



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, July 7, 2026

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

A. Board of Adjustment Meeting held on June 16, 2026

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s):** **BOA#26-100041**
Applicant: Dr. George Tellam
Agent: Robert Bruce
Owner: Dr. George Tellam
Property Address: 3509 Ocean Dr
Parcel ID: 181425-0000
Legal Description: Lot 10, Block 1, *Atlantic Shores Ocean Front Section- Division A*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for a northerly side yard setback of 3.5 feet in lieu of 10 feet, to allow an outdoor staircase to single-family home, located at **property addressed** 3509 Ocean Dr **RE#** 181425-0000, **legally described as** Lot 10, Block 1, *Atlantic Shores Ocean Front Section- Division A*
- B. **Case Number(s):** **BOA#26-100042**
Applicant: CAP Assets LLC
Agent: Ryan Wetherhold

Owner: CAP Assets LLC
Property Address: 529 N 10th Ave
Parcel ID: 174989-0000

Legal Description: Lot 3, Block 3, *Beach Homesites Unit 1*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a rear yard setback of 27.7 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 529 N 10th Ave **RE#** 174989-0000, **legally described as** Lot 3, Block 3, *Beach Homesites Unit 1*

C. Case Number(s): BOA#26-100043

Applicant: Stephanie Gallagher
Agent: Stephanie Gallagher
Owner: Peter Bourbeau & Mary M Crowell
Property Address: 27 S 32nd Ave
Parcel ID: 181527-0010
Legal Description: Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*
Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a rear yard setback of 15 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 27 S 32nd Ave **RE#** 181527-0010, **legally described as** Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

PLANNING DEPARTMENT REPORT

A. Training and review of the Code of Ethics is set for August 18; No applications will be scheduled for this meeting.

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 16, 2026, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley

Vice-Chairperson: Matt Metz

Board Members: Douglas Dell

Jeff Truhlar (absent)

Caren Doherty (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. Dell, and passed unanimously to approve the following minutes:

- Minutes for June 2, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#26-100034

Applicant: Nick Stam

Agent: N/A

Owner: Akoumia LLC

Property Address: 123 S 30th Ave Lot 3

Parcel ID: 181643-0000

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34- 611(e)(1)(c)(3) for a rear yard setback of 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.

Ex-Parte Communication:

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

Applicant: Nick Stam, 317 Ponte Vedra Boulevard, Ponte Vedra Beach, stated the hardship was a substandard lot.

Agent: Greg Barnett, 1280 Plantation Oaks Drive, Jacksonville Beach, was sworn in and provided additional information.

Discussion: A discussion continued about layout, contingency, future variances, and setbacks.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100034 based on the substantial confident evidence presented in the staff report and all relevant evidence testimony presented at this hearing and that the motion meets all the standards for a variance outlined in Section 34-572 of the Jacksonville Beach Land Development Code.

Discussion: A discussion ensued about lot size, Land Development Code, and amendment.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Hawkett, to amend the motion to hold this variance to attach to the variance to the initial structure that is built within the footprint outlined in the request such that if any future structure is built this variance would not apply.

Discussion: A discussion ensued about the amendment.

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to reopen the public hearing.

Motion Voice Vote: Ayes – Matt Metz, Douglas Dell, Gary Hawkett, Victor Melone, and Owen Curley.

The motion passed unanimously.

Discussion: A discussion continued with the applicant, agent, and Board about the amendment.

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

Chair Curley asked Mr. Metz to restate the motion to amend.

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

The motion to amend passed unanimously.

Discussion: None.

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

The amended motion passed unanimously.

B. Case Number: BOA#26-100035
Applicant: Nick Stam

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

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34- 611(e)(1)(c)(3) for a rear yard setback of 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.

Ex-Parte Communication:

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

Applicant: Nick Stam, 317 Ponte Vedra Boulevard, Ponte Vedra Beach, stated the hardship was a substandard lot.

Discussion: None.

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

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100035 based on the substantial confident evidence presented in the staff report and all relevant evidence testimony presented at this hearing and that the motion meets all the standards for a variance outlined in Section 34-572 of the Jacksonville Beach Land Development Code.

Discussion: A discussion ensued about the undersized lot, Land Development Code, and lot coverage.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Dell, to amend the previous motion to attach to the structure that is initially built within the footprint of this variance should that structure be removed or modified in the future a second variance would need to be applied for.

Discussion: A discussion ensued about the undersized lot, Land Development Code, and lot coverage.

Chair Curley asked Mr. Metz to restate the motion to amend.

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

The motion to amend passed unanimously.

Discussion: None.

Amended Motion Roll Call Vote: Ayes – Matt Metz, Douglas Dell, Gary Hawkett, Victor Melone,

and Owen Curley.

The amended motion passed unanimously.

C. Case Number: BOA#26-100036

Applicant/Owner: James Kelley
Agent: James Kelley
Property Address: 1526 N 7th St
Parcel ID: 174922-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: James Kelley, 1526 N 7th Street, Jacksonville Beach, stated the hardship was lot shape.

Discussion: A brief discussion continued about pergola, lot, and neighbor communication.

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#26-100036 based on the substantial confident evidence presented in the staff report and all relevant evidence testimony presented at this hearing and that the motion meets all the standards for a variance outlined in Section 34-572 of the Jacksonville Beach Land Development Code.

Discussion: A discussion ensued about hardship.

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

The motion passed unanimously.

D. Case Number: BOA#26-100037

Applicant/Owner: Kevin Sullivan
Agent: N/A
Property Address: 816 N 15th Ave
Parcel ID: 175257-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Kevin Sullivan, 816 North 15th Avenue, Jacksonville Beach, stated the hardship was lot shape.

Discussion: A discussion ensued about the rear lot setback, pool deck size, and shed placement relative to the property line

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

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#27-100037 based on the substantial confident evidence presented in the staff report and all relevant evidence testimony presented at this hearing and that the motion meets all the standards for a variance outlined in Section 34-572 of the Jacksonville Beach Land Development Code.

Discussion: A brief discussion continued about the lot shape, existing shed, and neighbor support

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, July 7, 2026, at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:50 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:	06/30/2026
SUBJECT:	BOA ##26-100041 Staff Report

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

BOA ##26-100041

ZONING: RS-1
RE NO.: 181425-0000
LEGAL: Lot 10, Block 1, *Atlantic Shores Ocean Front Section- Division A*
ADDRESS: 3509 Ocean Dr

REQUEST:

Section(s): 34-611(e)(1)(c)(2), for a northerly side yard setback of 3.5 feet in lieu of 10 feet, to allow an outdoor staircase to single-family home, located at property addressed 3509 Ocean Dr **RE#** 181425-0000, **legally described as** Lot 10, Block 1, *Atlantic Shores Ocean Front Section- Division A*

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 1929. The lot is recognized as a nonconforming lot of record, and is recognized by the code as a legal lot, in spite of its substandard nature. The property measures 50 feet in width and 150 feet in depth. The property is currently occupied by a single-family home, built in 1996.

The subject property does not comply with the dimensional standards of the RS-1 Zoning District. The parcel is substandard in both width at 50 feet, and lot area at 7,500 sq. ft. and has unique physical characteristics due to its narrow configuration. This irregularity limits the functional side yard area and constrains the placement of the proposed staircase. The home is currently nonconforming on this northerly side yard, and was granted a Variance in 1995 for the addition of sidewalks. The home was constructed in 1996. The requested variances are intended to facilitate a staircase addition to a substandard parcel. The applicant is specifically requesting a variance for a northerly side yard setback of 3.5 feet in lieu of 10 feet. As noted, there was a previously approved variance for side yard setbacks, but the staircase will encroach more than previously allowed under the old variance. Based on the location of the home on the lot, this would be the only viable option. The property is located adjacent to the beach, which places it within the Coastal Construction Line, a designation assigned by the State, through the Department of Environmental Protection (DEP), which carries much more complicated construction standards and permitting through the DEP. This can add time and expense to the design and cost of construction, and therefore places a real burden on the property, that is unique to ocean front lots.

Approval of the requested variances would provide reasonable relief from the site's unique physical constraints associated with the lot configuration. 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 staircase will enhance the usability of the deck and provide additional egress for safety.

BOA#28-95 approved a side yard setback of 6.82 feet in lieu of 10 ft required, to allow extension of existing sidewalls.

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 (1929). The house was built in 1996, which is also prior to our current Land Development Code. The proposed addition is necessary to provide functional access to the second floor and serves as a means of safe and efficient ingress and egress. Currently, the only access to the second story deck is through the main structure with no exterior egress. The improvement enhances the usability of the existing structure while maintaining consistency with the overall character and function of the property. Setbacks are difficult to meet even without any expansions, as the home was built on a narrow lot. The variance requested is the minimum necessary to allow the applicant to utilize the property to its full extent. The fact that the parcel was platted in 1929, and considering the dwelling was 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 parcel's dimensions.

The proposed improvement is consistent with the RS-1 zoning designation and maintains the property's existing single-family residential use. The staircase 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. There are additional restrictions on ocean front properties, that make additional construction within the ocean side yard difficult, as there are state permits and more complicated construction standards that would make the staircase far more difficult to get approval for and much more costly.

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 substandard size of the parcel. Additionally, the house is on an oceanfront lot, creating unique conditions for construction within the rear yard. The home's placement on the lot further causes additional restrictions. This orientation limits the functional side 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 the actions of the applicant. The substandard size of the parcel is due to its plat recorded in 1929, prior to any of the most recent LDCs. It is a lot of records, recognized by the LDC as a legal lot, and the location of the primary structure constraints were established at the time the home, in 1996, was constructed and was 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 not** deprive the applicant of rights enjoyed by other parcels of land. Strict enforcement of the current setback requirements would make placement of the staircase addition impractical, given the configuration of the lot as well as the placement of the existing home. Additionally, as this will serve as a second story egress, and the constraints placed on the property by the state, strict interpretation would lead to no reasonable to provide exterior access.

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 outdoor staircase and exterior egress, 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#26-100041**.

ATTACHMENTS:

1. 26-100041pics
2. BOA#26-100041 Application



June 23, 2026

 Parcels

1:1,128

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km



3509 OCEAN DRIVE SOUTH

1" = 20'

1/4" = 1'

3509 OCEAN DRIVE SOUTH

NORTH WALL WITH OUTSIDE STAIRWAY

TO BE ATTACHED TO BLOCK WALL OF HOUSE

EAST

3' HIGH RAILING

21'

3' HIGH RAILING

22'

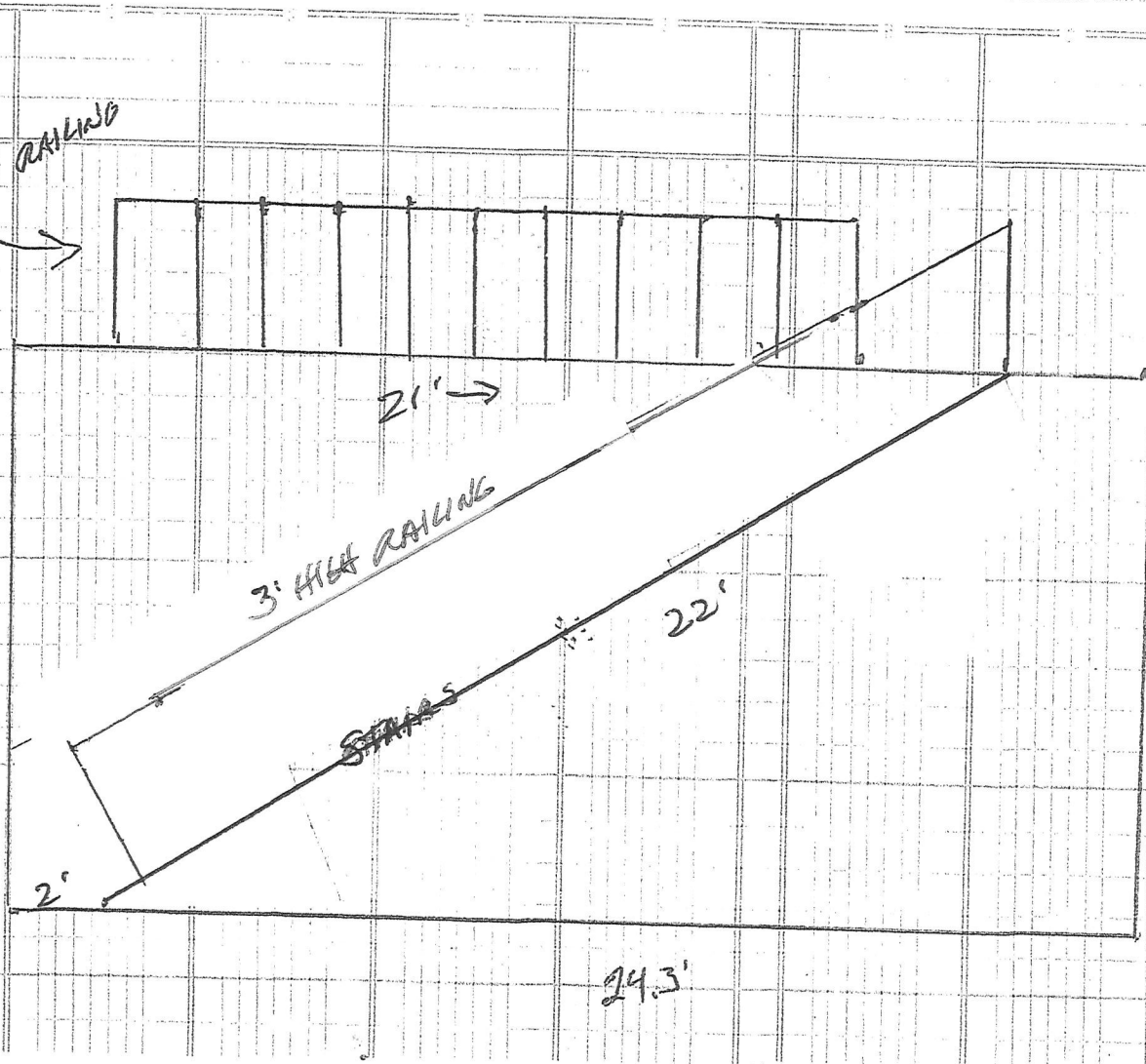
12'

WEST

STAIRS

2'

24.3'



NORTH SIDE OF HOUSE
LOOKING WEST
WINDOWS WILL BE REMOVED
PROPOSED STAIRWAY LOCATION



SECOND FLOOR DECK





NEAR YARD
THIS CONCRETE SITTING AREA
WILL BE REMOVED AND
YARD RE-GRADED





VARIANCE APPLICATION

BOA No. 26-100041
HEARING DATE 7/7

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name: DR. GEORGE TELLAM Telephone: 904-303-6561
Mailing Address: 3509 OCEAN DRIVE SO. JACKSONVILLE BEACH E-Mail: DRTELLAM@GMAIL.COM

Agent Name: ROBERT G. BRUCE Telephone: 904-655-1998
Mailing Address: 3330 OCEAN DRIVE SO. JACKSONVILLE BEACH E-Mail: RBFINANCIALGROUP@GMAIL.COM

Landowner Name: DR. GEORGE TELLAM Telephone: 904-303-6561
Mailing Address: 3509 OCEAN DRIVE SO. JACKSONVILLE BEACH E-Mail: DRTELLAM@GMAIL.COM

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

VARIANCE DATA

Street address of property and Real Estate Number: 3509 OCEAN DRIVE SO. JACKSONVILLE BEACH
Legal description of property (Attach copy of deed): 181425-0000
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).

NORTH SIDE YARD SETBACK OF 3.5 FEET IN LIEU OF 10 FEET
TO ALLOW FOR AN OUTSIDE STAIR TO A LARGE DECK ON THE EAST
SIDE SECOND FLOOR. THE HOUSE WAS BUILT IN 1996 AND THE NORTH
SIDE OF THE HOUSE IS CURRENTLY 6.8' FROM THE PROPERTY LINE AND
THE EAVE THERE EXTENDS INTO THE SETBACK 27" SO THE HOUSE
ENCROACHMENT IS EFFECTIVELY ALREADY 9'. THE STAIRWAY WOULD ONLY ADD 9"

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

IF APPROVED,
PLAN WILL BE
DRAWN UP BY
OUR ARCHITECT
AND A
STRUCTURAL
ENGINEER.



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, George S. Tellam, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]

APPLICANT SIGNATURE

George S. Tellam

PRINT APPLICANT NAME

5-20-21

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

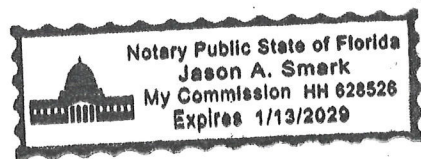
This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of MAY, 2021, by GEORGE TELLAM, who is personally known to me or produced FL D.L. as identification.

[Signature]

NOTARY PUBLIC SIGNATURE

JASON A. SMARK

PRINT NOTARY NAME



(Affix Notary Seal Above)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566

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

Section 34-572.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	YES	PRE-EXISTING NON-CONFORMING LOT
(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	THE STAIRWAY WILL BE 3' WIDE AND REATTACHED TO A BLOCK STRUCTURE AND BE MADE OF "TREX" TYPE MATERIAL. THE CURRENT HOUSE IS IN BAD SHAPE AND BEING IMPROVED, WHICH IS BENEFICIAL TO THE NEIGHBORHOOD. THIS STAIRWAY WILL ALLOW ACCESS TO A VERY LARGE DECK
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	YES	(24' x 30') FOR VISITORS TO HAVE A GREAT OCEANVIEW. IN ADDITION, I HAVE MET WITH THE FIRE MARSHAL AND HE MENTIONED THAT IT WOULD PROVIDE MUCH BETTER EGRESS IN CASE OF FIRE ON THE SECOND FLOOR

NORTH SIDE OF HOUSE
LOOKING WEST
WINDOWS WILL BE REMOVED
PROPOSED STAIRWAY LOCATION



SECOND FLOOR DECK





NEAR YARD
THIS CONCRETE SITTING AREA
WILL BE REMOVED AND
YARD RE-GRADED



PREPARED BY:
RECORD AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

QUIT-CLAIM DEED

THIS INDENTURE, made this 14 day of Nov, 2016, between DAVID C. TINTLE, joined by his wife, JOAN SCHENK TINTLE, whose address is 91 San Juan Drive, Unit E1, Ponte Vedra Beach, Florida 32082, DAVID CARY TINTLE, with respect to his non-homestead property, whose address is 7 Cartaret Road, Allendale, New Jersey 07401, DOUGLAS S. TINTLE, with respect to his non-homestead property, whose address is 14 Polly Way, Middletown, New Jersey 07748, DONNA A. FAVA, with respect to her non-homestead property, whose address is 229 Pablo Road, Ponte Vedra, Florida 32082, DANIEL S. TINTLE, with respect to his non-homestead property, whose address is 101 Riverdale Street, Hillsdale, New Jersey 07642, and DAWN E. SEIDEL, with respect to her non-homestead property, whose address is 410 Kettle Creek Road, Apartment 10, Toms River, New Jersey 08753, the sole heirs at law of Shelley Diane Tintle and of Dena L. Tintle, parties of the first part, and GEORGE SAWDAY TELLAM, whose address is 3509 Ocean Drive South, Jacksonville Beach, Florida 32250, party of the second part.

WITNESSETH:

That the said parties of the first part, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said party of the second part, and his heirs, successors and assigns forever, all of their interest in the following described lands, situate, lying and being in the County of Duval, State of Florida, to-wit:

Lot 10, Block 1, Atlantic Shores Ocean Front Section, Division A, according to plat thereof recorded in Plat Book 14, Page 11, of the current public records of Duval County, Florida.

Real Estate Assessment No.: 181425-0000

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed and Sealed in Our Presence:

Print Name: Sharon Placoch

DCP
DAVID C. TINTLE

Print Name: Mary A. Robison

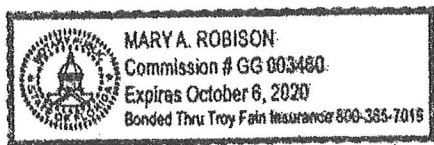
Print Name: Sharon Placoch

Joan Schenk Tintle
JOAN SCHENK TINTLE

Print Name: Mary A. Robison

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 17th day of November, 2016, by DAVID C. TINTLE, joined by his wife, JOAN SCHENK TINTLE (NOTARY MUST CHECK ONE) ☒ who are personally known to me or ☐ who have produced current _____ (STATE) drivers' licenses as identification.



