



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, May 19, 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 May 5, 2026

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s):** **BOA#26-100029**

Applicant: Stephanie Gallagher

Agent: Stephanie Gallagher

Owner: Peter Bourbeau & Marry Crowell

Property Address: 27 S 32nd Ave

Parcel ID: 181527-0010

Legal Description: Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 34-611(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 30 feet minimum, for construction of a new single-family home at **property addressed** 27 S 32nd Ave **RE#** 181527-0010, **legally described as** Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

B. **Case Number(s):** **BOA#26-100030**

Applicant: Erik Bjornson

Agent: Seth Meyer

Owner: Erik Bjornson

Property Address: 3015 S 1st St

Parcel ID: 181523-0000

Legal Description: The West of Lot 7 and all of Lot 8, Block 2, *Atlantic Shores Ocean Front Section Division B*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(1), for a front yard setback of 8.17 feet in lieu of 25 feet

minimum, 34-611(e)(1)(c)(2), for a southerly corner side yard setback of 10 feet in lieu of 16 feet required, 34-611(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 30 feet minimum, to allow for construction of a new single-family home at **property addressed** 3015 S 1st St **RE#** 181523-0000, **legally described as** The West of Lot 7 and all of Lot 8, Block 2, *Atlantic Shores Ocean Front Section Division B*

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

Roll Call Vote: Ayes – Douglas Dell, Jeff Truhlar, Matt Metz, and Gary Hawkett
Nays – Owen Curley.

The motion passed 5-1.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, May 19, 2026 at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:18 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:	05/14/2026
SUBJECT:	BOA #26-100029 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 19, 2026 Board of Adjustment Meeting.

BOA #26-100029

ZONING: RS-1
 RE NO.: 181527-0010

LEGAL: Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

ADDRESS: 27 S 32nd Ave

REQUEST:

Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 34-611(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 30 feet minimum, for construction of a new single-family home at **property addressed** 27 S 32nd Ave **RE#** 181527-0010, **legally described as** Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

EXISTING CONDITIONS:

The subject property consists of a platted lot of record, circa 1983, located in the Low Density Residential future land use category. The property is currently located in the Residential, single-family: RS-1 zoning district. The property has a total lot area of 7,835 square feet, and was originally occupied by a single family home that has now been demolished to accommodate construction of a new single family home. The subject property is a substandard residential lot, measuring 7,835 square feet in area, where a minimum of 9,000 square feet is required by code for single-family uses. Due to the limited lot size, setback requirements, and lot shape, the ability to construct a new building in compliance with current setback requirements is challenging.

The applicant worked with staff to minimize the request to closely align with current land development codes and specifically to address the concerns in regard to lot coverage and setbacks. The applicant's request is not egregious, they are encroaching on the front setback by 5 feet and have limited space in the rear of the property. Under the current code, the primary rear yard setback is 30 feet, with a 20 foot setback for covered porches, patios, and lanais. Not only is the lot substandard, but it is also irregular shaped compared to the majority of the parcels in Jacksonville Beach. The conditions are not the result of the applicant's own doing. The lot was platted prior to current zoning regulations and there are multiple lots in the surrounding area that reflect the same issues and have been granted similar variances. Reduction to the front and rear yards allows for more reasonable use of the parcel in conformance with the adjacent homes. The new home will be consistent with the scale of the neighborhood and not deter from the neighborhood's character.

AGENDA ITEM:	A.
MEETING DATE:	May 19, 2026

Staff finds that the lot is substandard in lot area, at only 7,835 square feet and the request is reasonable. The conditions are not the result of the applicant's actions. The subject property was platted in 1983, 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 closer to compliance with the RS-1 Single Family requirements. This home will ensure the preservation of the character of the existing neighborhood.

STAFF ANALYSIS:

As noted previously, the subject site is an existing lot of record platted prior to the current Land Development Code (1983). The subject property consists of a vacant lot due to the recent demolition of the previous structure. The dimensional limitations associated with the lot are not the result of actions taken by the current property owner. Several properties within the surrounding neighborhood contain nonconforming lots that have required or will require similar variances for residential development. The applicant has proposed a site plan intended to minimize the extent of the variances while allowing for the construction of a single-family home.

The proposed development maintains the single-family residential use of the property and is consistent with the Low Density Residential future land use designation. The project does not introduce a new use and remains compatible with the surrounding residential neighborhood. The applicant and project architect have prepared a site plan that seeks to minimize the requested variances while accommodating a single-family residential structure consistent with the surrounding neighborhood. The proposal reflects an effort to balance the physical constraints of the property with the requirements of the City's Land Development Code. While staff is supportive of reductions in setbacks, given the irregular shape of the lot, and the fact that a portion of the lot located on the corner is inhibited due to the corner yard setbacks, front yard setbacks, and the irregular shape, the portion of the property located on the south-east corner is largely unsubtle for development. Staff is of the opinion that the reduction in the rear yard, from 30 feet to 10 feet, is excessive. Although the primary structure setback is 30 feet by code, given the irregular shape of the lot, allowing the new structure to extend to the 20-foot minimum for a typical covered patio would be a good balance between the needs of the applicant and the impact on the surrounding homes.

MINIMUM DIMENSIONAL STANDARDS:

Residential, Single-family: RS-1 Zoning Dimensional Standards.

- Minimum lot area: 9,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 10 feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20 percent of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet for primary structure and 20 feet for unenclosed covered patios and enclosed screen rooms.

- Minimum floor area: A single-family dwelling unit shall contain a minimum of 1,400 square feet of conditioned living area and a 1-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage for primary structure and required driveway: 35 percent.
- Maximum Impervious Surface: 50 percent.
- Maximum height: 35 feet.
- Accessory structures: All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along any street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff finds there are not 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 lot area. The nature of the historically platted lot of record, which is considered buildable under the code, is the reason for the request and is real and demonstrated hardship. The irregular shape and diminished size are hardships associated with the lot in the RS-1 zoning district.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances are not a result of actions of the applicant. The conditions are not the result of the applicant's actions. The configuration of the existing parcel and the applicable code requirements predate the current proposal. The hardship arises from the physical configuration of the lot, its shape, and lot area, 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 with the proposed staff condition, will not confer special privileges to the applicant. The relief requested, as conditioned, 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 RS-1, but for which they are restricted by the nonconforming nature of the lot due to its size and irregular shape.

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. Were the lot of a more typical rectangular shape, the reduction in the front and rear yard setbacks would be less necessary, and it is worth noting that although the applicant does have a reduced-sized lot in area, they have not requested any additional lot coverage.

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 limited because of the shape, and makes a traditional design more difficult, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district.

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

Staff finds that the variance(s) **will not** result in the creation of a public nuisance. The requested variances, as conditioned, will not create a public nuisance. The proposed encroachments, as modified, 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#26-100029 with the following condition:** The rear yard setback should be increased from the 10 foot minimum as requested to a 20 foot minimum.

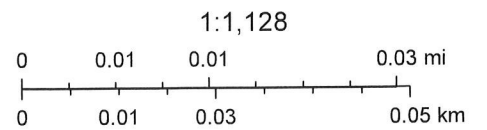
ATTACHMENTS:

1. 26-100029pics
2. BOA#26-100029 Application

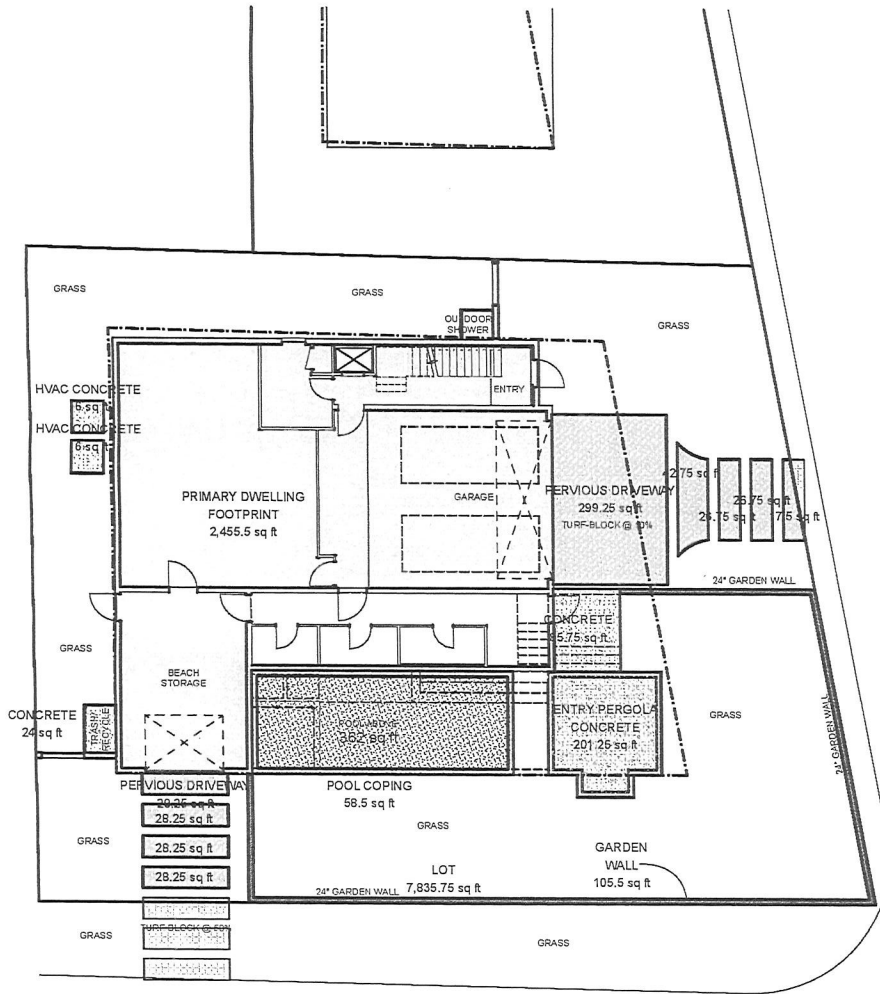


May 7, 2026

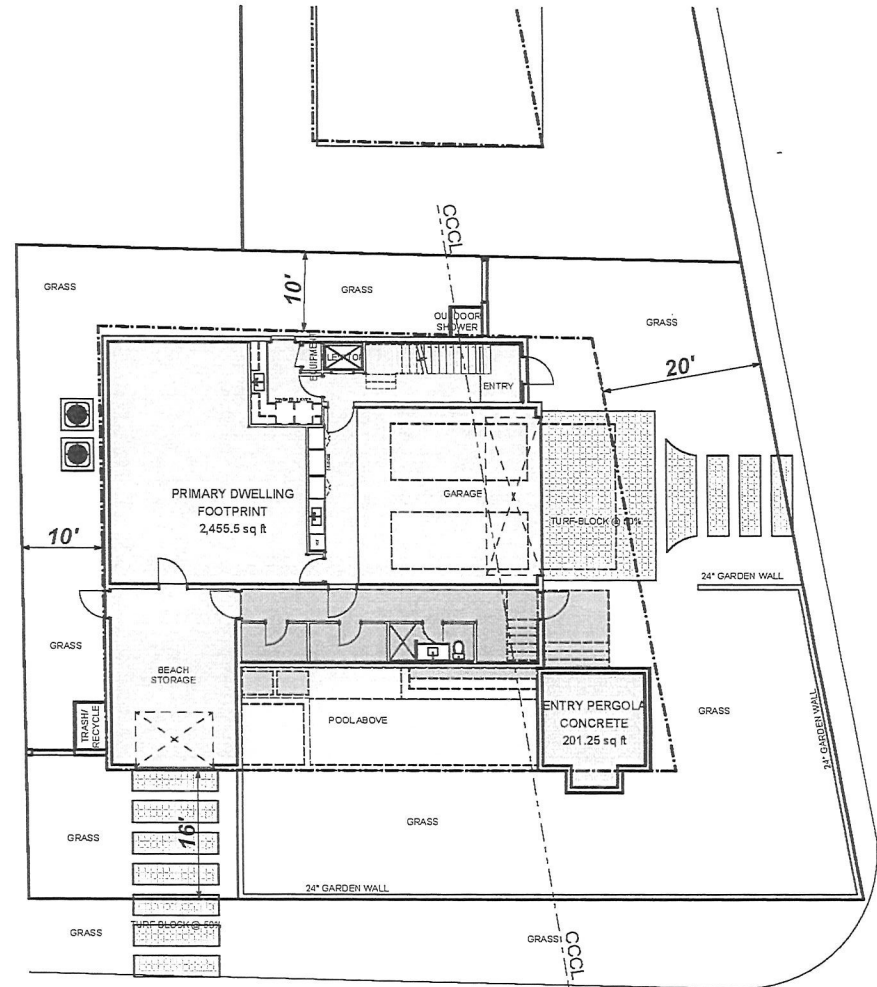
 Parcels



New Lot Area Calculations		
	SQ. FT.	PERCENT IMPERVIOUS
LOT	7,835.75	100.0%
NEW IMPERVIOUS PRIMARY DWELLING	2,456.75	31.4%
NEW IMPERVIOUS CONCRETE	384.75	4.9%
NEW IMPERVIOUS GARDEN WALL	120.50	1.5%
NEW COPING	58.50	0.7%
NEW DRIVEWAY 711.5 @ 50%	263.00	3.4%
TOTAL NEW IMPERVIOUS	3,283.50	41.9%
MAXIMUM IMPERVIOUS SURFACE ALLOWED		50%
HOUSE & DRIVEWAY COVERAGE	2,719.75	34.7%
COVERAGE ALLOWED		35.0%

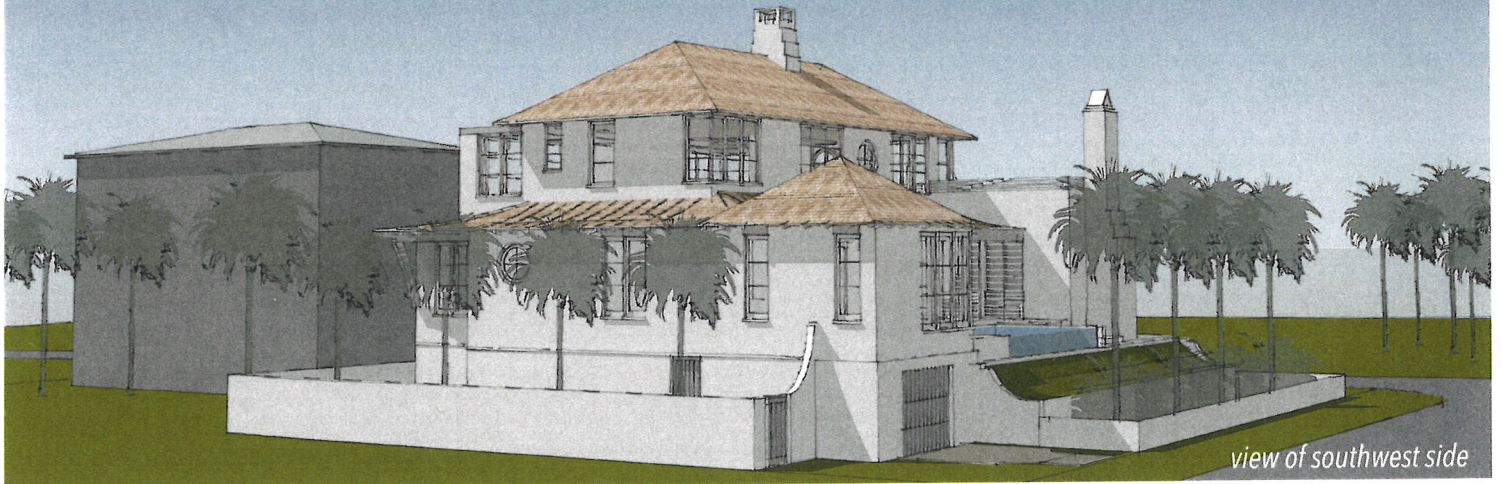


LOT COVERAGE

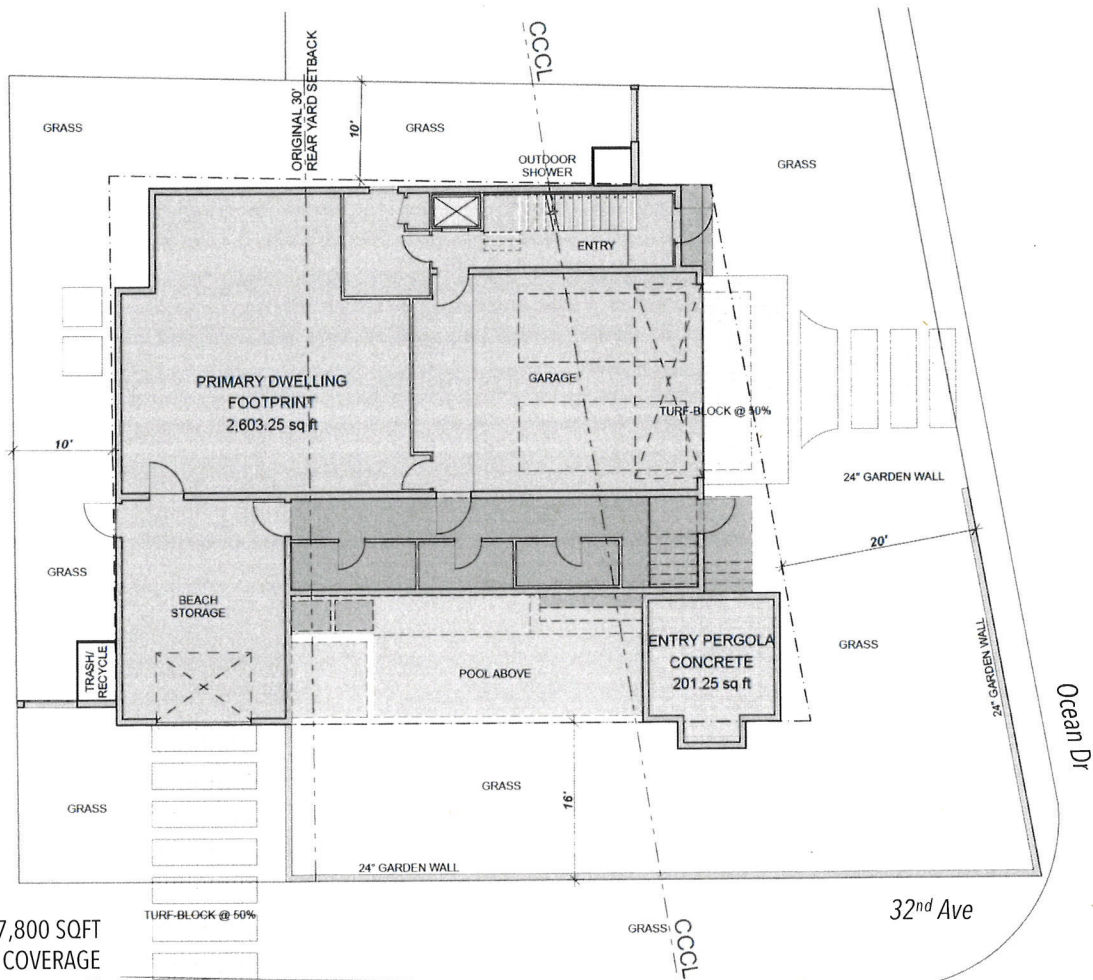


SITE PLAN

27 32nd Avenue Proposed Design



view of southwest side



LOT SIZE 7,800 SQFT
 SITE COVERAGE
 HOUSE & DRIVEWAY 34.7%
 TOTAL SITE 41.9%

○ SITE PLAN
 SCALE: 1" = 10'



Front on Ocean Drive



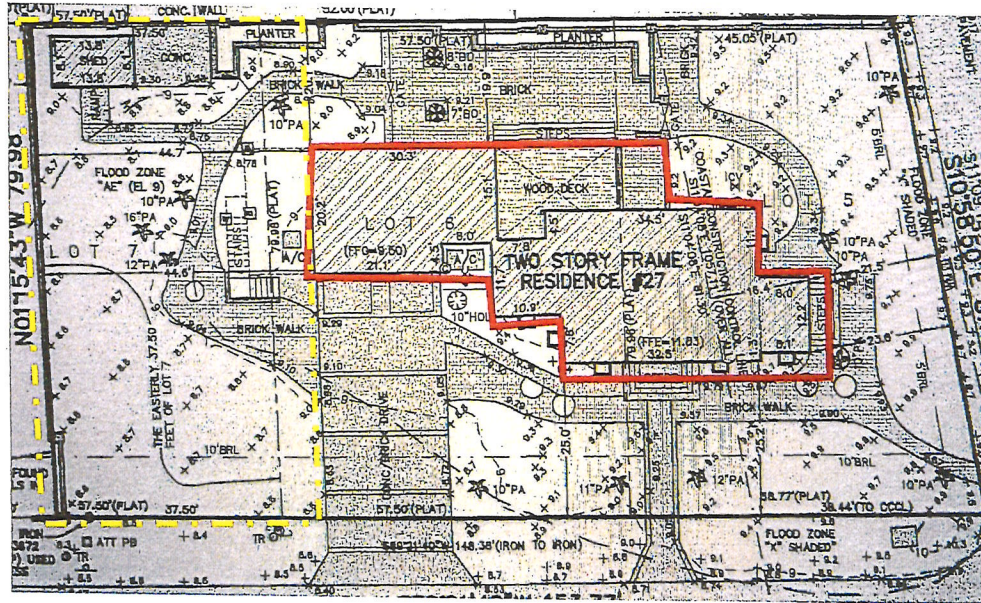
Corner of 32nd & Ocean Drive



32nd Avenue Side

Conceptual Renderings 27 32nd Avenue S.

