closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Dell, to approve BOA#26-100013 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about public comment, variance criteria, and hardship.

Roll Call Vote: Nays – Jeff Truhlar, Caren Doherty, Gary Hawkett, Douglas Dell, and Matt Metz.

The motion failed unanimously.

C. Case Number: BOA#26-100014
Applicant: Nick Stam
Agent: Scott Rae
Owner: Akoumia LLC
Property Address: 123 S 30th Ave
Parcel ID: 181643-0000

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 49% in lieu of 35%, for construction of a new single-family home, located at property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 3, Block 7, Atlantic Shores Ocean Front Section- Division C.

Ex-Parte Communication:

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

Agent: Scott Rae, 345 South Roscoe Boulevard, Ponte Vedra, stated the hardship were substandard lots.

Discussion: A brief discussion ensued about square footage, neighborhood character, and setbacks.

Public Hearing:

The following spoke in opposition of the variance:

- John & Whitney Spinks, 132 30th Avenue South, Jacksonville Beach

Mr. Metz closed the public hearing.

Mr. Rae addressed concerns expressed during the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Hawkett, to approve BOA#26-100014 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

Roll Call Vote: Nays – Caren Doherty, Gary Hawkett, Douglas Dell, Jeff Truhlar, and Matt Metz.

The motion failed unanimously.

D. Case Number: BOA#26-100015
Applicant/Owner: Jeffery & Grace Maxwell
Agent: N/A
Property Address: 504 S 2nd Street
Parcel ID: 175963-0000

City of Jacksonville Beach Land Development Code Section(s): 34-614(e)(3)(c)(1) for a front yard setback of 3.7 feet in lieu of 20 feet minimum, 34-614(e)(3)(c)(2) for an interior corner side yard of 3.9 feet in lieu of 10 minimum, 34-614(e)(3)(c)(2) for a corner side yard of 4.5 feet in lieu of 10 minimum, 34-614(e)(3)(c)(3), for a rear yard setback of 5 feet in lieu of 20 feet minimum following the RM-1 standards, to address existing nonconformities, and to allow for the expansion of the structure to accommodate a second dwelling unit, to an existing one-story historic single-family home, located at property addressed 504 S 2nd St RE# 175963-0000, legally described as The North ½ of Lots 1 and 2, Block 53, Pablo Beach South.

Ex-Parte Communication:

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

Applicant: Jeffery & Grace Maxwell, 504 S 2nd Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about parking, driveway, garage, zoning, standards, multi-family, conditional use, and accessory dwelling unit.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Hawkett, to approve BOA#26-100015 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about setbacks and existing structure.

Roll Call Vote: Ayes – Caren Doherty, Douglas Dell, Jeff Truhlar Gary Hawkett, and Matt Metz.

The motion passed unanimously.

E.	Case Number:	<u>BOA#26-100016</u>
	Applicant/Owner:	Russell Cox
	Agent:	N/A
	Property Address:	803 S 9th Avenue
	Parcel ID:	176614-0000

City of Jacksonville Beach Land Development Code Section(s): 34-613(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 20 feet, 34-613(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, to construct two new townhomes, located at property addressed 803 S 9th Ave RE# 176614-0000, legally described as The South ½ of Lots 11 and 12, Block 89, Oceanside Park.

Ex-Parte Communication:

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

Applicant: Russell Cox, 803 South 9th Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about lot coverage, hardship, setbacks, and townhouse square footage.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Dell, to approve BOA#26-100016 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None.

Roll Call Vote: Ayes – Douglas Dell, Jeff Truhlar, Caren Doherty, Gary Hawkett, and Matt Metz.

The motion passed unanimously.

F. **Case Number:** BOA#26-100017
Applicant: Jaclyn George
Agent: Greg Nelson
Owner: Christopher & Jaclyn George
Property Address: 39 S 33rd Avenue
Parcel ID: 181533-0000

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-613(e)(1)(h), for an accessory structure setback from main structure of 6 inches in lieu of 5 feet minimum, for new pergola and to address existing nonconformities, located at property addressed 39 S 33rd Ave RE# 181533- 0000, legally described as the West ½ of Lot 6, Block 4, All of Lots 7& 8, Block 4, Atlantic shores.

Ex-Parte Communication:

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

Applicant: Christopher George, 39 South 33rd Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about the pergola footprint.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Hawkett, to approve BOA#26-100017 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about setbacks and existing structure.

Roll Call Vote: Ayes – Caren Doherty, Douglas Dell, Jeff Truhlar Gary Hawkett, and Matt Metz.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, March 7, 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 7:24 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:	03/31/2026
SUBJECT:	BOA #BOA#26-100020 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, April 7, 2026 Board of Adjustment Meeting.

BOA #BOA#26-100020

ZONING: RS-2
 RE NO.: 179884-0000
 LEGAL: Lots 14 through 18, except the south 50 feet, Block 5, *WILLIAMS COASTAL BLVD HEIGHTS*
 ADDRESS: 1010 Seabreeze Ave

REQUEST:

Section(s): 34-612(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 20 feet minimum, for a second floor master suite addition, driveway/side walk concrete additions, and new covered entry, to an existing two-story single-family home.

EXISTING CONDITIONS:

The subject property is located in the South Beach District future land use category, and is in the Residential, single-family: RS-2 zoning district. The subject site consists of a single-family parcel of record, circa 1925. The property measures 65 feet in width, 127 feet in depth, with an overall lot area of 8,298 square feet. The property is currently occupied by a single-family home, built in 1986. The parcel is conforming in width and total to area. However, the building is on a corner lot and the location of the structure, while conforming, limits the prospects for renovations and additions.

The lot is addressed on Seabreeze Ave., and while the address would seem to indicate this is the front property line, based on the location of the structure and the setbacks from every property line currently, it is clear the only way the structure could be conforming, both under the current LDC and the previous, would be for the front yard setback to be located on the Pullian Street frontage. Staff have interpreted the front yard as Pullian St. and the corner side yard as Seabreeze Ave. Due to the construction year and the placement of the building, it only makes sense to identify these setbacks as such. If the front yard setback were assigned to Seabreeze Avenue, nearly all required yard setbacks would then be nonconforming. This interpretation defines the front yard as Pullian Street and reflects setbacks that align with RS-2 standards.