Mary A. Robison
Print Name: Mary A. Robison
NOTARY PUBLIC
Commission Number: GG 803480

[Notary Seal]



3509 OCEAN DRIVE SOUTH

1" = 20'

1/4" = 1'

3509 OCEAN DRIVE SOUTH

NORTH WALL WITH OUTSIDE STAIRWAY

TO BE ATTACHED TO BLOCK WALL OF HOUSE

EAST

3' HIGH RAILING

21'

3' HIGH RAILING

22'

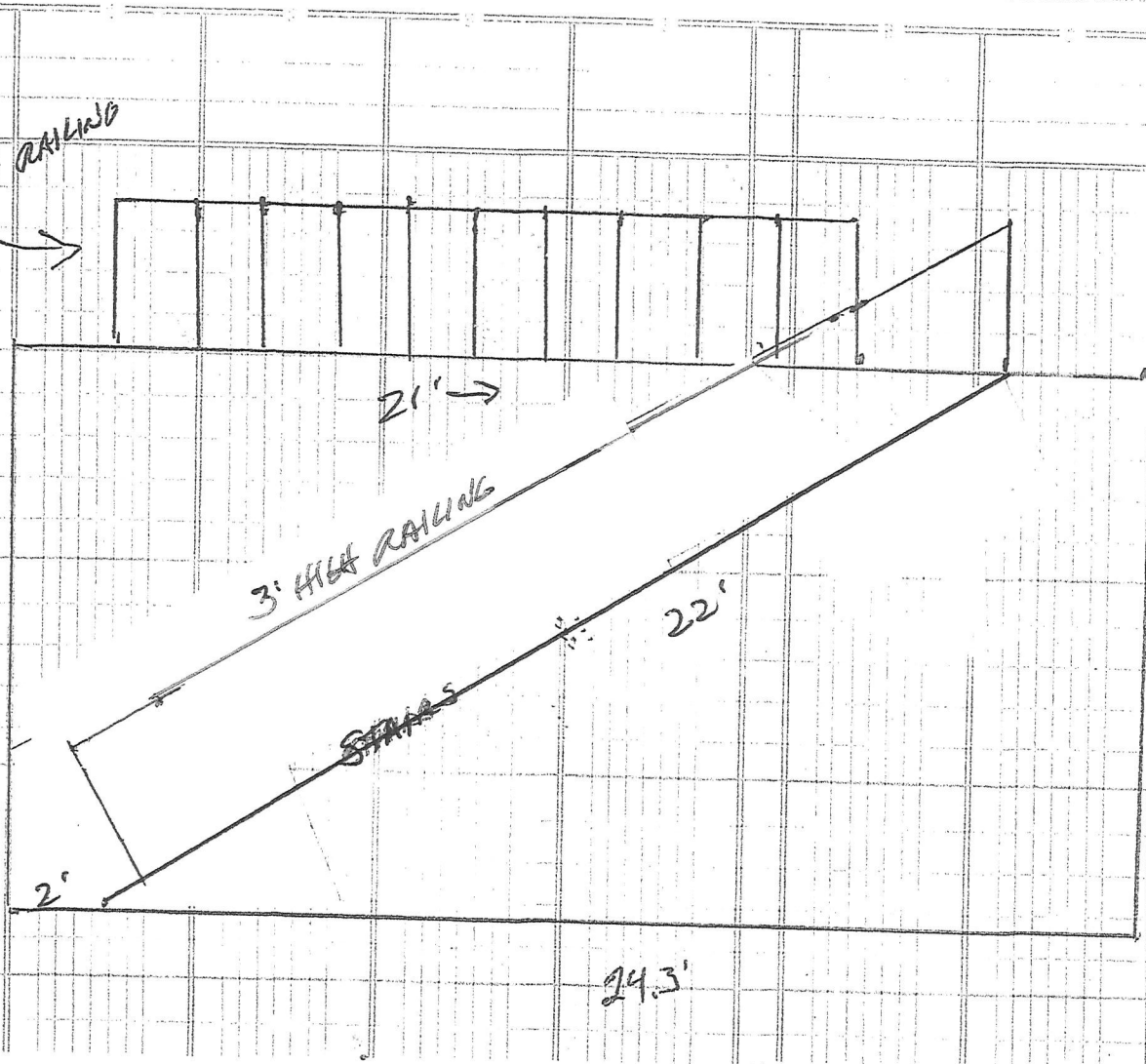
12'

WEST

STAIRS

2'

24.3'





June 23, 2026

 Parcels

1:1,128

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, 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#26-100041, BOA#26-100042, BOA#26-100043

in the Court, was published in said newspaper by print in the issues of 6/25/26.

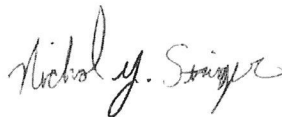
Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

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



Rhonda Fisher

Sworn to and subscribed before me this 25th day of June, 2026 by Rhonda Fisher 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, July 7, 2026, at 6:00 p.m.** in the City Council Chambers, located at **11 North 3rd Street**, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

BOA#26-100041 Section(s): 34-611(e)(1)(c)(2), for a northerly side yard setback of 3.5 feet in lieu of 10 feet, to allow an outdoor staircase to single-family home, located at **property addressed** 3509 Ocean Dr **RE#** 181425-0000, **legally described** as Lot 10, Block 1, *Atlantic Shores Ocean Front Section - Division A*

BOA#26-100042 Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 27.7 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 529 N 10th Ave **RE#** 174989-0000, **legally described** as Lot 3, Block 3, *Beach Homesites Unit 1*

BOA#26-100043 Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 15 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 27 S 32nd Ave **RE#** 181527-0010, **legally described** as Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meet-

ing as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.011, 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@jaxcbchfl.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. 25 00 (26-03670D)

BP210I01

CITY OF JACKSONVILLE BEACH
Special Notes Display

6/10/26
14:53:36

Property address : 3509 OCEAN DR
PARCEL NUMBER : 181425.0000.

Misc info			
Source	code	Note	Date
LAND	VARI	BOA#28-95 APP 7/18/95 FOR A SY OF 6.825	8/04/95
LAND	VARI	INCHES ILO 10FT REQ TO ALLOW EXTENSION	8/04/95
LAND	VARI	OF EXISTING SIDEWALLS. OPV	8/04/95

Press Enter to continue.
F3=Exit F12=Cancel



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	06/30/2026
SUBJECT:	BOA #26-100042 Staff Report

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

BOA #26-100042

ZONING: RS-1
RE NO.: 174989-0000
LEGAL: Lot 3, Block 3, *Beach Homesites Unit 1*
ADDRESS: 529 N 10th Ave

REQUEST:

Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 27.7 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 529 N 10th Ave **RE#** 174989-0000, **legally described as** Lot 3, Block 3, *Beach Homesites Unit 1*

EXISTING CONDITIONS:

The subject property consists of a platted lot of record, circa 1948, located in the Low Density Residential future land use category. The property is currently located in the Residential, single-family: RS-1 zoning district. As a platted lot of record, it is recognized by the code as a legal, buildable lot. The property has a total lot area of 7,500 square feet and a width of 75 feet. Both are below the minimum standards for a lot in RS-1. The lot is currently occupied by a single-family home that was constructed in 1951. The applicant plans on demolishing the current structure to accommodate construction of a new single-family home. The current home has several nonconformities with regard to side yard setbacks for accessory structures, and lacks an improved driveway of any kind. The subject property is a substandard residential lot, measuring 7,500 square feet in area and 75 feet in width, where a minimum of 9,000 square feet in area and 90 feet in width is required by code for single-family uses. Due to the limited lot size, setback requirements, and depth of the lot, the ability to construct a new building in compliance with current setback requirements is challenging. The lot is not only narrow, but is significantly more shallow in depth than a typical lot, measuring only 85 feet deep, as opposed to the typical 100 to 125 feet in depth of most platted lots in the RS-1 district.

The applicant's request is not egregious, they are encroaching on the rear setback by 3.7 feet and have limited space in the rear of the property. Under the current code, the primary rear yard setback is 30 feet, with a 20-foot setback for covered porches, patios, and lanais. The conditions are not self imposed. The lot was platted prior to current zoning regulations and there are multiple lots in the surrounding area that reflect the same issues and have been granted similar variances. Reduction to the rear yard allows for more reasonable use of the parcel in conformance with the adjacent homes. The new home will be consistent with the scale of the neighborhood and not deter from the

neighborhood's character.

Staff finds that the lot is substandard in lot area, at only 7,500 square feet and a lot width of 75 feet, and the request is reasonable. The conditions are not the result of the applicant's actions. The subject property was platted in 1948, and is considered a legal lot, with rights of construction afforded by the code, and the lot's size and layout contribute to the hardship. A new single-family home is the most compatible, and least intensive use. Additionally, the proposed new home has all the amenities that will bring the home closer to compliance with the RS-1 Single Family requirements, such as a required paved driveway and garage. This home will ensure the preservation of the character of the existing neighborhood.

No previous BOA, no active code case.

STAFF ANALYSIS:

As noted previously, the subject site is an existing lot of record platted prior to the current Land Development Code (1948), which therefore entitles the owner to build on the lot and the City to recognize it as a legal lot. The subject property currently consists of a single family dwelling that will be demolished. The dimensional limitations associated with the lot are not the result of actions taken by the current property owner. Several properties within the surrounding neighborhood contain nonconforming lots that have required or will require similar variances for residential development. The applicant has proposed a site plan intended to minimize the extent of the variances while allowing for the construction of a single-family home.

The proposed development maintains the single-family residential use of the property and is consistent with the Low Density Residential future land use designation. The project does not introduce a new use and remains compatible with the surrounding residential neighborhood. The applicant and project architect have prepared a site plan that seeks to minimize the requested variances while accommodating a single-family residential structure consistent with the surrounding neighborhood. The proposal reflects an effort to balance the physical constraints of the property with the requirements of the City's Land Development Code. Staff is of the opinion that the reduction in the rear yard, from 30 feet to 27.7 feet, is not excessive. Allowing the new structure to extend to 21.7 feet is reasonable and would be a good balance between the needs of the applicant and the impact on the surrounding homes. With the reduced lot depth, the rear yard setback reduction will have a minimal impact on any adjacent property, and the applicant is meeting all other dimensional standards.

Granting the variance does not confer special privileges, instead it 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. 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 not** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. As noted above, the lot is a legally recognized nonconforming lot of record,. The nature of the historically platted lot of record, which is considered buildable under the code, is the reason for the request and is real and demonstrated hardship. The irregular shape and diminished size are hardships associated with the lot in the RS-1 zoning district. the depth especially is a challenging aspect as compared to typical lots in RS-1.

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

Staff finds that circumstances **are not** a result of actions of the applicant. The conditions are not the result of the applicant's actions. The configuration of the existing parcel and the applicable code requirements predate the current ownership by over 50 years. The hardship arises from the physical configuration of the lot. Its shape, depth, width and lot area, and is not from any subdivision, modification, or other voluntary act of the applicant. a lot of record is an approved lot for development as outlined in the LDC.

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 variance will not confer special privileges to the applicant. The relief requested is the minimum necessary to allow the new dwelling design. Other similarly constrained properties may seek comparable relief, and approval here does not create an advantage unavailable to others in like circumstances. Granting the variance brings equity to the

applicant by getting them closer to the rights allowed under RS-1, but for which they are restricted by the nonconforming nature of the lot due to its size and irregular shape.

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

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land. Strict enforcement of the current LDC would prohibit the applicant from making reasonable improvements to their parcel. This would deprive the applicant of opportunities commonly enjoyed by other residential property owners, creating an unnecessary and undue hardship. Were the lot of a more typical rectangular shape, with typical depth for RS-1, the reduction in the rear yard setback would be less necessary. It is worth noting that although the applicant does have a reduced-sized lot in area, they have not requested any additional lot coverage.

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

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure. The requested variances are necessary to allow the applicant to make a reasonable residential use of the property. Without relief, the ability to improve the parcel would be limited because of the shape and other reduced dimensional standards, and makes a traditional design more difficult, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district.

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

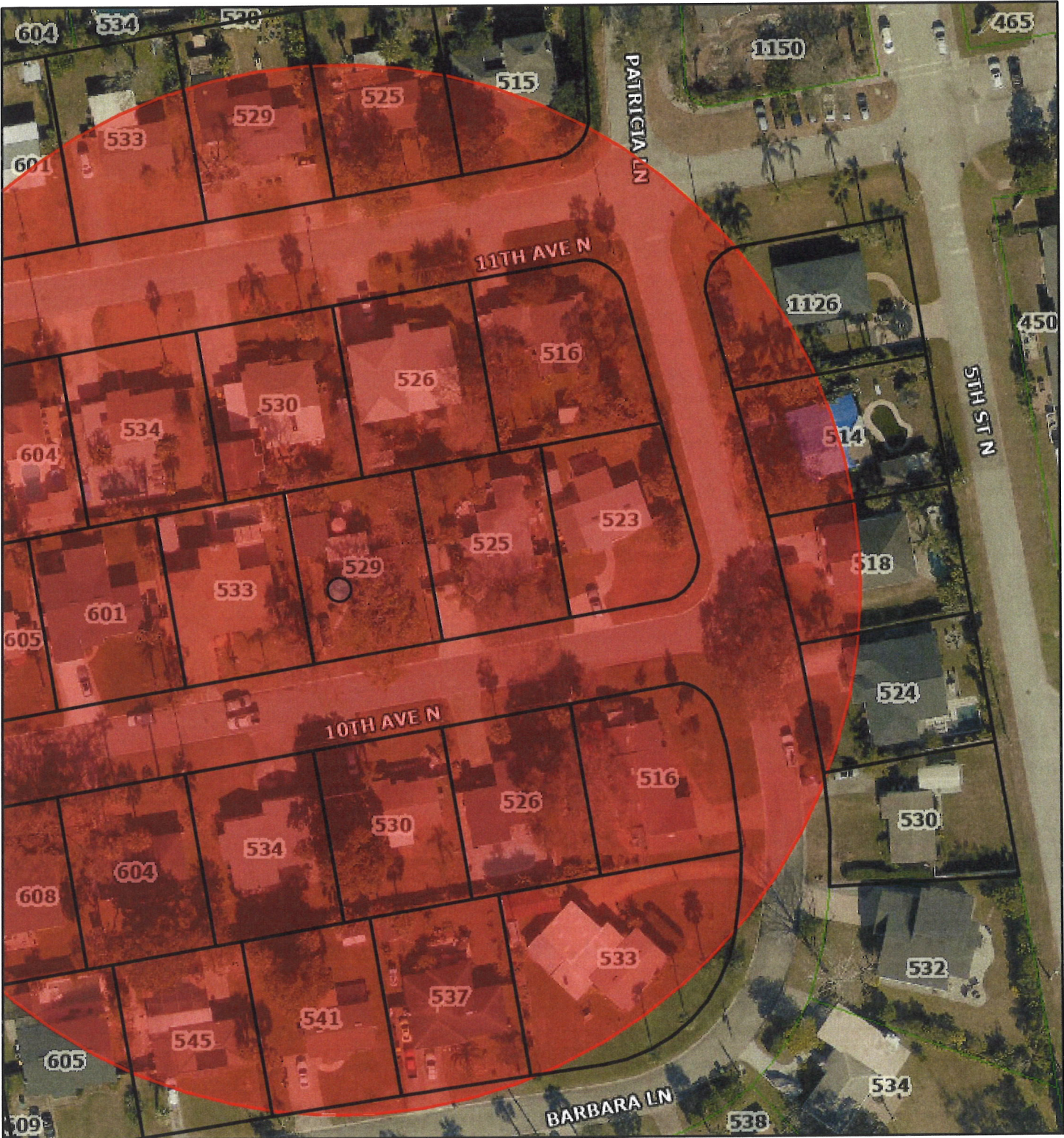
Staff finds that the variance(s) **will not** result in the creation of a public nuisance. The requested variance will not create a public nuisance. The proposed encroachments, as modified, are minimal in scale, will remain compatible with the surrounding neighborhood, and do not create issues of safety, visibility, traffic, or noise. The proposed improvements will continue to comply with applicable building and safety codes.

STAFF RECOMMENDATION:

Per Section 34-572 of the Land Development Code, and based on the provided application and analysis stated in this report, the Planning and Development Department finds the application meets all the applicable standards for a variance therefore and recommends **Approval** of **BOA#26-100042**.

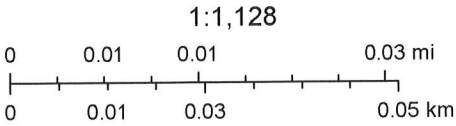
ATTACHMENTS:

1. 26-100042pics
2. BOA#26-100042 Application



June 23, 2026

 Parcels



	= SITE BENCHMARK
	= SET 1/2" IRON ROD LB#8139
	= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
	= POWER POLE
	= FIBER BOX
	= 6' WOOD FENCE
	= EXISTING ELEVATION
	= PROPOSED ELEVATION
	= EXISTING GROUND ELEVATIONS
	= EXISTING DRAINAGE FLOW
	= EXISTING TREE
	= PROPOSED CONCRETE
	= PROPOSED COVERED
	= EXISTING CONCRETE
	= EXISTING BRICK PAVERS

- A/C = AIR CONDITIONER ON PAD
FFE = FINISHED FLOOR ELEVATION
STY = STORY
JEA = JACKSONVILLE ELECTRIC AUTHORITY
JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
JEA-EE = JEA ELECTRICAL EASEMENT
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
R/W = RIGHT-OF-WAY LINE
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PKNS = PARKER KALON NAIL SET
NDS = NAIL AND DISK SET
LB = LICENSED SURVEY BUSINESS
RBL = REFERENCE BEARING LINE
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS

1. Legal Description as been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE.
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
15. Elevations if shown are based on the North American Vertical Datum of 1988.
16. Dimensions for the proposed residence shown hereon are from the provided foundation plan.
17. See house plan "2240 LEFT" for additional details.
18. Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0417J, effective on 11/2/2018.

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

REPRODUCTIONS OF THIS S E T C H A N G E S I N T H E M A P P I N G V A L U E S
UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING
SURVEYOR.

BRANDON D. SHUGART
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
License No. 7099

DATE: 2026.05.27
11:59:14 -04'00

Signature: [Signature]

Brandon D. Shugart, P.S., M.
surveying@imecivil.com

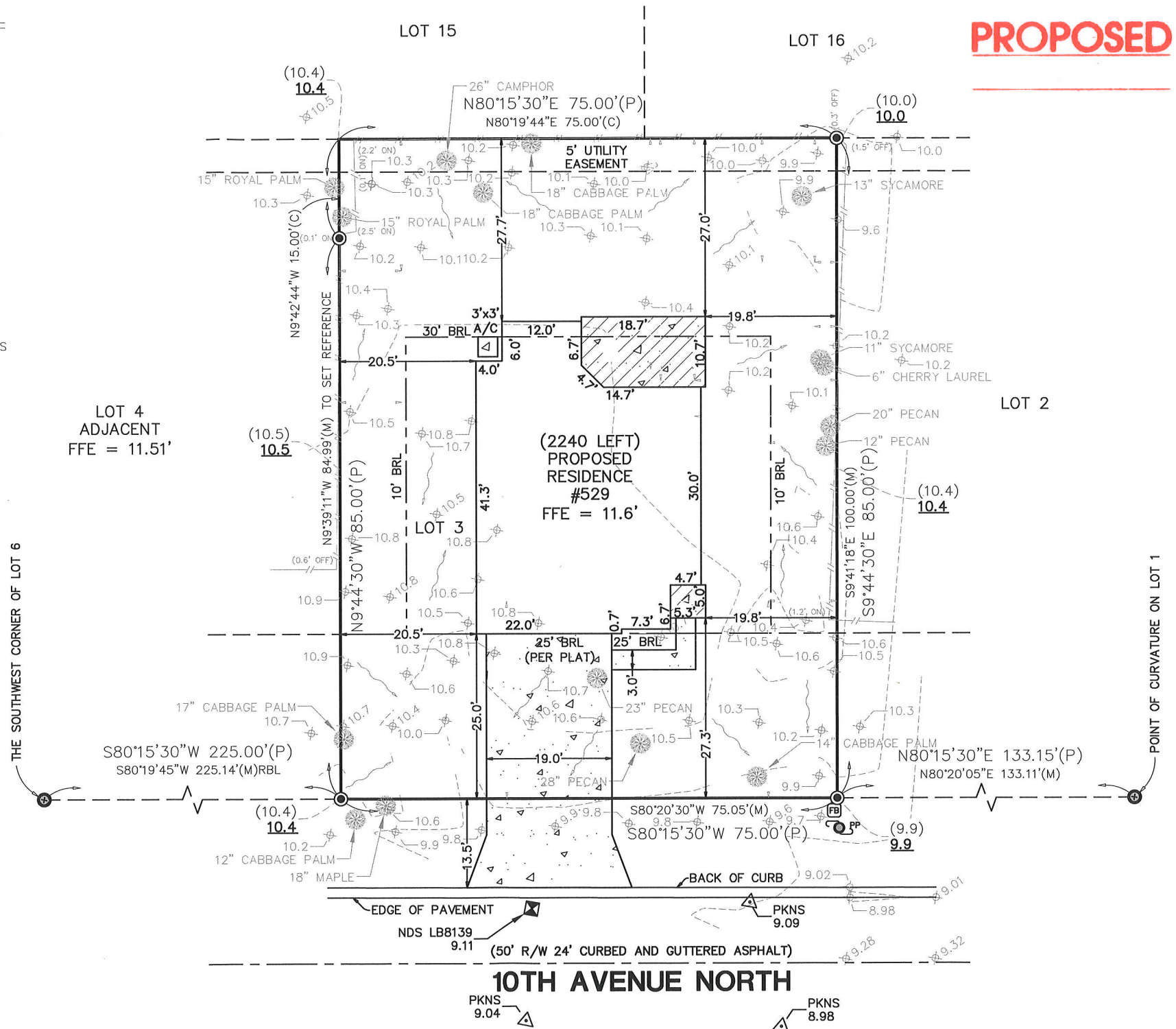
LOT AREA TABLE, ft ²	
LOT	7501.38
PROPOSED BUILDING	1592.01
AC PAD	9.00
DRIVEWAY/SW TO R/W	527.55
TOTAL IMPERVIOUS AREA:	2128.56 (28.4%)



(IN FEET)
1 inch = 20 ft.

