



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, August 4, 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. Minutes for the Board of Adjustment Meeting held on July 7, 2026
- B. Minutes for the Board of Adjustment Meeting held on July 21, 2026

CORRESPONDENCE

OLD BUSINESS

A. Case Number(s): **BOA#26-100047**

Applicant: Salt Air Homes Inc. (Oliver Kraut)

Agent: N/A

Owner: N/A

Property Address: 3525 America Ave

Parcel ID: 181403-0128

Legal Description: Lot 20, Block 16, *Ocean Terrace*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for a side yard setbacks of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at **property addressed** 3525 America Ave **RE#** 181403-0128, **legally described as** Lot 20, Block 16, *Ocean Terrace*

B. Case Number(s): **BOA#26-100048**

Applicant: Salt Air Homes Inc. (Oliver Kraut)

Agent: N/A

Owner: N/A

Property Address: 3525 America Ave

Parcel ID: 181403-0128

Legal Description: Lot 21, Block 16, *Ocean Terrace*
Current Zoning: RS-1
Motion to Consider:

Section(s): 34-611(e)(1)(c)(2), for a side yard setback of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at **property addressed** 3525 America Ave **RE#** 181403-0128, **legally described as** Lot 21, Block 16, *Ocean Terrace*

NEW BUSINESS

A. **Case Number(s): BOA#25-100052**

Applicant: Jacob & Kelli Swaney
Agent: N/A
Owner: Jacob & Kelli Swaney
Property Address: 1208 N 11th St

Parcel ID: 179006-0000

Legal Description: Lot 2, Block 3, *SEC A Jacksonville Beach*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-612(e)(1)(h), for a rear yard setback of 3 feet in lieu of 5 feet minimum, and accessory structure setback from the primary structure of 3 feet in lieu of 5 feet, to allow for a new swimming pool, located at **property addressed** 1208 N 11th St **RE#** 179006-0000, **legally described as** Lot 2, Block 3, *SEC A Jacksonville Beach*

B. **Case Number(s): BOA#26-100053**

Applicant: Justin Lerman
Agent: N/A
Owner: Justin Lerman
Property Address: 1208 N 7th St
Parcel ID: 175050-0000

Legal Description: Lot 18, Block 8, *Beach Homesites Unit 1*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for a northerly and southerly side yard setback of 5 feet in lieu of 10 feet for both side yards, 34-612(e)(1)(e), for lot coverage of the main house and driveway of 48% in lieu of 35% maximum, to allow for a rear addition, located at **property addressed** 1208 N 7th St **RE#** 175050-0000, **legally described as** Lot 18, Block 8, *Beach Homesites Unit 1*

C. **Case Number(s): BOA#26-100054**

Applicant: Katherine Hayse
Agent: N/A
Owner: Katherine Hayse
Property Address: 33 S 34th Ave

Parcel ID: 181753-0000

Legal Description: Lot 6, *Harris Place A S/D PT LOT 1*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(h), for an accessory structure setback of 1 foot in lieu of

5 feet from another accessory structure, 34-611(e)(1)(h), for an accessory structure setback of 2 feet in lieu of 5 feet from the primary structure, to allow for construction of a new swimming pool, located at **property addressed** 33 S 34th Ave **RE#** 181753-0000, **legally described as** Lot 6, *Harris Place A S/D PT LOT 1*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

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

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

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

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, July 7, 2026, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

Chairperson: Owen Curley

Vice-Chairperson: Matt Metz

Board Members: Douglas Dell

Jeff Truhlar (absent)

Caren Doherty

Alternates: Gary Hawkett

Victor Melone (absent)

Planner Danevsky Joseph, and Operations Support Specialist Michaela O'Banion were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, and passed unanimously to approve the following minutes:

- Minutes for June 16, 2026, Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#26-100041
Applicant/Owner: Dr. George Tellam
Agent: Robert Bruce
Property Address: 3509 Ocean Drive
Parcel ID: 181425-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Robert Bruce, 3330 Ocean Drive, Jacksonville 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#26-100041 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 ensued about the request, substandard lot, and contingency.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Hawkett, to amend the motion to attach the approval of the setback to the proposed staircase.

Discussion: None.

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

The motion to amend passed unanimously.

Discussion: None.

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

The amended motion passed unanimously.

B.

Case Number:	BOA#26-100042
Applicant/Owner:	CAP Assets LLC
Agent:	Ryan Wetherhold
Property Address:	529 N 10th Avenue
Parcel ID:	174989-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Ryan Wetherhold, 19 12th Street South, Jacksonville Beach, stated the hardship was an undersized lot.

Discussion: A brief discussion ensued about communication between the agent and neighbors.

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#26-100042 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 ensued about the request, lot size, and existing nonconformities.

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

The motion passed unanimously.

C. Case Number: **BOA#26-100043**
Applicant: Stephanie Gallagher
Agent: Stephanie Gallagher
Owner: Peter Bourbeau & Mary M Crowell
Property Address: 27 S 32nd Avenue
Parcel ID: 181527-0010

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

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

Discussion: A brief discussion continued about prior application, setbacks, lot size and shape, proposed balcony and garage, and neighbor support.

Public Hearing:

The following spoke in support of the variance:

- Steve Diebenow, 1 Independent Drive, Suite 1200, Jacksonville
- Michael Sherrod, 370 4th Avenue South, Jacksonville Beach

The following submitted a speaker's card [on file] in support of the variance:

- Julia Sanford, 370 4th Avenue South, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100043 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 setbacks, Land Development Code, application, prior staff recommendation, substandard lot, and letters of support.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, July 21, 2026 at 6:00 P.M. There are two scheduled cases. Code of Ethics training is scheduled for August 18, 2026.

COURTESY OF THE FLOOR TO VISITORS: None.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:33 P.M.

Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, July 21, 2026, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 5:58 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Matt Metz
Board Members: 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: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#26-100047
Applicant/Owner: Salt Air Homes Inc. (Oliver Kraut)
Agent: N/A
Property Address: 3525 America Ave
Parcel ID: 181403-0128

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(2), for a side yard setbacks of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at property addressed 3525 America Ave RE# 181403-0128, legally described as Lot 20, Block 16, Ocean Terrace

Discussion: Staff noted the items to be deferred to the next hearing

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to defer case number BOA 26-100047; item to be deferred to August 4, 2026.

Discussion: None

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

The motion to defer passed unanimously.

B. Case Number: BOA#26-100048
Applicant/Owner: Salt Air Homes Inc. (Oliver Kraut)
Agent: N/A

Property Address: 3525 America Ave
Parcel ID: 181403-0128

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(2), for a side yard setback of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at property addressed 3525 America Ave RE# 181403-0128, legally described as Lot 21, Block 16, Ocean Terrace

Discussion: None

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to defer case number BOA 26-100048; item to be deferred to August 4, 2026.

Discussion: None

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

The motion to defer passed unanimously.

C.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, August 4, 2026 at 6:00 P.M. There are three new cases and two deferred cases scheduled. Code of Ethics training is scheduled for August 18, 2026.

COURTESY OF THE FLOOR TO VISITORS: None.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:01 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:	07/17/2026
SUBJECT:	BOA # <u>BOA#26-100047</u> Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, August 4, 2026 Board of Adjustment Meeting.

BOA # BOA#26-100047

3525 America Ave

REQUEST:

Section(s): 34-611(e)(1)(c)(2), for a side yard setback of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home

EXISTING CONDITIONS:

The subject property is located in the Low Density Residential future land use category, and is in the Residential, single-family: RS-1 zoning district. The subject site consists of a single-family dwelling on two platted lots of record, circa 1925. The property measures 100 feet in width and 140 feet in depth, with an overall lot area of 13,985.93 square feet. The applicant plans to demolish the current dwelling and divide the property back into its original two platted lots of record. Each lot measures roughly 50 feet wide and 140 feet deep, with a total area of approximately 7,000 square feet. Following the division, the applicant intends to construct a new single-family residence on each platted lot. Due to the size and configuration of the original lots, the proposed development would not meet certain dimensional requirements of the current RS-1 zoning standards. The applicant has requested relief from the side yard setbacks and allowable lot coverage for the proposed home and driveway.

The subject property was originally platted as two individual lots (Lots 20& 21) prior to the adoption of the current RS-1 zoning standards. Over time, the lots were combined and developed as a single residential parcel. The applicant proposes to return the property to its original configuration by dividing the parcel back into its two separate platted lots of record. As a result, the individual lots will not fully conform to current RS-1-dimension standards. Staff finds that the circumstances affecting the property are related to the historic platting pattern and the dimensional limitations associated with the original lot configuration. These conditions were not self-imposed.

Staff finds this request consistent with the criteria for approval of a variance. The proposed variance will not create a nuisance or negatively impact neighboring properties, as the encroachment into the required setbacks is minimal. The historic configuration of the lots creates an undue hardship that is not self-imposed, as the lots were historically platted and remain buildable under the Land Development Code. The proposed dwellings will be compatible with surrounding homes, bringing the property into parity with the neighborhood. Continued investment in the property will preserve the

residential character of the area, and the new addition will enhance, rather than detract from, the neighborhood's overall character.

There are no previous BOA cases for the subject property.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

As noted previously, the subject site (Lot 20) is an existing lot of record platted prior to the current Land Development Code (1925). The subject property consists of two historic platted lots of record created prior to the adoption of current RS-1 development standards. The dimensional limitations associated with the lots are not the result of actions taken by the current property owner. Several properties within the surrounding neighborhood contain nonconforming lots that have required or will require similar variances for residential development. The applicant has proposed a site plan intended to minimize the extent of the variances while allowing for the construction of a single-family home.

Staff reviewed the size of the surrounding properties within the same block, based on the Duval County Property Appraiser's information. Staff noted that the majority of the houses within the vicinity have a base area for the footprint of the structure somewhere between 1,800 square feet and 2,200 square feet on average. The single-family home to the immediate south is approximately 2,162 square feet for the footprint, excluding the second-story square footage. The house immediately north and adjacent has an approximate base square footage of 1,468 square feet. The property to the immediate east and adjoining is roughly 2,022 square feet. On Lot 20, the applicant plans on using permeable pavers in order to minimize the lot coverage. Although this is helpful in reducing the lot coverage, the lot coverage allowed at 35%, based on the historic lot size, would allow for 2,452 square feet. With a 25-foot front yard setback, and a two-car driveway, the lot can accommodate a home size of 2,002 square feet and a driveway of 450 square feet. If the applicant uses previous pavers, this would reduce the driveway lot coverage by up to half. This would yield a driveway of 225 square feet of coverage, and a base home size of 2,227 square feet. Based on the proposed lot size and the applicant's ability to meet the size of surrounding properties, staff does not feel the additional lot coverage requested is warranted. The reduction in side-yard setbacks makes sense given the reduced lot width, providing the applicant with the flexibility to design a reasonably sized structure and to allow for more creative architecture while still maintaining a reasonable minimum distance from neighboring properties.

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.

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.

There are conditions unique to the subject property which prevent compliance with current setback standards. The existing single-family dwelling was constructed under earlier development regulations that predate the updated 2025 Land Development Code, and is situated in a manner that constrains expansion options. The parcel dimensions limit where the dwellings can be constructed, and cannot reasonably be located without setback relief. These factors create circumstances not generally applicable to other parcels in the zoning district.

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

Staff finds that circumstances **are not** a result of actions of the applicant.

The conditions are not the result of the applicant's actions. The configuration of the existing parcel and the applicable code requirements predate the current proposal. The hardship arises from the physical configuration of the original lots.

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

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

Granting the requested variances will not confer special privileges to the applicant. The relief requested for side yard setback reductions is the minimum necessary to allow the new dwellings. Other similarly constrained properties may seek comparable relief, and approval here does not create an advantage unavailable to others in like circumstances. as noted in the staff analysis, the lot coverage for the lot of record would afford the applicant a similar amount of developable area as the

surrounding properties within the block, and therefore granting relief for lot coverage would be a privilege granted to this lot, not afforded to others.

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

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

Strict enforcement of the current LDC would prohibit the applicant from making reasonable improvements to their parcel. This would deprive the applicant of opportunities commonly enjoyed by other residential property owners, creating an unnecessary and undue hardship.

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

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure.

The requested variances for side yard setbacks are necessary to allow the applicant to make a reasonable residential use of the property. The requested lot coverage increase **is not necessary** to make reasonable use of the property for a new single-family home. Without relief, the ability to improve the two lots with two new dwellings would be severely limited, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district.

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

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

The requested variances will not create a public nuisance. The proposed encroachments are 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 recommends **Approval** of **BOA#26-100047 for side-yard setback reductions of 7.5 feet only.**

ATTACHMENTS:

1. 26-100047pics
2. BOA#26-100047 Application



July 9, 2026

 Parcels

1:1,128

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

2. FOR LOT 20

LEGEND

- ⊗ = SITE BENCHMARK
- ⊕ = SET 1/2" IRON ROD LB#8139
- ⊕ = FOUND 1/2" IRON PIPE YC LB#5189
- ⊕ = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- ⊕ = CABLE RISER
- ⊕ = FIBER BOX
- ⊕ = WATER METER
- ⊕ = AMERICAN TELEPHONE AND TELEGRAPH BOX
- ⊕ = CATCH BASIN
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = 6" WOOD FENCE
- ⊕ = 6" PLASTIC FENCE
- ⊕ = EXISTING ELEVATION
- ⊕ = PROPOSED ELEVATION
- ⊕ = EXISTING GROUND ELEVATIONS
- ⊕ = EXISTING DRAINAGE FLOW
- ⊕ = EXISTING TREE
- ⊕ = PROPOSED CONCRETE
- ⊕ = PROPOSED COVERED
- ⊕ = EXISTING CONCRETE

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

LOT AREA TABLE, ft ²	
LOT	6992.97
PROPOSED BUILDING	2337.03
AC PAD	16.00
DRIVEWAY/SW TO R/W	428.47
BLDG IMPERVIOUS AREA:	2337.03 (33.4%)
DRIVE/WALK/A/C IMPERVIOUS AREA:	444.47 (6.4%)
TOTAL IMPERVIOUS AREA:	2781.50 (39.8%)

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A 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).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is NOT intended to Locate any subsurface/underground objects, Improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- See house plan "2607 LEFT" for additional details.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" & "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0419J, effective on 11/2/2018.

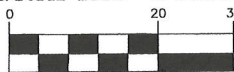
Special Note - Liability Notice

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

ZONING INFORMATION
JRS-1 FROM PROPERTY
APPRAISER'S WEBSITE
• FRONT 25'
• SIDE 10'
• REAR 30'

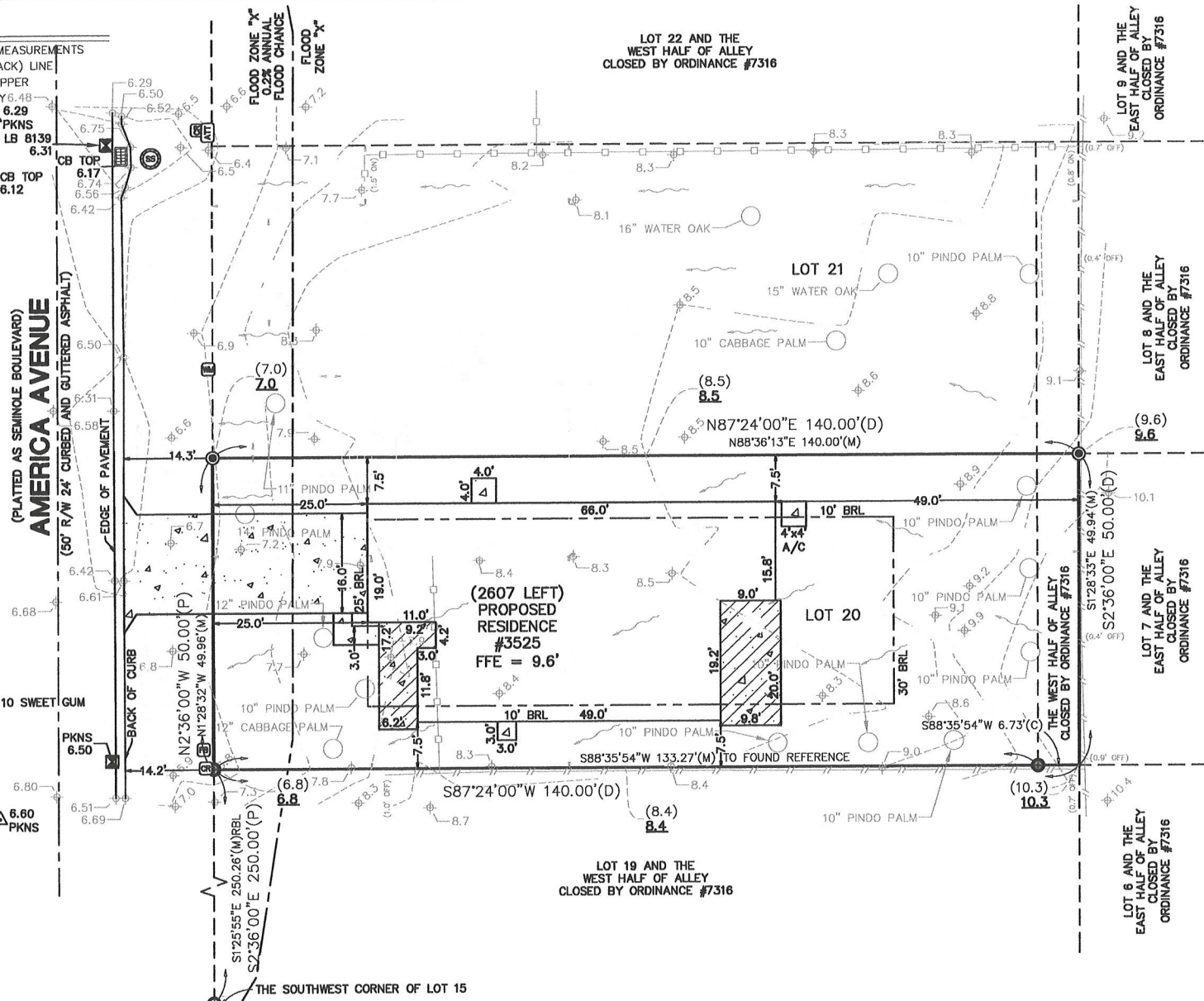


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

(PLATTED AS SEMINOLE BOULEVARD)
AMERICA AVENUE



Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

BRANDON D. SHUGART
FLORIDA
LICENSE NUMBER
7009

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

LEGAL DESCRIPTION

LOT 20, BLOCK 16, OCEAN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF CLOSED ALLEY LYING ADJACENT THERETO PURSUANT TO UNRECORDED ORDINANCE #7316.

PLOT PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **AMERICAN CLASSIC HOMES, LLC**
AT: 3525 AMERICA AVENUE
JACKSONVILLE BEACH, FL 32250

Drawn By: VG
Field Survey Date: 06/12/2026
FB/PG: N/A

Scale 1" = 20 Feet
Drawing/File #: 061026.4

Additional Information/Certifications:
XXXXX

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.

26-10047

APPLICANT INFORMATION

Applicant Name: SALT AIR HOMES INC. (OLIVER KRAUT) Telephone: 904-333-6607
Mailing Address: 226 TALLWOOD RD E-Mail: O. KRAUT@COMCAST.NET
JAX Beach FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

RE# 181403-0128

Street address of property and Real Estate Number: 3525 AMERICA AVE, JAX Beach FL.
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
VARIANCE REQUEST: FOR A SIDE YARD SETBACK OF 7.5' IN LIEU OF 10', FOR LOT COVERAGE OF 40% IN LIEU OF 35%

AFFIDAVIT

I, OLIVER KRAUT, 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.

