



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, May 5, 2026

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

A. Board of Adjustment Meeting held on April 21 2026

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s):** **BOA#26-100026**
Applicant: Toribio Duhaylungsod

Agent: Cyndy Trimmer
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 minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 12 feet in lieu of 20 feet minimum, 615(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 48% in lieu of 45%, for construction of a new single-family home

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

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

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

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

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, April 21, 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 6:00 P.M.

ROLL CALL:

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

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 March 17, 2026 Board of Adjustment Meeting
- Minutes for April 7, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#26-100022
Applicant/Owner: Paul Canto
Agent: Paul Cruddas
Property Address: 3214 Ocean Drive
Parcel ID: 181532-0000

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(h), for a westerly accessory structure setback of 4 feet in lieu of 5 feet minimum, 34-611(e)(1)(c)(h), for a northerly accessory structure setback of 4.1 feet in lieu of 5 feet minimum, for a new swimming pool, to an existing two-story single-family home, located at property addressed 3214 Ocean Dr RE# 181532-0000, legally described as Lot 5 and The East ½ of Lot 6, Block 4, Atlantic Shores Ocean Front Section Division B.

Ex-Parte Communication:

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

Agent: Paul Cruddas, 12276 San Jose Boulevard, #417, Jacksonville, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about previous variance and pool setback.

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 Ms. Doherty, to approve BOA#26-100022 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Dell, to amend the motion to attach the variance to the existing structure, and have the pool meet the 5' minimum away from the primary structure.

Discussion: None.

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

The motion to amend passed unanimously.

Discussion: A brief discussion ensued about the lot size.

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#26-100023
Applicant: Barnett Custom Homes
Agent: Greg Barnett
Owner: Mark Perschel
Property Address: 333 N 3rd Ave
Parcel ID: 173863-0000

City of Jacksonville Beach Land Development Code Section(s): 34-617(e)(3)(b) for not side yard setback in lieu of 10 feet minimum adjacent to a right of way, 34-745(b)(4)(a), for a 0 ft landscape buffer in lieu of at least 5 ft adjacent to the western property line, 34-702(d), for a 0ft parking adjacent to right of way set back in lieu of 5 feet, for a new commercial building, located at property addressed 333 N 3rd Ave RE# 173863-0000, legally described as Lot 7, Block 44, Atlantic Park.

Ex-Parte Communication:

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

Agent: Greg Barnett, 1280 Plantation Oaks Drive, Jacksonville Beach, stated the hardship was landscaping buffer and parking.

Discussion: A brief discussion ensued about conditions, project design, lot size, easement, parking, landscaping, alleyway paving, and neighbor communication.

Public Hearing:

The following did not speak in support or opposition of the variance but expressed concerns about landscaping and parking:

- Herbert Montoya, 402 North 4th Street, Jacksonville Beach

Mr. Curley closed the public hearing.

Mr. Barnett addressed comments during the public hearing regarding landscaping.

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to approve BOA#26-100023 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Hawkett, to amend the motion to attach the variance to the parking designs, as submitted, and receipt of an encroachment permit from Public Works to relocate landscaping.

Discussion: None.

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

The motion to amend passed unanimously.

Discussion: A brief discussion ensued about the design, parking, and landscaping.

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

The amended motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, May 5, 2026 at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:30 P.M.

Submitted by: Michaela O'Banion
Operation 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:	04/23/2026
SUBJECT:	BOA #26-100026 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 5, 2026 Board of Adjustment Meeting.

BOA #26-100026

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 minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 12 feet in lieu of 20 feet minimum, 615(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 48% in lieu of 45%.

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.

Per Sec. 34-506, an applicant may request a rehearing within the one-year limitation period post denial date, if the application is materially different. This is defined as a change in density or intensity, or the applicant has addressed the deficiencies raised by the Board. The applicant has reduced the intensity of the request, and has attempted to address what they see as the concerns raised by the Board at the previous hearing.