SANFORD
STARR



27 31st Ave – Prior home on site (demolished)

Prior Variances Adjacent Properties

3105 1st St - BOA 16-100001
 Front: 13 ft in lieu of 25 ft
 Rear: 10 ft in lieu of 30 ft
 Lot coverage of 49% (Not 35%)

**28 31st Ave - BOA 85-1000075
 And 07-100229**
 Reduced setbacks and coverage

24 31st Ave - BOA 13-100247
 Front: 13 ft in lieu of 25 ft
 Sides: 5.8 and 8.5 ft in lieu of 10 ft
 Rear: 13.8 ft in lieu of 30 ft
 Lot coverage of 42% (Not 35%)



3115 1st St - BOA 17-100197
 Front: 12 ft in lieu of 25 ft
 Sides: 12 ft in lieu of 16 ft
 Rear: 12.6 ft in lieu of 30 ft
 Lot coverage of 56% (Not 35%)

0 32nd Ave - BOA 25-00087
 Front: 16 ft in lieu of 25 ft
 Sides: 7.5 ft in lieu of 16 ft
 Rear: 25 ft in lieu of 30 ft

RS1 Zoning
Setbacks Required
 Front – 25 ft
 Rear 30 ft – 20 screen porch
 Sides: 10 ft
 Street Side: 16 ft
 Coverage 35%
 House & Driveway
 50% Total Site



VARIANCE APPLICATION

BOA NO. 26-100029
HEARING DATE 5/15

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:	STEPHANIE GALLAGHER, STARR SANFORD DESIGN	Telephone: 980-254-1505
Mailing Address:	370 4TH AVE S JACKSONVILLE BEACH, FL 32250	E-Mail: STEPHANIE@STARRSANFORD.COM
Agent Name:	STEPHANIE GALLAGHER, STARR SANFORD DESIGN	Telephone: 980-254-1505
Mailing Address:	370 4TH AVE S JACKSONVILLE BEACH, FL 32250	E-Mail: STEPHANIE@STARRSANFORD.COM
Landowner Name:	PETER BOURBEAU AND MARY M CROWELL	Telephone: 917-655-0484
Mailing Address:	27 32ND AVENUE S JACKSONVILLE BEACH, FL 32250	E-Mail: mmbourbeau@crowellcapital.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 27 32ND AVENUE S (RE #181527-0010)
 Legal description of property (Attach copy of deed): LOT 5 AND EAST 37.5 FT OF LOT 7, BLK 3 ATLANTIC BCH SHORES
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

VARIANCE FOR FRONT SETBACK OF 20 FEET IN LIEU OF 25 FEET AND REAR YARD SETBACK OF 10 FEET IN LIEU OF 30 FEET.

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

Prepared by and return to:

Mary Callaway
Ponte Vedra Title, LLC
50 AIA North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 25-1248

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 5th day of May, 2025, between Akoumia LLC, a Florida Limited Liability Company, whose post office address is 317 Ponte Vedra Boulevard, Ponte Vedra Beach, FL 32082, grantor, and Peter J. Bourbeau and Mary M. Crowell, husband and wife, whose post office address is 4524 Everett Drive, Nashville, TN 37215, 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:

Lot 5, and the Easterly 45.0 feet of Lot 6, Block 3, ATLANTIC SHORES OCEAN FRONT SECTION-DIVISION B, according to the Map or Plat thereof as recorded in Plat Book 15, Page 92, of the Current Public Records of Duval County, Florida.

Parcel Identification Number: 181527-0000

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 and provided their Post Office Address below (the Notary may be one of the Witnesses) and neither the Notary, nor any Witness, 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

Heather M. Reynolds
Witness 1 Printed Name

50 A1A North, Suite 108
Witness 1 Address (Street)

Ponte Vedra Beach, FL 32082
Witness 1 Address (City, ST Zip)

[Signature]
Witness 2 Signature

Mary Callaway
Witness 2 Printed Name

50 A1A North, Suite 108
Witness 2 Address (Street)

Ponte Vedra Beach, FL 32082
Witness 2 Address (City, ST Zip)

Akoumia LLC, a Florida Limited Liability Company

By: [Signature]
Nickolas Stam, Authorized Member

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization, this 30 day of April, 2025, by Nickolas Stam, Authorized Member of Akoumia LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or have produced _____ as identification.



[Signature]
NOTARY PUBLIC
Printed Name: Heather M. Reynolds
My Commission Expires: _____



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, STEPHANIE GALLAGHER, 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.

Stephanie Gallagher

APPLICANT SIGNATURE

STEPHANIE GALLAGHER

PRINT APPLICANT NAME

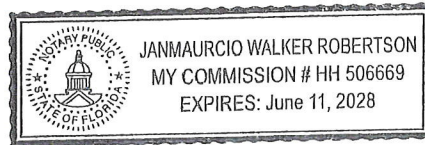
4/20/26

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of April, 20 26, by Stephanie Gallagher who is personally known to me or produced Driver License as identification.

Jan Robertson
NOTARY PUBLIC SIGNATURE



Jan Mauricio Robertson
PRINT NOTARY NAME

(Affix Notary Seal Above)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566

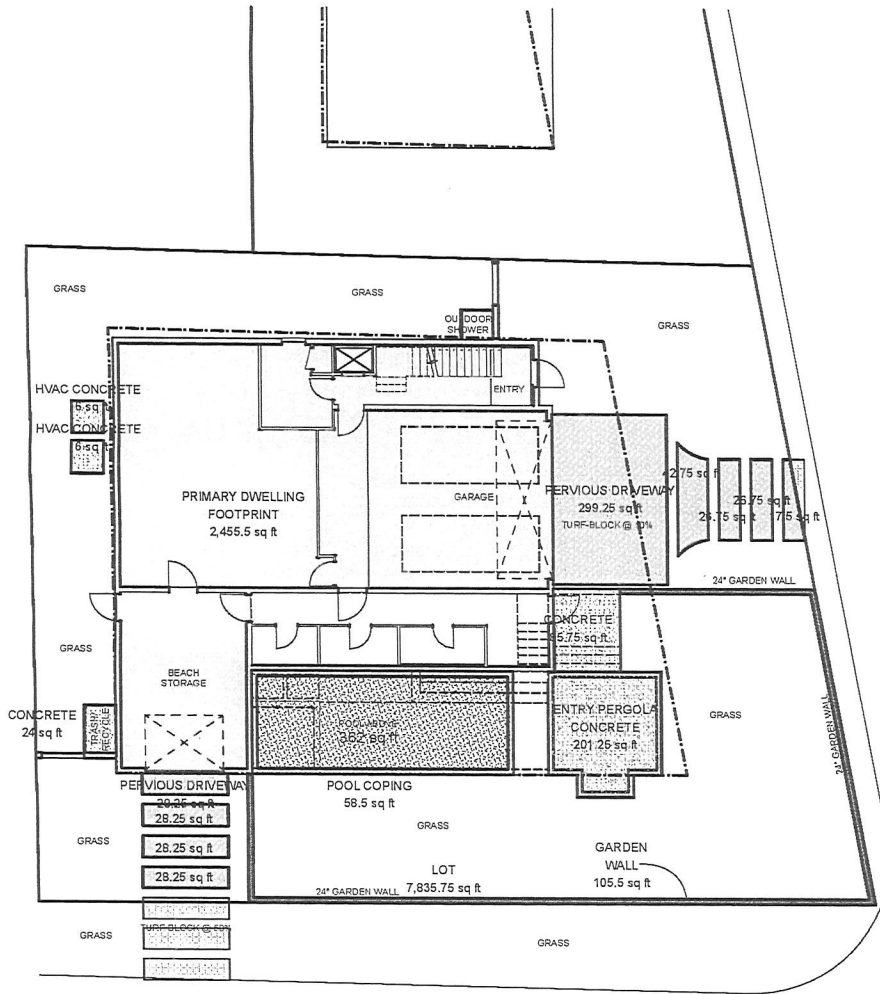
Purpose. Variances are deviations from the terms of the LDC which would not be contrary to the public interest when owing to special circumstances or conditions, the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship. Variances shall not be inconsistent with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

Section 34-572.

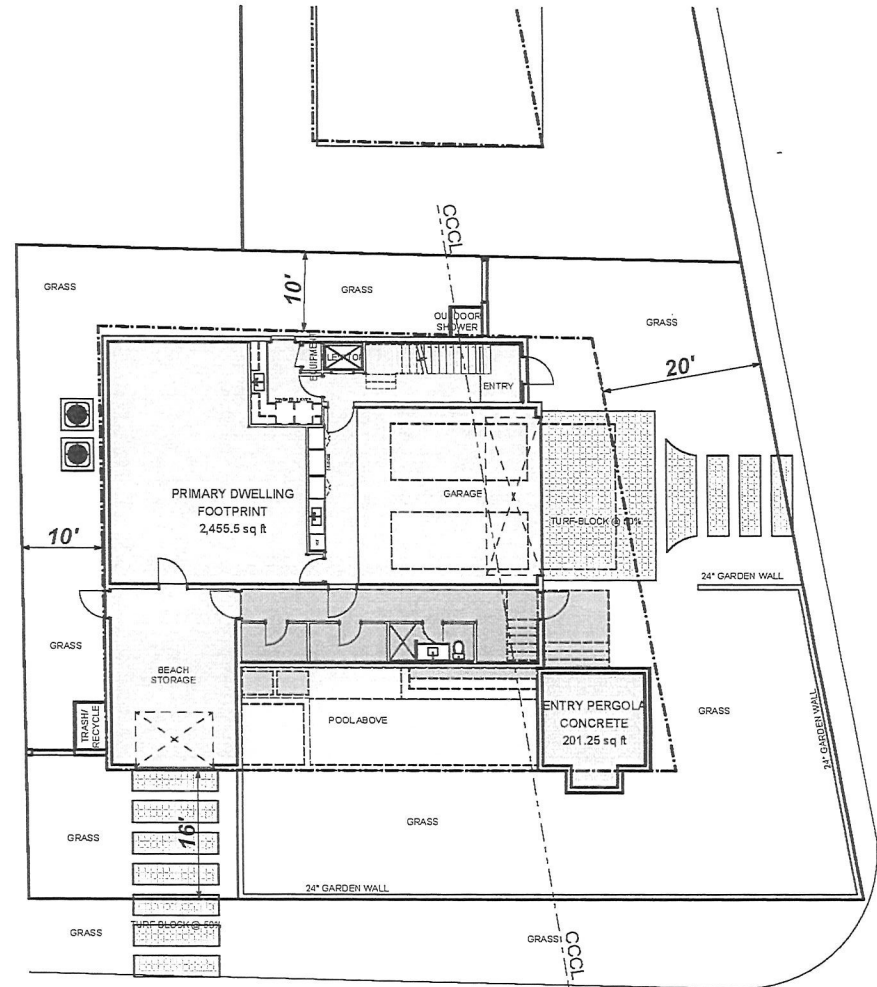
Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following standards have been met. To assist the Board in making a finding, please complete the form below.