Oliver J Kraut
APPLICANT SIGNATURE

OLIVER KRAUT
PRINT APPLICANT NAME

6-22-26
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2026, by OLIVER J KRAUT, who is personally known to me or produced 70a DV as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: _____

CODE SECTION (S): _____

3.



THIS INSTRUMENT PREPARED BY AND RETURN TO:

John Gullett
Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: 51420

Parcel ID#: 181403-0128
SALE PRICE: \$850,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 4th day of March, 2026, by

Jason Varney, a single man,

whose post office address is 1018 23rd Street North, Jacksonville Beach, FL 32250, herein called the Grantor, to

SALT AIR HOMES INC. LLC, a Florida Limited Liability Company,

whose post office address is 226 Tallwood Road, Jacksonville Beach, FL 32250, hereinafter called the Grantee:
(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lots 20 and 21, Block 16, OCEAN TERRACE, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 2, of the current Public Records of Duval County, Florida, together with the East 1/2 of closed alley lying adjacent thereto pursuant to unrecorded Ordinance #7316.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

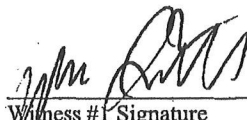
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby 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.

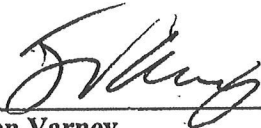
Signed, sealed and delivered in the presence of:



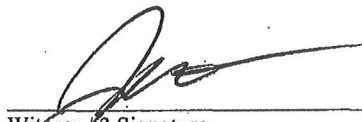
Witness #1 Signature
Phaedra Lynnette Smith

Witness #1 Printed Name

10448 Old Saint Augustine Road
Jacksonville, FL 32257
Witness #1 PO Address



Jason Varney



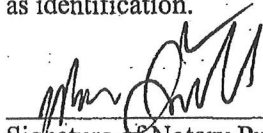
Witness #2 Signature
Joseph Gullett

Witness #2 Printed Name

10448 Old Saint Augustine Road
Jacksonville, FL 32257
Witness #2 PO Address

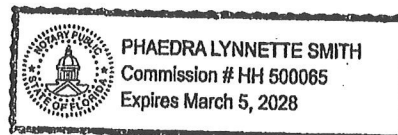
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
() online notarization, this 4th day of March, 2026, by Jason Varney, () who is/are
personally known to me or () who has/have produced Driver License
as identification.



Signature of Notary Public
Phaedra Lynnette Smith

Print, Type/Stamp Name of Notary



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	- MINIMUM LOT AREA FOR RS-1 IS 9,000 SF. - I HAVE 6992.97
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	YES	- THIS IS NOT A SELFIMPOSED HARSHIP,
(c) There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.	YES.	- NO SPECIAL PRIVILEGES WOULD BE GRANTED.
(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	- LOT AREA IS SUBSTANDARD - LOT WIDTH IS SUBSTANDARD.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	YES	THIS WOULD BE A REASONABLE USE OF THE LAND.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	YES	THIS WILL NOT CREATE A PUBLIC NUISANCE,



July 9, 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 Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#26-100047, BOA#26-100048

in the Court, was published in said newspaper by print in the issues of 7/9/26.

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

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



Nichol Stringer

Sworn to and subscribed before me this 9th day of July, 2026 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 590731
MY COMMISSION EXPIRES OCT. 03, 2028



Seal

Notary Public, State of Florida

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Tuesday, July 21, 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#26-100047

Section(s): 34-611(e)(1)(c)(2), for a side yard setbacks of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(c), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at **property addressed** 3525 America Ave **RE#** 181403-0128, **legally described as** Lot 20, Block 16, Ocean Terrace

BOA#26-100048

Section(s): 34-611(e)(1)(c)(2), for a side yard setback of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(c), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at **property addressed** 3525 America Ave **RE#** 181403-0128, **legally described as** Lot 21, Block 16, Ocean Terrace

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

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

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

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

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

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

Jul. 9 00 (26-04060D)

2. FOR LOT 20

LEGEND

- ⊗ = SITE BENCHMARK
- ⊕ = SET 1/2" IRON ROD LB#8139
- ⊖ = FOUND 1/2" IRON PIPE YC LB#5189
- ⊙ = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- ⊗ = CABLE RISER
- ⊗ = FIBER BOX
- ⊗ = WATER METER
- ⊗ = AMERICAN TELEPHONE AND TELEGRAPH BOX
- ⊗ = CATCH BASIN
- ⊗ = SANITARY SEWER MANHOLE
- ⊗ = 6' WOOD FENCE
- ⊗ = 6' PLASTIC FENCE
- (10.0) = EXISTING ELEVATION
- 10.0 = PROPOSED ELEVATION
- ⊕ = EXISTING GROUND ELEVATIONS
- ⊕ = EXISTING DRAINAGE FLOW
- ⊕ = EXISTING TREE
- ▭ = PROPOSED CONCRETE
- ▨ = PROPOSED COVERED
- ▭ = EXISTING CONCRETE

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

LOT AREA TABLE, ft ²	
LOT	6992.97
PROPOSED BUILDING	2337.03
AC PAD	16.00
DRIVEWAY/SW TO R/W	428.47
BLDG IMPERVIOUS AREA:	2337.03 (33.4%)
DRIVE/WALK/A/C IMPERVIOUS AREA:	444.47 (6.4%)
TOTAL IMPERVIOUS AREA:	2781.50 (39.8%)

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A 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).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is NOT intended to Locate any subsurface/underground objects, Improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- See house plan "2607 LEFT" for additional details.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" & "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0419J, effective on 11/2/2018.

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ZONING INFORMATION

JRS-1 FROM PROPERTY

APPRaiser's WEBSITE

• FRONT 25'

• SIDE 10'

• REAR 30'

NDS LB 8139 BM IN 10 SWEET GUM 8.99

PKNS 6.50

Δ 6.60 PKNS

BACK OF CURB

EDGE OF PAVEMENT

50' R/W 24' CURBED AND GUTTERED ASPHALT

AMERICA AVENUE

(PLATTED AS SEMINOLE BOULEVARD)

THE SOUTHWEST CORNER OF LOT 15

LOT 20

LOT 21

LOT 22 AND THE WEST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 9 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 8 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 7 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 6 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 5 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 4 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 3 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 2 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 1 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT 0 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT -1 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT -2 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT -3 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT -4 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

LOT -5 AND THE EAST HALF OF ALLEY CLOSED BY ORDINANCE #7316

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BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	07/17/2026
SUBJECT:	BOA # <u>BOA#26-100048</u> Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, August 4, 2026 Board of Adjustment Meeting.

BOA # BOA#26-100048

3525 America Avenue

REQUEST:

Section(s): 34-611(e)(1)(c)(2), for a side yard setback of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home

EXISTING CONDITIONS:

The subject property is located in the Low Density Residential future land use category and is in the Residential, single-family: RS-1 zoning district. The subject site consists of a single-family dwelling on two platted lots of record, circa 1925. The property measures 100 feet in width and 140 feet in depth, with an overall lot area of 13,985.93 square feet. The applicant plans to demolish the current dwelling and subdivide the property back into its original two platted lots of record. Each lot measures roughly 50 feet wide and 140 feet deep, with a total area of approximately 7,000 square feet. Following the subdivision, the applicant intends to construct a new single-family residence on each platted lot. Due to the size and configuration of the original lots, the proposed development would not meet certain dimensional requirements of the current RS-1 zoning standards. The applicant has requested relief from the side-yard setbacks and allowable lot coverage for the proposed home and driveway.

The subject property was originally platted as two individual lots (Lots 20 & 21) before the adoption of the current RS-1 zoning standards. Over time, the lots were combined and developed as a single residential parcel. The applicant proposes to return the property to its original configuration by subdividing the parcel back into its two separate platted lots of record. As a result, the individual lots will not fully conform to current RS-1 dimensional standards. Staff finds that the circumstances affecting the property are related to the historic platting pattern and the dimensional limitations associated with the original lot configuration. These conditions were not self-imposed.

Staff finds this request consistent with the criteria for approval of a variance. The proposed variance will not create a nuisance or negatively impact neighboring properties, as the encroachment into the required setbacks is minimal. The historic configuration of the lots creates an undue hardship that is not self-imposed, as the lots were historically platted and remain buildable under the Land Development Code. The proposed dwellings will be compatible with surrounding homes, bringing the property into parity with the neighborhood. Continued investment in the property will preserve the residential character of the area, and the new addition will enhance, rather than detract from, the neighborhood's overall character.

There are no previous BOA Cases for the subject property.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

As noted previously, the subject site (Lot 21) is an existing lot of record platted prior to the current Land Development Code (1925). The subject property consists of two historic platted lots of record created prior to the adoption of current RS-1 development standards. The dimensional limitations associated with the lots are not the result of actions taken by the current property owner. Several properties within the surrounding neighborhood contain nonconforming lots that have required or will require similar variances for residential development. The applicant has proposed a site plan intended to minimize the extent of the variances while allowing for the construction of a single-family home.

Staff reviewed the size of the surrounding properties within the same block, based on the Duval County Property Appraiser's information. Staff noted that the majority of the houses within the vicinity have a base area for the footprint of the structure somewhere between 1,800 square feet and 2,200 square feet on average. The single-family home to the immediate south is approximately 2,162 square feet for the footprint, excluding the second-story square footage. The house immediately north and adjacent has an approximate base square footage of 1,468 square feet. The property to the immediate east and adjoining is roughly 2,022 square feet. On Lot 21, the applicant plans on using permeable pavers in order to minimize the lot coverage. Although this is helpful in reducing the lot coverage, the lot coverage allowed at 35%, based on the historic lot size, would allow for 2,452 square feet. With a 25-foot front yard setback, and a two-car driveway, the lot can accommodate a home size of 2,002 square feet and a driveway of 450 square feet. If the applicant uses previous pavers, this would reduce the driveway lot coverage by up to half. This would yield a driveway of 225 square feet of coverage, and a base home size of 2,227 square feet. Based on the proposed lot size and the applicant's ability to meet the size of surrounding properties, staff does not feel the additional lot coverage requested is warranted. The reduction in side-yard setbacks makes sense given the reduced lot width and provides the applicant with the flexibility to

design a reasonably sized structure and allow for more creative architecture, while still maintaining a reasonable minimum distance from neighboring properties.

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.

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. There are conditions unique to the subject property which prevent compliance with current setback standards. The existing single-family dwelling was constructed under earlier development regulations that predate the updated 2025 Land Development Code, and is situated in a manner that constrains expansion options. The parcel dimensions limit where the dwellings can be constructed, and cannot reasonably be located without

setback relief. These factors create circumstances not generally applicable to other parcels in the zoning district.

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

Staff finds that circumstances **are not** a result of actions of the applicant. The conditions are not the result of the applicant's actions. The configuration of the existing parcel and the applicable code requirements predate the current proposal. The hardship arises from the physical configuration of the original lots.

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

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance. Granting the requested variances will not confer special privileges to the applicant. The relief requested for side yard setback reductions is the minimum necessary to allow the new dwellings. Other similarly constrained properties may seek comparable relief, and approval here does not create an advantage unavailable to others in like circumstances. as noted in the staff analysis, the lot coverage for the lot of record would afford the applicant a similar amount of developable area as the surrounding properties within the block, and therefore granting relief for lot coverage would be a privilege granted to this lot, not afforded to others.

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

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

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

Staff finds that the variance(s) requested **are necessary** to make possible a reasonable use of the parcel of land, building, or structure. The requested variances for side yard setbacks are necessary to allow the applicant to make a reasonable residential use of the property. The requested lot coverage increase **is not necessary** to make reasonable use of the property for a new single-family home. Without relief, the ability to improve the two lots with two new dwellings would be severely limited, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district.

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

Staff finds that the variance(s) **will not** result in the creation of a public nuisance. The requested variances will not create a public nuisance. The proposed encroachments are 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 recommends **Approval of BOA#26-100048 for side-yard setback reductions of 7.5 feet only.**

ATTACHMENTS:

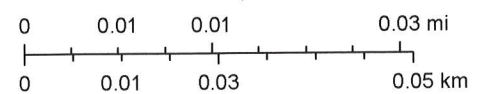
1. 26-100048pics
2. BOA#26-100048 Application



July 9, 2026

 Parcels

1:1,128



#1.

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LEGEND FOR LOT 21

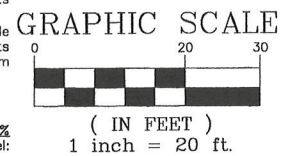
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- [Symbol] = SET 1/2" IRON ROD LB#8139
- [Symbol] = FOUND 1/2" IRON PIPE YC LB#6715
- [Symbol] = FOUND 1/2" IRON PIPE YC LB#5189
- [Symbol] = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- [Symbol] = CABLE RISER
- [Symbol] = FIBER BOX
- [Symbol] = WATER METER
- [Symbol] = AMERICAN TELEPHONE AND TELEGRAPH BOX
- [Symbol] = CATCH BASIN
- [Symbol] = SANITARY SEWER MANHOLE
- [Symbol] = 6' WOOD FENCE
- [Symbol] = 6' PLASTIC FENCE
- [Symbol] = EXISTING ELEVATION
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- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- JEJA = JACKSONVILLE ELECTRIC AUTHORITY
- R/W = RIGHT-OF-WAY LINE
- BOC = BACK OF CURB
- EOP = EDGE OF PAVEMENT
- PKNS = PARKER KALON NAIL SET
- NDS = NAIL AND DISK SET
- LB = LICENSED SURVEY BUSINESS
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- (M) = FIELD MEASURED VALUE
- (D) = DEED CALL
- STY = STORY

- [Symbol] = BUILDING
- [Symbol] = CONCRETE
- [Symbol] = COVERED OR ENCLOSED
- [Symbol] = PAVER STAIRS

ZONING INFORMATION
JRS-1 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 25'
- SIDE 10'
- REAR 30'



SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recording) or other instruments that could affect this property.)
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A 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).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY NAD TREE
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Closure of this survey exceeds 1:10,000.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" & "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0419J, effective on 11/2/2018.

Special Note - Liability Notice

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

Surveyor's Certification

REPRODUCTIONS OF THIS SURVEY ARE PROHIBITED UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SIGNATURE OF THE SURVEYOR HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS. IT IS HEREBY CERTIFIED IN ACCORDANCE WITH CHAPTER 6J-17 (FORMER 61-17), PURSUANT TO CHAPTER 412.029, FLORIDA STATUTES.

SIGNED: Brandon D. Shugart
DATE: 2026.06.16

STATE OF FLORIDA
Johanna No. 7009
PROFESSIONAL SURVEYOR & MAPPER

Signature Date: 16:17:19-04:00'
Brandon D. Shugart, PSM, 7700
surveying@imecivil.com

LEGAL DESCRIPTION

LOTS 20 AND 21, BLOCK 16, OCEAN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF CLOSED ALLEY LYING ADJACENT THERETO PURSUANT TO UNRECORDED ORDINANCE #7316.

MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY AND TREE

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

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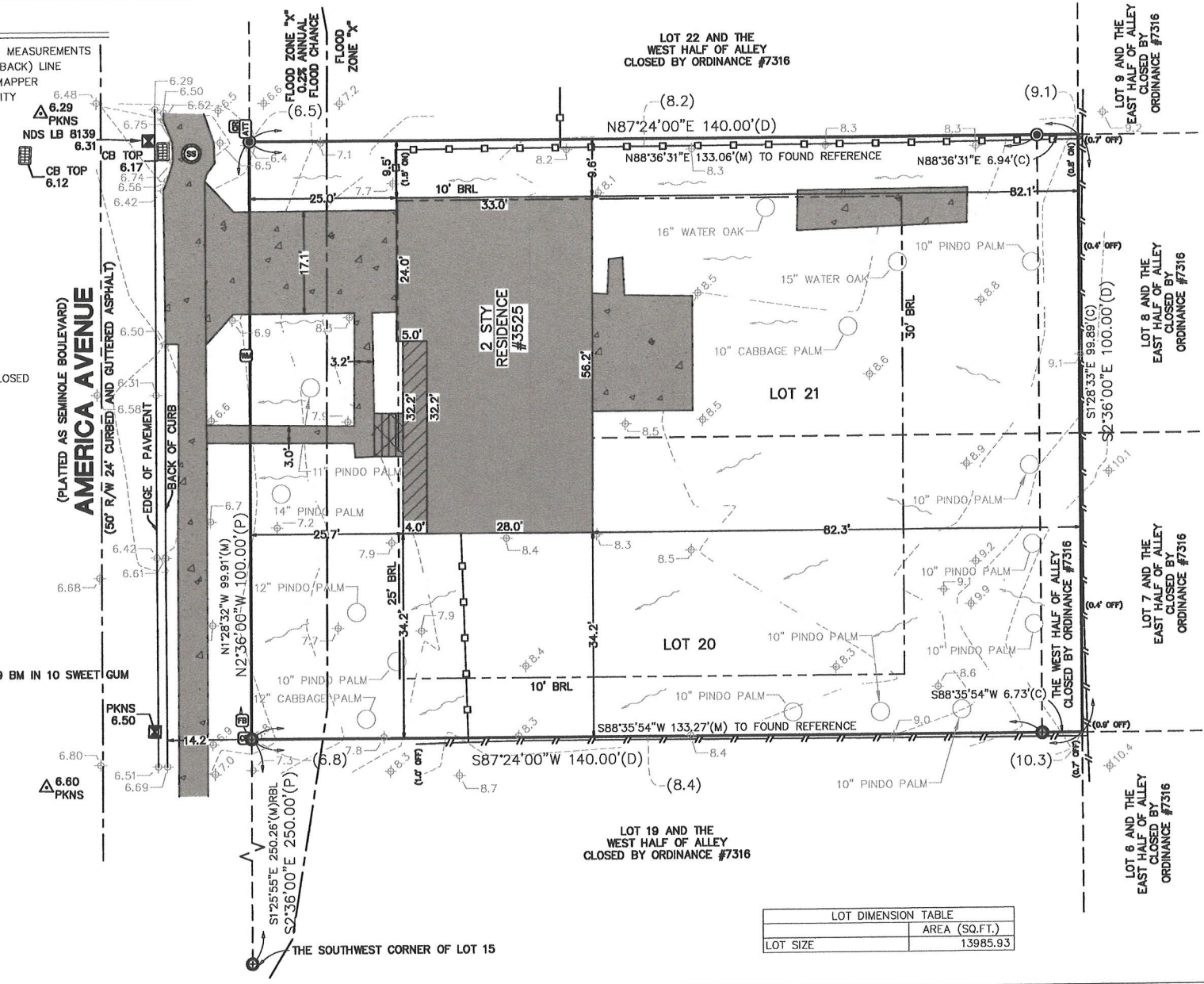
ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **AMERICAN CLASSIC HOMES, LLC**

AT: 3525 AMERICA AVENUE
JACKSONVILLE BEACH, FL 32250

Drawn By: VG	Scale 1" = 20 Feet
Field Survey Date: 06/12/2026	Drawing/File #: 061026.4
FB/PG: N/A	Plot Date: N/A

Additional Information/Certifications:
XXXXX



LOT DIMENSION TABLE	
LOT SIZE	AREA (SQ.FT.)
	13985.93

2.