The current applicant wishes to reduce the required 20-foot front setback to 16 feet along the eastern property line adjacent to Pullian Street, in order to allow for the construction of a garage and second-story residential addition. The proposed addition is designed to be compatible with the existing residential structure and surrounding neighborhood. The architectural style, massing, and garage configuration are consistent with the prevailing development pattern in the vicinity. The proposal

AGENDA ITEM:	A.
MEETING DATE:	April 7, 2026



maintains the character of the existing home, which reflects the established architectural fabric of Jacksonville Beach, and is in keeping with similarly situated properties.

There are no previous BOA cases for the subject property.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

The subject property is conforming in both size and area. The current home is also conforming in lot coverage and setbacks. The proposed garage addition and second story living space above is proposed in the location noted on the site plan because of the design of the inside of the house, and the complicated architectural and engineering challenges associated with placing this addition on any other side of the home. The structure is a transitional style of architecture, reflecting both Mid-Century modern and contemporary influences. It is, in shape and roofline, a New England style saltbox design. The interior has a vaulted open floor plan as noted in the applicant's pictures provided and in the proposed floor plan, with a majority of the bedroom living space located on the second story, under the peak and higher portion of the roof, while the lower side contains a vaulted great room, which is supported by the first and second floor along the taller side of the structure.

The location of the proposed addition is a logical extension of the current design, both architecturally but more importantly, structurally. Adding onto the home on any of the other three sides would require a significantly larger amount of design and engineering, and could only reasonably be placed to the rear, as this would be the only place the addition would not require any relief from other setbacks. In addition to the bedroom component and the structural challenges, the addition is also intended to expand the garage from a one-car garage, into a two-car garage. The proposed design uses the existing garage location and the existing driveway and apron, and only requires a slight expansion of the existing driveway to accommodate the expanded garage. Forcing the garage to be either relocated to the rear yard, or for an additional garage space to be added to the rear to accommodate a second covered space would lead to the need for additional paved access to the secondary location, adding additional lot coverage.

Based on staff's calculations and the changes noted by the applicant to the rear decking surrounding the pool, the current home and driveway are conforming to the 35% lot coverage, and the remainder of the pool decking not removed by the current owner is within the limits of the additional 15% ISR. Requiring the relocation of the addition, which could result in the need for additional driveway access to be paved, may cause additional lot coverage which could also result in a nonconformity. Without any proposed design for this alternative, it is difficult to speculate on the total amount that might be needed, but the proposed design would have the least impact on lot coverage, as it is replacing existing lot coverage, and only adding a limited amount of additional coverage for the garage and driveway expansion. The variance requested is the minimum necessary to allow the applicant to utilize the property to complete the proposed addition. Due to the residence being constructed prior to the adoption of the current RS-2 zoning requirements, its location is logical, and the home's design is unique. However, the likelihood of an addition wasn't contemplated, and the design reflects a different era, which limits the ability to make the house more compatible with modern needs. The applicant did not construct the original home and is seeking to slightly encroach on the existing building lines while improving the structure.

Staff notes that the project requires the least amount of relief for lot coverage, but necessitates the

need for a front yard encroachment of 4 feet. It is the opinion of staff that the preservation of lot coverage maximums is more critical to the City overall, as the potential for impact to stormwater systems increases with lot coverage, but the setback encroachment has no effect on City systems, and in this case does not impact any adjacent neighbor, nor affect visibility at the intersection. 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 second story addition and added parking space would not have any logical location on the parcel due to the lot's configuration and the location, and design of the existing structure. 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-2

- Minimum lot area: 6,000 square feet.
- Minimum lot width: 50 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 20 feet.
 - Side yard: 15 feet in total for both side yards provided that no side yards are less than 5 feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20 percent of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear Yard: 30 feet for primary structure and 20 feet for unenclosed covered patios and enclosed screen rooms.
- Minimum floor area: A single-family dwelling unit shall contain a minimum of 1,200 square feet of conditioned living area and a 1-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage for primary structure and required driveway: 35 percent.
- Maximum Impervious Surface: 50 percent.
- Maximum height: 35 feet.
- Accessory structures and structures pursuant to Section 34-716. All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along a street frontage) and set back a minimum of 5 feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff finds there are conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. There are conditions unique to the subject property which make the renovation and proposed addition complicated and limit the location and configuration of the addition. The size, location and design of the existing home from 1986, create unique challenges to any addition. 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 location and design of the existing structure, as well as changes to the applicable code requirements, predate the current owner. 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. The request to add to the property is not the reason for the hardship, as the proposed location is the most logical and feasible, based on the above-mentioned limitations inherent to the property.

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 garage and bedroom addition, which is common for single-family homes in that area. Existing homes are prioritized under the comprehensive plan and the LDC in the name of neighborhood preservation and providing relief and accommodation for existing homes encourages the preservation and retention of older homes, and de-incentivises the tear down and rebuild of existing properties. 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. Based on the location and design of the structure, relocating the proposed addition and expansion of garage parking would create the potential for other nonconformities, and would create challenges that might make the addition unrealistic. 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 reasonable residential use of the property. Without relief, the ability to improve the home with any addition would be severely limited, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district, and would discourage reinvestment in the existing housing stock, and not align with the intent to preserve neighborhood character.

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. Additionally, the location of the proposed encroachment does not face any existing adjacent lot, so there should be no impact on the surrounding neighbors. 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#26-100020**.