The applicant is returning to the board seeking relief from the current zoning standards for a front yard setback of 18 feet in lieu of 20 feet minimum, for a rear yard setback of 12 feet in lieu of 20 feet minimum, for maximum lot coverage for the primary structure and required driveway of 48% in lieu of 45%. Previously, the applicant requested 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 the primary structure and required driveway of 50.46% in lieu of 45%. The applicant worked with staff to minimize the pervious request to closely align with current land development codes and specifically to address the concerns discussed by the Board at the previous hearing that led to the denial. The parcel currently has an older home built in the 1950s, prior to the current Land Development Code. The applicant plans on

AGENDA ITEM:	A.
MEETING DATE:	May 5, 2026



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 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, and the applicant has worked diligently to reduce the pervious request and present a preferred project. 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.

BOA#26-100006 — Denied 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 construction of a new single-family home.

There are no recorded code enforcement actions on file.

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 and the lot dimensions . Strict enforcement of the setbacks would deprive the applicant of the opportunity to construct a new dwelling that would provide the same opportunities allowed under these same restrictions, but applied to a conforming lot, creating an unnecessary hardship.

The square footage allowed by the maximum 45% for a conforming lot of 3,500 square feet would be equal to 1,575 square feet. The square footage of allowable lot coverage of 45% maximum, when applied to this lot, would equal 1,260 square feet. As the lot is undersized, there is a hardship associated with meeting all the similar requirements of the dimensional standards, including setbacks and lot coverage. Using the existing lot size of 2,800 square feet, calculated at the requested 48%, the total lot coverage square footage would be 1,344 square feet. This is less than they would normally be entitled to if they have a conforming lot, but would allow for the construction fo the home and required driveway, and would be an equitable solution to the hardship created by the nonconforming lot.

As the lot is only 40 feet in width and 70 feet in depth, if the standard setbacks were applied, the total

building footprint would be 30 feet deep and 30 feet wide, and would require a 20-foot deep driveway. As the depth would not allow for two cars end to end, it would require an 18-foot wide driveway.

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 planning staff to configure and reduce the previous request to present 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 the area. The nature of the historically platted lot of record, which is considered a buildable under the code, is the reason for the request and is real and demonstrated hardship.

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. Granting the variance brings equity to the applicant by getting them closer to the rights allowed under RM-2, but for which they are restricted by the nonconforming nature of the lot.

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. A single family home is the lowest intensity use allowed in RM-2

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. Again, providing relief will bring the applicant a more equitable use of the property compared to a conforming lot.

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 finds the application meets all the applicable standards for a variance therefore and recommends **Approval** of **BOA#26-100026**.

ATTACHMENTS:

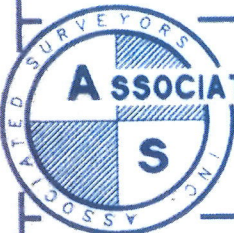
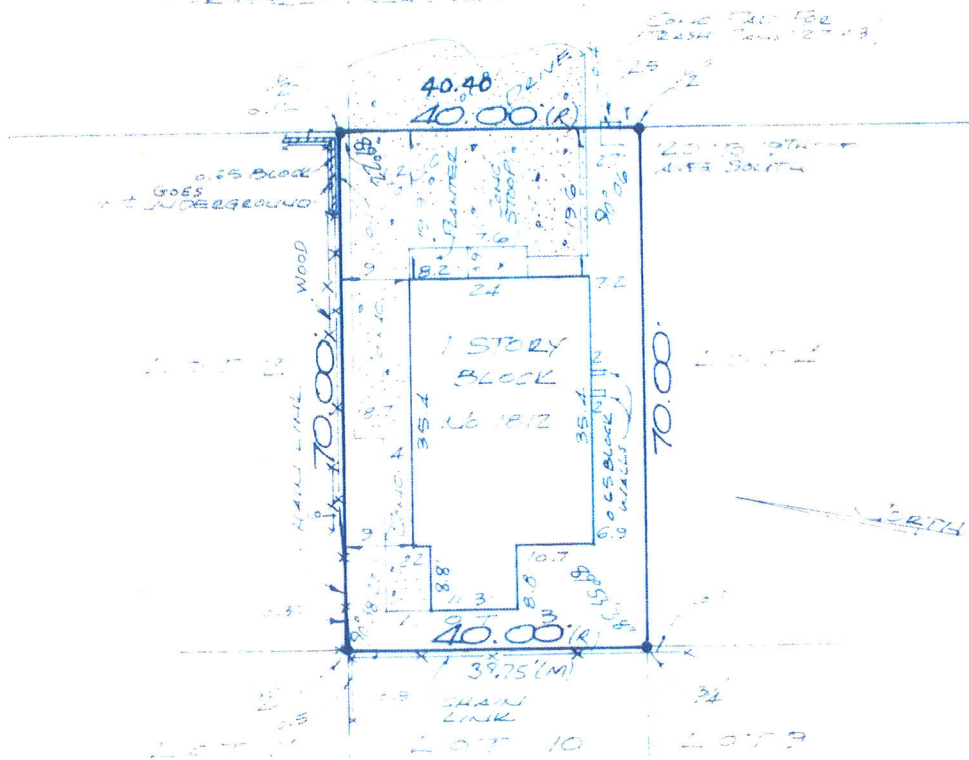
1. 26-100026pics
2. BOA#26-100026 Application