LEGEND

- = SITE BENCHMARK
- = SET 1/2" IRON ROD LB#8139
- = FOUND 1/2" IRON PIPE YC LB#6715
- = FOUND 1/2" IRON PIPE YC LB#5189
- = CABLE RISER
- = FIBER BOX
- = WATER METER
- = AMERICAN TELEPHONE AND TELEGRAPH BOX
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- RBL = REFERENCE BEARING LINE
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (D) = DEED CALL
- STY = STORY
- A/C = AIR CONDITIONER ON PAD
- FFE = FINISHED FLOOR ELEVATION

LOT AREA TABLE, ft ²	
LOT	6992.97
PROPOSED BUILDING	2337.03
AC PAD	16.00
DRIVEWAY/SW TO R/W	428.47
BLDG IMPERVIOUS AREA:	2337.03 (33.4%)
DRIVE/WALK/A/C IMPERVIOUS AREA:	444.47 (6.4%)
TOTAL IMPERVIOUS AREA:	2781.50 (39.8%)

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recording) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A 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).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: **PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to Locate any subsurface/underground objects, Improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- See house plan "2607 RIGHT" for additional details.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" & "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0419J, effective on 11/2/2018.

Special Note - Liability Notice

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

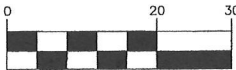
ZONING INFORMATION

JRS-1 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 25'
- SIDE 10'
- REAR 30'



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Surveyor's Certification

Digitally signed by Brandon D. Shugart, FL State Professional Surveyor and Mapper, DN: cn=Brandon Shugart, o=IME Civil and Surveying, LLC, email=surveying@imecivil.com, c=US, Date: 2026.06.22 10:00:28 -0400

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

LEGAL DESCRIPTION

LOT 21, BLOCK 16, OCEAN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF CLOSED ALLEY LYING ADJACENT THERETO PURSUANT TO UNRECORDED ORDINANCE #7316.

PLOT PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **AMERICAN CLASSIC HOMES, LLC**

AT: 35XX AMERICA AVENUE
JACKSONVILLE BEACH, FL 32250

Drawn By: VG
Field Survey Date: 06/12/2026
FB/PG: N/A

Scale 1" = 20 Feet
Drawing/File #: 061026.4

Additional Information/Certifications:
XXXXX

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.

26-100048

APPLICANT INFORMATION

Applicant Name: SALT AIR HOMES INC. (OLIVER KRAUT) Telephone: 904-333-6607
Mailing Address: 226 TALLWOOD RD E-Mail: O. KRAUT@COMCAST.NET
JAX BEACH FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper. (LOT 21)

VARIANCE DATA

RE# 181403-0128

Street address of property and Real Estate Number: 3525 AMERICA AVE, JAX BEACH FL.

Legal description of property (Attach copy of deed): _____

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

VARIANCE REQUEST: FOR A SIDE YARD SETBACK OF 7.5' IN LIEU OF 10', FOR LOT COVERAGE OF 40% IN LIEU OF 35%

AFFIDAVIT

I, OLIVER KRAUT, 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.

Oliver J Kraut
APPLICANT SIGNATURE

OLIVER KRAUT
PRINT APPLICANT NAME

6-22-26
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2026, by OLIVER J KRAUT, who is personally known to me or produced Fla DL as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: _____

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	- MINIMUM LOT AREA FOR RS-1 IS 9000 SF - I HAVE 6992.97
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	YES	THIS IS NOT A SELF-IMPOSED HARSHIP.
(c) There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.	YES	NO SPECIAL PRIVILEGES WOULD BE GRANTED.
(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	- LOT AREA IS SUBSTANDARD - LOT WIDTH IS SUBSTANDARD.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	YES	- THIS WOULD BE REASONABLE USE OF THE LAND.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	YES	- THIS WILL NOT CREATE A PUBLIC NOUISANCE.

#3.



THIS INSTRUMENT PREPARED BY AND RETURN TO:

John Gullett
Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: 51420

Parcel ID#: 181403-0128
SALE PRICE: \$850,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 4th day of March, 2026, by

Jason Varney, a single man,

whose post office address is 1018 23rd Street North, Jacksonville Beach, FL 32250, herein called the Grantor, to

SALT AIR HOMES INC. LLC, a Florida Limited Liability Company,

whose post office address is 226 Tallwood Road, Jacksonville Beach, FL 32250, hereinafter called the Grantee:
(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lots 20 and 21, Block 16, OCEAN TERRACE, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 2, of the current Public Records of Duval County, Florida, together with the East 1/2 of closed alley lying adjacent thereto pursuant to unrecorded Ordinance #7316.

Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.

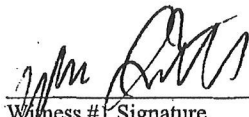
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby 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.

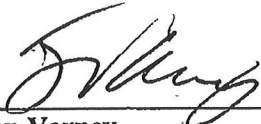
Signed, sealed and delivered in the presence of:



Witness #1 Signature
Phaedra Lynnette Smith

Witness #1 Printed Name

**10448 Old Saint Augustine Road
Jacksonville, FL 32257**
Witness #1 PO Address



Jason Varney



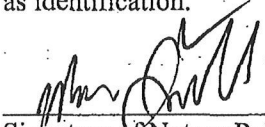
Witness #2 Signature
Joseph Gullett

Witness #2 Printed Name

**10448 Old Saint Augustine Road
Jacksonville, FL 32257**
Witness #2 PO Address

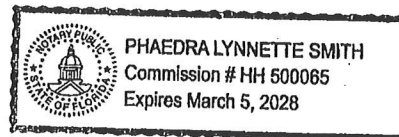
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of March, 2026, by Jason Varney, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.



Signature of Notary Public
Phaedra Lynnette Smith

Print, Type/Stamp Name of Notary

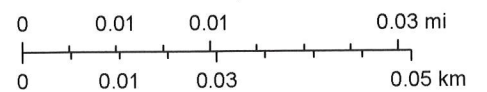




July 9, 2026

 Parcels

1:1,128



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#26-100047, BOA#26-100048

in the Court, was published in said newspaper by print in the issues of 7/9/26.

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

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



Nichol Stringer

Sworn to and subscribed before me this 9th day of July, 2026 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Tuesday, July 21, 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#26-100047

Section(s): 34-611(e)(1)(c)(2), for a side yard setbacks of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(c), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at **property addressed 3525 America Ave RE# 181403-0128, legally described as Lot 20, Block 16, Ocean Terrace**

BOA#26-100048

Section(s): 34-611(e)(1)(c)(2), for a side yard setback of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(c), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at **property addressed 3525 America Ave RE# 181403-0128, legally described as Lot 21, Block 16, Ocean Terrace**

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

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

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

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

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

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

Jul. 9

00 (26-04060D)

#1.

LEGEND

FOR LOT 21



- = SITE BENCHMARK
- = SET 1/2" IRON ROD LB#8139
- = FOUND 1/2" IRON PIPE YC LB#6715
- = FOUND 1/2" IRON PIPE YC LB#5189
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = CABLE RISER
- = FIBER BOX
- = WATER METER
- = AMERICAN TELEPHONE AND TELEGRAPH BOX
- = CATCH BASIN
- = SANITARY SEWER MANHOLE
- = 6' WOOD FENCE
- = 6' PLASTIC FENCE
- = EXISTING ELEVATION
- = EXISTING GROUND ELEVATIONS
- = EXISTING DRAINAGE FLOW
- = EXISTING TREE

- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
JEA = JACKSONVILLE ELECTRIC AUTHORITY
R/W = RIGHT-OF-WAY LINE
BOC = BACK OF CURB
EOP = EDGE OF PAVEMENT
PKNS = PARKER KALON NAIL SET
NDS = NAIL AND DISK SET
LB = LICENSED SURVEY BUSINESS
YC = YELLOW-CAPPED
RBL = REFERENCE BEARING LINE
(P) = PLAT CALL
(M) = FIELD MEASURED VALUE
(D) = DEED CALL
STY = STORY
- 6.48
6.29
PKNS
NDS LB 8139
6.3
CB TOP
6.12

-  = BUILDING
 = CONCRETE
 = COVERED OR ENCLOSED
 = PAVER STAIRS

SURVEYOR'S NOTES:

1. Legal Description has 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.)
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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 SURVEY 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: MAP OF BOUNDARY SURVEY SHOWING TOPOGRAPHY NAD 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 Certificates 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. Building Dimensions and their ties to adjacent property or other lines are made from exterior load-bearing walls, ignoring overhangs and ancillary attachments unless noted. Ties to structures are made by perpendicular measurement from nearest property or other line.
15. The Linear Closure of this survey exceeds 1:10,000.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" & "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0419J, effective on 11/2/2018.

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Surveyor's Certification

REPRODUCTIONS OF THIS S EIGHTEEN (18) DAY SIGNING PERIOD
NOT BEING SEALED WITH THE EMBOSSED SEAL OF THE SIGNING
SURVEYOR.

THE OFFICE NUMBER OF THE SURVEYOR IS 21701. THE OFFICE IS LOCATED AT
STANDARDS COMMERCIAL SEVE
PROFESSIONAL SURVEYORS
CHARTER 64-177 (FORMER
422-028-FLORIDA STATE
CHARTER 64-177) DISSENT TO CHAPTER
61-177. WAS DONE UNDER MY
DATE:

STATE OF FLORIDA
Florida Professional Surveyor Supervisor
FLORIDA
JEROME NO. 10000
NATIONAL SURVEYOR

Signature: *Brandon Shugart*

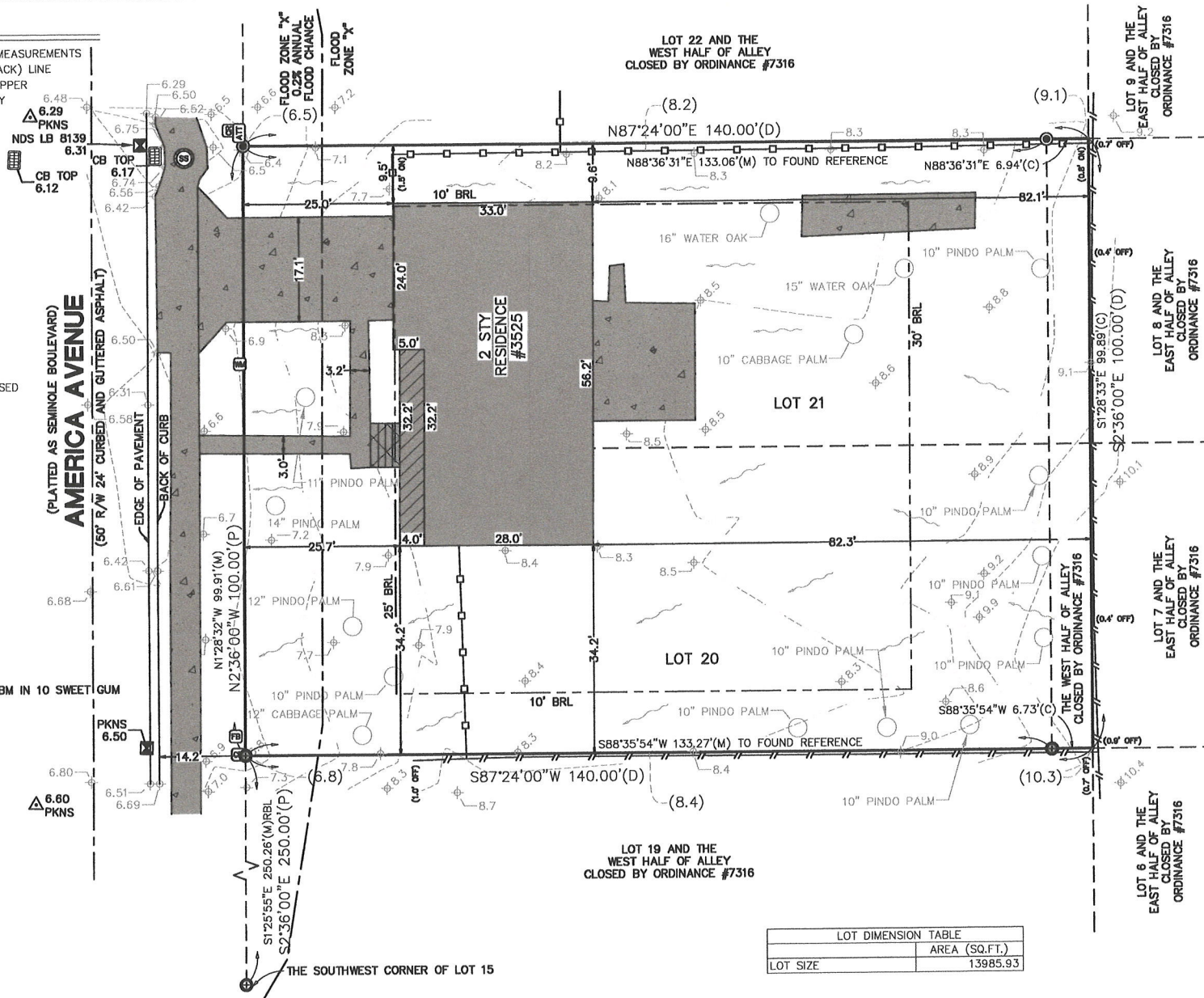
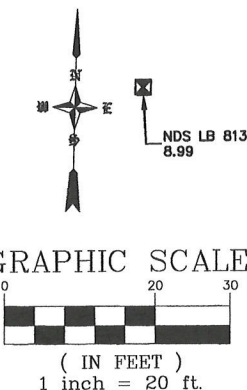
Brandon Shugart, PLSM 77005
surveying@mccivil.com

2026.06.16
16:17:19 04:00

LEGAL DESCRIPTION

LOTS 20 AND 21, BLOCK 16, OCEAN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF CLOSED ALLEY LYING ADJACENT THERETO PURSUANT TO UNRECORDED ORDINANCE #7316.

**MAP OF BOUNDARY SURVEY SHOWING
TOPOGRAPHY AND TREE**



LOT DIMENSION TABLE	
	AREA (SQ.FT.)
LOT SIZE	13985.9

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **AMERICAN CLASSIC HOMES, LLC**
AT: 3525 AMERICA AVENUE
JACKSONVILLE BEACH, FL 32250

Drawn By: VG	Scale 1" = 20 Feet
Field Survey Date: 06/12/2026	Drawing/File #: 061026.4
FB/PG: N/A	Plot Date: N/A

Additional Information/Certifications:
XXXXX

CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

2.

LEGEND

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- = SET 1/2" IRON ROD LB#8139
- = FOUND 1/2" IRON PIPE YC LB#6715
- = FOUND 1/2" IRON PIPE YC LB#5189
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- = AMERICAN TELEPHONE AND TELEGRAPH BOX
- = CATCH BASIN
- = SANITARY SEWER MANHOLE
- = 6" WOOD FENCE
- = 6" PLASTIC FENCE *
- = EXISTING ELEVATION
- = PROPOSED ELEVATION
- = EXISTING GROUND ELEVATIONS
- = EXISTING DRAINAGE FLOW
- = EXISTING TREE
- = PROPOSED CONCRETE
- = PROPOSED COVERED
- = EXISTING CONCRETE

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- RBL = REFERENCE BEARING LINE
- (P) = PLAT CALL
- (M) = FIELD MEASURED VALUE
- (D) = DEED CALL
- STY = STORY
- A/C = AIR CONDITIONER ON PAD
- FFE = FINISHED FLOOR ELEVATION

LOT AREA TABLE, ft ²	
LOT	6992.97
PROPOSED BUILDING	2337.03
AC PAD	16.00
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BLDG IMPERVIOUS AREA:	2337.03 (33.4%)
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- 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 Recording) or other instruments that could affect this property.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A 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).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: **PLOT PLAN - SHOWING BOUNDARY TOPO AND TREE**
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to Locate any subsurface/underground objects, Improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certificates listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
- Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown hereon are from the provided foundation plan.
- See house plan "2607 RIGHT" for additional details.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "X" & "X" WITH 0.2% ANNUAL FLOOD CHANCE, according to flood insurance rate map panel: #12031C0419J, effective on 11/2/2018.

Special Note - Liability Notice

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

ZONING INFORMATION

JRS-1 FROM PROPERTY APPRAISER'S WEBSITE

- FRONT 25'
- SIDE 10'
- REAR 30'

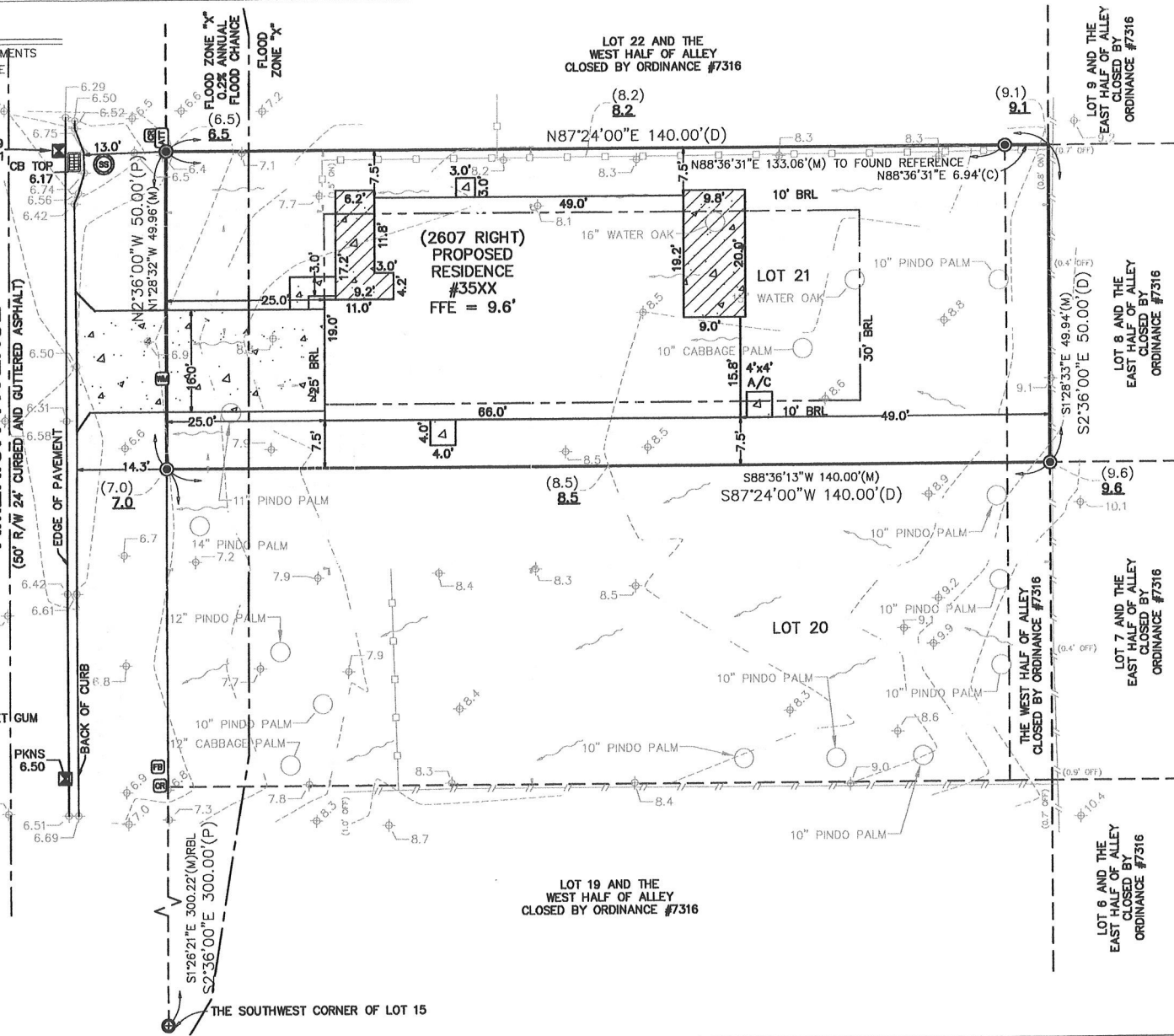


GRAPHIC SCALE

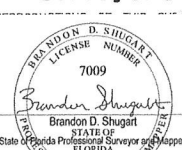


(IN FEET)
1 inch = 20 ft.