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	THE 7,800 SF LOT IS BELOW THE STANDARD LOT AREA FOR RS-1 ZONING AND THE TRAPEZODIAL SHAPE AND CORNER LOCATION PARTIALLY WITHIN THE CCCL MAKE IT DIFFICULT TO MEET ALL THE CURRENT STANDARDS.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	YES	THE CONDITIONS ARE NOT THE RESULT OF ACTIONS BY THE APPLICANT. THESE SMALLER LOTS WERE ORIGINALLY PLATTED IN THE 1930S BEFORE THE MODERN ZONING CODE AND THE CURRENT OWNERS RECENTLY PURCHASED THIS LOT.
(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	OTHER LOTS HAVE SIMILAR VARIANCES. ALL LOTS ON THIS BLOCK WERE GRANTED REDUCED FRONT, REAR AND SIDE YARD SETBACKS IN ADDITION TO LOT COVERAGE VARIANCES.
(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	APPLICATION OF THE CURRENT CODE WOULD DENY THE APPLICANT THE RIGHTS PERMITTED THROUGH MULTIPLE VARIANCES APPROVED FOR ADJACENT PROPERTIES. THE SHAPE AND SMALLER SIZE LOT IS AN UNDUHARDSHIP ON REDEVELOPMENT.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	YES	REDUCTION TO THE FRONT AND REAR YARDS ALLOWS FOR A MORE REASONABLE USE OF THE PARCEL IN CONFORMANCE WITH THE ADJACENT HOMES AND EXISTING SETBACKS OF SURROUNDING DEVELOPMENT
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	YES	THE NEW HOME WILL BE CONSISTENT WITH THE SCALE OF THE NEIGHBORHOOD, SIMILAR IN MASSING TO ADJACENT HOMES, AND OF A SIMILAR SIZE TO THE HOUSE THE WAS PREVIOUSLY LOCATED ONTHE LOT PRIOR TO DEMOLITION.

New Lot Area Calculations		
	SQ. FT.	PERCENT IMPERVIOUS
LOT	7,835.75	100.0%
NEW IMPERVIOUS PRIMARY DWELLING	2,456.75	31.4%
NEW IMPERVIOUS CONCRETE	384.75	4.9%
NEW IMPERVIOUS GARDEN WALL	120.50	1.5%
NEW COPING	58.50	0.7%
NEW DRIVEWAY 711.5 @ 50%	263.00	3.4%
TOTAL NEW IMPERVIOUS	3,283.50	41.9%
MAXIMUM IMPERVIOUS SURFACE ALLOWED		50%
HOUSE & DRIVEWAY COVERAGE	2,719.75	34.7%
COVERAGE ALLOWED		35.0%

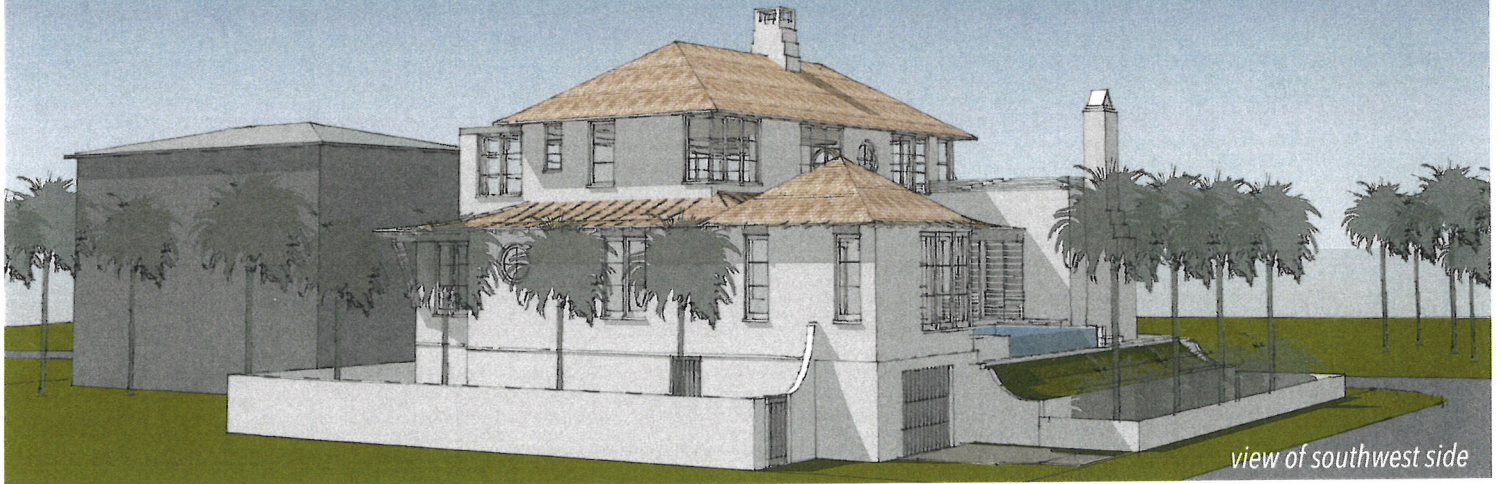


LOT COVERAGE

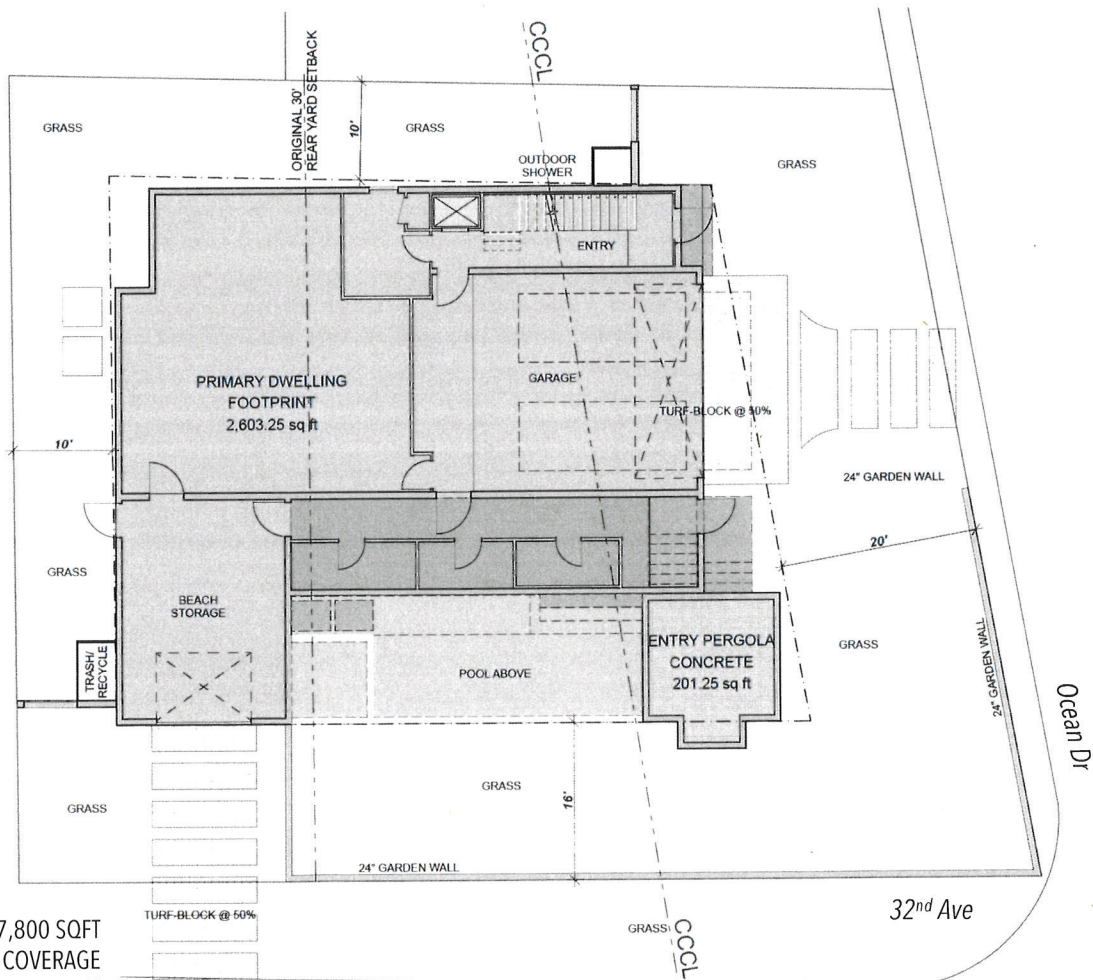


SITE PLAN

27 32nd Avenue Proposed Design



view of southwest side



LOT SIZE 7,800 SQFT
 SITE COVERAGE
 HOUSE & DRIVEWAY 34.7%
 TOTAL SITE 41.9%

○ SITE PLAN
 SCALE: 1" = 10'





Front on Ocean Drive



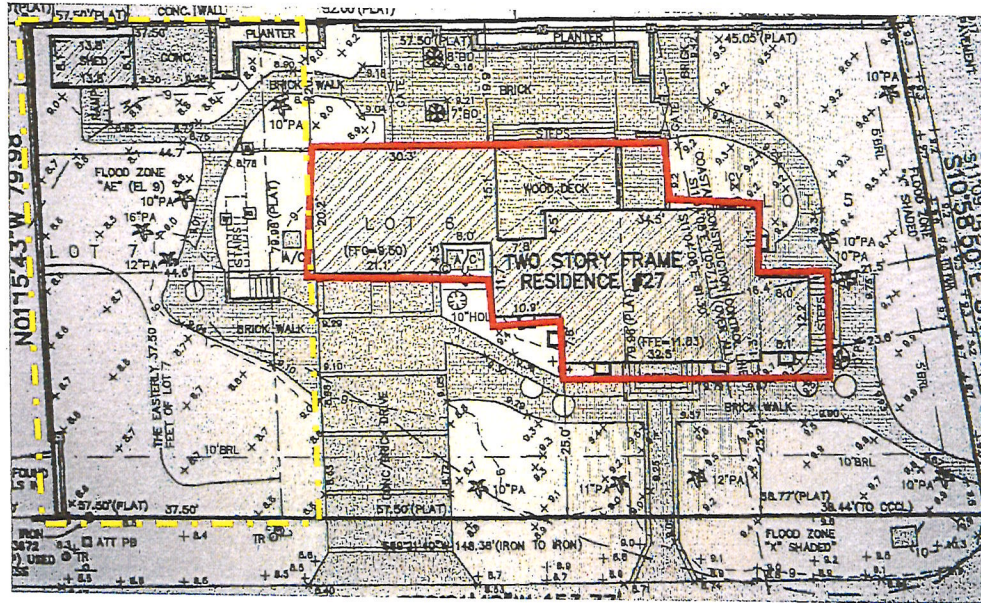
Corner of 32nd & Ocean Drive



32nd Avenue Side

Conceptual Renderings 27 32nd Avenue S.