ATTACHMENTS:

1. 26-100020pics
2. BOA#26-100020 Application

1010 SEABREEZE AVE

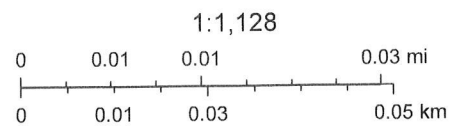
BOA#26-100020

04/07/26



March 26, 2026

Parcels



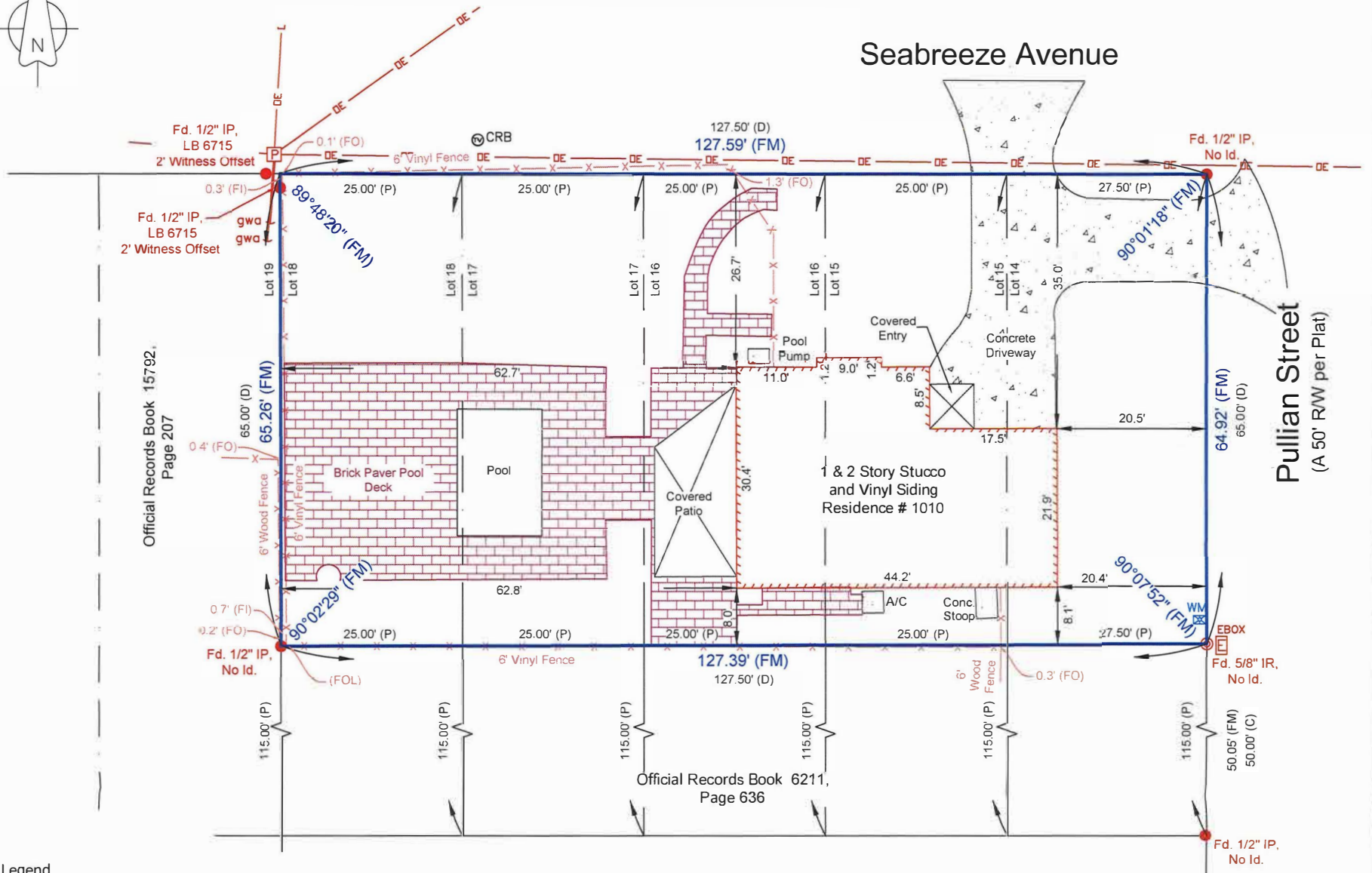
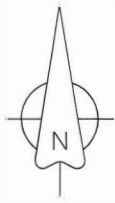
MAP SHOWING BOUNDARY SURVEY OF

Lots 14 through 18, except the South 50 feet, Block 5, WILLIAMS COASTAL BOULEVARD HEIGHTS, according to the plat thereof as recorded in Plat Book 10, Page 19, of the current Public Records of Duval County, Florida.

CERTIFIED TO:

James P. Smith
 Caliber Home Loans, Inc.
 Ponte Vedra Title, LLC
 First American Title Insurance Company

Existing



Legend

- Fd. IP size noted - No Id. U.O.N.
- Set 1/2" IP Cannady LB # 7080
- ⊙ Fd. IR size noted - No Id. U.O.N.
- ⊙ Nail and Disk as noted
- ✕ Found Nail No Identification
- Field Measured Boundary Line
- PL — PL — Property Line Not Surveyed
- OE — OE — Overhead Electric Line
- E — E — Easement Line
- X — X — Fence Line
- — — Line not to Scale
- — — Building Line
- ▒ Concrete Area

Abbreviations

- A/C - Denotes Air Conditioner
- BRL - Denotes Building Restriction Line
- (C) - Denotes Calculated per Plat
- Conc. - Denotes Concrete
- CL Fence - Denotes Chain link Fence
- CRB - Denotes Cable Riser Box
- EBOX - Denotes Electric Pull Box
- Fd. - Denotes Found
- (FI) - Denotes Fence Line inside of subject property line
- (FO) - Denotes Fence Line outside of subject property line
- (FOL) - Denotes Fence Line on subject property line
- (FM) - Denotes Measured Dimension made in field or substantiated by Field Traverse measurements
- gwa - Denotes Guy Wire Anchor
- Id - Denotes Identification
- IP - Denotes Iron Pipe
- IR - Denotes Iron Pin or Rebar
- JEA - Denotes Jacksonville Electric Authority Easement
- JEA-E - Denotes Jacksonville Electric Authority Electric Easement
- JEA-E.E - Denotes Jacksonville Electric Authority Equipment Easement

- LB - Denotes Licensed Business
- MR Fence - Denotes Metal Rod Fence
- (MB) - Denotes Plat Dimension shown on recorded Map Book
- MB - Denotes Map Book
- ORB - Denotes Official Records Book
- ORV - Denotes Official Records Volume
- (P) - Denotes Plat Dimension shown on recorded Plat
- PB - Denotes Plat Book
- P.I. - Denotes Point of Intersection
- P.C. - Denotes Point of Curve
- P.R.C. - Denotes Point of Reverse Curve
- Pg. - Denotes Page
- Pgs. - Denotes Pages
- PS&M - Denotes Professional Surveyor and Mapper
- P.T. - Denotes Point of Tangent
- Pl. - Denotes Point
- R - Denotes Radius Distance
- R/W - Denotes Right of Way
- TRB - Denotes Telephone Riser Box
- WM - Denotes Water Meter