**LOT 3, BLOCK 3, BEACH HOMESITES, UNIT 1,
ACCORDING TO PLAT THEREOF RECORDED IN PLAT
BOOK 20, PAGES 72 AND 72A, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

*PLOT PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE*



1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

FOR: **FLIGHT BUILDERS**
AT: 529 10TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

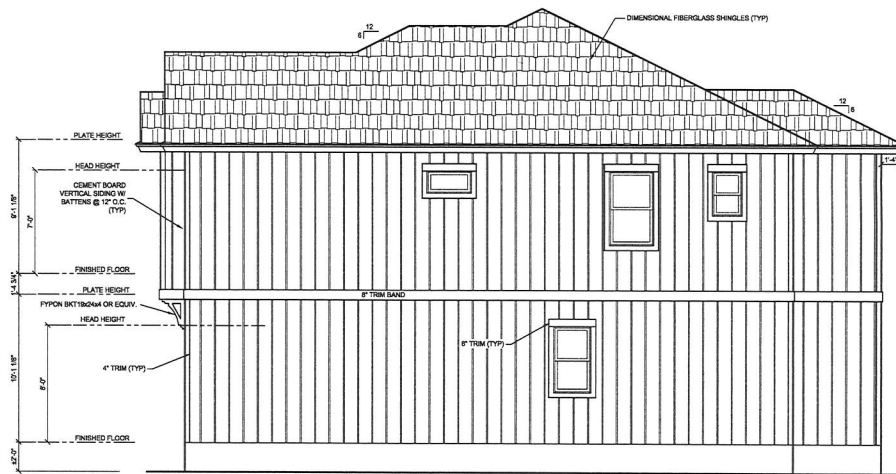
Drawn By: VG
Field Survey Date: 05/07/2026
FB/PG: GT1-61

Scale 1" = 20 Feet
Drawing/File #: 043026.2

Additional Information/Certifications: XXXXX



FRONT ELEVATION



RIGHT SIDE ELEVATION

2 STORY RESIDENCE
JACKSONVILLE, FL

ELEVATIONS

© COPYRIGHT WARNING!
THESE PLANS ARE THE EXCLUSIVE PROPERTY OF FLIGHT BUILDERS. THE USE OF THESE PLANS AND SPECIFICATIONS ON ANY PORTION OF THIS PROJECT WITHOUT THE WRITTEN CONSENT OF FLIGHT BUILDERS IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

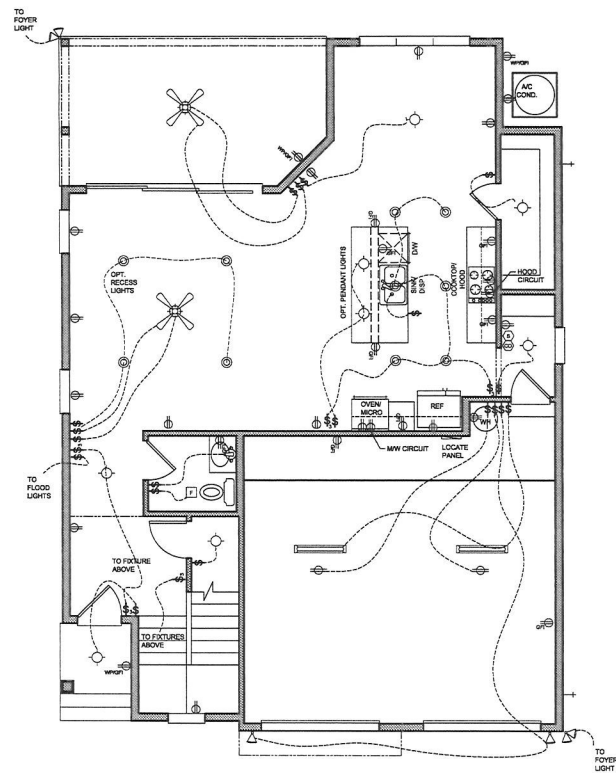
FLIGHT BUILDERS
2144 Roselle Street
Jacksonville, FL 32204

Revisions	Date	By

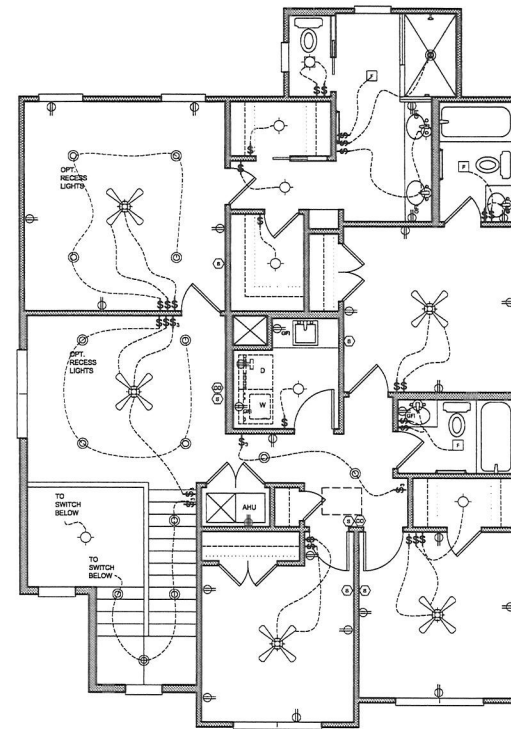
Date 02-12-25
Scale AS SHOWN
Job 2240A_R
Sheet **A2.1**



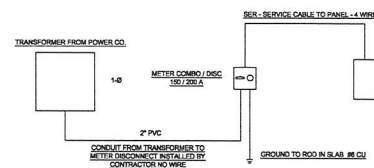
NOTE:
FOUNDATION LAYOUT FOR CONCRETE FORMING AND
PLUMBING LOCATION REFERENCE ONLY.
REFER TO ASSOCIATED ENGINEERING DRAWINGS
FOR FOOTER LOCATIONS AND DETAILS.



1ST FLOOR ELECTRICAL PLAN



2ND FLOOR ELECTRICAL PLAN



ELECTRICAL LEGEND

-  110 DUPLEX OUTLET (AFC PROTECTED)
 -  HALF-SWITCHED OUTLET
 -  GFI DUPLEX OUTLET
 -  WEATHER PROTECTED OUTLET
 -  CEILING OUTLET
 -  FLOOR OUTLET
 -  220 OUTLET
 -  SPECIAL PURPOSE OUTLET
 -  SWITCH
 -  3-WAY SWITCH
 -  4-WAY SWITCH
 -  DIMMER SWITCH
 -  TELEPHONE
 -  CABLE TV
 -  PREWIRE & BRACE
CEILING FAN WITH LIGHT
-  PANEL BOX

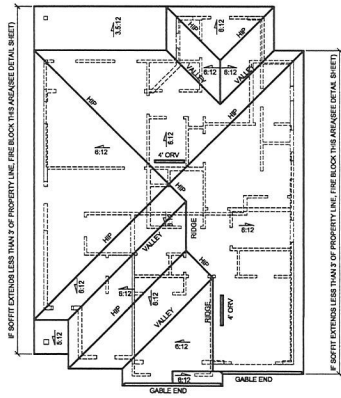
-  CEILING MOUNTED LIGHT
-  PULL-CHAIN
-  WALL MOUNTED LIGHT
-  RECESSED LIGHT FIXTURE
-  RECESSED EYEBALL
-  EXHAUST FAN W/ LIGHT
-  EXHAUST FAN
-  LED TUBE FIXTURE
-  CARRIAGE LIGHT
-  DOUBLE FLOOD LIGHT
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  UNDER CABINET LED STRIP LIGHT

ELECTRICAL NOTES

6. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX BE:
 - a. 12" AFF (GENERAL); KITCHEN 48" AFF; BATHROOM 30" AFF (AFF WITH RAISED VANITY); LAUNDRY 30" AFF (GENERAL); HALLWAYS AND BEDROOMS 30" AFF (GENERAL); PURPOSE - 48" AFF;
 - b. KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE.
7. PROVIDE A DEVICE TO DETECT GAS LEAKAGE IN ALL KITCHENS.
8. ELECTRICAL SWITCHES TO BE AT 42" CENTRILE ABOVE FINISHED FLOOR.
9. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSE ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ANY LOCAL CODES, AND THE REQUIREMENTS OF THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL WIRING AND EQUIPMENT.
10. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE CHAPTER 9, SECTION 907.1(1) AND 907.1(2).
11. ALL 120V, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INCLUDING REFRIGERATORS, FREEZERS, AIR CONDITIONERS, WATER HEATERS, STOVE COOKTOPS, DISHWASHERS, REFRIG., BED ROOMS, SURGICONS, RECEPTION ROOMS, CLOSETS, HALLWAYS, ENTRY AREAS, OR OTHER ROOMS OR AREAS SHALL BE PROTECTED BY ARC FAULT INTERRUPTERS (AFCI) OR BY THE MEANS DESCRIBED IN 2020 NFPA 70-ARTICLE 210.12(B)(1).
12. 60% (GRAND TOTAL) PERMITS REQUIRED FOR WATER AREAS AND OUTDOOR OUTCROPS PER 2020 NEC
13. ALL PERMANENT INTERIOR LIGHTING TO BE 100% HIGH EFFICACY CFL/LED LAMPS
14. ALL EXTERIOR LIGHTING TO BE 100% HIGH EFFICACY CFL/LED LAMPS, SWELLING LUMENS, AND IF ATTACHED AND DETACHABLE GRABBERS SHALL BE TAMPER RESISTANT RECEPTACLES
15. DISHWASHER BRANCH CIRCUIT SHALL BE PROTECTED BY GFI BREAKER
16. ALL SERVICES SUPPLY DRILLING TURNS TO BE PROVIDED WITH BURST PROTECTION DEVICE (TYPE I OR TYPE II)
17. ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDED THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS PER HOUR OR SMALL UTILITIES LAMP WITH AN EFFICACY OF NOT LESS THAN 80 LUMENS PER WATT

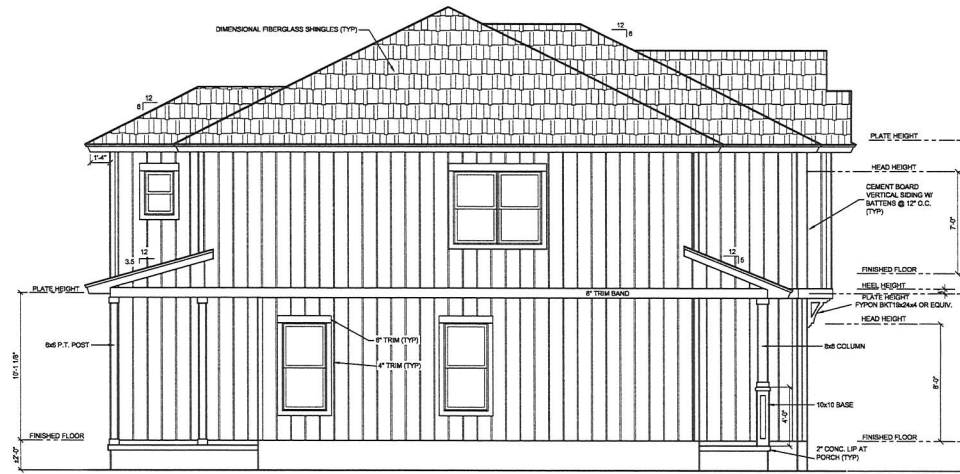
VENT CALCULATIONS-UPPER ROOF

VENTED SOFFIT
 VENTILATED ATTIC AREA: 1481 SQ. FT.
 $1481/300 = 4.97$ SQ. FT.
 4.97 SQ. FT. X $144 = 701$ SQ. IN. TOTAL NET FREE VENT AREA
 $701 \times 50\% = 350$ SQ. IN. NET FREE
 SOFFIT REQUIREMENT = 4.18 SQ. IN. NET FREE PER LF
 $350 / 4.18 = 84$ LF VENTED SOFFIT REQUIRED
 80 LF VENTED SOFFIT PROVIDED - 376 SQ. IN.
 OFF-RIDGE VENTS
 $1481/300 = 4.97$ SQ. FT.
 4.97 SQ. FT. X $144 = 701$ SQ. IN. TOTAL NET FREE VENT AREA
 $701 \times 50\% = 350$ SQ. IN. NET FREE
 (2) 4" OFF-RIDGE VENTS REQUIRED
 4" VENT = 188 SQ. INCHES
 TOTAL OF 376 SQUARE INCHES PROVIDED

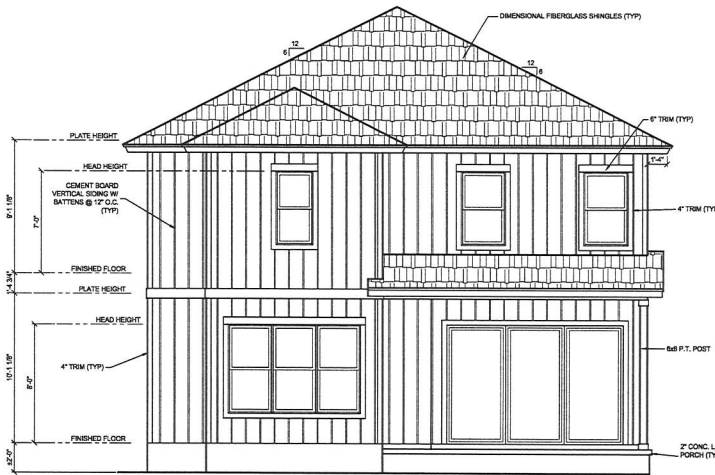


ROOF PLAN

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION



REAR ELEVATION

2 STORY RESIDENCE
 JACKSONVILLE, FL

ELEVATIONS/ROOF PLAN

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FLIGHT BUILDERS
 2144 Roselle Street
 Jacksonville, FL 32204

Revisions	Date	By

Date: 02-12-25
 Scale: AS SHOWN
 Job: 2240A_R
 Sheet:

A2.2



APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAUSE ON PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING JOBS ON BOTH SIDES UNDER STUCCO COPIINGS.
2. UNDER AND AT THE EDGE OF MASONRY, WOOD OR METAL COPINGS AND BELLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD OR METAL.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOF INTERSECTIONS.
6. AT GUILT IN OUTTERS.

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAT SPACE IS ABOVE PER FBC R302.5.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 IF ACCESSIBLE.

*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED QUAD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-00" IN DIAMETER TO PASS THROUGH.

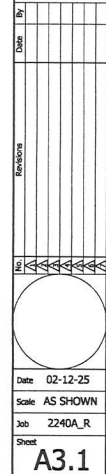
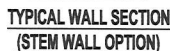
DEPENDENT ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R011.1.3 FOR HANDRAIL HEIGHT, CONTINUITY AND SIZE.

"R011.1.3" MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.

"CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGHOUT FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST KNUER TO POINT DIRECTLY ABOVE LOWEST RISKER, HANDRAIL ENDS SHOULD TERMINATE IN KNEEL POSTS OR SAFETY TERMINAL, OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEVEL POSTS.

"SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/2" & 2" IF CIRCULAR, SHALL HAVE BETWEEN 4-6" PERIMETER IF RECTANGULAR.

DEPENDENT ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES: 10M14.5 FOR THREAD DEPTH, RIMER HEIGHTS AND STAIR WIDTHS.





APPLICATION FOR VARIANCE

BOA No.

26-100042

HEARING DATE

7/7

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 21 2026

APPLICANT INFORMATION

Applicant Name: CAP ASSETS LLC

Telephone: 904-838-1265

Mailing Address: 19 12th St South, Jacksonville Beach FL 32250

E-Mail: RE904@icloud.com

Agent Name: Ryan Wetherhold

Telephone: 904-333-7873

Mailing Address: 19 12th St South, Jacksonville Beach FL 32250

E-Mail: RE904@icloud.com

Landowner Name: CAP ASSETS LLC

Telephone: 904-838-1265

Mailing Address: 19 12th St South, Jacksonville Beach FL 32250

E-Mail: RE904@icloud.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 529 10th Ave N, Jacksonville Beach FL 32250

Legal description of property (Attach copy of deed): BEACH HOMESITES UNIT 1 LOT 3 BLK 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).

Rear yard setbacks of 27.7' in lieu of 30' required

AFFIDAVIT

I, Anthony Simonetta, 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.

Anthony Simonetta
APPLICANT SIGNATURE

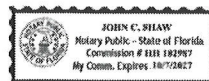
Anthony Simonetta
PRINT APPLICANT NAME

12/23/2025
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of May, 2026, by Anthony Simonetta, who is personally known to me or produced as identification.

John Shaw as Virtual E-Notary
NOTARY PUBLIC SIGNATURE
John Shaw
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: 665-1

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 subject parcel is non-conforming in that the lot width is 75' and code states a minimum of 90' Also the total lot area of the property is 7500 sq ft, less than the required 9000 sq ft minimum lot size.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Existing lot of record as platted by COJB.
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	This request is common and approved on a regular basis by this board.
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	The non-conforming lot is of no fault of the property applicant and not allowing a variance would deprive the applicant of rights and privileges that have been granted to similar parcels throughout the area.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Only the minimum variance needed to accommodate for improvements has been requested. Granting the variance for the new structure greatly improves many of the non-conformities that exist currently.
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	Is consistent with planners goals and long term objectives.

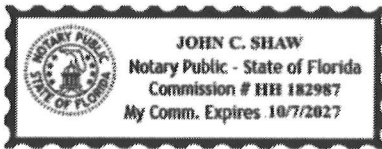
Third Party Authorization

Ryan Wetherhold is hereby authorized by the undersigned, being the owner of the following parcel:
529 10th Ave N, Jacksonville Beach, Florida
to speak on behalf of Cap Assets LLC for the following hearing(s).

**City of Jacksonville Beach:
Variance Application/Board of Adjustment - X**

Signature of Property Owner Anthony Simonetta as manager

Print Name Anthony Simonetta 5/20/2026



This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
822 A1A N, Suite 208
Ponte Vedra Beach, Florida 32082
File No. 26-0029

General Warranty Deed

Made this 15th day of April, 2026, by **Tamp Wilson, Jr. and Cathryn B. Wilson, husband and wife**, hereinafter called the grantor, to **Cap Assets LLC, a Florida limited liability company**, whose post office address is: 637 S. Pokeberry Lane, Jacksonville, Florida 32259, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$440,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida**, viz:

Lot 3, Block 3, BEACH HOMESITES - UNIT ONE, a subdivision according to the plat thereof recorded in Plat Book 20, Pages 72 and 72A, of the Public Records of Duval County, Florida.

Parcel ID Number: **174989-0000**

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

Subject To taxes subsequent to December 31, 2025, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in our presence:

Nancy A. McAlum
Signature

Witness #1 Printed Name Nancy A. McAlum

Witness Address: 822 A1A N., Suite 208, Ponte Vedra
Beach, FL 32082

Brenda Pateracki
Signature

Witness #2 Printed Name Brenda Pateracki

Witness Address: 822 A1A N., Suite 208, Ponte Vedra
Beach, FL 32082

Tamp Wilson, Jr. (Seal)
Tamp Wilson, Jr.

