



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, June 16, 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 June 2, 2026

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s):** **BOA#26-100034**

Applicant: Nick Stam
Agent: N/A
Owner: Akoumia LLC
Property Address: 123 S 30th Ave Lot 3
Parcel ID: 181643-0000

Legal Description: Lot 3, Block 7, *Atlantic Shores Ocean Front Section- Division C*

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, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed** 123 S 30th Ave **RE#** 181643-0000, **legally described as** Lot 3, Block 7, *Atlantic Shores Ocean Front Section- Division C*

B. **Case Number(s):** **BOA#26-100035**

Applicant: Nick Stam
Agent: N/A
Owner: Akoumia LLC
Property Address: 123 S 30th Ave Lot 4
Parcel ID: 181643-0000

Legal Description: Lot 4, Block 7, *Atlantic Shores Ocean Front Section- Division C*

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, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, and

34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed** 123 S 30th Ave **RE#** 181643-0000, **legally described as** Lot 4, Block 7, *Atlantic Shores Ocean Front Section- Division C*

C. **Case Number(s): BOA#26-100036**

Applicant: James Kelley

Agent: James Kelley

Owner: James Kelley

Property Address: 1526 N 7th St

Parcel ID: 174922-0000

Legal Description: Lot 3, Block 9, *Surf Park Unit 1*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(h), for a rear accessory structure setback of 13 inches in lieu of 5 feet, for an addition to an existing nonconforming structure, located at **property addressed** 1526 N 7th St **RE#** 174922-0000, **legally described as** Lot 3, Block 9, *Surf Park Unit 1*

D. **Case Number(s): BOA#26-100037**

Applicant: Kevin Sullivan

Agent: N/A

Owner: Kevin Sullivan

Property Address: 816 N 15th Ave

Parcel ID: 175257-0000

Legal Description: Lot 11, Block 7, *Beach Homesites Unit 3*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet on the eastern portion of the property, for an addition to an existing nonconforming structure, located at **property addressed** 816 N 15th Ave **RE#** 175257-0000, **legally described as** Lot 11, Block 7, *Beach Homesites Unit 3*

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, June 2, 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 Caren Doherty (absent)
Alternates: Gary Hawkett Victor Melone

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 19, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#26-100031
Applicant/Owner: Jacksonville Homes, LLC
Agent: Dakota Briggs
Property Address: 610 S 6th Ave
Parcel ID: 176433-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Dakota Briggs, 610 6th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about staff recommendation of denial, hardship, and pool deck.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to approve BOA#26-100031 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A discussion ensued about lot size, hardship, previous application, staff recommendation, and Land Development Code.

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

The motion failed unanimously.

B. Case Number: **BOA#26-100032**
Applicant/Owner: Jacksonville Homes, LLC
Agent: Dakota Briggs
Property Address: 592 S 6th Ave
Parcel ID: 176433-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:
No Board members had ex-parte communication on this item.

Agent: Dakota Briggs, 610 6th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about lot, deferral, pool deck, and walkway.

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

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to approve BOA#26-100032 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Truhlar, to amend the motion to only approve the accessory structure setback request and not lot coverage.

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

Discussion: A brief discussion ensued about the amendment.

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

The amended motion failed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, June 16, 2026 at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:21 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: | 06/09/2026 |
| SUBJECT: | BOA #26-100034 Staff Report |

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 16, 2026 Board of Adjustment Meeting.

BOA #26-100034

ZONING: RS-1
 RE NO.: 181643-0000
 LEGAL: Lot 3, Block 7, *Atlantic Shores Ocean Front Section- Division C*
 ADDRESS: 123 S 30th Avenue Lot 3

REQUEST:

Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home

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 vacant lot on two platted lots of record, circa 1941. The property measured 116 feet in width and 87 feet in depth, with an overall lot area of 10,092 square feet, before being subdivided. This particular lot (3) measures 58 feet in width and 87 feet in depth, with an overall lot area of 5,046 square feet. There was a former single family dwelling on the parcel that was demolished to subdivide the property back into its original two platted lots of record. Following the subdivision, the applicant intends to construct a new single-family residence on each platted lot of record. Per Sec. 34-1103: "Where a lot or parcel of land has an area or frontage which does not conform to the standards of the LDC, but it was a lot of record on the effective date of the LDC, such lot or parcel of land may be developed, provided the minimum yard standards for the zoning district or the established historic yard standards of the immediate area in which it is located are met."

As a platted lot of record, the property is considered a developable lot, regardless of lot area or frontage (width).

Due to the size and configuration of the original lots, the proposed development would not meet certain dimensional requirements of the current RS-1 zoning standards, with a width of only 58 feet in lieu of 90 feet required and a lot area of 5,046 square feet, slightly more than half the required lot area. Per the RS-1 dimensional standards, a lot area is required to be a minimum of 90 feet in width. Based on

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|---------------|---------------|
| AGENDA ITEM: | A. |
| MEETING DATE: | June 16, 2026 |



the reduced lot width and lot area, the lot, though considered buildable under the LDC, is substandard in almost all dimensional standards as they relate to the lot size and dimensions. Additionally, the platted lots in the city, while they vary in size, are typically twice as deep as they are wide. Due to the nature of this historic plat, each lot of record is shorter than what would typically be expected.

The subject property was originally platted as two individual lots (Lots 3 & 4) prior to the adoption of the current RS-1 zoning standards. After the property was platted in 1941, the two lots were combined into one parcel and a home was constructed in 1959. Based on visual observation of the surrounding properties and the adjacent blocks, it appears this block was developed in a similar manner, where lots were combined to build larger ranch and minimal traditional style homes which sit laterally on the lots. To the south, the opposite is true, the lots were constructed with a single house on a single lot. The applicant proposes to return the property to its original configuration by splitting the single parcel back into its two separate platted lots of record. As a result, the individual lots will not fully conform to current RS-1-dimensional standards. Staff finds that the circumstances affecting the property are related to the historic platting pattern and the dimensional limitations associated with the original lot configuration. These conditions were not created by the current applicant or property owner. Per Sec. 34-1103, the applicant has the right to split the parcel into two lots that are considered buildable.

The applicant is returning to the board as a "Successive Application" within one year of denial as permitted under Sec. 34-506, and is now seeking relief from the current dimensional standards. The request is now for a front yard setback of 20 feet in lieu of 25 feet, for a single side yard setback of 5 feet in lieu of 10 feet, for a rear yard setback of 25 feet in lieu of 30 feet minimum, and for maximum lot coverage for the primary structure and required driveway of 39% in lieu of 35%. Previously, the applicant requested a front yard setback of 18 feet in lieu of 20 feet minimum, for a rear yard setback of 12 feet in lieu of 20 feet minimum, for maximum lot coverage for the primary structure and a required driveway of 48% in lieu of 35%. The applicant worked with staff to minimize the previous request to closely align with current land development codes and specifically to address the concerns discussed by the Board at the previous hearing that led to the denial. The parcel is currently vacant and was platted prior to the current Land Development Code.

BOA#26-100014 — Denied for a front yard setback of 20 feet in lieu of 25 feet, for a side yard setback of 5 feet in lieu of 10 feet, for a rear yard setback of 20 feet in lieu of 30 feet minimum, and for maximum lot coverage for primary structure and required driveway of 49% in lieu of 35%, for construction of a new single-family home on March 17, 2026.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

As noted previously, the subject site (Lot 3) is an existing lot of record platted prior to the current Land Development Code (1941). The subject property consists of two historic platted lots of record created prior to the adoption of current RS-1 development standards. The dimensional limitations associated with the lots 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 applicant plans on using permeable pavers in order to minimize the lot coverage and has

drastically decreased the request from 49% to 39%. 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.

Staff finds this request consistent with the criteria for approval of a variance, and specifically finds this will not create a nuisance, as the applicant will not encroach on the required yard setbacks to such an extent that they would negatively affect the neighboring property. The proposed 5 yard setback request will be adjacent to the second lot created by this and the subsequent application related to this property. The exterior side yard setback will be the required 10 feet, so as not to negatively affect the existing historic homes to either side. The new dwellings will be consistent with the neighboring homes, and match the lot development pattern found on the surrounding blocks. Nothing in the proposed requested relief will create a negative impact on neighborhood character. Continued investment in the neighborhood through renovation and new construction will ensure the preservation of the residential character, while not depriving the owner of the rights granted through the LDC.

Granting the variance does not confer special privileges, but instead allows the property owner to redevelop the lot with a new single-family home. The requested variances are necessary to enable the reasonable use of the property for residential purposes. The applicant worked with planning staff to configure and reduce the previous request to present a site plan that maintains consistency among neighboring properties that is essential in preserving the character of the community. The applicant, were he to follow all required setbacks, could only built a home footprint and driveway of roughly 27% lot coverage, due to the reduced lot size, width and depth. the total square footage that the applicant would be entitled to under the RS-1 standard on a conforming lot would be roughly 3,150 square feet. the applicant is requesting a total square footage of 1,968 square feet. it is the opinion of staff that this amount of additional lot coverage from 35% to 39% accounts for an additional 202 square feet. This is a reasonable request to bring the applicant closer to equity to what he would otherwise be entitled under the standards allowed under the RS-1 standards, were he to possess a full-size lot. Staff finds that the requested variances are minor, proportional, and represent the minimum relief necessary to allow reasonable use of the property. The proposal is consistent with the intent of the Jacksonville Beach Land Development Code and maintains the character of the surrounding residential neighborhood.

MINIMUM DIMENSIONAL STANDARDS:

- 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.

Due to the nonconforming nature of these historically platted lots of record, they are each considered buildable under the LDC. The limitations in area and size contribute to the unique conditions of these parcels, and these conditions are such that they make these lots substantially undersized and lacking in dimensions commonly associated with the majority of residential lots in the city. 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 lots are recognized as nonconforming lots of record under the LDC requirements and are therefore considered buildable under the code, regardless of the nonconformities in lot area and size. The area of these lots is significantly less than the required standard 9,000 square feet in area, and are narrower than the minimum lot width, and also relatively shallow by comparison to standard lots. The applicant's actions to split the parcel are not the cause of the nonconformities, but rather the age of the lots, how they were platted, and under the historic LDC in place at the time of their creation. The hardship arises from the physical configuration of the original lots, which carry building entitlements, regardless of their nonconformities, not the actions of the applicants. Though the act of building a new home does create the need for the request, the hardship is directly connected to the property, and the request for relief is an acceptable use of the variance process, as the applicant did not create the hardship by simply requesting to build a house. The Board holds the authority to determine what level of relief is reasonable, but staff does not believe the simple act of requesting to build on a nonconforming lot, which is a right granted under the LDC, in itself is a self-imposed hardship. There must be consideration of all the relevant limitations on the land, and the ability of the builder to comply with the standards for RS-1. All elements of the request should be weighed against one another, and what is equitable.

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 brings the applicant closer to the allowable limits granted under the RS-1 zoning district dimensional standards, if his lot of a conforming size. The intent of the variance is to ensure fairness among all properties, and afford flexibility to allow projects to achieve a reasonably similar level of use as properties that do not have any hardships associated with them. Granting this variance does not confer privilege, but rather allows for equitable use of the lot.

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

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land.

Strict enforcement of the current LDC would prohibit the applicant from constructing a home that would be similar in relative size to the parcel that would otherwise be afforded to a conforming lot. Holding the applicant to the same strict standards without consideration of the deficiencies of the lot itself, would create an undue hardship. The intent of the variance is to allow flexibility and relief from code requirements that are generally disproportional to the limits of the property. Limiting the construction of the size and dimensions of the home based on the application of the general dimensional standards required for a lot nearly double in size, could be considered an undue hardship, depending on the severity of the impact to the structure's size, and compliance with all other aspects of the code for required driveways, minimum conditioned area, required garages and other aspects of the code. A significant portion of the new LDC is devoted to the preservation of the neighborhood character of the residential areas. The more strict limitations for two-dimensional limitations are applied to nonconforming lots, the more likely it will be that the new home will be encouraged to add additional living space in the form of additional stories. As the applicant is entitled to a maximum height of 35 feet, this can result in encouragement of two and three-story homes. Though nothing in this code will prevent this possibility, it is the opinion of staff that holding the applicant to the highest standards will encourage this outcome.

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 two lots with two new dwellings would be severely limited, and will only encourage homes of a higher vertical size, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district, and does not embrace the intended concept of encouraging neighborhood preservation.

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

Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

The requested variances will not create a public nuisance. The proposed encroachments are minimal in scale, will remain compatible with the surrounding neighborhood, specifically in similarity to homes located on adjacent blocks, and the noted reduction in side yard setbacks only on the interior lot lines, adjacent to the two new homes and not the existing homes on the outside lot lines will help to reduce the impact of the new construction on the existing homes. The proposed reductions in setbacks and increase in lot coverage do not create issues of safety, visibility, traffic,



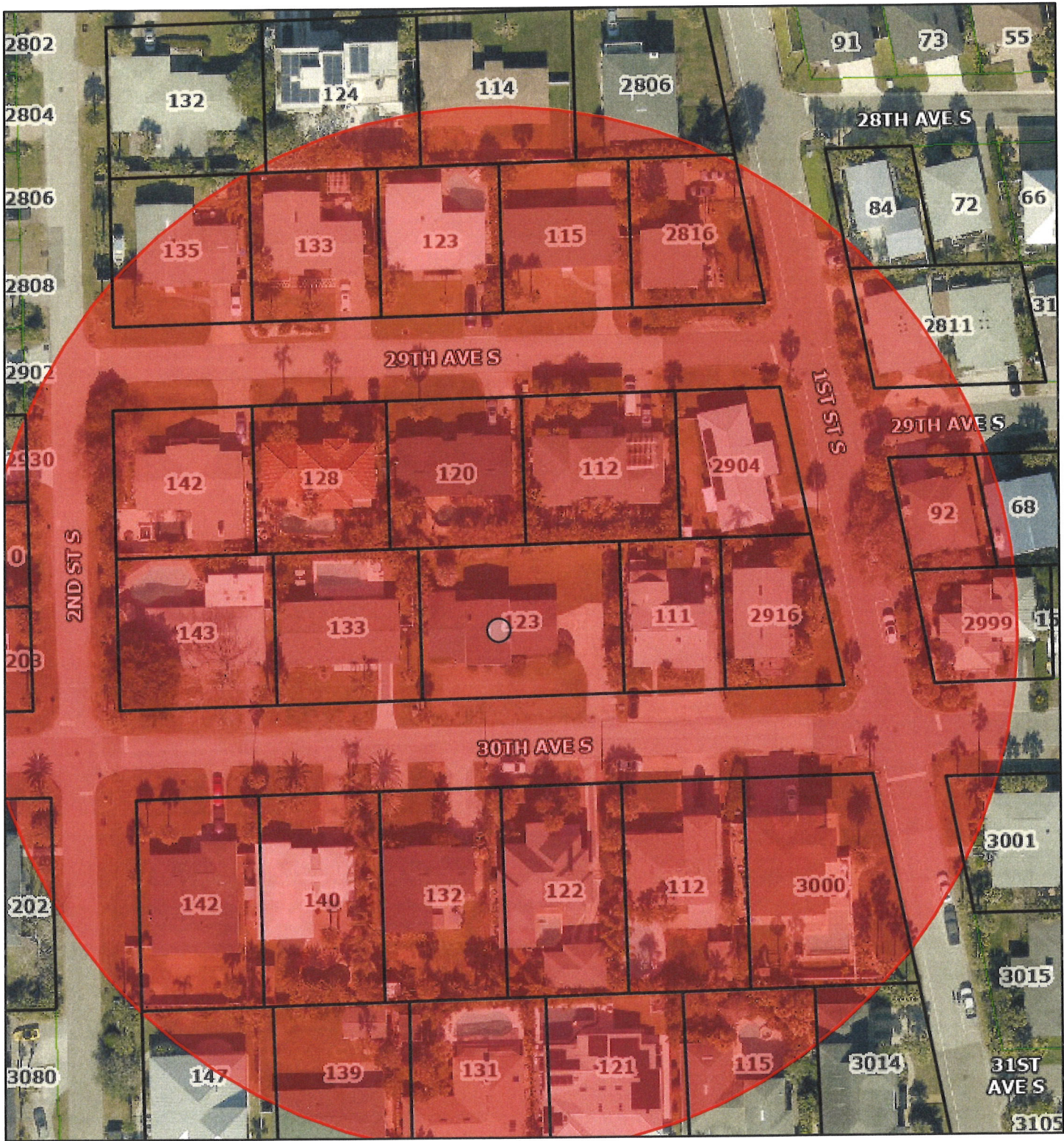
or noise. The proposed improvements will continue to comply with applicable building and safety codes.

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#26-100034**.

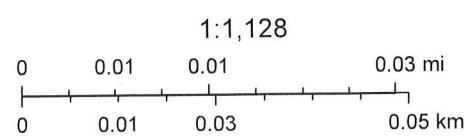
ATTACHMENTS:

1. 26-100034pics
2. BOA#26-100034 Application



June 2, 2026

Parcels





www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

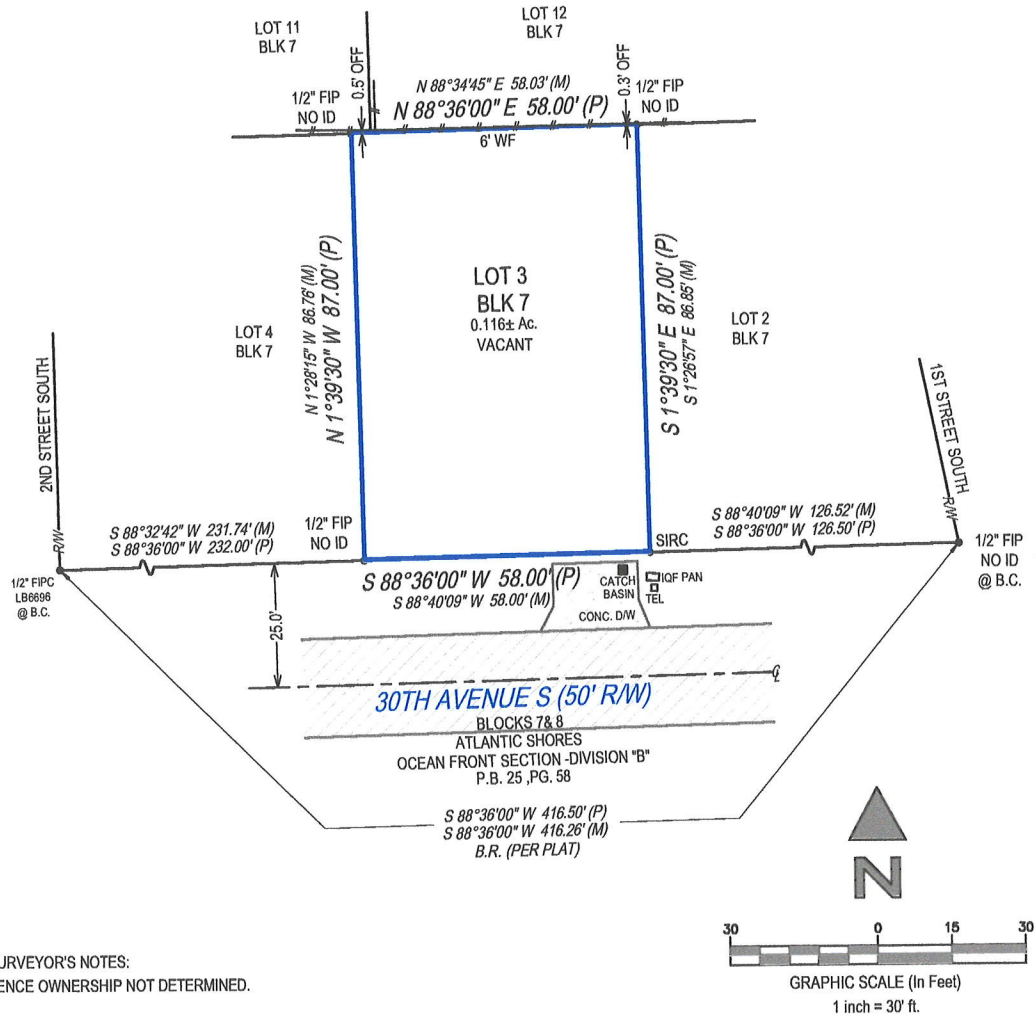


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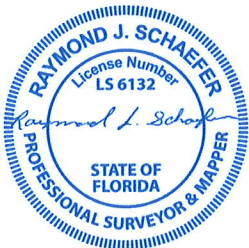
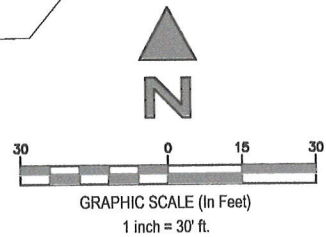
PROPERTY ADDRESS: 123 30TH AVENUE S, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2601.4622-01

2601.4622-01
 BOUNDARY SURVEY
 DUVAL COUNTY



SURVEYOR'S NOTES:
 FENCE OWNERSHIP NOT DETERMINED.