General Notes

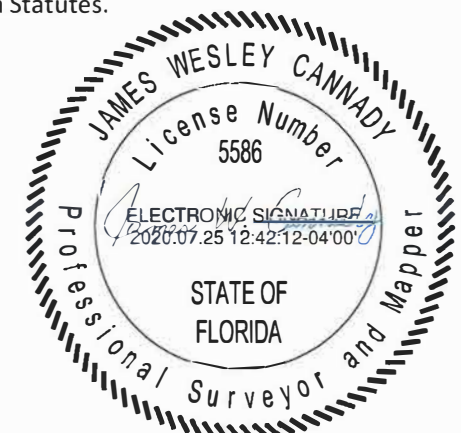
1. This is a Map showing Boundary Survey.
2. North Arrow rotation as shown hereon was graphically scaled from the recorded Plat.
3. There may be Restrictions or Easements that are not shown on this map that may be found in the Public Records of this County or evidenced by Title examination.
4. This survey was prepared without the benefit of a title commitment.
5. The Property shown hereon embraced by heavy lines is based on a Legal Description provided by Client.
6. This Survey does not reflect or determine Ownership.
7. This Survey shows only the Above Ground Indicia, No underground Utilities, Footers, Structures, or Improvements are shown on this map.
8. By Graphic Plotting only, the property shown hereon lies within zone: "X" as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community Panel Number: 120078-0419J, Map revised date: November 2, 2018.
9. The maximum allowable Horizontal Relative Positional Accuracy for an American Land Title Association / National Society of Professional Surveyors Land Title Survey is 0.07' plus 50 parts per million (based on the direct distance between the two points being accuracy tested). This survey meets or exceeds the Horizontal Relative Positional Accuracy of 0.07' plus 50 parts per million for all control points, boundary monuments, building corners and fence corners.

DRAWING PATH: \Team Drives\Current Projects\20-275_1010 Seabreeze Ave\DWG	
JOB NUMBER: 20-275	SCALE: 1" = 20'
FIELD BOOK: 359 PAGE: 26	FIELD DATE: July 17, 2020
DRAWN BY: JWCJ	MAP FILE NUMBER: B-508
CHECKED BY: JWC	SHEET NUMBER: 1 of 1

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

2988 Plummer Cove Road
 Jacksonville, Florida 32223
 Phone: (904) 647-6943
 Licensed Business No.: 7080
 EMAIL: wes@cannadysurvey.com

I hereby certify that this survey meets the standards of practice established by the Florida Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.



By: _____
 James W. Cannady, Professional Surveyor & Mapper,
 Certificate No. 5586, State of Florida

LOT TABULATION	
HOUSE / FOOTPRINT	1649 SQ. FTG.
DRIVEWAY (CONC.)	746 SQ. FTG.
POOL DECK (BRICK PAVERS)	1500 SQ. FTG.
TOTAL LOT COVERAGE	3444 SQ. FTG.

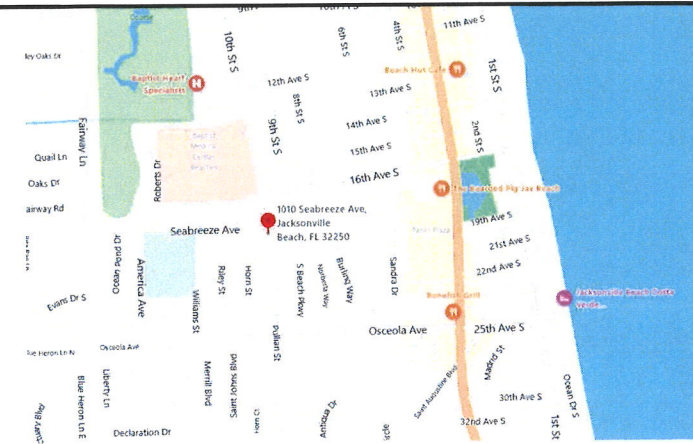
LOT SIZE	.14 ACRE	8248 SQ. FTG.
TOTAL % OF LOT COVERAGE		41%

ADDITION & REMODEL

JAMIE & LAURA SMITH

1010 SEABREEZE AVE. JACKSONVILL BEACH, FL 32050

Proposed



SITE VICINITY MAP

SCALE: NOT TO SCALE



GENERAL NOTES:

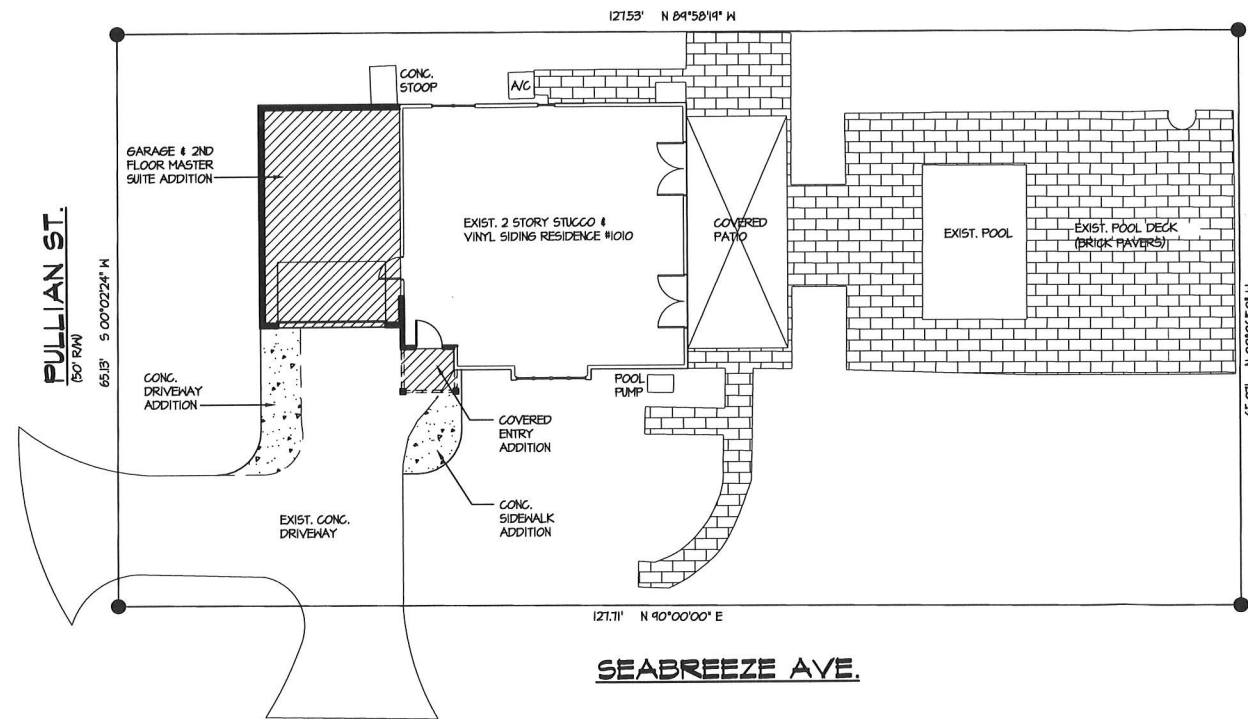
1. ALL DIMENSIONS FROM EXISTING WALLS ARE FACE OF FINISH AND ALL DIMENSIONS FROM NEW WALLS ARE FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
2. WHERE DEMOLITION OF CERTAIN ITEMS LEAVE PENETRATIONS IN EXISTING-TO-REMAIN FLOORS, WALLS, CEILINGS, ETC., PATCH SUCH PENETRATIONS AS REQUIRED TO MEET ORIGINAL FINISH AND PROTECTION.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

SYMBOL LEGEND

- BUILDING SECTION DESIGNATION - SHEET WHERE SECTION IS FOUND
- DETAIL DESIGNATION - SHEET WHERE DETAIL IS FOUND
- WALL SECTION OR ELEVATION DESIGNATION - SHEET WHERE ELEVATION IS FOUND
- ROOM DESIGNATION - SEE FINISH SCHEDULE
- DOOR NUMBER DESIGNATION - SEE DOOR SCHEDULE
- WINDOW NUMBER DESIGNATION - SEE WINDOW SCHEDULE
- DATUM POINT FROM EXISTING FINISH FLOOR LEVEL, UNLESS OTHERWISE NOTED.

LIST OF DRAWINGS:

- C1 COVER SHEET / SITE PLAN
- D1 DEMOLITION PLAN
- A1 FIRST FLOOR PLAN
SECOND FLOOR PLAN
- A2 ELEVATIONS
- S1 FOUNDATION PLAN
ROOF PLAN
- S2 WALL SECTIONS
- E1 ELECTRICAL PLAN
- WI WINDOW FLASHING DETAILS



SITE PLAN

SCALE: 1" = 10'-0"



WHITE INK DESIGN
178 FIREFLY TRACE
ST. AUGUSTINE, FLORIDA 32092
(904) 859-9357
dwayne@White-Ink-Design.com
www.DesignWithaPlan.com