(PLATTED AS SEMINOLE BOULEVARD)
AMERICA AVENUE
(50' R/W 24' CURBED AND GUTTERED ASPHALT)



Surveyor's Certification



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

Digital Signature of Brandon D. Shugart, PSM #7009, State of Florida. The State of Florida has verified the electronic signature of Brandon D. Shugart, PSM #7009, State of Florida. The State of Florida has verified the electronic signature of Brandon D. Shugart, PSM #7009, State of Florida. The State of Florida has verified the electronic signature of Brandon D. Shugart, PSM #7009, State of Florida.

LEGAL DESCRIPTION

LOT 21, BLOCK 16, OCEAN TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF CLOSED ALLEY LYING ADJACENT THERETO PURSUANT TO UNRECORDED ORDINANCE #7316.

PLOT PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
904-429-7764

Licensed Survey Business #8139
Certificate of Authorization #33025

© Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **AMERICAN CLASSIC HOMES, LLC**

AT: 35XX AMERICA AVENUE
JACKSONVILLE BEACH, FL 32250

Drawn By: VG
Field Survey Date: 06/12/2026
FB/PG: N/A

Scale 1" = 20 Feet
Drawing/File #: 061026.4

Additional Information/Certifications:
XXXXX



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	07/24/2026
SUBJECT:	BOA #26-100052 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, August 4, 2026 Board of Adjustment Meeting.

BOA #26-100052

ZONING: RS-2
RE NO.: 179006-0000
LEGAL: Lot 2, Block 3, *SEC A Jacksonville Beach*
ADDRESS: 1208 N 11th St

REQUEST:

Section(s): 34-612(e)(1)(h), for a rear yard setback of 3 feet in lieu of 5 feet minimum, and accessory structure setback from the primary structure of 3 feet in lieu of 5 feet, to allow for a new swimming pool, located at **property addressed** 1208 N 11th St **RE#** 179006-0000, **legally described as** Lot 2, Block 3, *SEC A Jacksonville Beach*

EXISTING CONDITIONS:

The subject property is an existing platted lot of record (circa 1944), located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-2. The property measures 50 feet in width, 102 feet in depth, with an overall lot area of 5,100 square feet. The property is currently occupied by a single-family home, built in 1977, prior to our current land development code. In the RS-2 zoning district, the minimum dimensional requirements are 50 feet in width and a total lot area of 6,000 square feet. The parcel is nonconforming with respect to the required minimum lot area, and is more shallow than the typical platted lot in the RS-2 zoning district, which is most often 50 feet in width and 125 feet in depth. The existing principal structure conforms to all applicable setback requirements and development standards. Due to the limited size and configuration of the parcel, along with the location of the existing primary structure, placement of an accessory structure in compliance with the required setbacks would be difficult without encroaching on the required setback area.

The applicant has worked with staff to minimize the proposed encroachment. Accessory structures are generally required to maintain a minimum setback of five (5) feet from property lines and existing structures. The applicant is requesting a variance to reduce the required setback by two (2) feet, resulting in a proposed setback of three (3) feet in lieu of the required five (5) feet. The requested variances represent the minimum relief necessary to accommodate the proposed improvements. Due to the substandard lot area and the limited configuration of the parcel, the addition of improvements to the property will increase lot coverage and may result in encroachments into required setbacks.

Staff finds that the requested variance represents the minimum variance necessary to accommodate the proposed swimming pool. The property is substandard with respect to total lot area, which limits the ability to accommodate the proposed improvement while meeting all applicable development standards. The request is consistent with the Comprehensive Plan.

No previous BOA, no active code case.

STAFF ANALYSIS:

The subject property is an existing lot of record platted prior to the current Land Development Code (LDC) (1944), which is prior to our current LDC. The new swimming pool will allow the homeowner to use the property to its full potential as a single family home with typical permitted accessory uses. The variance requested is the minimum necessary to allow the applicant to utilize the property to complete the proposed swimming pool. The fact that the parcel was platted in 1944, and considering the dwelling was constructed under the limitations of a previous LDC, 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 home's dimensions. This is not due to any actions of the applicant, but the unique placement of the home and the constraints of the property. The proposed pool will cause encroachment to the rear of the property by 2 feet, resulting in the request for the variance for accessory structure setbacks. The nonconforming lot is not the fault of the applicant, and denying additional encroachment deprives the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variances. There is a hardship justified by the lot being a non-conforming lot regarding its total lot area. Staff would recommend that the application be approved.

MINIMUM DIMENSIONAL STANDARDS:

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

REVIEW OF CRITERIA:

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

Staff finds there **are** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. The subject property is substandard in total lot area. The RS-2 requirements are 50 feet in width and a total lot area of 6,000 square feet. Additionally, the lot depth is much more shallow than a typical lot in the RS-2 district, and therefore, the subject lot is substandard. Additionally, the location of the existing home further limits where an accessory use may be located. This limits the location and size of a pool.

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

Staff finds that circumstances **are** a result of actions of the applicant. The substandard nature of the parcel results in constraints that limit where accessory structures may be located. The applicant did not create the substandard lot, and the lot is limited in where a pool may be located based on the location of the primary structure.

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

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance. Approval of the requested variances would not confer a special privilege denied to other property owners. Accessory structures and outdoor improvements are common for single-family residences, and similarly constrained properties may seek comparable relief.

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

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land. Strict enforcement of the current setback requirements would make placement of the swimming pool impractical. Given the configuration of the existing dwelling and available yard space.

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 swimming pool and utilize the property in a manner typical of single-family residential development. The request is minimal in nature, and the applicant's design will adhere to the required 5 foot setback from the primary structure.

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 2-foot encroachment into the rear and side yard will place the pool slightly closer to the neighboring property, but will reflect a similar design and placement of other pools in the surrounding area. The proposed improvements will continue to comply with applicable building and safety codes.



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

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#26-100052**.

ATTACHMENTS:

1. 26-100052pics
2. BOA#26-100052 Application



July 23, 2026

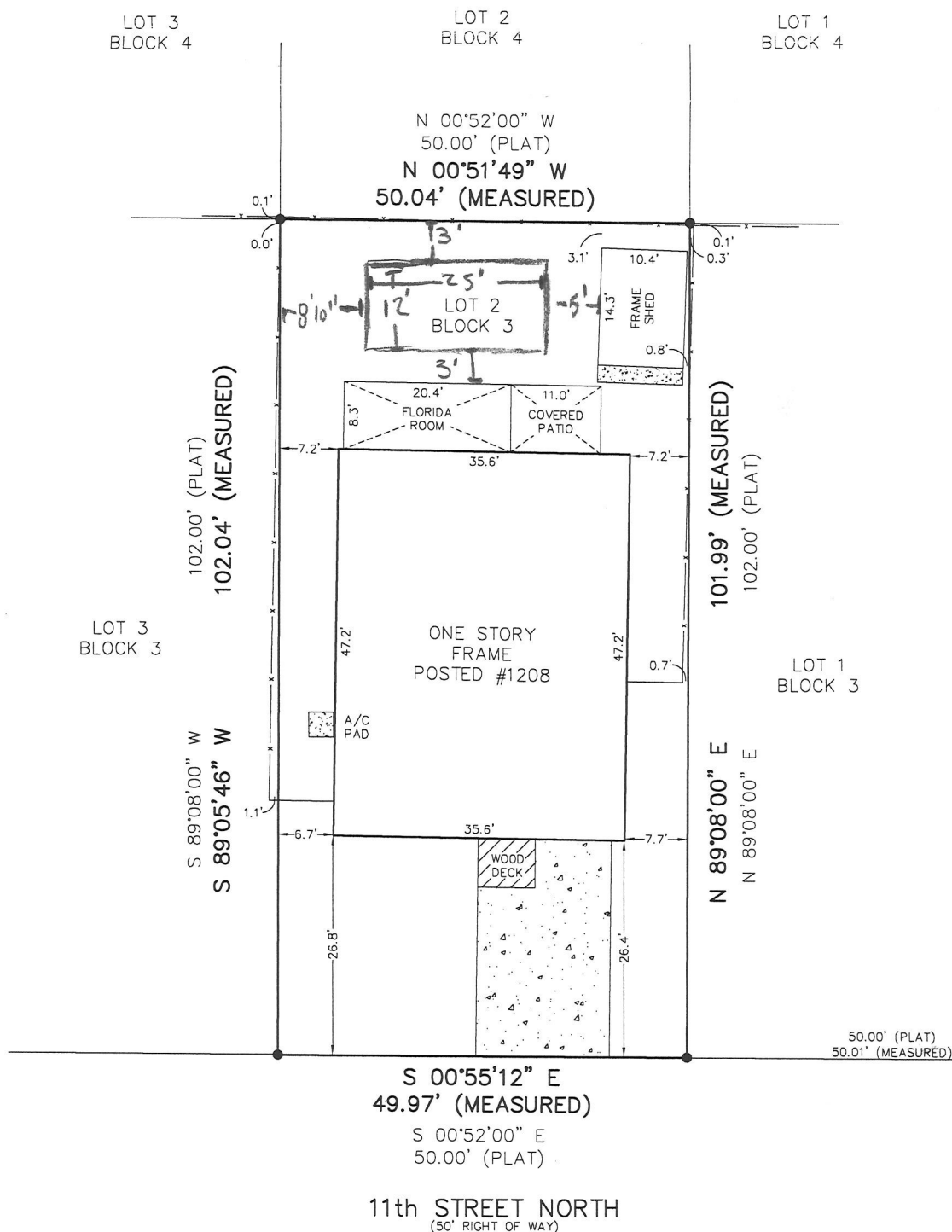
 Parcels

1:1,128

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

LOT 2, BLOCK 3, SECACTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18,
PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
MEGHAN STEWART
COMMUNITY FIRST CREDIT UNION
AMERICA'S CHOICE TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY



○ = SET 1/2" REBAR
STAMPED PSM#6146
● = FOUND 1/2" IRON PIPE
NO IDENTIFICATION
(UNLESS OTHERWISE NOTED)
■ = 4"x4" CONCRETE MONUMENT
A/C = AIR CONDITIONER
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CURVATURE
PCC = POINT OF COMPOUND
CURVATURE
⊙ = CONCRETE



4613 Philips Highway, Suite 210
Jacksonville, Florida 32207
(Phone) 904-448-5125
(Fax) 904-448-5178

America's Choice

TITLE COMPANY

REVISIONS	
DATE	DESCRIPTION

JOB # 19600

DATE OF FIELD SURVEY: 7-28-2011

SCALE: 1" = 20'

NOTES:

- 1: BEARINGS ARE BASED ON THE PLAT BEARING OF N 89°08'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
- 2: BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: APRIL 17, 1989, COMMUNITY NUMBER: 120078 PANEL 0001 D.
- 3: THIS SURVEY REFLECTS ALL EASEMENTS & RIGHT OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- 4: THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

MINISTRATIVE CODE, PURSUANT TO SECTION 472.002, FLORIDA STATUTES.

Raymond Thompson

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
LICENSE # 050305360 7469

LAND SURVEYS

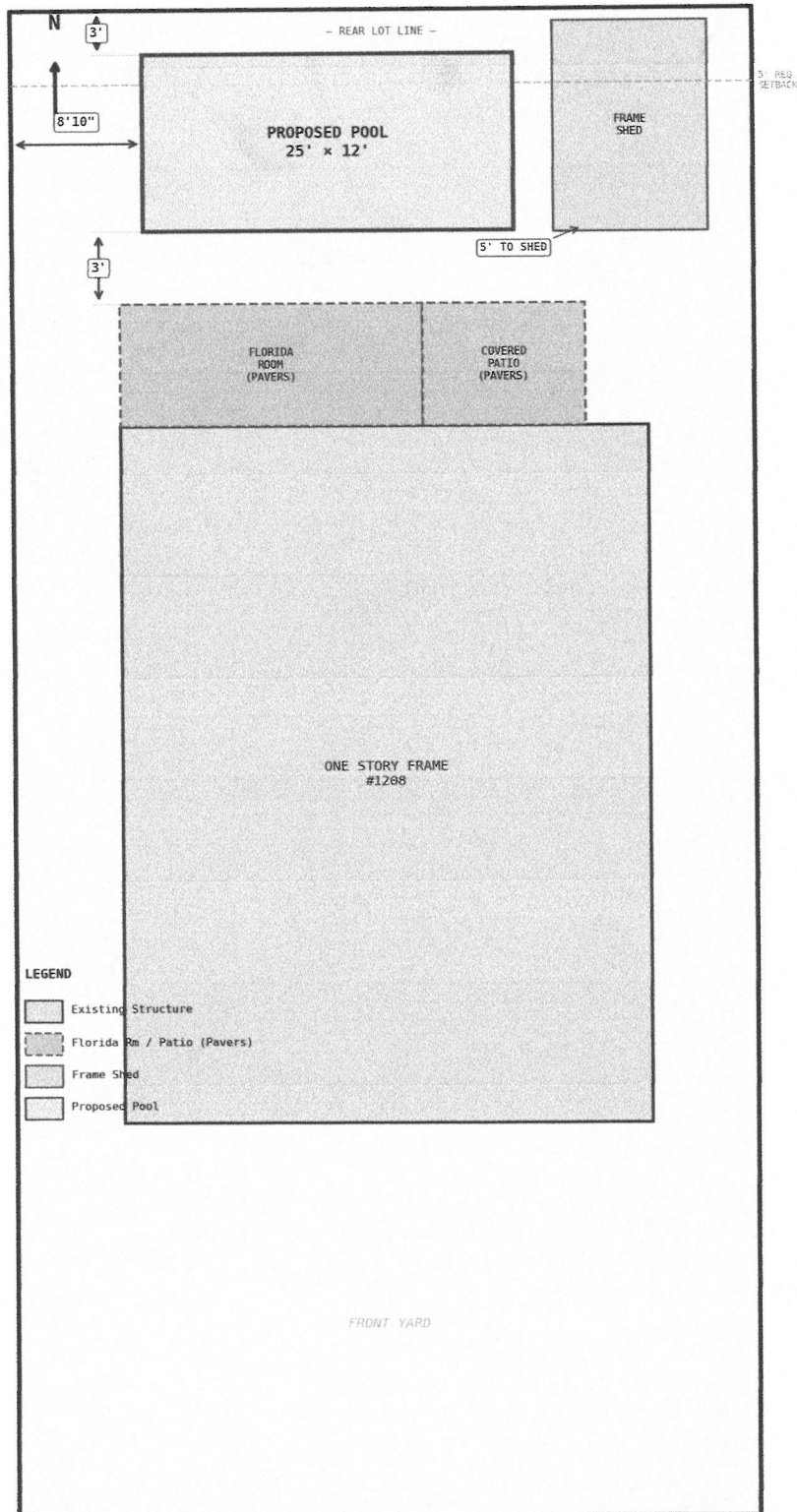
CONSTRUCTION SURVEYS

SUBDIVISIONS

PROPOSED POOL SITE PLAN

1208 11th Street North | Jacksonville Beach, FL 32250

SCALE: 1" = 10' | Pool: 25' x 12' | All dimensions in feet



50.00' (PLAT) - FRONT / STREET

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.

8/4
26-100052

APPLICANT INFORMATION

Applicant Name: Jacob & Kelli Swaney Telephone: (904) 434-3188
Mailing Address: 1708 11th St. N. E-Mail: jdeanswaney@gmail.com
Jax, Bch. FL 32250 Kswaney7986@gmail.com
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Same as above Telephone: _____
Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 1708 11th St. N. Jax Bch, FL 32250
Legal description of property (Attach copy of deed): 18-33 38-25-29E Sec A Jax Bch
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). Lot 2 Blk 3.

3ft Accessory Structure sb rear of main structure.

AFFIDAVIT

I, Jacob Swaney, 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

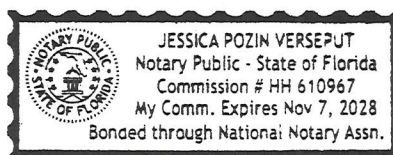
Jacob Swaney
PRINT APPLICANT NAME

6/22/26
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2026, by Jacob Swaney, who is personally known to me or produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Jessica Versept
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: _____

FLOOD ZONE: _____

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

Section 34-286 — Standards Applicable to All Variances

Property Address: 1208 11th Street North, Jacksonville Beach, FL 32250

Request: Variance to permit installation of a 12' x 25' residential swimming pool — 3' from rear property line (in lieu of required 5') and 3' from existing patio structure (in lieu of required 5')

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 property at 1208 11th Street North is a standard 50' x 102' lot with an existing one-story residence occupying the majority of the buildable footprint. The usable rear yard area measures approximately 52' wide by 28' deep — an unusually shallow rear yard depth that significantly limits the placement options for any accessory structure. The existing Florida room and covered patio, both finished with paver surfaces, further constrain the available rear yard area. These physical conditions are unique to this lot's configuration and existing improvements, and are not common to all parcels in the same zoning district.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The physical constraints of the property — including its lot dimensions, existing structure footprint, and the depth of the rear yard — were present at the time the applicant purchased the property and were not created by the applicant. The limited rear yard depth of approximately 28' is a pre-existing condition of the platted lot. The applicant has not taken any action to reduce the available building area or to create the need for a variance.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Granting this variance will not confer any special privilege upon the applicant. Residential swimming pools are a common and permitted accessory use in this zoning district. Neighboring properties with greater rear yard depth are able to install pools within the required setbacks. The applicant is only requesting the minimum relief necessary to enjoy the same reasonable use that similarly situated homeowners with adequate yard depth already enjoy. No special privilege is created — only parity.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Strict enforcement of the 5-foot rear setback would make it impossible to install any reasonably sized swimming pool on this property. With only approximately 28 feet of usable rear yard depth, a code-compliant pool placement would leave insufficient space for a pool of any functional size given the existing patio structure. A 12' x 25' pool — the minimum practical size for intended residential use — cannot be accommodated within the required setbacks without this variance. Denial would effectively prohibit a use that is otherwise permitted and enjoyed by similarly situated

		properties with larger rear yards. The applicant has engaged a licensed engineer to address any structural concerns related to the proximity of the pool to the existing patio structure, further demonstrating that the requested variance can be granted without harm to public safety or adjacent properties.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The applicant is requesting only a 2-foot encroachment into the required 5-foot rear setback (pool to sit 3 feet from the rear property line), and a 3-foot setback from the existing patio structure rather than the required 5 feet. These are the minimum deviations necessary to accommodate a 12' x 25' pool — a modest, standard residential pool size. To further demonstrate responsible design, the applicant has obtained engineered drawings detailing how the 3-foot transition space between the pool shell and the existing patio structure will be properly shored and stabilized, ensuring the structural integrity of both improvements. No additional variance beyond what is requested is sought, and the pool has been designed and positioned to minimize encroachment to the greatest extent possible given the physical constraints of the lot.
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	The installation of a residential swimming pool is consistent with the residential character of the neighborhood and the goals of the Comprehensive Plan for single-family residential land use. The proposed pool will be fully enclosed per code requirements and will not adversely affect adjacent properties. The requested encroachment is minor (2 feet from the rear property line) and the pool will maintain a 3-foot setback from the rear property line, which is sufficient to prevent any drainage, structural, or visual impact on neighboring parcels. Additionally, engineered documents have been prepared demonstrating proper shoring of the area between the pool and the existing patio structure, confirming the design meets structural safety standards. No neighboring property owners will be negatively impacted by the grant of this variance.

