



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, June 2, 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 19, 2026

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s):** **BOA#26-100031**

Applicant: Jacksonville Homes, LLC

Agent: Dakota Briggs

Owner: Jacksonville Homes, LLC

Property Address: 610 S 6th Ave

Parcel ID: 176433-0000

Legal Description: Lot 7, Block 6, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5 feet, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at an existing single-family home at **property addressed** 610 S 6th Ave **RE#** 176433-0000, **legally described as** Lot 7, Block 6, *Oceanside Park*

B. **Case Number(s):** **BOA#26-100032**

Applicant: Jacksonville Homes, LLC

Agent: Dakota Briggs

Owner: Jacksonville Homes, LLC

Property Address: 592 S 6th Ave

Parcel ID: 176433-0000

Legal Description: Lot 6, Block 6, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider:

Section(s): 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at

an existing single-family home at **property addressed** 592 S 6th Ave **RE#** 176433-0000, **legally described as** Lot 6, Block 6, Oceanside Park

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, May 19, 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 (absent)

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 May 5, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#26-100029**
Applicant: Stephanie Gallagher
Agent: Stephanie Gallagher
Owner: Peter Bourbeau & Marry Crowell
Property Address: 27 S 32nd Ave
Parcel ID: 181527-0010

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet 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.

Ex-Parte Communication:

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

Applicant/Agent: Stephanie Gallagher, 370 4th Avenue South, Jacksonville Beach, stated the hardship was a substandard lot.

Discussion: A brief discussion ensued about the nonconforming lot, prior variances, revised site plan, and rear setbacks.

Agent: Julia Sanford, 370 4th Avenue South, Jacksonville Beach, provided additional background information.

Discussion: A brief discussion continued about the coastal construction line, and the house elevation.

Public Hearing:

The following submitted a letter in support of the variance:

- Mary Margaret & Peter Bourbeau [no address provided]

The following spoke in opposition of the variance:

- Jan & Simon Rhodes, 28 31st Avenue South, Jacksonville Beach
- Kathleen Lewis, 24 31st Avenue South, Jacksonville Beach

The following spoke in support of the variance:

- Michael Sherrod, 370 4th Avenue South, Jacksonville Beach
- Chuck Horn, 3115 1st Street South, Jacksonville Beach

The following did not express support or opposition but shared concerns about the variance:

- Ralph Badarowski, 3201 Ocean Drive, Jacksonville Beach

Ms. Gallagher addressed concerns expressed during the public hearing.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#26-100029 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A discussion ensued about criteria, nonconforming lot, staff recommendation, setbacks, building height, and water drainage.

Roll Call Vote: Ayes – Owen Curley

Nays – Douglas Dell, Matt Metz, Caren Doherty, and Gary Hawkett

The motion failed 1-5.

B. Case Number: BOA#26-100030

Applicant/Owner: Erik Bjornson
Agent: Seth Meyer
Property Address: 3015 S 1st St
Parcel ID: 181523-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Erik Bjornson, 3015 South 1st Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about lot size and shape, proposed footprint, existing structure, garage, and setbacks.

Public Hearing:

The following spoke in support of the variance:

- Simon Rhodes, 28 31st Avenue South, Jacksonville Beach

The following did not express support or opposition but shared concerns about the variance:

- Kathleen Lewis, 24 31st Avenue South, Jacksonville Beach

Mr. Bjornson addressed concerns expressed during the public hearing.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100030 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about setbacks.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, June 2, 2026 at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:08 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:	05/26/2026
SUBJECT:	BOA #26-100031 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 2, 2026 Board of Adjustment Meeting.

BOA #26-100031

ZONING: RS-2
 RE NO.: 176433-0000
 LEGAL: Lot 7, Block 6, *Oceanside Park*
 ADDRESS: 610 S 6th Ave

REQUEST:

Section(s): 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5 feet, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at an existing single-family home at **property addressed** 610 S 6th Ave **RE#** 176433-0000, **legally described as** Lot 7, Block 6, *Oceanside Park*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1922) located in the Low Density Residential future land use category. The property is currently in Residential single-family RS-2 zoning district. The lot is 50 feet in width and 100 feet in depth, with an overall lot area of 5,004.79 square feet. The subject property is currently occupied by a single-family dwelling. Which was approved for a variance for a rear yard setback of 20 feet in lieu of 30 feet minimum, for 41.8% lot coverage in lieu of 35% maximum. The variance associated with the subject property was approved under a previous version of the Land Development Code. Although the residence was subsequently constructed, the builders failed to develop the site in accordance with the plans approved at the time of permitting. As a result, the primary structure and driveway exceeded the approved lot coverage limitations. The originally approved plans depicted a ribbon-strip driveway configuration, which was permitted under the applicable regulations at that time. However, during construction, the builders elected to pave the entire driveway area, thereby increasing the total impervious surface coverage on the property. In addition, a swimming pool and associated decking were constructed on-site. Staff determined that the deck was installed without the required permits and encroaches into the required rear yard setback. Pursuant to the Land Development Code, accessory structures are required to maintain a minimum separation of five (5) feet from principal structures and property setback lines. Staff finds that the applicant failed to comply with multiple provisions of the Land Development Code and further undertook the improvements without obtaining the necessary permits and approvals. The violations were not identified by staff until submission of an as-built survey related to the pool permit application, at which time staff discovered the unpermitted deck construction and associated setback encroachments.

AGENDA ITEM:	A.
MEETING DATE:	June 2, 2026



The subject property is nonconforming with respect to the total lot area. Within the RS-2 zoning district, the minimum required lot area is six thousand (6,000) square feet. The subject parcel contains approximately 5,004.79 square feet and does not meet the minimum dimensional standards of the zoning district. Staff acknowledges that similarly situated properties within the surrounding area have previously been granted variances to allow increases in lot coverage and encroachments into required setbacks in order to accommodate additions and site improvements. As such, staff recognizes that the nonconforming nature of the parcel may create practical limitations in developing the property in full compliance with current Land Development Code requirements. However, staff finds that the hardship in this case is self-imposed, as the improvements were constructed without first obtaining the required permits and approvals. The unpermitted work resulted in increased impervious surface coverage and setback encroachments that would not have otherwise existed had the improvements been reviewed through the proper permitting process.

Therefore, staff recommends that the applicant modify the site improvements to bring the property into greater compliance with the Land Development Code. Specifically, staff recommends removal or reduction of a portion of the deck encroaching into the required setback area and modification of the driveway configuration to reduce impervious surface coverage and achieve compliance with applicable lot coverage. Although ribbon strip driveways are no longer an option in the current LDC, the site plan submitted with the previously approved variance did allow for it. However, if the request for lot coverage is not approved by the Board, the applicant may be able to achieve the required reductions in other ways, including the use of pervious materials. The ribbon strip driveway is still an option, as it was previously part of the approved variance.

BOA#06-100059; Amended and approved for a rear yard setback of 18 feet in lieu of 30 feet required and for 52% lot coverage in lieu of 35% maximum, all limited to lot 6.

BOA#06-100059; Approved for a rear yard setback of 20 feet in lieu of 30 feet minimum, for 41.8% lot coverage in lieu of 35% maximum

No active code case.

STAFF ANALYSIS:

The subject property is currently occupied by a single-family residence and was previously combined with the adjacent parcel under common ownership. The applicant subsequently subdivided the property into two separate lots and constructed two single-family dwellings. Pursuant to the requirements of the RS-2 zoning district, the minimum required lot width is fifty (50) feet and the minimum required lot area is six thousand (6,000) square feet. While the subject property maintains a conforming lot width of fifty (50) feet, the parcel contains only approximately 5,004.79 square feet and therefore does not meet the minimum lot area requirement of the zoning district.

