



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, September 1, 2026

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- A. Board of Adjustment Meeting held on August 4, 2026
- B. Board of Adjustment Training held on August 18, 2026

CORRESPONDENCE

OLD BUSINESS

- A. **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#26-100059**
Applicant: Malivai Washington (Diamond Life Real Estate)
Agent: Jeffery Broome (Showcase Properties, LLC)

Owner: Malivai Washington (Diamond Life Real Estate)
Property Address: 138 S 12th Ave
Parcel ID: 176223-0010
Legal Description: Lot 6, Block 122, *Pablo Beach South*
Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front setback of 10 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 20 feet

minimum, 34-615(e)(1)(e), for primary structure and required driveway of 46% in lieu of 45% maximum, to allow for construction of a urban single-family dwelling, located at **property addressed** 138 S 12th Ave **RE#** 176223-0010, **legally described as The North half Lot 6, Block 122, Pablo Beach South**

B. **Case Number(s): BOA#26-100061**

Applicant: KC Adams

Agent: KC Adams

Owner: Jennifer Holden

Property Address: 91 S 28th Ave

Parcel ID: 181625-0000

Legal Description: Lot 8, Block 4 *Replat of Atlantic Shore*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a rear yard setback of 4.4 feet in lieu of 7 feet previously approved, to allow for a rear addition, located at **property addressed** 91 S 28th Ave **RE#** 181625-0000, **legally described as** Lot 8, Block 4 *Replat of Atlantic Shore*

C. **Case Number(s): BOA#26-100062**

Applicant: Collins Builders Group, LLC

Agent: Ashley B. Collins

Owner: Joseph Hill

Property Address: 22 20th Ave N

Parcel ID: 174776-0000

Legal Description: Lot 9, *Pritchards-Clarsen R/P*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, 34-615(e)(1)(c)(3), for a rear yard setback of 15 feet in lieu of 20 feet, 34-615(e)(1)(e), for primary structure and required driveway of 47.1% in lieu of 45% maximum, to allow for construction of a new single-family dwelling, located at **property addressed** 22 N 20th Ave **RE#** 174776-0000, **legally described as** Lot 9, *Pritchards-Clarsen R/P*

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, August 4, 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: Jeff Truhlar (absent) Caren Doherty
Alternates: Gary Hawkett Victor Melone

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

APPROVAL OF MINUTES:

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

- Minutes for July 7, 2026 Board of Adjustment Meeting
- Minutes for July 21, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS:

A. Case Number: **BOA#26-100047**
Applicant: Salt Air Homes Inc. (Oliver Kraut)
Agent: N/A
Owner: N/A
Property Address: 3525 America Avenue
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.

Ex-Parte Communication:

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

Applicant: Oliver Kraut, 226 Tallwood Road, Jacksonville Beach, stated the hardship was a substandard lot.

Discussion: A discussion ensued about platted lots of record, existing structure, historic lot configuration, lot coverage, driveway coverage, prior variances, and the current Land Development Code.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#26-100047 based on the substantial competent evidence presented in the staff report and all relevant 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 staff report, lot coverage, applicant research, variance standards, possible motion amendment, side yard setbacks, lot size, and reasonable use of the parcel.

Roll Call Vote: Ayes – Caren Doherty and Victor Melone.

Nays – Matt Metz, Gary Hawkett, and Owen Curley.

The motion failed 2-3.

B. Case Number: BOA#26-100048

Applicant: Salt Air Homes Inc. (Oliver Kraut)
Agent: N/A
Owner: N/A
Property Address: 3525 America Avenue
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.

Ex-Parte Communication:

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

Applicant: Oliver Kraut, 226 Tallwood Road, Jacksonville Beach, requested a postponement.

Motion: It was moved by Mr. Metz, seconded by Ms. Doherty, to postpone case number BOA#26-100048 to the next regularly scheduled meeting.

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

The motion to postpone passed unanimously.

NEW BUSINESS:

A. Case Number: BOA#26-100052

Applicant/Owner: Jacob & Kelli Swaney
Agent: N/A
Property Address: 1208 N 11th St
Parcel ID: 179006-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Jacob Swaney, 1208 11th Street North, Jacksonville Beach, stated the hardship was a nonconforming lot.

Chad Golomek, 3662 Chatsville Court, Jacksonville, was sworn in and provided additional information regarding the proposed pool.

Discussion: A brief discussion ensued about the setback, shed, pool location, dimensions, and side yard.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#25-100052 based on the substantial competent evidence presented in the staff report and all relevant 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 undersized lot, setbacks, and reasonable use of the parcel.

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

The motion passed unanimously.

B.	Case Number:	<u>BOA#26-100053</u>
	Applicant/Owner:	Justin Lerman
	Agent:	N/A
	Property Address:	1208 N 7th St
	Parcel ID:	175050-0000

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(2), for a northerly and southernly 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.

Ex-Parte Communication:

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

Applicant: Justin Lerman, 1208 7th Street North, Jacksonville Beach, stated the hardship was an undersized lot.

Discussion: A discussion ensued about lot size, proposed garage and rear addition, side yard setbacks, lot coverage, absence of detailed site plan, deferral, and neighbor communication.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#26-100053 based on the substantial competent evidence presented in the staff report and all relevant 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.

Motion to Amend: It was moved by Mr. Metz, seconded by Ms. Doherty, to amend the previous motion to remove the request for lot coverage for the main house and driveway of 48 percent, and now move for approval of a northerly and southerly side yard setback of 5 feet in lieu of 10 feet for both side yards.

Discussion: A brief discussion ensued about lot coverage.

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

The motion to amend passed unanimously.

Discussion: A brief discussion ensued about lot dimensions, reduced lot width, and side yard setback.

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

The amended motion passed unanimously.

C.	Case Number:	BOA#26-100054
	Applicant/Owner:	Katherine Hayse
	Agent:	N/A
	Property Address:	33 S 34th Ave
	Parcel ID:	181753-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Katherine Hayse, 232 Timber Creek Drive, Ponte Vedra, stated the hardship was a substandard lot.

Discussion: A brief discussion ensued about the pool and stair placement, setbacks, primary structure, covered porch, relocation of the existing stairs, lot size, and neighbor communication.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#26-100054 based on the substantial competent evidence presented in the staff report and all relevant testimony presented at this hearing and that the motion meets all the standards for a variance outlined in Section 34-572 of the Jacksonville Beach Land Development Code.

Discussion: A discussion ensued about lot dimensions, lot coverage, setbacks, relocation of stairs, and reasonable use of the parcel.

Roll Call Vote: Ayes – Matt Metz, Gary Hawckett, Victor Melone, and Owen Curley
Nays – Caren Doherty

The motion passed 4-1.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, August 18, 2026 at 6:00 P.M and will be a Code of Ethics training session. The next regular meeting will be held on Tuesday, September 1, 2026 at 6:00 P.M., with four to five scheduled cases, including the recently deferred case.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

Mr. Metz offered additional comments regarding the vote on BOA#26-100047 and the standards applicable to all variances under Section 34-572 of the Land Development Code.

There being no further business, the meeting adjourned at 7:14 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 Training
held Tuesday, August 18, 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 (absent)
Vice-Chairperson: Matt Metz
Board Members: Jeff Truhlar (absent) Caren Doherty
Alternates: Gary Hawkett Victor Melone

Senior Planner Christian Popoli, City Attorney David Migut, Planner Danevsky Joseph, and Operations Support Specialist Michaela O'Banion were also present.

ADVISORY BOARD TRAINING:

City Attorney David Migut provided an overview of ethics, including conduct, voting conflicts, and the Jacksonville Beach Code of Ethics ordinance for the Board of Adjustment.

Discussion: Mr. Migut and Mr. Popoli answered questions from the board.

BOARD OF ADJUSTMENT TRAINING:

Senior Planner Christian Popoli provided the Board of Adjustment members information about evaluating land-use applications, recent amendments to the LDC, and an overview of Florida and local law.

Discussion: Mr. Migut and Mr. Popoli answered questions from the board.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:00 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:	08/27/2026
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, September 1, 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**.

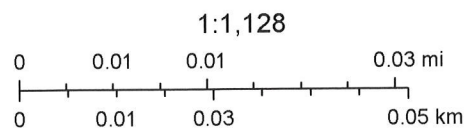
ATTACHMENTS:

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

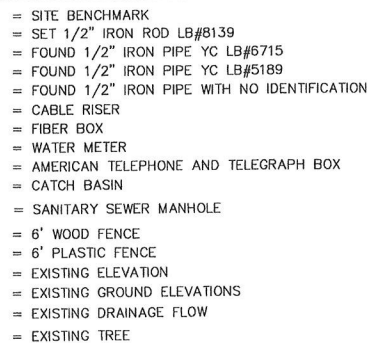


July 9, 2026

 Parcels



FOR LOT 21



(C)
BRL
PSM
JEA
R/W
BOC
EOP
PKNS
NDS
LB
YC
RBL
(P)
(M)
(D)
STY

- = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- = BUILDING RESTRICTION LINE (SETBACK) LINE
- = PROFESSIONAL SURVEYOR AND MAPPER
- = JACKSONVILLE ELECTRIC AUTHORITY
- = RIGHT-OF-WAY LINE
- = BACK OF CURB
- = EDGE OF PAVEMENT
- = PARKER KALON NAIL SET
- = NAIL AND DISK SET
- = LICENSED SURVEY BUSINESS
- = YELLOW-CAPPED
- = REFERENCE BEARING LINE
- = PLAT CALL
- = FIELD MEASURED VALUE
- = DEED CALL
- = STORY

 = BUILDING
 = CONCRETE
 = COVERED OR ENCLOSED
 = PAVER STAIRS

ZONING INFORMATION
JRS-1 FROM PROPERTY
APPRAISER'S WEBSITE

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



NDS LB 8139 BM IN 10 SWEET GUM

8

GRAPHIC SCALE

(IN FEET)
inch = 20 ft.

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 SURVEYOR'S SEAL. THE EMBOSSED SEAL OF THE SURVEYOR OF THE STATE OF FLORIDA IS THE ONLY AUTHENTIC SEAL OF THE SURVEYOR OF THE STATE OF FLORIDA. THE SKETCH OF SURVEY DEPENDS UPON THE STANDARDS OF PRACTICE SET BY PROFESSIONAL SURVEYORS. CHAPTER 46-177, F.S. (FORMERLY 46-179, F.S.) IS THE BASIS FOR THE SUPERVISION OF D. SHUGART, STATE OF FLORIDA PROFESSIONAL SURVEYOR, CHAPTER License No. 7009.

Digitally signed
by Brandon
Shugart
Date: 2026.06.16

2026.06.16

16:17:19 04:00

Signature Date

Brandon D. Shugart, PSM #7069
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.IMFCIVIL.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	
	AREA (SQ.FT.)
LOT SIZE	13985.9

2.

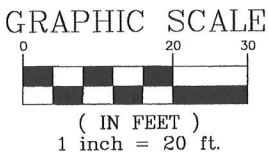
LEGEND

- = 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
- = CATCH BASIN
- = SANITARY SEWER MANHOLE
- = 6" WOOD FENCE
- = 6" PLASTIC FENCE
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- = PROPOSED ELEVATION
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- = 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
- JEAL = 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%)

- 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: **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.

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

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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 HARDSHIP.
(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 NUISANCE.

#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.

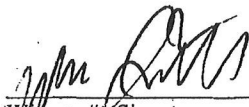
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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



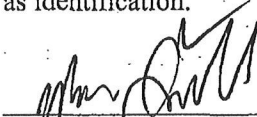
Witness #2 Signature
Joseph Gullett

Witness #2 Printed Name

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

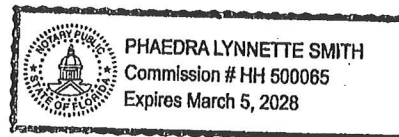
STATE OF FLORIDA
COUNTY OF DUVAL

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
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- = EXISTING DRAINAGE FLOW
- = EXISTING TREE

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BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
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JEA = JACKSONVILLE ELECTRIC AUTHORITY
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STY = STORY
- 6.48
6.29
PKNS
NDS LB 8139
6.3
CB TOP
6.12

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

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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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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.
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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) YEARS OF THE SIGNING
NOT SEEALED WITH THE EMBOSSED SEAL OF THE SIGNING
SURVEYOR

THE OFFICE NUMBER OF THE SURVEYOR IS 21701
STANDARDS CHARACTERISTICS OF THE BOARD BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS 61-177) IN ACCORDANCE WITH
CHAPTER 61-177) (FORMER 61-177) PURSUANT TO CHAPTER
412-029-FLORIDA STATUTES
DATE WAS DONE UNDER MY
Date:

STATE OF FLORIDA
Florida Professional Surveyor Supervisor
FLORIDA
JEROME NO. 1000
NATIONAL SURVEYOR

Signature Date Brandon Shugart PS No. 6170005
surveying@mccivil.com

2026.06.16
16:17:19 04:00

LEGAL DESCRIPTION

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

IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
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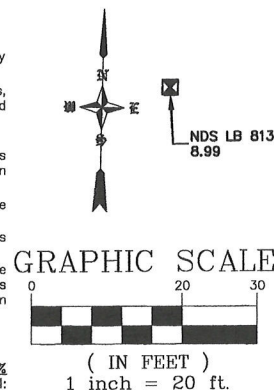
© Copyright
Do not copy or reproduce without permission.

ADDRESS OF PROPERTY SHOWN HEREON:

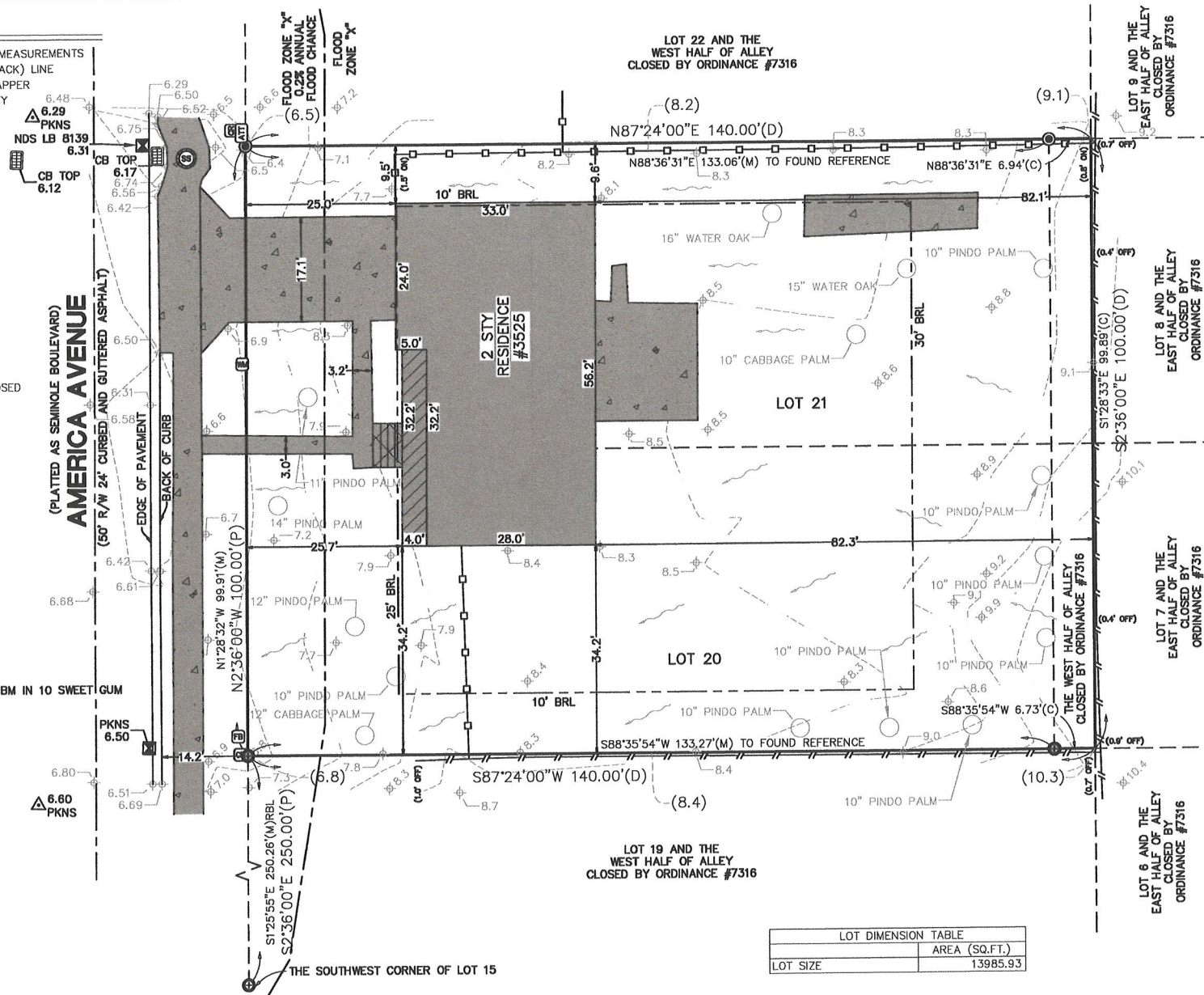
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FB/PG: N/A	Plot Date: N/A

Additional Information/Certifications:
XXXXX



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2.

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- = PROPOSED COVERED
- = EXISTING CONCRETE

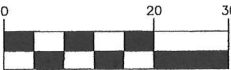
- (C) = CALCULATED VALUE, FROM FIELD MEASUREMENTS
- BRL = BUILDING RESTRICTION LINE (SETBACK) LINE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- JEAL = JACKSONVILLE ELECTRIC AUTHORITY
- R/W = RIGHT-OF-WAY LINE
- BOC = BACK OF CURB
- EOP = EDGE OF PAVEMENT
- PKNS = PARKER KALON NAIL SET
- NDS = NAIL AND 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%)

- 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 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.

Surveyor's Certification



Signature Date

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

Digital Signature of Brandon D. Shugart, PSM
I, the undersigned, being the SIGNING
DN: cn=Brandon Shugart FL PSM 7009,
o=IME Civil and Surveying, LLC
The Florida Department of Banking
and Finance has verified the electronic
signature and seal of the undersigned
with the Florida Department of Banking
and Finance. This document and the
copies of this document are not
considered signed and sealed and the
SHA authentication code must be
verified on any electronic copies.
email=surveying@imecivil.com, cn=US
Date: 2026.06.22 10:00:28 -04'00'

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:	08/24/2026
SUBJECT:	BOA #26-100059 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, September 1, 2026 Board of Adjustment Meeting.

BOA #26-100059

ZONING: RM-2
RE NO.: 176223-0010
LEGAL: Lot 6, Block 122, *Pablo Beach South*
ADDRESS: 138 S 12th Ave

REQUEST:

Section(s): 34-615(e)(1)(c)(1), for a front setback of 10 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 20 feet minimum, 34-615(e)(1)(e), for primary structure and required driveway of 46% in lieu of 45% maximum, to allow for construction of a urban single-family dwelling, located at **property addressed** 138 S 12th Ave **RE#** 176223-0010, **legally described as The North half** Lot 6, Block 122, *Pablo Beach South*

EXISTING CONDITIONS:

The subject property consists of a platted lot of record, circa 1909, located in the High Density Residential future land use category. The property is currently located in the Residential, multi-family: RM-2 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 3,126 square feet and a width of 50 feet. Both are below the minimum standards for a lot in RM-2. The lot is currently occupied by a single-family home that was constructed in 1924. The applicant plans on demolishing the current structure to accommodate construction of a new single-family home. The current home has several nonconformities with regard to front and rear yard setbacks and lacks an improved driveway of any kind. The subject property is a substandard residential lot, measuring 3,126 square feet in area and 50 feet in width, where a minimum of 3,500 square feet. Due to the limited lot size, setback requirements, and depth of the lot, the ability to construct a new building in compliance with current setback requirements is challenging.