Applicant Signature: _____

Date: _____

Printed Name: _____

Prepared by: and record and return to:

Marie Boero

Gibraltar Title Services

4190 Belfort Road, Suite 475

Jacksonville, Florida 32216

File Number: 14-8871C

General Warranty Deed

Made this 14 day of **October, 2014 A.D.** By **Meghan Stewart, a single woman,** whose post office address is: **145 Russell Drive, Selma, Alabama 36701,** hereinafter called the grantor, to **Kelli Ann Swaney and Jacob Dean Swaney, wife and husband,** whose post office address is: **1208 11th Street North, Jacksonville Beach, Florida 32250-3644,** hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include 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 Ten Dollars, (\$10.00) 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 2, Block 3, SECTION A, JACKSONVILLE BEACH, according to the plat thereof, as recorded in Plat Book 18, Page 33, of the Current Public Records of Duval County, Florida.

Parcel ID Number: 179006-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except covenants, restrictions and easements of record, if any, and taxes accruing subsequent to December 31, 2013.

File Number: 14-8871C

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:

Jana Russell Garner
Witness Printed Name Jana Russell Garner

Meghan Stewart (Seal)
Meghan Stewart

Address: 145 Russell Drive, Selma, Alabama 36701

Olivia Strickland
Witness Printed Name Olivia Strickland

State of Alabama
County of Dallas

The foregoing instrument was acknowledged before me this 14th day of October, 2014, by Meghan Stewart, a single woman, who is personally known to me or who has produced drivers license as identification.

Olivia Strickland
Notary Public

Print Name: Olivia Strickland

My Commission Expires: 10-03-2017

Notary Seal

BP210I01

CITY OF JACKSONVILLE BEACH
Special Notes Display

7/17/26
15:37:25

Property address : 1208 N 11TH ST
PARCEL NUMBER : 179006.0000.

Misc info

Source	code	Note	Date
LAND	VARI	BOA#12-100157 APP ON 11-20-12 FOR NO	11/21/12
LAND	VARI	GARAGE OR CARPORT ILO A ONE CAR GARAGE	11/21/12
LAND	VARI	OR CARPORT REQ; AND FOR 2 OFF STREET	11/21/12
LAND	VARI	PKG SPACES OF APPROX 8'X17' ILO 9'X17'	11/21/12
LAND	VARI	REQ TO ALLOW FOR IMPROVEMENTS TO A SFD.	11/21/12
LAND	COND	STOP WORK ORDER BY JUD SPENCE 1/16/03	1/16/03
LAND	COND	FOR WINDOW INSTALLATION ABOVE SCOPE OF	1/16/03
LAND	COND	PERMIT (#02-1740).	1/16/03

Press Enter to continue.

F3=Exit F12=Cancel



July 23, 2026

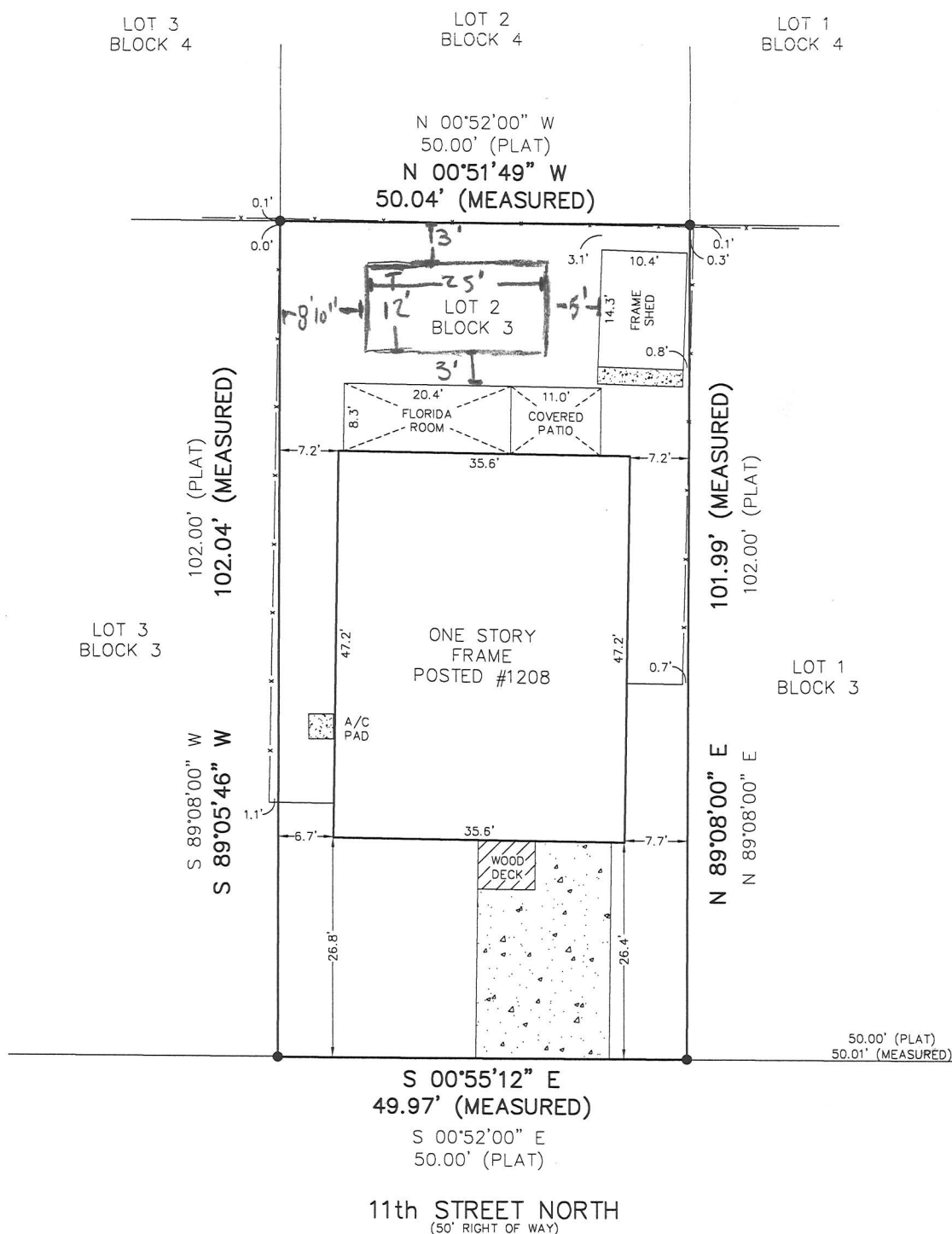
 Parcels

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LOT 2, BLOCK 3, SECACTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18,
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CERTIFIED TO:
MEGHAN STEWART
COMMUNITY FIRST CREDIT UNION
AMERICA'S CHOICE TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY



○ = SET 1/2" REBAR
STAMPED PSM#6146
● = FOUND 1/2" IRON PIPE
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(UNLESS OTHERWISE NOTED)
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CURVATURE
PCC = POINT OF COMPOUND
CURVATURE
⊙ = CONCRETE



4613 Philips Highway, Suite 210
Jacksonville, Florida 32207
(Phone) 904-448-5125
(Fax) 904-448-5178

America's Choice

TITLE COMPANY

REVISIONS	
DATE	DESCRIPTION

JOB # 19600

DATE OF FIELD SURVEY: 7-28-2011

SCALE: 1" = 20'

NOTES:

- 1: BEARINGS ARE BASED ON THE PLAT BEARING OF N 89°08'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
- 2: BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: APRIL 17, 1989, COMMUNITY NUMBER: 120078 PANEL 0001 D.
- 3: THIS SURVEY REFLECTS ALL EASEMENTS & RIGHT OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- 4: THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

MINISTRATIVE CODE, PURSUANT TO SECTION 472.002, FLORIDA STATUTES.

Raymond Thompson

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
LICENSE # 050305380 7469

LAND SURVEYS

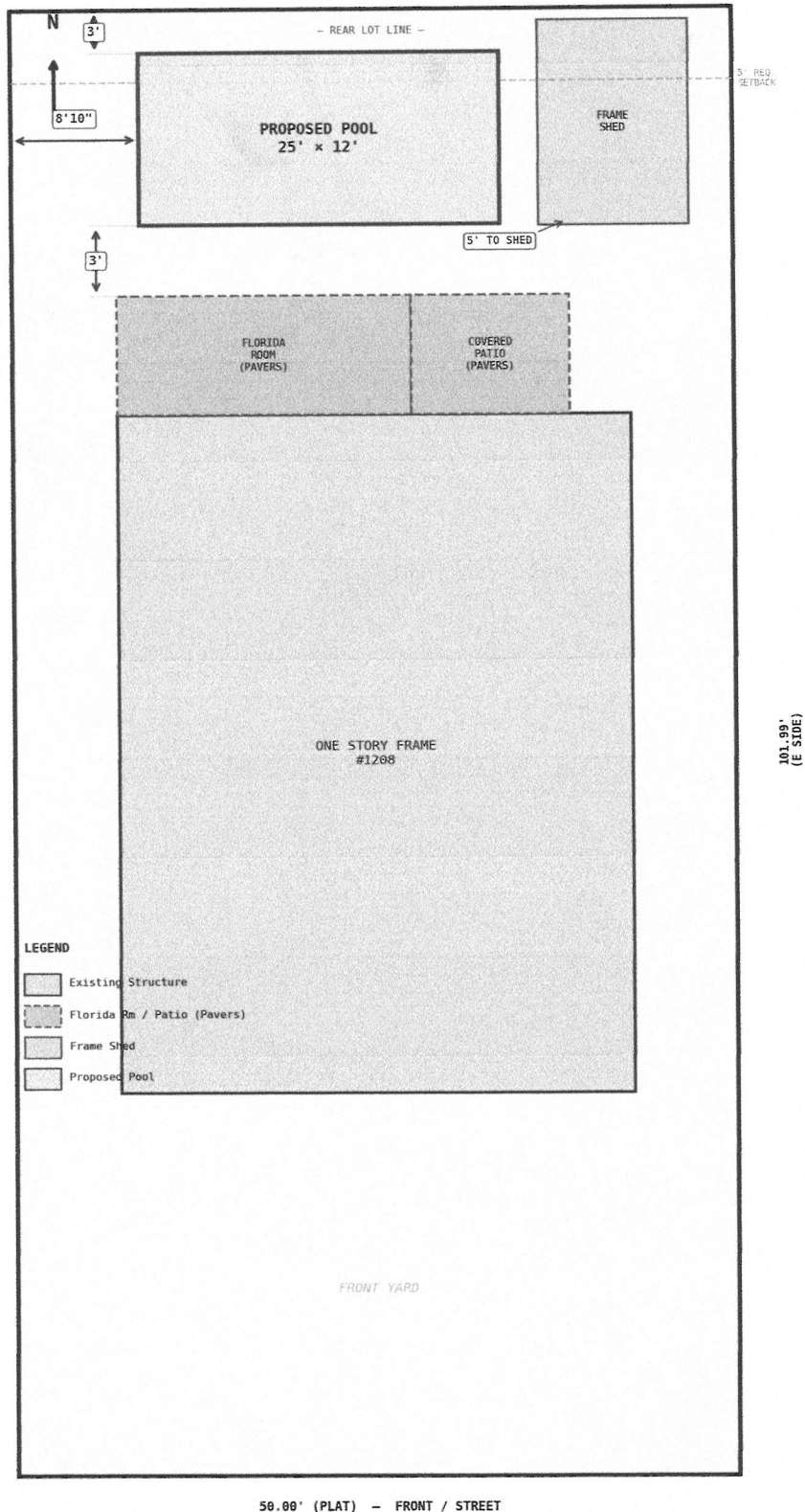
CONSTRUCTION SURVEYS

SUBDIVISIONS

PROPOSED POOL SITE PLAN

1208 11th Street North | Jacksonville Beach, FL 32250

SCALE: 1" = 10' | Pool: 25' x 12' | All dimensions in feet



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#26-10052, BOA#26-10053, BOA#26-10054

in the Court, was published in said newspaper by print in the issues of 7/23/26.

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

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



Nichol Stringer

Sworn to and subscribed before me this 23rd day of July, 2026 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

PUBLIC NOTICE

The **Board of Adjustment** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Tuesday, August 4, 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#26-100052 Section(s): 34-612(e)(1)(h), for a rear yard setback of 3 feet in lieu of 5 feet minimum, and accessory structure setback from the primary structure of 3 feet in lieu of 5 feet, to allow for a new swimming pool, located at **property addressed 1208 N 11th St RE# 179006-0000, legally described as Lot 2, Block 3, SEC A Jacksonville Beach**

BOA#26-100053 Section(s): 34-611(e)(1)(c)(2), for a northerly and southerly side yard setback of 5 feet in lieu of 10 feet for both side yards, **34-612(e)(1)(e)**, for lot coverage of the main house and driveway of 48% in lieu of 35% maximum, to allow for a rear addition, located at **property addressed 1208 N 7th St RE# 175050-0000, legally described as Lot 18, Block 8, Beach Homesites Unit**

BOA#26-100054 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 1 foot in lieu of 5 feet from another accessory structure, **34-611(e)(1)(h)**, for an accessory structure setback of 2 feet in lieu of 5 feet from the primary structure, to allow for construction of a new swimming pool, located at **property addressed 33 S 34th Ave RE# 181753-0000, legally described as Lot 6, Harris Place A S/D PT LOT**

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

Board of Adjustment
City of Jacksonville Beach

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain

assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbcfl.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.
Jul. 23 00 (26-04344D)



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	07/24/2026
SUBJECT:	BOA #26-100053 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, August 4, 2026 Board of Adjustment Meeting.

BOA #26-100053

ZONING: RS-1
RE NO.: 175050-0000
LEGAL: Lot 18, Block 8, *Beach Homesites Unit 1*
ADDRESS: 1208 N 7th St

REQUEST:

Section(s): 34-611(e)(1)(c)(2), for a northerly and southerly side yard setback of 5 feet in lieu of 10 feet for both side yards, 34-612(e)(1)(e), for lot coverage of the main house and driveway of 48% in lieu of 35% maximum, to allow for a rear addition, located at **property addressed** 1208 N 7th St **RE#** 175050-0000, **legally described as** Lot 18, Block 8, *Beach Homesites Unit 1*

EXISTING CONDITIONS:

The subject property consists of a platted lot of record, circa 1943, 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 8,068 square feet and a width of 75 feet at the rear and 55 feet at the street.. Both lot width and area are below the minimum standards for a lot in RS-1, although the lot frontage at the street meets and exceeds the minimum of 35 feet required. The lot is currently occupied by a single-family home that was constructed in 1952. The applicant is proposing an addition to the existing dwelling to expand the rear portion of the residence. The proposed rear expansion will encroach into the required northerly and southerly side yard setbacks and increase the combined primary and driveway lot coverage to approximately 48 percent, in lieu of the 35 percent maximum permitted by code. The existing dwelling is relatively small, limiting the applicant's ability to adequately utilize the property to accommodate modern residential needs. The proposed expansion will provide additional living space, but the proposed addition is more than double the size of the existing house. The additions is out of scale with the existing home, and the size of the existing home, while small, does not constitute a hardship as related to the criteria required for a variance. The overall lot size can be considered a constraint, as it is smaller and narrower than the required minimum lot size in RS-1. The existing lot is roughly 932 square feet smaller than the required lot size of 9,000 square feet.

The subject property is a substandard residential lot, measuring approximately 8,068 square feet in area and 75 feet in width, whereas the Code requires a minimum lot area of 9,000 square feet and a minimum lot width of 90 feet for single-family residential uses, due to the lot's irregular shape and width, there is cause to consider a reduction in side yard setbacks, as the lot is roughly 2 two thirds the width of a standard lot in RS-1. The lot coverage request is not supported by the lot constraints, as the lot area is large enough to accommodate a reasonable addition to the existing structure. The requested addition is out of scale with the existing house and would make the house substantially larger than the surrounding homes that were built at a similar time as the subject lot.

The applicant's request for side yard setback reductions is not egregious, as the lot width is reduced as compared to the minimum required 90 feet. 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 side yard allows for more reasonable use of the parcel in conformance with the adjacent homes. The proposed addition is not in keeping the scale of the neighborhood, and could create a negative impact on the neighborhood's character.

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 (1943). The subject property is currently occupied by a single family dwelling built in 1952. 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 may require similar variances for residential improvements. The applicant has proposed a site plan that shows an addition to the existing historic home that is larger than the current home. The overall dimensions of the addition do require a reduction in side yard setbacks as designed, but also require an increase in lot coverage. The applicant requested a lot coverage of 40%, but based on staff's review of the site plan, the proposed addition was measured and scaled out to require 48% lot coverage. The applicant may be able to demonstrate the need for less lot coverage, but it is staff's opinion that any increase in lot coverage is unwarranted by the limited reduction in total lot area. The applicant can make full use of the property for improvements and expansion to the single-family home without any undue hardship due to lot coverage limitations.

The proposed development maintains the existing single-family residential use of the property and is consistent with the Low Density Residential Future Land Use designation, maintaining a single dwelling on the property. The proposal does not introduce a new use and could remain compatible with the established residential character of the surrounding neighborhood, if the request for setbacks alone were approved. The lot coverage and scale of the addition is out of character with the surrounding homes. The applicant has requested variances while accommodating an expansion of the existing single-family dwelling, though the scale of the request is larger than necessary. The proposal reflects an effort to balance the physical constraints of the property with the applicable requirements of the City's Land Development Code. Staff is of the opinion that the requested reduction in the side yard setback is not excessive and is proportionate to the improvements proposed. The requested increase in lot coverage is not.

Granting the requested variances for side yard setbacks would not confer a special privilege upon the

property owner. However, the increase in lot coverage would be a condition not afforded to the surrounding homes, and is out of character for the neighborhood. The variance would allow the property to be reasonably utilized for its intended single-family residential purpose, and allow for continued investment in the home. Recognizing the constraints associated with the property's substandard lot dimensions, there are reasonable amounts of relief that could be granted to further this investment. Staff finds that the requested variances for side yard setback reductions are minor, proportional, and represent the minimum relief necessary to accommodate the proposed improvements and allow reasonable use of the property. The proposal is consistent with the intent of the Jacksonville Beach Land Development Code and maintains the established character of the surrounding residential neighborhood, provided the lot coverage remains consistent with the surrounding homes.

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. The substandard configuration is a hardship associated with the lot in the RS-1 zoning district. The total lot width is a challenging aspect as compared to typical lots in RS-1. Although the lot area is reduced, the amount **does not constrain** the applicant from constructing an addition and maintaining a reasonable use of the land.

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 some of the requested variances. Granting the requested variance for side yard reduction will not confer special privileges to the applicant. The relief requested is the minimum necessary to allow the new improvements. The requested lot coverage, whether for 40% or 48%, is still more than afforded to surrounding properties that are of a similar size and shape. Other similarly constrained properties may seek comparable relief for setback reductions, and approval here does not create an advantage unavailable to others in like circumstances. Granting the side yard 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 width.

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

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

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

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure. The requested variances are necessary to allow the applicant to make a reasonable residential use of the property. Without relief of the side yard setbacks, 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#26-100053** for side yard setback reductions of 5 feet for both sides only.