RAYMOND J. SCHAEFER
 State of Florida Professional Surveyor and Mapper
 License Number 6132
 Exacta Land Surveyors, LLC | LBS# 8291

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

NONE VISIBLE



Exacta Land Surveyors, LLC
 LBS# 8291
 o: 866.735.1916 | f: 866.744.2882
 131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE MEMBERS

DATE SIGNED: 04/13/26

FIELD WORK DATE: 4/11/2026

REVISION DATE(S): (REV.2 4/15/2026) (REV.1 4/13/2026)

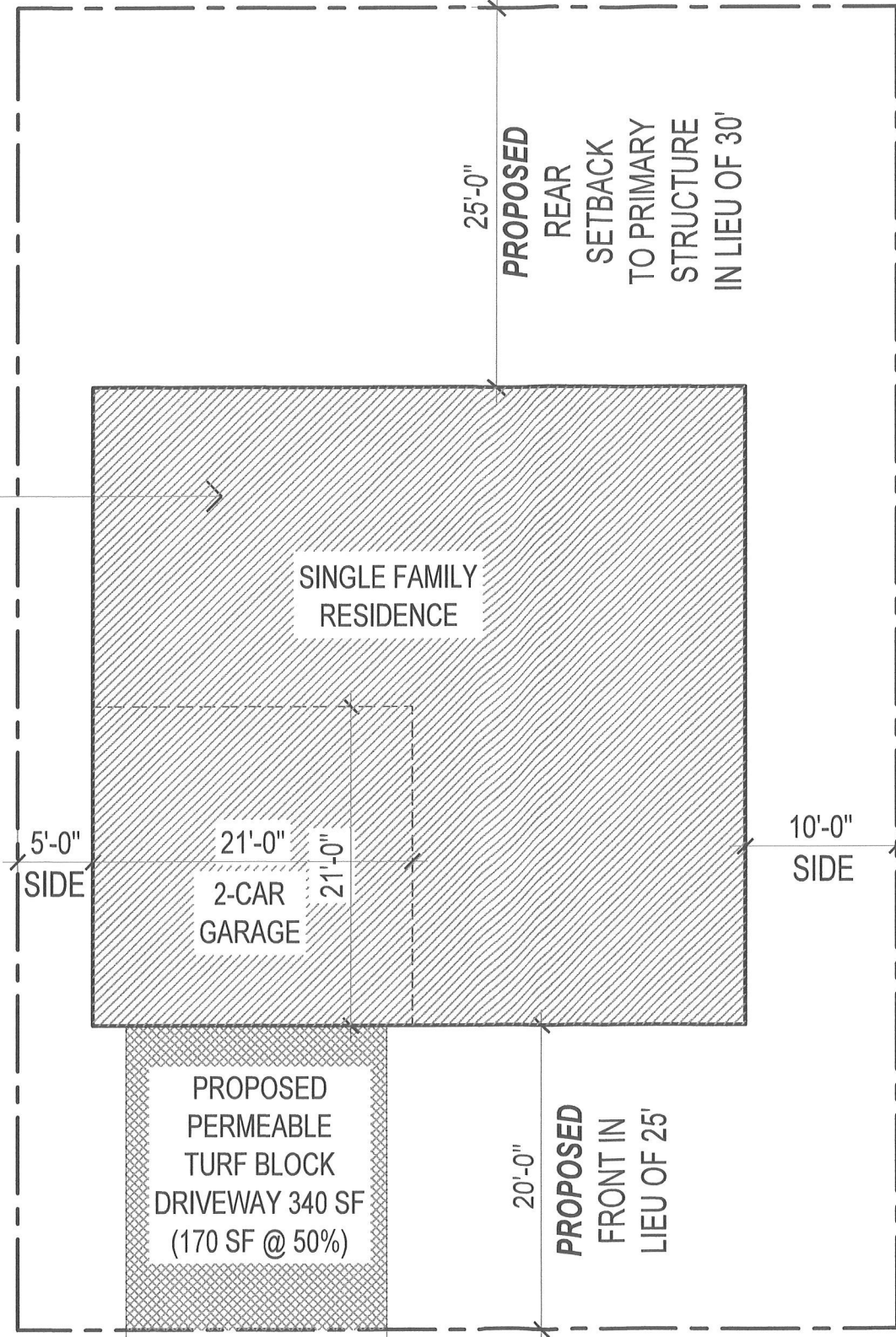
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY LINE 58' (EXISTING)

25'-0"
PROPOSED
REAR
SETBACK
TO PRIMARY
STRUCTURE
IN LIEU OF 30'

LOT 3 - (PROPOSED) - 58' X 87' = (5,046 SF)
(1,806 SF BUILDING = 35.7%)
(170 SF DRIVEWAY = 3.3%)
**(TOTAL = 39% PROPOSED BLDG.
FOOTPRINT & DRIVEWAY)**

PROPERTY LINE 87' (EXISTING)



NOTES:

1. SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
2. 2023 FLORIDA BUILDING CODE :
3. SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.

PROJECT ADDRESS:

123 30TH AVE SOUTH - LOT 3
JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:

03282 ATLANTIC SHORES DIV C R/P OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TAX ASSESSORS PARCEL NO.: 181643-0000

ZONE: RS-1

LOT SIZE: 5,046 SF EACH)

STANDARD SETBACKS:

| | |
|----------------|-----|
| STREET / FRONT | 25' |
| SIDE | 10' |
| REAR | 30' |

PROPOSED SETBACKS:

LOT 3

| | |
|-------------------------|--|
| FRONT (PROPOSED) | 20' IN LIEU OF 25' |
| SIDE (PROPOSED) | 5' IN LIEU OF 10' ON WEST SIDE ONLY / STANDARD 10' ON EAST SIDE |
| REAR (PROPOSED) | 25' (TO PRIMARY STRUCTURE) IN LIEU OF 30' |

39% LOT COVERAGE (PROPOSED) IMPERVIOUS BUILDING & DRIVEWAY IN LIEU OF 35%

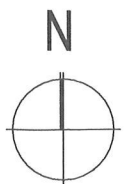
30TH AVENUE SOUTH

1

COVER SHEET / SITE PLAN

3/32" = 1'-0"

DEEDED LOT 3





APPLICATION FOR VARIANCE

BOA NO. 26-100034
HEARING DATE 8/16

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, 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: Nick Stam **Telephone:** 904-608-9943
Mailing Address: 317 Ponte Vedra Blvd **E-Mail:** nickstam@me.com
Ponte Vedra Beach, FL 32082

Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

Landowner Name: Akoumia LLC **Telephone:** 904-608-9943
Mailing Address: 317 Ponte Vedra Blvd **E-Mail:** nickstam@me.com
Ponte Vedra Beach, FL 32082

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: 123 30th Ave S Jacksonville Beach, FL 32250 / RE# 181643-0000 Lot 3
 Legal description of property (Attach copy of deed): deed attached
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Front yard setback of 20' in lieu of 25'. West side yard setback 5' in lieu of 10'. Rear yard setback of 25' (to primary structure) in lieu of 30'. 39% lot coverage for building and driveway, in lieu of 35%

AFFIDAVIT

I, _____, 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.

Nick Stam 5/6/2026
 APPPLICANT 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 16th day of May, 2026, by Nick Stam, who is personally known to me or produced _____ as identification.

Heather Marie Bibona
 NOTARY PUBLIC SIGNATURE
Heather Marie Bibona
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: OS FLOOD ZONE: _____
 CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-281 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.

Section 34-286. 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 criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|--------------------|---|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | yes | The lot does not meet minimum size or frontage requirements for RS-1 zoning. Each lot is a substandard, nonconforming lot in area and width |
| Special circumstances and conditions do not result from the actions of the applicant. | yes | Subject property circumstances and conditions are not the result of the applicant/owner. |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | yes | The subject property will not have any special privilege. Several non-conforming lots in this area have or will require variances for construction. |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | yes | Strict adherence to the code would impose an undue hardship, depriving the applicant of privileges typically granted to other residential properties facing similar lot size and compliance constraints |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | yes | The Applicant and their Architect have developed a site plan representing the minimum variance necessary for reasonable use, carefully balancing existing site constraints with current code |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | yes | Granting the variance aligns with the core intent and policy framework of the Comprehensive Plan. The requested relief will not result in any negative impacts on adjacent land |

Prepared by and return to:
Timothy Shippee
Hathaway & Reynolds, PLLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

This Deed prepared without
benefit of a title search. Preparer makes
no representation as to the enforceability,
or validity of this instrument.

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 19 day of February, 2026, between Akoumia LLC, a Florida Limited Liability Company, whose post office address is 317 Ponte Vedra Boulevard, Ponte Vedra Beach, FL 32082, grantor, and Akoumia LLC, a Florida Limited Liability Company, whose post office address is 317 Ponte Vedra Boulevard, Ponte Vedra Beach, FL 32082, 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 3, Block Seven 7, ATLANTIC SHORES OCEAN FRONT SECTION - DIVISION C, according to Plat thereof recorded in Plat Book 17, page 21, of the Current Public Records of Duval County, Florida.

Parcel Identification Number: 181643-0000

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.

Note to Clerk: This is a conveyance of unencumbered real property wherein Grantor and Grantee are one in the same. The deed is being recorded to split the referenced property from the additional property described under the above referenced Parcel ID. As there is no change in ownership, only minimum documentary taxes are due on the recording of this instrument.

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:

Cassandra M. English
Witness 1 Signature
Cassandra M. English
Witness 1 Printed Name
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082
Witness 1 Address (Street)

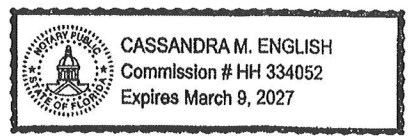
Akoumia LLC, a Florida limited liability company

By: *Nick Stam*
Nick Stam, Authorized Member

Mary Callaway
Witness 2 Signature
Mary Callaway
Witness 2 Printed Name
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082
Witness 2 Address (Street)
Witness 2 Address (City, ST Zip)

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or () Online Notarization, this 19 day of February, 2026, by Nick Stam, Authorized Member of Akoumia LLC, a Florida limited liability company, on behalf of the company, who () is personally known to me or (X) has produced Valid FL DL as identification.



Cassandra M. English
NOTARY PUBLIC **Cassandra M. English**
Printed Name:
My Commission Expires:

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#26-100034, BOA#26-100035, BOA#26-100036, BOA#26-100037

in the Court, was published in said newspaper by print in the issues of 6/4/26.

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 4th day of June, 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 16, 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#26-100034 Section(s) 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 3, Block 7, Atlantic Shores Ocean Front Section- Division C**

BOA#26-100035 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 4, Block 7, Atlantic Shores Ocean Front Section- Division C**

BOA#26-100036 Section(s): 34-611(e)(1)(h), for a rear accessory structure setback of 13 inches in lieu of 5 feet, for an addition to an existing nonconforming structure, located at **property addressed 1526 N 7th St RE# 174922-0000, legally described as Lot 3, Block 9, Surf Park Unit 1**

BOA#26-100037 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet on the eastern portion of the property, for an addition to an existing nonconforming structure, located at **property addressed 816 N 15th Ave RE# 175257-0000, legally described as Lot 11, Block 7, Beach Homesites Unit 3**

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

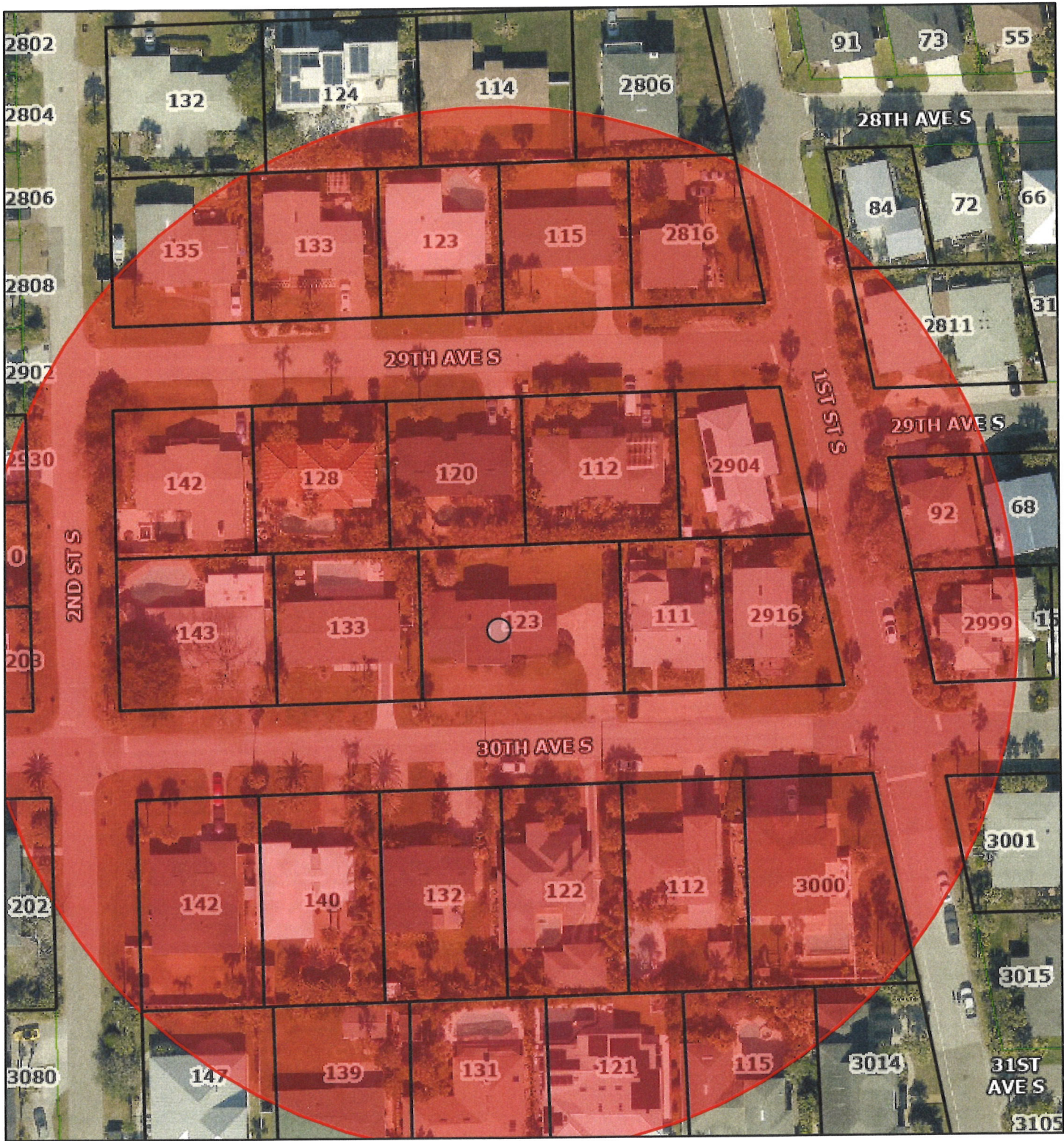
NOTICE

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.

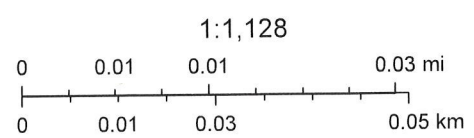
Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbechfl.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.
Jun. 4 00 (26-03247D)



June 2, 2026

Parcels





www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882

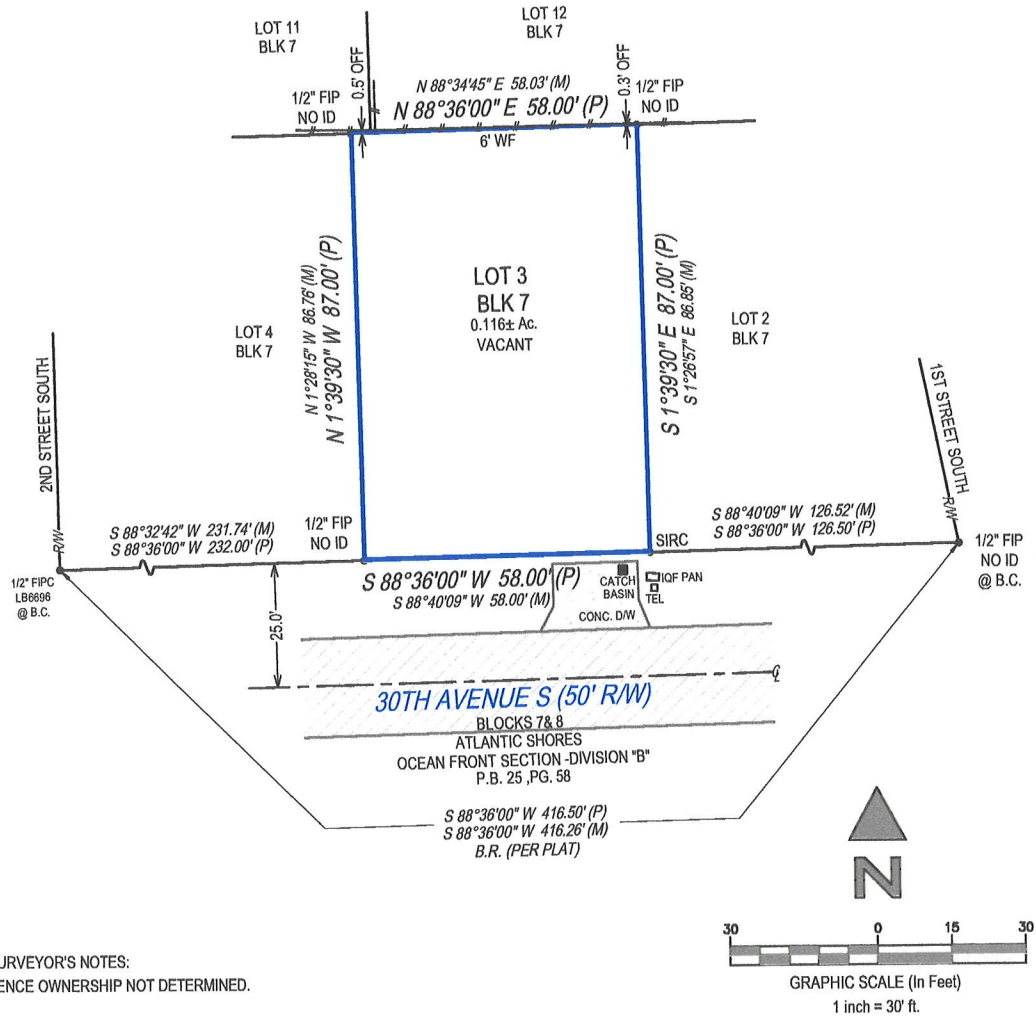


POWERED BY
STARS
 SURVEY TRACKING
 AND
 RETRIEVAL SYSTEM
 www.surveystars.com

PROPERTY ADDRESS: 123 30TH AVENUE S, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2601.4622-01

2601.4622-01
 BOUNDARY SURVEY
 DUVAL COUNTY



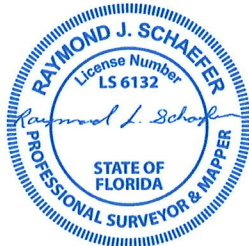
SURVEYOR'S NOTES:
 FENCE OWNERSHIP NOT DETERMINED.