Staff acknowledges that granting the requested variance would not necessarily confer a special privilege, as other properties within the surrounding area have received similar variances to accommodate increased lot coverage and setback encroachments associated with additions and accessory structures. However, staff finds that no unique hardship exists to justify the requested variance. The nonconforming lot condition is self-imposed, as it resulted from the applicant's decision to subdivide the previously combined parcels and subsequently construct improvements on the site.

Furthermore, staff finds that the requested variance does not represent the minimum variance

necessary to allow for the reasonable use of the property. The lot, as currently configured and with the variances previously granted, is capable of accommodating the accessory structure and associated site improvements within the available area while maintaining greater compliance with the Land Development Code requirements.

Therefore, staff recommends denial of the application.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff finds there are conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure.The subject lot is a nonconforming lot of record and substandard in lot area.The property is nonconforming in size, at 5,004.79 square feet, slightly less than the required 6,000 square foot minimum. the requested variance is the third request associated with this new construction, but the current conditions of lot coverage and setback encroachment related to the structure were not anticipated as part of the hardship associated with the previous approvals, as the house was not constructed at the time.

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 a result of actions of the applicant. The lot is a nonconforming lot of record platted in 1922 and the applicant purchased the property with these nonconforming conditions. However, the applicant did not build according to the plans submitted and the previously approved variance. Additionally, the applicant was permitted to construct a pool, but the decking that is now surrounding the pool was not shown on the pool permit, and was not reviewed

by staff. Therefore, the unpermitted decking, and additional impervious surface and lot coverage is a result of the applicant and is self-imposed.

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** be afforded to the applicant by granting a variance. It would confer a special privilege as compared to other properties in the RS-2 zoning district. Similar properties have been granted variances for similar projects, but the conditions that currently cause the nonconformities were a result of unpermitted work and were only noted in an after-the-fact, as-built survey. If the work was shown on any of the submitted site plans for the home or pool permit, staff would have notified the applicant of the discrepancies and prevented these nonconformities. Approval will confer an after-the-fact privilege that could have been resolved at the permit level.

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 not** deprive the applicant of rights enjoyed by other parcels of land. Due to the nonconforming area of this property, any addition or new construction may require a variance from the RS-2 standards. The initial variance, however, addressed these limitations, by allowing the applicant to construct the house and driveway at 41% lot coverage. The remainder of the lot would be granted the additional impervious surface coverage up to 50% as allowed under the new LDC, but the rear deck encroachment and additional driveway coverage were never addressed through any official means and were constructed without any review or permits.

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 minimum variance needed to rectify the nonconformities created by the unpermitted work requires an accessory setback of 0 feet in lieu of 5 feet for the rear yard, and for maximum lot coverage for the primary structure and a required driveway of 47% in lieu of 35%.

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

Staff finds that the variance(s) **may** result in the creation of a public nuisance. The requested variances, specifically the rear yard accessory setback, would place the deck surrounding the pool immediately against the rear property line, a line shared with the adjoining neighbor. The need for setbacks between property lines and residential improvements other than fences and walls, is to ensure computability between homes and their use. Encroaching within the rear property line may create unforeseen conditions that could result in noise or other types of nuisance that would affect the property owner adjacent to the rear property line.

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 does not meet all the applicable standards for a variance and therefore recommends **Disapproval** of **BOA#26-100031**.



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

ATTACHMENTS:

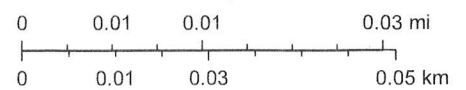
1. 26-100031pics
2. BOA#26-100031 Application



May 21, 2026

 Parcels

1:1,128



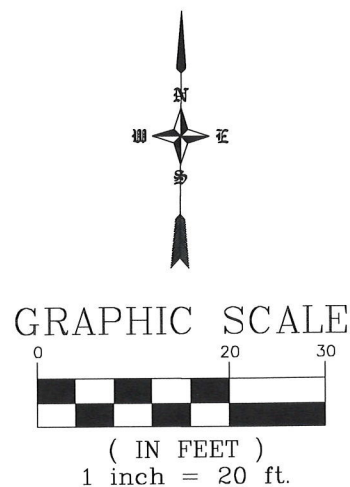
LEGEND

- = SITE BENCHMARK
- = SET 1/2" IRON ROD LB#8139
- = FOUND 1/2" IRON PIPE YC#3672
- = ELECTRIC BOX
- = FIBER BOX
- = WATER METER
- = CLEAN OUT
- = PROPANE TANK
- = SEWER VALVE
- = 6' WOOD FENCE
- = 8' WOOD FENCE
- = EXISTING GROUND ELEVATIONS

- A/C = AIR CONDITIONER ON PAD
- STY = STORY
- JEA = JACKSONVILLE ELECTRIC AUTHORITY
- JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
- JEA-EE = JEA ELECTRICAL EASEMENT
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- R/W = RIGHT-OF-WAY LINE
- EOP = EDGE OF PAVEMENT
- TOB = TOP OF BANK
- TOE = TOE OF SLOPE
- INV = PIPE INVERT ELEVATION
- PVC = POLYVINYL CHLORIDE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PKNS = PARKER KALON NAIL SET
- NDS = NAIL AND DISK SET
- LB = LICENSED SURVEY BUSINESS
- YC = YELLOW-CAPPED
- RBL = REFERENCE BEARING LINE
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS

- = BUILDING
- = CONCRETE
- = COVERED OR ENCLOSED
- = WOOD DECK

LOT AREA TABLE, ft ²	
LOT	5007.45
NEW BUILDING	1963.49
AC PAD	16.00
DRIVEWAY/SW TO R/W	404.46
WOOD DECK (PERVIOUS)	822.38
TOTAL IMPERVIOUS AREA:	2383.95 (47.6%)