The applicant's request is not egregious, they are encroaching on the front and rear setback by 10 feet and have limited space in the rear of the property. Under the current code, the primary rear yard setback is 20 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 rear and front yard setbacks will allow for a more reasonable use of the parcel in conformance with the adjacent homes. The new home will be consistent with the scale of the neighborhood and will not detract from the neighborhood's character.

Staff finds that the lot is substandard in lot area; at only 3,126 square feet, the request is

reasonable. The conditions are not the result of the applicant's actions. The subject property was platted in 1909 and is considered a legal lot, with rights of construction afforded by the code, and the lot's size and layout contribute to the hardship. A new single-family home is the most compatible and least intensive use. Additionally, the proposed new home has all the amenities that will bring the home closer to compliance with the RM-2 Urban Single Family requirements, such as the required improved driveway and garage. Additionally, the home will meet the minimum 1,000 square feet of conditioned space, as required in the RM-2 standards. This home will ensure the preservation of the character of the existing neighborhood.

No previous BOA, no active code case

STAFF ANALYSIS:

As noted previously, the subject property is an existing lot of record, platted prior to the current Land Development Code (1909), which therefore entitles the owner to build on the lot and the City to recognize it as a legal lot. The subject property currently consists of a single family dwelling that will be demolished. The dimensional limitations associated with the lot are not the result of actions taken by the current property owner. Several properties within the surrounding neighborhood contain nonconforming lots that have required or may require similar variances for residential development. The applicant has proposed a site plan intended to minimize the extent of the variances required, while allowing for the construction of a single-family home.

The proposed development maintains the single-family residential use of the property and is consistent with the Low Density Residential future land use designation. The project does not introduce a new use and remains compatible with the surrounding residential neighborhood. The applicant and project architect have prepared a site plan that seeks to minimize the requested variances while accommodating a single-family residential structure, consistent with the surrounding neighborhood. The proposal reflects an effort to balance the physical constraints of the property with the requirements of the City's Land Development Code. Allowing the new structure is a reasonable use, and would be a good balance between the needs of the applicant and the impact on the surrounding homes.

Granting the variance does not confer special privileges, instead it allows the property owner to redevelop the lot with a new single-family home. The requested variances are necessary to enable the reasonable use of the property for residential purposes. Staff finds that the requested variances are minor, proportional, and represent the minimum relief necessary to allow reasonable use of the property. The proposal is consistent with the intent of the Jacksonville Beach Land Development Code and maintains the character of the surrounding residential neighborhood.

MINIMUM DIMENSIONAL STANDARDS:

Dimensional standards. The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RM-2 zoning district.

(1)

Urban single-family.

a.

Minimum lot area: Three thousand five hundred (3,500) square feet.

b.

Minimum lot width: Thirty (30) feet at the building line.

c.

Minimum yards:

1.

Front yard: Twenty (20) feet.

2.

Side yard: Five (5) feet.

3.

Rear yard: Twenty (20) feet.

d.

Minimum floor area: A single-family dwelling unit shall contain a minimum of one thousand (1,000) square feet of conditioned living area and a one (1) car garage. Garages shall not be included as part of the single-family dwelling unit's minimum square footage. Additionally, two spaces shall be provided in the driveway.

e.

Maximum lot coverage for primary structure and required driveway: Forty-five (45) percent.

f.

Maximum impervious surface: Sixty (60) percent.

g.

Maximum height: Thirty-five (35) feet.

h.

Accessory uses 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 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. As noted above, the lot is a legally recognized nonconforming lot of record. The nature of the historically platted lot of record,

and it's noted deficiencies, is the reason for the request and is real and demonstrated hardship. The substandard size is hardship associated with the lot in the RM-2 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 the actions of the applicant. The conditions are not the result of the applicant's actions. The configuration of the existing parcel, and its inability to meet the applicable code requirements, predate the current ownership by over 50 years. The hardship arises from the physical configuration of the lot. Its shape, depth, width and lot area, and is not from any subdivision, modification, or other voluntary act of the applicant. A lot of record is an approved lot for development as outlined in the LDC.

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

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance. Granting the requested variance will not confer special privileges to the applicant. The relief requested is the minimum necessary to allow the use of constructing a new single family home. Other similarly constrained properties may seek comparable relief, and approval here does not create an advantage unavailable to others in like circumstances. Granting the variance brings equity to the applicant by getting them rights allowed under the RM-2 standards, but for which they are restricted by the nonconforming nature of the lot due to its size and irregular shape.

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

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

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/are not** 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. The limitations of the lot, and the standards for a new home, mainly the paved driveway, improved driveway and a minimum of 1,000 square feet of conditioned space are in conflict with the required setbacks. Without relief, the ability to improve the parcel would be limited because of the shape and other reduced dimensional standards, and makes a traditional design more difficult, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district.

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

Staff finds that the variance(s) **will/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.



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#26-100059**.

ATTACHMENTS:

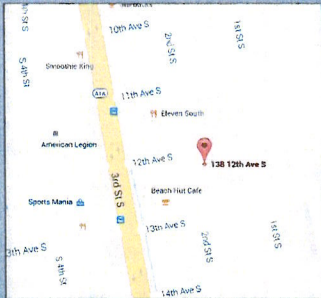
1. 26-100059pics
2. BOA#26-100059 Application

ORDERED BY:



CROCKETT LAW P.L.
REAL ESTATE LAW

10033 Sawgrass Drive West, Suite 125 | Ponte Vedra



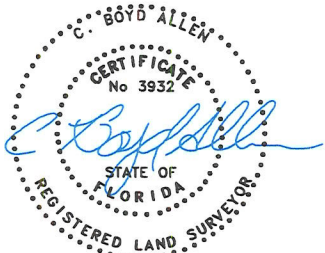
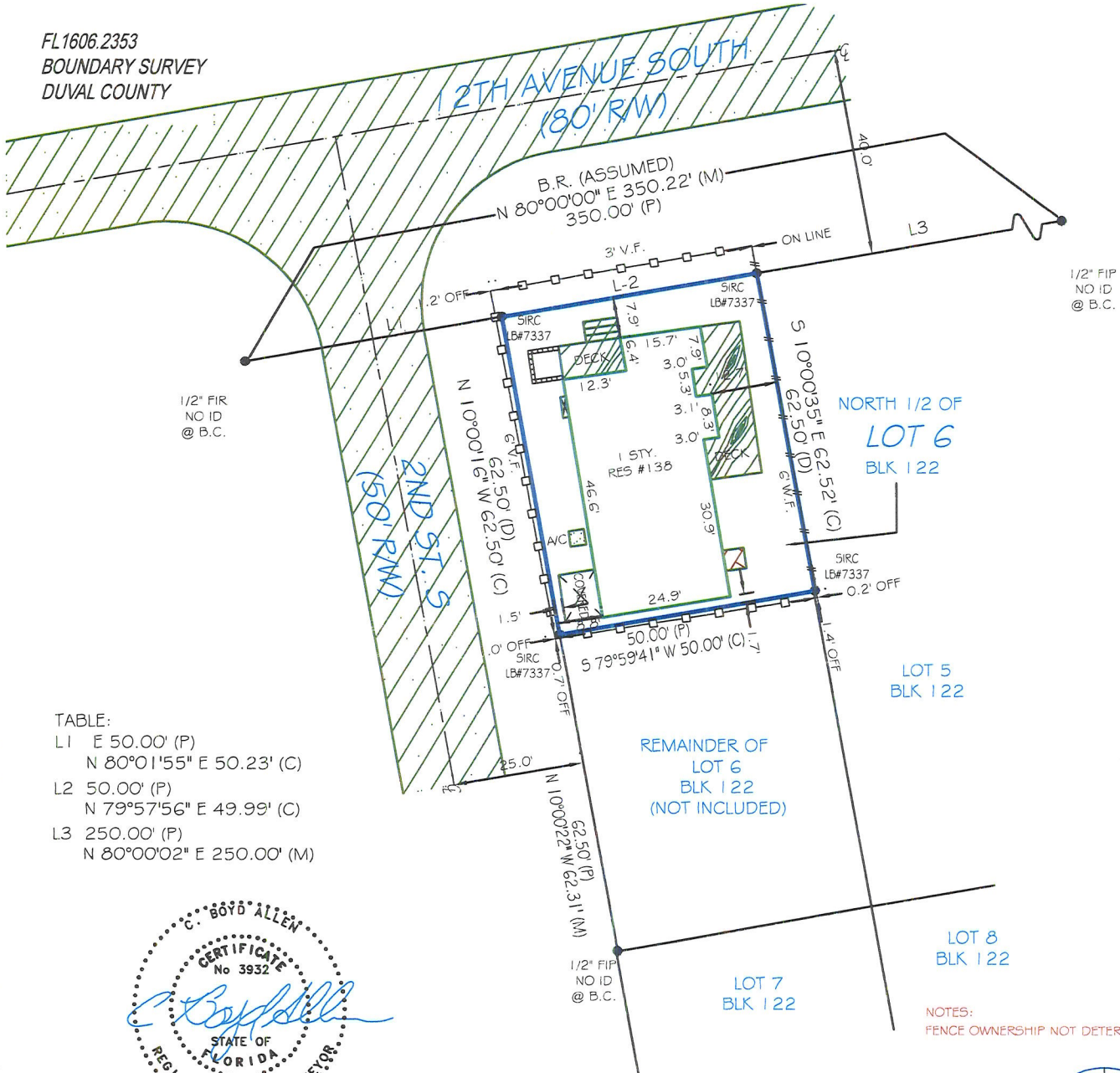
PROPERTY ADDRESS: 138 12TH AVENUE SOUTH JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL1606.2353

FIELD WORK DATE: 6/17/2016

REVISION DATE(S): (REV.0 6/20/2016)

FL1606.2353
BOUNDARY SURVEY
DUVAL COUNTY



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

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

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS COMMUNITY NUMBER 120078, DATED 06/03/13.

CLIENT NUMBER: 2016-98

DATE: 6/20/2016

BUYER: DIAMOND LIFE REAL ESTATE INC.

SELLER: PATRICIA JOYNER

CERTIFIED TO: DIAMOND LIFE REAL ESTATE INC.; CROCKETT LAW P.L.;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

POINTS OF INTEREST
NONE VISIBLE



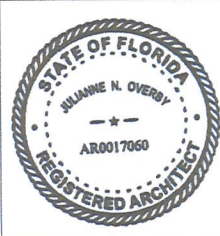
AFFILIATE
MEMBERS

EXACTA
Land Surveyors, Inc.

LB# 7337

www.exactaland.com
P.866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville, Florida 32550
904-704-8628
JNO@JNOVERBY.COM
FL. AR-0017060 · FL. ID-4621



NEW RESIDENCE
138 12TH AVENUE S.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2026

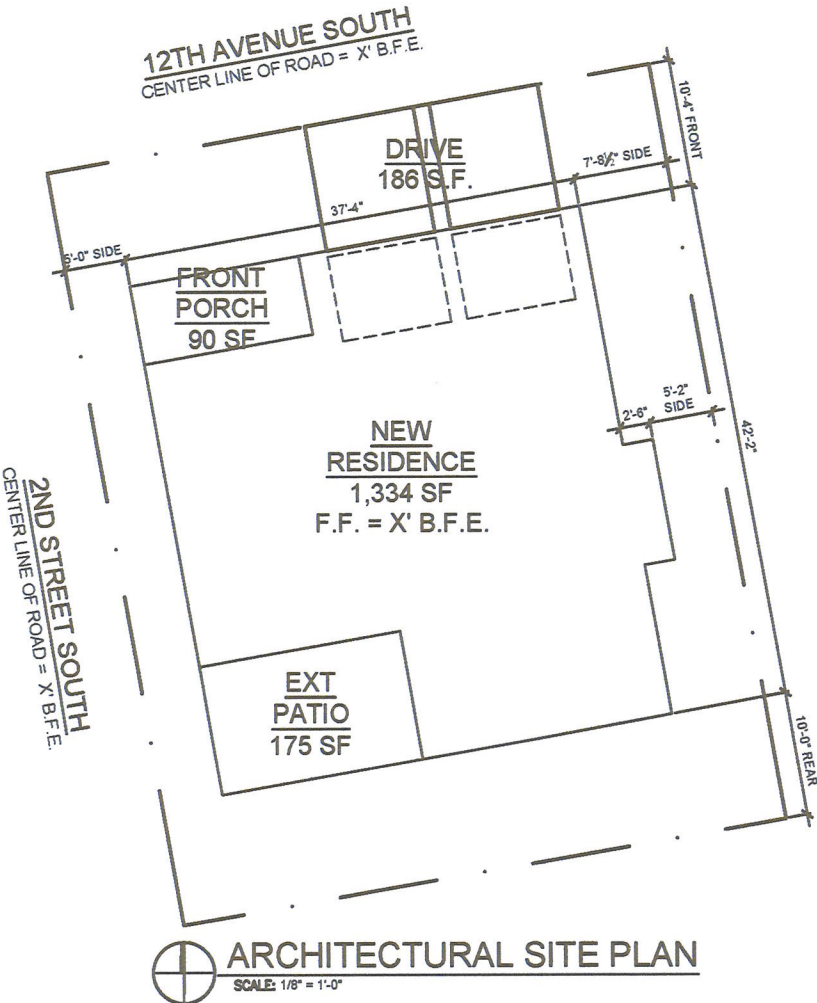
NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

ARCHITECTURAL
SITE
PLAN

T1

DESIGN SET

LOT COVERAGE:	
TOTAL LOT	3,128 S.F.
NEW HOUSE	1,333 S.F.
DRIVEWAY (186SF @50%PAVERS)	93 S.F.
IMPERVIOUS	1,426 S.F. (48%)
FRONT PORCH	91 S.F.
EXTERIOR PATIO	175 S.F.
PAVER PAD	24 S.F.
A.C. PADS	28 S.F.
IMPERVIOUS	318 S.F. (10%)
TOTAL IMPERVIOUS	1,744 S.F. (56%)





VARIANCE APPLICATION

BOA No. 26-100059
HEARING DATE 9/1

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

REQUIRED DOCUMENTATION

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

RECEIVED
AUG - 4 2026
PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name:	Malivai Washington (Diamond Life Real Estate)	Telephone:	904-477-5983
Mailing Address:	554 Jacksonville Dr Jacksonville Beach, FL 32250	E-Mail:	MalW@DiamondLifeRealEstate.com
Agent Name:	Jeffrey Broome (Showcase Properties, LLC)	Telephone:	904-226-0163
Mailing Address:	4984 Ortega Forest Dr Jacksonville, FL 32210	E-Mail:	jbroome@agentlink.net
Landowner Name:	(same as applicant)	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: 138 12th Ave S, Jacksonville Beach, FL 32250 RE#176223-0010
Legal description of property (Attach copy of deed): 3-28 04-3S-29E PABLO BEACH SOUTH N1/2 LOT 6 BLK 122
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).
We are requesting a variance for the construction of a new 3 story single family residence on this 50' x 62.5' lot.

-Requesting variance for 10' front setback in lieu of 20'

-Requesting variance for 10' rear setback in lieu of 20'

-Requesting variance for 46% lot coverage for house and driveway in lieu of 45%

-Requesting variance for 3,125 sq ft lot size in lieu of 3,500 sq ft

NOTE: The existing lot and existing home do not meet current zoning requirements for min. lot size and setbacks for RM-2

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



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Malivi Washington ^(Diamond Life Real Estate, INC), 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]

Malivi Washington

7-23-26

APPLICANT SIGNATURE

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

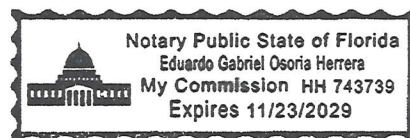
This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of JULY, 2026, by Malivi Washington, who is personally known to me or produced Florida Drivers License as identification.

[Signature]

NOTARY PUBLIC SIGNATURE

Eduardo Gabriel Osoria Herrera

PRINT NOTARY NAME



(Affix Notary Seal Above)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566

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

Section 34-572.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	Yes	-Min lot size for RM-2 is 3,500 sq ft. The existing lot is 3,125 sq ft. -A 20' front setback and 20' rear setback would only leave 22.5' of depth allowable for a new home.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	Yes	-We are attempting to work within the current lot size of this parcel.
(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	See 1812 Ocean Dr S, 219 21st Ave S, 91 28th Ave S, 1886 Ocean Dr, 1828 Ocean Dr.
(d) Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.	Yes	See examples above
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	Yes	Proposed site plan will actually increase the setbacks when compared to the existing home on the parcel.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	Yes	Proposed site plan will actually increase the setbacks when compared to the existing home on the parcel.

PREPARED BY & RETURN TO:

LeeAnn Chen
Crockett Law P.L.
10033 Sawgrass Dr. W., Suite 125
Ponte Vedra Beach, FL 32082

File Number: 2016-98

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 29th day of July, 2016, between Patricia M. Joyner, a single woman, hereinafter called Grantor, whose address is 5336 Clifton Road, Jacksonville, FL 32211 and Diamond Life Real Estate, Inc., a Florida Corporation, whose address is 554 Jacksonville Drive, Jacksonville Beach, FL 32250, hereinafter called 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, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, to-wit:

The North 1/2 of Lot 6, Block 122, Pablo Beach South, a subdivision according to the plat thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida.

Parcel Identification Number: 176223-0010.

SUBJECT TO taxes accruing subsequent to December 31, 2015.

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

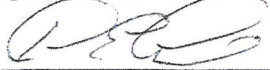
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness 1 Signature

Keith E Crockett

Witness 1 Printed Name



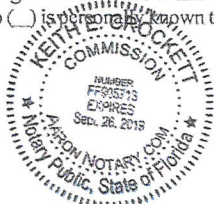
Witness 2 Signature

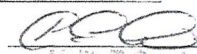
Lee Ann Chen

Witness 2 Printed Name

State of: Florida
County of: St. Johns

The foregoing instrument was acknowledged before me this 29th day of July, 2016, by Patricia M. Joyner, who ☐ is personally known to me or ☒ has produced valid FL D.L. as identification.