Address: 5166 Bledsoe Drive
Jacksonville, Florida 32234

Nancy A. McAlum
Signature

Witness #1 Printed Name Nancy A. McAlum

Witness Address: 822 A1A N., Suite 208, Ponte Vedra
Beach, FL 32082

Brenda Pateracki
Signature

Witness #2 Printed Name Brenda Pateracki

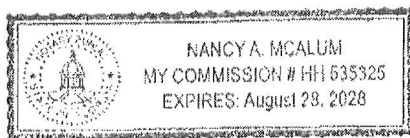
Witness Address: 822 A1A N., Suite 208, Ponte Vedra
Beach, FL 32082

Cathryn B. Wilson (Seal)
Cathryn B. Wilson
Address: 5166 Bledsoe Drive
Jacksonville, Florida 32234

State of Florida
County of St. Johns

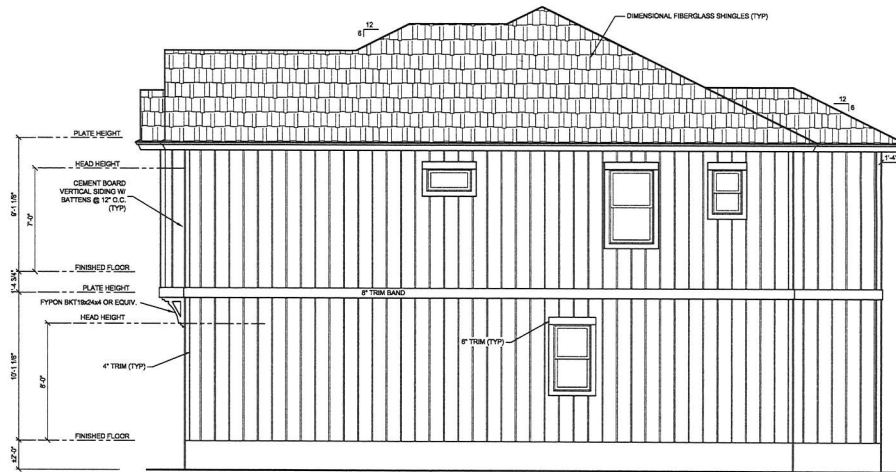
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of April, 2026, by Tamp Wilson, Jr. and Cathryn B. Wilson, husband and wife, who produced a driver's license as identification.

Nancy A. McAlum
Notary Public





FRONT ELEVATION



RIGHT SIDE ELEVATION

2 STORY RESIDENCE
JACKSONVILLE, FL

ELEVATIONS

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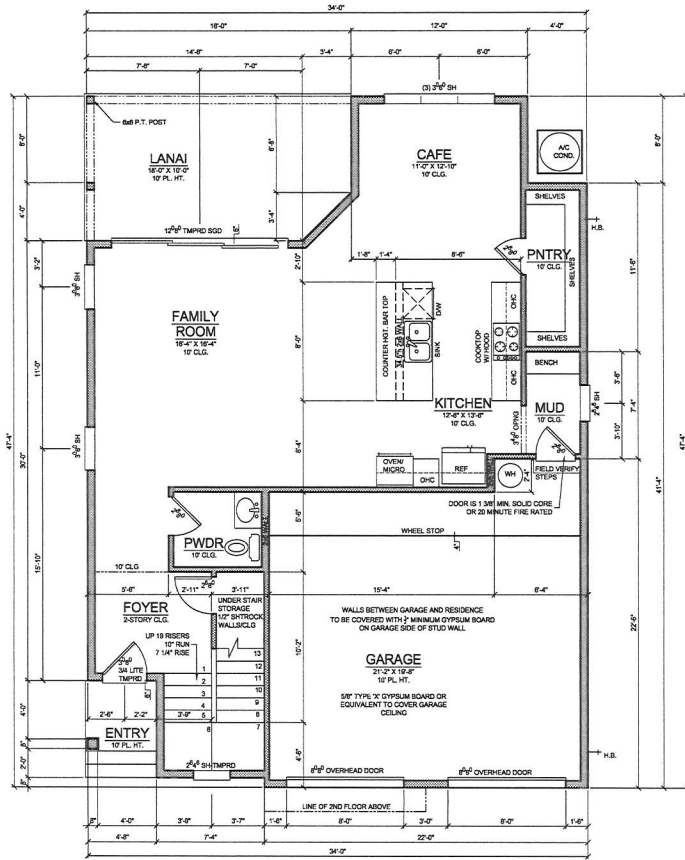
FLIGHT BUILDERS
2144 Roselle Street
Jacksonville, FL 32204

Revisions	Date	By

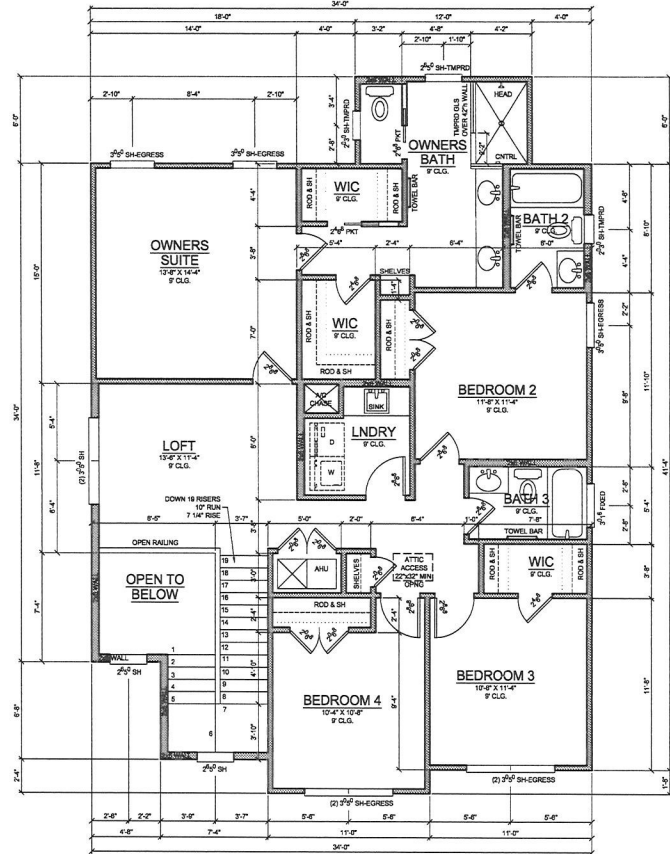


Date 02-12-25
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Job 2240A_R
Sheet

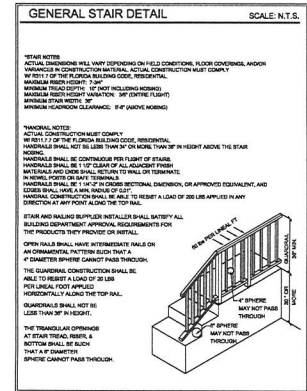
A2.1



1ST FLOOR PLAN



2ND FLOOR PLAN



MECHANICAL EQUIPMENT NOTES:

FBC-R302.5.2: DUCTS IN GARAGE SHALL BE MIN 26 GAGE SHEET STEEL WITH NO OPENINGS INTO GARAGE ALLOWED.

FBC-R, M1305.1.1: MIN 4" CLEARANCE REQUIRED AROUND ALL SIDES OF MECHANICAL EQUIPMENT AND COMPONENTS, INCLUDING DUCTS, WITH THE TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12" WIDER THAN THE FURNACE OR AIR HANDLER.

GROUND-MOUNTED MECHANICAL UNITS SHALL BE ANCHORED IN ACCORDANCE WITH FBC-R, SECTION M1307.2.

NOTE:
1. DOORS AND WINDOWS ARE APPROXIMATE FINISHED SIZES; REFER TO MFG'S SPECIFICATIONS FOR ROUGH OPENINGS PRIOR TO FRAMING.
3. 2x6 EXTERIOR WALLS AT 1ST FLOOR, 2x6 PLUMBING WALLS
4. 2x4 EXTERIOR WALLS AT 2ND FLOOR, 2x6 PLUMBING WALLS

SQUARE FOOTAGES

1st FLOOR LIVING	920
2nd FLOOR LIVING	1320
TOTAL LIVING	2240
GARAGE	452
LANAI	174
ENTRY	22
TOTAL COVERED	2888

CONDITIONED SPACE= 22,527 CF

CODE INFORMATION

BUILDING CODE:	2023 FLORIDA BUILDING CODE RESIDENTIAL 6TH EDITION
PLUMBING CODE:	2023 FLORIDA BUILDING CODE PLUMBING
ELECTRICAL CODE:	2023 FLORIDA BUILDING CODE ELECTRICAL
MECHANICAL CODE:	2023 FLORIDA BUILDING CODE MECHANICAL
CONSTRUCTION TYPE:	SB
OCCUPANCY CLASS:	R-3

2 STORY RESIDENCE
JACKSONVILLE, FL

FLOOR PLANS

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FLIGHT BUILDERS

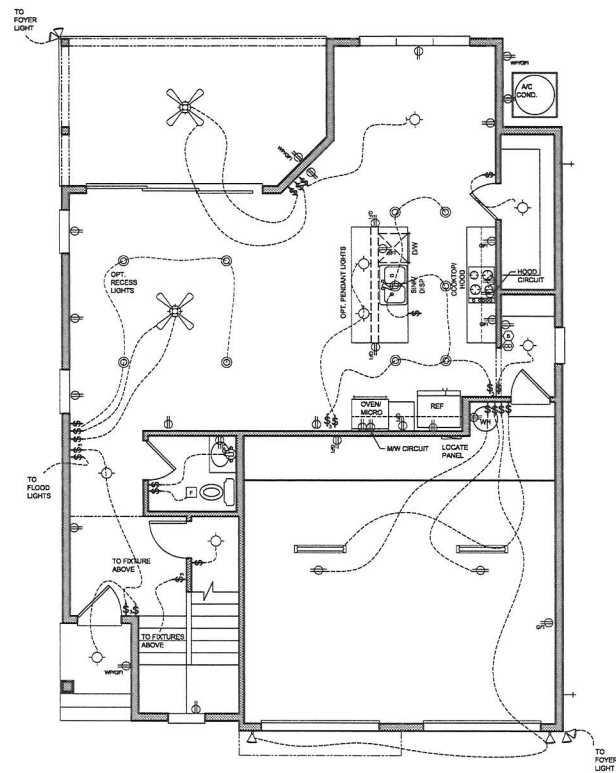
2144 Rosselle Street
Jacksonville, FL 32204

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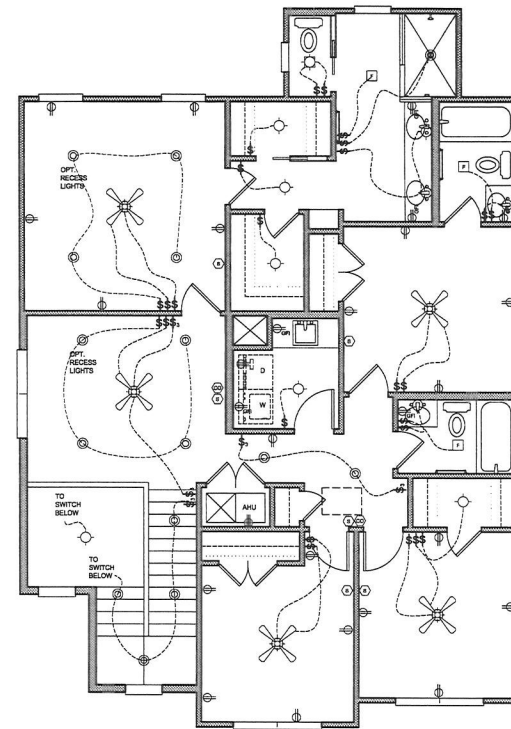
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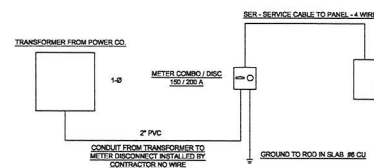
NOTE:
FOUNDATION LAYOUT FOR CONCRETE FORMING AND
PLUMBING LOCATION REFERENCE ONLY.
REFER TO ASSOCIATED ENGINEERING DRAWINGS
FOR FOOTER LOCATIONS AND DETAILS.



1ST FLOOR ELECTRICAL PLAN



2ND FLOOR ELECTRICAL PLAN



ELECTRICAL LEGEND

-  110 DUPLEX OUTLET (AFCI PROTECTED)
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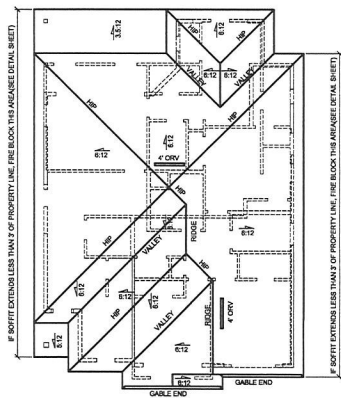
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ELECTRICAL NOTES

1. ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX BE:
 - 16" AFF (GENERAL); KITCHEN 44" AFF; BATHROOM 36" AFF (44" AFF WITH RAISED VANITY); LAUNDRY 36" AFF (44" AFF WITH LAUNDRY SINK); HALLWAYS 36" AFF (44" AFF WITH RAISED VANITY); GENERAL PURPOSE - 44" AFF.
2. KITCHEN SINK AND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE.
3. PROVIDE A DEVICE TO DETECT GAS LEAKS IN ALL KITCHENS.
4. ELECTRICAL SWITCHES TO BE AT 42" CENTRILE ABOVE FINISHED FLOOR.
5. ELECTRICAL PLAN IS INTENDED FOR 80 PERCENT ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL ORDINANCES. THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & EQUIPMENT.
6. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE, CHAPTER 9, 907.01 (1) AND 907.02 (1) AND 907.03 (1).
7. ALL 120V, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, BATHS, BEDROOMS, HALLWAYS, LIVING ROOMS, DINING ROOMS, RECREATION AREAS, LIBRARIES, BEDS, BEDROOMS, SURGICONS, RECEPTION ROOMS, CLOSETS, HALLWAYS, ENTRY AREAS, OR RECREATION AREAS SHALL BE PROTECTED BY A GFCI (ARC FAULT INTERRUPTER) BY ANY OF THE MEANS DESCRIBED IN 2020 FLORIDA BUILDING CODE, CHAPTER 9, 907.01 (1) AND 907.02 (1).
8. 0.75" (3/8") GRADE PLUMB FLOOR INTERRUPTERS FOR WATER AREAS AND OUTDOOR OUTDOOR SPACES 2020 NEC.
9. ALL PERMANENT INSTALLATION LIGHTING TO BE 100% HIGH EFFICACY CFL/LED LAMPS.
10. ALL PERMANENTLY INSTALLED LIGHTING SHALL BE 100% HIGH EFFICACY CFL/LED LAMPS. ALL ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES.
11. DISMISSED BRANCH CIRCUITS SHALL BE IDENTIFIED BY THE CONTRACTOR.
12. ALL SERVICES SUPPLYING DRILLING TUNES TO BE PROVIDED WITH SURGE PROTECTION DEVICE (TYPE 1 OR TYPE 2) PER 2020 NEC.
13. ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDED THOSE IN KITCHEN APPLICATIONS, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS PER HOUR OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 80 LUMENS PER WATT.

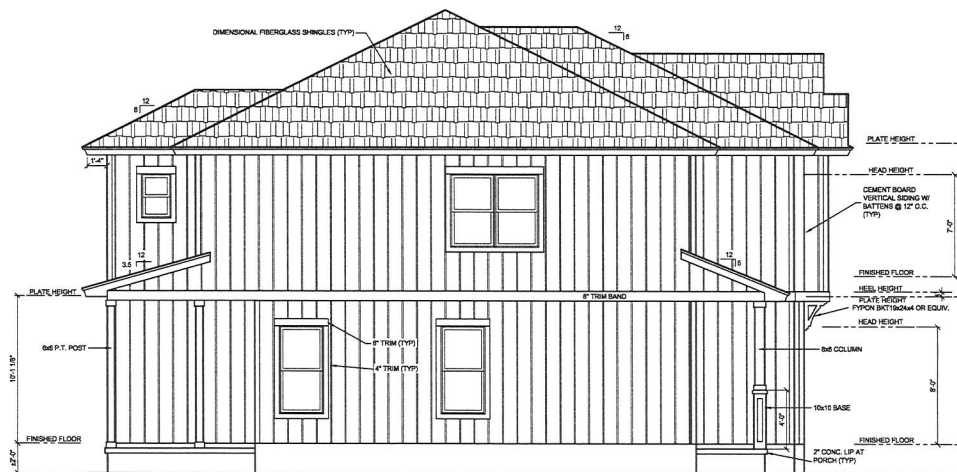
VENT CALCULATIONS-UPPER ROOF

VENTED SOFFIT
 VENTILATED ATTIC AREA: 1481 SQ. FT.
 $1481/300 = 4.97$ SQ. FT.
 4.97 SQ. FT. X $144 = 701$ SQ. IN. TOTAL NET FREE VENT AREA
 $701 \times 50\% = 350$ SQ. IN. NET FREE
 SOFFIT REQUIREMENT = 4.18 SQ. IN. NET FREE PER LF
 $350 / 4.18 = 84$ LF VENTED SOFFIT REQUIRED
 80 LF VENTED SOFFIT PROVIDED - 376 SQ. IN.
 OFF-RIDGE VENTS
 $1481/300 = 4.97$ SQ. FT.
 4.97 SQ. FT. X $144 = 701$ SQ. IN. TOTAL NET FREE VENT AREA
 $701 \times 50\% = 350$ SQ. IN. NET FREE
 (2) 4" OFF-RIDGE VENTS REQUIRED
 4" VENT = 188 SQ. INCHES
 TOTAL OF 376 SQUARE INCHES PROVIDED

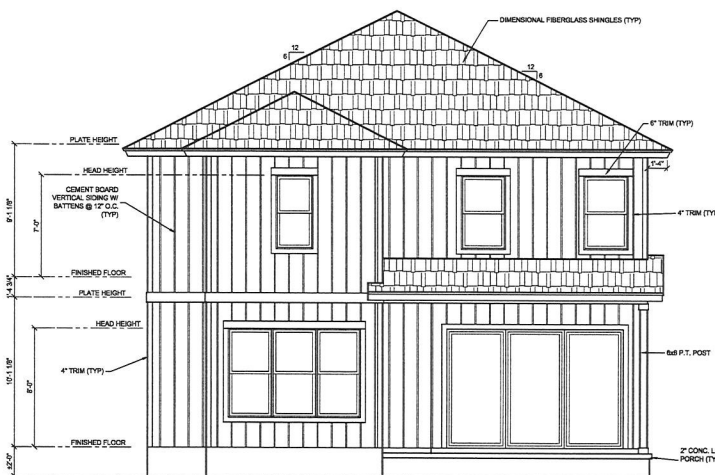


ROOF PLAN

SCALE: 1/8\" = 1'-0"



LEFT SIDE ELEVATION



REAR ELEVATION

2 STORY RESIDENCE
 JACKSONVILLE, FL

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 THESE PLANS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF FLIGHT BUILDERS. THE USE OF THESE PLANS AND SPECIFICATIONS FOR ANY PORTION WITHOUT THE WRITTEN CONSENT OF FLIGHT BUILDERS IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

FLIGHT BUILDERS
 2144 Roselle Street
 Jacksonville, FL 32204

Revisions	Date	By

Date: 02-12-25
 Scale: AS SHOWN
 Job: 2240A_R
 Sheet:

A2.2



APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING JOINTS ON BOTH SIDES UNDER CUPPOLES.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOF INTERSECTIONS.
6. AT ALL JUNCTIONS.

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "C" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAT SPACE IS ABOVE PER FBC R302.4.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.4.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 IF ACCESSIBLE.

*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED QUAIL RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

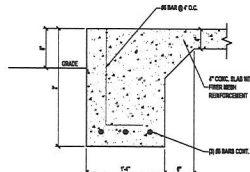
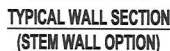
DEPENDENT ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R0117.1.3 FOR HANDRAIL HEIGHT, CONTINUITY AND SIZE.

"R0117.1.3 MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.

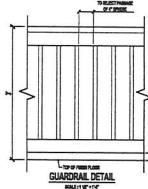
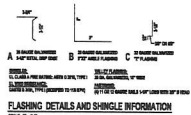
"CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST KNEER TO POINT DIRECTLY ABOVE LOWEST REER. HANDRAIL ENDS SHOULD TERMINATE IN KNEEL POSTS OR SAFETY TERMINAL, OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEEL POSTS.