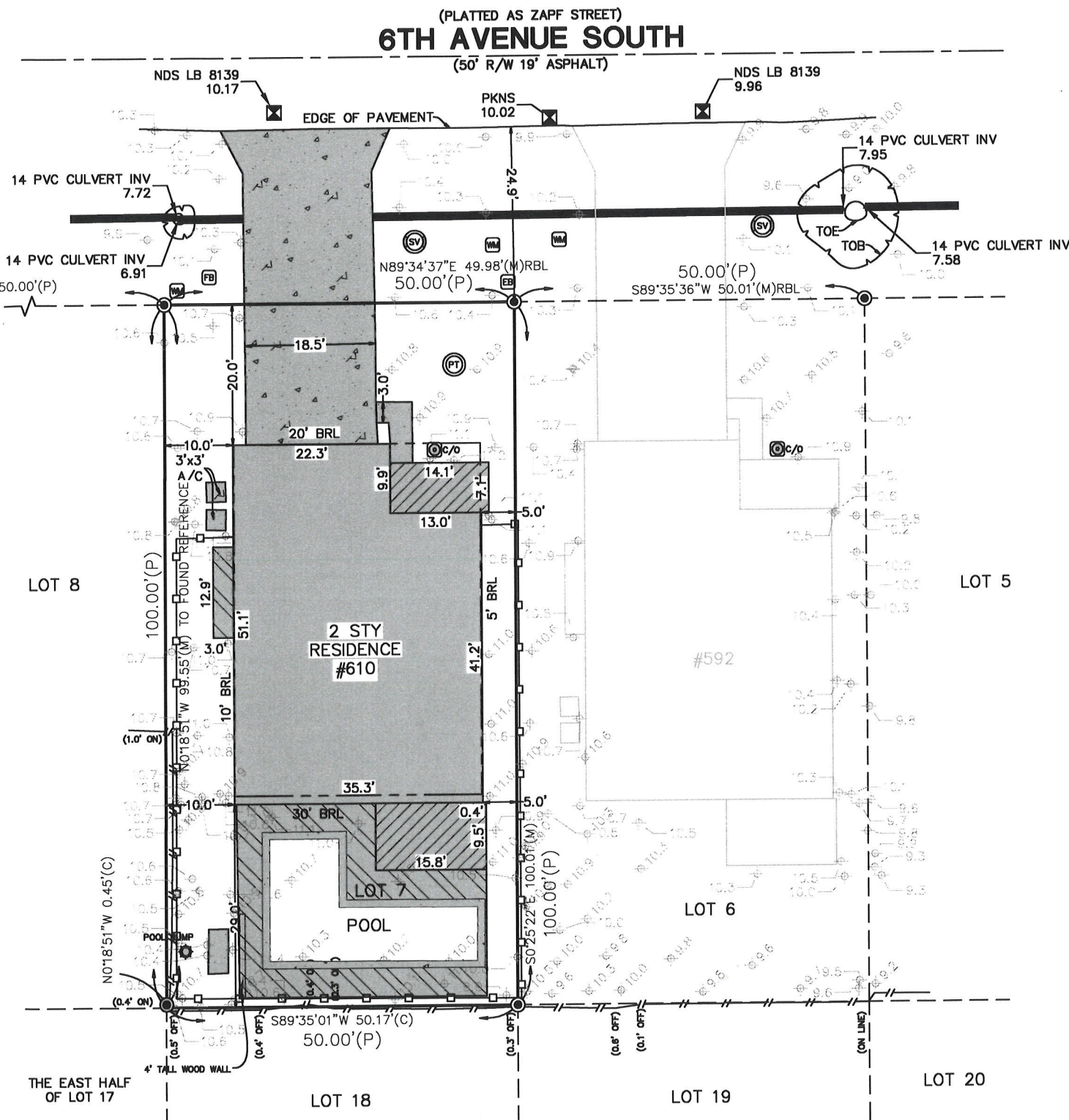


SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIAGCX3GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: **FINAL AS-BUILT.**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Plat hereon contains no angles or bearings for comparison to field measured values.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0417J, effective on 11/2/2018.

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.



Surveyor's Certification
 REPRODUCTIONS OF THIS SURVEY...
 I, Brandon D. Shugart, PSM #77005, License No. 7009, State of Florida Professional Surveyor and Mapper, certify that this survey was done under my supervision and in accordance with the Florida Statutes.
 Digitally signed by Brandon Shugart
 Date: 2026.04.02
 10:40:50.04:00'
 surveying@imecivil.com

LEGAL DESCRIPTION
LOT 7, BLOCK 6, OCEANSIDE PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
FINAL AS-BUILT

IME CIVIL & SURVEYING, LLC
 1870 COUNTY ROAD 214
 ST AUGUSTINE, FLORIDA 32084
 WWW.IMECIVIL.COM
 904-429-7764
 Licensed Survey Business #8139
 Certificate of Authorization #33025
 Copyright © Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
 FOR: **AMERICAN CLASSIC HOMES, LLC**
 AT: 610 6TH AVENUE SOUTH
 JACKSONVILLE BEACH, FL 32250
 Drawn By: VG
 Field Survey Date: 10/16/2025
 FB/PG: 48-135
 Scale 1" = 20 Feet
 Drawing/File #: 030524.6
 Plot Date: N/A
 Additional Information/Certifications:
 XXXXX



VARIANCE APPLICATION

BOA NO. 26-100031
HEARING DATE 9/2

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name:	<u>Jacksonville Homes, LLC</u>	Telephone:	<u>904-351-0308</u>
Mailing Address:	<u>4550 Saint Augustine Rd</u> <u>Jacksonville, FL 32207</u>	E-Mail:	<u>permit@achllc.net</u>
Agent Name:	<u>Dakota Briggs</u>	Telephone:	<u>904-351-0308</u>
Mailing Address:	<u>4550 St Augustine Rd</u> <u>Jacksonville, FL 32207</u>	E-Mail:	<u>Dakota@achllc.net</u>
Landowner Name:	<u>Jacksonville Homes, LLC</u>	Telephone:	<u>904-351-0308</u>
Mailing Address:	<u>4550 Saint Augustine Rd</u> <u>Jacksonville, FL 32207</u>	E-Mail:	<u>permit@achllc.net</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.

RECEIVED

APR 30 2026

VARIANCE DATA

Street address of property and Real Estate Number: 610 6th Ave S. Jacksonville Beach, FL 32250; RE#176433-0000

Legal description of property (Attach copy of deed): LOT 7, BLOCK 6, Oceanside Park

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). Reduce required off-street parking spaces, etc.

Pursuant to Section 34-716(a)3 allow for a walkway deck to encroach the rear setback to provide a safe walking path around the pool.

PLANNING DEPARTMENT

SEE ATTACHED SHEET FOR MORE DETAILS.

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>AS-2</u>	FLOOD ZONE: _____
CODE SECTION (S): _____	



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Richard Briggs, 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.

[Signature]

Richard Briggs

4/29/2026

APPLICANT SIGNATURE

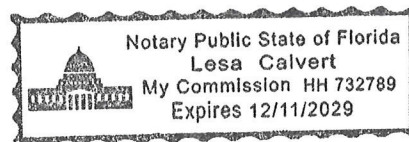
PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2026, by Richard Briggs, who is personally known to me or produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE



Lesa Calvert
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.	NO	
(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	
(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	
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	YES	
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	YES	The applicant requests a variance to allow a pool-side walkway/deck to encroaching into the standard setbacks. The structure serves as a critical safety walkway. With a maximum height of 16 inches and 1/4" spacing for water infiltration, the deck maintains the intent of the RS-2 environmental standards and ensures no adverse drainage or privacy impacts on adjacent properties.

1. Functional Classification as a Walkway

While the structure is a deck, its primary purpose is to provide a "safe walkway around the perimeter of the pool". Under **Section 34-716(a)(3)**, walkways are permitted to be located within required front, side, or rear yard areas, provided they maintain a minimum **two-foot setback** from exterior property lines. By framing the deck as a necessary safety walkway, you align the project with specific allowances for circulation structures rather than more restrictive primary building setbacks.

2. Adherence to Height and Ground Floor Area Limits

The Code imposes specific limits on residential accessory structures to ensure they remain subordinate to the main dwelling:

- **Height:** The deck is raised no more than **16 inches**, which is well within the **15-foot height limit** for accessory structures.
- **Subordination:** At this height, the deck remains "clearly subordinate" to the permitted use of the single-family home and does not interfere with the character of the neighborhood.

3. Mitigation of Environmental and Drainage Impacts

The application should highlight that the deck does not negatively impact the lot's drainage or impervious surface ratios:

- **Permeability:** Because the deck boards are spaced **1/4" apart**, it allows for drainage between boards, addressing concerns regarding the **50% maximum impervious surface** limit for the RS-2 district.
- **Grading:** The yard is graded to ensure "appropriate drainage," proving that the structure "does not pose any issue" or hardship to surrounding properties regarding water runoff.

4. Privacy and Neighbor Compatibility

Per **Section 34-716(d)(1)(b)**, pool-related accessory uses must be designed so as not to "interfere with the rights of the adjoining properties".

- **Visual Impact:** You can argue that the minimal elevation (16") combined with the "newly installed fence" ensures that no privacy issues will arise for neighbors.
- **Character:** The structure is "customarily incidental" to a residential pool and does not involve "operations or structures not in keeping with the character" of the RS-2 district.

Prepared by and return to:

Bryan C. Goode, III

Attorney at Law

Bryan C. Goode III, P.A.