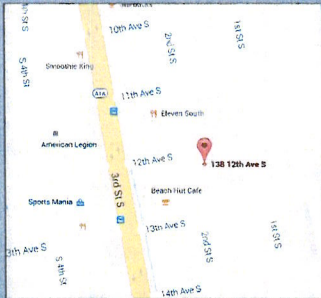
Notary Public: 
Printed Name: Keith E. Crockett
My Commission Expires: _____

ORDERED BY:



CROCKETT LAW P.L.
REAL ESTATE LAW

10033 Sawgrass Drive West, Suite 125 | Ponte Vedra



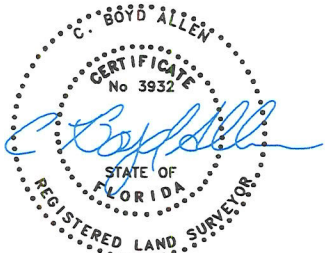
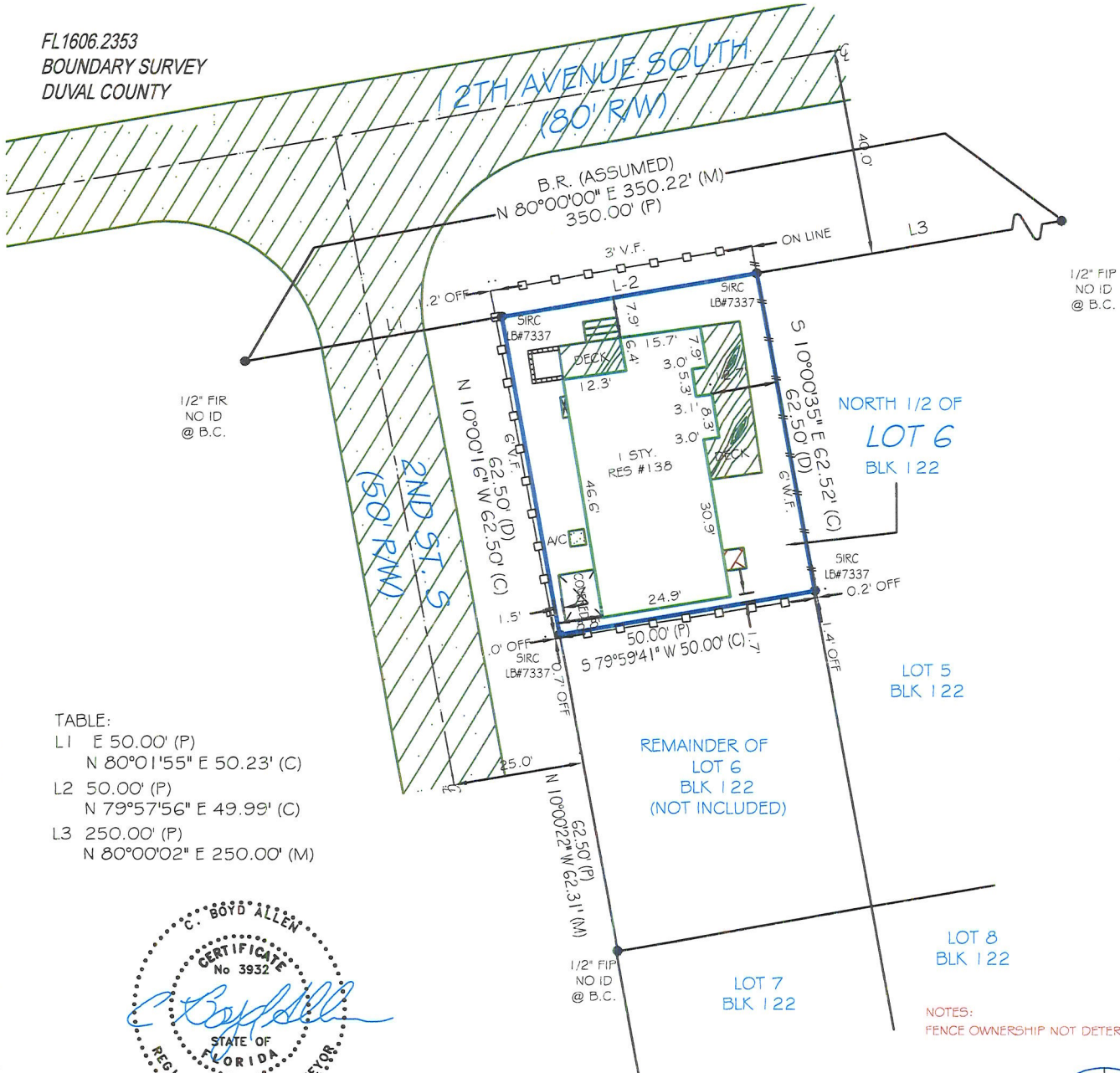
PROPERTY ADDRESS: 138 12TH AVENUE SOUTH JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL1606.2353

FIELD WORK DATE: 6/17/2016

REVISION DATE(S): (REV.0 6/20/2016)

FL1606.2353
BOUNDARY SURVEY
DUVAL COUNTY



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

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

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS COMMUNITY NUMBER 120078, DATED 06/03/13.

CLIENT NUMBER: 2016-98

DATE: 6/20/2016

BUYER: DIAMOND LIFE REAL ESTATE INC.

SELLER: PATRICIA JOYNER

CERTIFIED TO: DIAMOND LIFE REAL ESTATE INC.; CROCKETT LAW P.L.;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

POINTS OF INTEREST
NONE VISIBLE



AFFILIATE
MEMBERS

EXACTA
Land Surveyors, Inc.

LB# 7337

www.exactaland.com
P.866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

LEGAL DESCRIPTION:

THE NORTH 1/2 OF LOT 6, BLOCK 122, OFFICIAL MAP PABLO BEACH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 80°00'00" EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 12TH AVENUE SOUTH, OFFICIAL MAP PABLO BEACH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- 2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- 3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- 4. This survey is exclusively for the use of the parties to whom it is certified.
- 5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 6. Dimensions are in feet and decimals thereof.
- 7. Due to varying construction standards, house dimensions are approximate.
- 8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- 9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
- 10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- 11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- 12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- 13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- 14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- 15. The information contained on this survey has been prepared exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
- 16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- 17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)

- BOUNDARY LINE
- STRUCTURE
- CENTERLINE
- CHAIN-LINK OR WIRE FENCE
- EASEMENT
- EDGE OF WATER
- IRON FENCE
- OVERHEAD LINES
- SURVEY TIE LINE
- WALL OR PARTY WALL
- WOOD FENCE
- VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

- ASPHALT
- CONCRETE
- WATER

SYMBOLS: (UNLESS OTHERWISE NOTED)

- BENCH MARK
- CENTERLINE
- CENTRAL ANGLE OR DELTA
- COMMON OWNERSHIP
- CONTROL POINT
- CONCRETE MONUMENT
- CATCH BASIN
- ELEVATION
- FIRE HYDRANT
- FIND OR SET MONUMENT
- GYRE/PIPE OR ANCHOR
- MANHOLE
- TREE
- UTILITY OR LIGHT POLE
- WELL

- A/C AIR CONDITIONING
- B.R. BEARING REFERENCE
- B.C. BLOCK CORNER
- B.F.P. BACKFLOW PREVENTOR
- B.K. BLOCK
- B.L.D.G. BUILDING
- B.M. BENCHMARK
- B.R.L. BUILDING RESTRICTION LINE
- B.S.M.T. BASEMENT
- B.W. BAYBOX WINDOW
- (C) CALCULATED
- C CURVE
- CATV CABLE TV RISER
- C.B. CONCRETE BLOCK
- CHIM. CHIMNEY
- C.L.F. CHAIN LINK FENCE
- C.O. CLEAN OUT
- CONC. CONCRETE
- COR. CORNER
- CSW CONCRETE SIDEWALK
- C.V.G. CONCRETE VALLEY GUTTER
- CL CENTER LINE
- CP COVERED PORCH
- CS CONCRETE SLAB
- D DEED
- D.F. DRAIN FIELD
- DW DRIVEWAY
- E.EV. ELEVATION
- ENCL. ENCLOSURE
- ENT. ENTRANCE
- EM ELECTRIC METER
- E.O.P. EDGE OF PAVEMENT
- E.O.W. EDGE OF WATER
- EUB ELECTRIC UTILITY BOX
- (F) FIELD
- FCM FND. CONCRETE MONUMENT
- FDH FOUND DRILL HOLE
- F.F. FINISHED FLOOR
- FIP FOUND IRON PIPE
- FIPC FOUND IRON PIPE & CAP
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD & CAP
- FN FOUND NAIL
- FNAD FOUND NAIL & DISC
- FN FOUND
- FPK FOUND PARKER-KALON NAIL
- FFKND FOUND FK NAIL & DISK
- FRSPK FOUND RAILROAD SPIKE
- GAR. GARAGE
- GM GAS METER

- ID. IDENTIFICATION
- ILL. ILLEGIBLE
- INST. INSTRUMENT
- INT. INTERSECTION
- L LENGTH
- LB# LICENSE # - BUSINESS
- LS# LICENSE # - SURVEYOR
- (M) MEASURED
- M.B. MAP BOOK
- M.E.S. METERED END SECTION
- M.F. METAL FENCE
- N.R. NON RADIAL
- N.T.S. NOT TO SCALE
- O.C.S. ON CONCRETE SLAB
- O.G. ON GROUND
- OFF OUTSIDE OF SUBJECT PARCEL
- OH. OVERHANG
- OH. OVERHEAD LINES
- ON INSIDE OF SUBJECT PARCEL
- O.R.B. OFFICIAL RECORD BOOK
- O.R.V. OFFICIAL RECORD VOLUME
- O.A. OVERALL
- O.S. OFFSET
- (P) PLAT
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. POINT OF CONTROL POINT
- P.E. POOL EQUIPMENT
- P.G. PAGE
- P.I. POINT OF INTERSECTION
- PLS PROFESSIONAL LAND SURVEYOR
- PLT PLANTER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.F. FINCHED PIPE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.T. POINT OF TANGENCY
- R RADIUS OR RADIAL
- (R) RECORD
- RGE. RANGE
- RES. RESIDENCE
- R.W. RIGHT OF WAY
- (S) SURVEY
- S.B.L. SETBACK LINE
- S.C.L. SURVEY CLOSURE LINE
- SCR. SCREEN

- SEC. SECTION
- SEP. SEPTIC TANK
- SEW. SEWER
- SGD SET GLUE DISC
- SIRC SET IRON ROD & CAP
- SNAD SET NAIL & DISC
- SQ.FT. SQUARE FEET
- STY. STORY
- S.T.L. SURVEY TIE LINE
- SV SEWER VALVE
- SW SIDEWALK
- S.W. SEAWALL
- TBM TEMPORARY BENCHMARK
- TEL. TELEPHONE FACILITIES
- T.O.B. TOP OF BANK
- TWP. TOWNSHIP
- TX TRANSFORMER
- TYP. TYPICAL
- U.R. UTILITY RISER
- W.C. WITNESS CORNER
- W.F. WATER FILTER
- W.F. WOODEN FENCE
- WM WATER METER/VALVE BOX
- WV WATER VALVE
- V.P. VINYL FENCE
- A.E. ACCESS EASEMENT
- AN.E. ANCHOR EASEMENT
- C.M.E. CANAL MAINTENANCE ESMT.
- C.U.E. COUNTY UTILITY ESMT.
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE AND UTILITY ESMT.
- ESMT. EASEMENT
- I.E./E.E. INGRESS/EGRESS ESMT.
- IRR.E. IRRIGATION EASEMENT
- L.A.E. LIMITED ACCESS ESMT.
- L.B.E. LANDSCAPE BUFFER ESMT.
- L.E. LANDSCAPE ESMT.
- L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
- M.E. MAINTENANCE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.E. ROOF OVERHANG ESMT.
- S.W.E. SIDEWALK EASEMENT
- S.W.M.E. STORM WATER MANAGEMENT ESMT.
- T.U.E. TECHNOLOGICAL UTILITY ESMT.
- U.E. UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

1. Download the Hash Calculator available at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml
2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
3. Click the Square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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DIAMOND LIFE REAL ESTATE INC.

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25% off
(UP TO \$500)

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SURVEYING SERVICES
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Offer valid only for the buyer as listed on the first page of the survey. Total discount not to exceed \$500.

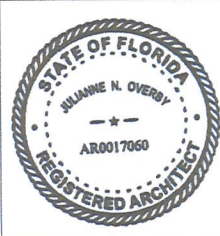


Exacta Land Surveyors, Inc.

LB# 7337

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11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville, Florida 32550
904-704-8628
JNO@JNOVERBY.COM
FL. AR-0017060 · FL. ID-4621



NEW RESIDENCE
138 12TH AVENUE S.
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 3, 2026

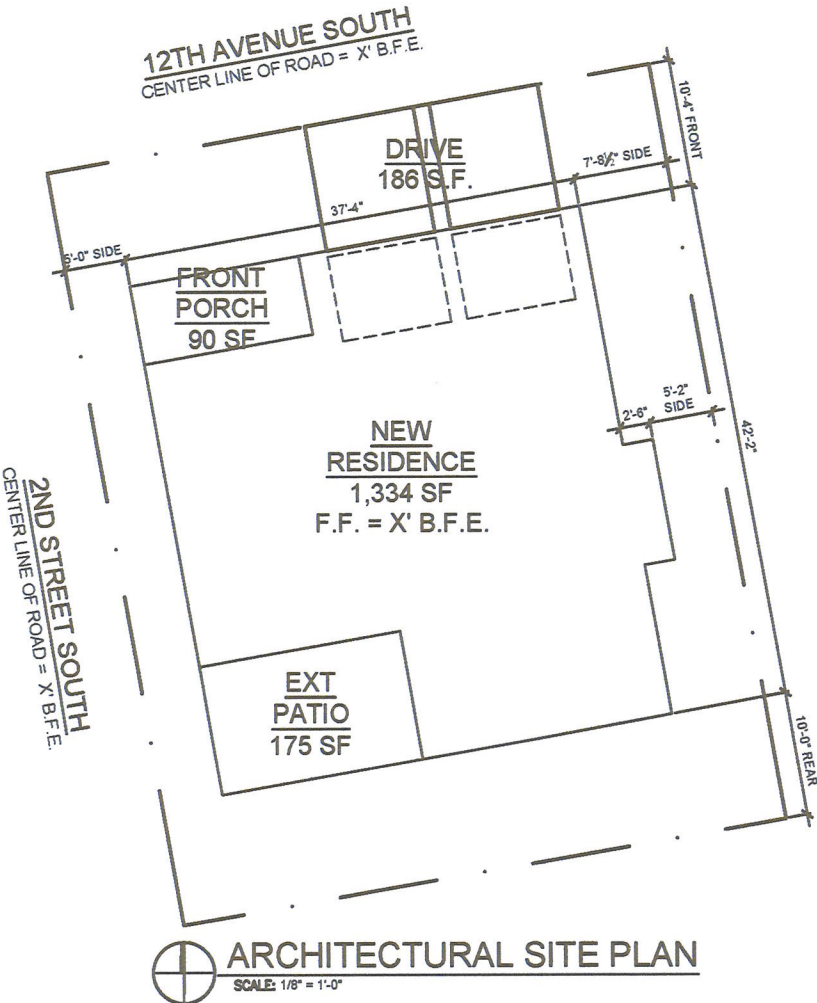
NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

ARCHITECTURAL
SITE
PLAN

T1

DESIGN SET

LOT COVERAGE:	
TOTAL LOT	3,128 S.F.
NEW HOUSE	1,333 S.F.
DRIVEWAY (186SF @50%PAVERS)	93 S.F.
IMPERVIOUS	1,426 S.F. (48%)
FRONT PORCH	91 S.F.
EXTERIOR PATIO	175 S.F.
PAVER PAD	24 S.F.
A.C. PADS	28 S.F.
IMPERVIOUS	318 S.F. (10%)
TOTAL IMPERVIOUS	1,744 S.F. (56%)





BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	08/24/2026
SUBJECT:	BOA #26-100061 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, September 1, 2026 Board of Adjustment Meeting.

BOA #26-100061

ZONING: RS-1
RE NO.: 181625-0000
LEGAL: Lot 8, Block 4 Replat of Atlantic Shore
ADDRESS: 91 S 28th Ave

REQUEST:

Section(s): 34-611(e)(1)(c)(3), for a rear yard setback of 4.4 feet in lieu of 7 feet previously approved, to allow for a rear addition, located at **property addressed** 91 S 28th Ave **RE#** 181625-0000, **legally described as** Lot 8, Block 4 *Replat of Atlantic Shore*

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 home, circa 2023. The property has an overall lot area of 5,009 square feet. The applicant intends to add a rear addition to the home. As a platted lot of record, the property is considered a developable lot, regardless of lot area or frontage (width).

Due to the size and configuration of the lot, the proposed development would not meet certain dimensional requirements of the current RS-1 zoning standards, with a lot area of 5,009 square feet, less than the required lot area. Per the RS-1 dimensional standards, a minimum lot area is required to be a minimum of 9,000 square feet. Based on the reduced lot area, the lot, though considered buildable under the LDC, is substandard in almost all dimensional standards as they relate to the lot size and dimensions. Additionally, the typical platted lot in the city, while they vary in size, are typically roughly twice as deep as they are wide. Due to the nature of this historic plat, each lot of records is also shorter than what would typically be expected.

After the property was platted in 1933, the home was constructed in 2023 and was granted a variance for front yard setback of 14 feet in lieu of 25 feet, a side yard setback of 6 feet on both sides, rear yard setback of 7 feet in lieu of 30 feet and 49% lot coverage in lieu of 35%.

There are circumstances affecting the property that relates to the historic platting pattern and the dimensional limitations associated with the original lot configuration. These conditions were not created by the current applicant or property owner.

STAFF ANALYSIS:

The subject site is an existing lot of record platted prior to the current Land Development Code (1933). The subject property consists one single family home. The dimensional limitations associated with the lot is 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 rear addition to a single-family home.

The proposed development maintains the single-family residential use of the property and is consistent with the Low Density Residential future land use designation. The project does not introduce a new use and remains compatible with the surrounding residential neighborhood. The applicant and project architect have prepared a site plan that seeks to minimize the requested variances while accommodating a rear addition to the single-family dwelling, which is consistent with the surrounding neighborhood. Staff finds this request consistent with the criteria for approval of a variance, and specifically finds this will not create a nuisance, as the applicant will not encroach on the required yard setbacks to such an extent that they would negatively affect the neighboring property.

The new rear addition will be consistent with the neighboring homes, and match the lot development pattern found on the surrounding blocks. Nothing in the proposed requested relief will create a negative impact on neighborhood character. Continued investment in the neighborhood through renovation and new construction will ensure the preservation of the residential character, while not depriving the owner of the rights granted through the LDC. Granting the variance does not confer special privileges, but instead allows the property owner to develop the lot with a rear addition, adding more square footage to the home. The requested variances are necessary to enable the reasonable use of the property for residential purposes. The proposal is consistent with the intent of the Jacksonville Beach Land Development Code and maintains the character of the surrounding residential neighborhood.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: 9,000 square feet.
- Minimum lot width: 90 feet at the building line and a minimum of 35 feet at the street.
- Minimum yards:
 - Front yard: 25 feet.

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

REVIEW OF CRITERIA:

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

Staff finds there are conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. 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 where the primary structure can expand.

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 substandard nature of the parcel results in constraints that limit where you can expand and add additional square footage to 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. Home improvements that result in expanding the primary structure 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 expansion of the dwelling 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 build upon the existing 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 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#26-100061**.

