



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, November 2, 2021

7:00 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

John Moreland (Chairperson), Alexi Gonzalez (Vice-Chairperson), Francis Reddington, Jeff Truhlar, Owen Curley
Alternate: Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held October 19, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#21-100152**

Applicant: Chad Bolen

Agent: N/A

Owner: Chad Bolen

Property Address: 610 Holly Drive

Parcel ID: 177848-0000

Legal Description: Lot 2, Block 10, *Pine Grove Unit 2*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)c.2, for a north side yard setback of 6.7 feet in lieu of 10 feet minimum and south side yard setback of 7 feet in lieu of 10 feet minimum; and 34-336(e)(1)e for lot coverage of 42% in lieu of 35% maximum and 34-336(e)g for an accessory structure setback of 4 feet in lieu of 5 feet minimum to allow for construction of a new swimming pool, pool deck and to rectify existing non-conformities at an existing single family dwelling

B. **Case Number(s): BOA#21-100153**

Applicant: Jennifer & Michael L. Rotondo, Jr.

Agent: Leland Blake Jordan
Owner: Jennifer & Michael L. Rotondo, Jr.
Property Address: 2601 Madrid Street
Parcel ID: 180689-0000
Legal Description: Lot 12, Block 24, *Replat Unit No. 1, Atlantic Shores*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for an east corner side yard setback of 10 feet in lieu of 20
Consider: feet required; 34-336(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30
feet minimum; and 34-336(e)(1)e, for lot coverage of 48% in lieu of 35%
maximum to allow for the construction of a new rear and side addition to an
existing single family dwelling

C. **Case Number(s): BOA#21-100154**

Applicant: Kelly & Daniel Perez
Agent: N/A
Owner: Perez Family Trust - Daniel & Kelly Perez
Property Address: 202 37th Avenue South
Parcel ID: 180385-0010
Legal Description: Lot 1, Block 1, *Avalon Unit One*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet
Consider: minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35%
maximum to allow for the construction of a new swimming pool deck and to
rectify an existing non-conforming setback at an existing single-family
dwelling

D. **Case Number(s): BOA#21-100088**

Applicant: Robert A. & Debra L. Brinker
Agent: N/A
Owner: Robert A. & Debra L. Brinker
Property Address: 231 19th Avenue North
Parcel ID: 175439-0000
Legal Description: Lot 5, Block 203, together with the South 5.50 feet of Lot 4, Block 203, *Elton Realty Co.'s Replat*
Current Zoning: C-1 (RM-2 Standards)
Motion to 34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet
Consider: minimum; 34-340(e)(3)c.3, for a rear yard setback of 12 feet in lieu of 30
feet minimum; and 34-340(e)(3)g, for an accessory structure setback of 2
feet in lieu of 5 feet minimum to allow for construction of a new multi-family
dwelling and swimming pool

E. **Case Number(s): BOA#21-100156**

Applicant: Mark Juliano
Agent: Peter Coalson
Owner: Robert N. Daniels
Property Address: 1819 12th Avenue North
Parcel ID: 178280-0000
Legal Description: Lot 8, Block 2, *Ocean Forest Unit One*

Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for east side setback of 8.5 feet and west side yard setback
Consider: of 8.4 feet respectively in lieu of 10 feet required to allow for construction of
a rear addition and to rectify existing non-conformities at an existing single
family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is November 16, 2021. There are five scheduled cases.

ADJOURNMENT

NOTICE

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting or by sending an e-mail to CityClerk@jaxbchfl.net.

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the 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 can 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 distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the board with respect to any matter considered at such meeting, he or she will need a record of the proceedings. For such purpose, he or she 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: Mike Staffopoulos, City Manager
City Attorney's Office
City Clerk's Office

**Minutes of Board of Adjustment Meeting
held Tuesday, October 19, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson John Moreland called the meeting to order at 7:00 P.M.

ROLL CALL

Chairperson: John Moreland
Vice-Chairperson: Alexi Gonzalez
Board Members: Owen Curley Francis Reddington Jeff Truhlar
Alternate: Dan Elmaleh (absent)

Senior Planner Christian Popoli and Administrative Assistant Sheila Boman were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Mr. Reddington, seconded by Ms. Gonzalez, and passed unanimously to approve the following minutes:

- October 5, 2021

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#21-100133**
Applicant: David Gatto
Agent: Bryan Green – One Eleven Construction
Owner: David Gatto
Property Address: 138 10th Avenue South
Parcel ID: 176150-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 1.7 feet in lieu of 20 feet minimum; and 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum to rectify existing nonconformities and attach a detached garage to the primary single-family residential dwelling.