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

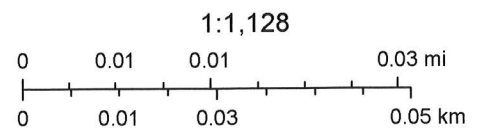
ATTACHMENTS:

1. 26-100053pics
2. BOA#26-100053 Application



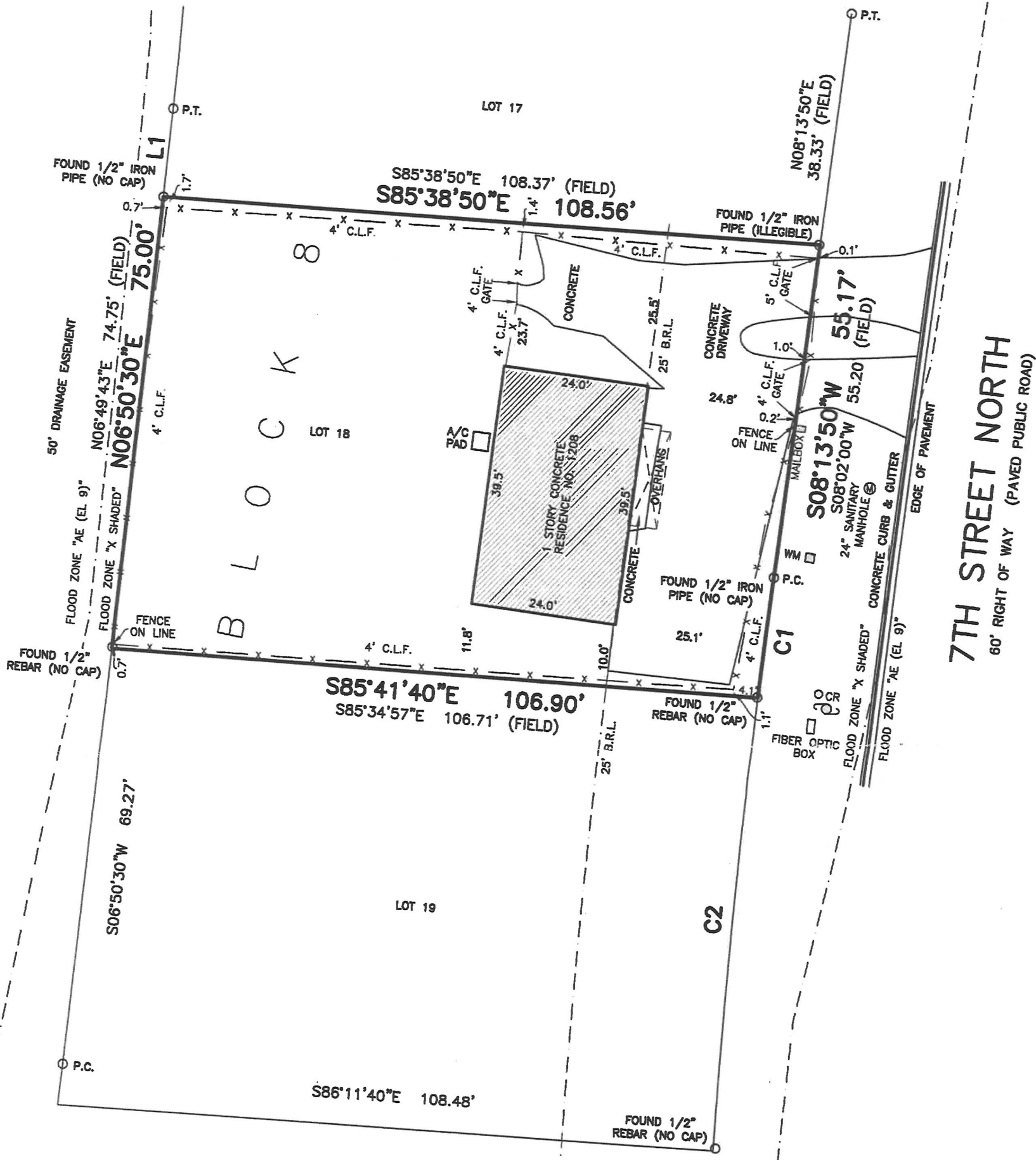
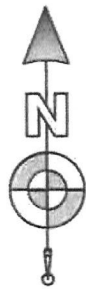
July 23, 2026

 Parcels



MAP SHOWING SURVEY OF

LOT 18, BLOCK 8, BEACH HOMESITES AS RECORDED IN PLAT BOOK 20, PAGE 72, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N6°50'30"E	14.63'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CHORD BEARING (FIELD)	CHORD DISTANCE (FIELD)
C1	19.83'	1275.89'	0°53'26"	S07°46'51"W	19.83'	S08°14'25"W	19.76'
C2	75.01'	1275.89'	3°22'06"	S05°41'16"W	75.00'	S05°18'37"W	74.62'

SYMBOL LEGEND		ABBREVIATION LEGEND	
	FIRE HYDRANT	BFP	BACK-FLOW PREVENTER
	LIGHT POLE	(CALC)	CALCULATED
	GAS VALVE	(FIELD)	FIELD MEASUREMENT
	WATER VALVE	ARF	ALUMINUM RAIL FENCE
	CLEAN OUT	CLF	CHAIN LINK FENCE
	UTILITY POLE	VF	VINYL FENCE
	GUY ANCHOR	WF	WOOD FENCE
	BOLLARD	CONC.	CONCRETE
	WATER METER	ORB	OFFICIAL RECORDS BOOK
	GAS RISER	PB	PLAT BOOK
	CABLE RISER	PG	PAGE
	ELECTRIC BOX	MES	METER END SECTION
	SIGN	CMP	CORRUGATED METAL PIPE
	TRANSFORMER	PVC	POLYVINYL CHLORIDE PIPE
	MANHOLE	RCF	REINFORCED CONCRETE PIPE
		EL	ELEVATION
		FTE	FINISHED FLOOR ELEVATION
		INV	INVERT ELEVATION
		PC	POINT OF CURVATURE
		PT	POINT OF TANGENCY OF CURVE
		PCC	POINT OF COMPOUND CURVE
		PRC	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

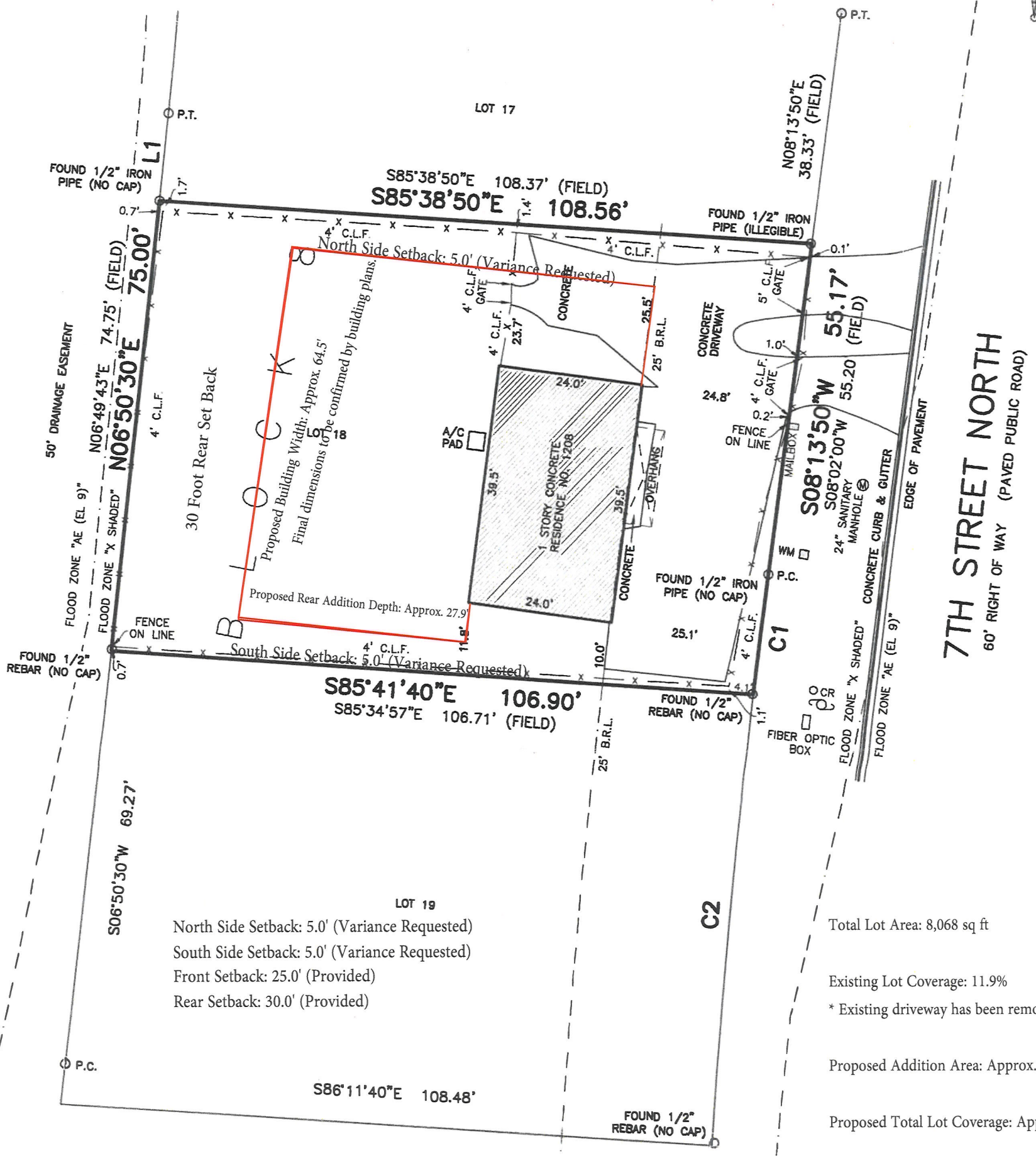
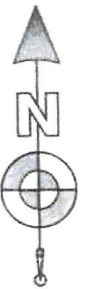
1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 18, BEING SOUTH 85°38'50" EAST, AS PER PLAT.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5. BUILDING RESTRICTION LINES SHOWN HEREON ARE PER PLAT.
6. EASEMENTS SHOWN HEREON ARE PER PLAT.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X SHADED" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
GOOD MORNING RENTALS LLC

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

MAP SHOWING SURVEY OF

LOT 18, BLOCK 8, BEACH HOMESITES AS RECORDED IN PLAT BOOK 20, PAGE 72, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



North Side Setback: 5.0' (Variance Requested)
South Side Setback: 5.0' (Variance Requested)
Front Setback: 25.0' (Provided)
Rear Setback: 30.0' (Provided)

Total Lot Area: 8,068 sq ft
Existing Lot Coverage: 11.9%
* Existing driveway has been removed.
Proposed Addition Area: Approx. 2,280 sq ft
Proposed Total Lot Coverage: Approx. 40.0%
Proposed lot coverage remains below the maximum permitted lot coverage of 50% in the RS-1 zoning district.

LINE TABLE		
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L1	N6°50'30"E	14.63'

CURVE TABLE							
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GV GAS VALVE	(FIELD) FIELD MEASUREMENT
WV WATER VALVE	ARF ALUMINUM RAIL FENCE
⊙ CLEAN OUT	CLF CHAIN LINK FENCE
⊙ UTILITY POLE	VF VINYL FENCE
⊙ GUY ANCHOR	WF WOOD FENCE
⊙ BOLLARD	CONC. CONCRETE
WM WATER METER	ORB OFFICIAL RECORDS BOOK
GR GAS RISER	PB PLAT BOOK
CR CABLE RISER	PG PAGE
ELB ELECTRIC BOX	MES MITERED END SECTION
⊙ SIGN	CMP CORRUGATED METAL PIPE
⊙ TRANSFORMER	PVC POLYVINYL CHLORIDE PIPE
⊙ MANHOLE	RCP REINFORCED CONCRETE PIPE
	EL ELEVATION
	FF FINISHED FLOOR ELEVATION
	INV INVERT ELEVATION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY OF CURVE
	PCC POINT OF COMPOUND CURVE
	PRC POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

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STATE OF FLORIDA
Professional Surveyor and Mapper
License Number 7292



APPLICATION FOR VARIANCE

BOA NO. 26-100053

HEARING DATE 8/4

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

JUN 24 2026

PLANNING DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Justin Lerman
Mailing Address: 1222 9th Street North
JTB Beach

Telephone: 561-926-0211
E-Mail: Justin.Lerman@gmail.com

Agent Name: _____
Mailing Address: _____

Telephone: _____
E-Mail: _____

Landowner Name: Justin Lerman
Mailing Address: 1222 9th Street North
JTB Beach

Telephone: 561-926-0211
E-Mail: Justin.Lerman@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: 1208 7th Street North / Parcel ID-175050-0000
Legal description of property (Attach copy of deed): Lot 18, Block 3, Beach Walkways
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).

Attached as variance request

AFFIDAVIT

I, Justin Lerman, 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

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of June, 2026, by Justin Lerman, who is personally known to me or produced d.i. as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



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

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: OS-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 property is an existing lot of record containing approximately 8,068 square feet, which is below the current RS-1 minimum lot area requirement of 9,000 square feet. The lot is irregularly shaped, with approximately 55 feet of street frontage and approximately 75 feet at the rear property line. The lot also contains skewed property lines that create an atypical building envelope not generally shared by conforming rectangular lots within the zoning district.
Special circumstances and conditions do not result from the actions of the applicant.	YES	The lot size, shape, frontage width, and property line configuration existed prior to ownership by the applicant. These conditions are inherent characteristics of the property and were not created by the applicant.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	The requested variance is limited to reducing the north and south side setbacks from 10 feet to 5 feet. The request is intended to provide a reasonable building envelope comparable to that available on more regularly shaped parcels and does not grant any special privilege beyond reasonable residential use of the property.
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	Literal enforcement of the required 10-foot side setbacks would further reduce the buildable area of this already constrained parcel. Due to the lot's reduced size, irregular shape, and skewed property lines, the required setbacks create a building envelope that is significantly more restrictive than that of conforming rectangular RS-1 lots.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The applicant is requesting only the minimum relief necessary by reducing the required side setbacks from 10 feet to 5 feet. The proposed residence maintains the required 25-foot front setback, 30-foot rear setback, and remains below the maximum permitted lot coverage of 50 percent. No additional dimensional variances are being requested.
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	The proposed residence will remain consistent with the residential character of the surrounding neighborhood. The request affects only the side setbacks and will not adversely impact adjacent properties, public safety, drainage, access, or the overall intent of the RS-1 zoning district.

Prepared By and Return To:

Johnni Nicole Causey
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 14th day of May, 2026, by Spencer Henryfrancis Romani, a single person, hereinafter called the Grantor, whose address is 2123 Herschel Street, Jacksonville, FL 32204 to Justin Michael Lerman and Jessica Nicole Lerman, a married couple, as tenants by the entirety, whose post office address is: 1208 7th Street North, Jacksonville Beach, FL 32250, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lot 18, Block 8, Beach Homesites - Unit One, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 72 and 72A, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 175050-0000

Subject to taxes accruing subsequent to December 31, 2025.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

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

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

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Erin W Center

Witness 1 Signature

Erin W Center

Witness 1 Printed Name

Witness 1 Address: 7220 Financial Way
Jacksonville, FL 32256

Spencer Henry Francis Romani

Spencer Henry Francis Romani

Michael R Yokan

Witness 2 Signature

Michael R Yokan

Witness 2 Printed Name

Witness 2 Address: 111 N Main St
Jacksonville FL 32202

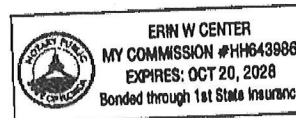
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of May, 2026, by Spencer Henry Francis Romani, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

Erin W Center

Signature of Notary Public

Print, Type/Stamp Name of Notary



Property Characteristics Creating Hardship

- Existing lot of record contains approximately **8,068 square feet**, which is below the current RS-1 minimum lot area requirement of **9,000 square feet**.
- Lot frontage is approximately **55 feet**, while the rear property line is approximately **75 feet**, creating an irregular lot configuration.
- Side property lines are skewed relative to the public street and are not perpendicular to the right-of-way.
- The irregular shape creates an atypical and constrained building envelope compared to conforming rectangular RS-1 lots.
- Literal application of the required **10-foot side setbacks** would further reduce the usable building area on the property.
- The requested **5-foot side setbacks** represent the minimum relief necessary to allow reasonable residential development while maintaining compliance with all other applicable dimensional standards.

Variance Request

The applicant respectfully requests approval of a variance to reduce the required north and south side setbacks from **10 feet to 5 feet**. The proposed residence maintains the required **25-foot front setback**, **30-foot rear setback**, and remains below the maximum permitted **50% lot coverage** allowed within the RS-1 zoning district.

Property Characteristics Creating Hardship

- Existing lot of record contains approximately **8,068 square feet**, which is below the current RS-1 minimum lot area requirement of **9,000 square feet**.
- Lot frontage is approximately **55 feet**, while the rear property line is approximately **75 feet**, creating an irregular lot configuration.
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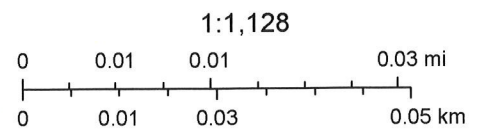
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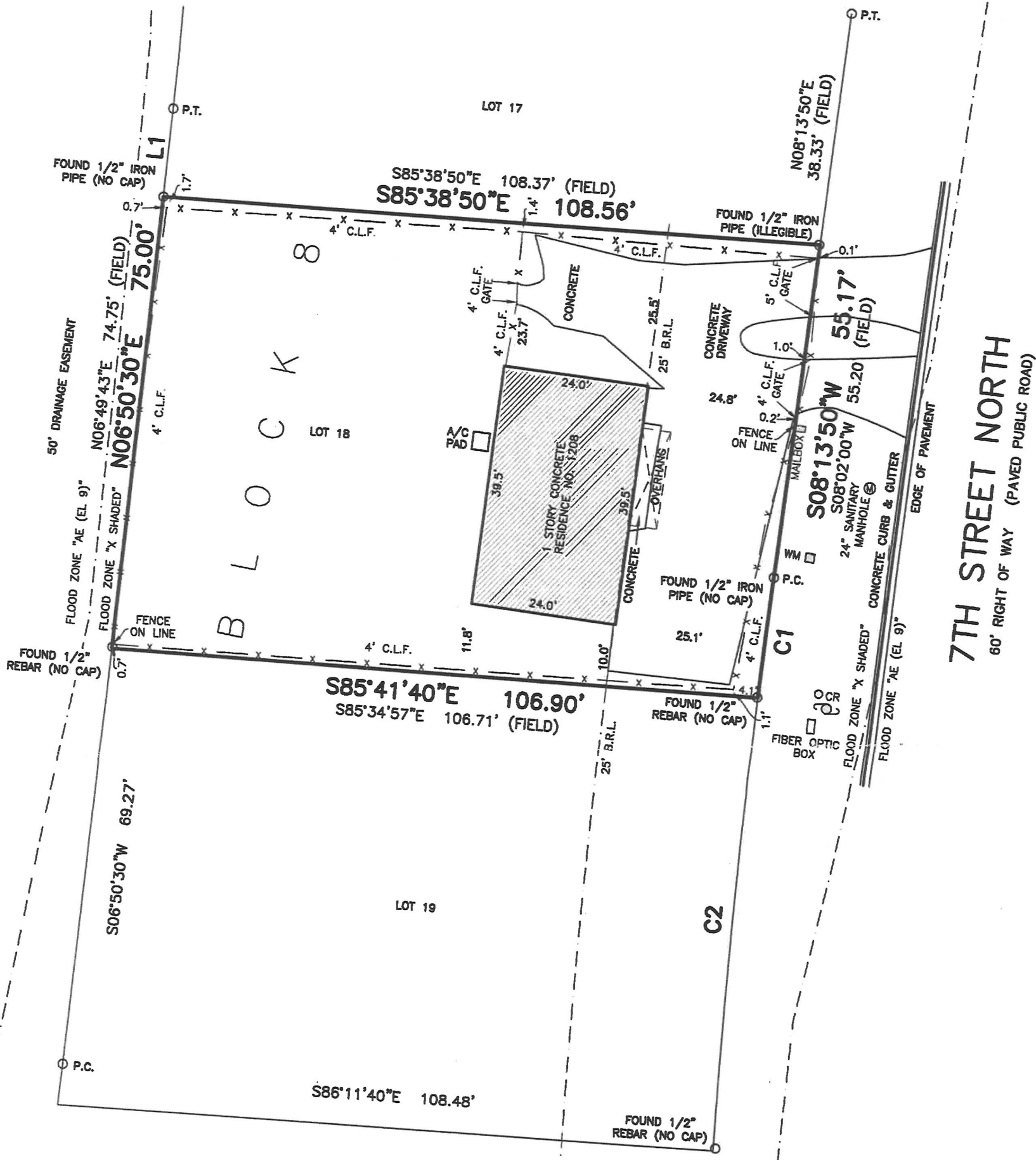
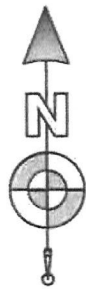
July 23, 2026