ADDITION & REMODEL
FOR
JAMIE & LAURA SMITH
1010 SEABREEZE AVE.
JACKSONVILLE BEACH, FL
32050

CLIENT SIGNATURE

SHEET:
C1

DRAWN BY: DWAYNE WHITE

DATE: 04-17-23

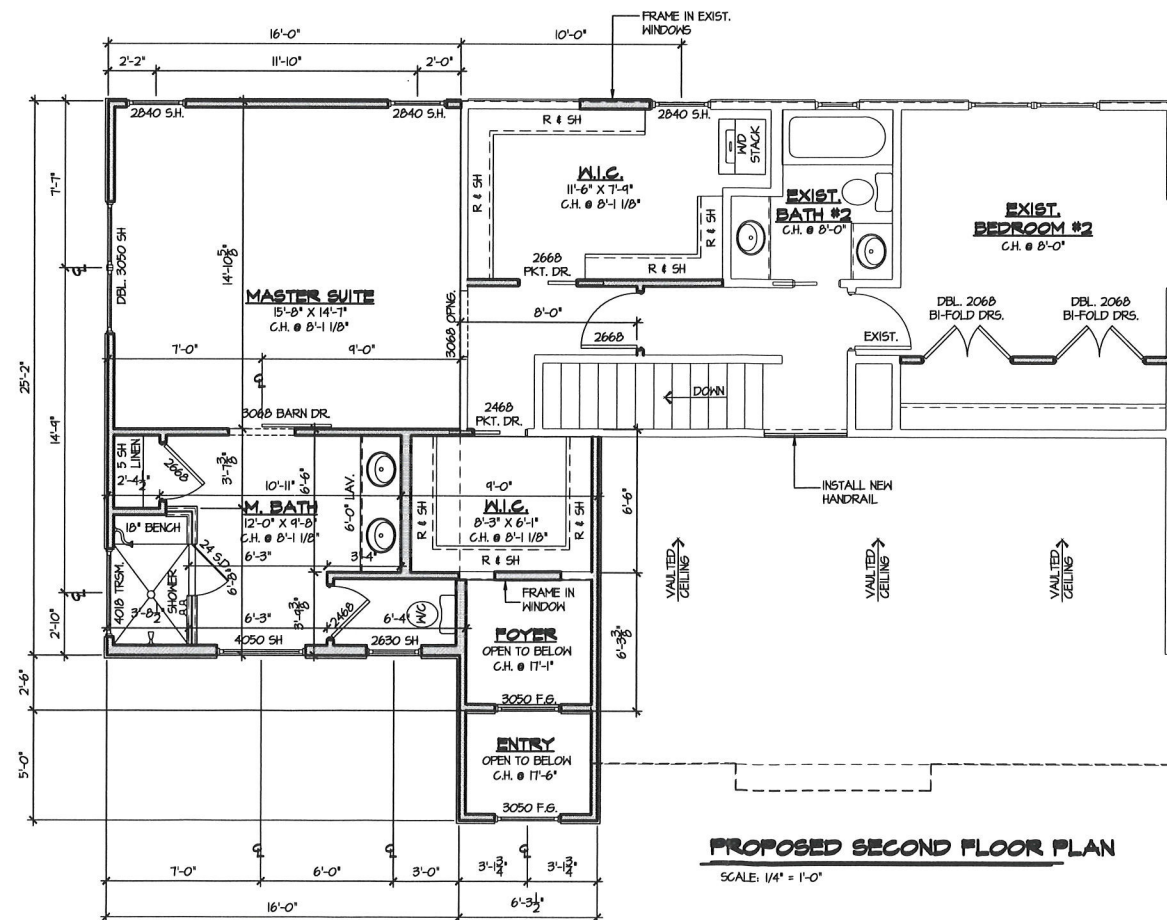
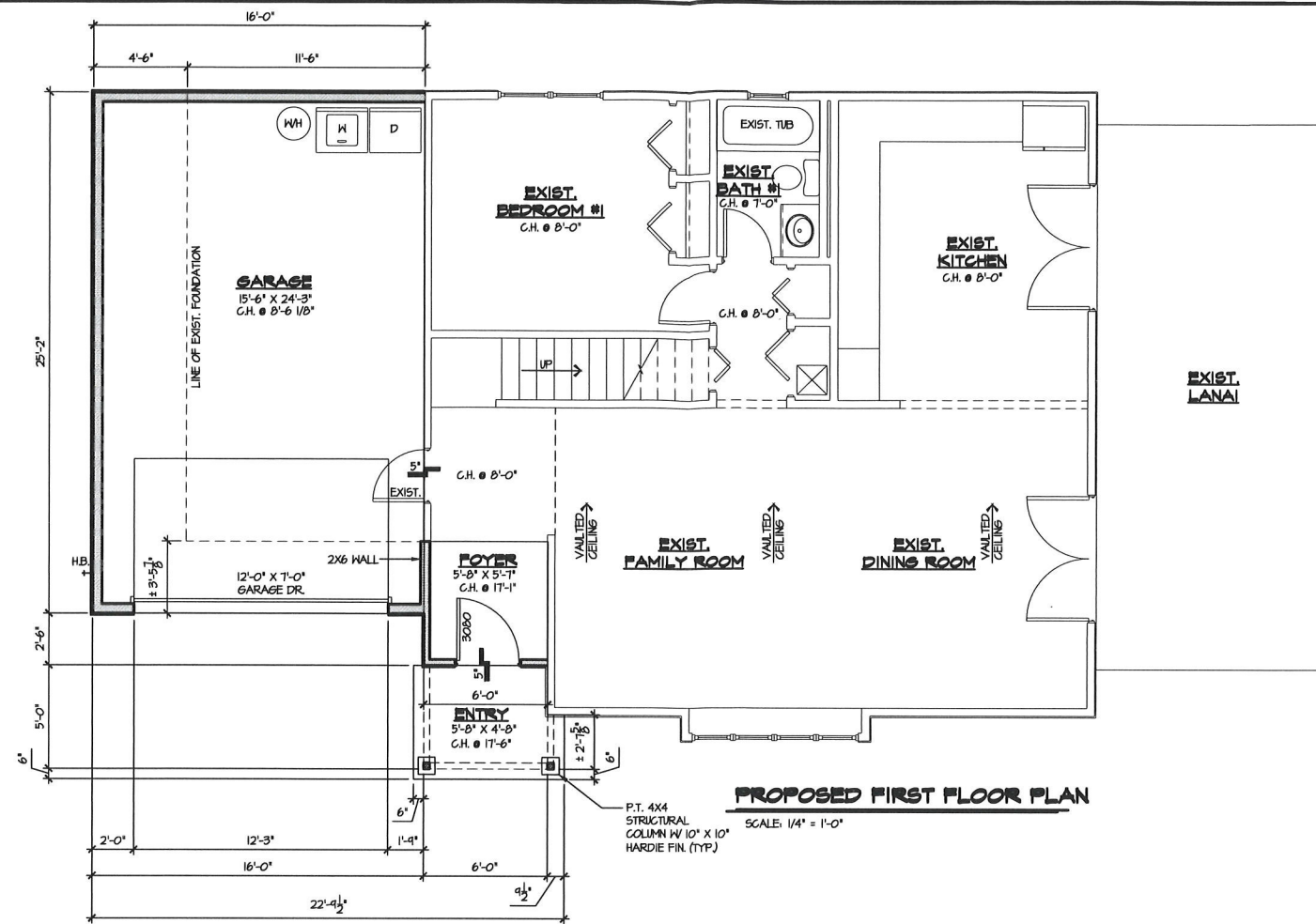
THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

AREA TABULATION

1st FLOOR EXIST. CONDITIONED	435 SQ. FT6.
2nd FLOOR EXIST. CONDITIONED	443 SQ. FT6.
TOTAL EXIST.	1428 SQ. FT6.
2nd FLOOR ADDITION CONDITIONED	444 SQ. FT6.
FOYER ADDITION CONDITIONED	36 SQ. FT6.
ENTRY ADDITION UNCONDITIONED	31 SQ. FT6.
GARAGE ADDITION	403 SQ. FT6.
TOTAL ADDITION	914 SQ. FT6.
TOTAL	2547 SQ. FT6.