ATTACHMENTS:

1. 26-100061pics
2. BOA#26-100061 Application
3. Fitzgerald Opposition
4. BURNHAM
5. BURNHAM 2
6. BURNHAM 3
7. BURNHAM 4
8. BURNHAM 5

Survey of existing property

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> ① = FOUND 1/2" IRON ROD EXACTA LB#8291 ② = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION W = WATER METER CU = CABLE/INTERNET UTILITIES BOX CB = CATCH BASIN EL = EXISTING GROUND ELEVATIONS WV = WATER VALVE PH = FIRE HYDRANT SB = SITE BENCHMARK PL = PLASTIC FENCE WF = WOOD FENCE B = BUILDING C = CONCRETE CE = COVERED OR ENCLOSED | <ul style="list-style-type: none"> A/C = AIR CONDITIONER ON PAD TF = TRANSFORMER FFE = FINISHED FLOOR ELEVATION STY = STORY BRL = BUILDING RESTRICTION LINE (SETBACK) LINE R/W = RIGHT-OF-WAY LINE EOP = EDGE OF PAVEMENT LB = LICENSED SURVEY BUSINESS DB = DEED BOOK ORB = OFFICIAL RECORDS BOOK PG = PAGE RBL = REFERENCE BEARING LINE PL = PLAT CALL (P) = FIELD MEASURED VALUE |
|---|---|

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 GCK3 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: FINAL
- 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 "AE" according to flood insurance rate map panel: #812031C0419J, 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 Certificate
 REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE SIGNING SURVEYOR.
 7009
 THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 55-17 (FORMERLY 55-17) (F.S.) (FURNISHED BY CHARTER 472.007 FLORIDA STATUTES) AND WAS DONE UNDER MY SUPERVISION.
 Brandon D. Shugart
 STATE OF FLORIDA
 State of Florida Professional Surveyor and Mapper
 10/04/2023
 Signature Date
 Brandon D. Shugart, P.S., No. 7009
 Surveyor's Certificate

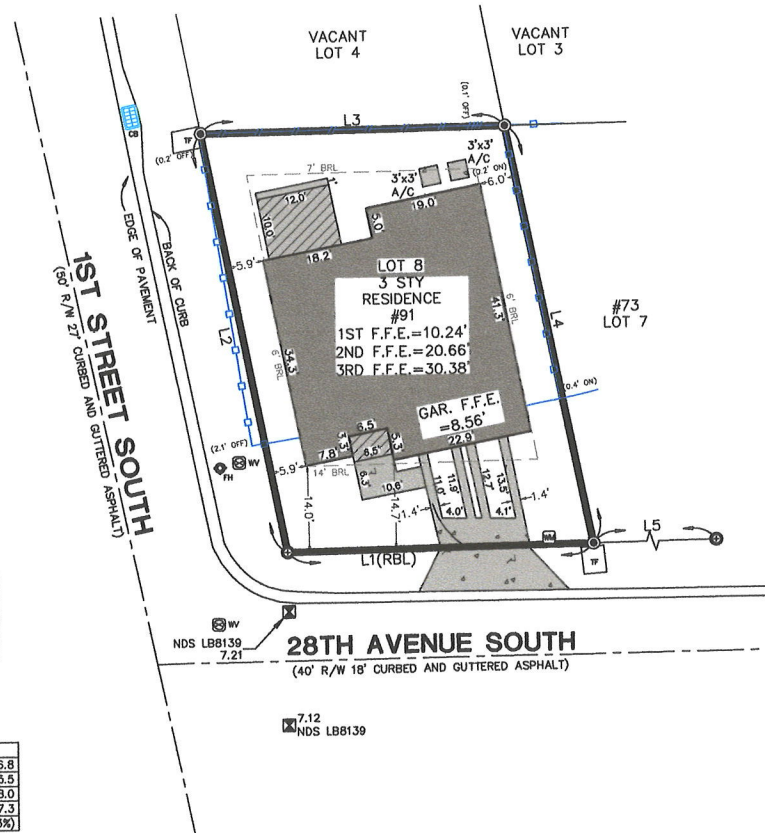
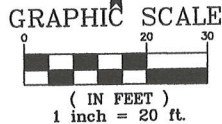
LEGAL DESCRIPTION

LOT 8, BLOCK 4, REPLAT OF PART OF DIVISION C, ATLANTIC SHORES, DIVISION C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 15, PAGE 1 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

MAP OF FINAL BOUNDARY SURVEY

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(P)	S88°36'00"W	50.00'
L2(P)	N11°44'30"W	70.00'
L3(P)	N88°36'00"E	50.00'
L4(P)	S11°44'30"E	70.00'
L5(P)	N88°36'00"E	50.00'
L1(M)	N89°10'06"E	50.22'
L2(M)	N11°18'40"W	70.03'
L3(M)	N89°20'31"E	49.80'
L4(M)	S10°56'49"E	70.11'
L5(M)	N89°07'04"E	49.94'

LOT AREA TABLE, ft ²	
LOT	3,446.8
PROPOSED BUILDING	1,545.5
AC PAD	18.0
DRIVEWAY/SW TO R/W	207.3
TOTAL IMPERVIOUS AREA:	1770.5 (51.3%)



IME CIVIL & SURVEYING, LLC

1870 COUNTY ROAD 214
 ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM
 904-429-7784

Licensed Survey Business #8139
 Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:

FOR: JOSEPH K. BING AND KATHRYN F. BING
 AT: 91 SOUTH 28TH AVENUE
 JACKSONVILLE BEACH, FL 32250

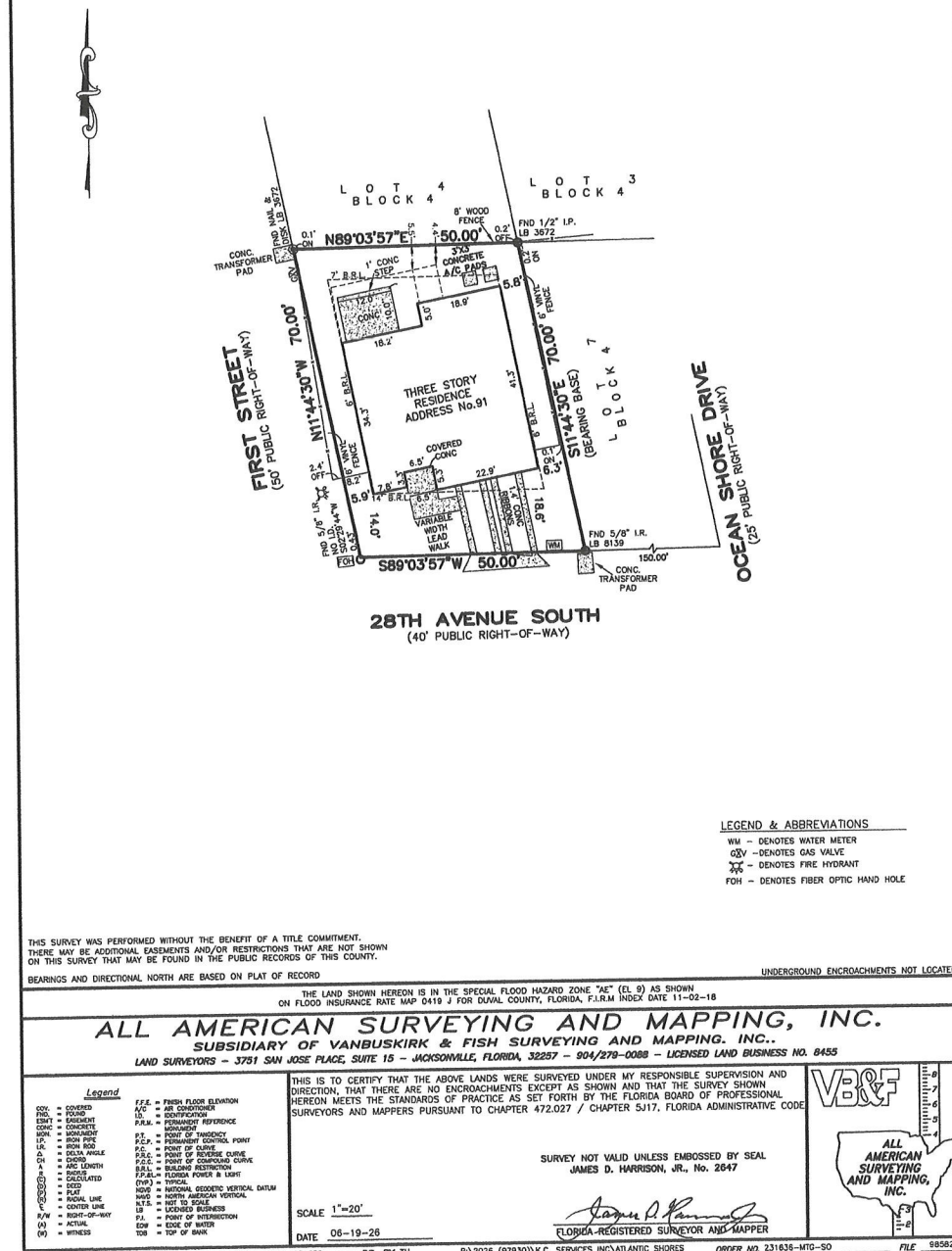
Drawn By: EV
 Field Survey Date: 09/21/2023
 FB/PG: 103-62

Scale 1" = 20 Feet
 Drawing/File #: 081421.3
 Plot Date: 10/04/23

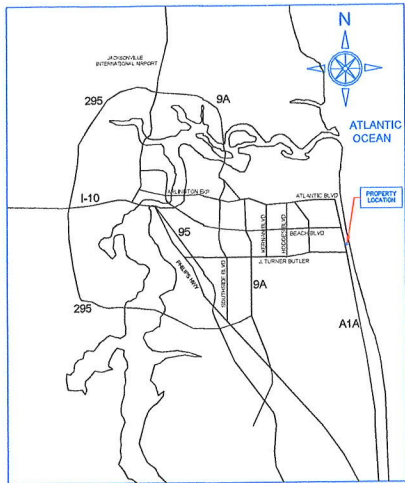
Additional Information/Certifications:
 XXXXX

MAP SHOWING BOUNDARY SURVEY OF
LOT 8 BLOCK 4 AS SHOWN ON MAP OF
REPLAT OF ATLANTIC SHORES
AS RECORDED IN PLAT BOOK 15 PAGE 1 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: K.C. SERVICES, INC. C/O KEN ADAMS

Survey showing
Proposed addition



HOLDEN RESIDENCE
91 28TH AVE S
JACKSONVILLE BEACH, FL 32250



SCHEDULE OF DRAWINGS:

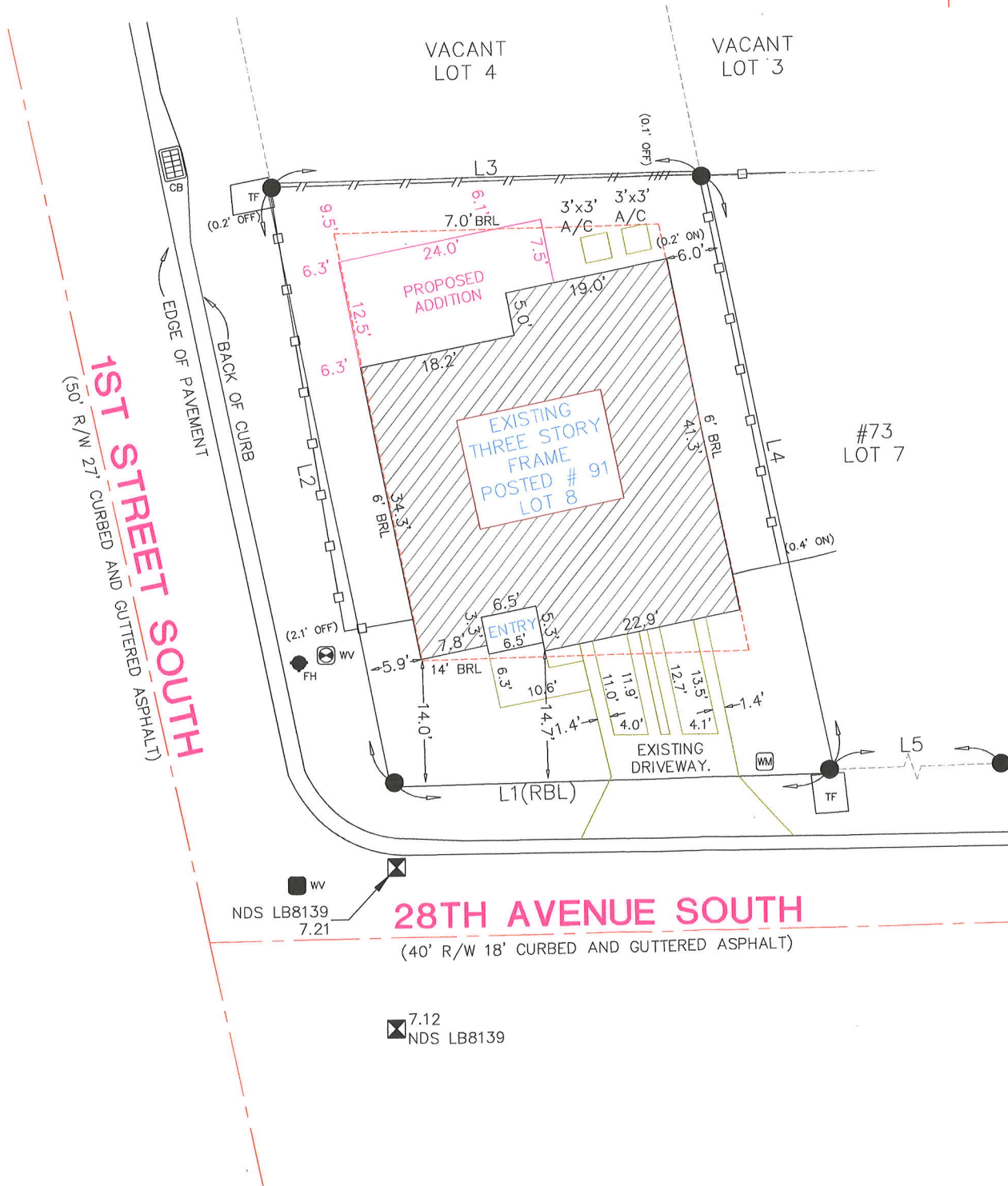
- A-0. MAP LOCATION AND SITE PLAN.
- A-1. PARTIAL VIEW EXISTING 1ST FLOOR PLAN, PARTIAL VIEW EXISTING 2ND FLOOR PLAN, DEMO PLAN 1ST FLOOR PLAN AND DEMO PLAN 2ND FLOOR PLAN.
- A-2. PARTIAL VIEW EXISTING 1ST FLOOR PLAN WITH PROPOSED PLAN, PARTIAL VIEW EXISTING 2ND FLOOR PLAN WITH PROPOSED PLAN WITH GENERAL NOTES, 1ST FLOOR ELECTRICAL PLAN, 1ST FLOOR ELECTRICAL PLAN, WITH GENERAL ELECTRICAL NOTES.
- A-3. ROOF PLAN WITH GENERAL ROOF NOTES.
- A-4. ELEVATION PLANS, SECTION WALL AND STAIRS DETAILS.
- A-5. FLASHING DETAILS WITH GENERAL NOTES.

TOTAL SQUARE FOOTAGE		SQUARE FOOTAGE	
1ST FLOOR, 2ND AND 3RD FLOOR	3,133	ENCLOSED CONDITIONED (1ST, 2ND AND 3RD FLOORS).	3,633
2 NEW STORY ADDITION (HEATING AND COOLING AREA).	500	UNCONDITIONED (ENTRY, BALCONIES AND GARAGE).	1,045
ENTRY, PATIO AND BALCONIES	514		
GARAGE	531		
TOTAL S.Q. :	4,678		

NOTES:	
A. AREA OF ALL ENCLOSED CONDITIONED SPACE.	SQ 3,633
B. ALL UNENCLOSED SPACE.	SQ 1,045
C. NEW ADDITIONS TOTAL SQ FOOTAGE	SQ 500
D. VOLUME OF ENCLOSED CONDITIONED SEE ENERGY REPORT. VOLUME IS# ().	

- NOTES:
- THIS IS A CONCEPTUAL ARCHITECTURAL DRAWINGS AND THIS DESIGN NEEDS ENGINEERING PLANS.
 - BUILDER AND CONTRACTORS WILL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, FINISH FLOOR ELEVATIONS, PLATE HEIGHTS, VERIFY PITCH, NEW FLOOR SYSTEM AND THE ROOF PLACEMENT OF CONVENTIONAL FRAME, MATCH EXISTING HOUSE AND ALL CONDITIONS OF THE JOB PRIOR TO CONSTRUCTION.
 - THE PURPOSE OF THESE PLANS IS TO ADD A NEW ADDITION AT THE REAR OF THE EXISTING HOUSE, FOR MORE INFORMATION SEE THIS PLANS.

MAP SHOWING BOUNDARY SURVEY OF
LOT 8, BLOCK 4, REPLAT OF PART OF DIVISION
C, ATLANTIC SHORES, DIVISION C, ACCORDING TO
THE MAP OR PLAT THEREOF AS RECORDED IN
MAP BOOK 15, PAGE 1 OF THE PUBLIC RECORDS
OF DUVAL COUNTY, FLORIDA.



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

PROPERTY INFORMATION

LEGEND:	
EXISTING HOUSE	
PROPOSED ADDITION	
METAL FENCE	
WOOD FENCE	

SQUARE FOOTAGE OF THE LOT	3,484.0
SQUARE FOOTAGE OF EXISTING HOUSE AND NEW ADDITION.	4,678.0
DRIVEWAY AND SIDEWALK.	313.0
AC PAD.	18.0
TOTAL SQUARE FOOTAGE	5,009.0
LOT COVERAGE PERCENT MAX. TO BUILD	42.0%
BUILDING COVERAGE IS 42% - IMPERVIOUS 42%.	

- NOTES:
- SET BACKS:
FRONT 20'
REAR 30'
SIDES 15' EACH SIDE.
TOTAL HIGH TO BUILD 35'
- SET BACKS ARE MEASURED TO THE FURTHERS PROJECTION ON SITE PLAN.
- THE HEIGHT OF THE NEW ADDITION SEE ELEVATIONS PLANS.
- EXISTING BUILDING HEIGHT REMAIN THE SAME.
- THIS SITE PLAN IS AN APPROXIMATE DESIGN BASED ON THE INFORMATION OBTAINED OF THE EXISTING SURVEY PLAN.



VARIANCE APPLICATION

BOA No. 26-10061
HEARING DATE 9/1/26

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: KC Adams Telephone: 904-405-9554
Mailing Address: 13500 Sutton Park Dr. S Ste 101 E-Mail: KC@KCCustomFL.com
Jacksonville, FL 32224
Agent Name: Same as above Telephone: Same as above
Mailing Address: Same as above E-Mail: Same as above
Landowner Name: Jennifer Holden Telephone: 904-553-9494
Mailing Address: 91 28th Ave S E-Mail: Jennifer.Holden1@gmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 91 28th Ave S, Jacksonville Beach FL, 32250; 181625-0000
Legal description of property (Attach copy of deed): Deed attached
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Requesting Variance to Change rear setback from 7' to
4.4' to allow for addition on rear of home. This will require
93sf of concrete, which would put the Property over 50% Coverage.
However, the final Survey from when the home was built shows
a Concrete walkway to the front door. This walkway is in fact
shells, and represents 67sf. Actual Current lot Coverage is 49.4%
The Proposed addition would Push Coverage to approx. 50.17%

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: FLOOD ZONE:

CODE SECTION (S):

THIS DOCUMENT WAS PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (MLF)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 700
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 14 day of April, 2025, between JENNIFER SEAVEY HOLDEN, a/k/a Jennifer S. Holden, an unmarried woman, whose address is 91 28th Avenue South, Jacksonville Beach, Florida 32250, party of the first part, and JENNIFER SEAVEY HOLDEN, as Trustee of The Jennifer Seavey Holden Living Trust, a revocable living trust, whose address is 91 28th Avenue South, Jacksonville Beach, Florida 32250, party of the second part.

W I T N E S S E T H:

That the party of the first part, in consideration of love and affection, has granted, bargained, and conveyed to the party of the second part, her successors and assigns forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

Lot 8, Block four (4), Perry & Perry's replat of Atlantic Shores Ocean Front Section Division C, according to the plat thereof as recorded in Plat Book 15, Page 1, current Public Records of Duval County, Florida.

Real Estate Assessment No.: 181625-0000

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

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2024; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the party of the first part, but not otherwise.

The party of the second part, and her successors, as Trustees, shall have the full power and authority to protect, conserve and to sell, to lease, to encumber and otherwise to manage and dispose of the real property described above.

NOTE TO CLERK: THIS DEED IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER FAC RULE 12B-4.013(28)(i) AS A DEED INTO A GRANTOR REVOCABLE LIVING TRUST.

The written acceptance by a successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of a licensed physician's written statement establishing that the Trustee is unable to properly care for herself or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

The trust agreement grants to the beneficiary of said trust the right to full use and possession of any non-income producing real estate owned by the trust, specifically including the residence of such beneficiary. This beneficial interest is intended to qualify such property under Sections 196.031 and 196.041, Florida Statutes, as amended, for all homestead exemptions for which the beneficiary is otherwise eligible.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal effective as of the day and year first above written.