SANFORD
B F L L S
STARS

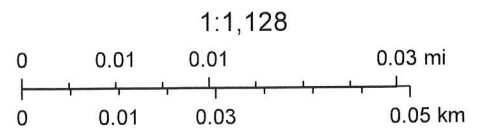


27 31st Ave – Prior home on site (demolished)



May 7, 2026

 Parcels



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#26-100029, BOA#26-100030

in the Court, was published in said newspaper by print in the issues of 5/7/26.

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.

Nichol Stringer

Sworn to and subscribed before me this 7th day of May, 2026 by Nichol Stringer who is personally known to me.

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

Seal

Notary Public, State of Florida

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Tuesday, May 19, 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#26-100029 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum. 34-611(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 30 feet minimum, for construction of a new single-family home at **property addressed 27 S 32nd Ave RE# 181527-0010, legally described as Lot 5, and Easterly 45 feet of Lot 6, Block 3, Atlantic Shores Ocean Front Section Division B**

BOA#26-100030 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 8.7 feet in lieu of 25 feet minimum, 34-611(e)(1)(c)(2), for a southerly corner side yard setback of 10 feet in lieu of 16 feet required, 34-611(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 30 feet minimum, to allow for construction of a new single-family home at **property addressed 3015 S 1st St RE# 181523-0000, legally described as The West of Lot 7 and all of Lot 8, Block 2, Atlantic Shores Ocean Front Section Division B**

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 meet-

ing 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.

May 7 00 (26-02675D)



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	05/14/2026
SUBJECT:	BOA #26-100030 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 19, 2026 Board of Adjustment Meeting.

BOA #26-100030

ZONING: RS-1
 RE NO.: 181523-0000
 LEGAL: The West of Lot 7 and all of Lot 8, Block 2, *Atlantic Shores Ocean Front Section Division B*
 ADDRESS: 3015 S 1st St

REQUEST:

Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 8.17 feet in lieu of 25 feet minimum, 34-611(e)(1)(c)(2), for a southerly corner side yard setback of 10 feet in lieu of 16 feet required, 34-611(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 30 feet minimum, to allow for construction of a new single-family home at **property addressed 3015 S 1st St RE# 181523-0000, legally described as** The West of Lot 7 and all of Lot 8, Block 2, *Atlantic Shores Ocean Front Section Division B*

EXISTING CONDITIONS:

The subject property is located in the Low Density Residential future land use category, and is in the Residential, single-family: RS-1 zoning district. The subject site consists of a single-family lot of record, circa 1983. The property is irregular in shape, with a western (front) property line length of 80 feet, an easterly (rear) property line of 78.7 feet, a northern (side) property line of 89.36 feet, and a southern (corner side yard) of 75 feet, with an overall lot area of 6,468 square feet. The property is currently occupied by a single-family home, built in 1950. The parcel is nonconforming in both total width and lot area, due in part to it's irregular shape. In the Residential, single-family: RS-1 zoning district, the minimum lot area is 9,000 square feet with a minimum width of 90 feet. This parcel does not conform in either. The current home has additional nonconformities related to setbacks and overall lot coverage for the house and driveway. Currently, the house and driveway have lot coverage of 45%. The current home has a rear yard setback of 6.8 feet, a corner side yard setback of 6.8 feet and a front yard setback of 8.17 feet. The property was granted a variance for the front yard setback of 8.17 feet for an open air porch in 2013.

The applicant is seeking relief for a front yard setback of 8.17 feet in lieu of 25 feet minimum, for a southerly corner side yard setback of 10 feet in lieu of the required 16 feet, for a rear yard setback of 5 feet in lieu of a 30-foot minimum to allow for construction of a new single-family home. The lot was platted prior to the current Land Development Code (LDC) and the nonconforming conditions were

AGENDA ITEM:	B.
MEETING DATE:	May 19, 2026



inherited by the applicant upon purchase. The applicant cannot make any improvements to the existing structure in a logical fashion based on the layout of the current parcel. The lot is irregularly shaped and on a corner lot. When on a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater. The applicant is not able to fulfill this requirement and the only way to build the proposed structure is to allow encroachment on certain setbacks.

Staff finds this request consistent with the criteria for approval of a variance, and specifically finds this will not create a nuisance. The proposed setbacks are substantially similar to the current home, which has existed for nearly 70 years. Staff does not anticipate a new structure in roughly the same location will have any greater impact than the current one, and therefore should not intensify any potential conflicts with the surrounding homes. The proposed structure is the most logical location on the property, as it is similar in encroachments as the proposed structure, so the net change in setbacks is minimal. The new dwelling will be consistent with the neighboring homes, with the inclusion of a new two-car garage, and a full-width two-car driveway, with the use of pervious pavers, the house would be more consistent with some of the elements of the dimensional standards than the current house, while not creating any significant changes in the existing nonconformities. Continued investment in the existing single-family home will ensure the preservation of the character of the existing neighborhood. This is a critical consideration as continued investment and maintenance of the existing home will ensure continued compatibility among neighboring properties, which is essential for preserving the character of the community. The new dwelling will enhance, rather than detract from, the neighborhood's aesthetic appeal.

Previously approved variances:

BOA#16-100079 — For a front yard setback of 8.17 feet, conditioned to an open air porch as shown. (previous house)

STAFF ANALYSIS:

The subject property is an existing lot of record platted prior to the current Land Development Code (1983). The house was built in 1950, which is also prior to our current Land Development Code. The variance requested is the variance necessary to allow the applicant to utilize the property to its full potential and in a similar manner as the current home. The applicant is requesting to construct a new single family home which is consistent with the zoning and will enhance the neighborhood. The parcel was platted in 1983, and the current home was built prior to the lot split, the applicant would be limited in their ability to construct a new dwelling, mostly due to the configuration of the parcel. If the required setbacks for the front and rear yards were applied fully, the house's footprint could only be 20 feet in width. With the full corner side yard also applied, the house's footprint could be no larger than 1,054 square feet. Taking into account the need for at least a one-car garage, per code, that would leave a living area of 854 square feet. As a home in RS-1 is required to have a minimum conditioned living area of 1400 square feet without the garage included, without relief, the applicant could not meet these requirements with a single-story home.

Granting the variance does not confer special privileges, but instead allows the property owner to make reasonable improvements consistent with other residential properties, and specifically consistent with the current home on the property. The requested variances are necessary to enable the reasonable use of the property for residential purposes. Without relief, the new single-family dwelling would not have any logical location on the parcel due to its irregular shape and dimensions. The

applicant worked with licensed architects to configure a site plan that maintains consistency among neighboring properties that is essential in preserving the character of the community.

MINIMUM DIMENSIONAL STANDARDS:

Residential, single-family: RS-1

- Minimum lot area: 9,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.
 - Side yard: 10 feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 20 percent of the lot width or 10 feet, whichever is greater, except the side yard is never required to exceed 20 feet.
 - Rear yard: 30 feet for primary structure and 20 feet for unenclosed covered patios and enclosed screen rooms.
- Minimum floor area: A single-family dwelling unit shall contain a minimum of 1,400 square feet of conditioned living area and a 1-car garage. The garage shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage for primary structure and required driveway: 35 percent.
- Maximum Impervious Surface: 50 percent.
- Maximum height: 35 feet.
- Accessory structures: All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along any street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

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

Staff finds there are conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. There are conditions unique to the subject property which prevent compliance with current setback standards. The existing parcel was platted under earlier development regulations that predate the updated 2025 Land Development Code, and is situated in a manner that constrains expansion options. The parcel dimensions limit where the dwelling can be constructed. These factors create circumstances not generally applicable to other parcels in the zoning district.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances are not a result of actions of the applicant. The conditions are not the result of the applicant's actions. The configuration of the existing parcel and the applicable code requirements predate the current proposal. The hardship arises from the physical configuration of the lot 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 dwelling. Other similarly constrained properties may seek comparable relief, and approval here does not create an advantage unavailable to others in like circumstances.

4. Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land. Strict enforcement of the current LDC would prohibit the applicant from making reasonable improvements to their parcel. This would deprive the applicant of opportunities commonly enjoyed by other residential property owners, creating an unnecessary and undue hardship.

5. The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure. The requested variances are necessary to allow the applicant to make a reasonable residential use of the property. Without relief, the ability to construct on the parcel would be severely limited, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district.

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

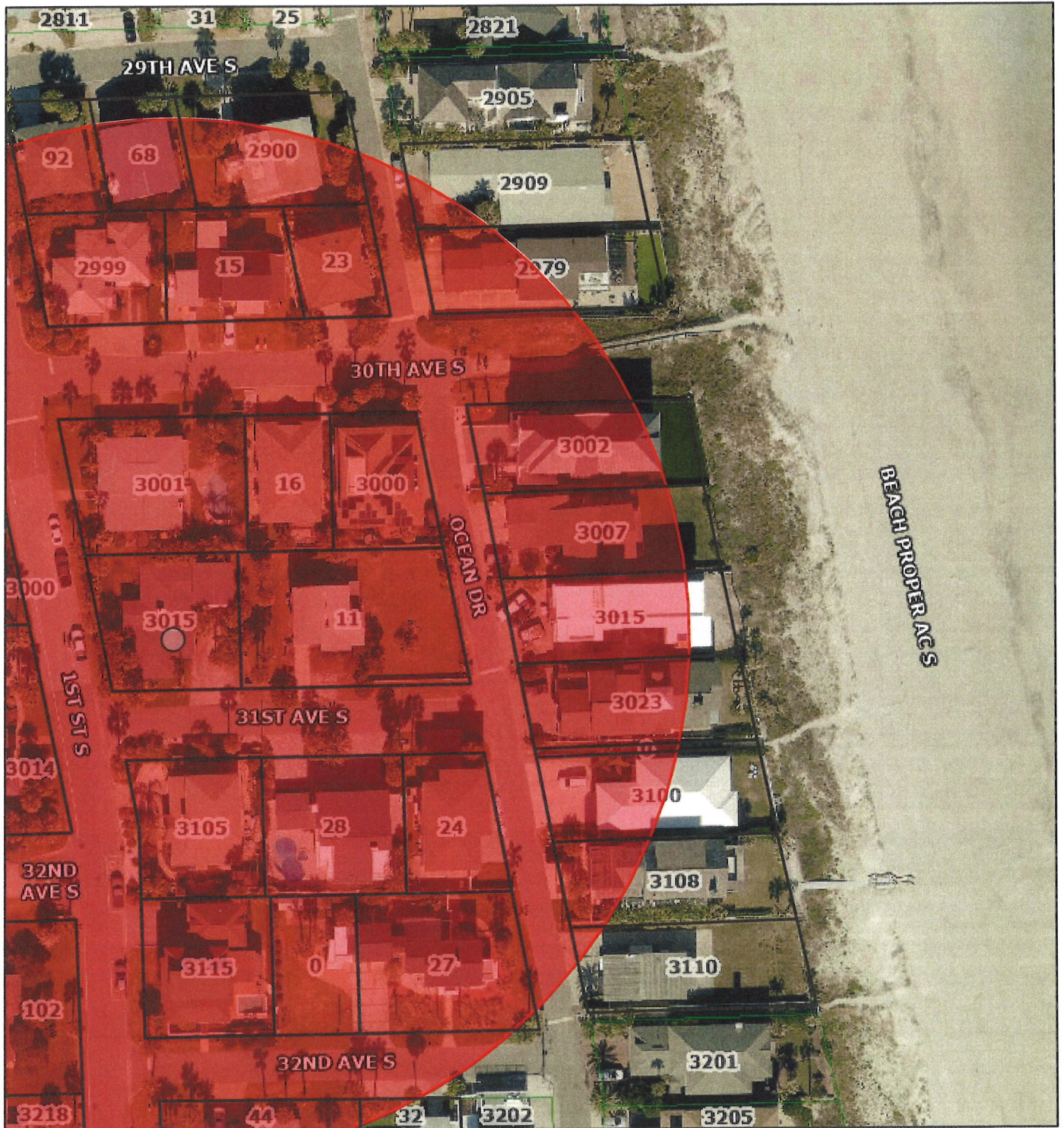
Staff finds that the variance(s) **will not** result in the creation of a public nuisance. The requested variances will not create a public nuisance. The proposed encroachments are substantially similar in scale to the current home, and therefore will not create any intensification of the current situation, so it will remain compatible with the surrounding neighborhood, and should not create issues of safety, visibility, traffic, or noise. Though final determination will be addressed at the building permit review stage.