Agent: Bryan Green, 3810 Tropical Terrace, Jacksonville Beach, advised they are trying to overcome existing non-conformities and attach the garage to the home with a yet to be determined structure, pending the outcome of the currently requested variance.

Senior Planner for the Planning and Development Department Christian Popoli noted based on an old survey, the setbacks were listed as 3.7 feet; a new survey was recently completed and showed the setbacks were only 1.7 feet which was one of the non-conformities to be rectified.

Applicant: David Gatto 138 10th Avenue South, Jacksonville Beach, clarified he was not requesting any additional lot coverage.

Public Hearing: The following spoke in opposition of the variance:

- Bobby Welton, 1032 1st Street South, Unit# 2, Jacksonville Beach

The following submitted emails (on file) in support of the variance:

- Daniel Fox White, 1026 2nd Street South, Unit A, Jacksonville Beach
- Cathy Sturms, 983 2nd Street South, Jacksonville Beach
- Michael Murtagh, 1026 2nd Street South, Unit B, Jacksonville Beach
- Terri Clemens, 1002 2nd Street South, Jacksonville Beach
- Aprille and Morgan County, 1004 2nd Street South, Jacksonville Beach
- Bobby Riggins, 130 10th Avenue South, Jacksonville Beach
- Lisa and Greg Phipps, 127 10th Avenue South, Jacksonville Beach
- Michelle O'Neal, 1026 2nd Street South, Unit A, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: Ms. Gonzalez asked for clarification of the lot's non-conformity. Mr. Popoli advised the width of the lot caused it to be substandard in size, which caused the non-conformity.

Motion: It was moved by Mr. Reddington, seconded by Ms. Gonzalez, to approve BOA#21-100140 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Amended Motion: It was moved by Mr. Curley, seconded by Ms. Gonzalez, to approve the variance under the condition it is limited to the drawings as submitted.

Roll Call Vote

To Amend Motion: Ayes – Owen Curley, Alexi Gonzalez, Francis Reddington, John Moreland

The motion was unanimously approved.

Roll Call Vote

Amended Motion: Ayes –Alexi Gonzalez, Francis Reddington, Jeff Truhlar, Owen Curley, John Moreland

The motion was unanimously approved.

B. Case Number: BOA#21-100148

Applicant: Shama Patel & Robert Burns III
Agent: Brian Messina – Aqua Design Jax, LLC.
Owner: Shama Patel & Robert Burns III
Property Address: 305 33rd Avenue South
Parcel ID: 180574-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for construction of a new swimming pool and pool deck to an existing single-family dwelling.

Applicant: Robert Burns III, 305 33rd Avenue South, Jacksonville Beach, stated the hardship was the size of the lot.

Public Hearing: No one came before the Board to speak on this matter.

Mr. Moreland closed the public hearing.

Discussion: Mr. Moreland stated if the lot was standard in size, lot coverage would only be 34.6%. The Board agreed the request was reasonable.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100148, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Francis Reddington, Jeff Truhlar, Owen Curley, Alexi Gonzalez, John Moreland

The motion was unanimously approved.

C. Case Number: BOA#21-100149

Applicant: Lilyan Fleming
Agent: Howard Fleming
Owner: Lilyan Fleming
Property Address: 427 6th Street North
Parcel ID: 173879-0005

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.2, for a side-yard setback of 3 feet in lieu of 5 feet minimum; and 34-373(d) for a parking area setback of 3 feet in lieu of 5 feet minimum to allow for the construction of an attached carport to a single-family dwelling.

Applicant: Howard Fleming, 427 6th Street North, Jacksonville Beach, advised they were renovating a duplex into a single-family home and were advised by the Planning and Development Department the new home would require a parking structure. With the addition of the new garage, the driveway was pushed into the side-yard setback, which caused the hardship.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued, and the Board agreed this was a reasonable request.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100149 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Jeff Truhlar, Owen Curley, Alexi Gonzalez, Francis Reddington, John Moreland

The motion was unanimously approved.