WITNESSED BY:

Sign: [Signature]
 Print Name: Sabrina J. Carter
 Address: 11042 Lydia Estates Dr Oak
 City/State/Zip: Jax FL 33218

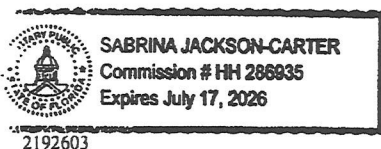
[Signature]
 JENNIFER SEAVEY HOLDEN

Sign: [Signature]
 Print Name: Jessica Rowson
 Address: 100 Parkbluffe
 City/State/Zip: Ponte Vedra FL 32081

STATE OF FLORIDA
 COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] ☒ physical presence or ☐ online notarization, this 14th day of April, 2025, by JENNIFER SEAVEY HOLDEN, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] ☒ who is personally known to me or ☐ who has produced a current _____ (state) driver's license as identification.

[NOTARY SEAL]



Signature: [Signature]
 Printed Name: Sabrina Jackson-Carter
 NOTARY PUBLIC, State of Florida
 Commission Number: HH 286935

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	Please See attached.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	No	Please See attached.
(c) There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.	NO	Please SEE attached.
(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	Please See attached
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	Yes	Please See attached.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	NO	Please see attached.

Variance Application Standards and Conditions

- A) The lot is zoned RS-1. RS-1 lots are designated to have a size of 9,000 square feet. However, Mrs. Holden's lot is only 3,446.8 square feet. This creates a hardship to improve upon or expand her existing structure.
- B) This is not a self-imposed hardship, as the lot was already undersized when Mrs. Holden bought the home from the builder. Mrs. Holden's mother is undergoing treatment for pancreatic cancer. To be able to receive the care she needs and to be looked after 24/7, she needs to be moved into the residence. Mrs. Holden and her husband have 5 children as well. The addition is necessary to be able to house everyone under one roof and care for her mother.
- C) It is our understanding that many variances are being applied for and approved in Jacksonville Beach due to undersized lots located in RS-1 zoning. We and Mrs. Holden feel that the adjustment to the rear setback and lot coverage is a reasonable request, and we would be grateful, as Mrs. Holden and her family want to stay at their current property.
- D) Strict enforcement of the code would deprive Mrs. Holden of rights enjoyed by other residents of Jacksonville Beach.
- E) If the requested variance is approved, Mrs. Holden will be able to move her mother in and provide medical care for her while keeping the entire family together under one roof. Not having to move and find property elsewhere would be beneficial to Mrs. Holden and her family.

F) We and Mrs. Holden feel that the variances requested will not result in a public nuisance.

The addition, if granted, will be tastefully done to match the rest of the existing structure.

Property lines/easements will not be encroached on.



Agent or Applicant Authorization from Property Owner - Affidavit

Date: 08/03/2026

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

Re: Agent or Applicant Authorization for the following property: 91 28th Ave S, Jacksonville Beach, FL 32250

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in the attached application. Said owner hereby authorizes and empowers KC Services of North Florida, INC DBA KC Custom to act as agent or applicant to file application(s) for Varaince Application in regards to the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requests.

If *Owner is Corporate Entity; Print Corporate Name:

If Owner is an Individual; Print Name: Jennifer Holden

Signed by:
Signature of owner: Jennifer Holden
603B72BD949549F...

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

This instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 3rd day of August, 2026, Jennifer Holden, who is personally known by to me or produced _____ as identification.

Stephanie Goodman
NOTARY PUBLIC SIGNATURE

Stephanie Goodman
PRINT NOTARY NAME



(Affix Notary Seal Above)



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, KC Adams, 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.

Kenneth Adams

APPLICANT SIGNATURE

Kenneth "KC" Adams

PRINT APPLICANT NAME

8/3/2026

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____ day of August 3, 2026, by KC Adams, who is personally known to me or produced known as identification.

Stephanie Goodman

NOTARY PUBLIC SIGNATURE

Stephanie Goodman

PRINT NOTARY NAME



(Affix Notary Seal Above)

8/3/2026

Zoning Board and Planning Department
City of Jacksonville Beach
11 3rd Street North
Jacksonville Beach, FL 32250

Re: Request for Variance – Rear Yard Setback Encroachment
Property: 91 28th Ave S Jacksonville Beach, FL 32250

Dear Members of the Zoning Board:

My name is Jennifer Holden, and I am writing to respectfully request a variance that would allow a modest addition to the rear of my home at the address above. The proposed addition would encroach slightly into the existing rear-yard setback.

I am seeking this variance so that I can provide a safe, comfortable home for my elderly mother, who is battling pancreatic cancer. She requires ongoing care, including space for a hospital bed and related medical equipment. With five children already living in our household, the current layout simply does not allow us to accommodate her needs while keeping everyone reasonably comfortable under one roof.

We have placed my mother's condominium on the market, as she cannot live alone anymore, and to help cover medical expenses. Bringing her into our home is the most practical and compassionate solution. An additional benefit is proximity: she receives weekly care and chemotherapy at Mayo Clinic, which is conveniently close to our residence. Being able to care for her here will reduce travel time back and forth to Mayo and allow me to monitor her condition more closely.

I understand that variances are granted only when justified by special circumstances. In this case, the hardship is genuine in nature—tied directly to my mother's serious illness and our family's need to remain together during her treatment. The last thing we want to do is move, as we love our current home and location. I have read that the Board has approved of similar variances in recent months, and I hope you will find the circumstances of my request equally compelling.

I would be deeply grateful for your favorable consideration of this request. My contractor will be providing all applicable details and documents necessary for the variance application. If there is anything additional needed from me, please don't hesitate to reach out. My contact info will be below.

Thank you for your time and thoughtful attention.

Respectfully,

Jennifer Holden
904-553-9494
Jennifer.holden11@gmail.com

Survey of existing property

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> ① = FOUND 1/2" IRON ROD EXACTA LB#8291 ② = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION W = WATER METER CU = CABLE/INTERNET UTILITIES BOX CB = CATCH BASIN EL = EXISTING GROUND ELEVATIONS WV = WATER VALVE PH = FIRE HYDRANT SB = SITE BENCHMARK PL = PLASTIC FENCE WF = WOOD FENCE B = BUILDING C = CONCRETE CE = COVERED OR ENCLOSED | <ul style="list-style-type: none"> A/C = AIR CONDITIONER ON PAD TF = TRANSFORMER FFE = FINISHED FLOOR ELEVATION STY = STORY BRL = BUILDING RESTRICTION LINE (SETBACK) LINE R/W = RIGHT-OF-WAY LINE EOP = EDGE OF PAVEMENT LB = LICENSED SURVEY BUSINESS DB = DEED BOOK ORB = OFFICIAL RECORDS BOOK PG = PAGE RBL = REFERENCE BEARING LINE PL = PLAT CALL (P) = FIELD MEASURED VALUE |
|---|---|

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 GCK3 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: FINAL
- 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 "AE" according to flood insurance rate map panel: #812031C0419J, effective on 11/2/2018.

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 Brandon D. Shugart
 STATE OF FLORIDA
 State of Florida Professional Surveyor and Mapper
 10/04/2023
 Signature Date
 Brandon D. Shugart, P.S., No. 7009
 Surveyor's Certificate

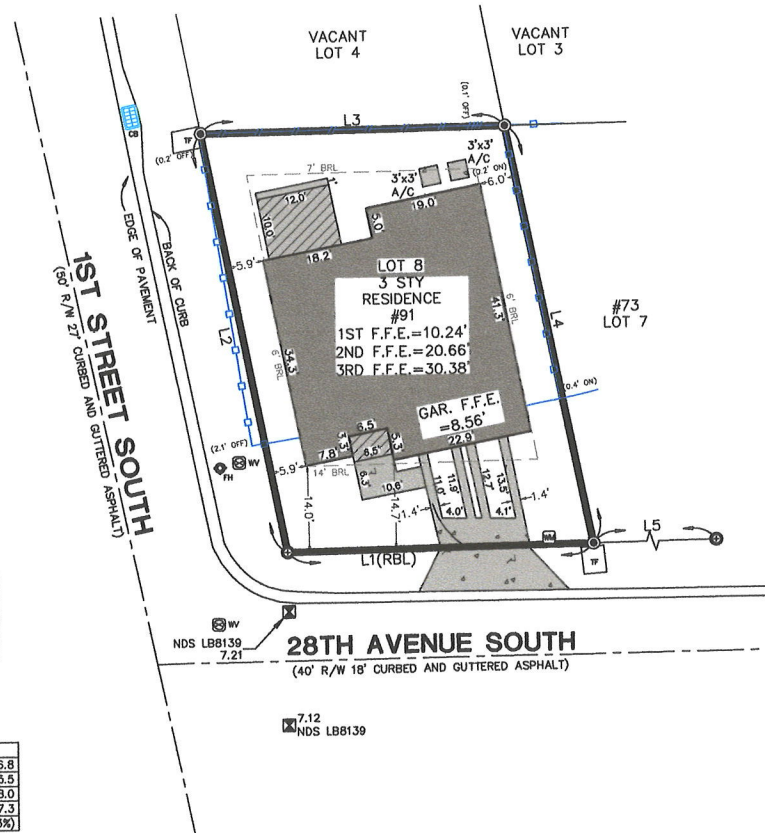
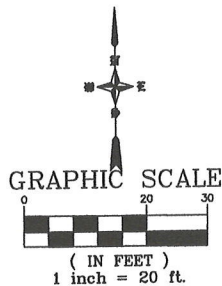
LEGAL DESCRIPTION

LOT 8, BLOCK 4, REPLAT OF PART OF DIVISION C, ATLANTIC SHORES, DIVISION C, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 15, PAGE 1 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

MAP OF FINAL BOUNDARY SURVEY

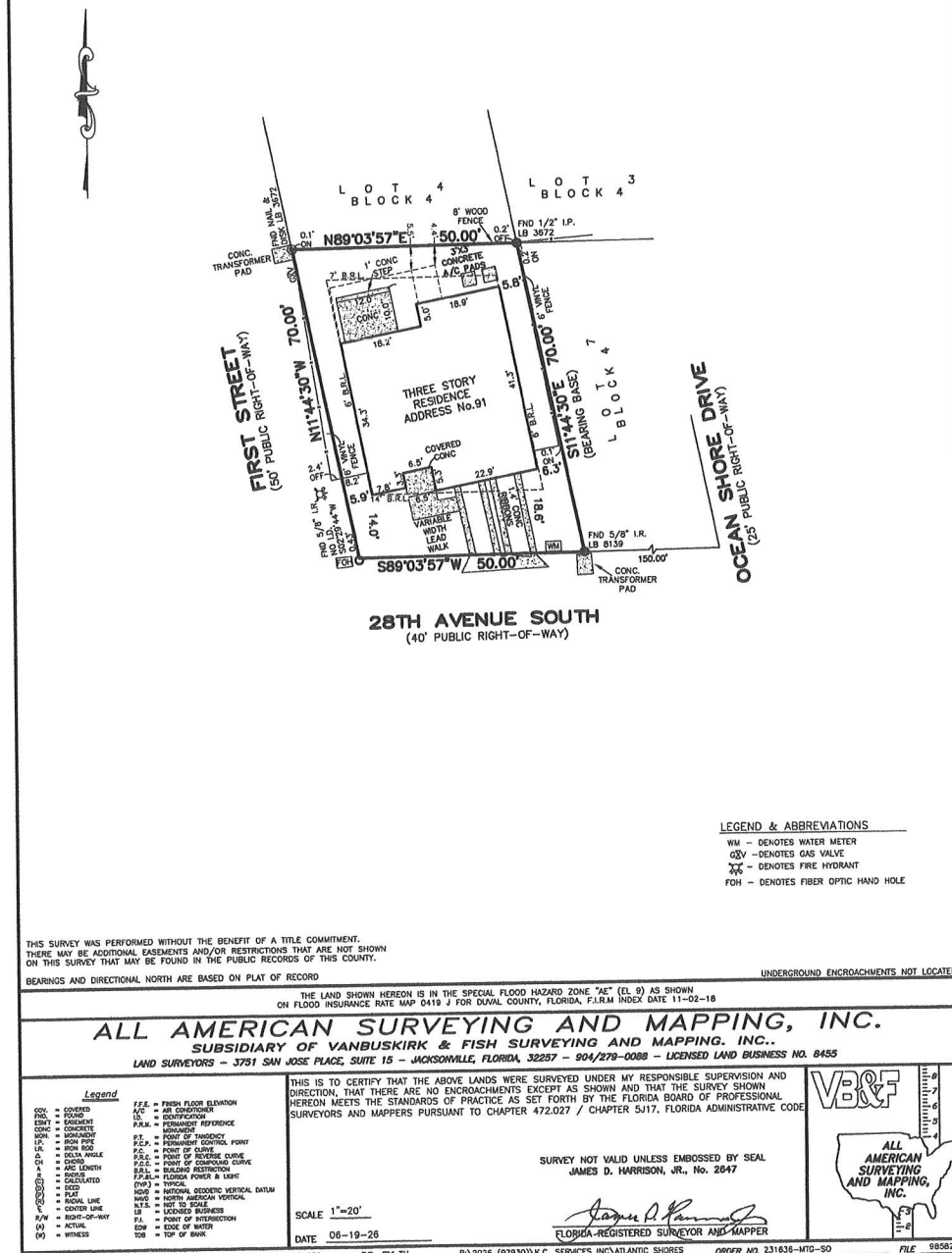
LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(P)	S88°36'00"W	50.00'
L2(P)	N11°44'30"W	70.00'
L3(P)	N88°36'00"E	50.00'
L4(P)	S11°44'30"E	70.00'
L5(P)	N88°36'00"E	50.00'
L1(M)	N89°10'06"E	50.22'
L2(M)	N11°18'40"W	70.03'
L3(M)	N89°20'31"E	49.80'
L4(M)	S10°56'49"E	70.11'
L5(M)	N89°07'04"E	49.94'

LOT AREA TABLE, ft ²	
LOT	3,446.8
PROPOSED BUILDING	1,545.5
AC PAD	18.0
DRIVEWAY/SW TO R/W	207.3
TOTAL IMPERVIOUS AREA:	1770.5 (51.3%)

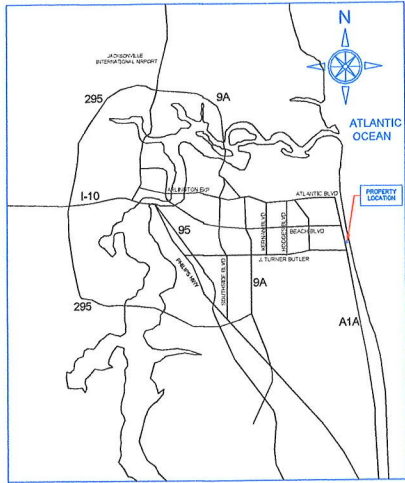


MAP SHOWING BOUNDARY SURVEY OF
LOT 8 BLOCK 4 AS SHOWN ON MAP OF
REPLAT OF ATLANTIC SHORES
AS RECORDED IN PLAT BOOK 15 PAGE 1 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: K.C. SERVICES, INC. C/O KEN ADAMS

Survey showing
Proposed addition



HOLDEN RESIDENCE
91 28TH AVE S
JACKSONVILLE BEACH, FL 32250



SCHEDULE OF DRAWINGS:

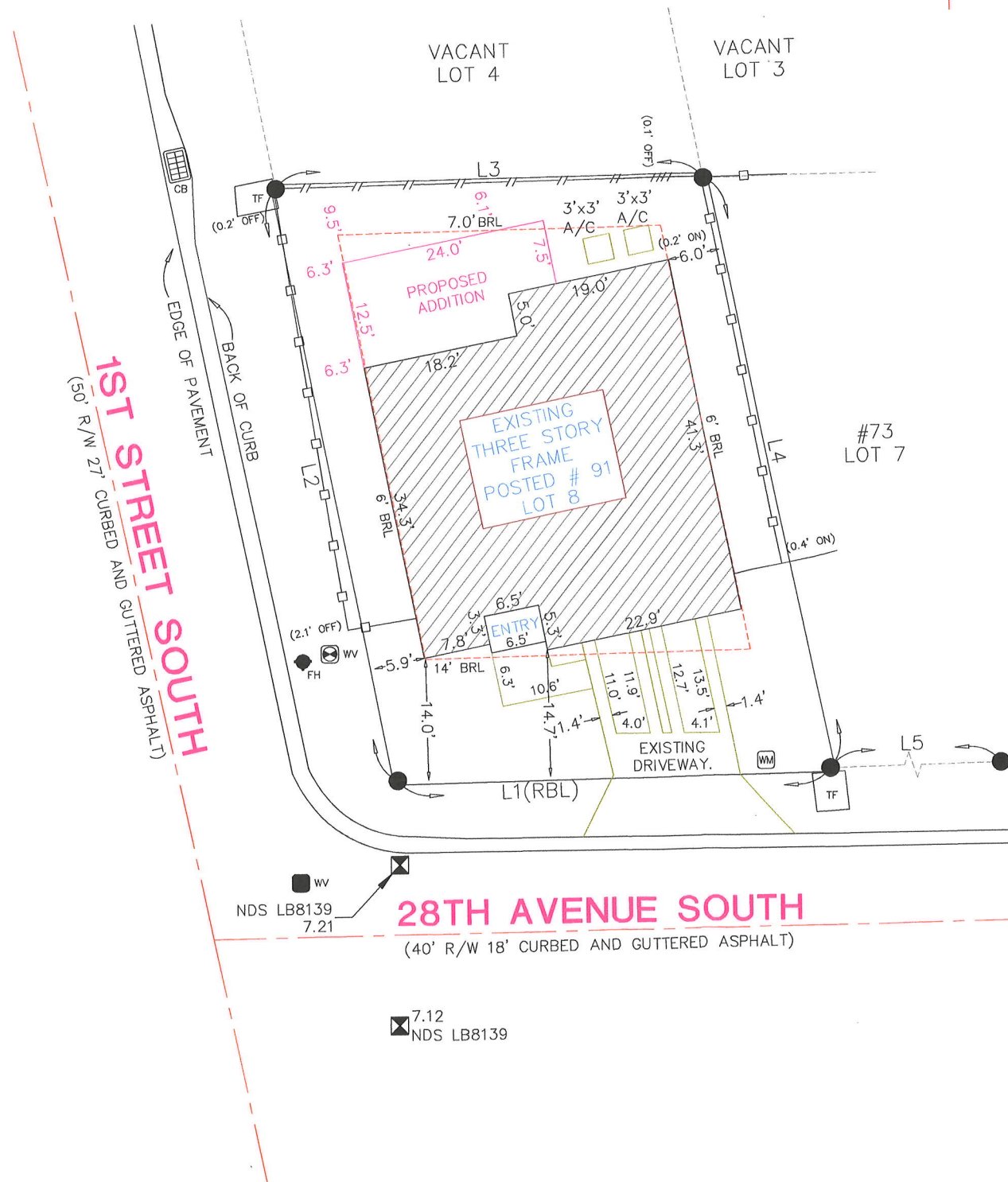
- A-0. MAP LOCATION AND SITE PLAN.
- A-1. PARTIAL VIEW EXISTING 1ST FLOOR PLAN, PARTIAL VIEW EXISTING 2ND FLOOR PLAN, DEMO PLAN 1ST FLOOR PLAN AND DEMO PLAN 2ND FLOOR PLAN.
- A-2. PARTIAL VIEW EXISTING 1ST FLOOR PLAN WITH PROPOSED PLAN, PARTIAL VIEW EXISTING 2ND FLOOR PLAN WITH PROPOSED PLAN WITH GENERAL NOTES, 1ST FLOOR ELECTRICAL PLAN, 1ST FLOOR ELECTRICAL PLAN, WITH GENERAL ELECTRICAL NOTES.
- A-3. ROOF PLAN WITH GENERAL ROOF NOTES.
- A-4. ELEVATION PLANS, SECTION WALL AND STAIRS DETAILS.
- A-5. FLASHING DETAILS WITH GENERAL NOTES.