WALL LEGEND

	EXIST. 2X4 EXTERIOR WALL W/ STUCCO FIN.
	EXIST. 2X4 EXTERIOR WALL W/ LAP SIDING
	EXIST. 2X4 INTERIOR WALL
	NEW 2X6 EXTERIOR WALL W/ STUCCO FIN. TO MATCH EXIST. (1st FLR.)
	NEW 2X6 EXTERIOR WALL W/ LAP SIDING TO MATCH EXIST. (2nd FLR.)
	NEW INTERIOR 2X4 WALL
	2X6 PLUMB WALL
	42" HIGH KNEE WALL W/ GLASS ENCLOSURE



WHITE INK DESIGN
178 FIREFLY TRACE
ST. AUGUSTINE, FLORIDA 32092
(904) 859-9357
dwayne@White-Ink-Design.com
www.DesignWithaPlan.com

ADDITION & REMODEL
FOR
JAMIE & LAURA SMITH
1010 SEABREEZE AVE.
JACKSONVILLE BEACH, FL
32050

CLIENT SIGNATURE

SHEET:
A1

DRAWN BY: DWAYNE WHITE
DATE: 04-17-23

THESE PLANS ARE FOR THE EXCLUSIVE USE OF WHITE INK DESIGN AND ARE NOT TO BE REPRODUCED

Exhibit A



Exhibit B





VARIANCE APPLICATION

BOA No. 26-100026
HEARING DATE 4/7/26

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: James P. Smith Telephone: 415 596 3337
 Mailing Address: 1010 Seabreeze Ave E-Mail: jpsmith1414@gmail
Jax Beach, FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Same as above Telephone: _____
 Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 1010 Seabreeze Avenue 32250 Parcel ID# 179884-0000
 Legal description of property (Attach copy of deed): Lots 14 through 18, except the South 50 Block 5
 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): Williams Coastal Boulevard Heights

We are asking for a variance to grant a front (or side yard) setback on the East side on Pullian Street of 16 feet in lieu of 20 feet due to unnecessary hardship from previous subdivision of property into an oddly shaped parcel and site specific circumstances beyond our reasonable control. See attached for further detailed explanation Addendum

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

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



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, James Smith, 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.

[Handwritten Signature]

APPLICANT SIGNATURE

James P. Smith

PRINT APPLICANT NAME

03/10/26

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of March, 2026, by James Smith, who is personally known to me or produced d.l. as identification.

[Handwritten Signature]

NOTARY PUBLIC SIGNATURE

Callie Rayeski-Bowling

PRINT NOTARY NAME



CALLIE RAYESKI-BOWLING
Commission # HH 617978
Expires March 15, 2029

(Affix Notary Seal Above)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566

Purpose. Variances are deviations from the terms of the LDC which would not be contrary to the public interest when owing to special circumstances or conditions, the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship. Variances shall not be inconsistent with the Comprehensive Plan. It is understood that the granting of a variance shall not create a precedence for future requests.

Section 34-572.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	NO	Other than prior subdivision resulting in an oddly shaped parcel + re-orientation of front, side, + rear yards
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	Yes	Prior subdivision resulted in practical difficulty to add on to home in any direction other than East toward Pullman into setback
* (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 special privileges are asked for or will be granted by this variance as evidenced by other homes in the neighborhood.
(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	Prior subdivision of plot on a corner lot, existing design + footprint of home/living space would make the proposed plan impossible + would necessitate a complete teardown + relationship to us.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	Yes	The addition (proposed) will add slightly more than 100 ^{sq} of lot coverage + result in almost 900 ^{sq} of new conditioned space giving us a home like the majority in the neighborhood
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	Yes	The variance, if granted, will not result in a nuisance of any kind + will not cause any obstruction of line of vision or right of way for cyclists, pedestrians, or vehicles on Seabreeze or Pullman.

Jamie And Laura Smith
1010 SEABREEZE AVENUE
JAX BEACH, FL 32250

Jacksonville Beach Planning and Development Dept.
11 North 3rd Street
Jacksonville Beach, FL 32250

Addendum to Variance Application

Thank you in advance for your time and consideration to review the Variance Application and Site plan proposal and for my home garage addition and second floor addition at 1010 Seabreeze Avenue, 32250.

We are asking for a variance of a 16 foot front (or side yard depending on interpretation of lot orientation) lieu of the current 20 foot setback to the East toward Pullian Street, to allow us to build a new garage and second floor bedroom, based on our strong desire to maintain the original unique Jax Beach architecture and design of the existing home, and in keeping with the design, garage size, and square footage of the overwhelming majority of homes in the neighboring vicinity, noting the limitations for any addition to the original design due to the prior subdivided layout of the lot. The proposed plans would add a little over 100 sf of lot coverage, and would remain in compliance below the current 50% limit, and would extend approximately 4 feet past the current 20' front/side yard setbacks, to approximately 16 feet from the right of way property line on Pullian Street, and would not affect or obstruct at all any line of vision to pedestrians, cyclists, or vehicles from the corner of Pullian and Seabreeze. Additionally, we have shared the design with every neighbor on all sides on both Pullian and Seabreeze, and have verbal universal support from all our neighbors.

The hardship stems from our desire to maintain and compliment the original design without the unnecessary financial burden to demo the existing home, which underwent a full interior renovation in 2019, and rebuild it due the practical difficulties of any addition due to the existing unique design and layout of the home. The proposed very efficient design and Site Plan would add slightly over 100sf of lot coverage, and stay within the 50% coverage limits, and yield almost 900sf of conditioned living space, while maintaining and complimenting the original home design. The existing architecture and homesite's location on the lot makes it difficult if not impossible to complete any addition other than that in the proposed Site Plan. The interior of the home has double height sloped ceilings/roof line to the North (see interior photo "Exhibit A" of downstairs living space) that would preclude adding on to the existing West facing 12'x12' second floor "master" bedroom (see interior photo "Exhibit B"). The extremely efficient design will allow us to have a garage and living space in keeping with the homes in the vicinity and bring added value to the neighborhood that we intend to stay in for a long time.

Laura and I thank you so much for your time and consideration of this request for a Variance, and please feel free to reach out if you require any further documentation, or photos of the inside or outside of the existing home to illustrate the hardship we face.

Thank you!

Jamie and Laura Smith

Prepared by and return to:

Nolan Winarchick
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 20-1770

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 4th day of August, 2020, between Michael D. Singletary, Jr. and Ashly Singletary, husband and wife, whose post office address is 13007 Hunt Club Road North, Jacksonville, FL 32224, grantor, and James Provoost Smith, III, an unmarried man, whose post office address is 1010 Seabreeze Avenue, 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, trusts 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:

Lots 14 through 18, except the South 50 feet, Block 5, WILLIAMS COASTAL BOULEVARD HEIGHTS, according to the plat thereof as recorded in Plat Book 10, Page 19, of the Current Public Records of Duval County, Florida.

Parcel Identification Number: 179884-0000

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.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

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 as specified herein.