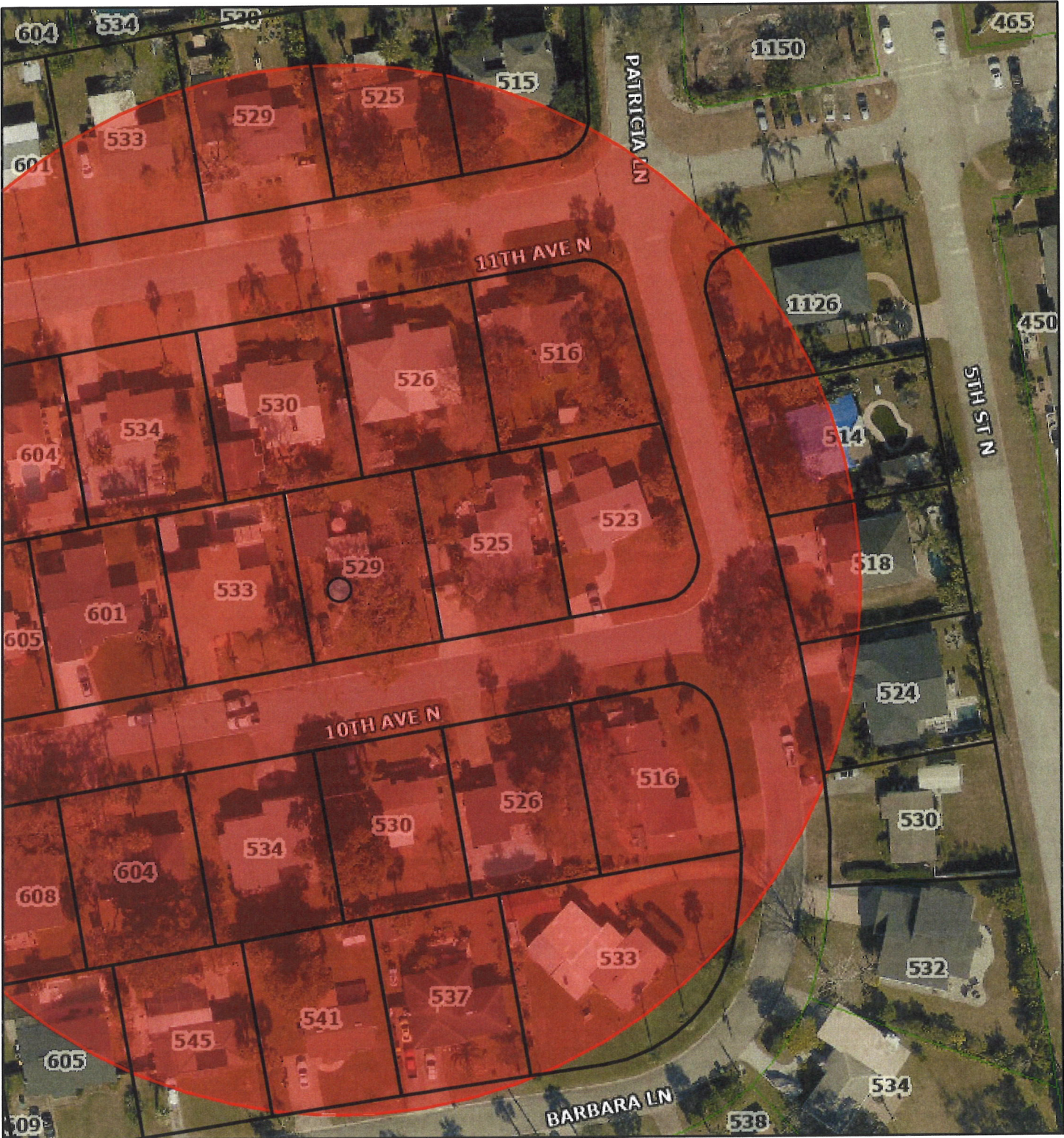
"SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4" - 2" IF CIRCULAR, SHALL HAVE BETWEEN 4-4" PERIMETER IF NOT CIRCULAR.

DEPENDENT ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES: 10M14.5 FOR THREAD DEPTH, RIMER HEIGHTS AND STAIR WIDTHS.



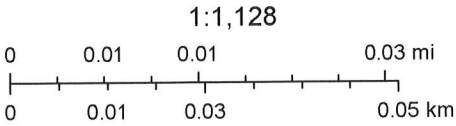
SCALE: M.T.S.





June 23, 2026

 Parcels



	= SITE BENCHMARK
	= SET 1/2" IRON ROD LB#8139
	= FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
	= POWER POLE
	= FIBER BOX
	= 6' WOOD FENCE
	= EXISTING ELEVATION
	= PROPOSED ELEVATION
	= EXISTING GROUND ELEVATIONS
	= EXISTING DRAINAGE FLOW
	= EXISTING TREE
	= PROPOSED CONCRETE
	= PROPOSED COVERED
	= EXISTING CONCRETE
	= EXISTING BRICK PAVERS

- A/C = AIR CONDITIONER ON PAD
FFE = FINISHED FLOOR ELEVATION
STY = STORY
JEA = JACKSONVILLE ELECTRIC AUTHORITY
JEA-E = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
JEA-EE = JEA ELECTRICAL EASEMENT
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
R/W = RIGHT-OF-WAY LINE
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PKNS = PARKER KALON NAIL SET
NDS = NAIL AND DISK SET
LB = LICENSED SURVEY BUSINESS
RBL = REFERENCE BEARING LINE
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
(C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS

1. Legal Description is been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE.
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
15. Elevations if shown are based on the North American Vertical Datum of 1988.
16. Dimensions for the proposed residence shown hereon are from the provided foundation plan.
17. See house plan "2240 LEFT" for additional details.
18. Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0417J, effective on 11/2/2018.

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

REPRODUCTIONS OF THIS S ETC. THE STATE OF FLORIDA
UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING
SURVEYOR.

THE SKETCH OF SURVEY
STANDARDS AND PRACTICES
PROFESSIONAL SURVEYORS
CHAPTER 6J-17 (FORMER
412-0000 FLORIDA STATU
S.

SURVEYOR Brandon D. Shugart
State of Florida Professional Surveyor and Mapper
FLORIDA
License No. 7009
PROFESSIONAL SURVEYOR & MAPPER

DEPARTMENT OF REVENUE
ORTH BY THE FLORIDA BOARD OF
IN ACCORDANCE WITH
61-17), IT IS ASSAULT TO CHAPTER
D WAS DONE UNDER MY

Date:

2026.05.27

11:59:14 -04:00

Signature Date Brandon D. Shugart, PSM, #7009
surveying@imecivl.com

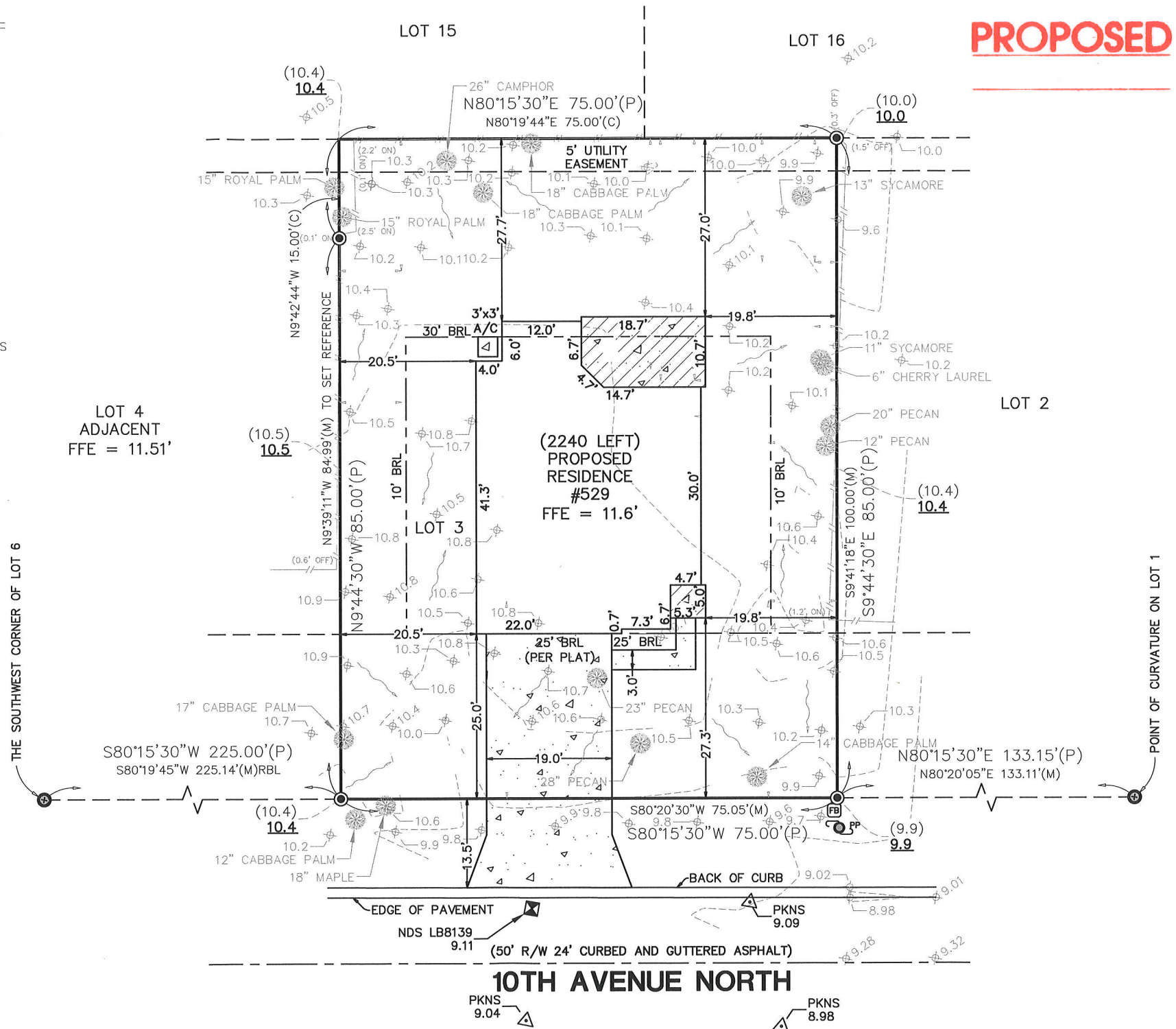
LOT AREA TABLE, ft ²	
LOT	7501.38
PROPOSED BUILDING	1592.01
AC PAD	9.00
DRIVEWAY/SW TO R/W	527.55
TOTAL IMPERVIOUS AREA:	2128.56 (28.4%)



(IN FEET)
1 inch = 20 ft.

**LOT 3, BLOCK 3, BEACH HOMESITES, UNIT 1,
ACCORDING TO PLAT THEREOF RECORDED IN PLAT
BOOK 20, PAGES 72 AND 72A, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

*PLOT PLAN SHOWING BOUNDARY SURVEY
AND TOPOGRAPHIC AND TREE*



1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

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FOR: **FLIGHT BUILDERS**
AT: 529 10TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

Drawn By: VG
Field Survey Date: 05/07/2026
FB/PG: GT1-61

Scale 1" = 20 Feet
Drawing/File #: 043026.2

Additional Information/Certifications:
XXXXX

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, 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#26-100041, BOA#26-100042, BOA#26-100043

in the Court, was published in said newspaper by print in the issues of 6/25/26.

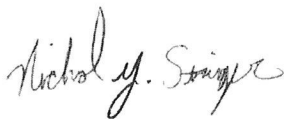
Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

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



Rhonda Fisher

Sworn to and subscribed before me this 25th day of June, 2026 by Rhonda Fisher 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, July 7, 2026, at 6:00 p.m.** in the **City Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

BOA#26-100041 Section(s): 34-611(e)(1)(c)(2), for a northerly side yard setback of 3.5 feet in lieu of 10 feet, to allow an outdoor staircase to single-family home, located at **property addressed** 3509 Ocean Dr **RE#** 181425-0000, **legally described** as Lot 10, Block 1, *Atlantic Shores Ocean Front Section- Division A*

BOA#26-100042 Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 27.7 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 529 N 10th Ave **RE#** 174989-0000, **legally described** as Lot 3, Block 3, *Beach Homesites Unit 1*

BOA#26-100043 Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 15 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 27 S 32nd Ave **RE#** 181527-0010, legally described as Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

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

Board of Adjustment
City of Jacksonville Beach
NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meet-

ing as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

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

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

Jun. 25 00 (26-03670D)



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	06/30/2026
SUBJECT:	BOA #26-100043 Staff Report

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

BOA #26-100043

ZONING: RS-1
RE NO.: 181527-0010
LEGAL: Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*
ADDRESS: 27 S 32nd Ave

REQUEST:

Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 15 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 27 S 32nd Ave RE# 181527-0010, **legally described as** Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

EXISTING CONDITIONS:

The subject property consists of a platted lot of record with an additional partial lot of record, circa 1983, located in the Low Density Residential future land use category. The property is currently located in the Residential, single-family: RS-1 zoning district. The property has a total lot area of 7,835 square feet, and was originally occupied by a single family home that has now been demolished to accommodate construction of a new single family home. The subject property is a substandard residential lot, measuring 7,835 square feet in area, where a minimum of 9,000 square feet is required by code for single-family uses. Additionally, the lot is irregular in shape, requiring the front setback to be at an angle, which has affected the total lot depth, which 100 feet wide on the southern property line, but only 90 feet wide on the northern property line. Due to the limited lot size, setback requirements, and lot shape, the ability to construct a new building in compliance with current setback requirements is challenging. The applicant 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 dimensional standards. The request is now for a rear yard setback of 15 feet in lieu of 30 feet. This is a reduction from the previous request

Previously, the applicant requested for a front yard setback of 20 feet in lieu of 25 feet minimum, for a rear yard setback of 10 feet in lieu of 30 feet minimum. 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. The applicant has also applied for an administrative front setback adjustment, as outlined in Sec 34-604, based on prevailing setbacks located in the same block as the subject property. The applicant provided a full variance

packet and provided a site plan which indicated the setbacks of the immediately adjacent structure to the north, within the same block, which has clearly reduced setbacks. They also provided the same information for the structure to the south, which does have similar setback reduction, but is not located within the same block.

Staff finds that the lot is substandard in lot area, at only 7,835 square feet and the request is reasonable. The conditions are not the result of the applicant's actions. The subject property was platted in 1983, and the lot's size and layout contribute to the hardship. A new single-family home is the most compatible use. Additionally, the proposed new home has all the amenities that will bring the home closer to compliance with the RS-1 Single Family requirements. This home will ensure the preservation of the character of the existing neighborhood.

BOA#26-100029 —: For a front yard setback of 20 feet in lieu of 25 feet minimum, for a rear yard setback of 10 feet in lieu of 30 feet minimum, for construction of a new single-family home on May 19, 2026.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

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

The proposed development maintains the single-family residential use of the property and is consistent with the Low Density Residential future land use designation. The project does not introduce a new use and remains compatible with the surrounding residential neighborhood. The applicant and project architect have prepared a site plan that seeks to minimize the requested variances while accommodating a single-family residential structure consistent with the surrounding neighborhood. The proposal reflects an effort to balance the physical constraints of the property with the requirements of the City's Land Development Code. Staff is supportive of reductions in setbacks, given the irregular shape of the lot, and the fact that a portion of the lot located on the corner is inhibited due to the corner yard setbacks, front yard setbacks, and the irregular shape. The portion of the property located on the south-east corner is largely unsuitable for development.

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.

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 not conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. As noted above, the lot is nonconforming in lot area. The nature of the historically platted lot of record, which is considered buildable under the code, is the reason for the request and is real and demonstrated hardship. The irregular shape and diminished size are hardships associated with the lot in the RS-1 zoning district.

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

Staff finds that circumstances are not a result of actions of the applicant. The conditions are not the result of the applicant's actions. The configuration of the existing parcel and the applicable code requirements predate the current proposal. The hardship arises from the physical configuration of the lot, its shape, and lot area, and is not from any subdivision, modification, or other voluntary act of the applicant.

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

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance. Granting the requested variances with the proposed staff condition, will not confer special privileges to the applicant. The relief requested, as conditioned, is the minimum necessary to allow the new dwelling. Other similarly constrained properties may seek comparable relief, and approval here does not create an advantage unavailable to others in like circumstances. Granting the variance brings equity to the applicant by getting them closer to the rights allowed under RS-1, but for which they are restricted by the nonconforming nature of the lot due to its size and irregular shape.

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

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land. Strict enforcement of the current LDC would prohibit the applicant from making reasonable improvements to their parcel. This would deprive the applicant of opportunities commonly enjoyed by other residential property owners, creating an unnecessary and undue hardship. Were the lot of a more typical rectangular shape, the reduction in the front and rear yard setbacks would be less necessary, and it is worth noting that although the applicant does have a reduced-sized lot in area, they have not requested any additional lot coverage.

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

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

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

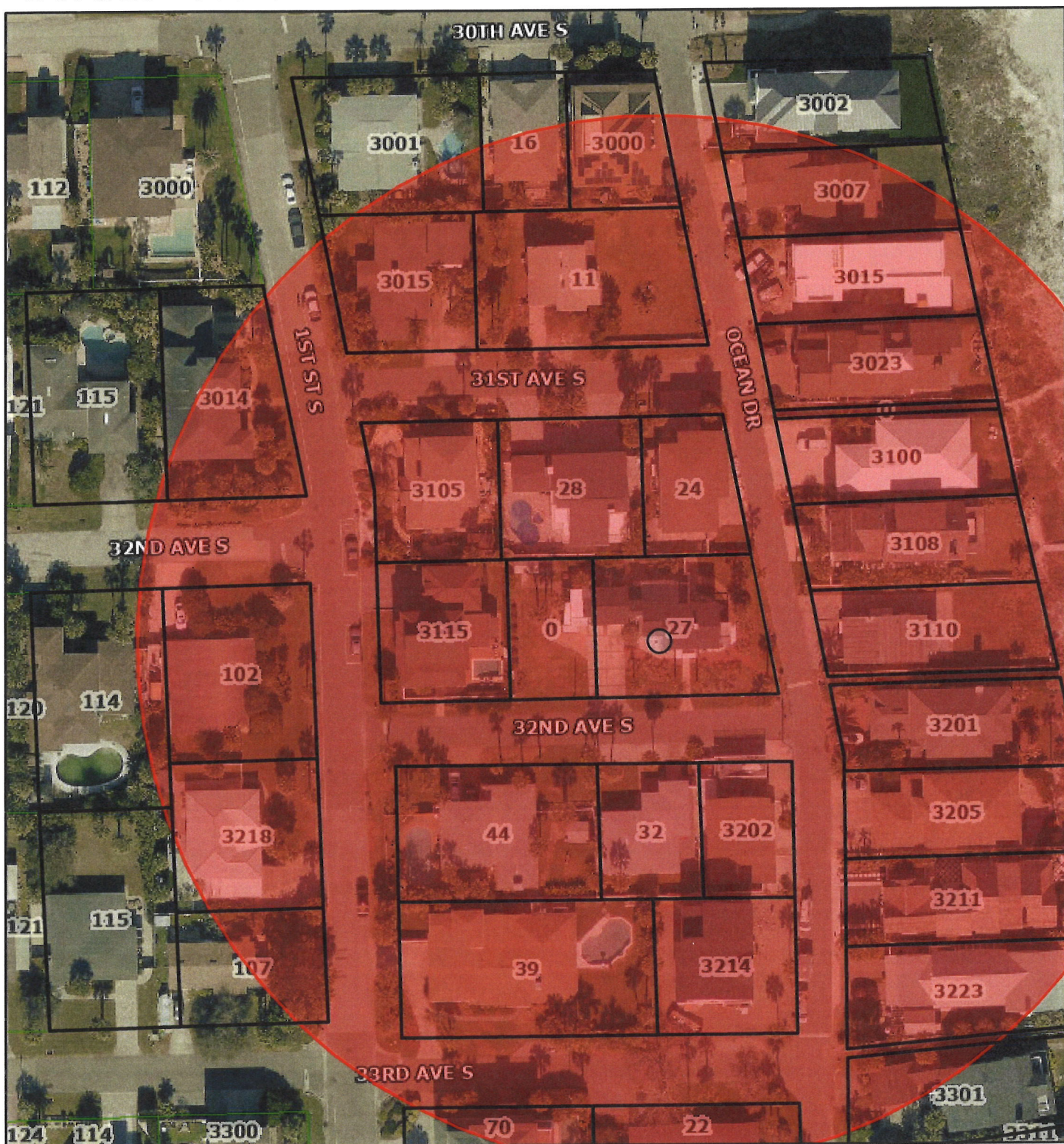
Staff finds that the variance(s) **will not** result in the creation of a public nuisance. The requested variance will not create a public nuisance. The proposed encroachments are minimal in scale and will remain compatible with the surrounding neighborhood, and do not create issues of safety, visibility, 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#26-100043**.