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#26-100030**.

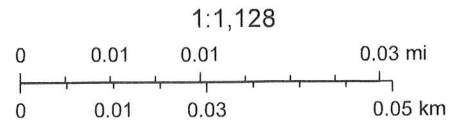
ATTACHMENTS:

1. 26-100030pics
2. BOA#26-100030 Application



May 7, 2026

 Parcels



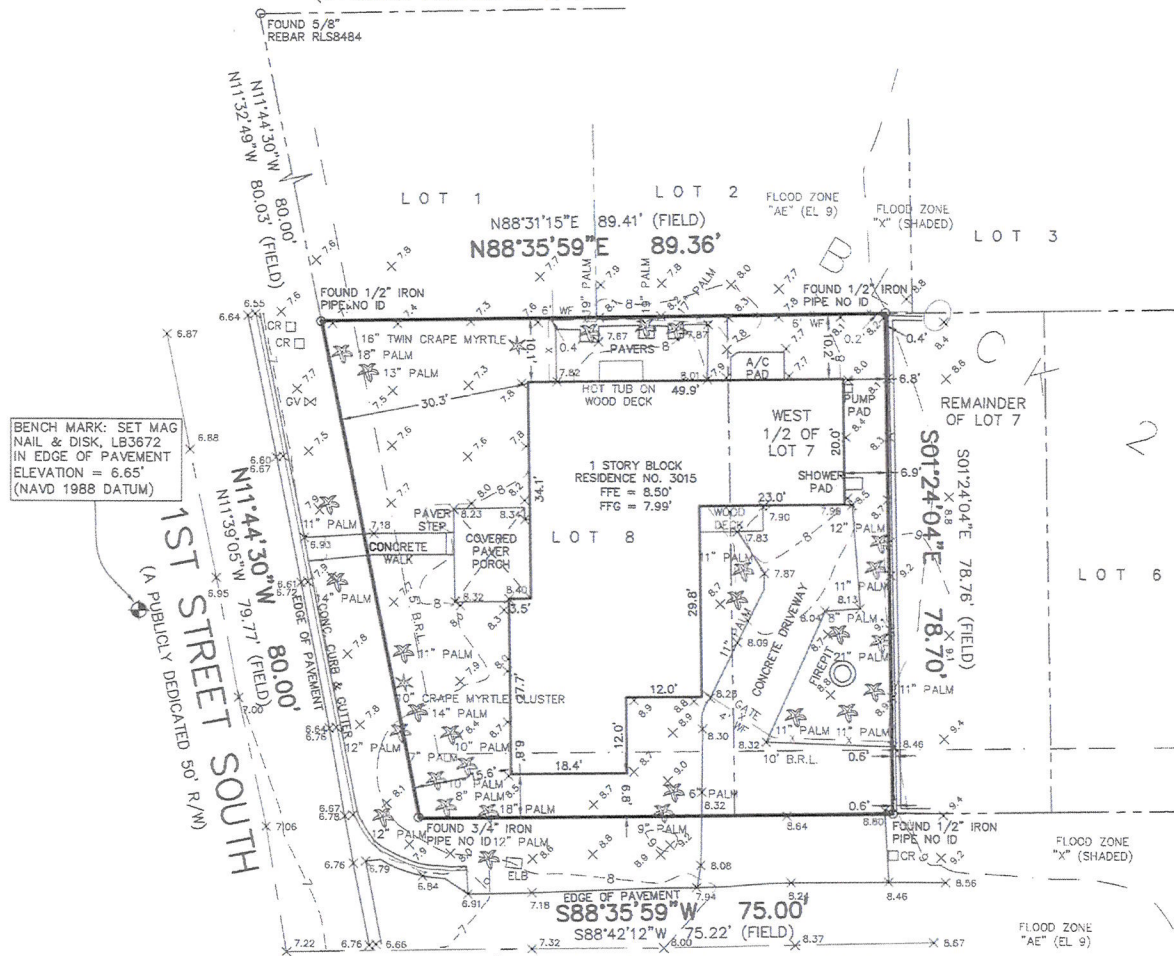
MAP SHOWING SURVEY OF

THE WEST OF LOT 7 AND ALL OF LOT 8, BLOCK 2, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "B", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 92, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



30TH AVENUE SOUTH

(A PUBLICLY DEDICATED 50' R/W)



BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 6.65' (NAVD 1988 DATUM)

BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 6.79' (NAVD 1988 DATUM)

31ST AVENUE SOUTH

(FORMERLY RAMONA STREET)
(A PUBLICLY DEDICATED 40' R/W PER PLAT)

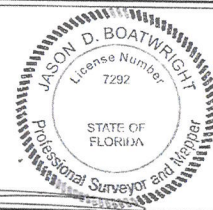
LOT COVERAGE:

TOTAL LOT AREA	=	6,468 Sq.ft.
RESIDENCE	=	2,075 Sq.ft.
CONCRETE DRIVEWAY	=	831 Sq.ft.
CONCRETE WALK	=	42 Sq.ft.
COVERED PORCH	=	172 Sq.ft.
PAVERS	=	170 Sq.ft.
PAVER STEP	=	4 Sq.ft.
SHOWER PAD	=	5 Sq.ft.
PUMP PAD	=	2 Sq.ft.
A/C PAD	=	36 Sq.ft.
TOTAL IMPERVIOUS AREA	=	3,337 Sq.ft.
TOTAL LOT COVERAGE	=	51.59%

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATIONS.
- BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R121 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.D. 1988 DATUM. BEARINGS ARE BASED ON THE EASTERLY LINE OF THE WEST HALF OF LOT 7, BEING SOUTH 01°24'04" EAST, AS PER PLAT.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE, THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- BUILDING RESTRICTION LINES (B.R.L.), AS PER PLAT.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL 9) & "X" (SHADED) (AREA OF 0.22% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 120310d4194, REVISED NOVEMBER 2, 2016 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
MEYER CUSTOM HOMES



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

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WATER METER
- GAS RISER
- CABLE RISER
- ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER
- (CAL) CALCULATED
- (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- WF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

FILE: 2025-1527
DRAWN BY: WWZ
SCALE: 1" = 20'

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

DATE: DECEMBER 11, 2025
SHEET 1 OF 1

LOT COVERAGE

AREA OF LOT = 6,468 S.F.

FOOTPRINT OF HOUSE = 2,153 S.F. (IMPERVIOUS)
AREA OF PERMEABLE PAVERS DRIVEWAY
215 S.F. @ 50% = 108 S.F. (IMPERVIOUS)

PRIMARY STRUCTURE & PERVIOUS PAVER DRIVEWAYS
TOTAL IMPERVIOUS = 2,261 S.F.
PRIMARY STRUCTURE & PERVIOUS PAVER DRIVEWAYS
COVERAGE = 35%. (35% MAX.)

AREA OF PERMEABLE PAVER WALKWAYS
394 S.F. @ 50% = 197 S.F. (IMPERVIOUS)
AREA OF PERMEABLE PAVER PATIO
1,334 S.F. @ 50% = 667 S.F. (IMPERVIOUS)
AREA OF CONCRETE EQUIPMENT PADS = 55 S.F. (IMPERVIOUS)
AREA OF POOL COPING = 41 S.F. (IMPERVIOUS)

ISR TOTAL IMPERVIOUS = 3,221 S.F.
ISR TOTAL LOT COVERAGE = 50% (50% MAX.)



VARIANCE APPLICATION

BOA No. 26100030
HEARING DATE 5/19

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
APR 22 2026
PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Erik Bjornson **Telephone:** 904-699-7582
Mailing Address: 3015 1st Street S **E-Mail:** bjornsone@bellsouth.net
Jacksonville Beach, FL 32250

Agent Name: Seth Meyer **Telephone:** 904-207-3317
Mailing Address: 14847 Bonfish Drive **E-Mail:** Seth@meyercustomhomes.net
Jacksonville, FL 32250

Landowner Name: Erik Bjornson **Telephone:** 904-699-7582
Mailing Address: 3015 1st Street S **E-Mail:** bjornsone@bellsouth.net
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 3015 1st Street S RE:181523-0000

Legal description of property (Attach copy of deed): See attached Deed

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).
Sec. 34-336(e)(1)c.1., for a front yard setback of 8.17 feet in lieu of 25 feet required

Sec. 34-336(e)(1)c.2., for a southerly corner side yard setback of 10 feet in lieu of 16 feet required

Sec 34-336(e)(1)c.3., for a rear yard setback of 5 feet in lieu of 30 feet required

Sec 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% required

To allow construction of a single-family dwelling, with pool

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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566

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

Section 34-572.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	Yes	Current setbacks for a corner lot do not allow for construction of a modern single-family footprint.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	No	
(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.	No	Several parcels on the 30th, 31st & 32nd Street blocks btw 1st Street and Ocean Drive have non-conforming setbacks and lot coverages.
(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	See attached variance approval letter for subject property allowing 8.17 foot setback for an open air porch. See attached variance approval letter for 3115 1st Street S.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	Yes	To allow construction of a single-family dwelling, with pool
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	No	



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Erik Bjornson, 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.