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

NONE VISIBLE



RAYMOND J. SCHAEFER
 State of Florida Professional Surveyor and Mapper
 License Number 6132
 Exacta Land Surveyors, LLC | LBS# 8291



Exacta Land Surveyors, LLC
 LBS# 8291
 o: 866.735.1916 | f: 866.744.2882
 131 West Broadway Street, Suite 1001, Orlando, FL 32765



DATE SIGNED: 04/13/26
 FIELD WORK DATE: 4/11/2026
 REVISION DATE(S): (REV.2 4/15/2026) (REV.1 4/13/2026)

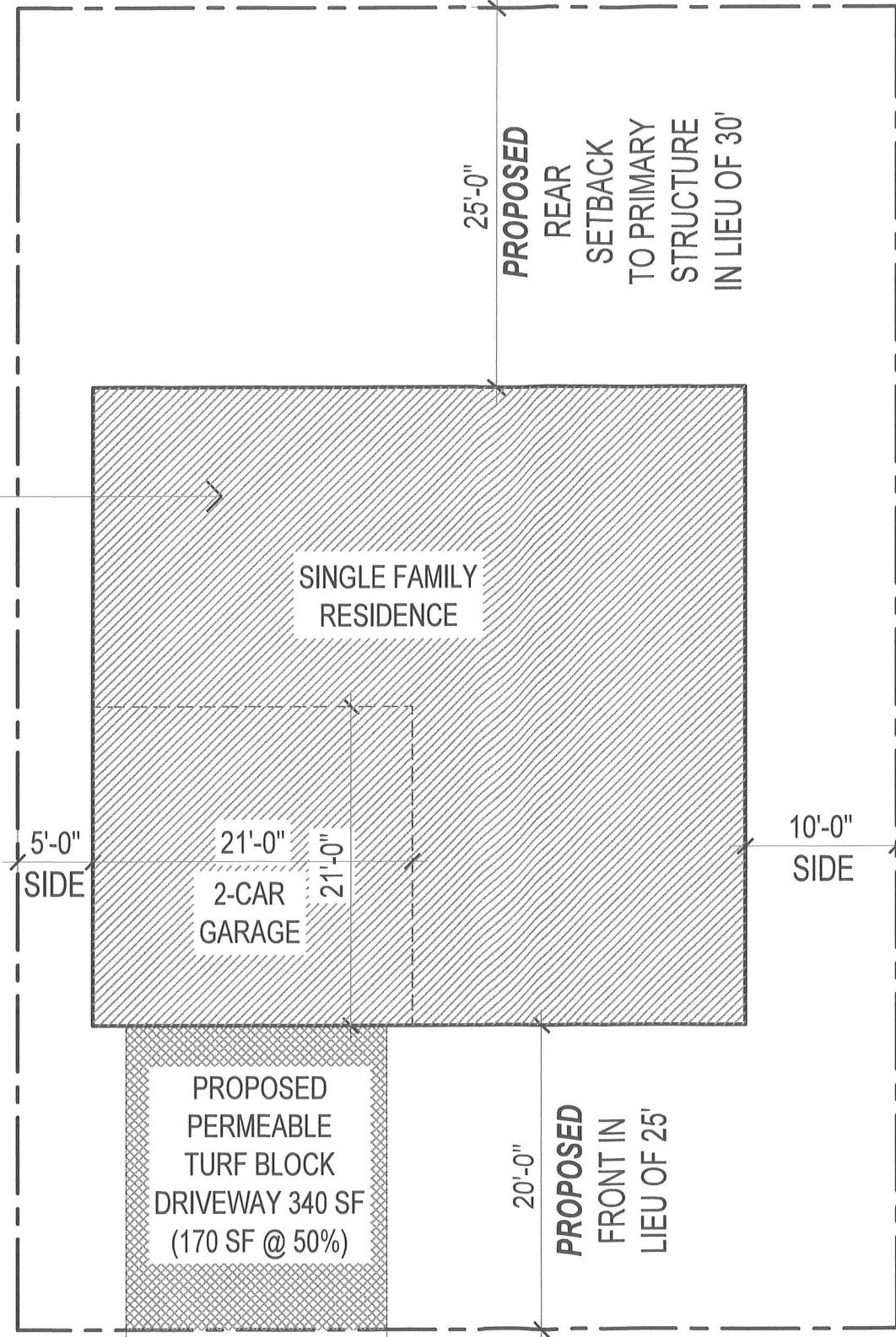
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY LINE 58' (EXISTING)

25'-0"
PROPOSED
REAR
SETBACK
TO PRIMARY
STRUCTURE
IN LIEU OF 30'

LOT 3 - (PROPOSED) - 58' X 87' = (5,046 SF)
(1,806 SF BUILDING = 35.7%)
(170 SF DRIVEWAY = 3.3%)
**(TOTAL = 39% PROPOSED BLDG.
FOOTPRINT & DRIVEWAY)**

PROPERTY LINE 87' (EXISTING)



NOTES:

1. SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
2. 2023 FLORIDA BUILDING CODE :
3. SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.

PROJECT ADDRESS:
123 30TH AVE SOUTH - LOT 3
JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:
03282 ATLANTIC SHORES DIV C R/P OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
TAX ASSESSORS PARCEL NO.: 181643-0000

ZONE: RS-1
LOT SIZE: 5,046 SF EACH)

STANDARD SETBACKS:
STREET / FRONT 25'
SIDE 10'
REAR 30'

PROPOSED SETBACKS:
LOT 3
FRONT (PROPOSED) 20' IN LIEU OF 25'
SIDE (PROPOSED) 5' IN LIEU OF 10'
ON WEST SIDE ONLY / STANDARD 10' ON EAST SIDE
REAR (PROPOSED) 25' (TO PRIMARY STRUCTURE) IN LIEU OF 30'

39% LOT COVERAGE (PROPOSED) IMPERVIOUS BUILDING & DRIVEWAY IN LIEU OF 35%

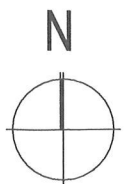
30TH AVENUE SOUTH

1

COVER SHEET / SITE PLAN

3/32" = 1'-0"

DEEDED LOT 3





| BOARD OF ADJUSTMENT AGENDA ITEM | |
|---------------------------------|--------------------------------------|
| TO: | Board of Adjustment Members |
| FROM: | Department of Planning & Development |
| DATE: | 06/09/2026 |
| SUBJECT: | BOA ##26-100035 Staff Report |

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 16, 2026 Board of Adjustment Meeting.

BOA ##26-100035

ZONING: RS-1
 RE NO.: 181643-0000
 LEGAL: Lot 4, Block 7, *Atlantic Shores Ocean Front Section- Division C*
 ADDRESS: 123 S 30th Ave

REQUEST:

Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home.

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 vacant lot on two platted lots of record, circa 1941. The property measured 116 feet in width and 87 feet in depth, with an overall lot area of 10,092 square feet, before being subdivided. This particular lot (3) measures 58 feet in width and 87 feet in depth, with an overall lot area of 5,046 square feet. There was a former single family dwelling on the parcel that was demolished to subdivide the property back into its original two platted lots of record. Following the subdivision, the applicant intends to construct a new single-family residence on each platted lot of record. Per Sec. 34-1103: *"Where a lot or parcel of land has an area or frontage which does not conform to the standards of the LDC, but it was a lot of record on the effective date of the LDC, such lot or parcel of land may be developed, provided the minimum yard standards for the zoning district or the established historic yard standards of the immediate area in which it is located are met."*

As a platted lot of record, the property is considered a developable lot, regardless of lot area or frontage (width).

Due to the size and configuration of the original lots, the proposed development would not meet certain dimensional requirements of the current RS-1 zoning standards, with a width of only 58 feet in lieu of 90 feet required and a lot area of 5,046 square feet, slightly more than half the required lot area. Per the RS-1 dimensional standards, a minimum lot area is required to be a minimum of 90 feet in width. Based on the reduced lot width and lot area, the lot, though considered buildable under the LDC, is substandard in almost all dimensional standards as they relate to the lot size and dimensions. Additionally, the typical platted lot in the city, while they vary in size, are typically roughly twice as

| | |
|---------------|---------------|
| AGENDA ITEM: | B. |
| MEETING DATE: | June 16, 2026 |



deep as they are wide. Due to the nature of this historic plat, each lot of records is also shorter than what would typically be expected.

The subject property was originally platted as two individual lots (Lots 3 & 4) prior to the adoption of the current RS-1 zoning standards. After the property was platted in 1941, the two lots were combined into one parcel and a home was constructed in 1959. Based on visual observation of the surrounding properties and the adjacent blocks, it appears this block was developed in a similar manner, where lots were combined to build larger ranch and minimal traditional style homes which sit laterally on the lots. To the south, the opposite is true, the lots were constructed with a single house on a single lot. The applicant proposes to return the property to its original configuration by splitting the single parcel back into its two separate platted lots of record. As a result, the individual lots will not fully conform to current RS-1-dimensional standards. Staff finds that the circumstances affecting the property are related to the historic platting pattern and the dimensional limitations associated with the original lot configuration. These conditions were not created by the current applicant or property owner. Per Sec. 34-1103, the applicant has the right to split the parcel into two lots that are considered buildable.

The applicant is returning to the board as a "Successive Application" within one year of denial as permitted under Sec. 34-506, and is now seeking relief from the current dimensional standards. The request is now for a front yard setback of 20 feet in lieu of 25 feet, for a single side yard setback of 5 feet in lieu of 10 feet, for a rear yard setback of 25 feet in lieu of 30 feet minimum, and for maximum lot coverage for the primary structure and required driveway of 39% in lieu of 35%. Previously, the applicant requested a front yard setback of 18 feet in lieu of 20 feet minimum, for a rear yard setback of 12 feet in lieu of 20 feet minimum, for maximum lot coverage for the primary structure and a required driveway of 48% in lieu of 35%. The applicant worked with staff to minimize the previous request to closely align with current land development codes and specifically to address the concerns discussed by the Board at the previous hearing that led to the denial. The parcel is currently vacant and was platted prior to the current Land Development Code.

BOA#26-100013 —Denied for a front yard setback of 16 feet in lieu of 25 feet, for a side yard setback of 7.6 feet in lieu of 10 feet, and for maximum lot coverage for primary structure and required driveway of 49% in lieu of 35%, for construction of a new single-family home on March 17, 2026.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

As noted previously, the subject site (Lot 4) is an existing lot of record platted prior to the current Land Development Code (1941). The subject property consists of two historic platted lots of record created prior to the adoption of current RS-1 development standards. The dimensional limitations associated with the lots 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 applicant plans on using permeable pavers in order to minimize the lot coverage and has drastically decreased the request from 49% to 39%. 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.

Staff finds this request consistent with the criteria for approval of a variance, and specifically finds this will not create a nuisance, as the applicant will not encroach on the required yard setbacks to such an extent that they would negatively affect the neighboring property. The proposed 5 yard setback request will be adjacent to the second lot created by this and the subsequent application related to this property. The exterior side yard setback will be the required 10 feet, so as not to negatively affect the existing historic homes to either side. The new dwellings will be consistent with the neighboring homes, and match the lot development pattern found on the surrounding blocks. Nothing in the proposed requested relief will create a negative impact on neighborhood character. Continued investment in the neighborhood through renovation and new construction will ensure the preservation of the residential character, while not depriving the owner of the rights granted through the LDC.

Granting the variance does not confer special privileges, but instead allows the property owner to redevelop the lot with a new single-family home. The requested variances are necessary to enable the reasonable use of the property for residential purposes. The applicant worked with planning staff to configure and reduce the previous request to present a site plan that maintains consistency among neighboring properties that is essential in preserving the character of the community. The applicant, were he to follow all required setbacks, could only built a home footprint and driveway of roughly 27% lot coverage, due to the reduced lot size, width and depth. the total square footage that the applicant would be entitled to under the RS-1 standard on a conforming lot would be roughly 3,150 square feet. the applicant is requesting a total square footage of 1,968 square feet. it is the opinion of staff that this amount of additional lot coverage from 35% to 39% accounts for an additional 202 square feet. This is a reasonable request to bring the applicant closer to equity to what he would otherwise be entitled under the standards allowed under the RS-1 standards, were he to possess a full-size lot. Staff finds that the requested variances are minor, proportional, and represent the minimum relief necessary to allow reasonable use of the property. The proposal is consistent with the intent of the Jacksonville Beach Land Development Code and maintains the character of the surrounding residential neighborhood.

MINIMUM DIMENSIONAL STANDARDS:

- 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.

Due to the nonconforming nature of these historically platted lots of record, they are each considered buildable under the LDC. The limitations in area and size contribute to the unique conditions of these parcels, and these conditions are such that they make these lots substantially undersized and lacking in dimensions commonly associated with the majority of residential lots in the city. 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 lots are recognized as nonconforming lots of record under the LDC requirements and are therefore considered buildable under the code, regardless of the nonconformities in lot area and size. The area of these lots is significantly less than the required standard 9,000 square feet in area, and are narrower than the minimum lot width, and also relatively shallow by comparison to standard lots. The applicant's actions to split the parcel are not the cause of the nonconformities, but rather the age of the lots, how they were platted, and under the historic LDC in place at the time of their creation. The hardship arises from the physical configuration of the original lots, which carry building entitlements, regardless of their nonconformities, not the actions of the applicants. Though the act of building a new home does create the need for the request, the hardship is directly connected to the property, and the request for relief is an acceptable use of the variance process, as the applicant did not create the hardship by simply requesting to build a house. The Board holds the authority to determine what level of relief is reasonable, but staff does not believe the simple act of requesting to build on a nonconforming lot, which is a right granted under the LDC, in itself is a self-imposed hardship. There must be consideration of all the relevant limitations on the land, and the ability of the builder to comply with the standards for RS-1. All elements of the request should be weighed against one another, and what is equitable.

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 brings the applicant closer to the allowable limits granted under the RS-1 zoning district dimensional standards, if his lot of a conforming size. The intent of the variance is to ensure fairness among all properties, and afford flexibility to allow projects to achieve a reasonably similar

level of use as properties that do not have any hardships associated with them. Granting this variance does not confer privilege, but rather allows for equitable use of the lot.

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

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land.

Strict enforcement of the current LDC would prohibit the applicant from constructing a home that would be similar in relative size to the parcel that would otherwise be afforded to a conforming lot. Holding the applicant to the same strict standards without consideration of the deficiencies of the lot itself, would create an undue hardship. The intent of the variance is to allow flexibility and relief from code requirements that are generally disproportional to the limits of the property. Limiting the construction of the size and dimensions of the home based on the application of the general dimensional standards required for a lot nearly double in size, could be considered an undue hardship, depending on the severity of the impact to the structure's size, and compliance with all other aspects of the code for required driveways, minimum conditioned area, required garages and other aspects of the code. A significant portion fo the new LDC is devoted to the preservation of the neighborhood character of the residential areas. The more strict limitations for two-dimensional limitations are applied to nonconforming lots, the more likely it will be that the new home will be encouraged to add additional living space in the form of additional stories. As the applicant is entitled to a maximum height of 35 feet, this can result in encouragement of two and three-story homes. Though nothing in this code will prevent this possibility, it is the opinion of staff that holding the applicant to the highest standards will encourage this outcome

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 two lots with two new dwellings would be severely limited, and will only encourage homes of a higher vertical size, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district, and does not embrace the intended concept of encouraging neighborhood preservation.

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

Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

The requested variances will not create a public nuisance. The proposed encroachments are minimal in scale, will remain compatible with the surrounding neighborhood, specifically in similarity to homes located on adjacent blocks, and the noted reduction in side yard setbacks only on the interior lot lines, adjacent to the two new homes and not the existing homes on the outside lot lines will help to reduce the impact of the new construction on the existing homes. The proposed reductions in setbacks and increase in lot coverage 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#26-100035**.

ATTACHMENTS:

1. 26-100035pics
2. BOA#26-100035 Application



www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882

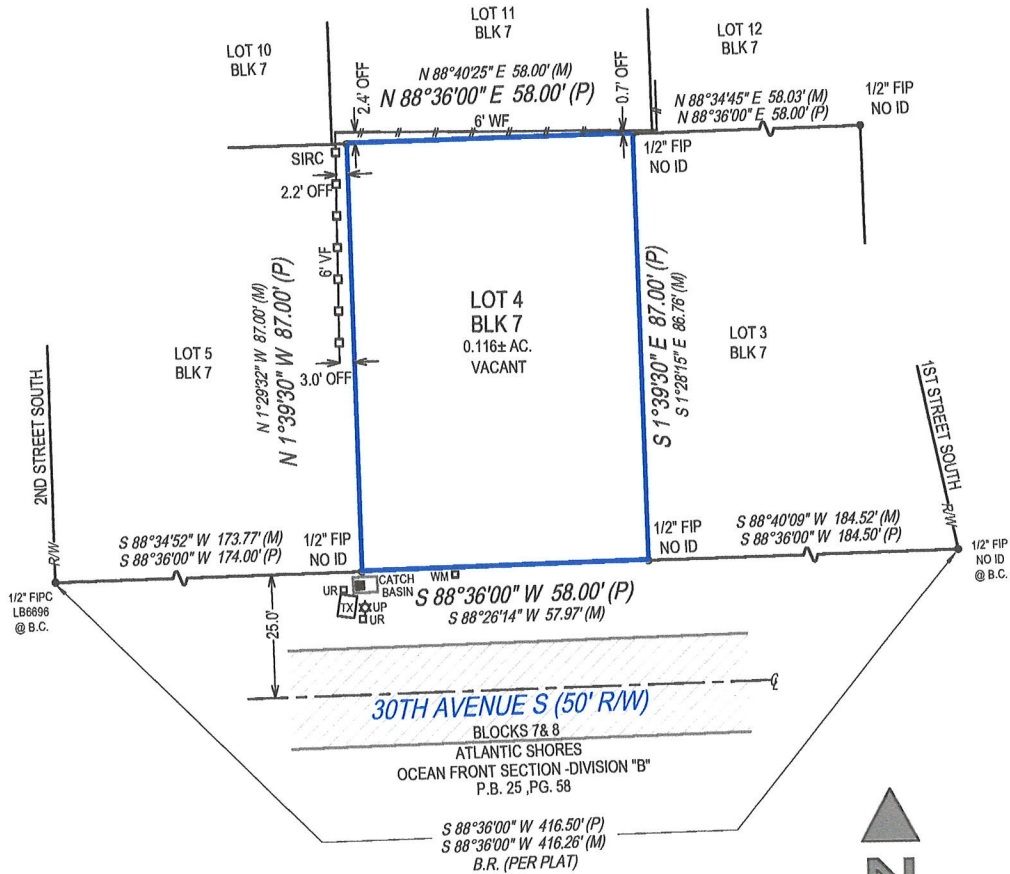


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SURVEY TRACKING
AND
RETRIEVAL SYSTEM
www.surveystars.com

PROPERTY ADDRESS: 123 30TH AVENUE S, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 2601.4622-02

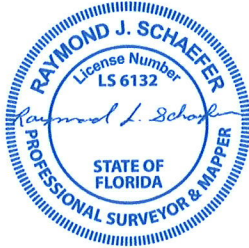
2601.4622-02
BOUNDARY SURVEY
DUVAL COUNTY