ATTACHMENTS:

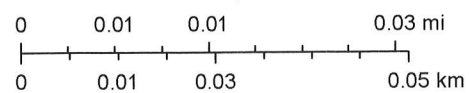
1. 26-100043pics
2. BOA#26-100043 Application
3. Letters of support BOA 100043



June 23, 2026

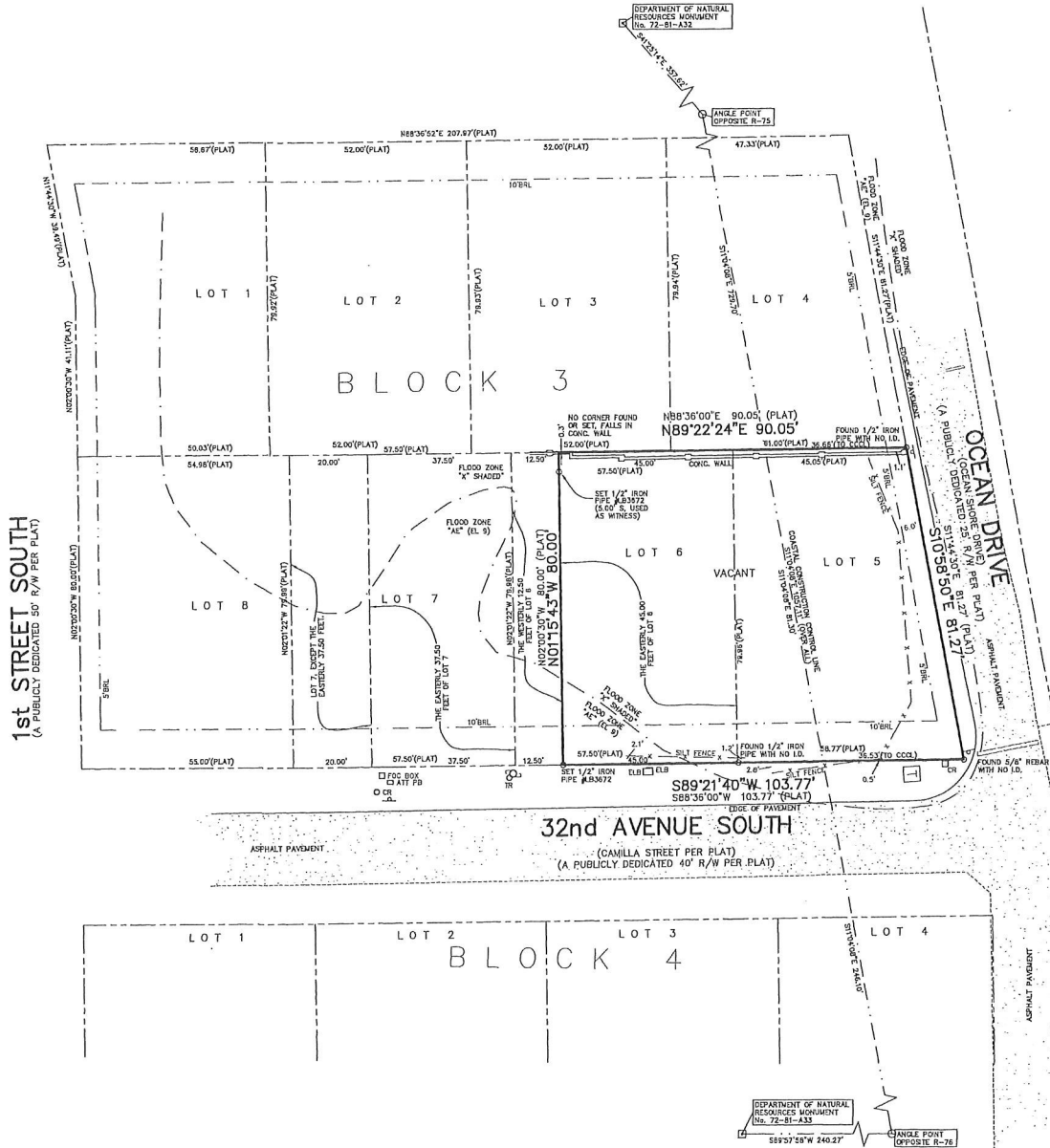
 Parcels

1:1,128



MAP SHOWING SURVEY OF

LOTS 5 AND THE EASTERLY 45.0' OF LOT 6, BLOCK 3, ATLANTIC SHORES OCEANFRONT SECTION - DIVISION B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 92, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SYMBOL	LEGEND
⊙	FIRE HYDRANT
⊙	LIGHT POLE
⊙	GAS VALVE
⊙	WATER VALVE
⊙	CLEAN OUT
⊙	UTILITY POLE
⊙	OUT ANCHOR
⊙	ENCLOSURE
⊙	WATER METER
⊙	GAS RISER
⊙	CABLE RISER
⊙	ELECTRIC BOX
⊙	MANHOLE

ABBREVIATION	LEGEND
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⊙	ADJUSTED MEASUREMENT
⊙	WOOD FENCE
⊙	CHAIN LINK FENCE
⊙	CONCRETE
⊙	RIGHT-OF-WAY
⊙	PLAT BOOK
⊙	OPTIONAL RECORDS BOOK
⊙	PAVE
⊙	CONCRETE METAL PIPE
⊙	POLYETHYLENE GLASS FIBER
⊙	REINFORCED CONCRETE PIPE
⊙	ELEVATION
⊙	FINISHED FLOOR ELEVATION
⊙	AVOID ELEVATION
⊙	POINT OF CURVATURE
⊙	POINT OF TANGENCY OF CURVE
⊙	POINT OF BEGINNING OF CURVE
⊙	POINT OF ENDING OF CURVE

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, FLORIDA EAST ZONE.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
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5. BUILDING RESTRICTION LINES, AS PER PLAT.

6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND "AE" (EL. 9) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 12031C04191 REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.
7. THE CURRENT COASTAL CONSTRUCTION CONTROL LINE IS RECORDED IN MAP BOOK "C", PAGES 72 - 72H IN DUVAL COUNTY ON JULY 21, 1993.

FILE: 2025-0478
DRAWN BY: J.W.Z.
SCALE: 1" = 20'

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



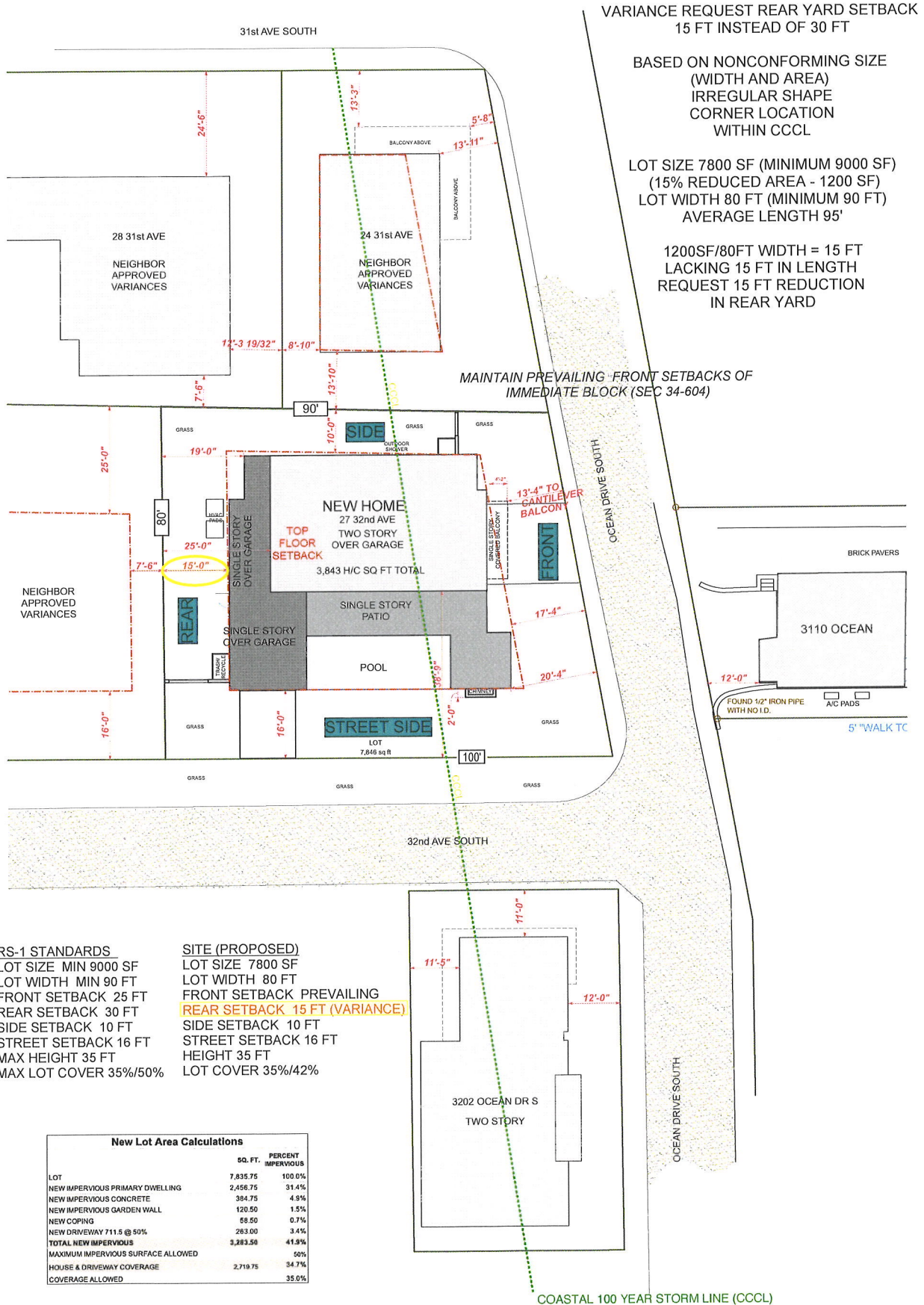
DATE: APRIL 23, 2025
SHEET 1 OF 1

CERTIFIED TO:

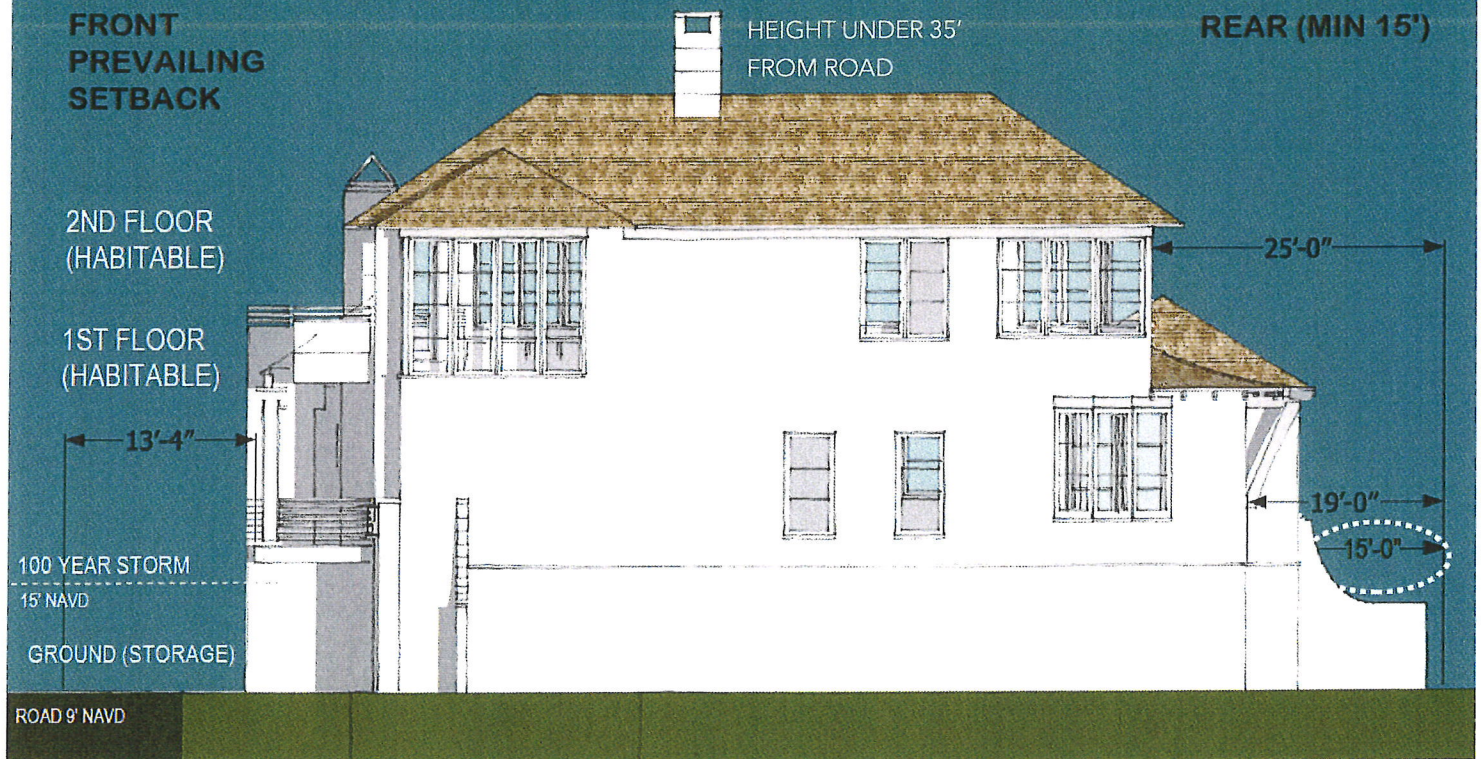
PETER BOURBEAU
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FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 3722
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

PROPOSED SITE PLAN



NORTH FACING SIDE



SOUTH FACING SIDE ALONG 32ND AVENUE

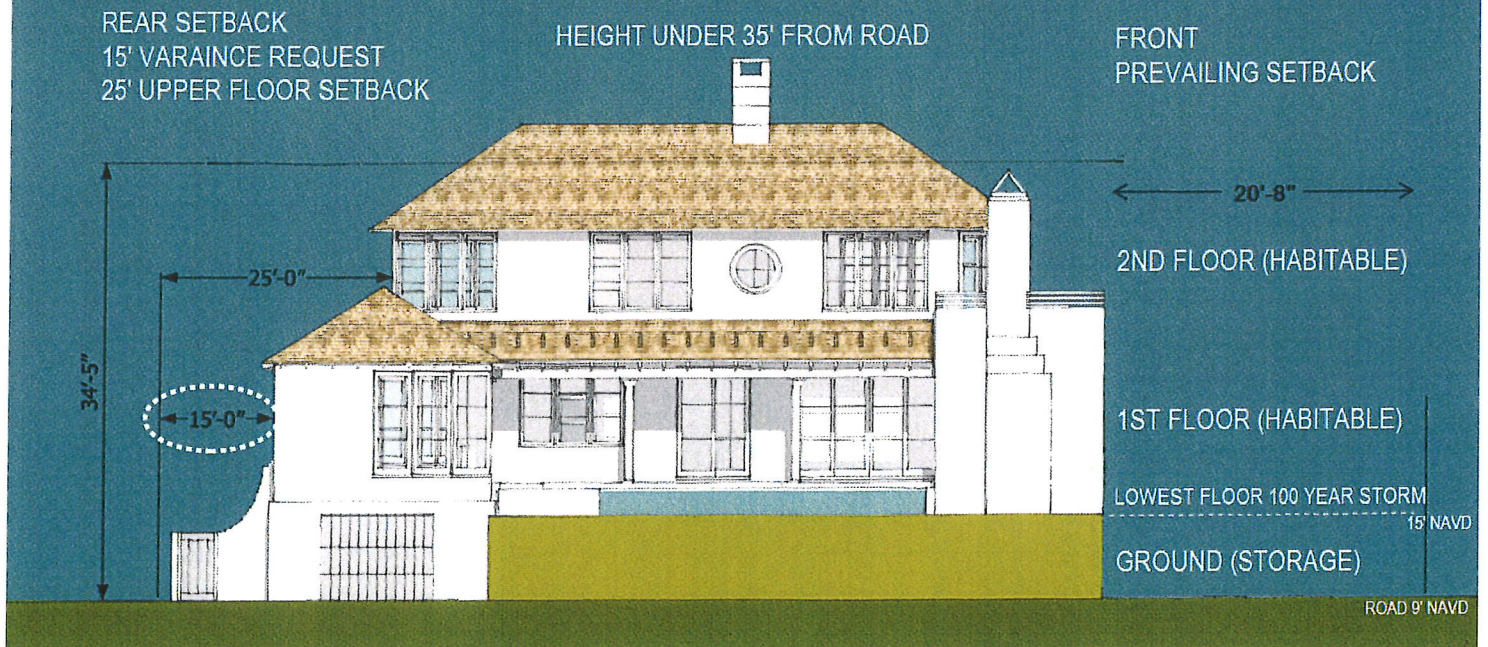
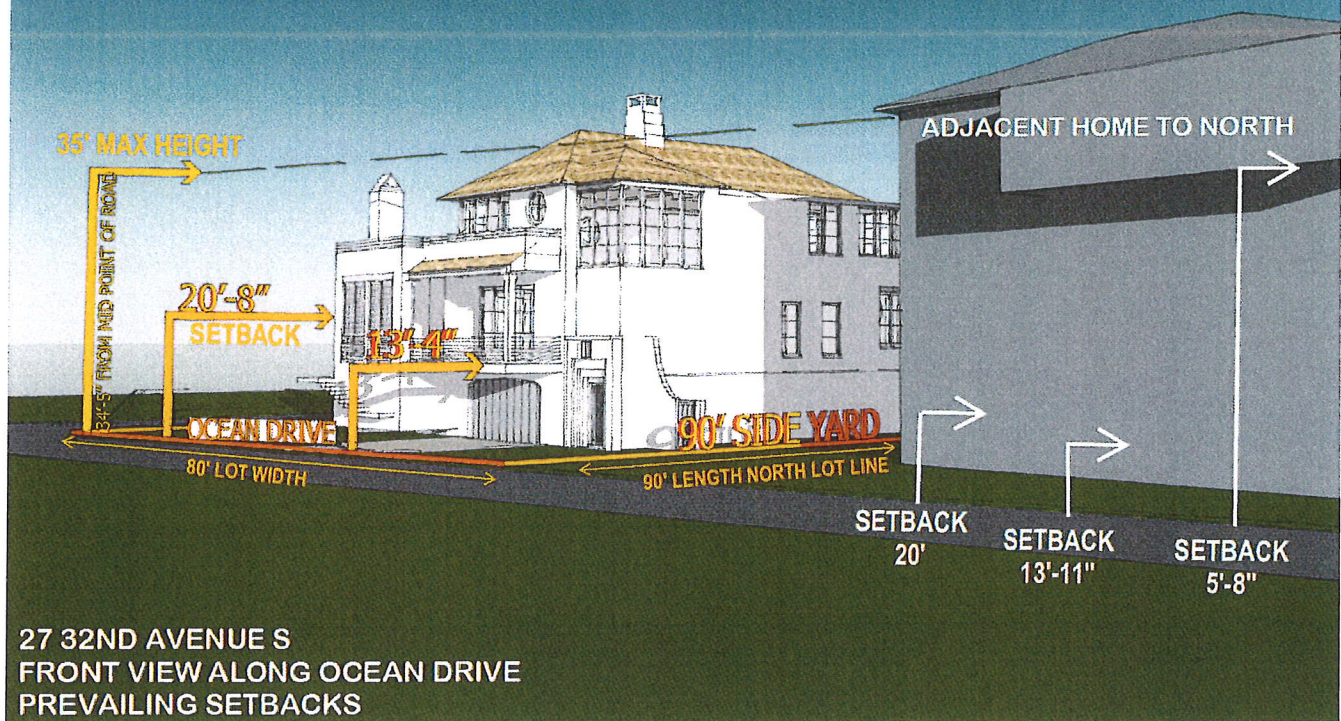