320 1st Street North Suite 613

Jacksonville Beach, FL 32250

904-247-1755

File Number: 24-0112

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of January, 2024 between **William M. Stang** whose post office address is **1020 19th Street N., Jacksonville Beach, FL 32250**, grantor, and **Jacksonville Homes, LLC, a Florida Limited Liability Company** whose post office address is **4550 St. Augustine Road, Jacksonville, FL 32207**, grantee:

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

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

Lots 6 and 7, Block 6, Oceanside Park, a subdivision according to the plat thereof recorded in Plat Book 8, Page 13, of the Public Records of Duval County, Florida.

Parcel Identification Number: 176433-0000

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Bryan C. Goode, III
Witness Address: 320 1st Street North, Suite 613,
Jacksonville Beach, FL, 32250

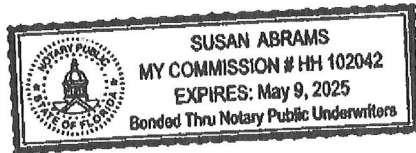
[Signature] (Seal)
William M. Stang

[Signature]
Witness Name: Susan Abrams
Witness Address: 320 1st Street North, Suite 613,
Jacksonville Beach, FL, 32250

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of January, 2024 by William M. Stang, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public, State of Florida

Printed Name: Susan Abrams

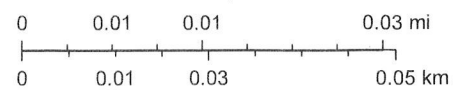
My Commission Expires: _____



May 21, 2026

Parcels

1:1,128



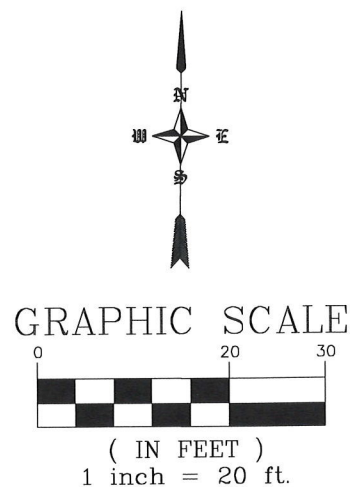
LEGEND

- = SITE BENCHMARK
- = SET 1/2" IRON ROD LB#8139
- = FOUND 1/2" IRON PIPE YC#3672
- = ELECTRIC BOX
- = FIBER BOX
- = WATER METER
- = CLEAN OUT
- = PROPANE TANK
- = SEWER VALVE
- = 6' WOOD FENCE
- = 8' WOOD FENCE
- = EXISTING GROUND ELEVATIONS

- A/C = AIR CONDITIONER ON PAD
- STY = STORY
- JEA = JACKSONVILLE ELECTRIC AUTHORITY
- JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
- JEA-EE = JEA ELECTRICAL EASEMENT
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- R/W = RIGHT-OF-WAY LINE
- EOP = EDGE OF PAVEMENT
- TOB = TOP OF BANK
- TOE = TOE OF SLOPE
- INV = PIPE INVERT ELEVATION
- PVC = POLYVINYL CHLORIDE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PKNS = PARKER KALON NAIL SET
- NDS = NAIL AND DISK SET
- LB = LICENSED SURVEY BUSINESS
- YC = YELLOW-CAPPED
- RBL = REFERENCE BEARING LINE
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS

- = BUILDING
- = CONCRETE
- = COVERED OR ENCLOSED
- = WOOD DECK

LOT AREA TABLE, ft ²	
LOT	5007.45
NEW BUILDING	1963.49
AC PAD	16.00
DRIVEWAY/SW TO R/W	404.46
WOOD DECK (PERVIOUS)	822.38
TOTAL IMPERVIOUS AREA:	2383.95 (47.6%)

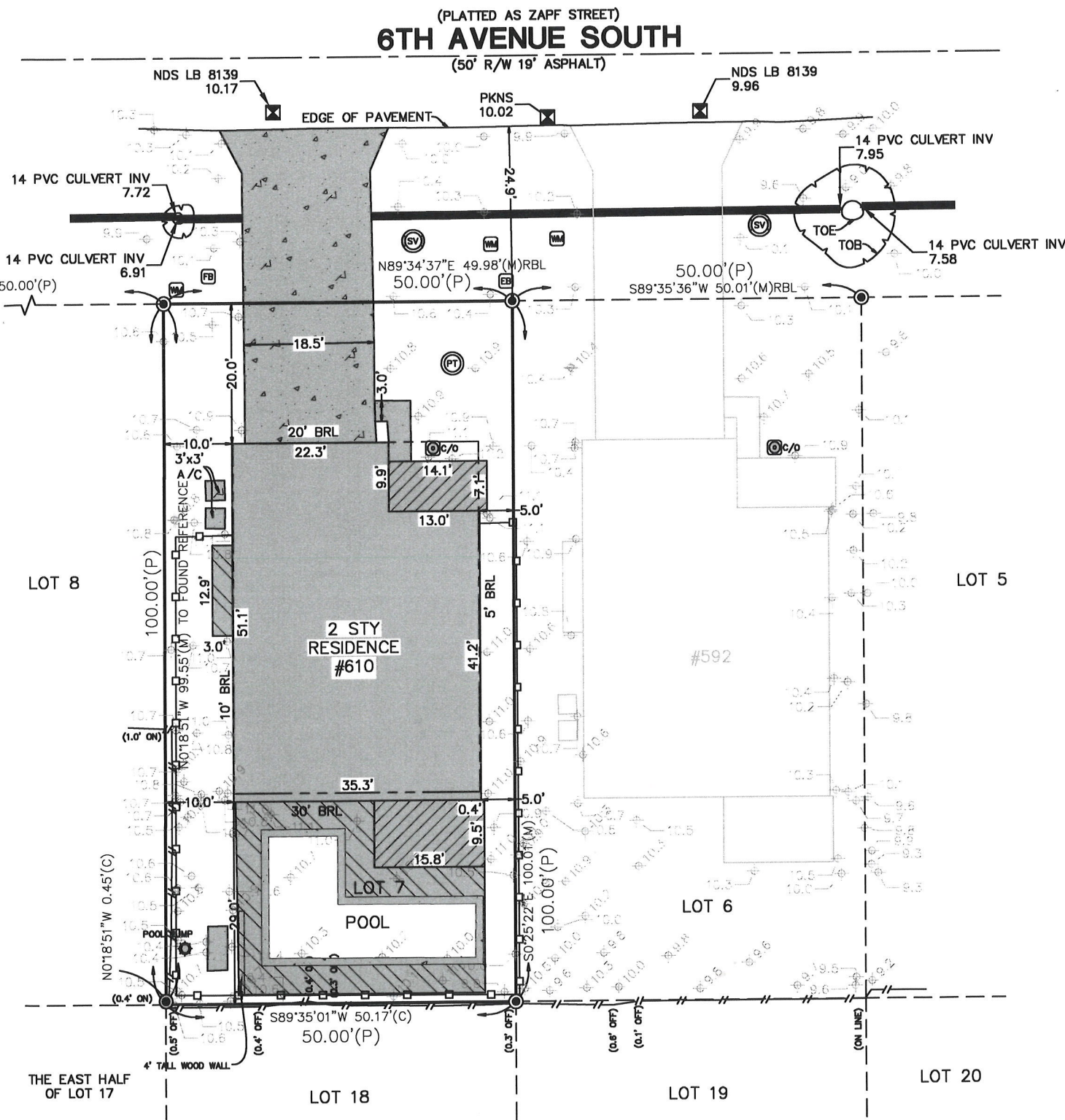


SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIAGCX3GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: **FINAL AS-BUILT.**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Plat hereon contains no angles or bearings for comparison to field measured values.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0417J, effective on 11/2/2018.

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.