TOTAL SQUARE FOOTAGE		SQUARE FOOTAGE	
1ST FLOOR, 2ND AND 3RD FLOOR	3,133	ENCLOSED CONDITIONED (1ST, 2ND AND 3RD FLOORS).	3,633
2 NEW STORY ADDITION (HEATING AND COOLING AREA).	500	UNCONDITIONED (ENTRY, BALCONIES AND GARAGE).	1,045
ENTRY, PATIO AND BALCONIES	514		
GARAGE	531		
TOTAL S.Q. :	4,678		

NOTES:	
A. AREA OF ALL ENCLOSED CONDITIONED SPACE.	SQ 3,633
B. ALL UNENCLOSED SPACE.	SQ 1,045
C. NEW ADDITIONS TOTAL SQ FOOTAGE	SQ 500
D. VOLUME OF ENCLOSED CONDITIONED SEE ENERGY REPORT. VOLUME IS# ().	

- NOTES:
- THIS IS A CONCEPTUAL ARCHITECTURAL DRAWINGS AND THIS DESIGN NEEDS ENGINEERING PLANS.
 - BUILDER AND CONTRACTORS WILL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, FINISH FLOOR ELEVATIONS, PLATE HEIGHTS, VERIFY PITCH, NEW FLOOR SYSTEM AND THE ROOF PLACEMENT OF CONVENTIONAL FRAME, MATCH EXISTING HOUSE AND ALL CONDITIONS OF THE JOB PRIOR TO CONSTRUCTION.
 - THE PURPOSE OF THESE PLANS IS TO ADD A NEW ADDITION AT THE REAR OF THE EXISTING HOUSE, FOR MORE INFORMATION SEE THIS PLANS.

MAP SHOWING BOUNDARY SURVEY OF
LOT 8, BLOCK 4, REPLAT OF PART OF DIVISION
C, ATLANTIC SHORES, DIVISION C, ACCORDING TO
THE MAP OR PLAT THEREOF AS RECORDED IN
MAP BOOK 15, PAGE 1 OF THE PUBLIC RECORDS
OF DUVAL COUNTY, FLORIDA.



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

PROPERTY INFORMATION

LEGEND:	
EXISTING HOUSE	
PROPOSED ADDITION	
METAL FENCE	
WOOD FENCE	

SQUARE FOOTAGE OF THE LOT	3,484.0
SQUARE FOOTAGE OF EXISTING HOUSE AND NEW ADDITION.	4,678.0
DRIVEWAY AND SIDEWALK.	313.0
AC PAD.	18.0
TOTAL SQUARE FOOTAGE	5,009.0
LOT COVERAGE PERCENT MAX. TO BUILD	42.0%
BUILDING COVERAGE IS 42% - IMPERVIOUS 42%.	

- NOTES:
- SET BACKS:
FRONT 20'
REAR 30'
SIDES 15' EACH SIDE.
TOTAL HIGH TO BUILD 35'
- SET BACKS ARE MEASURED TO THE FURTHERS PROJECTION ON SITE PLAN.
- THE HEIGHT OF THE NEW ADDITION SEE ELEVATIONS PLANS.
- EXISTING BUILDING HEIGHT REMAIN THE SAME.
- THIS SITE PLAN IS AN APPROXIMATE DESIGN BASED ON THE INFORMATION OBTAINED OF THE EXISTING SURVEY PLAN.

CUSTOMER HOLDEN RESIDENCE
ADDRESS 91 28TH AVE S JACKSONVILLE BEACH, FL
DESIGNED A.G.
DATE 01.18.26
SCALE AS NOTED.

FW: Objection to Resolution Application BOA#26-100061

From Planning Division <Planning@jaxbchfl.net>

Date Fri 8/28/2026 8:08 AM

To Danevsky Joseph <djoseph@jaxbchfl.net>; Michaela O'Banion <MOBanion@jaxbchfl.net>

 4 attachments (22 MB)

FORMAL OBJECTION TO VARIANCE REQUEST final (1).pdf; STORMWATER SOUTHEND 1.pdf; 91 28th st s approved variance 2021.docx; Flooded 1st stree s.jpg;

From: Kristen Fitzgerald <rorykgf@gmail.com>

Sent: Thursday, August 27, 2026 6:48 PM

To: Planning Division <Planning@jaxbchfl.net>

Subject: Objection to Resolution Application BOA#26-100061

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You don't often get email from rorykgf@gmail.com. [Learn why this is important](#)

Dear Mr. Popoli,

Please find the attached documents formally opposing the Variance Request BOA#26-100061:

1. Formal Letter of Objection
2. Photo of flooding in neighborhood
2. Storm Drain Map for the neighborhood
3. Previously approved Resolution in 2021 to reduce rear set back to 7ft. (BOA#21-100058)

Thank you

Kristen Fitzgerald

415-205-0086

FORMAL OBJECTION TO VARIANCE REQUEST

DATE: August 27, 2026

TO: City of Jacksonville Beach Board of Adjustment (BOA)

Planning and Development Department

11 North 3rd Street, Jacksonville Beach, FL 32250

CASE FILE: BOA#26-100061 (Rear Yard Setback Variance Request)

SUBJECT PROPERTY: 91 S. 28th Ave. Jacksonville Beach, FL

FROM: Concerned Neighbors & Affected Property Owners of District 2

To the Members of the Board of Adjustment:

This formal statement is submitted on behalf of the surrounding residents and affected property owners in District 2 to strongly oppose variance request **BOA#26-100061**. The applicant requests a 4.4-foot rear yard setback in lieu of the 7-foot setback previously approved, to construct a structural rear addition. We respectfully urge the Board to **DENY** this request based on clear legal standards, history of excessive relief, and severe local public infrastructure constraints.

1. History of Excessive Relief & Absence of Unique Property Hardship

The Board must note that the subject property has already received extraordinary variance relief. In case **BOA#21-100058**, this Board granted a massive 76% reduction, slashing the mandatory 30-foot setback down to just 7 feet. The current application (**BOA#26-100061**) seeks an additional encroachment down to a mere 4.4 feet. A variance requires a unique, immutable, physical hardship inherent to the land itself. Creeping, incremental requests to maximize a building's footprint for a personal preference do not constitute a legal hardship. This is a textbook example of a self-created hardship.

2. Severe Adverse Impact on Local Stormwater Infrastructure

Our street and properties already suffer from frequent, severe localized flooding during heavy summer thunderstorms and seasonal King Tides. On January 2, 2026, our District 2 City Councilman, Bill Horn, met with affected neighborhood residents on-site to discuss the flooding issues for the neighborhood. During the meeting, he provided the area's stormwater layout. Councilman Horn explicitly confirmed two critical realities:

- **Undersized Infrastructure:** The local storm drain infrastructure relies entirely on 15-inch stormwater pipes in our neighborhood. We submit the official City storm drain infrastructure map into the public record to substantiate this vulnerability.

- **No Capital Plans:** The City of Jacksonville Beach has no current structural plans, assigned budget, or timeline to replace or upsize these narrow 15-inch lines in our neighborhood.

3. Material Reduction of Critical Rain Absorbance Green Space

Reducing the rear yard setback from 7 feet down to 4.4 feet strips away essential pervious ground cover directly adjacent to neighboring lots. Instead of allowing heavy rainfall to soak naturally into the soil, this variance will replace green space with an impervious roofline and foundation footprint. This will cause immediate, accelerated stormwater sheet flow to pour off the new addition into neighboring yards, funneling additional volume directly into a 15-inch pipe network that the City has already verified cannot handle existing capacity. The applicant's desire for a larger structural addition cannot legally or ethically take priority over the neighborhood's public safety and flood protection.

Conclusion & Request for Relief

Because this second application fails to meet the strict legal thresholds for a unique land-based hardship, violates the intent of the Land Development Code, and poses a documented threat to our already compromised local stormwater infrastructure, we respectfully request that the Board of Adjustment uphold city standards and **DENY** Case **BOA#26-100061**.

Respectfully submitted,

Signature: *JR Patten*

Address: 2816 1st St South

Printed Name: Joseph R Patten

Date: 8/27/26

FORMAL OBJECTION TO VARIANCE REQUEST

BOA#26-100061

page 2

Signature: Mason M. Burnham Address: 90 27th AVE. S., JAX BCH. 32250
Printed Name: MASON M. BURNHAM Date: 8/27/26

Signature: James R. Burnham Address: 90 27th AVE. S., JAX BEACH 32250
Printed Name: JAMES R. BURNHAM Date: 8/27/26

Signature: Catherine Kelly Address: 25 27th AVE S. JAX BCH 32250
Printed Name: CATHERINE KELLY Date: 8/27/26

Signature: M. Kimmie Winston Address: 78 27th AVE. S. JAX BCH. 32250
Printed Name: M. KIMMIE WINSTON Date: 8/27/26

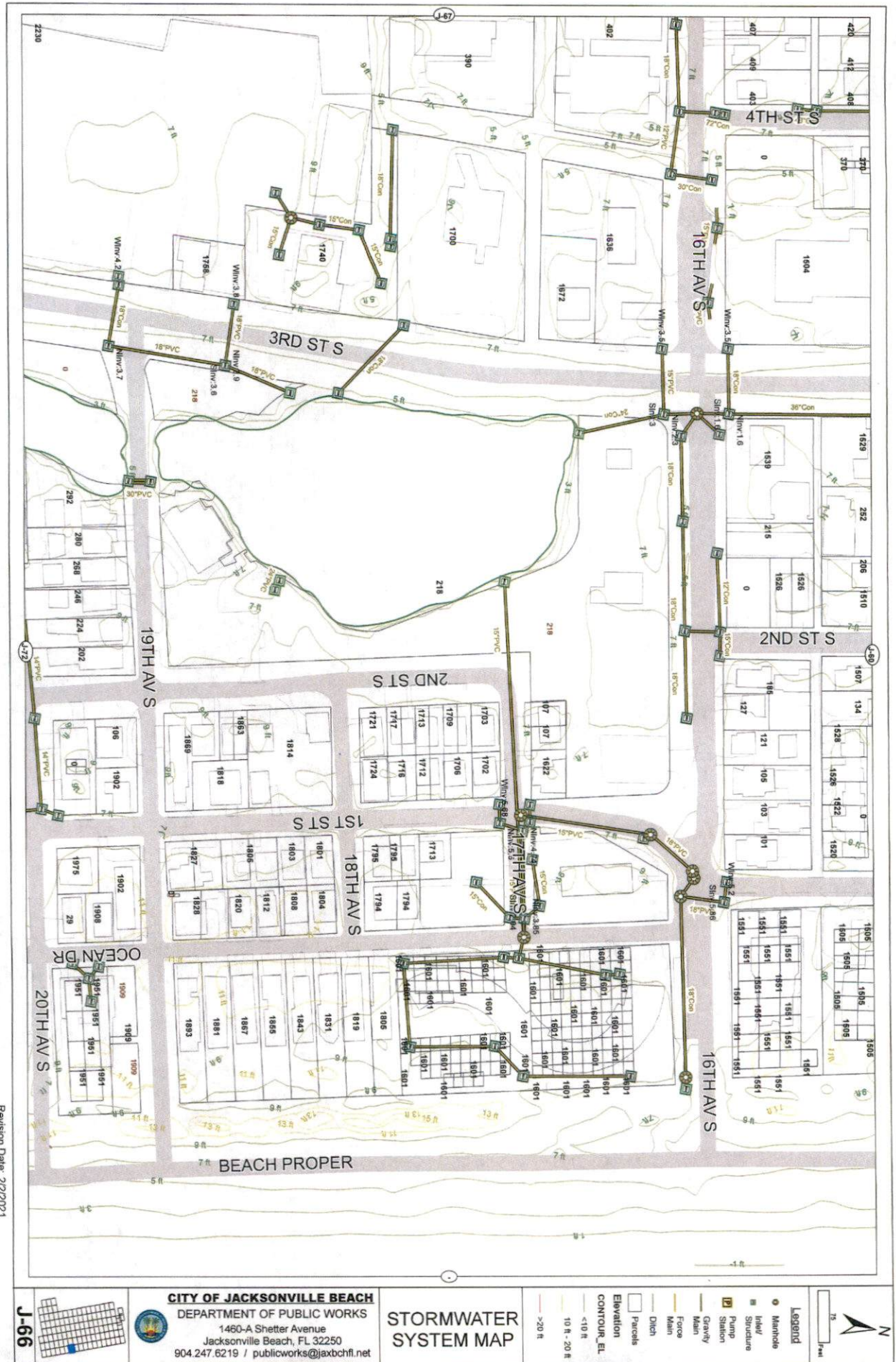
Signature: Erik Osterrieder Address: 22 27th AVE S. JAX BCH, FL 32250
Printed Name: ERIK OSTERRIEDER Date: 8/27/26

Signature: John Maio Address: 22 27th AVE. S.
Printed Name: JOHN MAIO Date: 8/27/26

Signature: Kristen Fitzgerald Address: 2516 1st ST S JAX BEACH, FL
Printed Name: Kristen Fitzgerald Date: 8/27/26

Signature: Terrence Kelly Address: 25 27th Ave S. JAX Beach, FL
Printed Name: Terrence Kelly Date: 8/27/26





Revision Date: 2/2/2021



CITY OF JACKSONVILLE BEACH
 DEPARTMENT OF PUBLIC WORKS
 1460-A Shetter Avenue
 Jacksonville Beach, FL 32250
 904.247.6219 / publicworks@jaxbchfl.net

STORMWATER SYSTEM MAP

Legend

- Manhole
- Inlet/Structure
- Pump Station
- Gravity
- Main
- Force
- Ditch
- Parcels

Elevation Contour, EL.

- >20 ft
- <10 ft
- 10 ft - 20 ft



Revision Date: 2/2/2021

J-72



CITY OF JACKSONVILLE BEACH
 DEPARTMENT OF PUBLIC WORKS
 1480-A Shetter Avenue
 Jacksonville Beach, FL 32250
 904.247.6219 / publicworks@jaxbchfl.net

STORMWATER SYSTEM MAP

Legend

- Manhole
- Inlet/Structure
- Pump Station
- Cany
- Main
- Force
- Ditch
- Parcels

Elevation
CONTOUR, EL.

- >20 ft
- 10 ft - 20 ft
- <10 ft

North Arrow

7.5 Feet



N

75 Feet

Legend

- Manhole
- Inlet/Structure
- ⊞ Pump Station
- Gravity Main
- Force Main
- Ditch
- Parcels

Elevation
CONTOUR_EL

- <10 ft
- 10 ft - 20 ft
- >20 ft

**STORMWATER
SYSTEM MAP**

CITY OF JACKSONVILLE BEACH
DEPARTMENT OF PUBLIC WORKS
1460-A Shelter Avenue
Jacksonville Beach, FL 32250
904.247.6219 / publicworks@jaxbchfl.net

J-86



Revision Date: 2/2/2021

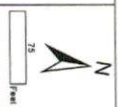
J-94



CITY OF JACKSONVILLE BEACH
 DEPARTMENT OF PUBLIC WORKS
 1460-A Shetter Avenue
 Jacksonville Beach, FL 32250
 904.247.6219 / publicworks@jaxbcfl.net

STORMWATER SYSTEM MAP

- Manhole
- Inlet/Structure
- Pump Station
- Force Main
- Ditch
- Parcel
- Elevation Contour, EL
- <10 ft
- 10 ft - 20 ft
- >20 ft





DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL RETURN - RECEIPT REQUESTED

FILE COPY

June 3, 2021

Michael Stauffer, Architect
1417 Sadler Road #195
Fernandina Beach, FL 32034

RE: DEVELOPMENT ORDER FOR VARIANCE
BOA#21-100058
91 28th Avenue South
Lot 8, Block 4, *Atlantic Shores, Ocean Front Section Division C*

Dear Mr. Stauffer,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, June 01, 2021, in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider a development permit application requesting to deviate from the requirements of the Land Development Code as described below:

- 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum;
- 34-336(e)(1)c.2, for corner side and side yard setbacks of 6 feet both in lieu of 10 feet minimum;
- 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; and
- 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum

To allow for construction of a new single-family dwelling

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

The Board **Approved** the request.

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

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net
www.jacksonvillebeach.org



CONTINUED ON PAGE 2

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF JACKSONVILLE BEACH – CITY HALL BUILDING
11 NORTH THIRD STREET
JACKSONVILLE BEACH, 32250

AUGUST 27, 2026

RE: FORMAL OBJECTION TO VARIANCE REQUEST BOA#26-100061
(REAR YARD SETBACK 91 S. 28TH AVE. RE# 181625-0000)

Dear Board of Adjustment Members,

As the neighbors to the rear of 91 S. 28th Ave, we are objecting to the additional variance request referenced above.

HISTORY OF DISPROPORTIONATE RELIEF & ABSENCE OF UNIQUE PROPERTY HARDSHIP

This property, which the new, existing home was built on less than three years ago, has already been approved for a 7' variance (BOA#21-100058). We also received a 7' variance for our lot, meaning our homes are only 14' apart currently. If this additional variance is approved, our properties would be just over 11' apart on both the first and second floors. Under Jacksonville Beach land development regulations, a variance requires demonstrating an unnecessary hardship inherent to the land. Nothing about the existing lot has changed since the original, very generous, variance was approved. We know because we also built a new home and had to contend with the odd-shaped lot. The applicant purchased the existing (new build) home less than three years ago. The applicant's desire for a larger footprint now is a personal preference, therefore a self-created hardship, not a legal hardship.

ADVERSE IMPACT TO RAIN ABSORBANCE AND WATER RUNOFF

Reducing the rear yard setback from 7 feet down to 4.4 feet also removes much-needed pervious ground cover directly adjacent to our lot, and next to 1st Street, which already has existing water issues. Instead of allowing heavy rainfall to soak naturally into the soil, this variance would replace pervious ground cover with an impervious roofline and foundation footprint. With increasingly severe storms, this will cause standing water and runoff issues for many in our neighborhood. The applicant's desire for a major structural addition cannot legally nor ethically take priority over the neighborhood's public safety and flood protection.

Additionally, we have concerns about personal privacy, increased noise and access to natural light if this application is approved. We have attached photos from the rear of our property, facing the rear of the applicant's property, to further illustrate how close our houses are, how small the lots are, and hopefully to reinforce why we object to this application.

Respectfully submitted,

The block contains two handwritten signatures in black ink. The first signature on the left is 'Jim Burnham' and the second signature on the right is 'Mason Burnham'. Both signatures are fluid and cursive.

Jim and Mason Burnham
90 27th Ave. S., Jacksonville Beach, FL 32250

P.S. We (along with all but one neighbor) never received the Public Notice letter from Jacksonville Beach re: this variance, which is why we are sending this letter today as that is the first time we saw information on how to object.











BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	08/24/2026
SUBJECT:	BOA #26-100059 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, September 1, 2026 Board of Adjustment Meeting.

BOA #26-100059

ZONING: RM-2
RE NO.: 174776-000
LEGAL: Lot 9, *Pritchards-Clarsen R/P*
ADDRESS: 22 N 20th Ave

REQUEST:

Section(s): 34-615(e)(1)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, 34-615(e)(1)(c)(3), for a rear yard setback of 15 feet in lieu of 20 feet, 34-615(e)(1)(e), for primary structure and required driveway of 47.1% in lieu of 45% maximum, to allow for construction of a new single-family dwelling, located at **property addressed 22 N 20th Ave RE# 174776-0000, legally described as Lot 9, *Pritchards-Clarsen R/P***

EXISTING CONDITIONS:

The subject property is located in the High Density Residential future land use category and is in the Residential, multi-family: RM-2 zoning district. The subject site consists of a single-family dwelling platted lot of record, circa 1924. The property measures 45 feet in width and 66 feet in depth on one side and 62 feet in depth on the other side, with an overall lot area of 2,918 square feet. The applicant plans to demolish the current dwelling in order to build a new single family home. Due to the size and configuration of the lot, the proposed development would not meet certain dimensional requirements of the current RM-2 zoning standards. The applicant has requested relief from a front setback for a rear yard setbacks and relief from primary structure and required driveway. 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 is an existing lot of record platted prior to the current Land Development Code (1924), which therefore entitles the owner to build on the lot and the City to recognize it as a legal lot. The subject property currently consists of a single family dwelling that will be demolished. The dimensional limitations associated with the lot are not the result of actions taken by the current property owner. Several properties within the surrounding neighborhood contain nonconforming lots that have required or will require similar variances for residential development. The applicant has proposed a site plan intended to minimize the extent of the variances while allowing for the construction of a single-family home.