Image A: Proposed Setbacks

Bourbeau Residence at 27 32nd Avenue

FRONT VIEW



REAR VIEW

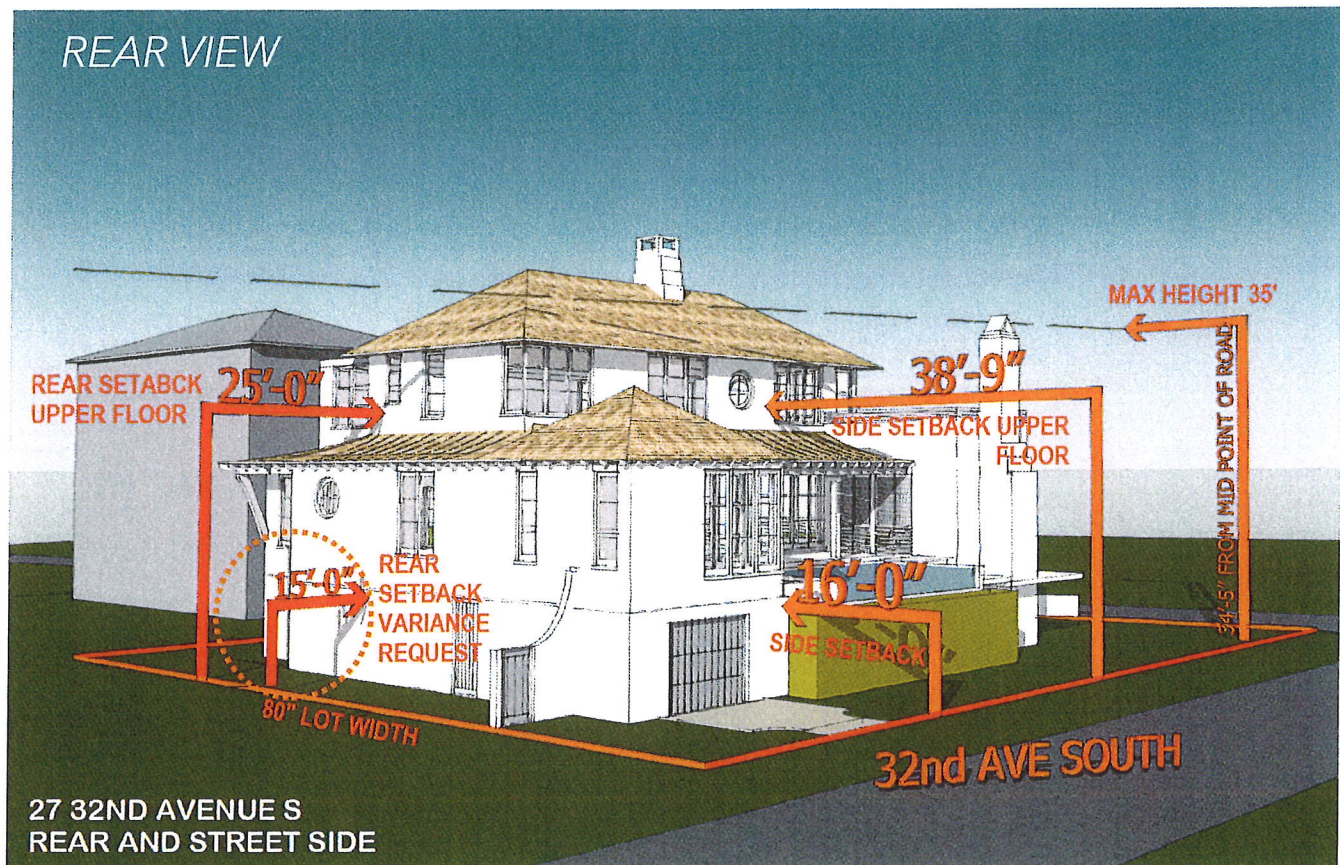


Image B: Massing Study

Bourbeau Residence at 27 32nd Avenue

EXAMPLE OF A MASSIVE BOX STRUCTURE WITH STANDARD SETBACKS

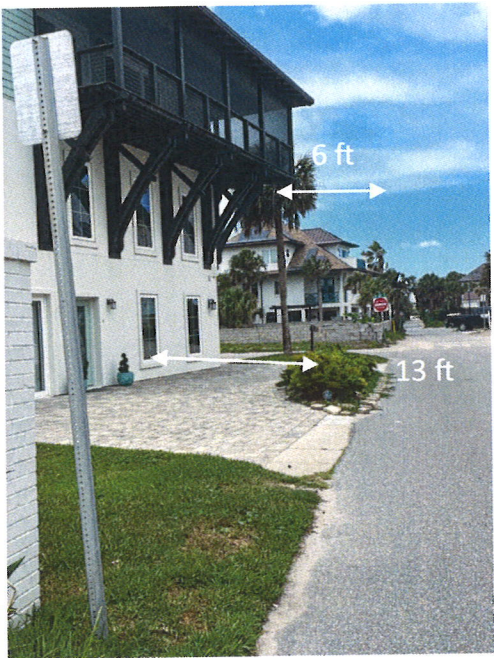


FLEXIBILITY OF SETBACKS (AVERAGE OF EACH STORY)



Image C: Examples Better Design with Variable Massing and Stepped Setbacks

Adjacent Properties (Ocean and 32nd Ave)



Property to the north



Property to the east



Property to the south



VARIANCE APPLICATION

BOA NO. 28-100093
HEARING DATE 7/7

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name:	STEPHANIE GALLAGHER, STARR SANFORD DESIGN	Telephone:	980-254-1505
Mailing Address:	370 4TH AVE S JACKSONVILLE BEACH, FL 32250	E-Mail:	STEPHANIE@STARRSANFORD.COM
Agent Name:	STEPHANIE GALLAGHER, STARR SANFORD DESIGN	Telephone:	980-254-1505
Mailing Address:	370 4TH AVE S JACKSONVILLE BEACH, FL 32250	E-Mail:	STEPHANIE@STARRSANFORD.COM
Landowner Name:	PETER BOURBEAU AND MARY M CROWELL	Telephone:	See agent contact info
Mailing Address:	27 32ND AVENUE S JACKSONVILLE BEACH, FL 32250	E-Mail:	See agent contact info

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

VARIANCE DATA

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

VARIANCE FOR REAR YARD SETBACK OF 15 FEET IN LIEU OF 30 FEET.

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: _____ FLOOD ZONE: _____
CODE SECTION (s): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566

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

Section 34-572.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	YES	THE 80 FT WIDE, 7,800 SF LOT IS BELOW THE STANDARD LOT WIDTH OF 90FT AND AREA OF 9000 SF FOR RS-1 ZONING. THE SIZE, TRAPEZOID SHAPE, AND CORNER LOCATION PARTIALLY WITHIN THE CCCL ARE UNIQUE HARDSHIPS THAT MAKE IT DIFFICULT TO MEET ALL THE CURRENT STANDARDS.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	YES	THE CONDITIONS ARE NOT THE RESULT OF ACTIONS BY THE APPLICANT. THESE SMALLER LOTS WERE ORIGINALLY PLATTED IN THE 1930S BEFORE THE MODERN ZONING CODE AND THE CURRENT OWNERS PURCHASED THIS LOT IN 2025.
(c) There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.	YES	OTHER LOTS HAVE SIMILAR VARIANCES. ALL LOTS ON THIS BLOCK WERE GRANTED REDUCED FRONT, REAR AND SIDE YARD SETBACKS IN ADDITION TO LOT COVERAGE VARIANCES. ADJACENT PROPERTIES HAVE FRONT, STREET SIDE AND REAR SETBACKS BETWEEN 7 AND 20 FEET (AVERAGE 13 FT).
(d) Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.	YES	APPLICATION OF THE CURRENT CODE WOULD DENY THE APPLICANT THE RIGHTS PERMITTED THROUGH MULTIPLE VARIANCES APPROVED FOR ADJACENT PROPERTIES. THE SHAPE AND SMALLER SIZE LOT IS AN UNDUE HARDSHIP ON REDEVELOPMENT FOR ALL LOTS IN AND AROUND THIS BLOCK.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	YES	REAR YARD REDUCATION ALLOWS FOR A MORE REASONABLE USE OF THE PARCEL IN CONFORMANCE WITH THE ADJACENT HOMES AND EXISTING SETBACKS OF SURROUNDING DEVELOPMENT. THE REQUEST TO REDUCE THE REAR YARD BY 15 FEET IS PROPORTIONAL TO THE SUBSTANDARD LOT SIZE AND WIDTH. IT ALSO ALLOWS FOR BETTER DESIGN BY BREAKING DOWN THE MASSING ON UPPER STORIES.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	YES	THE NEW HOME WILL BE CONSISTENT WITH THE SCALE OF THE NEIGHBORHOOD, SIMILAR IN MASSING TO ADJACENT HOMES, AND OF A SIMILAR SIZE TO THE HOUSE THE WAS PREVIOUSLY LOCATED ON THE LOT PRIOR TO DEMOLITION. THE NEW HOUSE WILL MAINTAIN THE PREVAILING SETBACKS AND WILL BE IN CONFORMANCE WITH THE MAJORITY OF THE CURRENT REGULATIONS BRINGING THE HOME CLOSER TO COMPLIANCE WITH RS1 ZONING.

Prepared by and return to:

Mary Callaway
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 25-1248

(Space Above This Line For Recording Data)

Warranty Deed

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

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

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

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

Parcel Identification Number: 181527-0000

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

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

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

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

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

Two Different Witnesses have signed and provided their Post Office Address below (the Notary may be one of the Witnesses) and neither the Notary, nor any Witness, is related to the grantor or has a beneficial interest in the sale of the property described in this Warranty Deed.

Signed, sealed and delivered in our presence:

Witness 1 Signature
Heather M. Reynolds

Witness 1 Printed Name
50 A1A North, Suite 108

Witness 1 Address (Street)
Ponte Vedra Beach, FL 32082

Witness 1 Address (City, ST Zip)
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)

Akoumia LLC, a Florida Limited Liability Company

By: _____
Nickolas Stam, Authorized Member

State of Florida
County of St. Johns

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



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



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, STEPHANIE GALLAGHER, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

STEPHANIE GALLAGHER

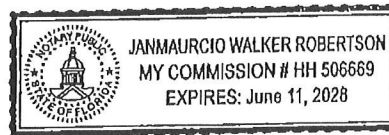
PRINT APPLICANT NAME

4/20/26

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

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

NOTARY PUBLIC SIGNATURE

Jan Mauricio Robertson
PRINT NOTARY NAME

(Affix Notary Seal Above)



Agent or Applicant Authorization
from Property Owner - Affidavit

Date: 3/18/2026

City of Jacksonville Beach
Planning and Development Department
11 North Third Street
Jacksonville Beach, Florida 32250

Re: Agent or Applicant Authorization for the following property: 27 32nd Ave S

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in the attached application. Said owner hereby authorizes and empowers Stephanie Gallagher, Starr Sanford Design to act as agent or applicant to file application(s) for a variance in regards to the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requests.

If *Owner is Corporate Entity; Print Corporate Name:

If Owner is an Individual; Print Name: Peter Bourbeau and Mary M. Crowell

Signature of owner:

**If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of the Owner; this may be shown through corporate resolution, power of attorney, or printout from sunbiz.org, etc.*

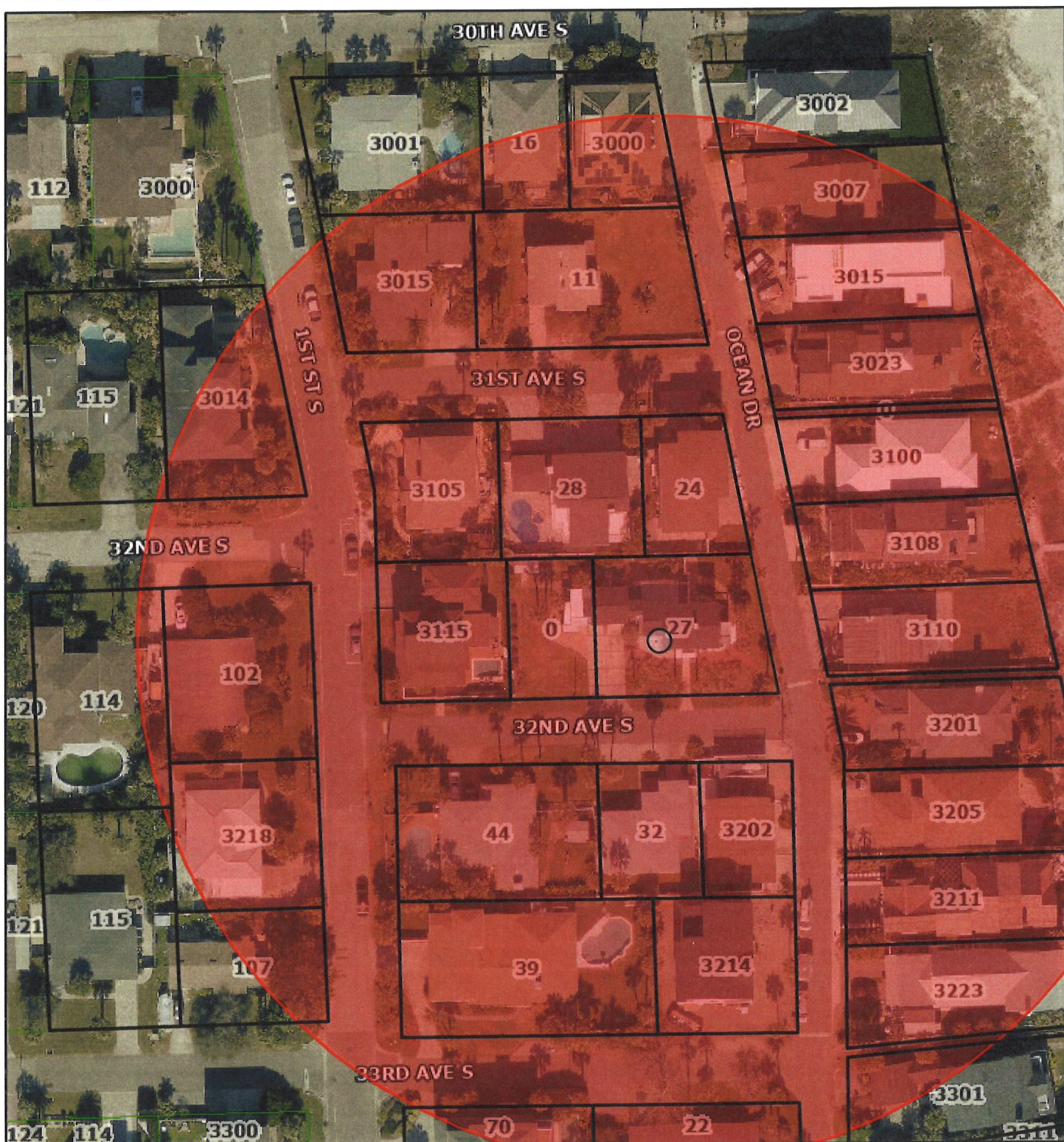
This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of April, 20 26, by Peter Bourbeau & Mary M. Crowell, who is personally known to me or produced driver's license as identification.

NOTARY PUBLIC SIGNATURE

Jason Mosley
PRINT NOTARY NAME



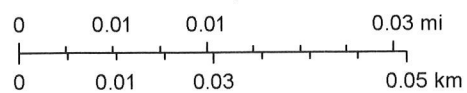
EXP: 03/06/2029



June 23, 2026

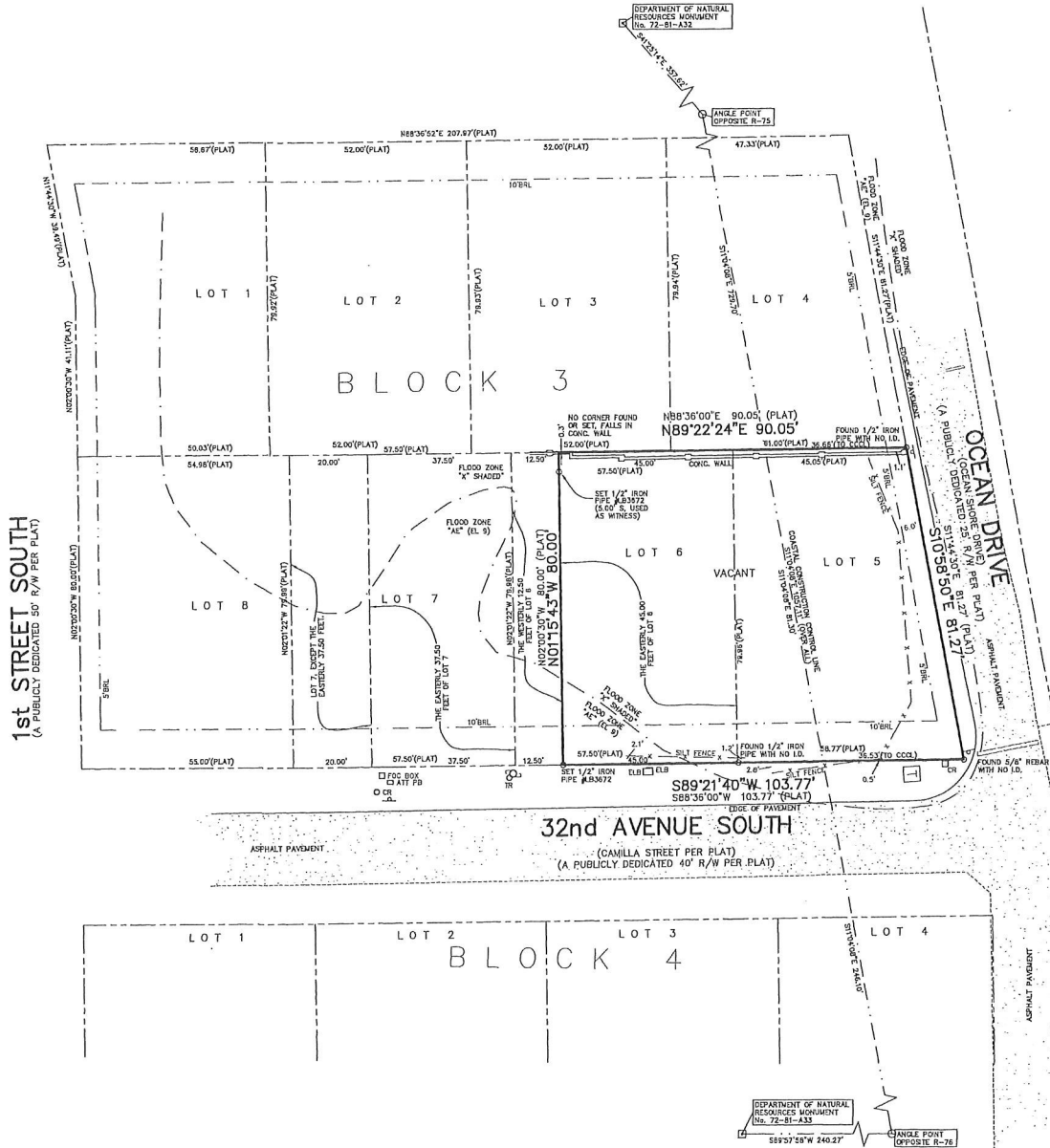
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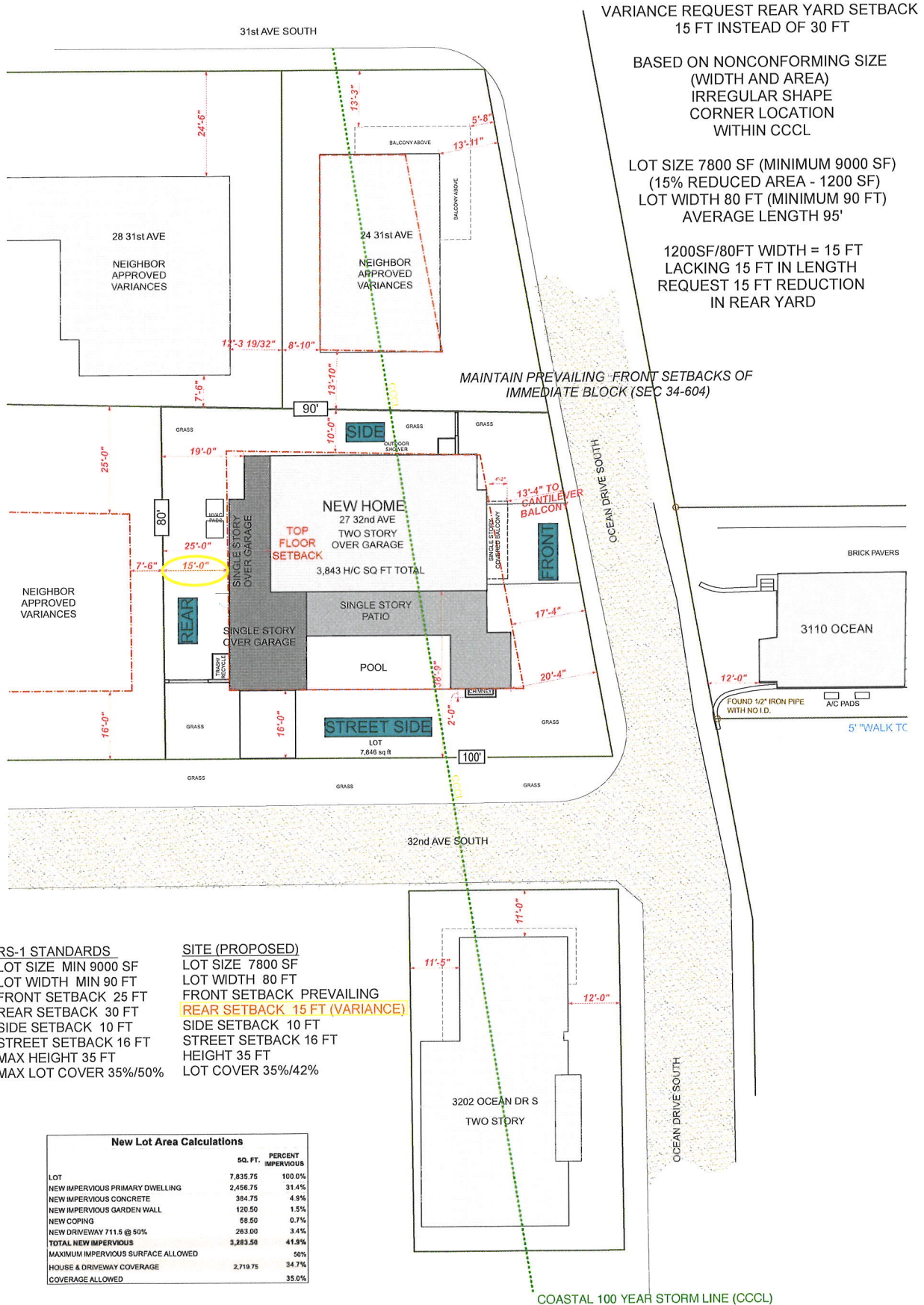
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SHEET 1 OF 1