Surveyor's Certification
 REPRODUCTIONS OF THIS SURVEY ARE VALID AND CORRECT.
 I, **Brandon D. Shugart**, PSM #77005, License No. 7009, State of Florida Professional Surveyor and Mapper, certify that this survey was prepared and executed in accordance with the Florida Statutes, Chapter 471, and the Florida Board of Professional Surveyors and Mappers, Rule 471-001.
 Date: **2026.04.02**
 Time: **10:40:50.04:00'**
 Signature:

LEGAL DESCRIPTION
LOT 7, BLOCK 6, OCEANSIDE PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
FINAL AS-BUILT

IME CIVIL & SURVEYING, LLC
 1870 COUNTY ROAD 214
 ST AUGUSTINE, FLORIDA 32084
 WWW.IMECIVIL.COM
 904-429-7764
 Licensed Survey Business #8139
 Certificate of Authorization #33025
 Copyright © Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
 FOR: **AMERICAN CLASSIC HOMES, LLC**
 AT: 610 6TH AVENUE SOUTH
 JACKSONVILLE BEACH, FL 32250
 Drawn By: VG
 Field Survey Date: 10/16/2025
 FB/PG: 48-135
 Scale 1" = 20 Feet
 Drawing/File #: 030524.6
 Plot Date: N/A
 Additional Information/Certifications:
 XXXXX

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#26-100031, BOA#26-100032

in the Court, was published in said newspaper by print in the issues of 5/21/26.

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 21st 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, June 2, 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#26-100031 Section(s): 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5 feet, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at an existing single-family home at **property addressed 610 S 6th Ave RE# 176433-0000, legally described as Lot 7, Block 6, Oceanside Park**

BOA#26-100032 Section(s): 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at an existing single-family home at **property addressed 592 S 6th Ave RE# 176433-0000, legally described as Lot 6, Block 6, Oceanside Park**

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

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

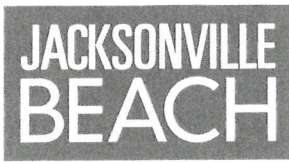
before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbehl.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 21 00 (26-02944D



CERTIFIED MAIL RETURN - RECEIPT REQUESTED

7017 3040 0000 2086 2747

June 07, 2024

Jacksonville Homes, LLC/Hunter Faulkner
4550 St. Augustine Rd.
Jacksonville, FL 32207

DEVELOPMENT ORDER FOR VARIANCE

BOA#24-100022
0 S 6th Ave (lot 7)
Lot 7, Block 6, *Oceanside Park*

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 6:00 p.m. on Tuesday, June 04, 2024, in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider development permit application(s) requesting to deviate from the requirements of the Land Development Code as described below:

- **34-337(e)(1)(c)(3)**, rear yard setback of 20 feet in lieu of 30 feet minimum
- **34-337(e)(1)(e)**, for 41.8% lot coverage in lieu of 35% maximum

For construction of a single family dwelling.

In support of its request for a variance, the applicant submitted an application, with supporting documentation. At the public hearing, the applicant supplemented the application with testimonial evidence.

Based on the review and discussion of said application and the consideration of any competent and substantial evidence in the form of the staff report and testimony provided during the duly advertised public hearing, the Board of Adjustment determined this application for development met all the standards applicable for authorizing a variance pursuant to Land Development Code Section 34-286.

Upon this competent substantial evidence, The Board Approved the request based on the applicant's ability to provide sufficient evidence to meet all the standards.

This development order does not constitute final approval to commence the development proposed in the referenced application(s). The applicant shall comply with all other applicable requirements of the Land Development Code, including any additional review requirements, and shall apply for and obtain all necessary permits before initiating development. Information about permitting, including official address assignments, application forms, and checklists, is available in our office or online at www.jacksonvillebeach.org/coast.

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



*Lot 6 app for rear 18 ft 30
52% LC : 10 35% max
BOA# 06-100059



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	05/26/2026
SUBJECT:	BOA #26-100032 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 2, 2026 Board of Adjustment Meeting.

BOA #26-100032

ZONING: RS-2

RE NO.: 176433-0000

LEGAL: Lot 6, Block 6, Oceanside Park
 ADDRESS: 592 S 6th Ave

REQUEST:

Section(s): 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at an existing single-family home at **property addressed** 592 S 6th Ave **RE#** 176433-0000, **legally described as** Lot 6, Block 6, *Oceanside Park*

EXISTING CONDITIONS:

The subject property is a nonconforming lot of record (circa 1922) located in the Low Density Residential future land use category. The property is currently in Residential single-family RS-2 zoning district. The lot is 50 feet in width and 100 feet in depth, with an overall lot area of 5,004.79 square feet. The subject property is currently occupied by a single-family dwelling, which was approved for a variance in 2006, for a rear yard setback of 18 feet in lieu of 30 feet required and for 52% lot coverage in lieu of 35% maximum. The variance associated with the subject property was approved under a previous version of the Land Development Code. Although the residence was subsequently constructed, the builders failed to develop the site in accordance with the plans approved at the time of permitting. Although advertised for a lot coverage variance similar to lot 7 of the previous application on this agenda, lot 6 (this parcel) was approved for 52% lot coverage. Therefore, the only issue on this parcel is the encroachment of the deck. The confusion arose from the fact that the lot was never subdivided until the 2024 variance was granted, and staff mistakenly assumed the variance was identical for both lots. Lot 6, as noted, was approved in 2006.

The issue at hand for this application is related to a swimming pool and associated decking that were constructed onsite. Staff determined that the decking around the pool was installed without the required permits and encroaches into the required rear yard setback for an accessory use. Pursuant to the Land Development Code, accessory structures are required to maintain a minimum separation of five (5) feet from the principal structures and the rear and side yard property setback lines.

AGENDA ITEM:	B.
MEETING DATE:	June 2, 2026



Staff finds that the applicant failed to comply with multiple provisions of the Land Development Code and further undertook the improvements without obtaining the necessary permits and approvals. The violations were not identified by staff until submission of an as-built survey related to the pool permit application, at which time staff discovered the unpermitted deck construction and associated setback encroachments.

The subject property is nonconforming with respect to total lot area. Within the RS-2 zoning district, the minimum required lot area is six thousand (6,000) square feet. The subject parcel contains approximately 5,004.79 square feet and does not meet the minimum dimensional standards of the zoning district. Staff acknowledges that similarly situated properties within the surrounding area have previously been granted variances to allow increases in lot coverage and encroachments into required setbacks in order to accommodate additions and site improvements. As such, staff recognizes that the nonconforming nature of the parcel may create practical limitations in developing the property in full compliance with current Land Development Code requirements. However, staff finds that the hardship, in this case, is self-imposed, as the improvements were constructed without first obtaining the required permits and approvals. The unpermitted work resulted in rear yard setback encroachments that would not have otherwise existed had the improvements been reviewed through the proper permitting process.

Therefore, staff recommends that the applicant modify the site improvements to bring the property into greater compliance with the Land Development Code. Specifically, staff recommends removal or reduction of a portion of the deck encroaching into the required setback area to comply with the 5 foot minimum required setback.

BOA#06-100059; Amended and approved for a rear yard setback of 18 feet in lieu of 30 feet required and for 52% lot coverage in lieu of 35% maximum, all limited to lot 6.

BOA#24-100022; (FOR ADJACENT LOT 6) Approved for a rear yard setback of 20 feet in lieu of 30 feet minimum, for 41.8% lot coverage in lieu of 35% maximum

No active code case.

STAFF ANALYSIS:

The subject property is currently occupied by a single-family residence and was previously combined with the adjacent parcel under common ownership. The applicant subsequently subdivided the property into two separate lots and constructed two single-family dwellings. Pursuant to the requirements of the RS-2 zoning district, the minimum required lot width is fifty (50) feet and the minimum required lot area is six thousand (6,000) square feet. While the subject property maintains a conforming lot width of fifty (50) feet, the parcel contains only approximately 5,004.79 square feet and therefore does not meet the minimum lot area requirement of the zoning district.