Erik Bjornson

APPLICANT SIGNATURE

Erik Bjornson

PRINT APPLICANT NAME

4/22/26

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of April, 2026, by erik Bjornson, who is personally known to me or produced d.i. as identification.

Callie
NOTARY PUBLIC SIGNATURE

Callie Rayeski-Bowling
PRINT NOTARY NAME



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

(Affix Notary Seal Above)

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
2215 Third Street, South, Suite 101
Jacksonville Beach, Florida 32250
File No. 12-0046

Doc # 2012110353, OR BK 15950 Page 429,
Number Pages: 1
Recorded 05/18/2012 at 12:10 PM,
JIM FULLER CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$10.00
DEED DOC ST \$3761.10

General Warranty Deed

Made this 15th day of May, 2012, by **Alan R. Riik, II and Constance S. Riik, husband and wife**, hereinafter called the grantor, to **Erik Michael Bjornson**, whose post office address is: 3015 First Street South, Jacksonville Beach, Florida 32250, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$537,300.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida**, viz:

The West of Lot 7 and all of Lot 8, Block 2, Atlantic Shores Ocean Front Section Division "B", a subdivision according to the plat thereof recorded at Plat Book 15, Page 92, in the Public Records of Duval County, Florida.

Parcel ID Number: **181523-0000**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

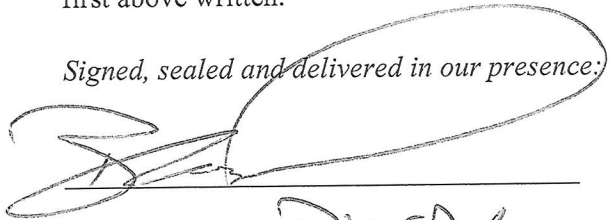
Subject To taxes subsequent to December 31, 2011, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

To Have and to Hold, the same in fee simple forever.

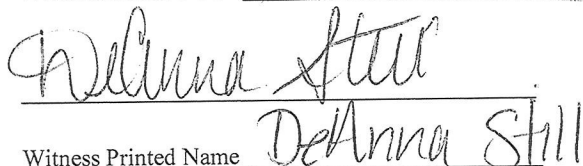
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

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

Signed, sealed and delivered in our presence:



Witness Printed Name Blake F. Deal



Witness Printed Name DeAnna Still

 (Seal)

Alan R. Riik, II
Address: 205 North Wind Court
Ponte Vedra Beach, FL 32082

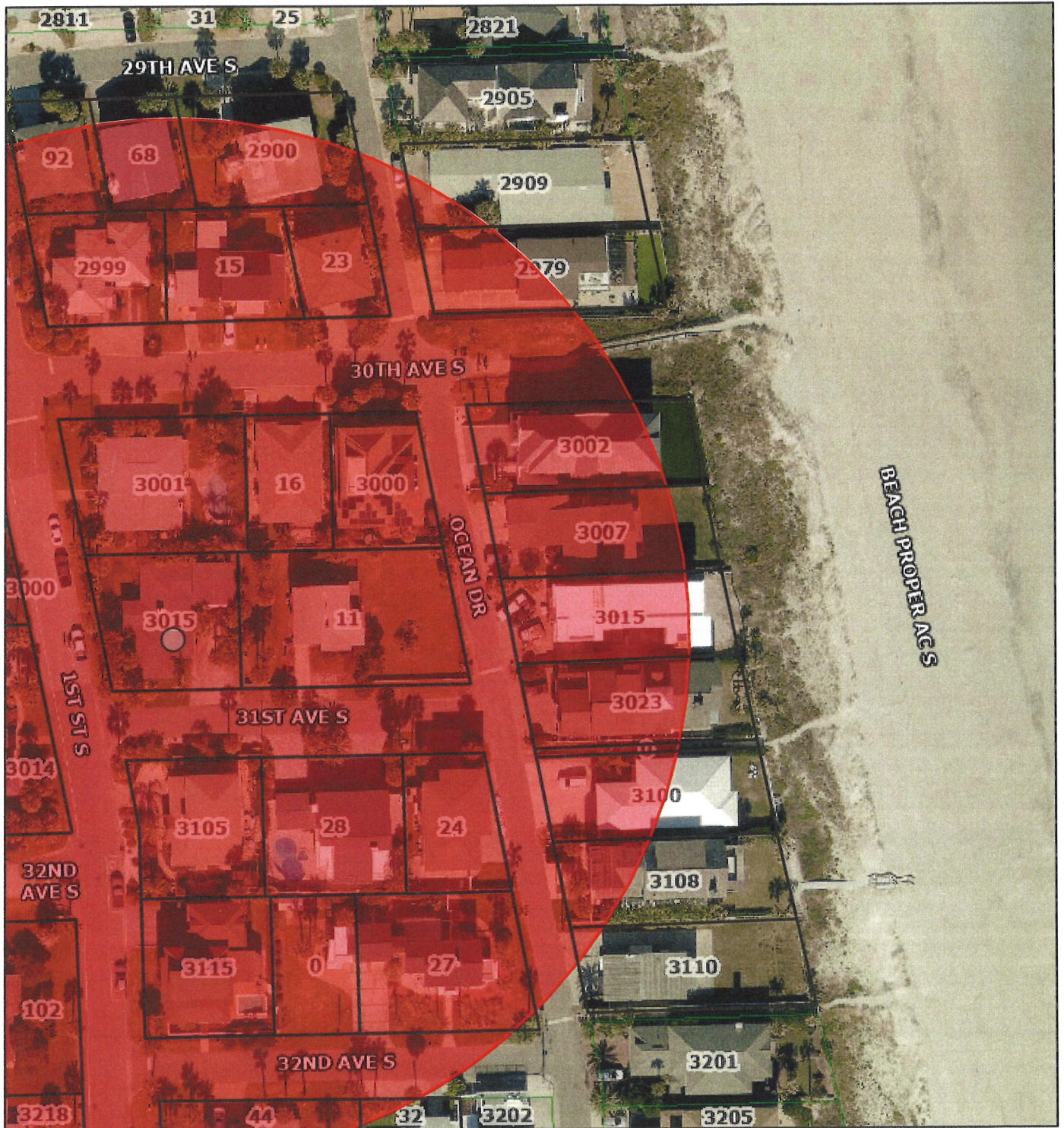
 (Seal)

Constance S. Riik
Address: 205 North Wind Court
Ponte Vedra Beach, FL 32082

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 15th day of May, 2012, by Alan R. Riik, II and Constance S. Riik, husband and wife, who produced a driver's license as identification.

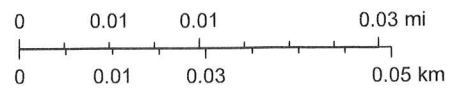




May 7, 2026

 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#26-100029, BOA#26-100030

in the Court, was published in said newspaper by print in the issues of 5/7/26.

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.



Nichol Stringer

Sworn to and subscribed before me this 7th day of May, 2026 by Nichol Stringer who is personally known to me.

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



Seal

Notary Public, State of Florida

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Tuesday, May 19, 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#26-100029 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 34-611(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 30 feet minimum, for construction of a new single-family home at **property addressed 27 S 32nd Ave RE# 181527-0010, legally described as Lot 5, and Easterly 45 feet of Lot 6, Block 3, Atlantic Shores Ocean Front Section Division B**

BOA#26-100030 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 8.7 feet in lieu of 25 feet minimum, 34-611(e)(1)(c)(2), for a southerly corner side yard setback of 10 feet in lieu of 16 feet required, 34-611(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 30 feet minimum, to allow for construction of a new single-family home at **property addressed 3015 S 1st St RE# 181523-0000, legally described as The West of Lot 7 and all of Lot 8, Block 2, Atlantic Shores Ocean Front Section Division B**

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 meet-

ing 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.

May 7 00 (26-02675D)

LOT COVERAGE

AREA OF LOT = 6,468 S.F.

FOOTPRINT OF HOUSE = 2,153 S.F. (IMPERVIOUS)
AREA OF PERMEABLE PAVERS DRIVEWAY
215 S.F. @ 50% = 108 S.F. (IMPERVIOUS)

PRIMARY STRUCTURE & PERVIOUS PAVER DRIVEWAYS
TOTAL IMPERVIOUS = 2,261 S.F.
PRIMARY STRUCTURE & PERVIOUS PAVER DRIVEWAYS
COVERAGE = 35%. (35% MAX.)

AREA OF PERMEABLE PAVER WALKWAYS
394 S.F. @ 50% = 197 S.F. (IMPERVIOUS)
AREA OF PERMEABLE PAVER PATIO
1,334 S.F. @ 50% = 667 S.F. (IMPERVIOUS)
AREA OF CONCRETE EQUIPMENT PADS = 55 S.F. (IMPERVIOUS)
AREA OF POOL COPING = 41 S.F. (IMPERVIOUS)

ISR TOTAL IMPERVIOUS = 3,221 S.F.
ISR TOTAL LOT COVERAGE = 50% (50% MAX.)