 Parcels



MAP SHOWING SURVEY OF

LOT 18, BLOCK 8, BEACH HOMESITES AS RECORDED IN PLAT BOOK 20, PAGE 72, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N6°50'30"E	14.63'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CHORD BEARING (FIELD)	CHORD DISTANCE (FIELD)
C1	19.83'	1275.89'	0°53'26"	S07°46'51"W	19.83'	S08°14'25"W	19.76'
C2	75.01'	1275.89'	3°22'06"	S05°41'16"W	75.00'	S05°18'37"W	74.62'

SYMBOL LEGEND	ABBREVIATION LEGEND
FIRE HYDRANT	BFP BACK-FLOW PREVENTER
LIGHT POLE	(CALC) CALCULATED
GAS VALVE	(FIELD) FIELD MEASUREMENT
WATER VALVE	ARF ALUMINUM RAIL FENCE
CLEAN OUT	CLF CHAIN LINK FENCE
UTILITY POLE	VF VINYL FENCE
GUY ANCHOR	WF WOOD FENCE
BOLLARD	CONC. CONCRETE
WATER METER	ORB OFFICIAL RECORDS BOOK
GAS RISER	PLB PLAT BOOK
CABLE RISER	PG PAGE
ELECTRIC BOX	MES MITERED END SECTION
SIGN	CMP CORRUGATED METAL PIPE
TRANSFORMER	PVC POLYVINYL CHLORIDE PIPE
MANHOLE	EL ELEVATION
	FFE FINISHED FLOOR ELEVATION
	INV INVERT ELEVATION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY OF CURVE
	PCC POINT OF COMPOUND CURVE
	PRC POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

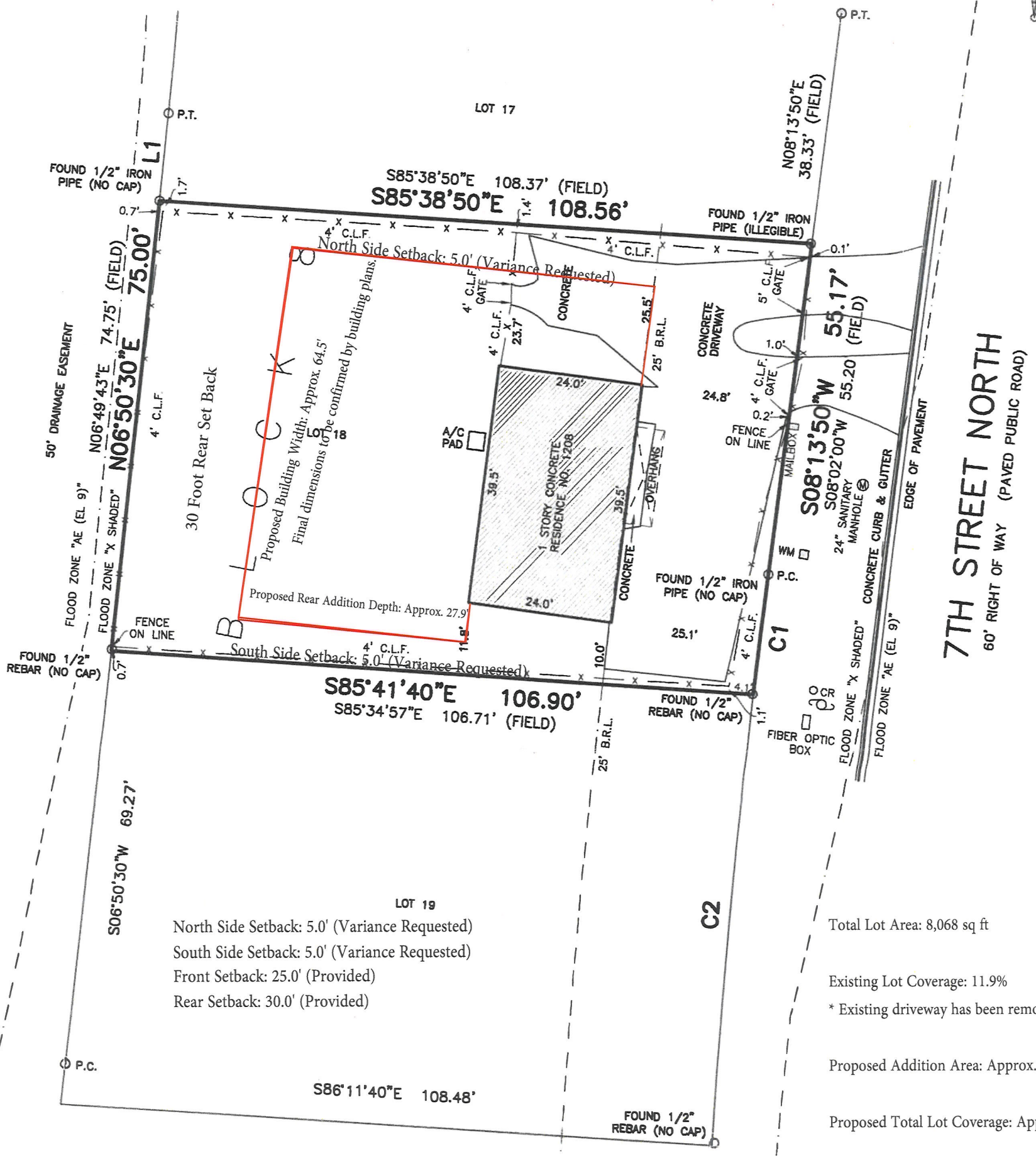
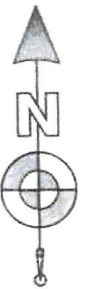
1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 18, BEING SOUTH 85°38'50" EAST, AS PER PLAT.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5. BUILDING RESTRICTION LINES SHOWN HEREON ARE PER PLAT.
6. EASEMENTS SHOWN HEREON ARE PER PLAT
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X SHADED" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
GOOD MORNING RENTALS LLC

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

MAP SHOWING SURVEY OF

LOT 18, BLOCK 8, BEACH HOMESITES AS RECORDED IN PLAT BOOK 20, PAGE 72, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



North Side Setback: 5.0' (Variance Requested)
South Side Setback: 5.0' (Variance Requested)
Front Setback: 25.0' (Provided)
Rear Setback: 30.0' (Provided)

Total Lot Area: 8,068 sq ft
Existing Lot Coverage: 11.9%
* Existing driveway has been removed.
Proposed Addition Area: Approx. 2,280 sq ft
Proposed Total Lot Coverage: Approx. 40.0%

Proposed lot coverage remains below the maximum permitted lot coverage of 50% in the RS-1 zoning district.

LINE TABLE		
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L1	N6°50'30"E	14.63'

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CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CHORD BEARING (FIELD)	CHORD DISTANCE (FIELD)
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SYMBOL LEGEND

- ✕ FIRE HYDRANT
- ☆ LIGHT POLE
- GV GAS VALVE
- WV WATER VALVE
- ⊙ CLEAN OUT
- ⊕ UTILITY POLE
- ⊖ GUY ANCHOR
- ⊙ BOLLARD
- WM WATER METER
- GR GAS RISER
- CR CABLE RISER
- ELB ELECTRIC BOX
- SIGN
- ⊕ TRANSFORMER
- ⊙ MANHOLE

ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER
- (CALC) CALCULATED
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GENERAL SURVEY NOTES

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CERTIFIED TO:
GOOD MORNING RENTALS LLC

JASON D. BOATWRIGHT
License Number
7292

STATE OF
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Professional Surveyor and Mapper

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STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#26-10052, BOA#26-10053, BOA#26-10054

in the Court, was published in said newspaper by print in the issues of 7/23/26.

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

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



Nichol Stringer

Sworn to and subscribed before me this 23rd day of July, 2026 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Tuesday, August 4, 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#26-100052 Section(s): 34-612(e)(1)(h), for a rear yard setback of 3 feet in lieu of 5 feet minimum, and accessory structure setback from the primary structure of 3 feet in lieu of 5 feet, to allow for a new swimming pool, located at **property addressed 1208 N 11th St RE# 179006-0000, legally described as Lot 2, Block 3, SEC A Jacksonville Beach**

BOA#26-100053 Section(s): 34-611(e)(1)(c)(2), for a northerly and southerly side yard setback of 5 feet in lieu of 10 feet for both side yards, 34-612(e)(1)(e), for lot coverage of the main house and driveway of 48% in lieu of 35% maximum, to allow for a rear addition, located at **property addressed 1208 N 7th St RE# 175050-0000, legally described as Lot 18, Block 8, Beach Homesites Unit**

BOA#26-100054 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 1 foot in lieu of 5 feet from another accessory structure, 34-611(e)(1)(h), for an accessory structure setback of 2 feet in lieu of 5 feet from the primary structure, to allow for construction of a new swimming pool, located at **property addressed 33 S 34th Ave RE# 181753-0000, legally described as Lot 6, Harris Place A S/D PT LOT**

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

Board of Adjustment
City of Jacksonville Beach
NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain

assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jacbechfl.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.
Jul. 23 00 (26-04344D)



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	07/24/2026
SUBJECT:	BOA #26-100054 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, August 4, 2026 Board of Adjustment Meeting.

BOA #26-100054

ZONING: RS-1

RE NO.: 181753-0000

LEGAL: Lot 6, *Harris Place A S/D PT LOT 1*

ADDRESS: 33 S 34th Ave

REQUEST:

Section(s): 34-611(e)(1)(h), for an accessory structure setback of 1 foot in lieu of 5 feet from another accessory structure, 34-611(e)(1)(h), for an accessory structure setback of 2 feet in lieu of 5 feet from the primary structure, to allow for construction of a new swimming pool, located at **property addressed** 33 S 34th Ave **RE#** 181753-0000, **legally described as** Lot 6, *Harris Place A S/D PT LOT 1*

EXISTING CONDITIONS:

The subject property is an existing platted lot of record (circa 1943), located in the Low Density Residential future land use category. The property is currently zoned Residential, single-family: RS-1. The subject parcel is unique in both size and configuration, as it is significantly undersized and provides limited area to accommodate additional accessory structures. The applicant is proposing to remove the existing stairs from their current location and relocate them to the side of the dwelling. The area between the existing garage and apartment and the principal structure would then be utilized to accommodate a small swimming pool. The site is currently a nonconforming use of a multifamily use within the RS-1, single-family zoning district. The use predates the current LDC, and is therefore a legal nonconforming use. The proposed pool does not constitute an expansion of a nonconforming use, as it does not create any additional enclosed living area. Accessory uses may be added to nonconforming uses.

The proposed swimming pool will be coping only and, therefore, will not result in additional lot coverage. From a zoning perspective, the area between the garage and the main structure represents the only reasonable location on the parcel to accommodate the proposed pool while minimizing impacts to the property. However, due to the pool's proximity to the existing structures, there may be building and fire safety considerations that must be addressed. Final approval of the proposed pool, including compliance with all applicable building and fire safety requirements, shall be subject to review and approval by the Building Department and Fire Marshal. Granting of the requested variance will not be considered approval for compliance with the Florida Building Code or the National Fire Prevention Code.

The subject parcel is nonconforming with respect to both lot area and lot width. Within the RS-1 zoning district, the minimum dimensional requirements for a single-family residential lot are 90 feet in width and 9,000 square feet in total lot area. The substandard dimensions and limited configuration of the parcel create practical challenges in locating the proposed accessory improvement while complying with all applicable setback requirements.

The subject lot was platted in its current irregular configuration and substandard dimensions. Similar substandard lots are common within the surrounding area, and properties with comparable lot characteristics may face similar challenges when proposing additions or improvements that require relief from applicable development standards. The requested variances represent the minimum relief necessary to accommodate the proposed improvements. Due to the irregular shape and substandard dimensions of the property, the addition of improvements may result in increased lot coverage and encroachments into required setbacks. Staff finds that the requested variances are the minimum necessary to accommodate the proposed improvements while minimizing the extent of deviation from the applicable requirements of the Land Development Code.

The subject property is uniquely constrained by its irregular configuration and substandard lot area and width. The proposed request is consistent with the Comprehensive Plan and is compatible with the established residential character of the surrounding neighborhood.

No previous Board of Adjustment cases.

No recorded code enforcement cases.

STAFF ANALYSIS:

The subject property is an existing lot of record platted before the current Land Development Code (LDC) (1943), which is prior to our current LDC. The new swimming pool will allow the homeowner to use the property to its full potential and will be aesthetically pleasing and enhance the neighborhood. The variance requested is the minimum necessary to allow the applicant to utilize the property to complete the proposed swimming pool. The fact that the parcel was platted in 1943, and considering the dwelling was constructed under the limitations of a previous LDC, 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 home's dimensions.

This is not due to any actions of the applicant, but the unique placement and location of the property. The proposed pool will encroach on the garage and primary structure, which may raise safety concerns. The nonconforming lot is not the fault of the applicant and denying additional encroachment deprives the applicant of rights and privileges, as most of the lots in this neighborhood are undersized and have been granted similar variances. There is a hardship justified by the lot being a non-conforming lot regarding its total lot area. Staff would recommend that the application be approved.

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. The subject property is substandard in total lot area. The RS-1 requirements are 90 feet in width and a total lot area of 9,000 square feet. The subject lot is substandard. This limits the location and size of a place to locate a pool.

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

Staff finds that circumstances **are** a result of actions of the applicant. The substandard nature of the parcel results in constraints that limit where accessory structures may be located. The applicant did not create the substandard lot, and is limited in where a pool may be located based on the location of the primary structure.

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/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 swimming pool impractical. Given the configuration of the existing dwelling and available yard space.

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 swimming pool 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.

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#26-100054**.

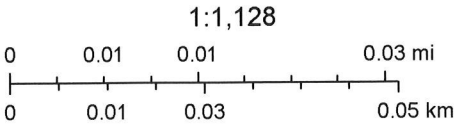
ATTACHMENTS:

1. 26-100054pics
2. BOA#26-100054 Application



July 23, 2026

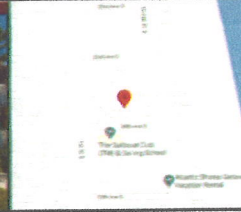
 Parcels



Done s3AGQD_617547_surve...



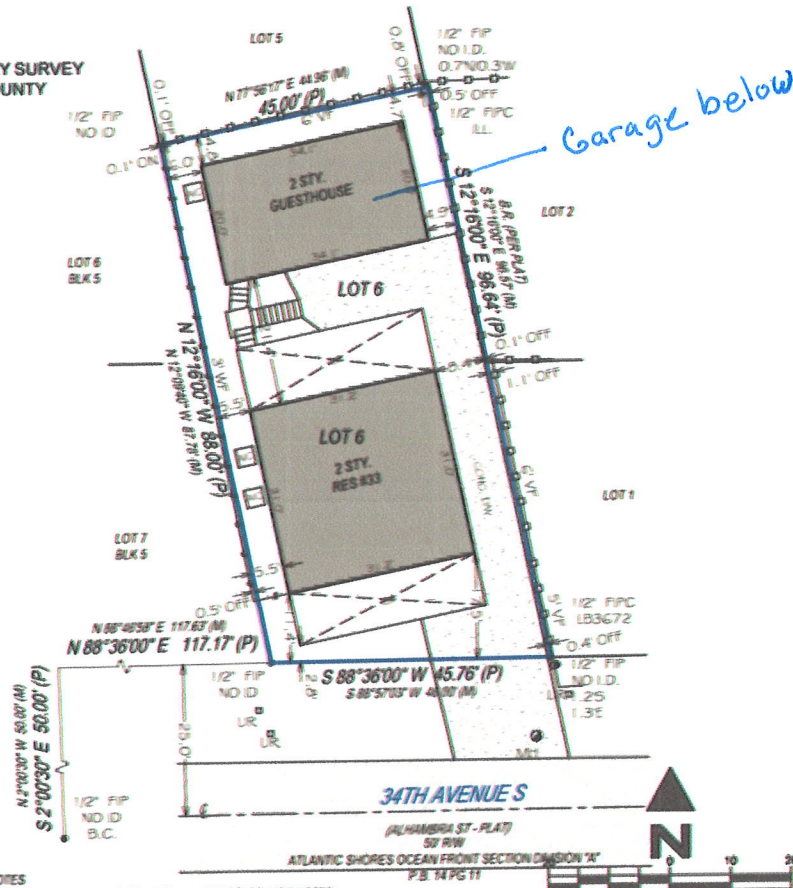
www.exactaland.com | office: (904) 735-1916 | fax: (904) 744-2882



PROPERTY ADDRESS: 33 34TH AVENUE S, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2102.5011

2102.5011
BOUNDARY SURVEY
DUVAL COUNTY

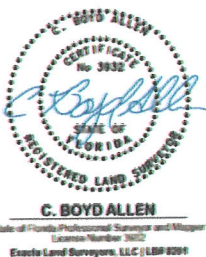


SURVEYOR'S NOTES
EASEMENTS, IF SHOWN, ARE BY PLAT OR DEED UNLESS OTHERWISE NOTED
NOTE - FENCES EXIST, OWNERSHIP NOT DETERMINED
PLEASE REVIEW LOCATION ON DRAWING

GRAPHIC SCALE (in Feet)
1 inch = 20' ft.