Staff acknowledges that granting the requested variance would not necessarily confer a special privilege, as other properties within the surrounding area have received similar variances to accommodate increased lot coverage and setback encroachments associated with additions and accessory structures. However, staff finds that no unique hardship exists to justify the requested variance. The nonconforming structure condition is self-imposed, as it resulted from the applicant's

choice to construct the rear deck associated with the swimming pool without review or approval by planning staff, or the application for and issuance of a building permit.

Furthermore, staff finds that the requested variance does not represent the minimum variance necessary to allow for the reasonable use of the property. The lot, as currently configured and with the variances previously granted, is capable of accommodating the accessory structure and associated site improvements within the available area while maintaining greater compliance with the Land Development Code requirements.

Therefore, staff recommends denial of the application.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff finds there are not conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. The subject lot is a nonconforming lot of record and substandard in lot area. The property is nonconforming, at 5,004.79 square feet, slightly less than the required 6,000 square foot minimum. However, with the approved variances, the primary structure, driveway and pool were all constructed within the described limits of the variance.

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 a result of actions of the applicant. The lot is a nonconforming lot of record platted in 1922 and the applicant purchased the property with these nonconforming

conditions. However, the applicant was granted variances for lot coverage and setbacks for the primary structure and driveway, and also was issued a permit for the pool itself. The applicant chose to build the decking without amending the plans submitted for the swimming pool, and therefore the pool deck was built inside the required setback. The nonconformity exists based on the applicant's actions in constructing the deck without applying for a permit, and therefore never having a zoning compliance review conducted. By doing so, the applicant created the nonconforming condition of the deck, so it is therefore self-imposed.

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** be afforded to the applicant by granting a variance. It would confer a special privilege as compared to other properties in the RS-2 zoning district. Similar properties have been granted variances for similar projects. If an applicant chooses to go through the proper path to seek approval prior to construction, the Board would have been given the opportunity to review the request as a proposal, and not as an existing nonconformity. If the variance were granted, it would be recognition of approval of unpermitted, after-the-fact work, thus conveying special privilege to the applicant.

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 not** deprive the applicant of rights enjoyed by other parcels of land. Due to the nonconforming area of this property, any addition would require a variance from the RS-2 standards. These circumstances of the property are not the fault of the applicant. The nonconformities of this lot were addressed by the approval of the previous variance granted. The current nonconformity of the location of the deck was self-imposed, and complying with the rear yard accessory setback would not be an undo burden on the applicant, as they can have a pool and reasonably sized deck without the need to encroach into the rear yard.

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 minimum variance needed to accomplish the unpermitted work to allow for for an accessory structure setback of 0 feet in lieu of 5 feet.

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

Staff finds that the variance(s) **may** result in the creation of a public nuisance. The requested variances, allowing for the pool deck to abut the rear property line without any setback, may create a condition where the neighboring property adjacent to the rear property line is negatively affected by the deck's location, creating potential issues of privacy, noise and other potential nuisance conditions. It is the intent of setbacks to ensure proper separation of residential uses to mitigate the potential for the creation of a nuisance, other than fences which are allowed up to the property line.

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 does not meet all the applicable standards for a variance and therefore recommends **Disapproval** of **BOA#26-100032**.

ATTACHMENTS:

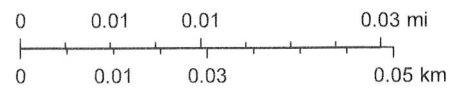
1. 26-100032pics
2. BOA#26-100032 Application



May 21, 2026

 Parcels

1:1,128



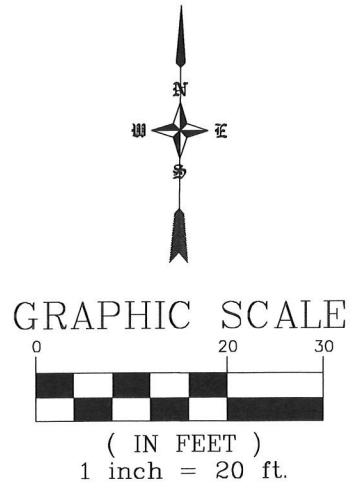
LEGEND

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- = FIBER BOX
- = WATER METER
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- = PROPANE TANK
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- = 6' WOOD FENCE
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LOT AREA TABLE, ft ²	
LOT	5004.79
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AC PAD	16.00
DRIVEWAY/SW TO R/W	402.64
WOOD DECK (PERVIOUS)	822.38
TOTAL IMPERVIOUS AREA:	2374.39 (47.4%)



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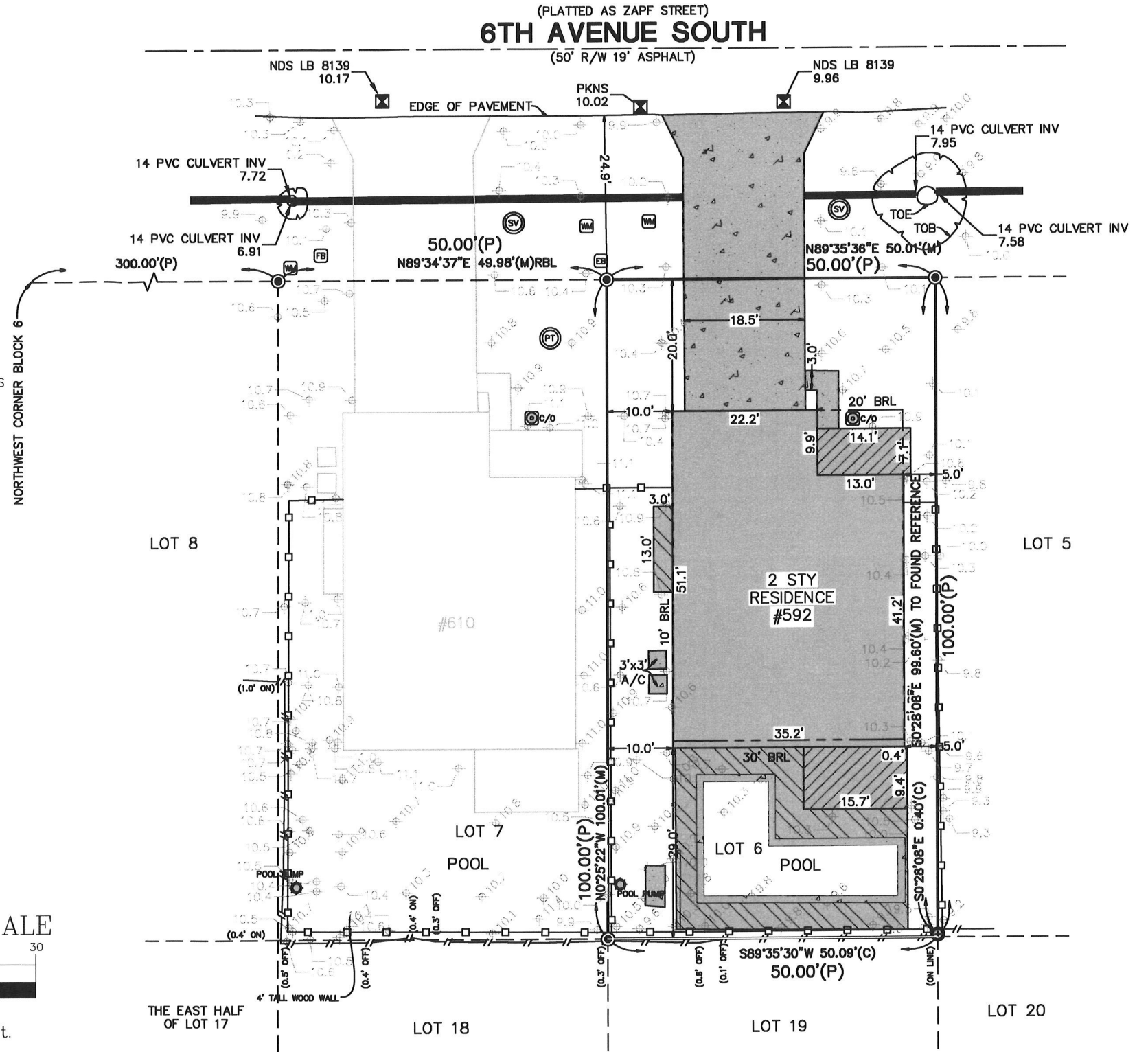
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- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIAGCX3GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
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6TH AVENUE SOUTH