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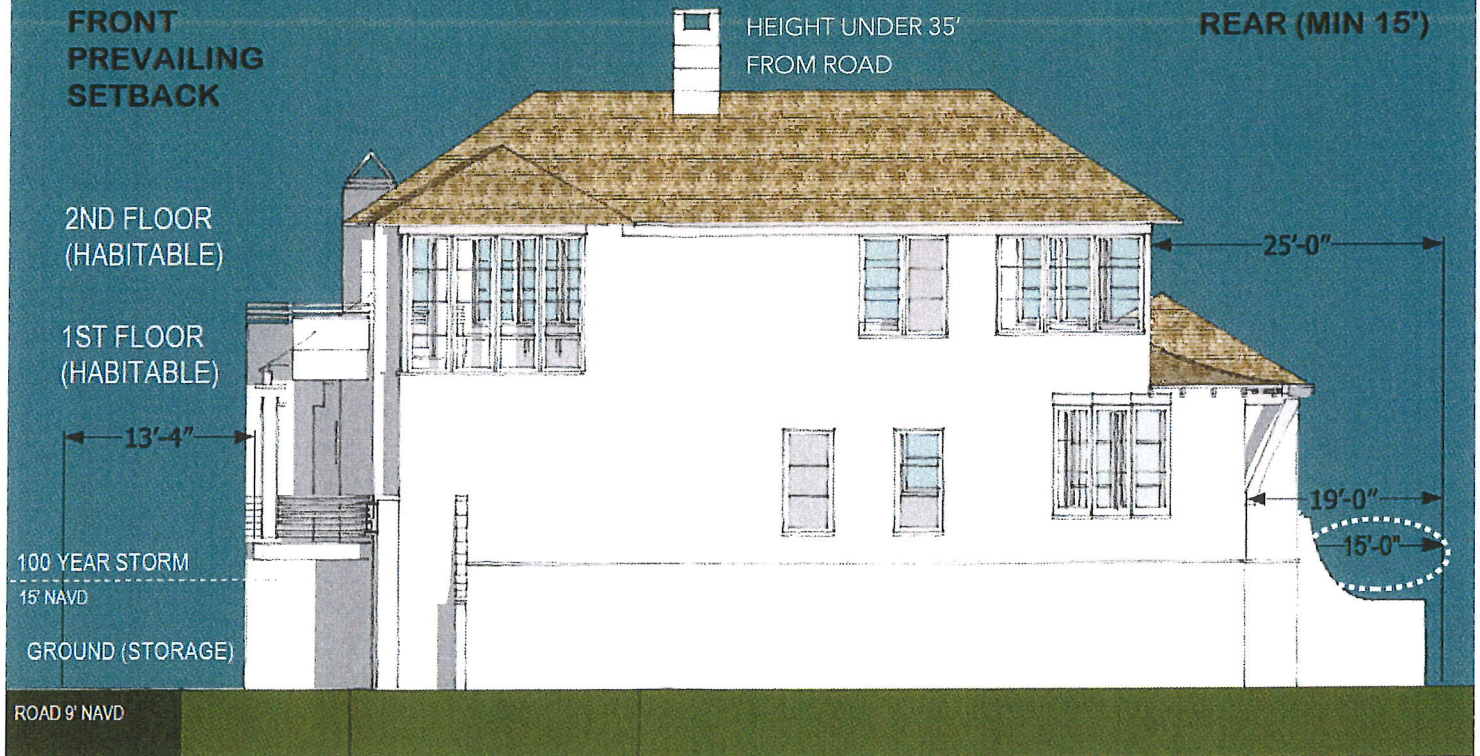
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SOUTH FACING SIDE ALONG 32ND AVENUE

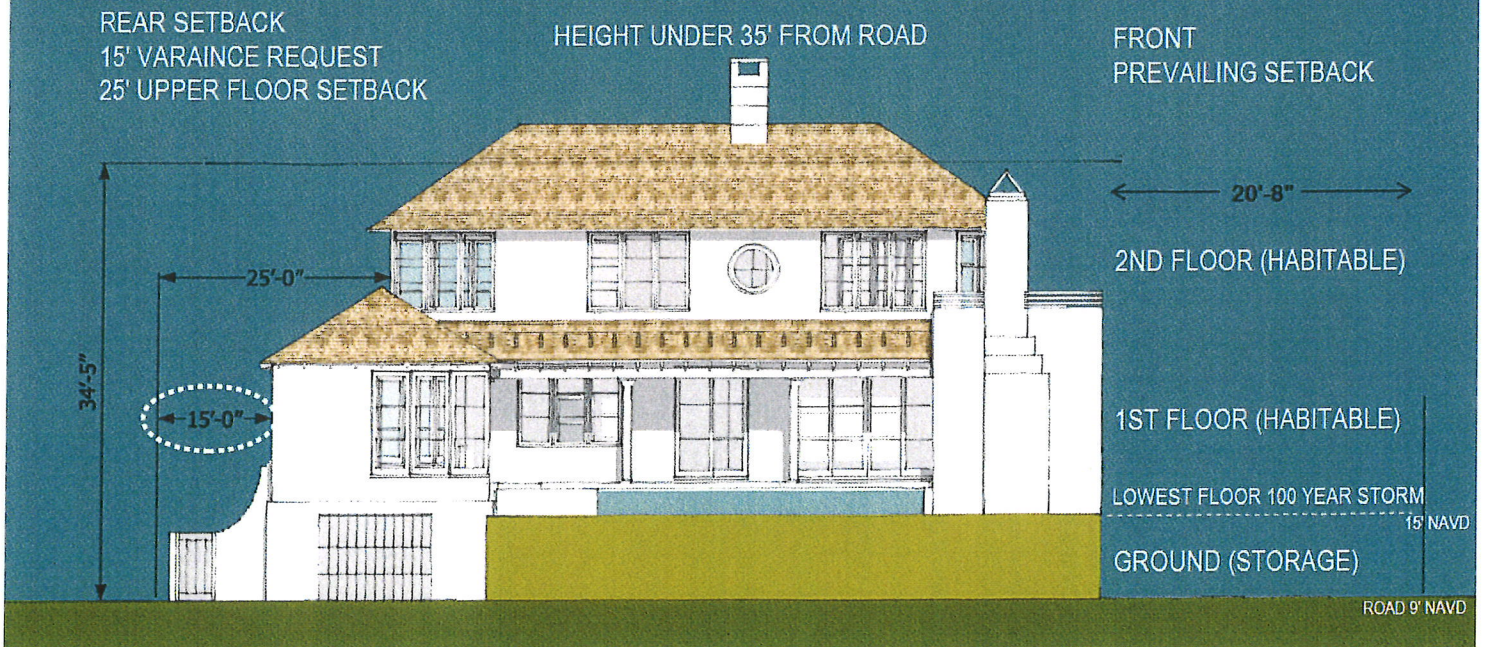
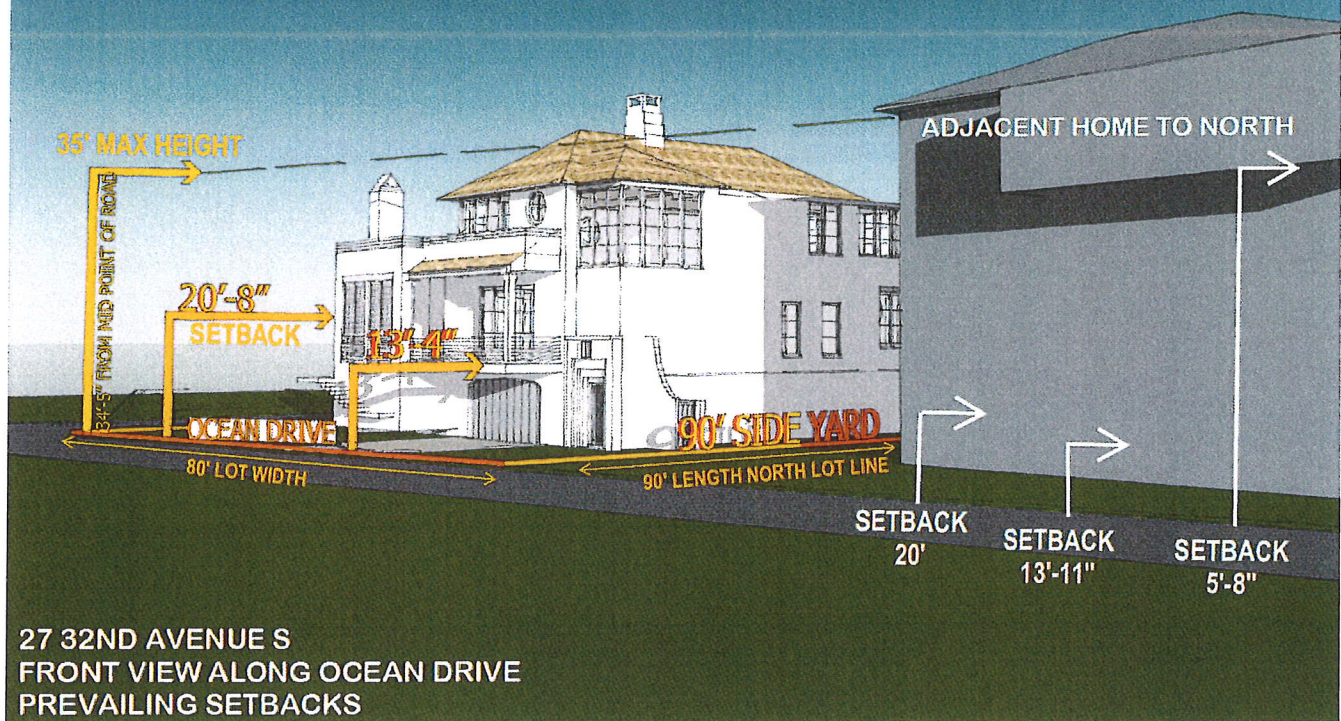


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Bourbeau Residence at 27 32nd Avenue

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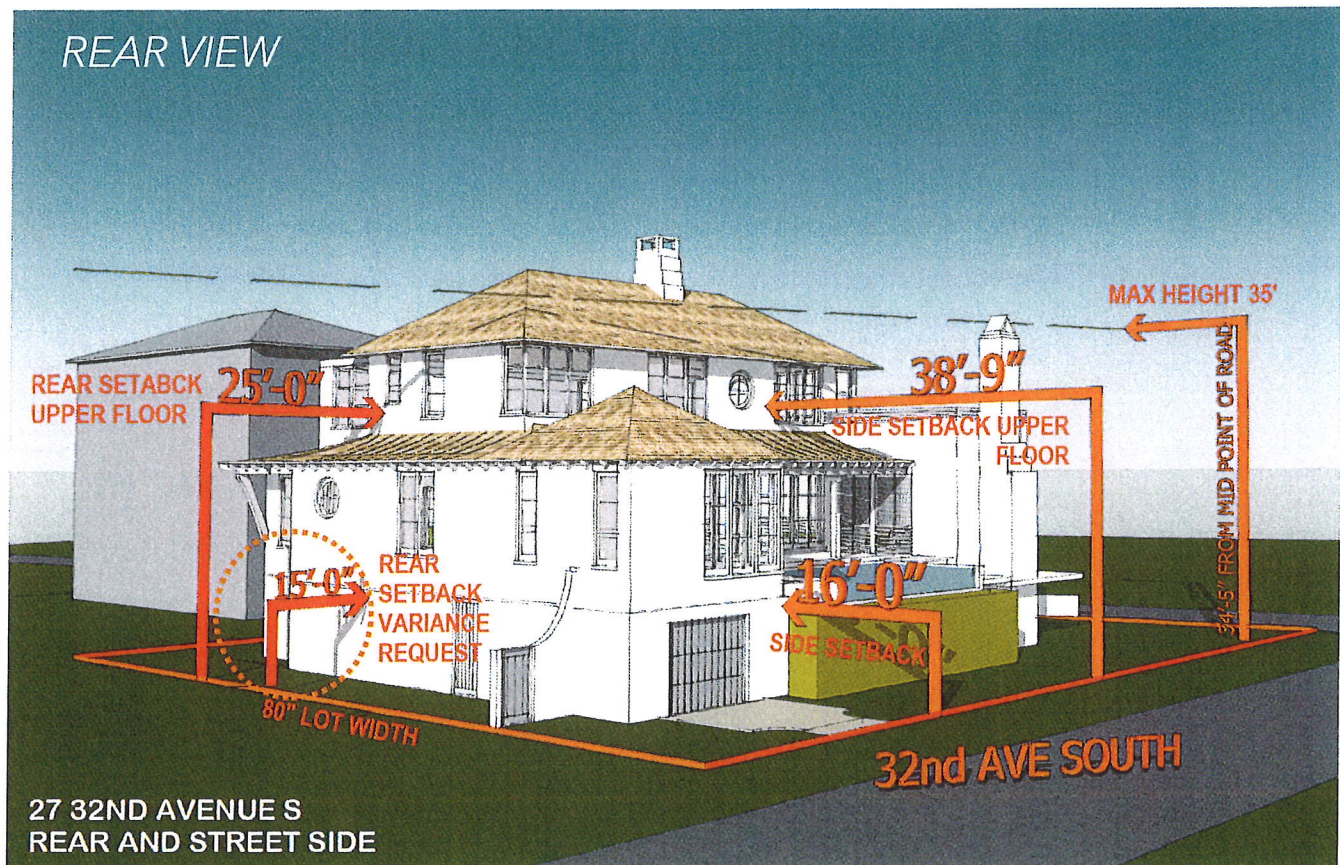


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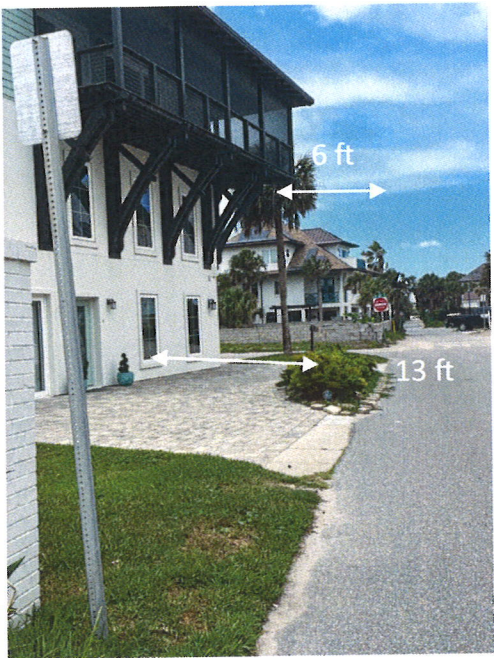


FLEXIBILITY OF SETBACKS (AVERAGE OF EACH STORY)



Image C: Examples Better Design with Variable Massing and Stepped Setbacks

Adjacent Properties (Ocean and 32nd Ave)



Property to the north



Property to the east



Property to the south

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, 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#26-100041, BOA#26-100042, BOA#26-100043

in the Court, was published in said newspaper by print in the issues of 6/25/26.

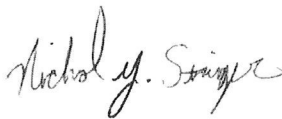
Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

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



Rhonda Fisher

Sworn to and subscribed before me this 25th day of June, 2026 by Rhonda Fisher 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, July 7, 2026, at 6:00 p.m.** in the **City Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

BOA#26-100041 Section(s): 34-611(e)(1)(c)(2), for a northerly side yard setback of 3.5 feet in lieu of 10 feet, to allow an outdoor staircase to single-family home, located at **property addressed** 3509 Ocean Dr **RE#** 181425-0000, **legally described** as Lot 10, Block 1, *Atlantic Shores Ocean Front Section- Division A*

BOA#26-100042 Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 27.7 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 529 N 10th Ave **RE#** 174989-0000, **legally described** as Lot 3, Block 3, *Beach Homesites Unit 1*

BOA#26-100043 Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 15 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 27 S 32nd Ave **RE#** 181527-0010, **legally described** as Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meet-

ing as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

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

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

Jun. 25 00 (26-03670D)

John and Julie Schickel, Jr
3108 Ocean Drive S
Jacksonville Beach, FL 32250
770-656-9331
julie@albemarllc.com

June 22nd, 2026

City of Jacksonville Beach
Board of Adjustment
planning@jaxbchfl.net

Re: Letter of Support – 27 32nd Ave South
Case#: BOA#26-100043 (27 32nd Ave S)

Dear Board of Adjustment Members,

Please accept this letter in strong support of the BOA variance application scheduled for hearing on the property located at 27 32nd Ave South.

My husband John and I own the home across the street at 3108 Ocean Drive South. We have known the Bourbeau family for over 30 years and can attest to their character as a responsible, conscientious, and community-minded homeowner. Their request for a variance to the setback requirements is reasonable and thoughtfully planned. The design is compatible with the existing homes in the area and maintains the residential feel we all value. Julia Sanford, their architect, emphasizes and promotes sustainability, and diminishing environmental impact and has several homes in the surrounding area that represent great respect for our neighborhood. We also live in one of her designed homes.

We fully support the requested setback variance and believe it will improve the overall appearance and character of our street.

We appreciate the Board's consideration and hope you will look favorably on this application.

Sincerely,


John and Julie Schickel, Jr



Chuck Horn and Paige Sreenan
3115 1st Street South
Jacksonville Beach, FL 32250
904-673-4869
chuck@hornbuilders.com

June 10, 2026

To: City of Jacksonville Beach Board of Adjustment

Re: Support for BOA Variance Request at 27 32nd Ave South

Dear Board of Adjustment Members,

We are writing in support of the variance application for the property located at 27 32nd Ave South. We own the home at 3115 1st Street South as well as the vacant lot adjacent to the subject property. We look forward to having the applicants as our new neighbors and feel that the Bourbeau family and their architecture team have designed a beautiful home for this site.

We fully support the requested setback variance of 15 ft and feel that it is a reasonable request. We were granted multiple variances for our property due to the smaller, nonconforming lot sizes common in the older section of Jacksonville Beach that was historically platted with smaller lots.

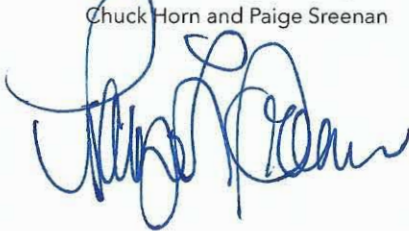
The proposed new home is a reasonable size with the appropriate placement and massing. We appreciate their attention to detail and consideration for reduced setbacks on the upper floors.

We believe this project will be a wonderful addition to the neighborhood and hope you will support this application.

Sincerely,



Chuck Horn and Paige Sreenan



Gray & Virginia Mabry
3015 Ocean Drive South
Jacksonville Beach, FL 32250
(904) 333-6346
gmabry@gmail.com

May 19, 2026

City of Jacksonville Beach
Board of Adjustment
planning@jaxbchfl.net

Re: Letter of Support – 27 32nd Ave South

Dear Board of Adjustment Members,

Please accept this letter in support of the BOA variance application scheduled for hearing on the property located at 27 32nd Ave South.

My wife Virginia and I own the home at 3015 Ocean Drive South and are neighbors to the applicants. We fully support the requested setback variance. Our own home was granted a similar variance through this same process due to the smaller, nonconforming lot sizes that are common in this area of Jacksonville Beach — so we understand firsthand that these requests are often necessary to build responsibly on lots that predate current code.

We are familiar with the work of the project's architect, Starr Sanford, and have great confidence in the quality and thoughtfulness they bring to residential design in our community. We believe this project will be a wonderful addition to the neighborhood.

We appreciate the Board's consideration and hope you will look favorably on this application.

Sincerely,

Gray & Virginia Mabry