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Orlando, FL 32765



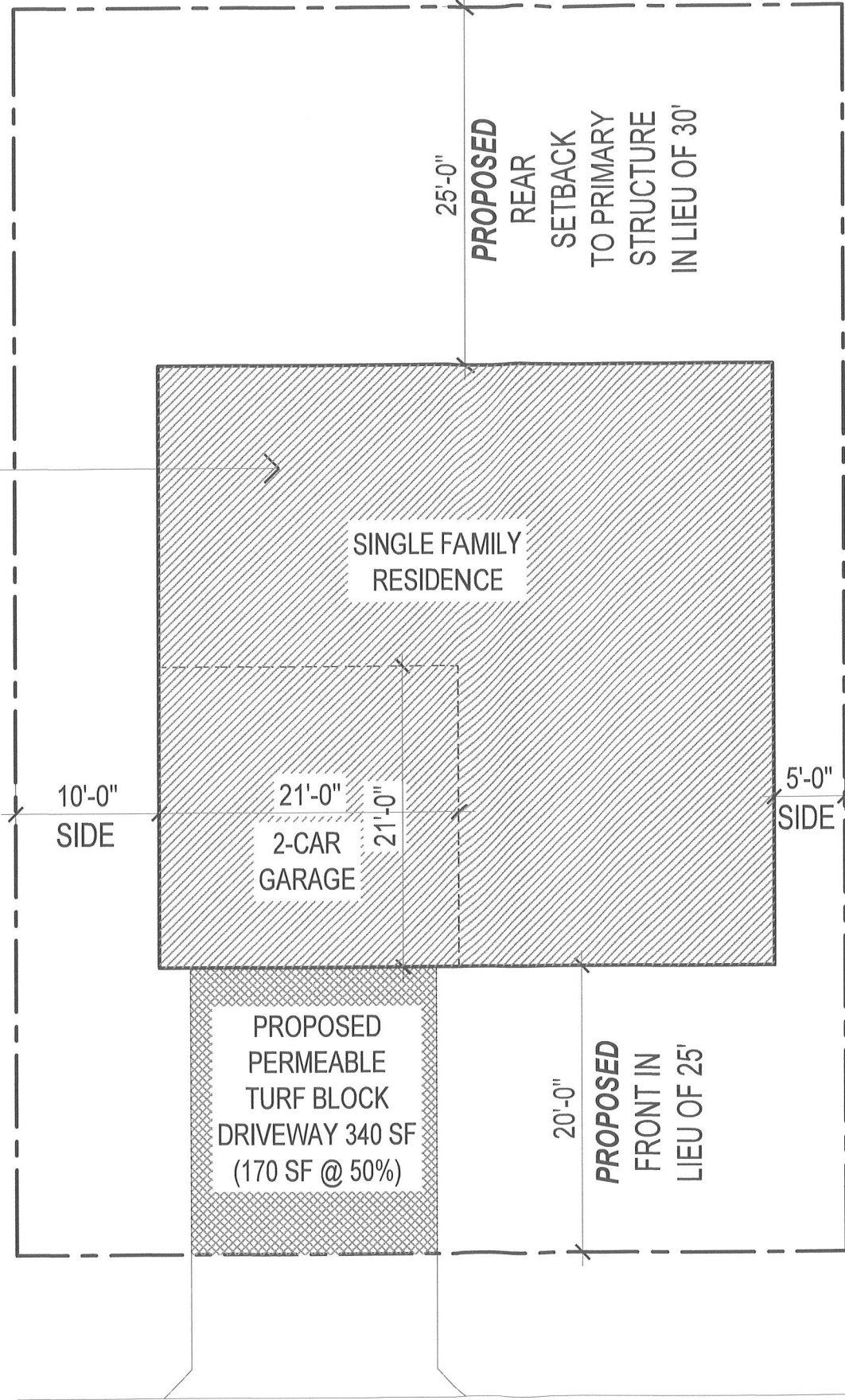
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DATE SIGNED: 04/15/26
FIELD WORK DATE: 4/11/2026
REVISION DATE(S): (REV.0 4/15/2026)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY LINE 58' (EXISTING)

25'-0"
PROPOSED
REAR
SETBACK
TO PRIMARY
STRUCTURE
IN LIEU OF 30'



LOT 4 - (PROPOSED) - 58' X 87' = (5,046 SF)
(1,806 SF BUILDING = 35.7%)
(170 SF DRIVEWAY = 3.3%)
(TOTAL = 39% PROPOSED BLDG. FOOTPRINT & DRIVEWAY)

PROPERTY LINE 87' (EXISTING)

PROPERTY LINE 87' (EXISTING)

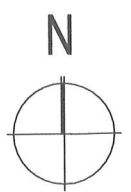
30TH AVENUE SOUTH

1

COVER SHEET / SITE PLAN

3/32" = 1'-0"

DEEDED LOT 4



NOTES:

1. SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
2. 2023 FLORIDA BUILDING CODE :
3. SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.

PROJECT ADDRESS:

123 30TH AVE SOUTH - LOT 4
JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:

03282 ATLANTIC SHORES DIV C R/P OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TAX ASSESSORS PARCEL NO.: 181643-0000

ZONE: RS-1

LOT SIZE: 5,046 SF EACH)

STANDARD SETBACKS:

| | |
|----------------|-----|
| STREET / FRONT | 25' |
| SIDE | 10' |
| REAR | 30' |

PROPOSED SETBACKS:

LOT 4

| | |
|-------------------------|--|
| FRONT (PROPOSED) | 20' IN LIEU OF 25' |
| SIDE (PROPOSED) | 5' IN LIEU OF 10' ON EAST SIDE ONLY / STANDARD 10' ON WEST SIDE |
| REAR (PROPOSED) | 25' (TO PRIMARY STRUCTURE) IN LIEU OF 30' |

39% LOT COVERAGE (PROPOSED) IMPERVIOUS BUILDING & DRIVEWAY IN LIEU OF 35%



APPLICATION FOR VARIANCE

BOA NO. 26-100-35
HEARING DATE 6/16

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, 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: Nick Stam **Telephone:** 904-608-9943
Mailing Address: 317 Ponte Vedra Blvd **E-Mail:** nickstam@me.com
Ponte Vedra Beach, FL 32082

Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

Landowner Name: Akoumia LLC **Telephone:** 904-608-9943
Mailing Address: 317 Ponte Vedra Blvd **E-Mail:** nickstam@me.com
Ponte Vedra Beach, FL 32082

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: 123 30th Ave S Jacksonville Beach, FL 32250 / RE# 181643-0000 Lot 4
 Legal description of property (Attach copy of deed): deed attached
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Front yard setback of 20' in lieu of 25'. East side yard setback 5' in lieu of 10'. Rear yard setback of 25' (to primary structure) in lieu of 30'. 39% lot coverage for building and driveway, in lieu of 35%

AFFIDAVIT

I, Nick Stam, 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] Nick Stam 5/6/2026
 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 6th day of May, 2026, by _____, who is personally known to me or produced _____ as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Heather Marie Bibona
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____
 CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-281 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.

Section 34-286. 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 criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|----------------------------|---|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | yes | The lot does not meet minimum size or frontage requirements for RS-1 zoning. Each lot is a substandard, nonconforming lot in area and width |
| Special circumstances and conditions do not result from the actions of the applicant. | yes | Subject property circumstances and conditions are not the result of the applicant/owner. |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | yes | The subject property will not have any special privilege. Several non-conforming lots in this area have or will require variances for construction. |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | yes | Strict adherence to the code would impose an undue hardship, depriving the applicant of privileges typically granted to other residential properties facing similar lot size and compliance constraints |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | yes | The Applicant and their Architect have developed a site plan representing the minimum variance necessary for reasonable use, carefully balancing existing site constraints with current code |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | yes | Granting the variance aligns with the core intent and policy framework of the Comprehensive Plan. The requested relief will not result in any negative impacts on adjacent land |

Prepared by and return to:
Timothy Shippee
Hathaway & Reynolds, PLLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

This Deed prepared without benefit of a title search. Preparer makes no representation as to the enforceability, or validity of this instrument.

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 19 day of February, 2026, between Akoumia LLC, a Florida Limited Liability Company, whose post office address is 317 Ponte Vedra Boulevard, Ponte Vedra Beach, FL 32082, grantor, and Akoumia LLC, a Florida Limited Liability Company, whose post office address is 317 Ponte Vedra Boulevard, Ponte Vedra Beach, FL 32082, 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 4, Block Seven 7, ATLANTIC SHORES OCEAN FRONT SECTION - DIVISION C, according to Plat thereof recorded in Plat Book 17, page 21, of the Current Public Records of Duval County, Florida.

Parcel Identification Number: 181643-0000

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.

Note to Clerk: This is a conveyance of unencumbered real property wherein Grantor and Grantee are one in the same. The deed is being recorded to split the referenced property from the additional property described under the above referenced Parcel ID. As there is no change in ownership, only minimum documentary taxes are due on the recording of this instrument.

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:

Cassandra M. English
Witness 1 Signature

Cassandra M. English

50 A1A North, Suite 108
Witness 1 Printed Name
Ponte Vedra Beach, FL 32082

Witness 1 Address (Street)

Witness 1 Address (City, ST Zip)

Mary Callaway
Witness 2 Signature

Mary Callaway

Witness 2 Printed Name

50 A1A North, Suite 108
Witness 2 Address (Street)
Ponte Vedra Beach, FL 32082

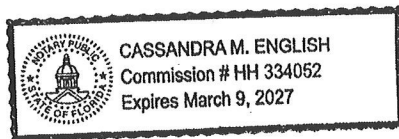
Witness 2 Address (City, ST Zip)

State of **Florida**
County of **St. Johns**

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization, this 19 day of February, 2026, by Nick Stam, Authorized Member of Akoumia LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced Valid FL DL as identification.

Akoumia LLC, a Florida limited liability company

By: *Nick Stam*
Nick Stam, Authorized Member



Cassandra M. English
NOTARY PUBLIC
Printed Name: **Cassandra M. English**
My Commission Expires: _____

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#26-100034, BOA#26-100035, BOA#26-100036, BOA#26-100037

in the Court, was published in said newspaper by print in the issues of 6/4/26.

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 4th day of June, 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, 2026

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 16, 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#26-100034 Section(s) 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 3, Block 7, Atlantic Shores Ocean Front Section- Division C**

BOA#26-100035 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 4, Block 7, Atlantic Shores Ocean Front Section- Division C**

BOA#26-100036 Section(s): 34-611(e)(1)(h), for a rear accessory structure setback of 13 inches in lieu of 5 feet, for an addition to an existing nonconforming structure, located at **property addressed 1526 N 7th St RE# 174922-0000, legally described as Lot 3, Block 9, Surf Park Unit 1**

BOA#26-100037 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet on the eastern portion of the property, for an addition to an existing nonconforming structure, located at **property addressed 816 N 15th Ave RE# 175257-0000, legally described as Lot 11, Block 7, Beach Homesites Unit 3**

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.

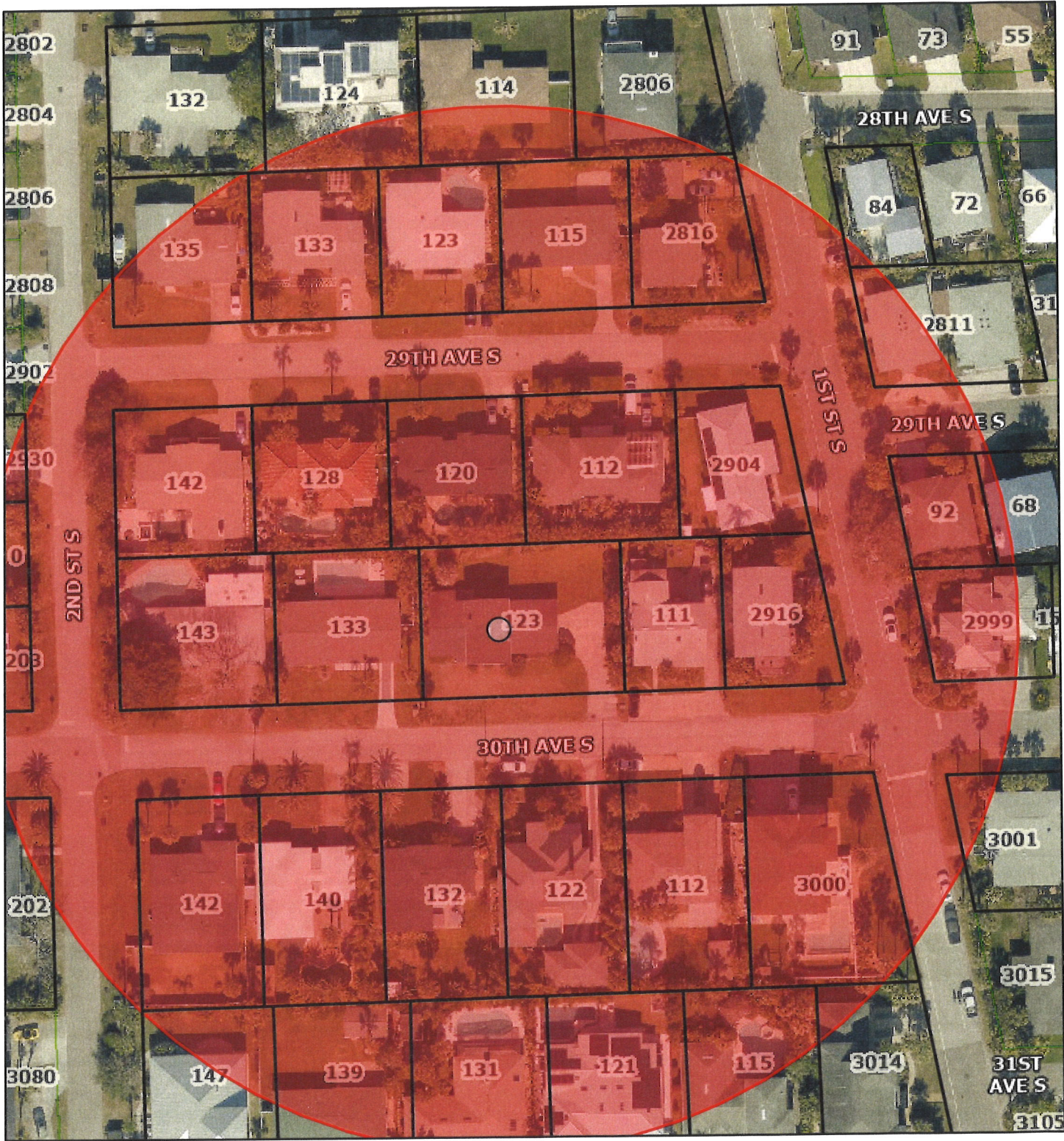
In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior 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@jaxbechfl.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.

Jun. 4

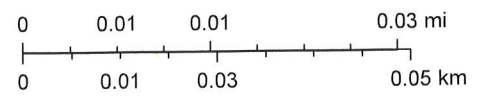
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June 2, 2026

Parcels

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www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882

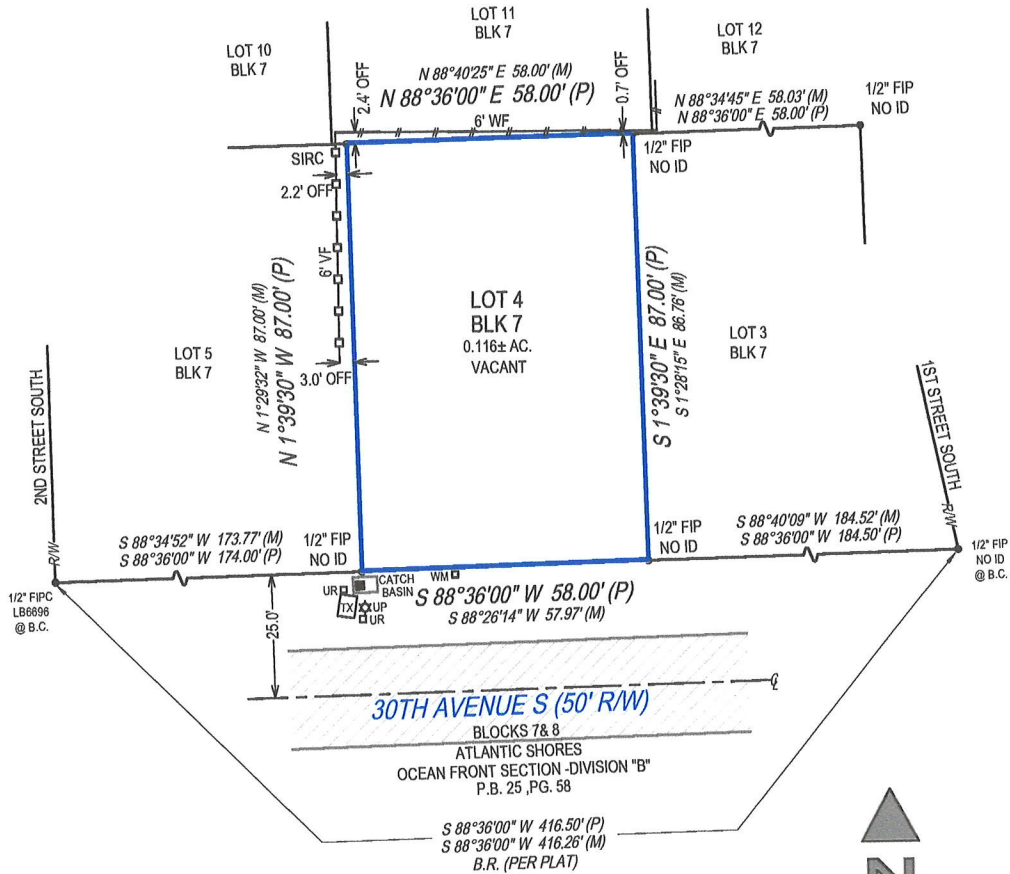


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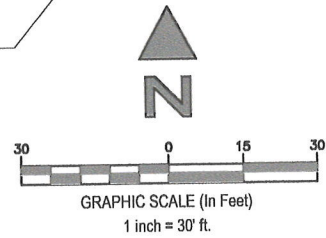
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SURVEY NUMBER: 2601.4622-02

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 DUVAL COUNTY

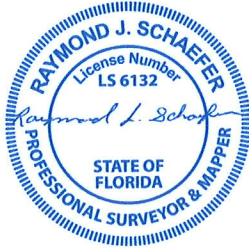


SURVEYOR'S NOTES:
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RAYMOND J. SCHAEFER
 State of Florida Professional Surveyor and Mapper
 License Number 6132
 Exacta Land Surveyors, LLC | LB# 8291

POINTS OF INTEREST:
 NONE VISIBLE



Exacta Land Surveyors, LLC
 LB# 8291
 o: 866.735.1916 | f: 866.744.2882
 131 West Broadway Street, Suite 1001, Orlando, FL 32765