(50' R/W 19' ASPHALT)



Surveyor's Certification
 REPRODUCTIONS OF THIS SURVEY...
 Digitally signed by Brandon Shugart
 Date: 2026.04.06
 14:58:39 -04'00'
 Signature: Brandon D. Shugart, PSM #7009
 surveying@imecivil.com

LEGAL DESCRIPTION
LOT 6, BLOCK 6, OCEANSIDE PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
FINAL AS-BUILT

IME CIVIL & SURVEYING, LLC
 1870 COUNTY ROAD 214
 ST AUGUSTINE, FLORIDA 32084
 WWW.IMECIVIL.COM
 904-429-7764
 Licensed Survey Business #8139
 Certificate of Authorization #33025
 Copyright © Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:
 FOR: **AMERICAN CLASSIC HOMES, LLC**
 AT: 592 6TH AVENUE SOUTH
 JACKSONVILLE BEACH, FL 32250
 Drawn By: VG
 Field Survey Date: 10/16/2025
 FB/PG: 47-135
 Scale 1" = 20 Feet
 Drawing/File #: 030524.5
 Plot Date: N/A
 Additional Information/Certifications:
 XXXXX



VARIANCE APPLICATION

BOA NO. 26-100032
HEARING DATE 6/2

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 30 2026

PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name:	<u>Jacksonville Homes, LLC</u>	Telephone:	<u>904-351-0308</u>
Mailing Address:	<u>4550 Saint Augustine Rd</u> <u>Jacksonville, FL 32207</u>	E-Mail:	<u>permit@achllc.net</u>
Agent Name:	<u>Dakota Briggs</u>	Telephone:	<u>904-351-0308</u>
Mailing Address:	<u>4550 St Augustine Road</u> <u>Jacksonville, FL 32207</u>	E-Mail:	<u>dakota@achllc.net</u>
Landowner Name:	<u>Jacksonville Homes, LLC</u>	Telephone:	<u>904-351-0308</u>
Mailing Address:	<u>4550 Saint Augustine Rd</u> <u>jacksonville, FL 32207</u>	E-Mail:	<u>permit@achllc.net</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: 592 6th Ave S. Jacksonville Beach, FL 32250; RE#176433-0000

Legal description of property (Attach copy of deed): LOT 6, BLOCK 6, Oceanside Park

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).
Pursuant to Section 34-716(a)3 allow for a walkway deck to encroach the rear setback to provide a safe walking path around the pool.

SEE ATTACHED SHEET FOR MORE DETAILS.

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, Richard Briggs, 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.

[Signature]

APPLICANT SIGNATURE

Richard Briggs

PRINT APPLICANT NAME

4/29/2026

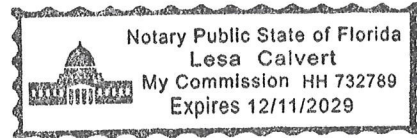
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2026, by Richard Briggs, who is personally known to me or produced _____ as identification.

[Signature]

NOTARY PUBLIC SIGNATURE



Lesa Calvert

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.	NO	
(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	
(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	
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	YES	
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	YES	The applicant requests a variance to allow a pool-side walkway/deck to encroaching into the standard setbacks. The structure serves as a critical safety walkway. With a maximum height of 16 inches and 1/4" spacing for water infiltration, the deck maintains the intent of the RS-2 environmental standards and ensures no adverse drainage or privacy impacts on adjacent properties.

1. Functional Classification as a Walkway

While the structure is a deck, its primary purpose is to provide a "safe walkway around the perimeter of the pool". Under **Section 34-716(a)(3)**, walkways are permitted to be located within required front, side, or rear yard areas, provided they maintain a minimum **two-foot setback** from exterior property lines. By framing the deck as a necessary safety walkway, you align the project with specific allowances for circulation structures rather than more restrictive primary building setbacks.

2. Adherence to Height and Ground Floor Area Limits

The Code imposes specific limits on residential accessory structures to ensure they remain subordinate to the main dwelling:

- **Height:** The deck is raised no more than **16 inches**, which is well within the **15-foot height limit** for accessory structures.
- **Subordination:** At this height, the deck remains "clearly subordinate" to the permitted use of the single-family home and does not interfere with the character of the neighborhood.

3. Mitigation of Environmental and Drainage Impacts

The application should highlight that the deck does not negatively impact the lot's drainage or impervious surface ratios:

- **Permeability:** Because the deck boards are spaced **1/4" apart**, it allows for drainage between boards, addressing concerns regarding the **50% maximum impervious surface** limit for the RS-2 district.
- **Grading:** The yard is graded to ensure "appropriate drainage," proving that the structure "does not pose any issue" or hardship to surrounding properties regarding water runoff.

4. Privacy and Neighbor Compatibility

Per **Section 34-716(d)(1)(b)**, pool-related accessory uses must be designed so as not to "interfere with the rights of the adjoining properties".

- **Visual Impact:** You can argue that the minimal elevation (16") combined with the "newly installed fence" ensures that no privacy issues will arise for neighbors.
- **Character:** The structure is "customarily incidental" to a residential pool and does not involve "operations or structures not in keeping with the character" of the RS-2 district.

Prepared by and return to:

Bryan C. Goode, III
Attorney at Law
Bryan C. Goode III, P.A.
320 1st Street North Suite 613
Jacksonville Beach, FL 32250
904-247-1755
File Number: **24-0112**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of January, 2024 between **William M. Stang** whose post office address is **1020 19th Street N., Jacksonville Beach, FL 32250**, grantor, and **Jacksonville Homes, LLC, a Florida Limited Liability Company** whose post office address is **4550 St. Augustine Road, Jacksonville, FL 32207**, grantee:

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

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

Lots 6 and 7, Block 6, Oceanside Park, a subdivision according to the plat thereof recorded in Plat Book 8, Page 13, of the Public Records of Duval County, Florida.