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.

OCEAN DRIVE



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 422, F.S.

BY: CHARLES B. HATCHER
 FLORIDA CERTIFICATE NO. 3771

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

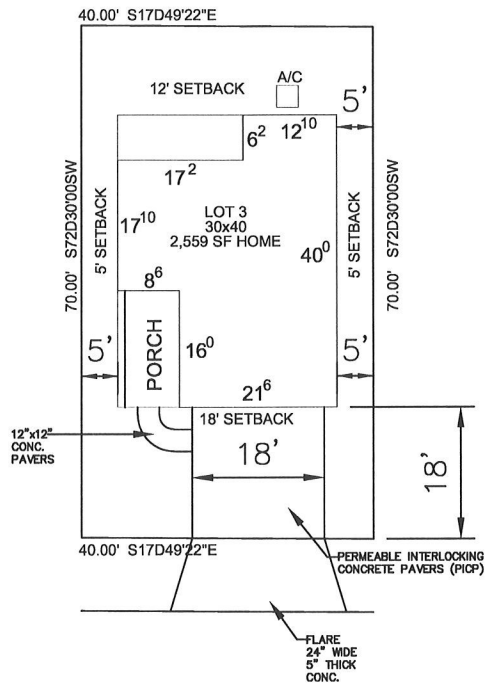
DATE AUG. 8, 1997
 DRAFTER J. ROBERTS

GENERAL NOTES:

- BEARINGS ARE BASED ON 111
- STRUCTURE NO. 1512 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 2202 DATED 1-17-89
- 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	P.C.	=	POINT OF CURVE
○	ASSOC. SURVEY OR LB. 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
×	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



OCEAN DRIVE SOUTH

ACTUAL IMPERVIOUS COVERAGE	
HOUSE	1,200
A/C PAD	9
DRIVEWAY &	
WALK WAY	153
TOTAL	1,362 48%

NEW ATLANTIC BUILDERS

5875 MINING TERR. STE 206
JACKSONVILLE, FL 32257

**SITE PLAN SURVEY FOR:
LOT 3 BLK F OF SOUTH PABLO**

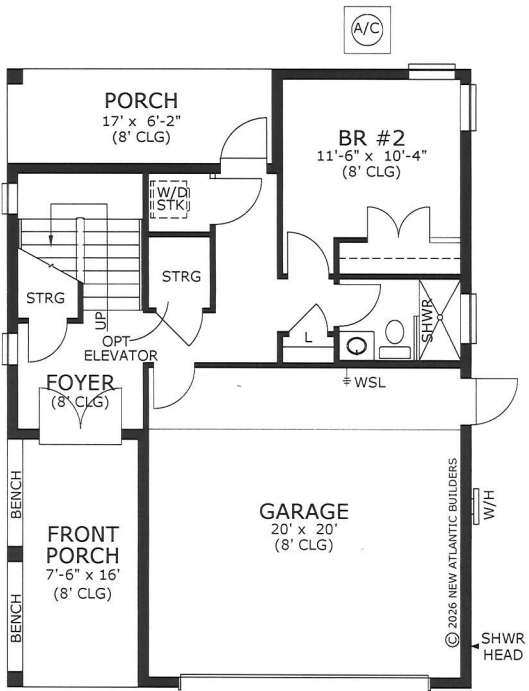
SCALE: 1" = 20'
DATE: 3/18/26
REVISED:

LOT SQUARE FOOTAGE
2800 SQ FT
IMPERVIOUS AREA SQ FTG
1200 SQ FT

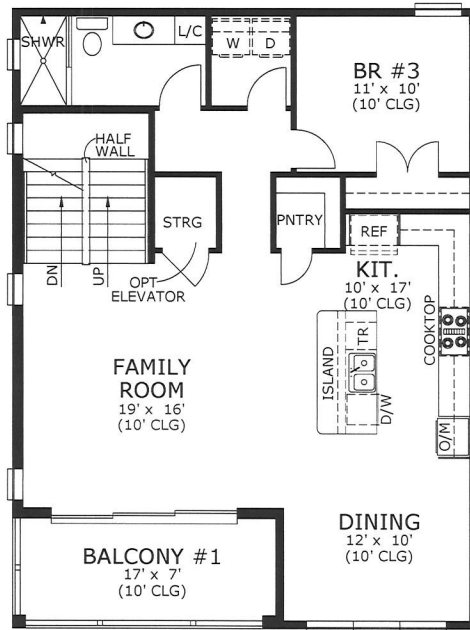
NORTH



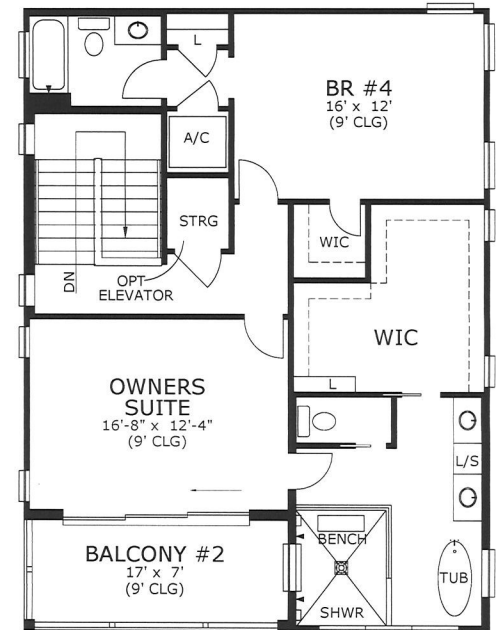
ARROW



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

2625 SQ. FT. (LIVING)
 4BR / 4BA
 30' WIDE x 40' DEEP





VARIANCE APPLICATION

BOA NO. 26/00026
HEARING DATE May 5th

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.

RECEIVED

MAR 27 2026

PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name:	<u>Toribio Duhaylungsod</u>	Telephone:	<u>904.614.4837</u>
Mailing Address:	<u>1963 Salt Myrtle Ln</u>	E-Mail:	<u>tduhaylu@hotmail.com</u>
	<u>Orange Park, FL 32003</u>		
Agent Name:	<u>Cyndy Trimmer</u>	Telephone:	<u>904.301.1269</u>
Mailing Address:	<u>One Independent Dr Ste 1200</u>	E-Mail:	<u>ctrimmer@drivermcafee.com</u>
	<u>Jacksonville, FL 32202</u>		
Landowner Name:	<u>Toribio Duhaylungsod</u>	Telephone:	<u>904.614.4837</u>
Mailing Address:	<u>1963 Salt Myrtle Ln Orange</u>	E-Mail:	<u>tduhaylu@hotmail.com</u>
	<u>Park, FL 32003</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 12'in lieu 20' minimum

Lot coverage 48% in lieu of 45% maximum

Previously proposed on 2.18.2026: Front yard setback of 18' in lieu of 20' minimum, rear yard set back of 10' in lieu of 20' minimum and 50.46% lot coverage in-lieu of 45% maximum

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



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

APPLICANT SIGNATURE

Toribio Duhaylungsod

PRINT APPLICANT NAME

3/10/2026

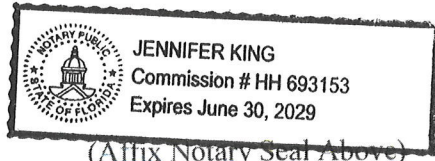
DATE

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 Toribio Duhaylungsod, who is personally known to me or produced None Exp. 8/12/28 as identification.