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature Ruth K. McDonald

Witness 1 Printed Name

[Signature]
Witness 2 Signature Nolan Winarchick

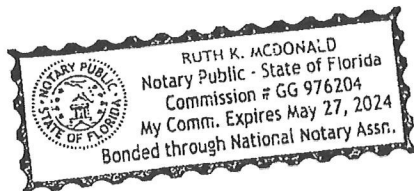
Witness 2 Printed Name

[Signature]
Michael D. Singletary, Jr.
[Signature]
Ashly Singletary

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization, this 4th day of August, 2020, by Michael D. Singletary, Jr. and Ashly Singletary, husband and wife, who are personally known to me or have produced A Valid FL Driver's License as identification.



[Signature]
NOTARY PUBLIC
Printed Name: Ruth K. McDonald
My Commission Expires: May 27 2024

Exhibit A



Exhibit B



1010 SEABREEZE AVE

BOA#26-100020

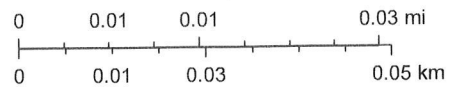
04/07/26



March 26, 2026

Parcels

1:1,128



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#26-100020

in the Court, was published in said newspaper by print in the issues of 3/26/26.

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.

PUBLIC NOTICE
The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Tuesday, April 7, 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#26-100020 Section(s): 34-612(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 20 feet minimum, for a second floor master suite addition, driveway/side walk concrete additions, and new covered entry, to an existing two-story single-family home, located at **property addressed 1010 Seabreeze Ave RE# 179884-0000, legally described as** Lots 14 through 18, except the south 50 feet, Block 5, **WILLIAMS COASTAL BLVD HEIGIITS**

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

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

In accordance with Section 286.0114, Florida Statutes, any

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

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

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

Mar. 26 00 (26-01751D)



Nichol Stringer

Sworn to and subscribed before me this 26th day of March, 2026 by Nichol Stringer who is personally known to me.

RIHONDA L FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 589731
MY COMMISSION EXPIRES OCT. 03, 2028



Seal

Notary Public, State of Florida

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
179880 0000	1043 RUTH AVENUE LLC		445 DAVIS ST			NEPTUNE BEACH	FL	32266-4932
179777 0020	ARMS TRUST		1662 SOUTH BEACH PKWY			JACKSONVILLE BEACH	FL	32250
179780 0000	BARNES JOSHUA ET AL		1633 10TH ST S			JACKSONVILLE BEACH	FL	32250
179942 0100	BIEHLER SUSAN		1105 RUTH AVE			JACKSONVILLE BEACH	FL	32250-3149
179877 0000	CITY OF JACKSONVILLE BEACH		15 N 3RD ST			JACKSONVILLE BEACH	FL	32250-6930
179748 0000	CLARKE RAY		1077 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250-3223
179868 0900	CURATOLA DOUGLAS		972 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250
179871 0000	DUVAL MARK STEVEN		10902 LOW BRIDGE LN			AUSTIN	TX	78750
179884 0100	EGGERS FREDERICK R		1730 PULLIAN ST			JACKSONVILLE BEACH	FL	32250-3173
179878 0000	ELROD JOHN M		1781 HORN ST			JACKSONVILLE BEACH	FL	32250-3143
179875 0020	EVERETT GREGG		1718 SOUTH BEACH PKWY			JACKSONVILLE BEACH	FL	32250
179891 0020	FRANK MARK S		1012 RUTH AVE			JACKSONVILLE BEACH	FL	32250-3124
179778 0000	GALLIMORE FAMILY TRUST		1629 10TH ST S			JACKSONVILLE BEACH	FL	32250
179749 0010	HARRELL JESSICA		1043 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250-3223
179888 0000	HOSKING DAVID		1717 HORN ST			JACKSONVILLE BEACH	FL	32250
179778 0500	JEFFREY MARY C		1625 10TH ST S			JACKSONVILLE BEACH	FL	32250-3252
179881 0010	KELM ASHLEY ELIZABETH		1031 RUTH AVE			JACKSONVILLE BEACH	FL	32250
179882 0000	KIMBERLY KIMBALL SHINE LIVING TRUST		1009 RUTH AVE			JACKSONVILLE BEACH	FL	32250
179883 0000	MASON THERESA ANN LIFE ESTATE		1744 PULLIAN ST			JACKSONVILLE BEACH	FL	32250-3173
179943 0020	NICOLS ROBERT W JR		1102 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250
179868 0000	PARDUE ADAM L		981 RUTH AVE			JACKSONVILLE BEACH	FL	32250
179777 0010	PATTEN JAMIE		400 BRADYS RIDGE RD			BEAVER	PA	15009
179749 0020	POOR FAMILY TRUST		1025 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250
179887 0000	POURCIAU KELLY GERLACH		1022 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250-3224
179779 0000	PRATT LENARD A		1621 10TH ST S			JACKSONVILLE BEACH	FL	32250-3252
179868 0400	ROBERTS MATTHEW		941 RUTH AVE			JACKSONVILLE BEACH	FL	32250-3167
179749 0050	SBARRO FRANK MICHAEL		1012 16TH AVE S			JACKSONVILLE BEACH	FL	32250
179777 0000	SCARLETT ROBERT A		1640 SOUTH BEACH PKWY			JACKSONVILLE BEACH	FL	32250
179749 0025	SCREMIN LUCIANO		1007 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250
179750 0000	SEABROOK NICHOLAS ROBERT		1032 16TH AVE S			JACKSONVILLE BEACH	FL	32250
179749 0000	SEFCZEK JANET C		1059 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250-3223
179868 0700	SHAPIRO SEAN M		1745 PULLIAN ST			JACKSONVILLE BEACH	FL	32250
179781 0000	SITKINS PATRICK		963 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250
179884 0000	SMITH JAMES PROVOOST III		1010 SEABREEZE AVE			JACKSONVILLE BEACH	FL	32250
179881 0020	VANDERLINDE MATTHEW		1017 RUTH AVE			JACKSONVILLE BEACH	FL	32250
179943 0000	VASILEFF WILLIAM V		1748 HORN ST			JACKSONVILLE BEACH	FL	32250
179892 0020	WRIGHT ROBERT J		4326 BOAT CLUB DR			JACKSONVILLE	FL	32277