Parcel Identification Number: 176433-0000

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Bryan C. Goode, III
Witness Address: 320 1st Street North, Suite 613,
Jacksonville Beach, FL, 32250

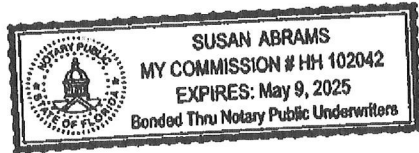
[Signature] (Seal)
William M. Stang

[Signature]
Witness Name: Susan Abrams
Witness Address: 320 1st Street North, Suite 613,
Jacksonville Beach, FL, 32250

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of January, 2024 by William M. Stang, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public, State of Florida

Printed Name: Susan Abrams

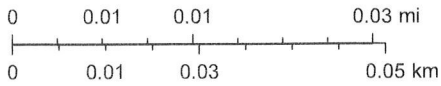
My Commission Expires: _____



May 21, 2026

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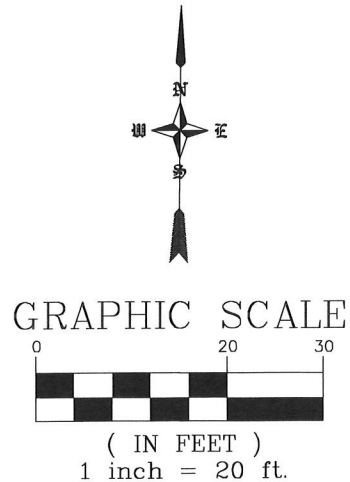
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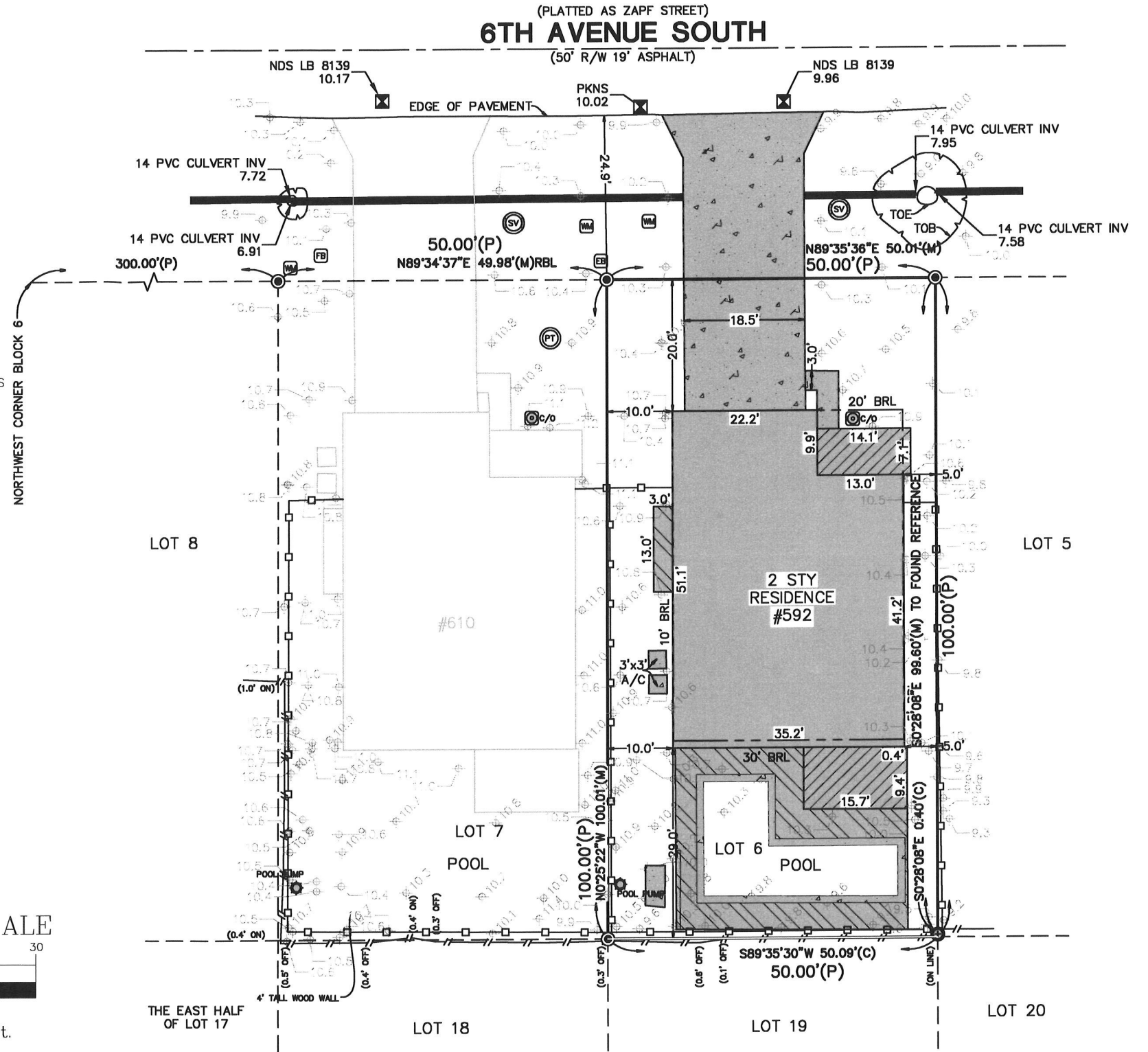
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6TH AVENUE SOUTH

(50' R/W 19' ASPHALT)



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 REPRODUCTIONS OF THIS SURVEY...
 Digitally signed by Brandon Shugart
 Date: 2026.04.06
 14:58:39 -04'00'
 Signature: Brandon D. Shugart, PSM #7009, surveying@imecivil.com

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FINAL AS-BUILT

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 1870 COUNTY ROAD 214
 ST AUGUSTINE, FLORIDA 32084
 WWW.IMECIVIL.COM
 904-429-7764
 Licensed Survey Business #8139
 Certificate of Authorization #33025
 Copyright © Do not copy or reproduce without permission.

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 AT: 592 6TH AVENUE SOUTH
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 Drawn By: VG
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 Scale 1" = 20 Feet
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 Plot Date: N/A
 Additional Information/Certifications:
 XXXXX

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#26-100031, BOA#26-100032

in the Court, was published in said newspaper by print in the issues of 5/21/26.

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 21st day of May, 2026 by Nichol Stringer who is personally known to me.

RHONDA L FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 598731
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, June 2, 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#26-100031 Section(s): 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5 feet, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at an existing single-family home at **property addressed 610 S 6th Ave RE# 176433-0000, legally described as Lot 7, Block 6, Oceanside Park**

BOA#26-100032 Section(s): 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at an existing single-family home at **property addressed 592 S 6th Ave RE# 176433-0000, legally described as Lot 6, Block 6, Oceanside Park**

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

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

before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxrbchfl.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 21 00 (26-0294-ED)



CERTIFIED MAIL RETURN - RECEIPT REQUESTED

7017 3040 0000 2086 2747

June 07, 2024

Jacksonville Homes, LLC/Hunter Faulkner
4550 St. Augustine Rd.
Jacksonville, FL 32207

DEVELOPMENT ORDER FOR VARIANCE

BOA#24-100022
0 S 6th Ave (lot 7)
Lot 7, Block 6, *Oceanside Park*

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 6:00 p.m. on Tuesday, June 04, 2024, in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider development permit application(s) requesting to deviate from the requirements of the Land Development Code as described below:

- **34-337(e)(1)(c)(3)**, rear yard setback of 20 feet in lieu of 30 feet minimum
- **34-337(e)(1)(e)**, for 41.8% lot coverage in lieu of 35% maximum

For construction of a single family dwelling.

In support of its request for a variance, the applicant submitted an application, with supporting documentation. At the public hearing, the applicant supplemented the application with testimonial evidence.

Based on the review and discussion of said application and the consideration of any competent and substantial evidence in the form of the staff report and testimony provided during the duly advertised public hearing, the Board of Adjustment determined this application for development met all the standards applicable for authorizing a variance pursuant to Land Development Code Section 34-286.

Upon this competent substantial evidence, The Board Approved the request based on the applicant's ability to provide sufficient evidence to meet all the standards.

This development order does not constitute final approval to commence the development proposed in the referenced application(s). The applicant shall comply with all other applicable requirements of the Land Development Code, including any additional review requirements, and shall apply for and obtain all necessary permits before initiating development. Information about permitting, including official address assignments, application forms, and checklists, is available in our office or online at www.jacksonvillebeach.org/coast.

*Lot 6 app for rear 18 ft 30
52% LC : 10 35% max
BOA# 06-100059

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