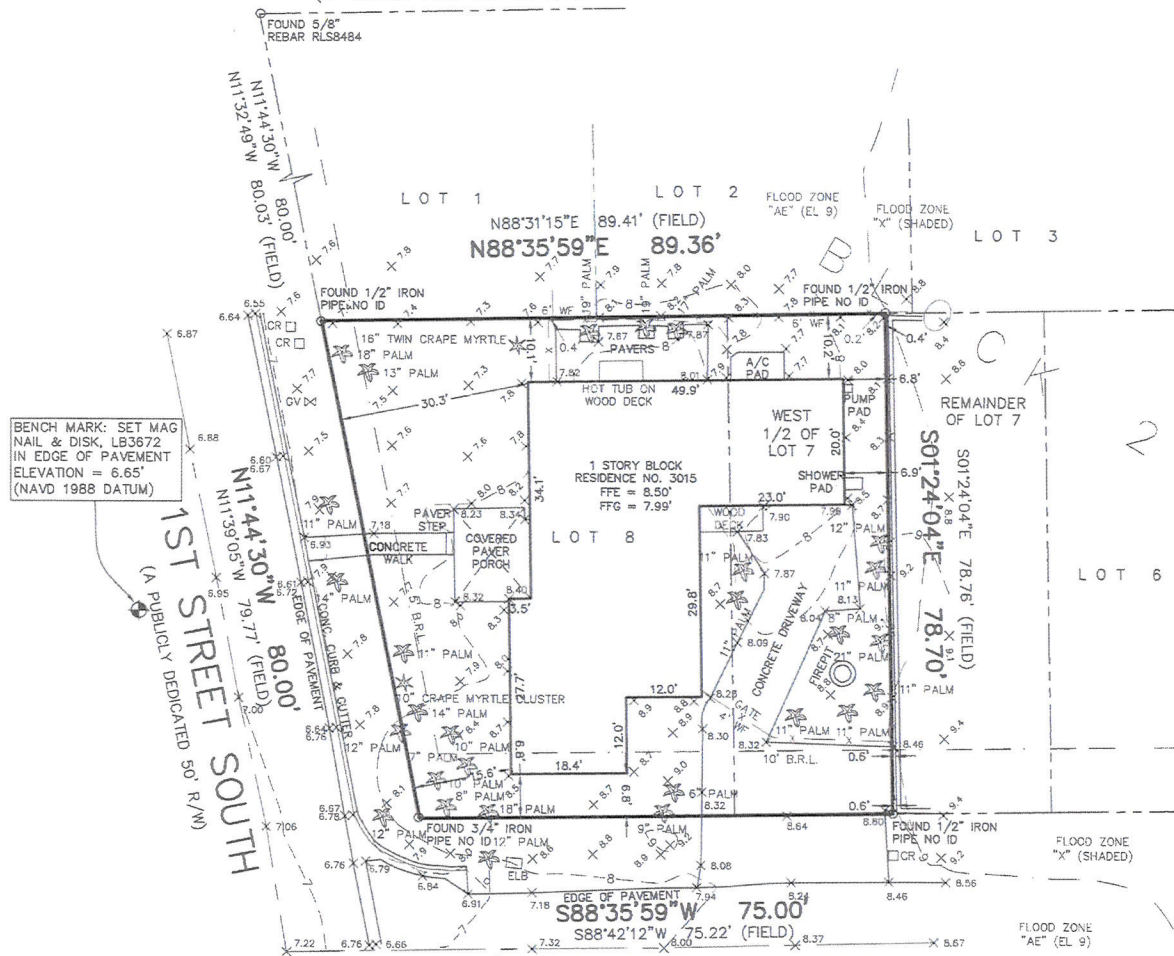
MAP SHOWING SURVEY OF

THE WEST OF LOT 7 AND ALL OF LOT 8, BLOCK 2, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "B", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 92, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



30TH AVENUE SOUTH

(A PUBLICLY DEDICATED 50' R/W)



BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 6.65' (NAVD 1988 DATUM)

BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 6.79' (NAVD 1988 DATUM)

31ST AVENUE SOUTH

(FORMERLY RAMONA STREET)
(A PUBLICLY DEDICATED 40' R/W PER PLAT)

LOT COVERAGE:

TOTAL LOT AREA	=	6,468 Sq.ft.
RESIDENCE	=	2,075 Sq.ft.
CONCRETE DRIVEWAY	=	831 Sq.ft.
CONCRETE WALK	=	42 Sq.ft.
COVERED PORCH	=	172 Sq.ft.
PAVERS	=	170 Sq.ft.
PAVER STEP	=	4 Sq.ft.
SHOWER PAD	=	5 Sq.ft.
PUMP PAD	=	2 Sq.ft.
A/C PAD	=	36 Sq.ft.
TOTAL IMPERVIOUS AREA	=	3,337 Sq.ft.
TOTAL LOT COVERAGE	=	51.59%

- GENERAL SURVEY NOTES**
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATIONS.
 - BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R121 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.D. 1988 DATUM. BEARINGS ARE BASED ON THE EASTERLY LINE OF THE WEST HALF OF LOT 7, BEING SOUTH 01°24'04" EAST, AS PER PLAT.
 - THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE, THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
 - NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
 - BUILDING RESTRICTION LINES (B.R.L.), AS PER PLAT.
 - THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL 9) & "X" (SHADED) (AREA OF 0.22% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 120310d4194, REVISED NOVEMBER 2, 2016 FOR DUVAL COUNTY, FLORIDA.

SYMBOL LEGEND

	FIRE HYDRANT
	LIGHT POLE
	GAS VALVE
	WATER VALVE
	CLEAN OUT
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	WATER METER
	GAS RISER
	CABLE RISER
	ELECTRIC BOX
	SIGN
	TRANSFORMER
	MANHOLE

ABBREVIATION LEGEND

BFP	BACK-FLOW PREVENTER
(CAL)	CALCULATED
(FELD)	FIELD MEASUREMENT
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
WF	WYTH FENCE
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

CERTIFIED TO:
MEYER CUSTOM HOMES

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

FILE: 2025-1527
DRAWN BY: WWZ
SCALE: 1" = 20'

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

DATE: DECEMBER 11, 2025
SHEET 1 OF 1

30TH AVENUE SOUTH

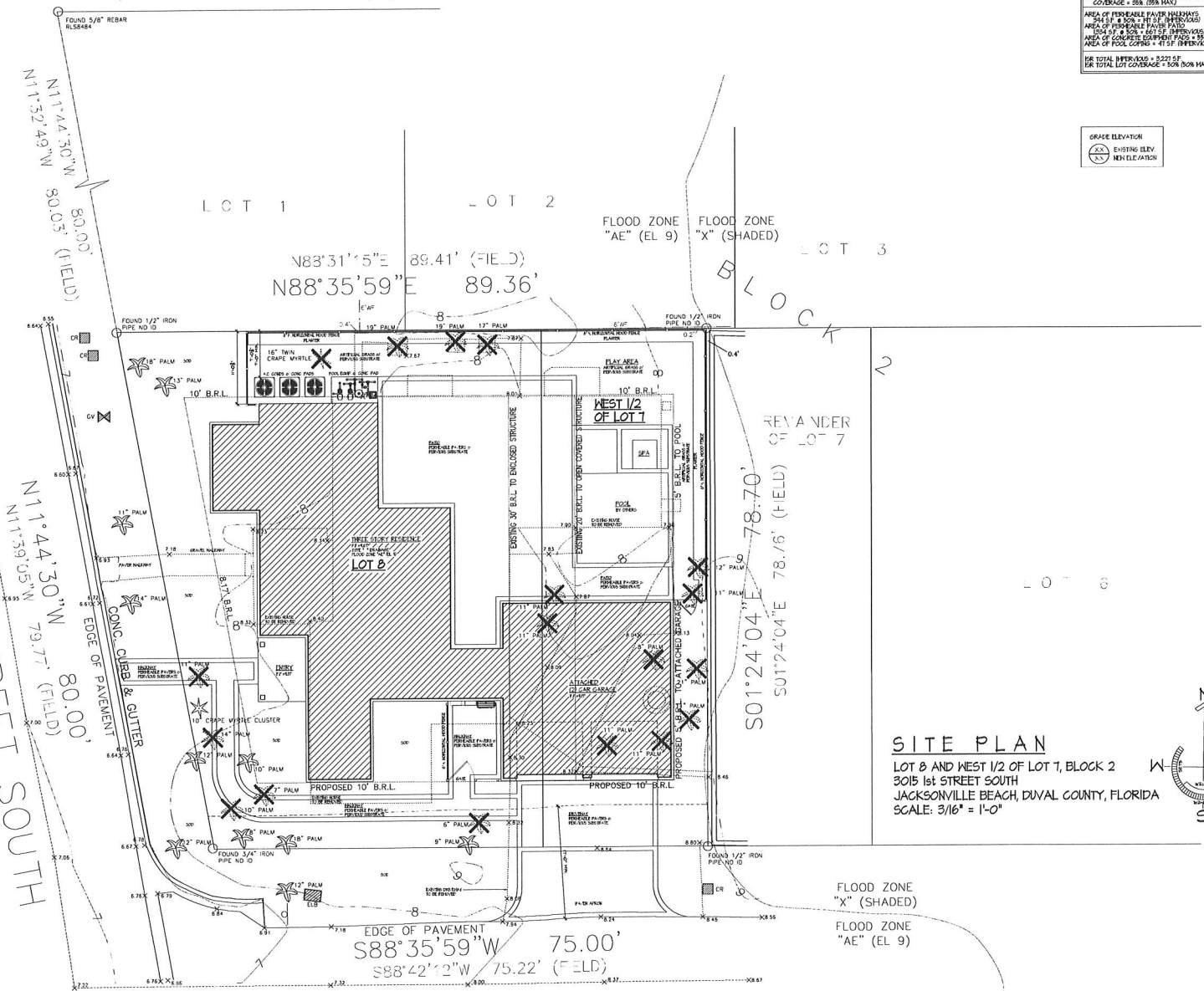
(A PUBLICLY DEDICATED 50' R/W)

LOT COVERAGE
AREA OF LOT = 8,400 SF.
FOOTPRINT OF HOUSE = 2,125 SF. (INTERLOCK)
AREA OF PERMEABLE PAVING DRIVEWAYS = 25 SF. @ 50% = 100 SF. (INTERLOCK)
PRIMARY STRUCTURE & PERVIOUS PAVEMENT DRIVEWAYS = 2,125 SF. @ 50% = 1,062 SF. (INTERLOCK)
TOTAL INTERLOCK = 2,125 SF. + 100 SF. + 1,062 SF. = 3,287 SF.
AREA OF PERMEABLE PAVEMENT PATIO = 100 SF. @ 50% = 50 SF. (INTERLOCK)
AREA OF PERMEABLE PAVEMENT PATIO = 100 SF. @ 50% = 50 SF. (INTERLOCK)
AREA OF CONCRETE EQUIPMENT PADS = 15 SF. (INTERLOCK)
AREA OF POOL COVER = 41 SF. (INTERLOCK)
NET TOTAL INTERLOCK = 3,221 SF.
PER TOTAL LOT COVERAGE = 38% (30% MAX)

GRADE ELEVATION
EXISTING ELEV.
NEW ELEVATION

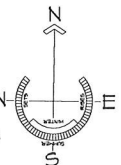
BENCH MARK: SET MAG NAIL & DISK, L33672 IN EDGE OF PAVEMENT ELEVATION = 5.25' (NAD 83 DATUM)

1ST STREET SOUTH
(A PUBLICLY DEDICATED 50' R/W)



SITE PLAN

LOT 8 AND WEST 1/2 OF LOT 7, BLOCK 2
3015 1st STREET SOUTH
JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA
SCALE: 3/16" = 1'-0"



31ST AVENUE SOUTH

(FORMERLY RAMONA STREET)
(A PUBLICLY DEDICATED 40' R/W PER PLAT)

BENCH MARK: SET MAG NAIL & DISK, L33672 IN EDGE OF PAVEMENT ELEVATION = 5.25' (NAD 83 DATUM)

PROJ. NO.: KEG-017

CHECKED BY: _____

DATE: 4/22/06

SCALE: AS NOTED

DESIGNER: _____

PROJ. NO.: _____

DATE: _____

PRELIMINARY ONLY
NOT INTENDED FOR CONSTRUCTION
APRIL 20, 2006

A2 of _____

AI
BD.
BUILDING DESIGN

KEVIN GRAY DESIGN GROUP, INC.
1000 W. UNIVERSITY BLVD., SUITE 100
JACKSONVILLE, FLORIDA 32211
TEL: 904.766.1111
WWW.KGDESIGN.COM

Bjornson Residence
Lot 8 and West 1/2 of Lot 7, Block 2
3015 1st Street South
Jacksonville Beach, Duval County, Florida