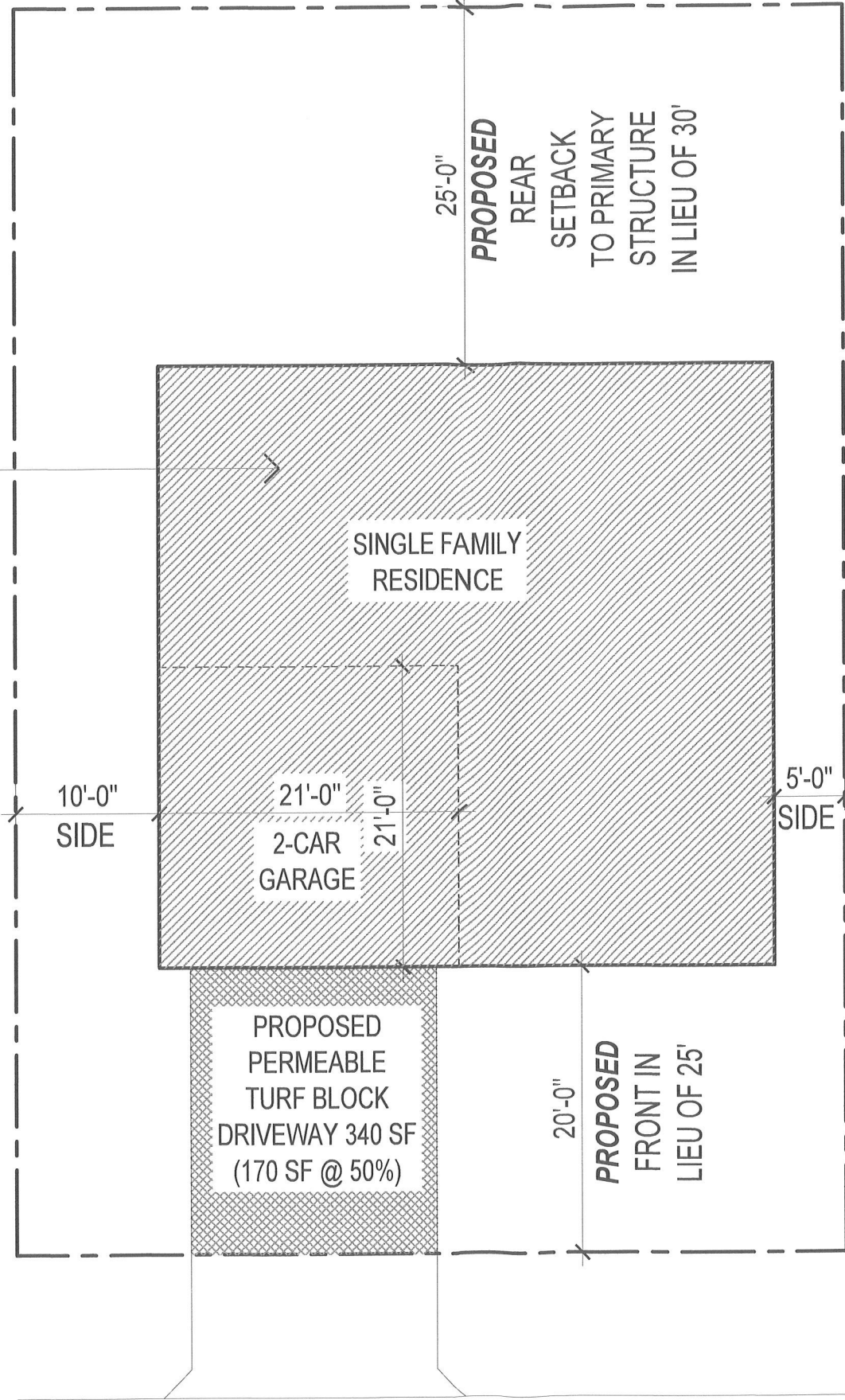
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PROPERTY LINE 87' (EXISTING)

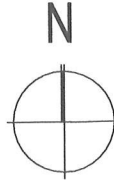
30TH AVENUE SOUTH

1

COVER SHEET / SITE PLAN

3/32" = 1'-0"

DEEDED LOT 4



NOTES:

1. SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
2. 2023 FLORIDA BUILDING CODE :
3. SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.

PROJECT ADDRESS:

123 30TH AVE SOUTH - LOT 4
JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:

03282 ATLANTIC SHORES DIV C R/P OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TAX ASSESSORS PARCEL NO.: 181643-0000

ZONE: RS-1

LOT SIZE: 5,046 SF EACH

STANDARD SETBACKS:

| | |
|----------------|-----|
| STREET / FRONT | 25' |
| SIDE | 10' |
| REAR | 30' |

PROPOSED SETBACKS:

LOT 4

| | |
|-------------------------|--|
| FRONT (PROPOSED) | 20' IN LIEU OF 25' |
| SIDE (PROPOSED) | 5' IN LIEU OF 10' ON EAST SIDE ONLY / STANDARD 10' ON WEST SIDE |
| REAR (PROPOSED) | 25' (TO PRIMARY STRUCTURE) IN LIEU OF 30' |

39% LOT COVERAGE (PROPOSED) IMPERVIOUS BUILDING & DRIVEWAY IN LIEU OF 35%



| BOARD OF ADJUSTMENT AGENDA ITEM | |
|---------------------------------|--------------------------------------|
| TO: | Board of Adjustment Members |
| FROM: | Department of Planning & Development |
| DATE: | 06/09/2026 |
| SUBJECT: | BOA #26-100036 Staff Report |

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 16, 2026 Board of Adjustment Meeting.

BOA #26-100036

ZONING: RS-1
 RE NO.: 174922-0000
 LEGAL: Lot 3, Block 9, *Surf Park Unit 1*
 ADDRESS: 1526 N 7th St

REQUEST:

Section(s): 34-611(e)(1)(h), for a rear accessory structure setback of 13 inches in lieu of 5 feet, for an addition to an existing nonconforming structure

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 1947. The property measures 96 feet in width by 166 feet in depth on the longest side and a depth of 116 on the shorter side. The property is currently occupied by a single-family home, built in 1983.

The subject property complies with the dimensional standards of the RS-1 Zoning District; however, the parcel exhibits unique physical characteristics due to its irregular configuration. The lot dimensions vary along all property lines, resulting in an atypical lot shape when compared to surrounding properties within the zoning district. This irregularity limits the functional rear yard area and constrains the placement of accessory structures on the site. The current accessory structure's location also created additional challenges when seeking an addition to this accessory use.

The requested variances are intended to facilitate an addition to an existing nonconforming accessory structure. The existing pergola was constructed prior to the current owner's acquisition of the property, and based on the date of the survey provided, existed at least as far back as 1993, and the nonconforming condition was therefore inherited by the applicant. The proposed addition consists of approximately 104.5 square feet and is intended to enhance the functionality and usability of the existing structure. The expansion is designed to align with the established layout and development pattern of the residence.

Approval of the requested variances would provide reasonable relief from the site's unique physical constraints while addressing the existing nonconforming conditions associated with the original

| | |
|---------------|---------------|
| AGENDA ITEM: | C. |
| MEETING DATE: | June 16, 2026 |



placement of the accessory structure. The requested relief is the minimum necessary to accommodate the proposed improvement and allow for the reasonable use of the property. Continued investment in the existing single-family home will ensure the preservation of the residential character of the existing neighborhood. This is a critical consideration, as continued investment and maintenance of the existing home will ensure continued compatibility among neighboring properties, which is essential for preserving the character of the community. The new addition will enhance, rather than detract from, the neighborhood's aesthetic appeal.

There are no previous BOA cases for the subject property.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

The subject property is an existing lot of record platted prior to the current Land Development Code (1947). The house was built in 1983, which is also prior to our current Land Development Code. The existing accessory structure dates back to at least 1993, though staff was unable to determine the exact date of construction of the existing pergola. The variance requested is the minimum necessary to allow the applicant to utilize the property to complete the proposed addition while allowing for minimal additional cost in construction by adding onto the existing, nonconforming pergola. The fact that the parcel was platted in 1947, and considering the dwelling and pergola were constructed under the limitations of a previous LDC, as well as the parcel being irregularly shaped, the applicant would be limited in their ability to add any additions, mostly due to the design, and how the builder chose to maximize the parcels dimensions, where the home was located, as well as the current placement of the existing pergola.

Although the parcel is conforming in terms of overall lot size and dimensions, the placement and orientation of the parcel create unusual site constraints. The parcel was platted at an irregular angle relative to the neighboring lots, resulting in a reduced functional rear yard area. Staff notes that the lot was platted prior to the adoption of the current Land Development Code, and the nonconforming layout of the dwelling was established prior to the current applicant's ownership of the property.

The proposed improvement is consistent with the RS-1 zoning designation and maintains the property's existing single-family residential use. The pergola accessory structure is a common residential improvement and does not introduce any new or incompatible uses to the neighborhood. Staff finds that the request is associated with site-specific conditions, was not self-created, and represents the minimum relief necessary to allow reasonable use of the property.

Staff finds the request consistent with the applicable variance approval criteria. Specifically, staff finds that granting the variances will not create a nuisance or adversely impact adjacent properties, as the proposed addition will not increase the extent of the existing encroachment into required setbacks beyond its current footprint. Furthermore, the proposed location represents the most practical and compatible placement for the pergola given the parcel's irregular configuration. The addition will remain consistent with the character and scale of surrounding residential development and will maintain compatibility with neighboring properties within the area.

MINIMUM 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** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure.

Special conditions exist on the property due to the irregular shape of the parcel and the location of the current accessory structure. This orientation limits the functional rear yard area and restricts the placement of accessory structures in locations that would otherwise comply with standard setback requirements.

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 unusual shape of the parcel and the location of the primary structure and the existing nonconforming accessory structure constraints were established at the time the home was constructed and for the pergola, at least as far back in time as 1993, and were not created by the current applicant. The applicant inherited these conditions upon purchasing the property.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance.

Approval of the requested variances would not confer a special privilege denied to other property owners. Accessory structures and outdoor improvements are common for single-family residences, and similarly constrained properties may seek comparable relief.

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 setback requirements would make placement of the pergola addition impractical, given the configuration of the lot as well as the placement of the existing home and the location of the existing pergola would make accommodate a conforming accessory structure both outside the scope for the intended addition, which is to expand the existing space without creating a new, detached structure that wouldn't meet the needs of the applicant, and also likely incur additional expenses. As the request would not result in further encroachments, but simply extends the encroachment linearly, along the same property line, the impact on the property standards is minimal.

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 represent the minimum relief necessary to allow the applicant to construct the proposed pergola and utilize the property in a manner typical of single-family residential development.

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

Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

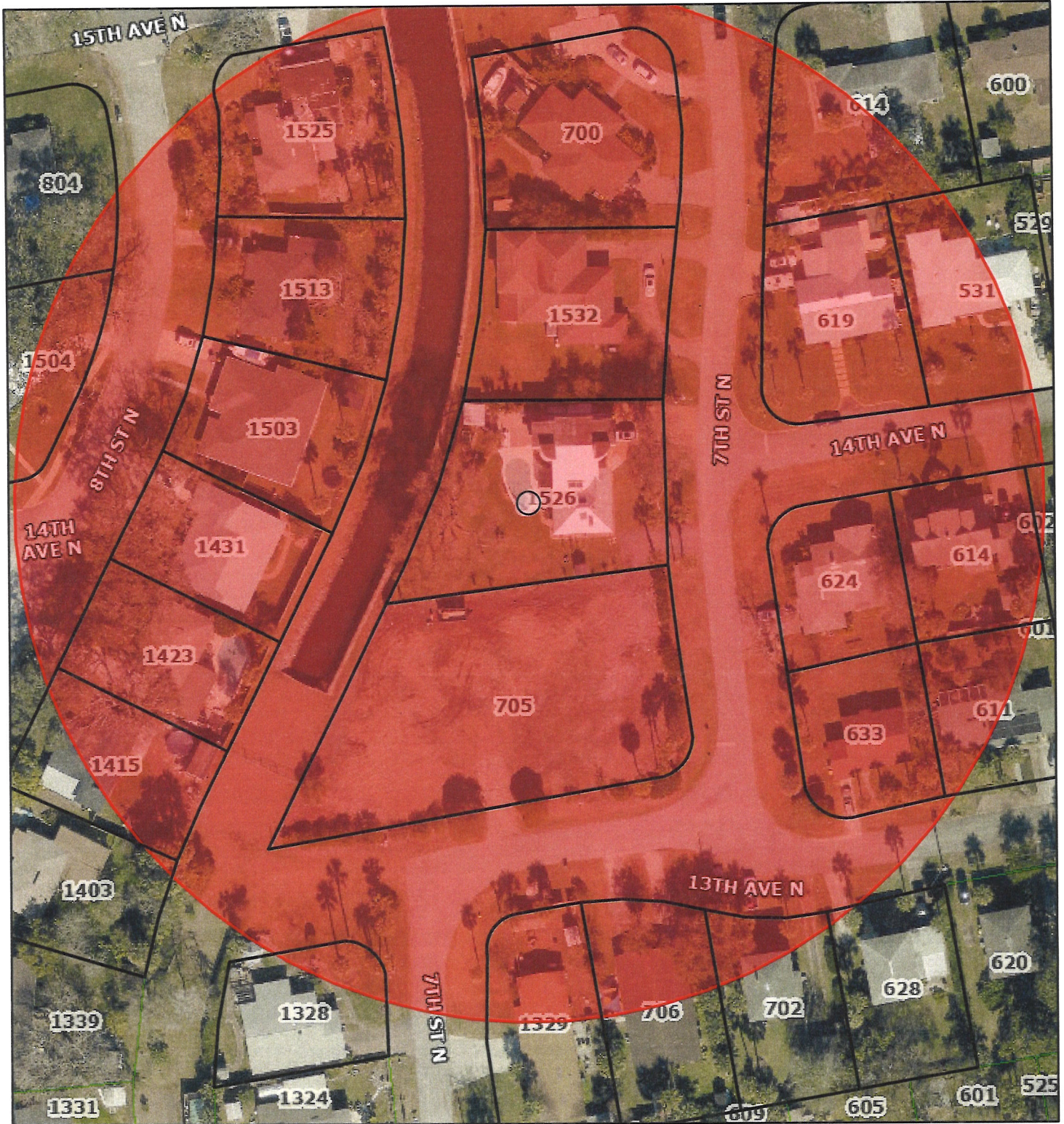
The requested variances will not create a public nuisance. The proposed encroachments are minimal in scale, will remain compatible with the surrounding neighborhood, and do not create issues of safety, visibility, traffic, or noise. The proposed improvements will continue to comply with applicable building and safety codes.

STAFF RECOMMENDATION:

Per Section 34-572 of the Land Development Code, and based on the provided application and analysis stated in this report, the Planning and Development Department finds the application meets all the applicable standards for a variance therefore and recommends **Approval** of **BOA#26-100036**.

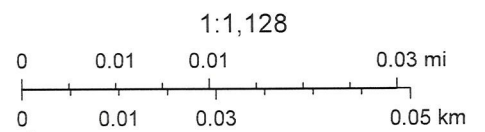
ATTACHMENTS:

1. 26-100036pics
2. BOA#26-100036 Application



June 2, 2026

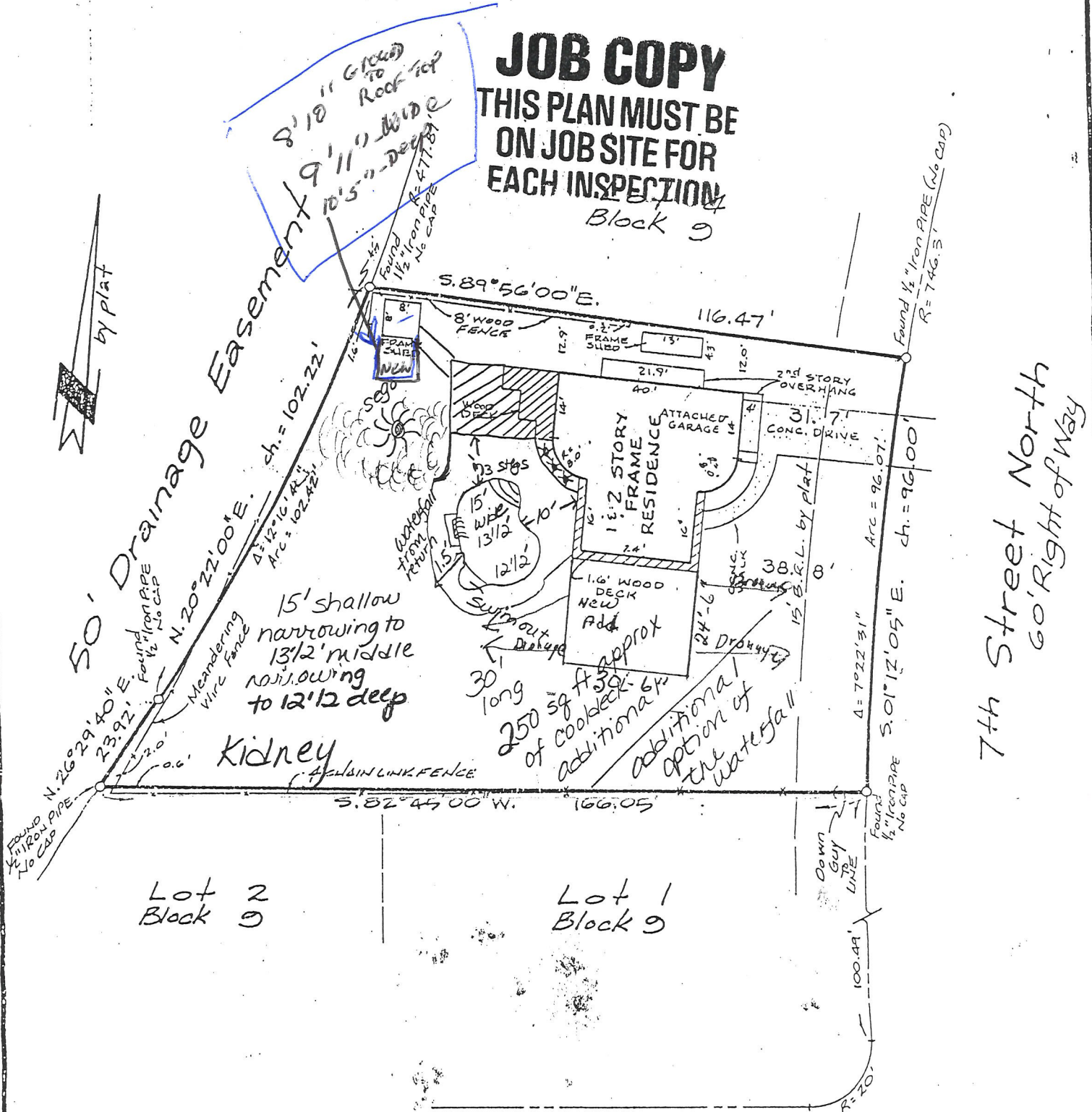
 Parcels



MAP SHOWING SURVEY OF

LOT 3, BLOCK 9, SURF PARK UNIT ONE, REPLAT AS RECORDED IN PLAT BOOK 20, PAGE 27 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB COPY
THIS PLAN MUST BE
ON JOB SITE FOR
EACH INSPECTION
 Block 9



Lot 2
Block 9

Lot 1
Block 9

13th Avenue North
60' Right of Way

NOTES :

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 3 AS BEING S82°45'00"W BY PLAT.
2. B.R.L. DENOTES BUILDING RESTRICTION LINE BY PLAT.
3. THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAPS REVISED 4/17/1989. COMMUNITY PANEL NO. 120078 0001 D.

DURDEN LAND SURVEYORS INC.

POST OFFICE BOX 50670
 1103 SOUTH THIRD STREET
 JACKSONVILLE BEACH, FLORIDA 32250
 PHONE (904) 249-7261
 FAX (904) 241-1262
 THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I HEREBY CERTIFY TO: **JAMES F. & KIMBERLY J. KELLET**
 AMERICAN HOME FUNDING
 STEWART TITLE OF JACKSONVILLE

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 21HH-6 FLORIDA ADMINISTRATIVE CODE.

H. Bruce Durden, Jr.
 FLORIDA REGISTERED SURVEYOR NO. 4707
 H. BRUCE DURDEN, JR.

DATE DECEMBER 3, 1993
 SCALE: 1" = 30'

FDOT EASEMENT

WEST

PROPERTY LINE

OUR REAR FENCE

SURVEY IRON

Neighbors Fence POS.