The proposed development maintains the single-family residential use of the property and is consistent with the High 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.

Granting the variance does not confer special privileges, instead it allows the property owner to redevelop the lot with a new single-family home. The requested variances are necessary to enable the reasonable use of the property for residential purposes. Staff finds that the requested variances are minor, proportional, and represent the minimum relief necessary to allow reasonable use of the property. The proposal is consistent with the intent of the Jacksonville Beach Land Development Code and maintains the character of the surrounding residential neighborhood.

MINIMUM DIMENSIONAL STANDARDS:

Dimensional standards. The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RM-2 zoning district.

(1) Urban single-family.

a. *Minimum lot area:* Three thousand five hundred (3,500) square feet.

b. *Minimum lot width:* Thirty (30) feet at the building line.

c. *Minimum yards:*

1. *Front yard:* Twenty (20) feet.

2. *Side yard:* Five (5) feet.

3. *Rear yard:* Twenty (20) feet.

d. *Minimum floor area:* A single-family dwelling unit shall contain a minimum of one thousand (1,000) square feet of conditioned living area and a one (1) car garage. Garages shall not be included as part of the single-family dwelling unit's minimum square footage. Additionally, two spaces shall be provided in the driveway.

e. *Maximum lot coverage for primary structure and required driveway:* Forty-five (45) percent.

f. *Maximum impervious surface:* Sixty (60) percent.

g. *Maximum height:* Thirty-five (35) feet.

h. *Accessory uses 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 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. As noted above, the lot is a legally recognized nonconforming lot of record. The nature of the historically platted lot of record, which is considered buildable under the code, is the reason for the request and is real and demonstrated hardship. The irregular shape and diminished size are hardships associated with the lot in the RS-1 zoning district. The depth, in particular, is a challenging aspect compared to typical lots in RM-2.

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

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

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

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance. Granting the requested variance will not confer special privileges to the applicant. The relief requested is the minimum necessary to allow the new dwelling design. Other similarly constrained properties may seek comparable relief, and approval here does not create an advantage unavailable to others in like circumstances. Granting the variance brings equity to the applicant by getting them closer to the rights allowed under RM-2, but for which they are restricted by the nonconforming nature of the lot due to its size and irregular shape.

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

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land. Strict enforcement of the current LDC would prohibit the applicant from making reasonable improvements to their parcel. This would deprive the applicant of opportunities commonly enjoyed by other residential property owners, creating an unnecessary and undue hardship. Were the lot of a more typical rectangular shape, with typical depth for RM-2, the reduction in the front and rear yard setback would be less necessary.

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

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

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

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

STAFF RECOMMENDATION:

Per Section 34-572 of the Land Development Code, and based on the provided application and analysis stated in this report, the Planning and Development Department finds the application meets all the applicable standards for a variance therefore and recommends **Approval** of **BOA#26-100062**.



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

ATTACHMENTS:

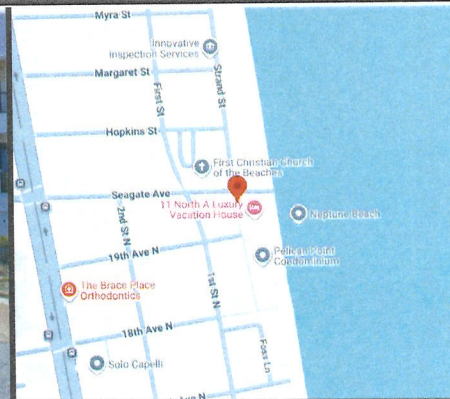
1. 26-100062pics
2. BOA#26-100062 Application
3. Mankin Opposition
4. Mankin Opposition 2
5. Mankin Opposition 3
6. Mankin Opposition 4
7. Mankin Opposition 5



CROCKETT LAW P.L.

REAL ESTATE LAW

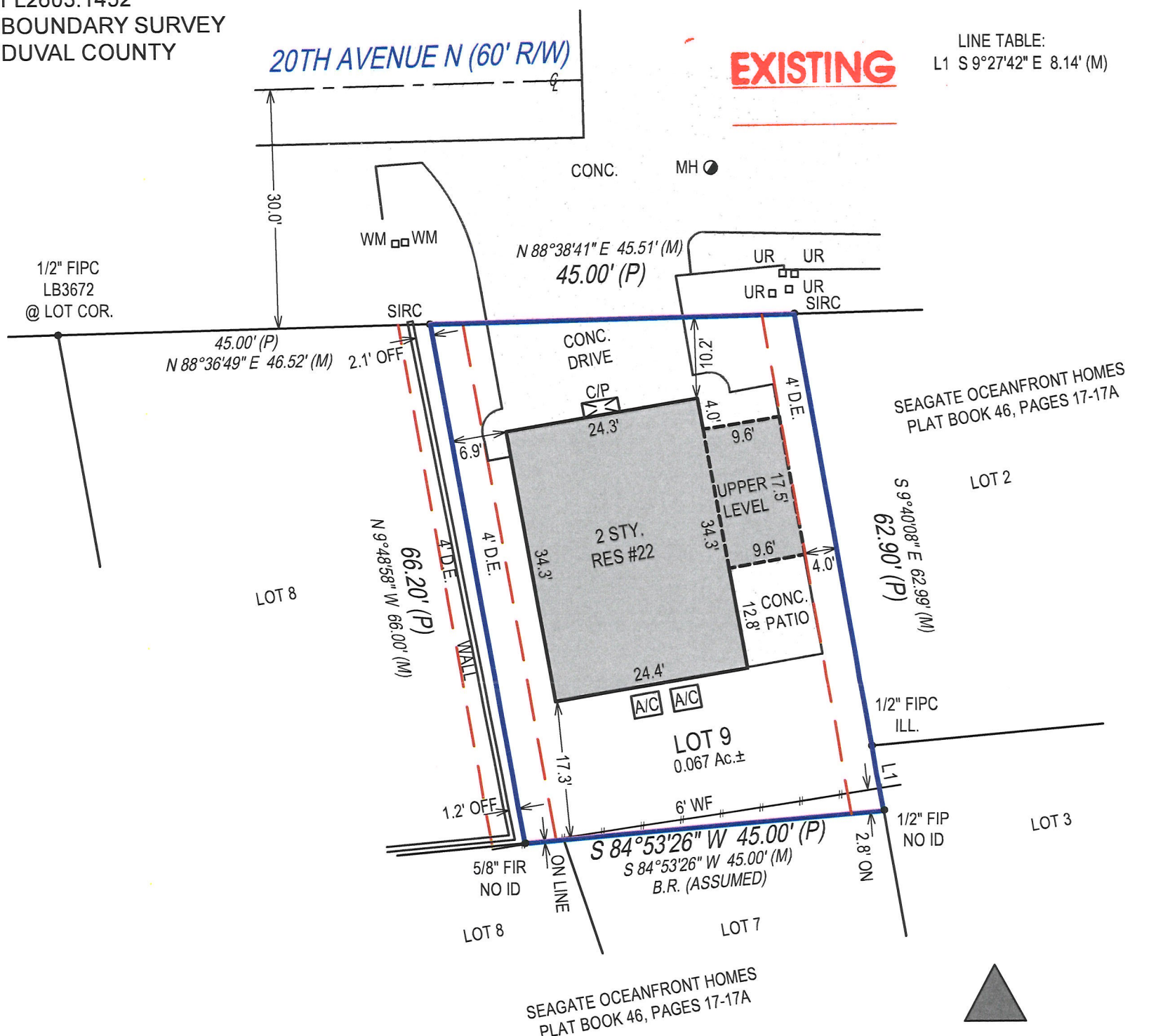
10033 Sawgrass Drive West, Suite 125 | Ponte Vedra



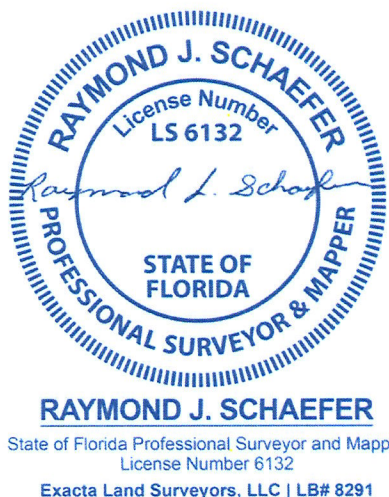
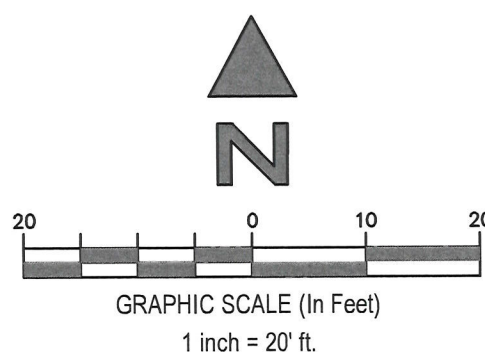
PROPERTY ADDRESS: 22 20TH AVENUE N, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2603.1452

FL2603.1452
BOUNDARY SURVEY
DUVAL COUNTY



SURVEYOR'S NOTES:
FENCES EXIST; OWNERSHIP NOT DETERMINED.
D.E. - DRIVEWAY EASEMENT



SURVEYORS CERTIFICATION:

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

POINTS OF INTEREST:

NONE VISIBLE



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



**AFFILIATE
MEMBERS**

DATE SIGNED: 03/24/26
FIELD WORK DATE: 3/23/2026
REVISION DATE(S): (REV.0 3/24/2026)

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

PROPOSED HOME

SITE INFO

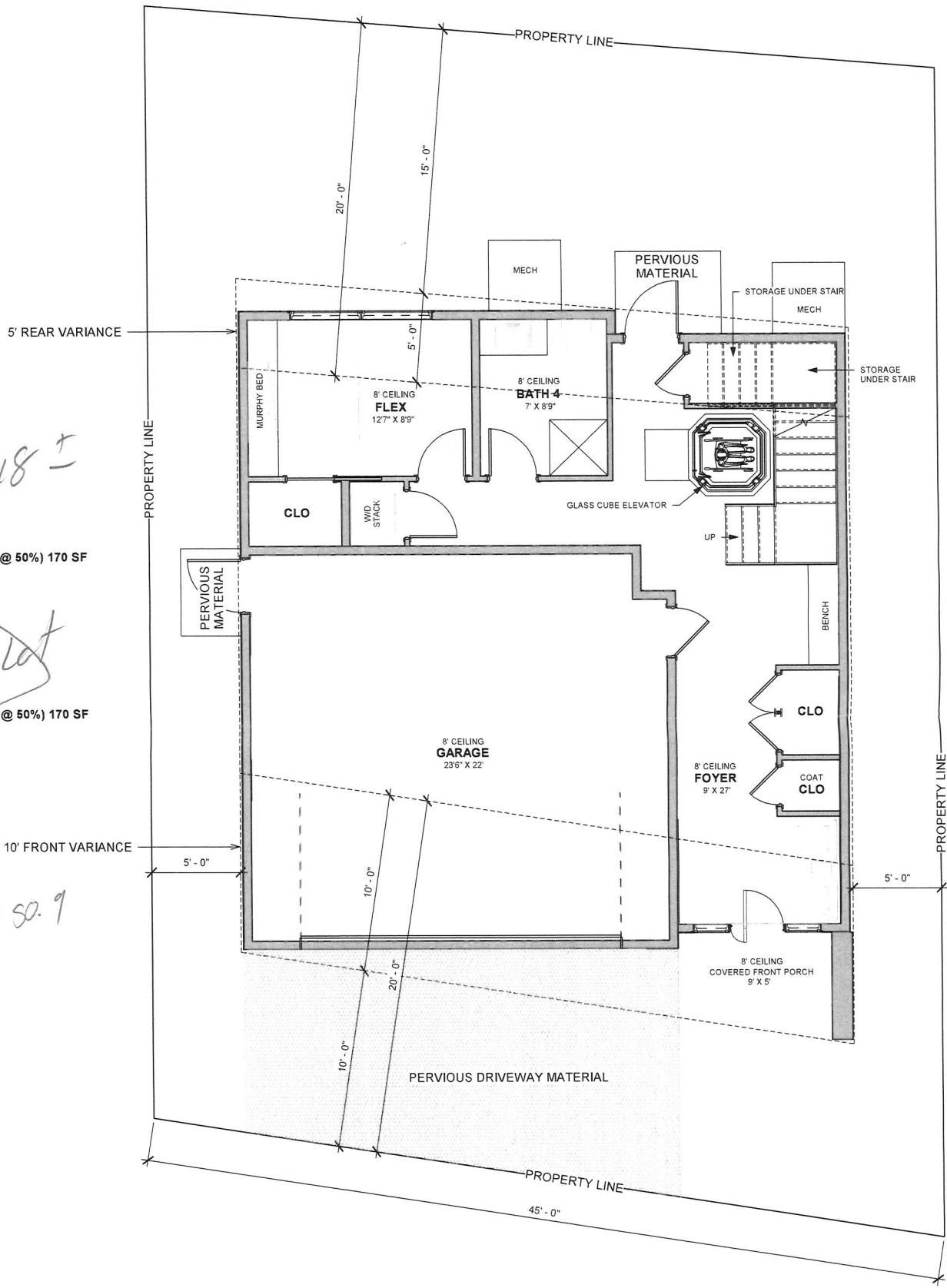
REAL ESTATE #: 174775-0000
ZONING: JRM-2

IMPERVIOUS ANALYSIS

APPROX LOT: 2,866.79 SF
PRIMARY STRUCTURE: 1,206 SF
DRIVEWAY & LEAD WALK : 340 SF (pervious paver credit @ 50%) 170 SF
MECH PAD: 40 SF
TOTAL IMPERVIOUS: 1,416 SF
 $1,416 \text{ SF} / 2,866.79 = 49.39\% \text{ IMPERVIOUS}$
DRIVEWAY & LEAD WALK : 340 SF (pervious paver credit @ 50%) 170 SF
SIDE PORCH PAD (PERVIOUS PAVER): 20 SF
REAR PORCH PAD (PERVIOUS PAVER): 25 SF
GREEN SPACE: 1,235.79 SF
TOTAL PERVIOUS: 1,450.79 SF
 $1,450.79 / 2,866.79 = 50.61\% \text{ PERVIOUS}$
TOTAL LOT COVERAGE: 1,631 SF/ 2,866.79 SF = 56.89%

SF ANALYSIS

FIRST FLOOR CONDITIONED: 646 SF
SECOND FLOOR CONDITIONED: 1,073 SF
THIRD FLOOR CONDITIONED: 1,150 SF
TOTAL CONDITIONED: 2,869 SF
GARAGE: 560 SF
FRONT PORCH: 40 SF
BALCONY: 130 SF
TOTAL UNDER ROOF: 3,578 SF
ROOF: 1300 SF



AUG 17



VARIANCE APPLICATION

BOA No. 26-100062
HEARING DATE 9/1

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>COLLINS BUILDERS GROUP, LLC</u>	Telephone:	<u>904-268-2511x 105</u>
Mailing Address:	<u>3840 CROWN POINT RD SUITE C</u> <u>JACKSONVILLE, FL 32257</u>	E-Mail:	<u>LWOOD@COLLINSBUILDERS</u> <u>FLA</u>
Agent Name:	<u>ASHLEY B. COLLINS</u>	Telephone:	<u>904-268-2511</u>
Mailing Address:	<u>3840 CROWN POINT RD SUITE C</u> <u>JACKSONVILLE, FL 32257</u>	E-Mail:	<u>ACOLLINS@COLLINSBUILDERS</u> <u>NET</u>
Landowner Name:	<u>JOSEPH HILL</u>	Telephone:	<u>774-454-7616</u>
Mailing Address:	<u>410 MORGAN WOOD DRIVE</u> <u>WESTEND, NC 37376</u>	E-Mail:	<u>JDEHILL@INLONGEVITY</u> <u>.COM</u>

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

VARIANCE DATA

Street address of property and Real Estate Number: 22 20TH AVENUE N, JAX BEACH RE#174776-0000
Legal description of property (Attach copy of deed): 9-4 28-2S-29 E PRITCHARDS-CLARSEN R/P LOT 9
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 IS SUBSTANDARD IN SIZE @ 2916sq. FOR THIS REASON,
WE ARE REQUESTING A FRONT YARD SETBACK OF 10' IN LIEU OF 20'
AND A REAR YARD SET BACK OF 15' IN LIEU OF 20'

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION:	<u>6M-2</u>	FLOOD ZONE:	
CODE SECTION (S):			



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, ASHLEY B COLLINS, 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

ASHLEY B. COLLINS

PRINT APPLICANT NAME

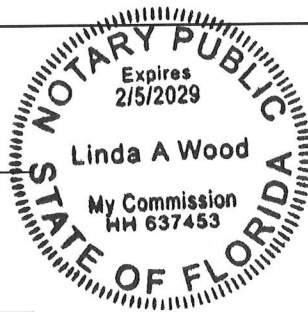
7/29/26

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29TH day of 29TH JULY, 20 26, by ASHLEY COLLINS who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE



LINDA A WOOD

PRINT NOTARY NAME

(Affix Notary Seal Above)



Agent or Applicant Authorization from Property Owner - Affidavit

Date: 7.30.26

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

Re: Agent or Applicant Authorization for the following property: 22 20th Avenue North, Jax Beach, FL 32250

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in the attached application. Said owner hereby authorizes and empowers Collins Builders Group, LLC / Ashley B Collins to act as agent or applicant to file application(s) for Variance Request in regards to the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requests.

If *Owner is Corporate Entity; Print Corporate Name:

If Owner is an Individual; Print Name: Joseph Hill

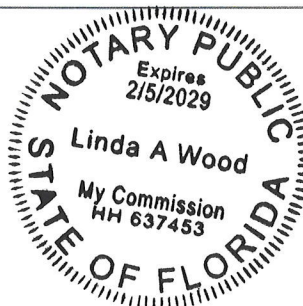
Signature of owner:  Signed by: 91675EB2C5BA41D...

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

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30th day of JULY, 20 26, by JOSEPH HILL, who is personally known to me or produced _____ as identification.


NOTARY PUBLIC SIGNATURE

Linda A Wood
PRINT NOTARY NAME



(Affix Notary Seal Above)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

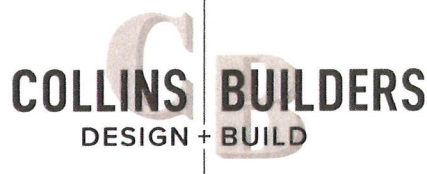
Section 34-566

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

Section 34-572.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	YES	PLEASE SEE ATTACHED
(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	" "



July 30, 2026

City of Jacksonville Beach Planning and Development Department,

On behalf of the property owner, Joseph and Paula Hill, we respectfully request approval of a variance for the property located at 22 20th Avenue North, Jacksonville Beach, which is a legally existing lot of record that does not conform to the minimum lot dimensions required under the current City of Jacksonville Beach Land Development Code.

The subject property was created prior to the adoption of the current zoning regulations and is considered a non-conforming lot. Due to its substandard width and/or area, strict application of the current development standards prevents the property from being reasonably improved in a manner consistent with other residential properties in the surrounding neighborhood.