Jennifer King
NOTARY PUBLIC SIGNATURE

Jennifer King
PRINT NOTARY NAME



(Affix Notary Seal Above)

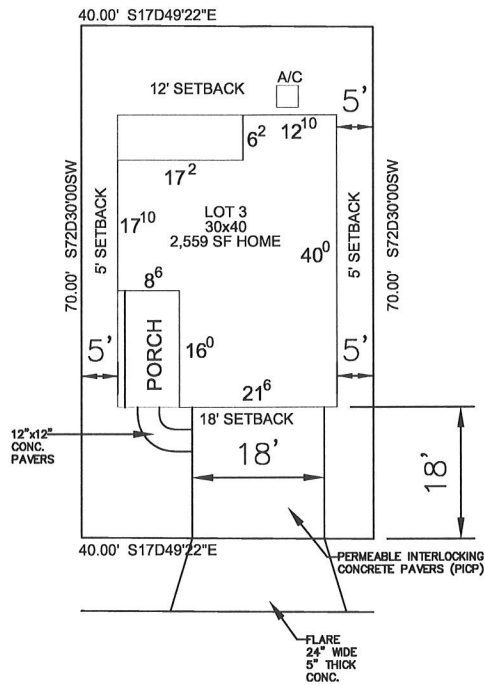
VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566 Purpose. Variances are deviations from the terms of the LDC which would not be contrary to the public interest when owing to special circumstances or conditions, the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship. Variances shall not be inconsistent with the Comprehensive Plan. It is understood that the granting of a variance shall not create a precedence for future requests.

Section 34-572. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following standards have been met. To assist the Board in making a finding, please complete the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	yes	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	Srtict 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.



OCEAN DRIVE SOUTH

ACTUAL IMPERVIOUS COVERAGE	
HOUSE	1,200
A/C PAD	9
DRIVEWAY &	
WALK WAY	153
TOTAL	1,362 48%

NEW ATLANTIC BUILDERS

5875 MINING TERR. STE 206
JACKSONVILLE, FL 32257

**SITE PLAN SURVEY FOR:
LOT 3 BLK F OF SOUTH PABLO**

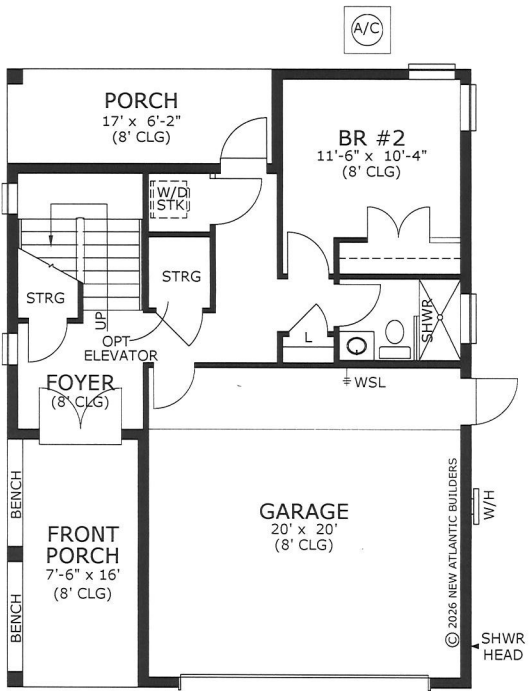
SCALE: 1" = 20'
DATE: 3/18/26
REVISED:

LOT SQUARE FOOTAGE
2800 SQ FT
IMPERVIOUS AREA SQ FTG
1200 SQ FT

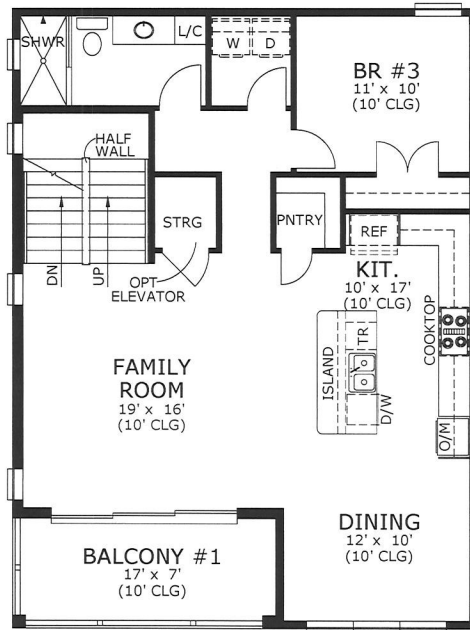
NORTH



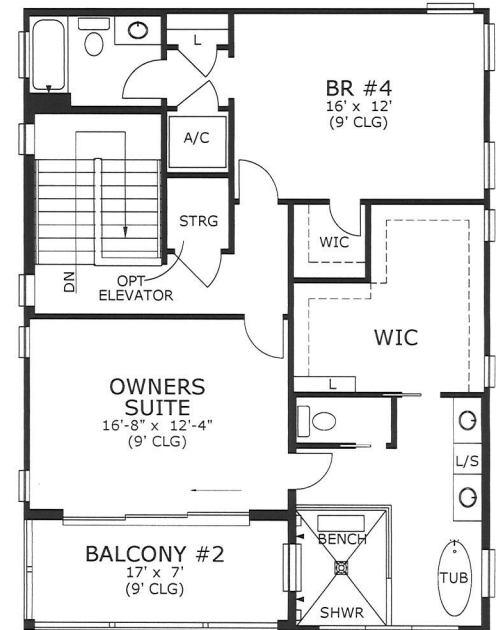
ARROW



FIRST FLOOR



SECOND FLOOR



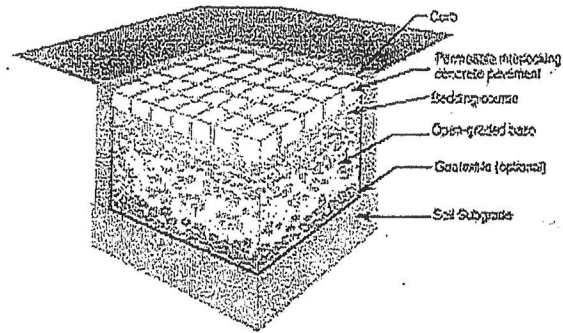
THIRD FLOOR

2625 SQ. FT. (LIVING)
 4BR / 4BA
 30' WIDE x 40' DEEP

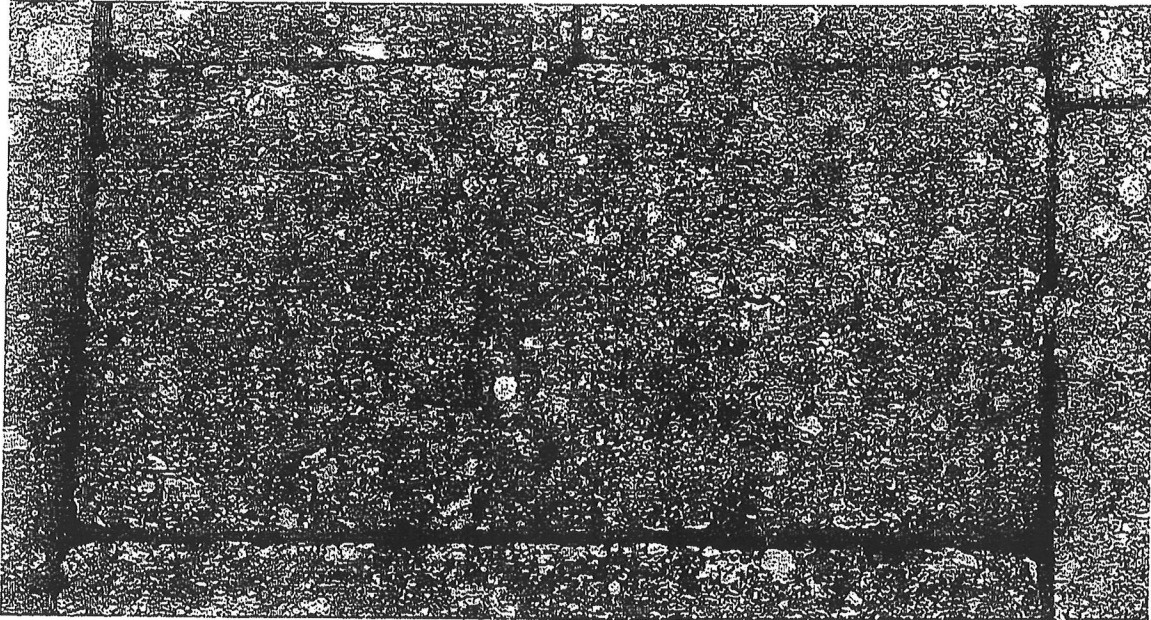


Tremron

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

Tremron Group, Arcadia (863) 491-0990 www.tremrongroup.com