ON IRON

CONNECTED TO MY FENCE WITH ADDED PIECE

NORTH

SOUTH

EAST

2.9"
2.5"
5.4"

TOTAL 5'12"

10'5 1/2"

2ND PART

SAME DIMENSIONS

10'5 1/2"

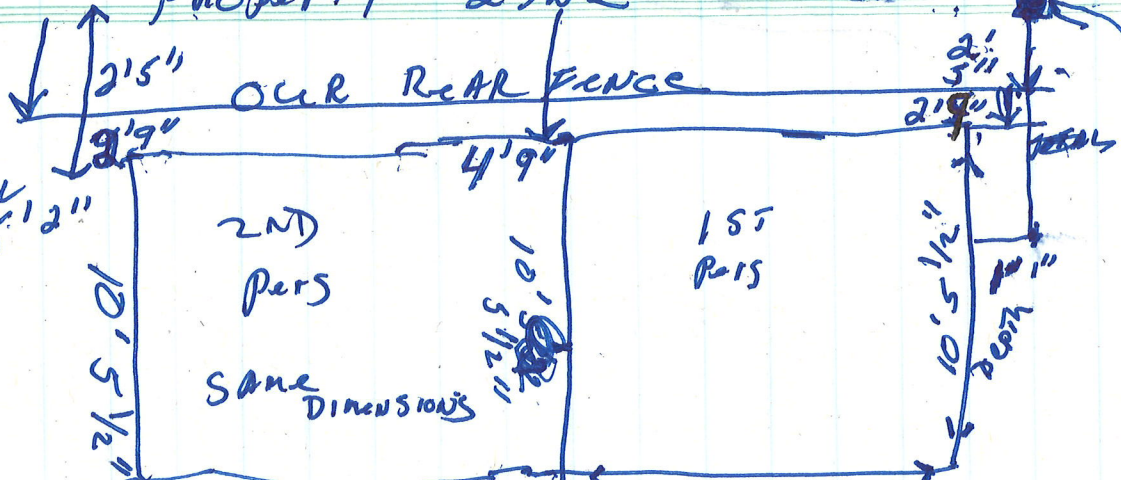
1ST PART

9'11"

9'11" WIDTH

GROUND TO TOP OF ROOF

8'10"









VARIANCE APPLICATION

BOA No. 26-100036
HEARING DATE 5/16

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

MAY 07 2026

PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: James Kelley Telephone: 904-537-3906
 Mailing Address: 1526 7th ST NORTH E-Mail: Beachbik2000@bellsouth.net

Agent Name: _____ Telephone: _____
 Mailing Address: SAME AS ABOVE E-Mail: _____

Landowner Name: _____ Telephone: _____
 Mailing Address: SAME AS ABOVE E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 1526 7th ST. NORTH
 Legal description of property (Attach copy of deed): LOTS 3 BLOCK 9, SURF PARK UNIT 1
 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).

ON TO
ADD ~~ON TO~~ EXISTING 8x8 STRUCTURE IN THE
REAR YARD IN THE NORTH WEST CORNER
ADDING 104.05 SQFT SIMILAR STRUCTURE.
Please see attached survey with location
of new structure. 13in 110 5ft

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____
 CODE SECTION (S): _____



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, James Kelley, 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.

James Kelley
APPLICANT SIGNATURE

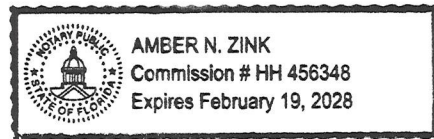
James Kelley
PRINT APPLICANT NAME

5/7/26
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of May, 20 26, by James Kelley who is personally known to me or produced _____ as identification.

Amber N. Zink
NOTARY PUBLIC SIGNATURE



Amber N. Zink
PRINT NOTARY NAME

(Affix Notary Seal Above)

DESCRIPTION OF YOUR HOUSE

| Insured: KELLEY, JAMES & KIMBERLY J | | Policy Number: 09-H-H72-851-9 | |
|---|--|--|-------------------------|
| Address: 1526 7TH ST N JACKSONVILLE BEACH, FL 32250-4706 | | | |
| GENERAL INFORMATION | | | |
| Construction Year: 1985 (1983) | <input checked="" type="checkbox"/> | Attached Garage: 1 CAR | |
| Roof Year: 1995 Roof Material: COMPOS | <input type="checkbox"/> | Carpport: NONE | |
| Quality of Construction: | <input type="checkbox"/> | Enclosed Porch: NONE | |
| Approx. Living Area: 1475 | <input type="checkbox"/> | Open Porch or Breezeway: NONE | |
| Brick/Stone Exterior (over 50%) NO | | Unfinished Attic: NONE | |
| No. of Families: 1 | | Unfinished Basement: NONE | |
| No. of Fireplaces: NONE | <input checked="" type="checkbox"/> | Large Deck (+300 sq. ft.): N/A | |
| Central Air Cond.: YES | <input checked="" type="checkbox"/> | Walk-in closet(s): 1 | |
| ROOMS | | | |
| Bedroom #1: 13 X 14 | <input checked="" type="checkbox"/> | Baths: Full: 2 | |
| Bedroom #2: 13 X 14 | | Half: / | NONE |
| Bedroom #3: 13 X 12 | <input type="checkbox"/> | Dressing Rooms: NONE | |
| Bedroom #4: NONE | <input type="checkbox"/> | Living Room: NONE | |
| Bedroom #5: NONE | <input type="checkbox"/> | Family Room: NONE | |
| Any bedrooms with adjoining bath: YES | <input checked="" type="checkbox"/> | Great Room: 16 X 24 | |
| | | Dinette or breakfast nook: NO | |
| Kitchen: 17 X 08 | | Office: NONE | Library: NONE |
| Dining Room: 17 X 08 | | Study: NONE | Den: NONE |
| Exercise Room: NONE | | Sun Room: NONE | Other Room: NONE |
| Recreation Room: NONE | | Work Room: NONE | Other Room: NONE |
| Storage Room: NONE | | Laundry: NONE | Foyer: / NONE |
| ADDITIONAL FEATURES | | | |
| Hardwood, Slate, Marble, and/or Quarry Tile Floors: YES | Central Vacuum: NONE | Hot Tub: NONE | NONE |
| | Intercom System: NONE | Sauna: NONE | NONE |
| Stained and/or Varnished Woodwork: YES | Skylight: 2 | Whirlpool Tub: NONE | |
| Wet Bar: NONE | Interior Sprinkler System: NONE | Solar Hot Water Heater: NONE | NONE |
| Built-Ins: Dishwasher: / NONE Oven: 1 Microwave: / NONE Washer: / NONE Dryer: 1 Countertop Range: 1 | Alarms: | Water Softener: NONE | |
| | Smoke: 2 | Prefab Fireplace Insert: NONE | |
| | Security & Fire: 1 | Woodburning Stove: / NONE | |
| | Garage Door Opener: / NONE | Heat Exchanger: NONE | |
| Trash Compactor: NONE | Fans: | Bathroom Heater: NONE | |
| Range Hood: 1 | Whole House: NONE | Electric Air Filter: NONE | |
| Garbage Disposal: NONE | Ceiling: 5 | Air Humidifier: NONE | |
| | Roof Exhaust: 2 | Wall Air Conditioner/ Swamp Cooler: NONE | |

The preceding information accurately describes your house as represented to us. Please immediately notify your agent or the Home Office of any changes or corrections.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

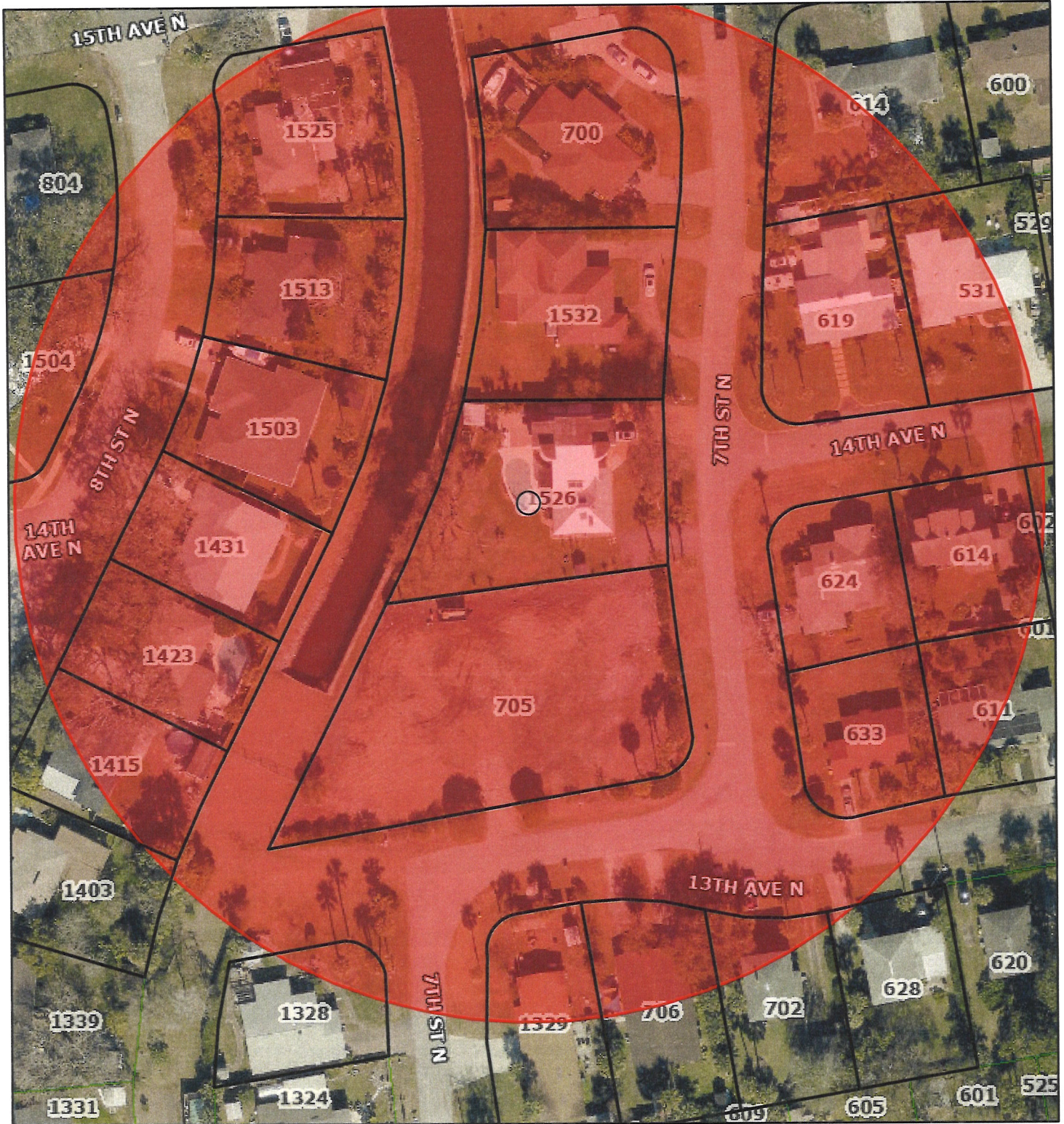
Section 34-566

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.

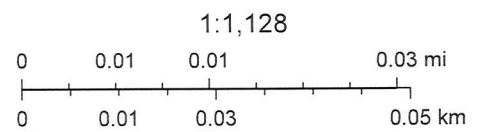
Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following standards have been met. To assist the Board in making a finding, please complete the form below.

| 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 | PRIOR 8x8 STRUCTURE EXISTED AT PURCHASE OF HOME IN 1983 |
| (b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship. | yes | |
| (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 | |
| (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 | |



June 2, 2026

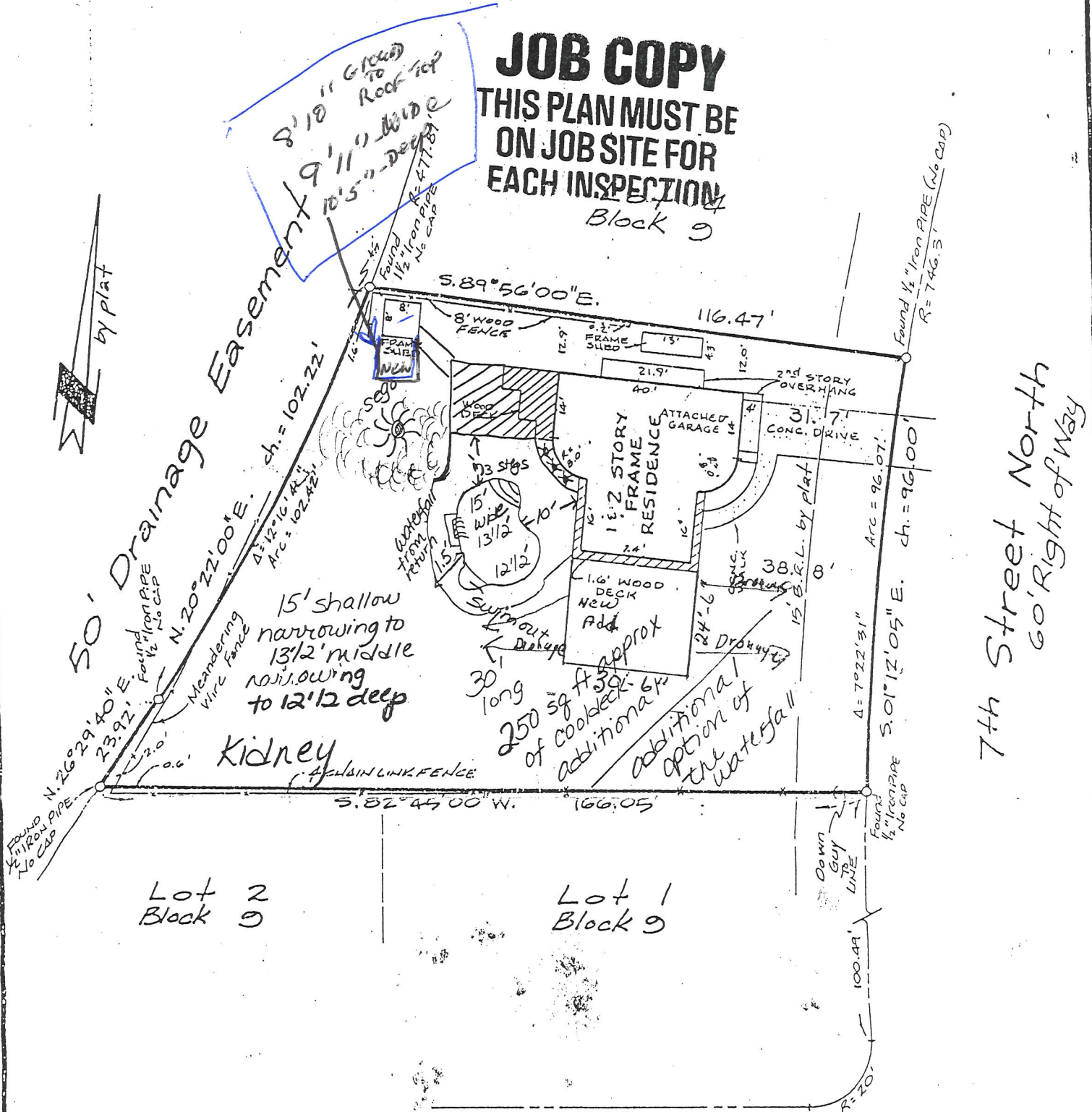
 Parcels



MAP SHOWING SURVEY OF

LOT 3, BLOCK 9, SURF PARK UNIT ONE, REPLAT AS RECORDED IN PLAT BOOK 20, PAGE 27 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB COPY
THIS PLAN MUST BE
ON JOB SITE FOR
EACH INSPECTION
 Block 9



Lot 2
Block 9

Lot 1
Block 9

13th Avenue North
60' Right of Way

NOTES :

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 3 AS BEING S82°45'00"W BY PLAT.
2. B.R.L. DENOTES BUILDING RESTRICTION LINE BY PLAT.
3. THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAPS REVISED 4/17/1989. COMMUNITY PANEL NO. 120078 0001 D.

DURDEN LAND SURVEYORS INC.

POST OFFICE BOX 50670
 1103 SOUTH THIRD STREET
 JACKSONVILLE BEACH, FLORIDA 32250
 PHONE (904) 249-7261
 FAX (904) 241-1262
 THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I HEREBY CERTIFY TO: JAMES & KIMBERLY J. KELLET
 AMERICAN HOME FUNDING
 STEWART TITLE OF JACKSONVILLE

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 21HH-6 FLORIDA ADMINISTRATIVE CODE.

H. Bruce Durden, Jr.
 FLORIDA REGISTERED SURVEYOR NO. 4707
 H. BRUCE DURDEN, JR.

DATE DECEMBER 3, 1993
 SCALE: 1" = 30'

FDOT EASEMENT

WEST

PROPERTY LINE

OUR REAR FENCE

SURVEY IRON

Neighbors Fence POS.

ON IRON

CONNECTED TO MY FENCE WITH ADDED PIECE

NORTH

SOUTH

EAST

2.9"
2.5"
5.4"

TOTAL 5'12"

10'5 1/2"

2ND PART

SAME DIMENSIONS

10'5 1/2"

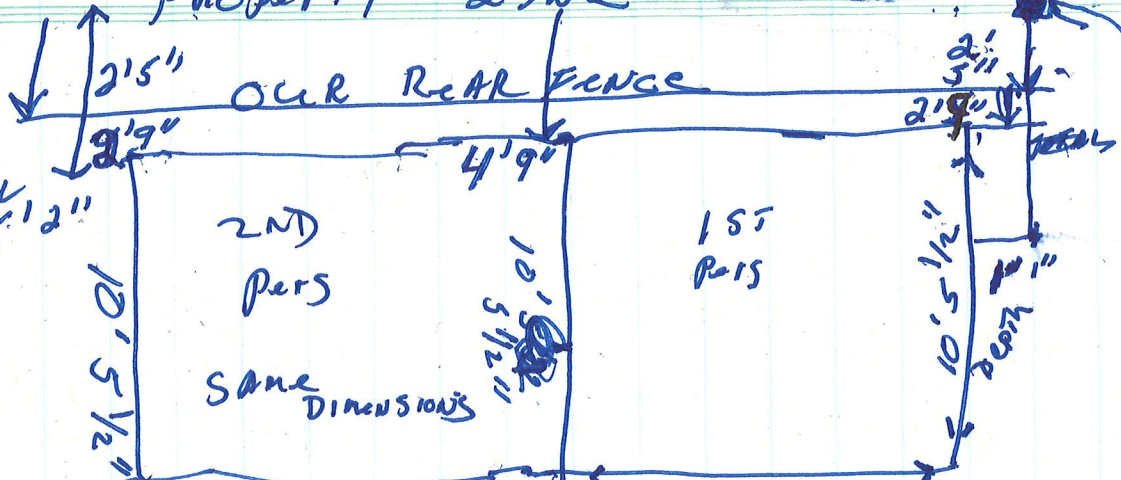
1ST PART

9'11"

9'11" WIDTH

GROUND TO TOP OF ROOF

8'10"







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#26-100034, BOA#26-100035, BOA#26-100036, BOA#26-100037

in the Court, was published in said newspaper by print in the issues of 6/4/26.

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 4th day of June, 2026 by Nichol Stringer who is personally known to me.

RHONDA L FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 588731
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 16, 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#26-100034 Section(s) 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 3, Block 7, Atlantic Shores Ocean Front Section- Division C**

BOA#26-100035 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 4, Block 7, Atlantic Shores Ocean Front Section- Division C**

BOA#26-100036 Section(s): 34-611(e)(1)(h), for a rear accessory structure setback of 13 inches in lieu of 5 feet, for an addition to an existing nonconforming structure, located at **property addressed 1526 N 7th St RE# 174922-0000, legally described as Lot 3, Block 9, Surf Park Unit 1**

BOA#26-100037 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet on the eastern portion of the property, for an addition to an existing nonconforming structure, located at **property addressed 816 N 15th Ave RE# 175257-0000, legally described as Lot 11, Block 7, Beach Homesites Unit 3**

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 286.014, 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@jaxbhfl.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.