SURVEYOR'S CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter SJ-15.050 through SJ-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



POINTS OF INTEREST:
NONE VISIBLE



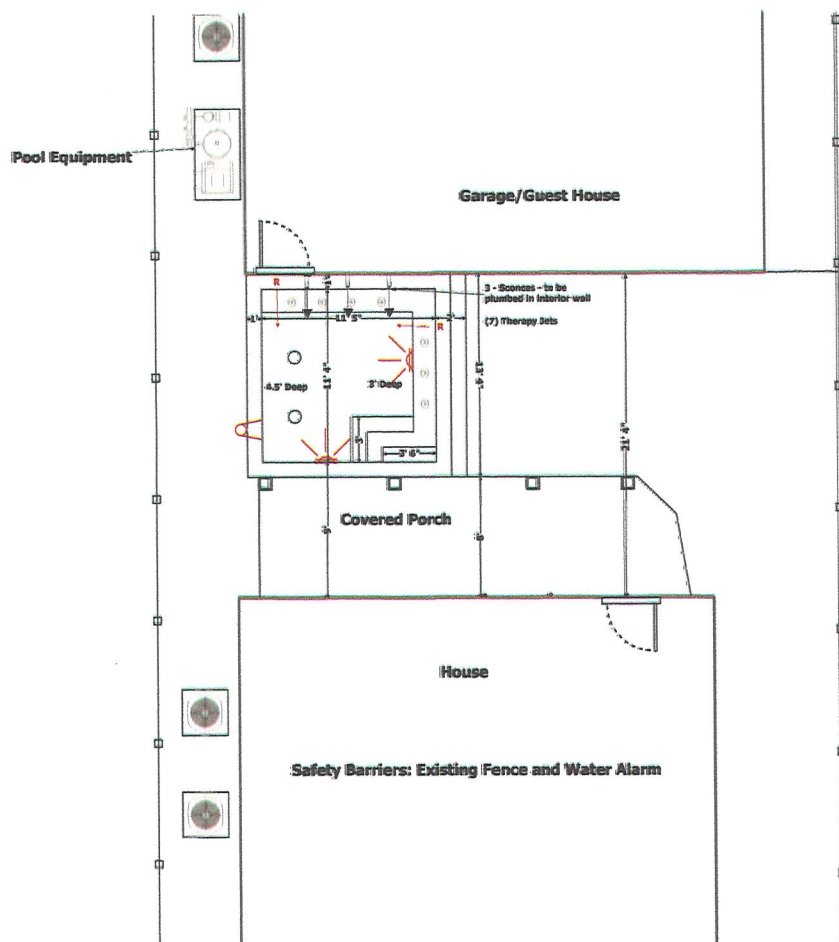
Exacta Land Surveyors, LLC
OFFICE
c/o 904.735.1916 | f 904.744.2882
11940 Highway 1A, Suite 11 | Fort Myers, FL 33913



**AFFILIATE
MEMBERS**

DATE OF SURVEY: 03/09/21
FIELD WORK DATE: 3/9/2021
REVISION DATE(S): (REV 1 3/9/2021)

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



Scale: 1/8" = 1 ft



NAME: Hayse Residence

ADDRESS: 33 34th Ave S

CITY: Jacksonville Beach **STATE:** FL 32250

LOT: _____

SUBDIVISION: _____

JOB#: 220131033

POOL SPECS

SIZE: 11' x 11' SQFT: 129

DEPTH: 3' - 4.5' PERIMETER: 45'

EST TOTAL GALLONS: 2,619 SKIMMERS: 1

RETURNS: 2 (And 7 Therapy Jets) INTERIOR FINISH: _____

TILE: _____

NOTES: (7) Therapy Jets in pool.
(3) Scissors to be plumbed in interior wall

SPA SPECS

SIZE: N/A SQFT: _____

DEPTH: _____ INSIDE PERIMETER: _____

EST TOTAL GALLONS: _____ EXTERIOR PERIMETER: _____

RAISED HEIGHT: _____ SPILLWAY: _____

RETURNS: _____ SKIMMERS: _____

TILE: _____

SPECIAL: _____

NOTES: _____

PLUMBING

RETURNS: 3 SKIMMERS: 1

POOL MAIN DRAINS: (1) Set SPA MAIN DRAINS: _____

CLEANING SYSTEM: _____ HEADS: _____

VAC LINES: _____ ROBOT VAC: _____

WATER FEATURES: (3) Scissors SPA SPILLWAY: _____

LIGHTS IN POOL: 2 LIGHTS IN SPA: _____

TOTAL PIPE: _____

SPECIAL: MicroBrite Color Nicheless LED Lights.

NOTES: CMP 3" Nova Pool Main Drains.

DECK

DECK TYPE: Coping Only ELEVATION: _____

TOTAL DECK SQFT: _____ PERIMETER: _____

RAISED BEAM: _____ LIP STYLE: _____

MATERIAL 1: _____ MATERIAL 2: _____

SPECIAL: _____

NOTES: _____

EQUIPMENT

POOL PUMP: Pentair 3HP VSF 2ND PUMP: _____

FILTRATION: Pentair Cartridge FILTER SIZE: CC-150

HEATER: Pentair 400K BTU INLINE: IC-20

TIMER: EZ Touch - P4 GAS: Propane

SPECIAL: _____

NOTES: Safety Barriers - Existing Fence and Water Alarm











VARIANCE APPLICATION

BOA No. 26-100054
HEARING DATE 8/4

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name:	<u>Kathenne E Hayse</u>	Telephone:	<u>904 652 6231</u>
Mailing Address:	<u>232 Timbercreek Dr</u> <u>Ponte Vedra FL 32081</u>	E-Mail:	<u>Katieehayse@gmail.com</u>
Agent Name:	_____	Telephone:	_____
Mailing Address:	_____	E-Mail:	_____
Landowner Name:	<u>Same</u>	Telephone:	_____
Mailing Address:	_____	E-Mail:	_____

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

VARIANCE DATA

Street address of property and Real Estate Number: 33 34th Ave S, Jax Bch, FL 32250 181753-0000
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

- 1) Pool to be 1ft from covered porch and 1ft from the garage structure insted of 5'
- 2) Stairs (Exterior) to access the room above garage to be within 2 feet of the property line insted of 5 feet

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION:	<u>OS-1</u>	FLOOD ZONE:	_____
CODE SECTION (S):	_____		

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

July 7

Section 34-566

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

Section 34-572.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	yes	non standard smaller 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	
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	yes	



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Katherine E Hayse, 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.

Katherine E Hayse

APPLICANT SIGNATURE

Katherine E Hayse
Katherine E Hayse

PRINT APPLICANT NAME

7/17/26
7/16/26 *WR*

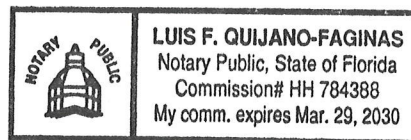
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 20 26, by Katherine E Hayse, who is personally known to me or produced Florida Drivers License as identification.

Luis F Quijano-Faginas
NOTARY PUBLIC SIGNATURE

Luis F Quijano-Faginas
PRINT NOTARY NAME



(Affix Notary Seal Above)

Doc # 2023208771, OR BK 20835 Page 173, Number Pages: 2,
Recorded 10/09/2023 10:22 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING \$18.50 DEED DOC ST \$0.70

Prepared by and return to:
Katherine Hayse
232 Timbercreek Drive
Ponte Vedra, FL 32081

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 5th day of October, 2023 between Katherine E. Hayse and Todd Michael Hayse, a formerly married couple who were divorced on October 5, 2023, whose post office address is 232 Timbercreek Drive, Ponte Vedra, FL 32081, grantor, and Katherine E. Hayse, a single woman whose post office address is 232 Timbercreek Drive, Ponte Vedra, FL 32081, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Duval County, Florida to-wit:

Lot 6, Harris Place, according to the plat thereof as recorded in Plat Book 15, Page 95, Public Records of Duval County, Florida.

Parcel Identification Number: 181753-0000

Also identified as 33 34th Ave S., Jacksonville Beach, FL 32250

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

M. Coutu

Kan OG Heel (Seal)

Witness Name: Maria Coutu

C. Pierce

Witness Name: Catherine Pierce

T. Smith (Seal)

M. Coutu

Witness Name: Maria Coutu

C. Pierce

Witness Name: Catherine Pierce

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of ~~September~~ October, 2023 by Katherine E. Hayse and Todd Michael Hayse, who is personally known to me or has produced a drivers license as identification.

[Notary Seal]

M. Coutu
Notary Public

Printed Name: Maria Coutu

My Commission Expires: April 29, 2026



Prepared by and return to:
Maria Coutu
Atlantic Coast Title & Escrow
317 4th Avenue North
Jacksonville Beach, FL 32250
(904) 372-4834
File Number: 2021-20318
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **9th day of March, 2021** between **Taber Roberts and Samantha Roberts, A Married Couple** whose post office address is **33 34th Ave S, Jacksonville Beach, FL 32250**, grantor, and **Todd Michael Hayse and Katherine E Hayse, A Married Couple** whose post office address is **33 34th Ave S, Jacksonville Beach, FL 32250**, 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 6, Harris Place, according to the plat thereof as recorded in Plat Book 15, Page 95, Public Records of Duval County, Florida.

Parcel Identification Number: 181753-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2020**.

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

Signed, sealed and delivered in our presence:

M. Coutu

Witness

Printed Name: Maria Coutu

C. Pierce

Witness

Printed Name: Catherine Pierce

M. Coutu

Witness

Printed Name: Maria Coutu

C. Pierce

Witness

Printed Name: Catherine Pierce

Taber Roberts

Taber Roberts

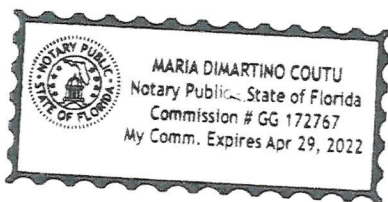
Samantha Roberts

Samantha Roberts

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of March, 2021 by Taber Roberts and Samantha Roberts who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



M. Coutu

Notary Public

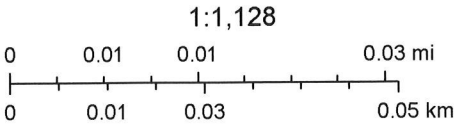
Print Name: Maria DiMartino Coutu

My Commission Expires: April 29, 2022



July 23, 2026

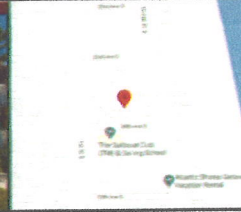
 Parcels



Done s3AGQD_617547_surve...



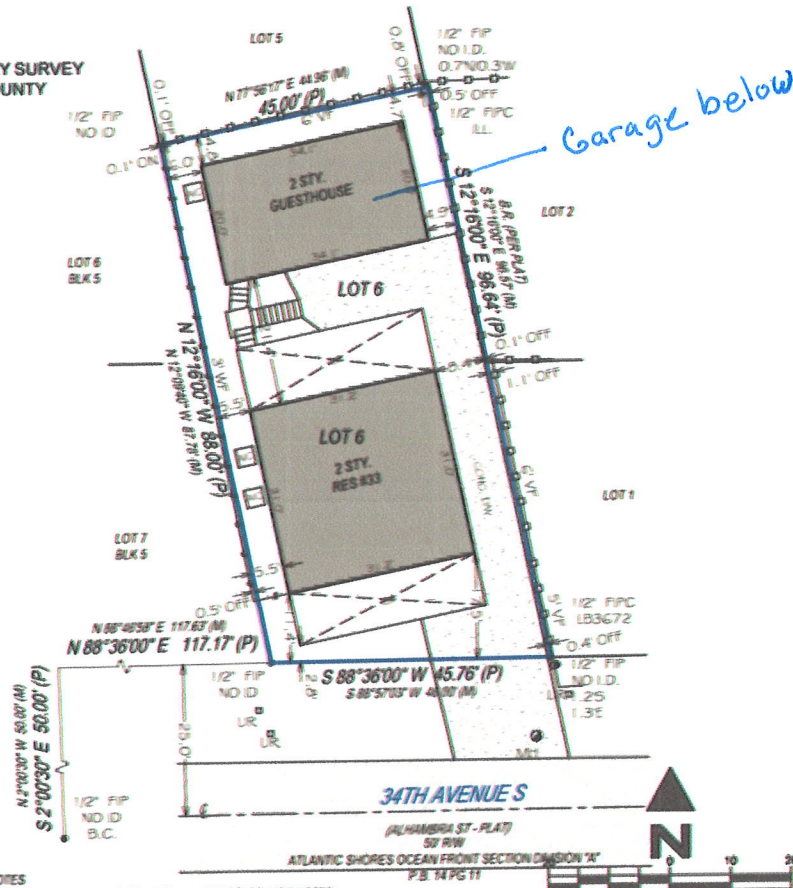
www.exactaland.com | office: (904) 735-1916 | fax: (904) 744-2882



PROPERTY ADDRESS: 33 34TH AVENUE S, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2102.5011

2102.5011
BOUNDARY SURVEY
DUVAL COUNTY

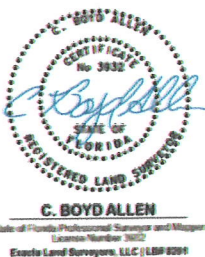


SURVEYOR'S NOTES
EASEMENTS, IF SHOWN, ARE BY PLAT OR DEED UNLESS OTHERWISE NOTED
NOTE - FENCES EXIST, OWNERSHIP NOT DETERMINED
PLEASE REVIEW LOCATION ON DRAWING

GRAPHIC SCALE (in Feet)
1 inch = 20' ft.

SURVEYOR'S CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter SJ-15.050 through SJ-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



POINTS OF INTEREST:
NONE VISIBLE



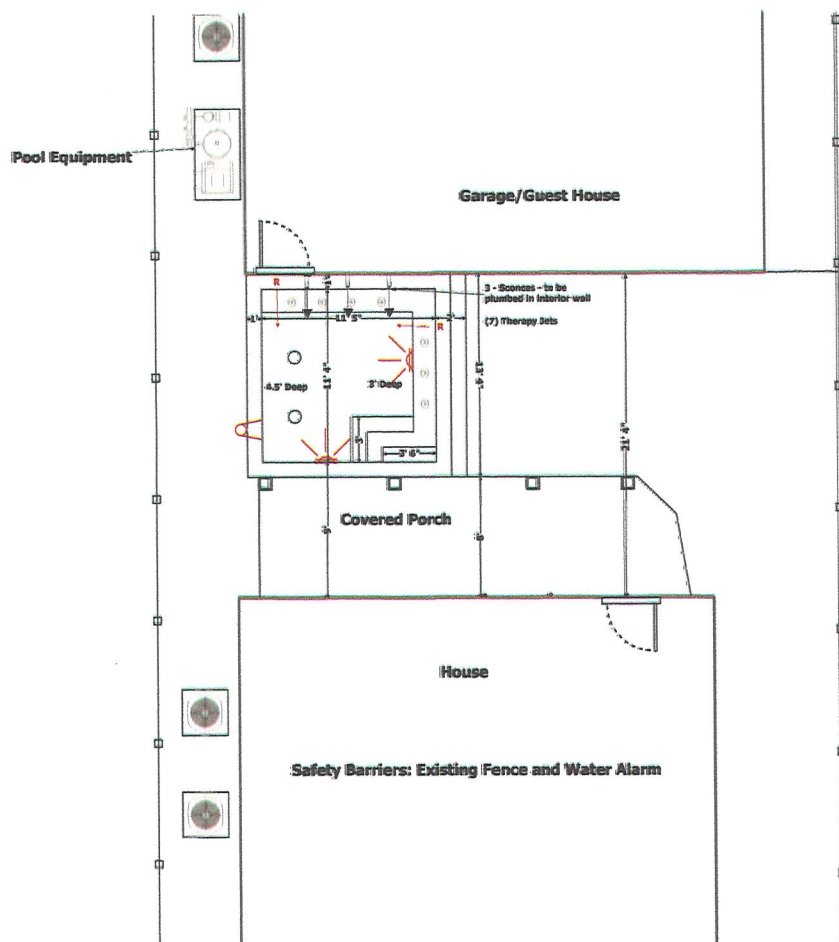
Exacta Land Surveyors, LLC
OFFICE
c/o 904.735.1916 | f 904.744.2882
11940 Highway 1A, Suite 11 | Fort Myers, FL 33913



**AFFILIATE
MEMBERS**

DATE OF SURVEY: 03/09/21
FIELD WORK DATE: 3/9/2021
REVISION DATE(S): (REV 1 3/9/2021)

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



Scale: 1/8" = 1 ft



NAME: Hayse Residence

ADDRESS: 33 34th Ave S

CITY: Jacksonville Beach **STATE:** FL 32250

LOT: _____

SUBDIVISION: _____

JOB#: 220131033

POOL SPECS

SIZE: 11' x 11' SQFT: 129

DEPTH: 3' - 4.5' PERIMETER: 45'

EST TOTAL GALLONS: 2,619 SKIMMERS: 1

RETURNS: 2 (And 7 Therapy Jets) INTERIOR FINISH: _____

TILE: _____

NOTES: (7) Therapy Jets in pool.
(3) Sconces to be plumbed in interior wall

SPA SPECS

SIZE: N/A SQFT: _____

DEPTH: _____ INSIDE PERIMETER: _____

EST TOTAL GALLONS: _____ EXTERIOR PERIMETER: _____

RAISED HEIGHT: _____ SPILLWAY: _____

RETURNS: _____ SKIMMERS: _____

TILE: _____

SPECIAL: _____

NOTES: _____

PLUMBING

RETURNS: 3 SKIMMERS: 1

POOL MAIN DRAINS: (1) Set SPA MAIN DRAINS: _____

CLEANING SYSTEM: _____ HEADS: _____

VAC LINES: _____ ROBOT VAC: _____

WATER FEATURES: (3) Sconces SPA SPILLWAY: _____

LIGHTS IN POOL: 2 LIGHTS IN SPA: _____

TOTAL PIPE: _____

SPECIAL: MicroBrite Color Nicheless LED Lights.

NOTES: CMP 3" Nova Pool Main Drains.

DECK

DECK TYPE: Coping Only ELEVATION: _____

TOTAL DECK SQFT: _____ PERIMETER: _____

RAISED BEAM: _____ LIP STYLE: _____

MATERIAL 1: _____ MATERIAL 2: _____

SPECIAL: _____

NOTES: _____

EQUIPMENT

POOL PUMP: Pentair 3HP VSF 2ND PUMP: _____

FILTRATION: Pentair Cartridge FILTER SIZE: CC-150

HEATER: Pentair 400K BTU INLINE: IC-20

TIMER: EZ Touch - P4 GAS: Propane

SPECIAL: _____

NOTES: Safety Barriers - Existing Fence and Water Alarm









STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#26-10052, BOA#26-10053, BOA#26-10054

in the Court, was published in said newspaper by print in the issues of 7/23/26.

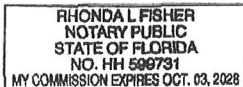
Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

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



Nichol Stringer

Sworn to and subscribed before me this 23rd day of July, 2026 by Nichol Stringer who is personally known to me.



Seal

Notary Public, State of Florida

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Tuesday, August 4, 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#26-100052 Section(s): 34-612(e)(1)(h), for a rear yard setback of 3 feet in lieu of 5 feet minimum, and accessory structure setback from the primary structure of 3 feet in lieu of 5 feet, to allow for a new swimming pool, located at **property addressed 1208 N 11th St RE# 179006-0000, legally described as Lot 2, Block 3, SEC A Jacksonville Beach**

BOA#26-100053 Section(s): 34-611(e)(1)(c)(2), for a northerly and southerly side yard setback of 5 feet in lieu of 10 feet for both side yards, 34-612(e)(1)(e), for lot coverage of the main house and driveway of 48% in lieu of 35% maximum, to allow for a rear addition, located at **property addressed 1208 N 7th St RE# 175050-0000, legally described as Lot 18, Block 8, Beach Homesites Unit**

BOA#26-100054 Section(s): 34-611(e)(1)(h), for an accessory structure setback of 1 foot in lieu of 5 feet from another accessory structure, 34-611(e)(1)(h), for an accessory structure setback of 2 feet in lieu of 5 feet from the primary structure, to allow for construction of a new swimming pool, located at **property addressed 33 S 34th Ave RE# 181753-0000, legally described as Lot 6, Harris Place A S/D PT LOT**

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

Board of Adjustment
City of Jacksonville Beach
NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain

assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbeachfl.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.
Jul. 23 00 (26-04344D)