The hardship associated with this request is unique to the property itself. The hardship results from the historical dimensions of the lot and the subsequent adoption of current zoning requirements. Without the requested variance, the property cannot be reasonably developed despite being a legally established parcel.

The proposed development has been designed to be compatible with the surrounding neighborhood and to minimize any potential impacts on adjacent properties. The requested variance represents the minimum relief necessary to allow for reasonable use of the property while maintaining the intent of the City's zoning regulations. The project will comply with all applicable building, stormwater, and engineering requirements, and every effort has been made to meet or exceed the applicable development standards wherever feasible.

Approval of this request will not confer a special privilege unavailable to other similarly situated properties. Rather, it will place this lot on equal footing with its neighboring parcels that have been recently developed or are capable of reasonable development in the future. Furthermore, granting the variance will not create a public nuisance, or be detrimental to public health, safety, or welfare. Additionally, it will not adversely affect adjacent properties or the character of the neighborhood.

For these reasons, we respectfully request that the City of Jacksonville Beach approve the requested variance. We appreciate your consideration and welcome the opportunity to answer any questions or provide additional information during the public hearing process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ashley B Collins". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Ashley B Collins

HILL JOSEPH W 
112 20TH AVE N
JACKSONVILLE BEACH, FL 32250-7455
HILL PAULA J

Primary Site Address
22 N 20TH AVE
Jacksonville Beach FL 32250-

Official Record Book/Page
21901-00661

Tile #
9428

22 N 20TH AVE

Property Detail

RE #	174776-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03186 PRITCHARDS-CLARSEN R/P PT
Total Area	2916

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$140,158.00	\$157,968.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$718,875.00	\$632,610.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$859,033.00	\$790,578.00
Assessed Value	\$429,676.00	\$790,578.00
Cap Diff/Portability Amt	\$429,357.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$50,722.00	See below
Taxable Value	\$378,954.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21901-00661	4/28/2026	\$1,200,000.00	WD - Warranty Deed	Qualified	Improved
21863-01560	4/9/2026	\$100.00	MS - Miscellaneous	Unqualified	Improved
09945-00314	4/2/2001	\$335,000.00	WD - Warranty Deed	Qualified	Improved
05584-02027	11/3/1982	\$68,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0102	RES HD 20-60 UNITS PER AC	JRM-2	45.00	64.00	Common	45.00	Front Footage	\$632,610.00

Legal

LN	Legal Description
1	9-4 28-2S-29E
2	PRITCHARDS-CLARSEN R/P
3	LOT 9

Buildings

Building 1

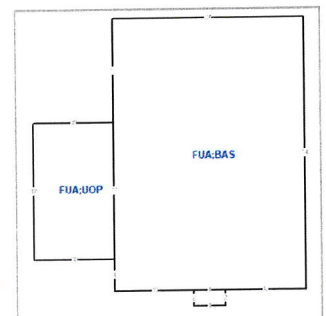
Building 1 Site Address
22 N 20TH AVE Unit
Jacksonville Beach FL 32250-

Building Type	0102 - SFR 2 STORY
Year Built	1933
Building Value	\$157,968.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	816	816	775
Base Area	816	816	816
Unfin Open Porch	8	0	2
Finished upper story 1	170	170	162
Unfin Open Porch	170	0	34
Total	1980	1802	1789

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	

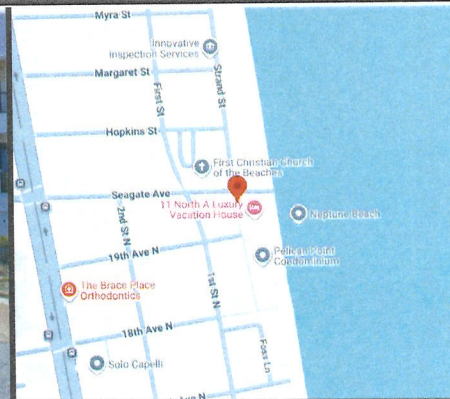




CROCKETT LAW P.L.

REAL ESTATE LAW

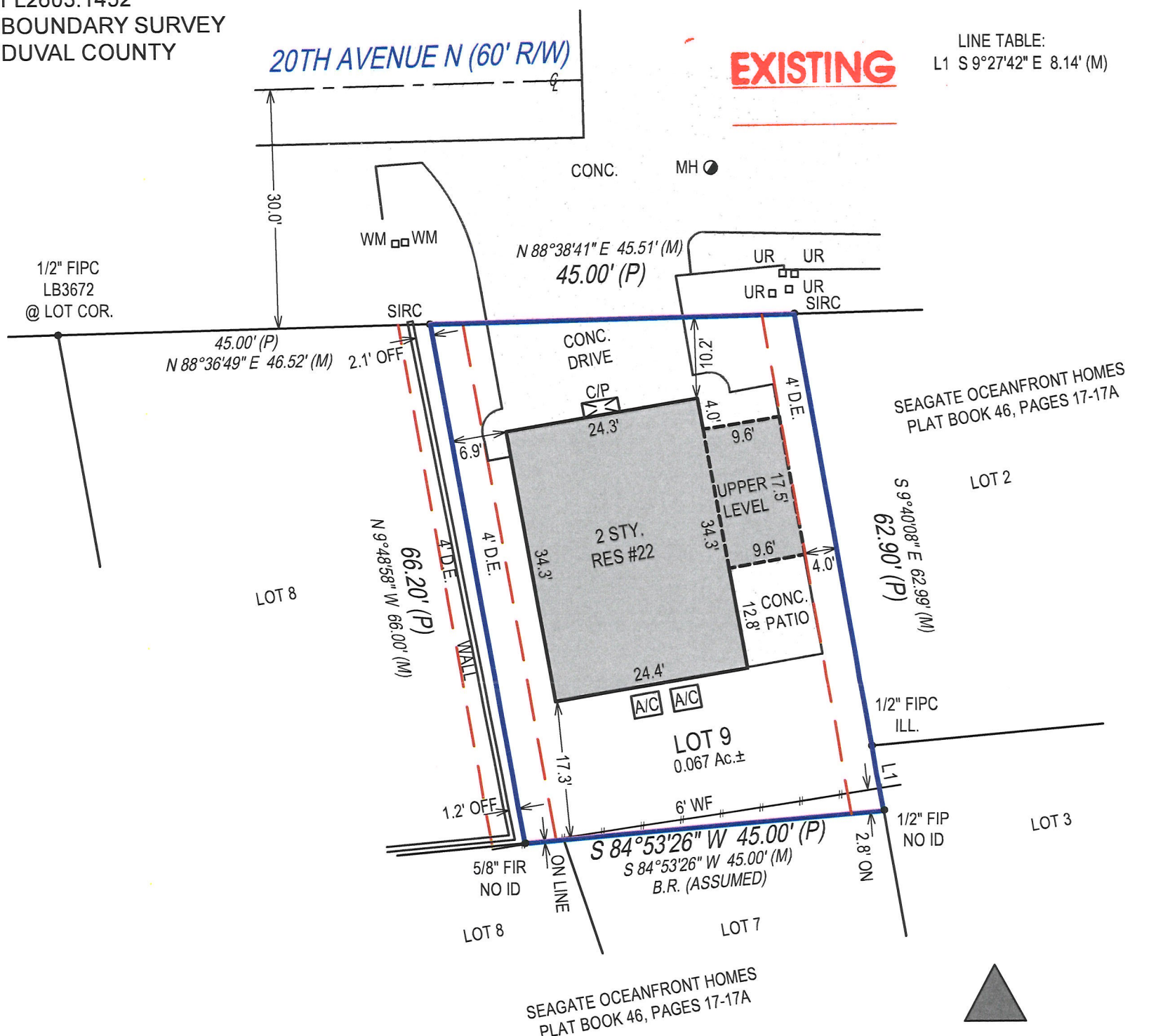
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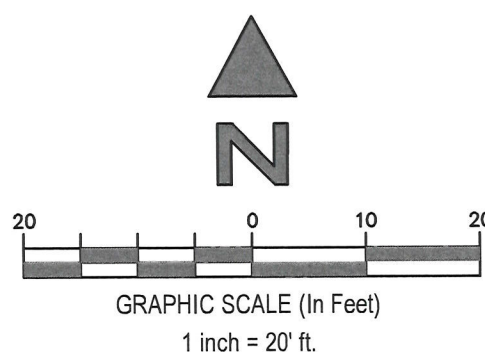
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FL2603.1452
BOUNDARY SURVEY
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LB# 8291
o: 866.735.1916 | f: 866.744.2882
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MEMBERS

DATE SIGNED: 03/24/26
FIELD WORK DATE: 3/23/2026
REVISION DATE(S): (REV.0 3/24/2026)

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

PROPOSED HOME

SITE INFO

REAL ESTATE #: 174775-0000
ZONING: JRM-2

IMPERVIOUS ANALYSIS

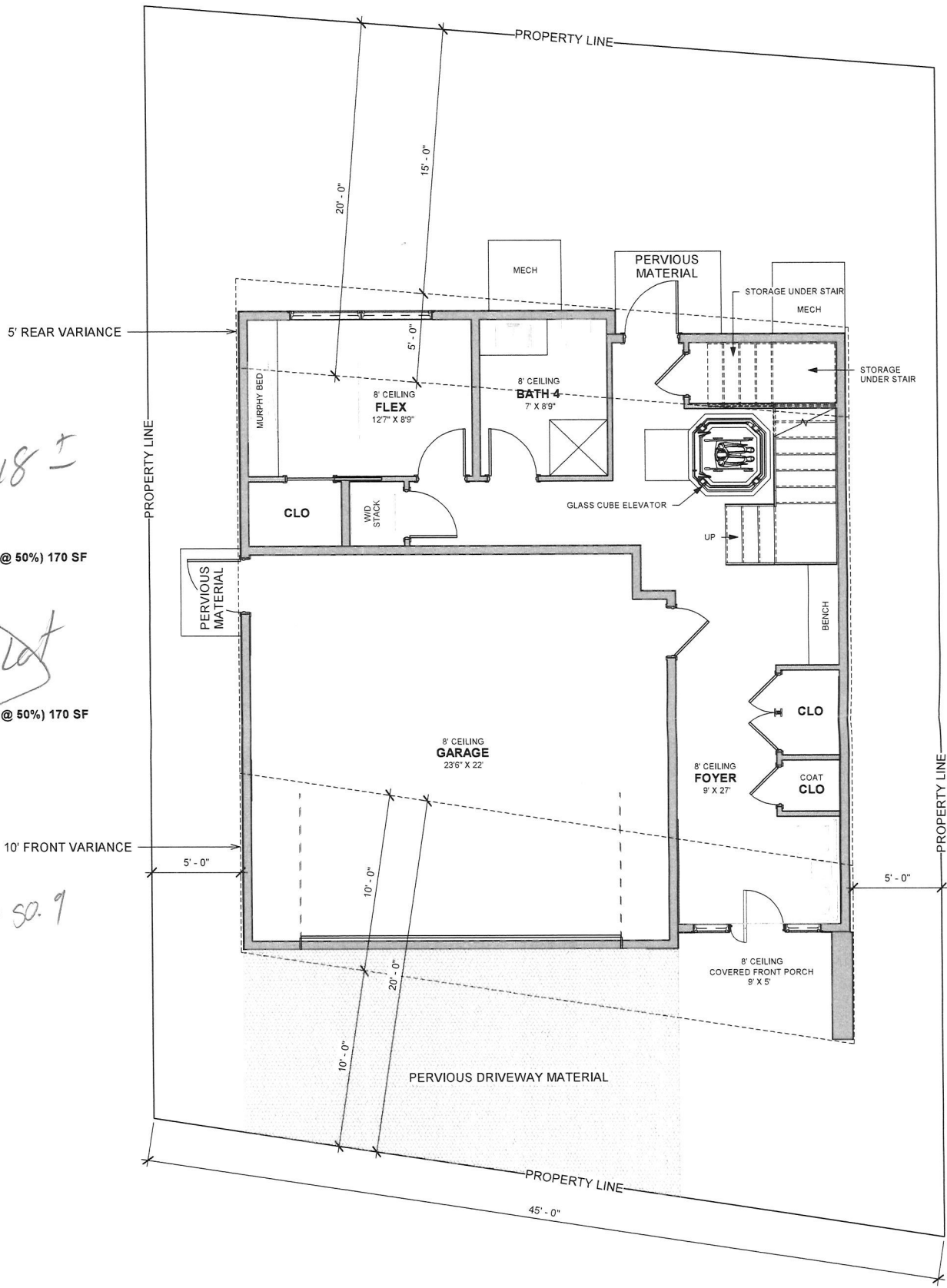
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MECH PAD: 40 SF
TOTAL IMPERVIOUS: 1,416 SF

1,416 SF/2,866.79= 49.39% IMPERVIOUS
47.6 47.1% lot
DRIVEWAY & LEAD WALK : 340 SF (pervious paver credit @ 50%) 170 SF
SIDE PORCH PAD (PERVIOUS PAVER): 20 SF
REAR PORCH PAD (PERVIOUS PAVER): 25 SF
GREEN SPACE: 1,235.79 SF
TOTAL PERVIOUS: 1,450.79 SF

1,450.79/2,866.79= 50.61% PERVIOUS
TOTAL LOT COVERAGE: 1,631 SF/ 2,866.79 SF = 56.89% 50.9

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SECOND FLOOR CONDITIONED: 1,073 SF
THIRD FLOOR CONDITIONED: 1,150 SF
TOTAL CONDITIONED: 2,869 SF
GARAGE: 560 SF
FRONT PORCH: 40 SF
BALCONY: 130 SF
TOTAL UNDER ROOF: 3,578 SF
ROOF: 1300 SF



AUG 17

FW: Formal Objection to BOA#26-100062 (22 N 20th Ave) – Sept 1 Hearing

From Planning Division <Planning@jaxbchfl.net>

Date Thu 8/27/2026 8:11 AM

To Danevsky Joseph <djoseph@jaxbchfl.net>; Michaela O'Banion <MOBanion@jaxbchfl.net>

 4 attachments (3 MB)

7921.png; 7915.png; 7923.png; 7922.png;

From: Anastasia Mann <anastasiamn@gmail.com>

Sent: Wednesday, August 26, 2026 11:56 PM

To: Planning Division <Planning@jaxbchfl.net>

Subject: Formal Objection to BOA#26-100062 (22 N 20th Ave) – Sept 1 Hearing

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You don't often get email from anastasiamn@gmail.com. [Learn why this is important](#)

Members of the Board of Adjustment and Planning Staff,

I'm submitting this objection today, August 26. According to the postmark, the notice was mailed on August 14, but it did not arrive at my residence until today. I respectfully request it be entered into the record and staff packet notwithstanding the five-business-day deadline, as this was due to mailing/delivery delays outside of my control.

This is a formal objection to variance application BOA#26-100062 for 22 N 20th Ave (RE# 174776-0000, Lot 9, Pritchards-Clarsen R/P) for the September 1, 2026 hearing. I own property within the 300-foot notice radius at 2088 1st St N.

The application requests a front setback of 10 ft in lieu of 20 ft (50% reduction, Sec. 34-615(e)(1)(c)(1)), a rear setback of 15 ft in lieu of 20 ft (Sec. 34-615(e)(1)(c)(3)), and lot coverage of 47.1% in lieu of 45% (Sec. 34-615(e)(1)(e)). I respectfully ask the Board to deny this application for the following reasons:

1. No Legal Hardship: Under LDC Sec. 34-286, a variance requires hardship unique to the land itself, not one created by the design chosen for it. Public records show the property was purchased on April 28, 2026 for \$1,200,000 and listed for sale less than four months later at \$1,695,000, with the listing marketing a proposed 3-story home on this 3,049-square-foot lot (MLS #2160504). Fitting a structure of this scale on a lot this size appears to be the basis for the requested reductions, which suggests the hardship is a result of the design chosen for the property rather than any physical constraint of the lot itself.

2. Streetscape Impact: A 50% front setback reduction breaks the established building line and risks obstructing neighboring sightlines.

3. Cumulative Effect: Three variances requested together, front setback, rear setback, and lot coverage, compound their impact, allowing a structure larger and closer to the property lines than the Code intends.

I ask that the Board require a design that complies with the Code's setback and coverage standards. I've attached the listing materials and price history for the record and respectfully request this letter be entered into the record for the Board's consideration.

Thank you for your time and consideration.

Sincerely,
Anastasia Mankin
2088 1st St N Jacksonville Beach FL
904-314-7831

**KRISTA FRACKE**Ponte Vedra Beach, St. Johns County, Nocatee,
Jacksonville eTown & Seven Pines**ACTIVE** · 9 DAYS ON MARKET**22 20th Avenue N**

Jacksonville Beach, FL 32250

\$1,695,000

\$941/sqft

Est. \$8,705/mo

MLS# 2160504

3

BEDS

2

BATHS

1,802

SQ FT

1933

BUILT

—

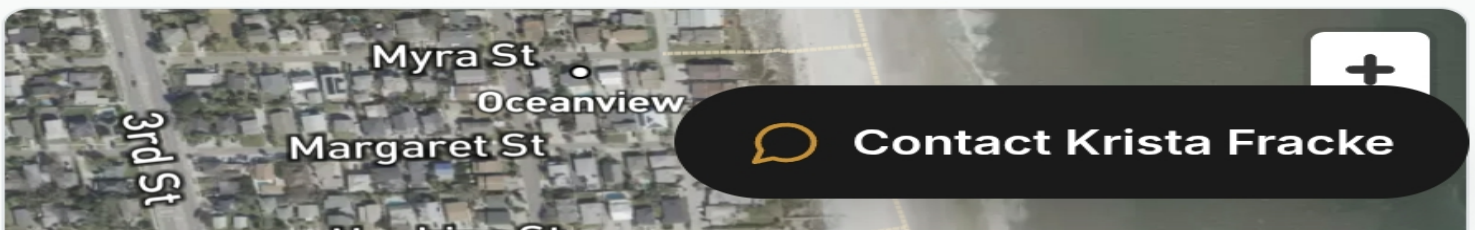
GARAGE

No

POOL

ABOUT THIS HOME**Jacksonville Beach**

Image the panoramic views from the roof top of your new 3 story ocean view home. Plans available upon request. Survey attached under documents.





Price history

Date	Event	Price
8/21/2026	Listing removed	\$1,695,000 \$941/sqft

Source: realMLS #2160504 [Report](#)

8/17/2026	Listed for sale	\$1,695,000 +41.3% \$941/sqft
-----------	-----------------	--

Source: realMLS #2160504 [Report](#)

4/28/2026	Sold	\$1,200,000 +258.2% \$666/sqft
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Source: realMLS #2142315 [Report](#)

4/10/2001	Sold	\$335,000 \$186/sqft
-----------	------	-------------------------

Source: Public Record [Report](#)

[Hide](#)

Public tax history

[Claim home](#)

Get a cash offer
in just 3 mins, no obligation



Closed

\$1,200,000

3 beds 2 baths 1,802 sqft

22 20TH Avenue N, Jacksonville Beach, FL
32250

Est. refi payment: \$8,239/mo [Refinance your loan](#)



Single Family
Residence



Built in 1933



3,049 Square Feet Lot



\$1,655,500 Zestimate®

Get a cash offer in 3 minutes

Find out how much your home could sell for in as little as 3 minutes with a no-obligation cash offer.

[Claim home](#)

[Get a cash offer](#)
in just 3 mins, no obligation



22 20TH Avenue N

Jacksonville Beach, FL
32250

\$1,695,000

MLS # 2160504

 3 Beds

 2 Baths

Image the panoramic views from the roof top of your new 3 story ocean view home. Plans available upon request. Survey attached under documents.

Property Summary

Location

Area	211-Jacksonville Beach-NE
City/Township	Jacksonville Beach
Water View	0
Waterfront	0
Subdivision	Jacksonville Beach
County	Duval
Zoning Description	Single Family
WalkScore	0