Jun. 4 00 (26-03247D



| BOARD OF ADJUSTMENT AGENDA ITEM | |
|---------------------------------|--------------------------------------|
| TO: | Board of Adjustment Members |
| FROM: | Department of Planning & Development |
| DATE: | 06/09/2026 |
| SUBJECT: | BOA ##26-100037 Staff Report |

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, June 16, 2026 Board of Adjustment Meeting.

BOA ##26-100037

ZONING: RS-1
 RE NO.: 175257-0000

LEGAL: Lot 11, Block 7, *Beach Homesites Unit 3*
 ADDRESS: 816 N 15th Ave

REQUEST:

Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet on the eastern portion of the property for an addition to an existing nonconforming structure.

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 1954. The site consists of a platted single-family residential lot of record dating to approximately 1954. The parcel measures approximately 80 feet in width and 110 feet in depth and is currently developed with a single-family residence constructed in 1957. The subject property does not fully comply with the dimensional standards of the RS-1 Zoning District and exhibits unique physical characteristics due to its irregular configuration and being substandard in total lot area. Lot dimensions vary along the front and rear property lines, resulting in an atypical lot shape when compared to surrounding properties within the zoning district. These site constraints reduce the functional rear yard area and limit opportunities for the placement and expansion of accessory structures.

The requested variances are intended to facilitate an addition to an existing nonconforming accessory structure. The applicant is requesting an accessory structure setback of 3 feet in lieu of 5 feet on the eastern portion of the property. The existing shed was constructed prior to the current owner's acquisition of the property, and the nonconforming condition was therefore inherited by the applicant. The proposed addition, measuring approximately 20 feet by 20 feet, is intended to improve the functionality and usability of the existing structure while maintaining consistency with the established development pattern of the property. The location of the addition is compatible with the existing site layout and represents a logical extension of the structure.

Approval of the requested variances would provide reasonable relief from the property's unique physical constraints while addressing the existing nonconforming conditions associated with the

| | |
|---------------|---------------|
| AGENDA ITEM: | D. |
| MEETING DATE: | June 16, 2026 |



original placement of the accessory structure. Staff finds that the requested relief represents the minimum variance necessary to accommodate the proposed improvement and allow for the reasonable use of the property.

Furthermore, continued investment in and maintenance of the existing single-family residence supports the preservation of the residential character of the surrounding neighborhood. The proposed addition is compatible with the scale and character of nearby residential development and is not expected to adversely affect adjacent properties. Rather, the improvement will enhance the overall functionality and appearance of the property while maintaining consistency with the established character of the community. Accordingly, staff finds the request to be consistent with the intent of the RS-1 Zoning District and the applicable criteria for variance approval.

There are no previous BOA cases for the subject property.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

The subject property is an existing lot of record that was platted in 1954, prior to the adoption of the current Land Development Code. The principal dwelling was constructed in 1957 and was developed in accordance with the regulations in effect at that time. As a result, both the lot configuration and the placement of existing improvements predate current development standards. The requested variance is associated with an addition to an existing nonconforming accessory structure. Staff finds that the variance request is driven by site-specific conditions rather than circumstances created by the current property owner. The parcel is nonconforming with respect to certain lot dimensions and exhibits an irregular configuration that creates practical limitations on the placement and expansion of structures. In addition, the orientation of the parcel differs from that of neighboring lots, resulting in a reduced functional rear yard area and limiting opportunities for accessory structure placement elsewhere on the site.

The existing dwelling and accessory structure were established prior to the current applicant's ownership, and the nonconforming conditions were not self-created. Given the age of the plat, the historic development pattern of the property, and the site's irregular shape, opportunities for expansion that fully comply with current dimensional standards are limited. Staff find that the requested variance represents the minimum relief necessary to accommodate the proposed addition while allowing for the reasonable use and enjoyment of the property. The proposed improvement is consistent with the RS-1 zoning designation and maintains the property's existing single-family residential use. The addition to the accessory structure constitutes a customary residential improvement and does not introduce a new use or intensity that would be incompatible with the surrounding neighborhood. Furthermore, the proposed addition is designed to complement the existing development pattern on the site and will remain compatible with the character and scale of surrounding residential properties.

MINIMUM 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 conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure.

Special conditions exist on the property due to the irregular shape of the parcel. This orientation limits the functional rear yard area and restricts the placement of accessory structures in locations that would otherwise comply with standard setback requirements.

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 unusual placement of the parcel constraints were established at the time the home was constructed and were not created by the current applicant. The applicant inherited these conditions upon purchasing the property.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges will not be afforded to the applicant by granting a variance.

Approval of the requested variances would not confer a special privilege denied to other property owners. Accessory structures and outdoor improvements are common for single-family residences, and similarly constrained properties may seek comparable relief.

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 setback requirements would make placement of the shed addition impractical given the configuration of the existing dwelling and available yard space. Due to the

age and construction style of the residence, relocating or redesigning the structure to accommodate a conforming accessory structure would be infeasible.

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 represent the minimum relief necessary to allow the applicant to construct the proposed shed addition and utilize the property in a manner typical of single-family residential development.

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

Staff finds that the variance(s) **will not** result in the creation of a public nuisance.

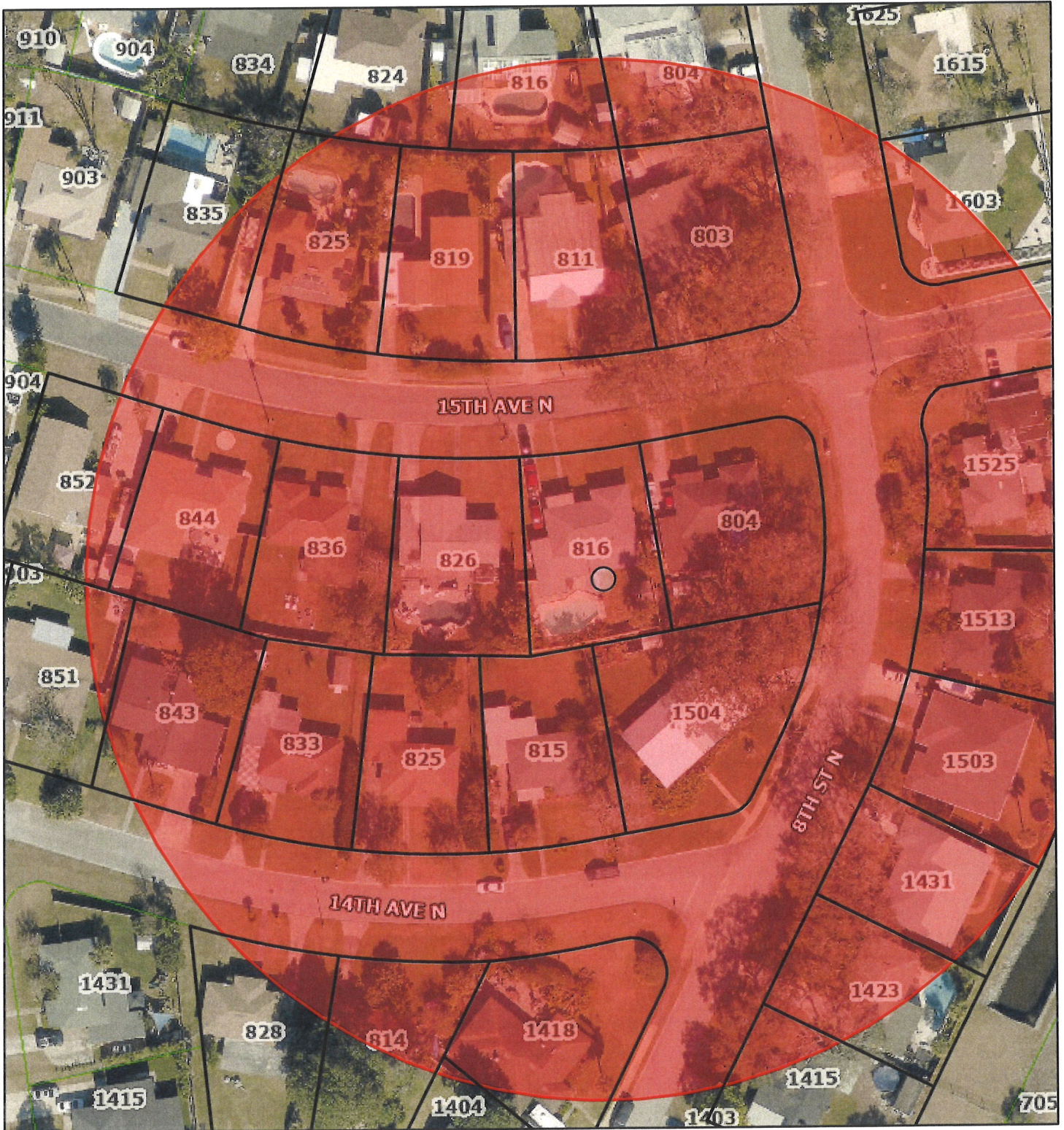
The requested variances will not create a public nuisance. The proposed encroachments are minimal in scale, will remain compatible with the surrounding neighborhood, and do not create issues of safety, visibility, traffic, or noise. The proposed improvements will continue to comply with applicable building and safety codes.

STAFF RECOMMENDATION:

Per Section 34-572 of the Land Development Code, and based on the provided application and analysis stated in this report, the Planning and Development Department finds the application meets all the applicable standards for a variance therefore and recommends **Approval** of **BOA#26-100037**.

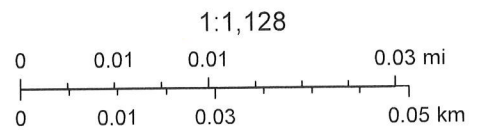
ATTACHMENTS:

1. 26-100037pics
2. BOA#26-100037 Application



June 2, 2026

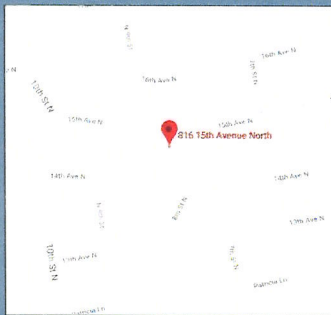
 Parcels



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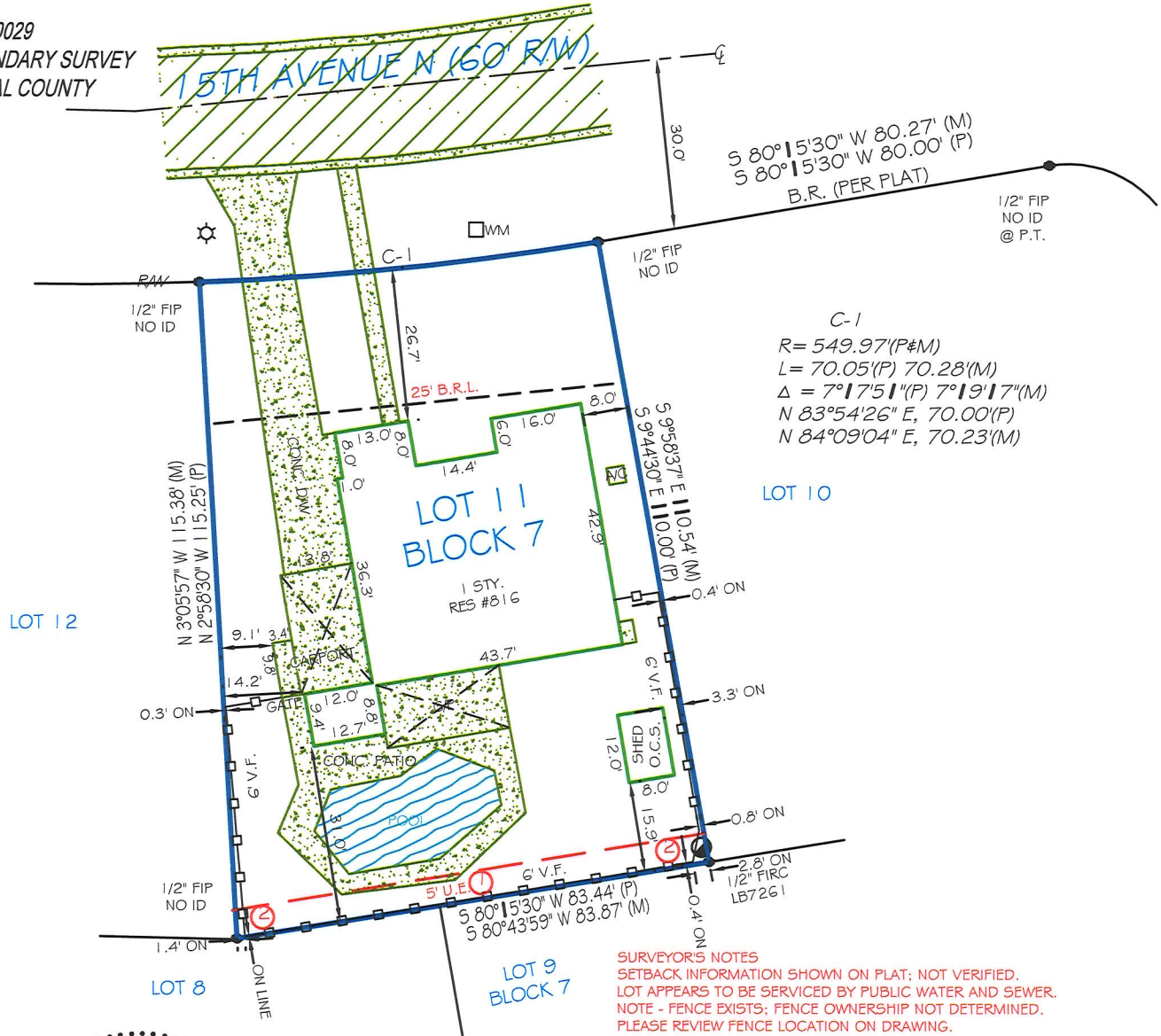
PROPERTY ADDRESS: 816 15TH AVENUE NORTH, JACKSONVILLE, FLORIDA 32250

SURVEY NUMBER: 1809.0029

FIELD WORK DATE: 9/8/2018

REVISION DATE(S): (REV.0 9/10/2018)

18090029
BOUNDARY SURVEY
DUVAL COUNTY

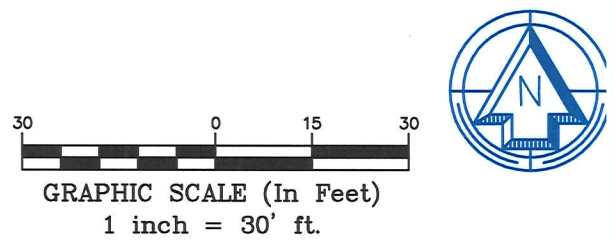


C-1
R = 549.97'(P#M)
L = 70.05'(P) 70.28'(M)
Δ = 7°17'51\"(P) 7°19'17\"(M)
N 83°54'26\" E, 70.00'(P)
N 84°09'04\" E, 70.23'(M)

SURVEYOR'S NOTES
SETBACK INFORMATION SHOWN ON PLAT; NOT VERIFIED.
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.
NOTE - FENCE EXISTS; FENCE OWNERSHIP NOT DETERMINED.
PLEASE REVIEW FENCE LOCATION ON DRAWING.

BOYD ALLEN
CERTIFICATE
No 3932
Boyd Allen
STATE OF FLORIDA

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X AND AE (WITH A BASE FLOOD ELEVATION OF 9). THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

POINTS OF INTEREST
1. CONCRETE PATIO OVER 5' UTILITY EASEMENT 2. 6' VINYL FENCE OVER 5' UTILITY EASEMENT

CLIENT NUMBER: ELS-2018-417 DATE: 09/10/18

BUYER: KEVIN SULLIVAN

SELLER: JOHNNY LEE MASON, KATHY P. MASON

CERTIFIED TO: KEVIN SULLIVAN; US PATRIOT TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; PROSPERITY HOME MORTGAGE, LLC



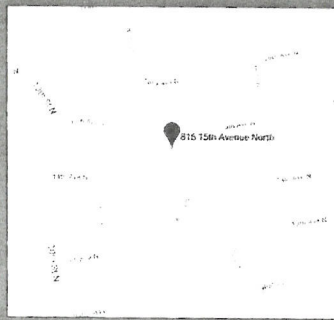
This is page 1 of 2 and is not valid without all pages.

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LB# 7337 | P: 866.735.1916 | F: 866.744.2882
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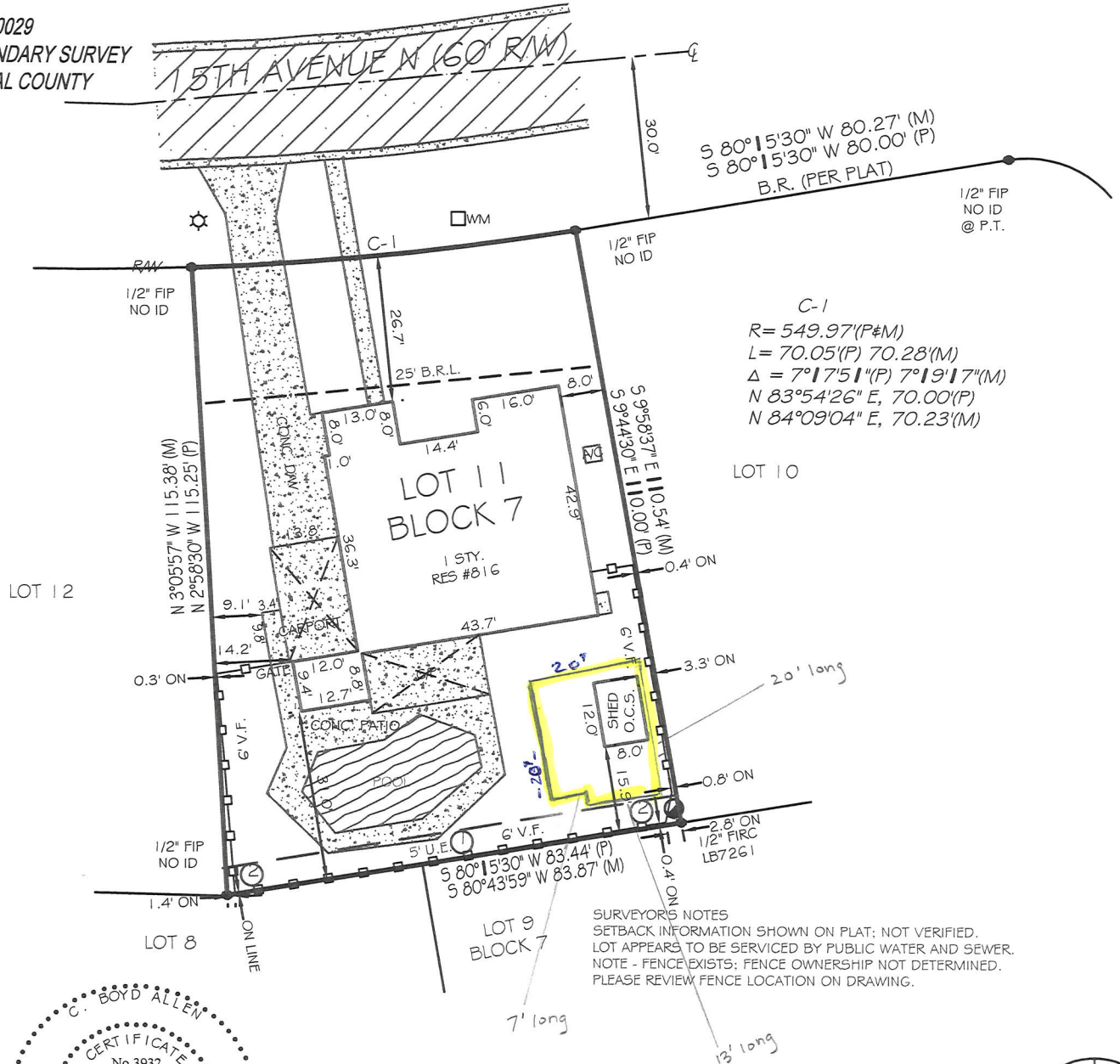
PROPERTY ADDRESS: 816 15TH AVENUE NORTH, JACKSONVILLE, FLORIDA 32250

SURVEY NUMBER: 1809.0029

FIELD WORK DATE: 9/8/2018

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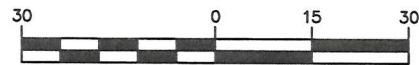
18090029
BOUNDARY SURVEY
DUVAL COUNTY



SURVEYOR'S NOTES
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 LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.
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C. BOYD ALLEN
 CERTIFICATE
 No 3932
C. Boyd Allen
 STATE OF

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GRAPHIC SCALE (In Feet)
 1 inch = 30' ft.



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APPLICATION FOR VARIANCE

BOA No. 26-100037
HEARING DATE 6/16

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, 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
MAY 19 2026
PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Kevin Sullivan **Telephone:** (770) 861-8157
Mailing Address: 816 15th Ave North **E-Mail:** psipike527@yahoo.com
Jacksonville, Beach FL 32250

Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

Landowner Name: Kevin Sullivan **Telephone:** (770) 861-8157
Mailing Address: 816 15th Ave North **E-Mail:** psipike527@yahoo.com
Jacksonville, Beach FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 816 15th Ave North
 Legal description of property (Attach copy of deed): Lot 11, Block 7, Beach Homesites - Unit 3
 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).
Request for a variance to allow a rear yard setback of 3 feet in lieu of the required 5 feet on the eastern property line and 4 feet on the southern property line.

AFFIDAVIT

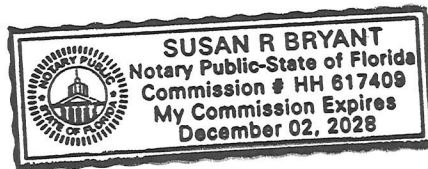
I, Kevin Sullivan, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

Kevin Sullivan **Kevin Sullivan** 5/18/26
 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 18 day of May, 2026, by Kevin Sullivan, who is personally known to me or produced Jo DL as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 **FLOOD ZONE:** _____
CODE SECTION (S): _____

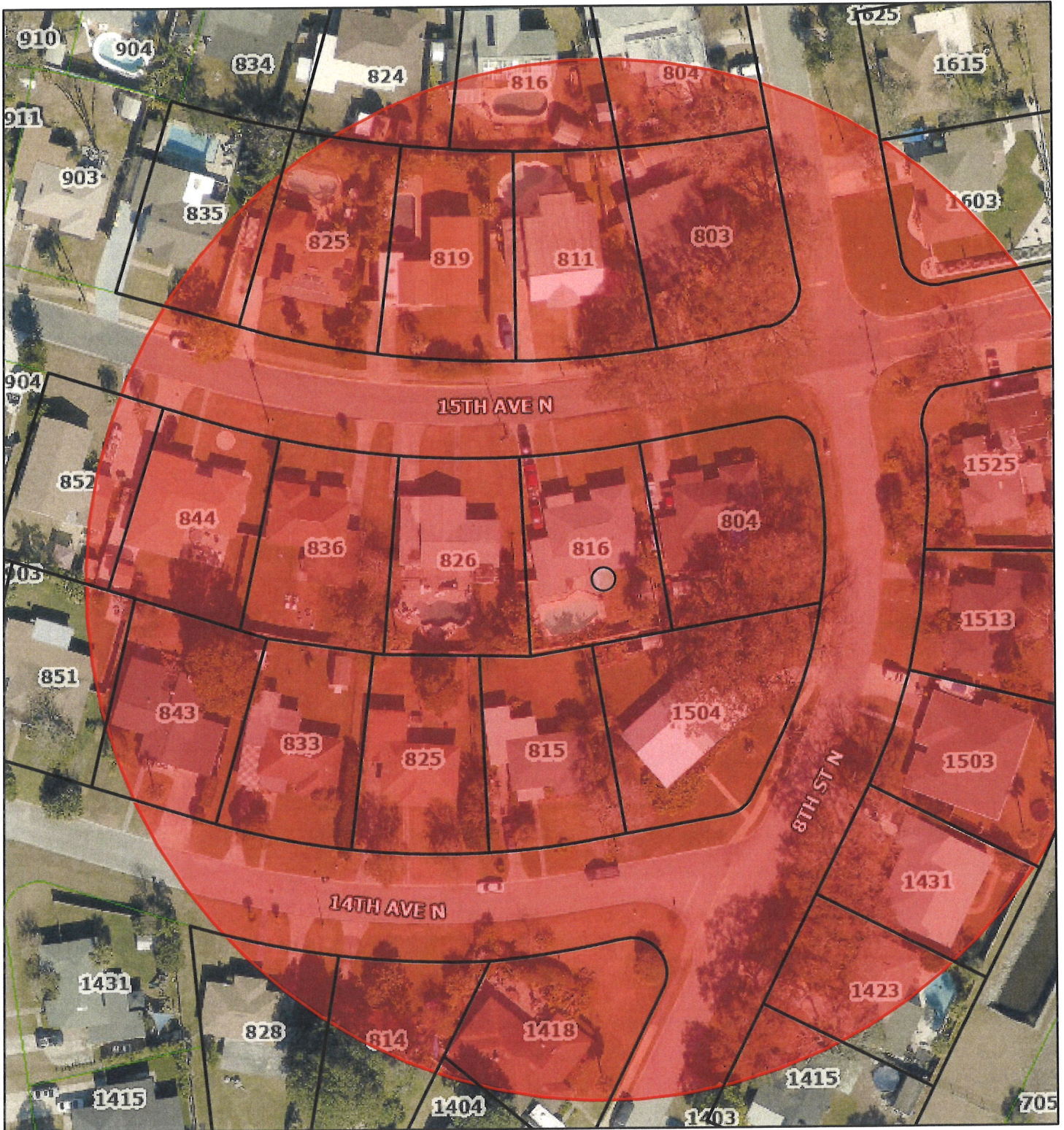
VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-281 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.

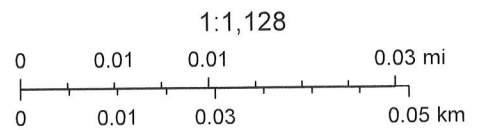
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|----------------------------|--|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | Yes | The request is necessitated by the irregular configuration of the lot and its non-standard width, which creates practical limitations on the placement and use of the structure while maintaining reasonable functionality of the property. |
| Special circumstances and conditions do not result from the actions of the applicant. | Yes | The special conditions are inherent to the property and not caused by the applicant. The irregular lot configuration and non-standard width create practical limitations that necessitate the requested rear setback variance. This is needed to comply with the required 5ft setback from the pool deck (installed by previous owners). |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | Yes | Granting the variance will not confer a special privilege, as the request is minimal and necessary due to the property's irregular lot configuration and non-standard width. In fact, the requested 3 feet is greater than the current shed location (installed by the previous owners), which is 2 1/2 feet from the property line. |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | Yes | Strict application of the setback requirements would create an unnecessary hardship due to the property's irregular configuration and non-standard width, limiting reasonable use of the property compared to other parcels in the same zoning district. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | Yes | The variance requested is minimal in nature and will not adversely impact adjacent properties or the character of the surrounding neighborhood. |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | Yes | Granting the variance will be consistent with the intent of the zoning code and will not adversely affect adjacent properties. Neighboring property owners are aware of and agreeable to the request, further demonstrating that the variance will not adversely affect the surrounding area or public welfare. |

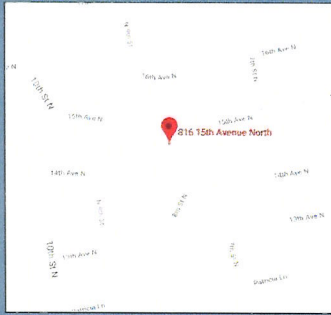


June 2, 2026

 Parcels



PREPARED BY:



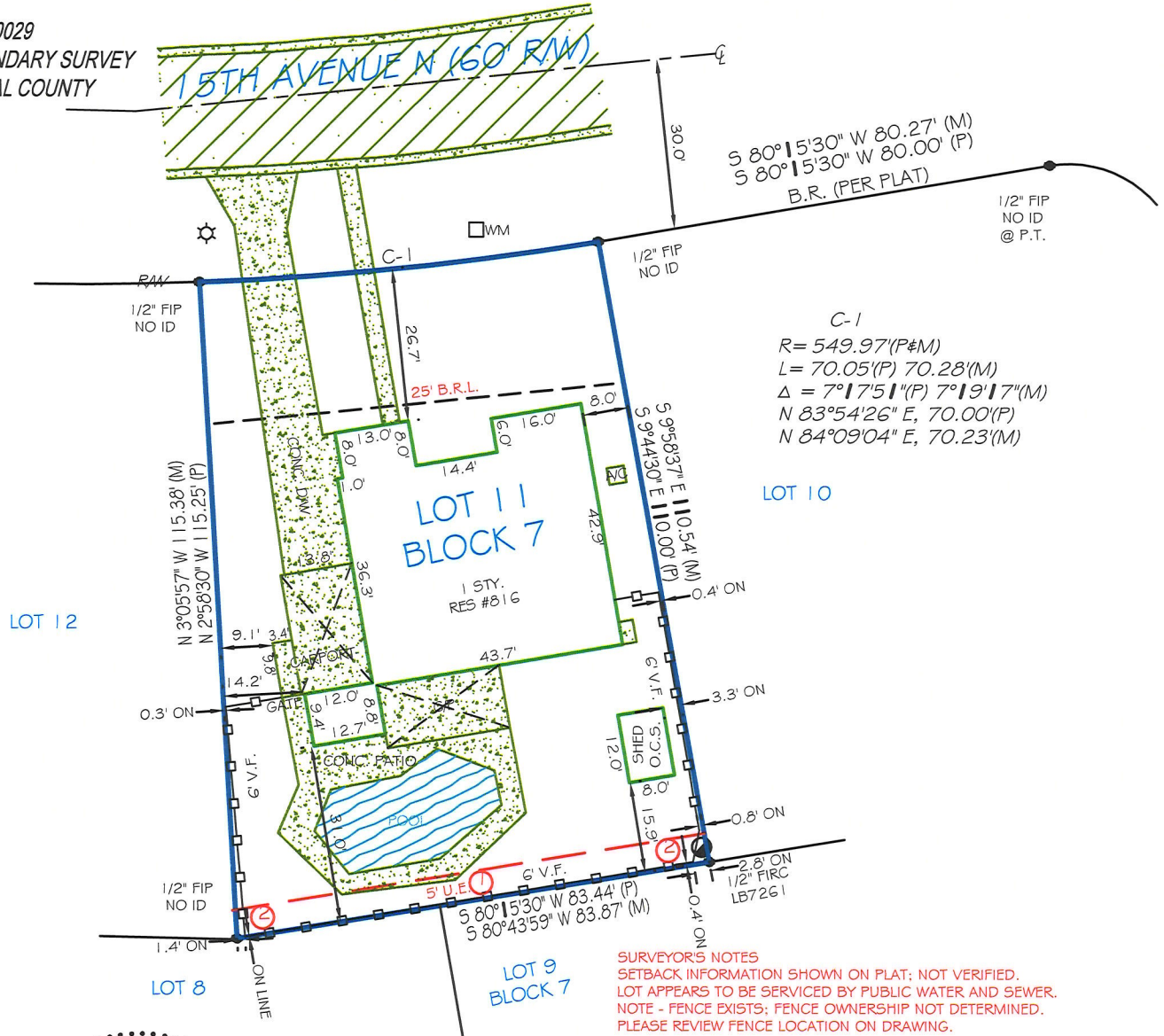
PROPERTY ADDRESS: 816 15TH AVENUE NORTH, JACKSONVILLE, FLORIDA 32250

SURVEY NUMBER: 1809.0029

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18090029
BOUNDARY SURVEY
DUVAL COUNTY

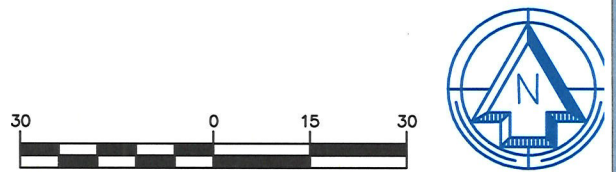


C-1
R = 549.97'(P#M)
L = 70.05'(P) 70.28'(M)
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SURVEYOR'S NOTES
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LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.
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PLEASE REVIEW FENCE LOCATION ON DRAWING.



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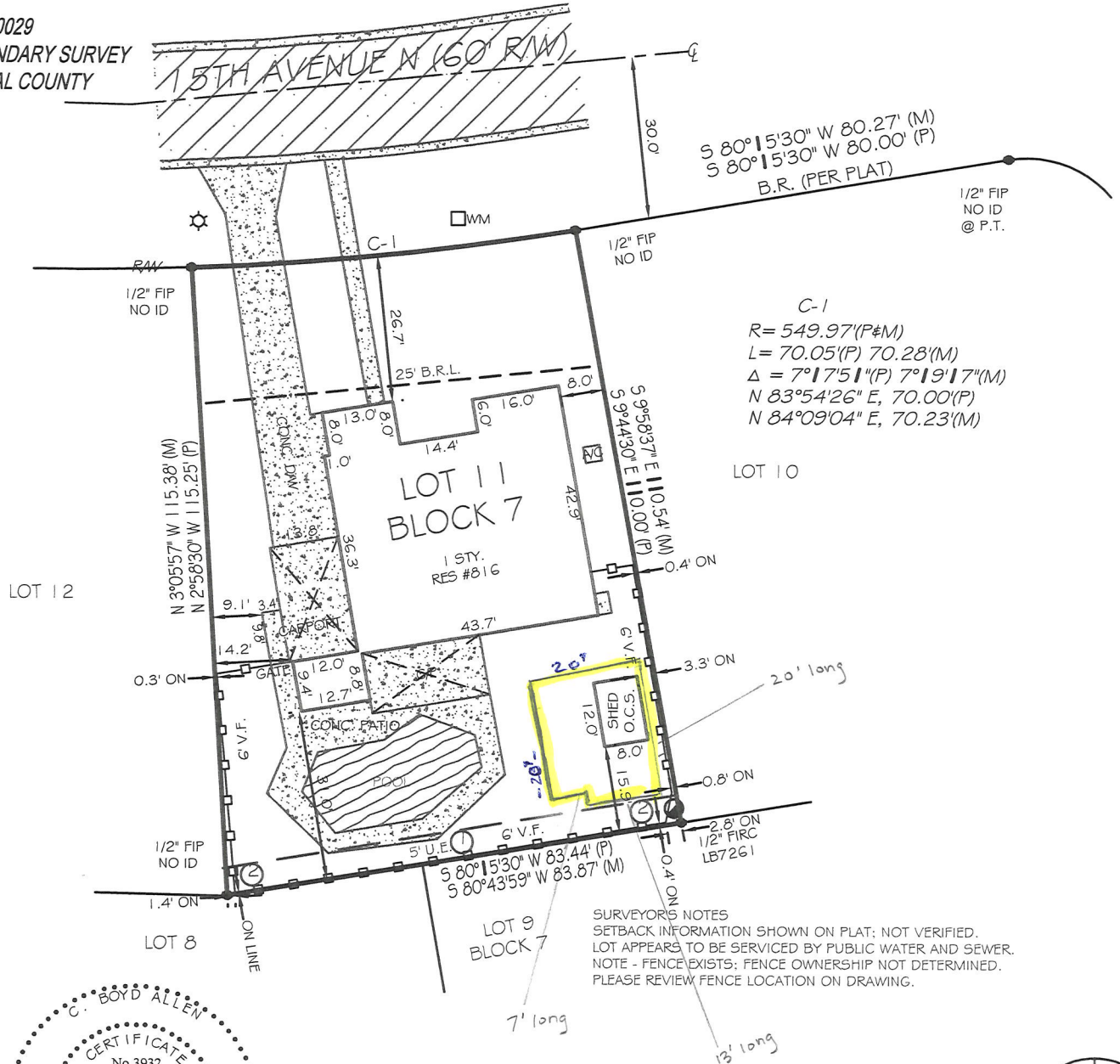
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BOUNDARY SURVEY
DUVAL COUNTY

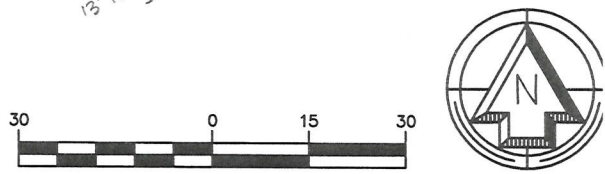


C-1
 $R = 549.97'(P\#M)$
 $L = 70.05'(P) 70.28'(M)$
 $\Delta = 7^\circ 17' 51''(P) 7^\circ 19' 17''(M)$
 $N 83^\circ 54' 26'' E, 70.00'(P)$
 $N 84^\circ 09' 04'' E, 70.23'(M)$

SURVEYOR'S NOTES
 SETBACK INFORMATION SHOWN ON PLAT; NOT VERIFIED.
 LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.
 NOTE - FENCE EXISTS; FENCE OWNERSHIP NOT DETERMINED.
 PLEASE REVIEW FENCE LOCATION ON DRAWING.

C. BOYD ALLEN
 CERTIFICATE
 No 3932
C. Boyd Allen
 STATE OF

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.



GRAPHIC SCALE (In Feet)
 1 inch = 30' ft.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X AND AE (WITH A BASE FLOOD ELEVATION OF 9). THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

POINTS OF INTEREST
 1. CONCRETE PATIO OVER 5' UTILITY EASEMENT 2. 6' VINYL FENCE OVER 5' UTILITY EASEMENT

CLIENT NUMBER: ELS-2018-417 DATE: 09/10/18

BUYER: KEVIN SULLIVAN

SELLER: JOHNNY LEE MASON, KATHY P. MASON

CERTIFIED TO: KEVIN SULLIVAN; US PATRIOT TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; PROSPERITY HOME MORTGAGE, LLC

Florida Land Title Association AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, INC.
 11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913
 LB# 7337 | P: 866.735.1916 | F: 866.744.2882
 Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

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#26-100034, BOA#26-100035, BOA#26-100036, BOA#26-100037

in the Court, was published in said newspaper by print in the issues of 6/4/26.

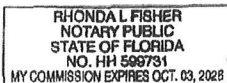
Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 4th day of June, 2026 by Nichol Stringer who is personally known to me.



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 16, 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#26-100034 Section(s) 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 3, Block 7, Atlantic Shores Ocean Front Section- Division C**

BOA#26-100035 Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed 123 S 30th Ave RE# 181643-0000, legally described as Lot 4, Block 7, Atlantic Shores Ocean Front Section- Division C**

BOA#26-100036 Section(s): 34-611(e)(1)(h), for a rear accessory structure setback of 13 inches in lieu of 5 feet, for an addition to an existing nonconforming structure, located at **property addressed 1526 N 7th St RE# 174922-0000, legally described as Lot 3, Block 9, Surf Park Unit 1**

BOA#26-100037 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet on the eastern portion of the property, for an addition to an existing nonconforming structure, located at **property addressed 816 N 15th Ave RE# 175257-0000, legally described as Lot 11, Block 7, Beach Homesites Unit 3**

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@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.

Jun. 4

00 (26-03247D