D. Case Number: BOA#21-100151

Applicant: Chuck Horn – Horn Builders, Inc.
Agent: N/A
Owner: Susan Dutson
Property Address: 25 33rd Avenue South
Parcel ID: 181532-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 14.5 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum; and 34-336(e)(1)g, for a swimming pool setback of 1.5 feet in lieu of 5 feet from the primary structure to allow for construction of a new single-family dwelling.

Applicant: Chuck Horn, 1st Street South, Jacksonville Beach, stated the lot was undersized at only 6,431 square feet and was also under the minimum width requirement, both of which contributed to the hardship.

Public Hearing: The following spoke in opposition of the variance:

- Christopher George, 39 33rd Avenue South, Jacksonville Beach
- Tom Richardson, 216 33rd Avenue South, Jacksonville Beach

The following was in opposition of the variance but did not wish to address the Board:

- Kim Spadaro, 32 32nd Avenue South, Jacksonville Beach

The following submitted letters (on file) in opposition of the variance:

- Christopher and Jaclyn George, 39 33rd Avenue, Jacksonville Beach
- Sean and Stephanie Crichton, 3300 1st Street South, Jacksonville Beach
- Tom and Linda Richardson, 217 33rd Avenue South, Jacksonville Beach
- Peter Schroeder, 183 33rd Avenue South, Jacksonville Beach
- Al and Theresa Chipperfield, 22 33rd Avenue South, Jacksonville Beach

- Bill and Mini Kincaid, 70 33rd Avenue, Jacksonville Beach
- Robert and Melissa Dykes, 132 33rd Avenue South, Jacksonville Beach
- James Cavanaugh, 44 32nd Avenue South, Jacksonville Beach

Nicholas Renard, Architect, 11651 Kingsley Manor Way, Jacksonville, and Mr. Horn addressed the concerns brought up by those in opposition.

Discussion: Discussion ensued, and the Board agreed the lot was drastically undersized.

Motion: It was moved by Mr. Curley, seconded by Ms. Gonzalez, to approve BOA#21-100151 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Owen Curley, Alexi Gonzalez, Jeff Truhlar, John Moreland
Nays – Francis Reddington

The motion was approved 4-1.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, November 2, 2021. There are six scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 8:00 P.M.

Submitted by: Sheila Boman
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

BOA# 21-100152 Staff Report
610 Holly Drive
Parcel ID: 177848-0000

Lot 2, Block 5, Pine Grove Unit 2

Zoning: Residential, single family: RS-1

Variances Requested: 34-336(e)(1)c.2, for a north side yard setback of 6.7 feet in lieu of 10 feet minimum and south side yard setback of 7 feet in lieu of 10 feet minimum; and 34-336(e)(1)e for lot coverage of 42% in lieu of 35% maximum and 34-336(e)g for an accessory structure setback of 4 feet in lieu of 5 feet minimum

Project: Construction of a new swimming pool, pool deck and to rectify existing non-conformities at an existing single family dwelling

Existing Conditions: The subject property is a platted lot of record (circa 1941) in the Residential Low future land use category. The lot is currently sixty-five (65) feet in width, one-hundred and ten (110) feet deep, with a lot area of seven-thousand one-hundred and fifty (7,150) square feet in area. Minimum dimensional standards within this zoning district include ten-thousand (10,000) square feet of area and a minimum width of ninety (90) feet overall and thirty-five (35) feet in width at the street. Maximum lot coverage for this zoning district is 35%. Minimum accessory use setback of five (5) feet.

Analysis: The current home was constructed in 1961. The structure is an existing non-conformity which does not meet the current required side yard setbacks, and is close to one percent over 35% lot coverage. The current owners purchased the home in 2021. The proposed pool and decking will bring the total lot coverage up to 42% and will be one foot closer to the north side property line. The current home and shed occupy more of the south half of the lot than the north, and confine the area for a pool to the north side adjacent to the home. The proposed pool will replace a small existing brick patio.

Active Permits or Code Violations: None

Previous Development Orders: None

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that the adjacent and surrounding properties have similar constraints and attributes with regards to lot width and area.

2. **Special circumstances and conditions do not result from the actions of the applicant.**

Staff does not find that the conditions are the result of the applicant.

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privilege not granted to the rest of the homes adjacent.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Staff does find that there is a hardship. The lot is substandard in width and area for the RS-1 zoning district.

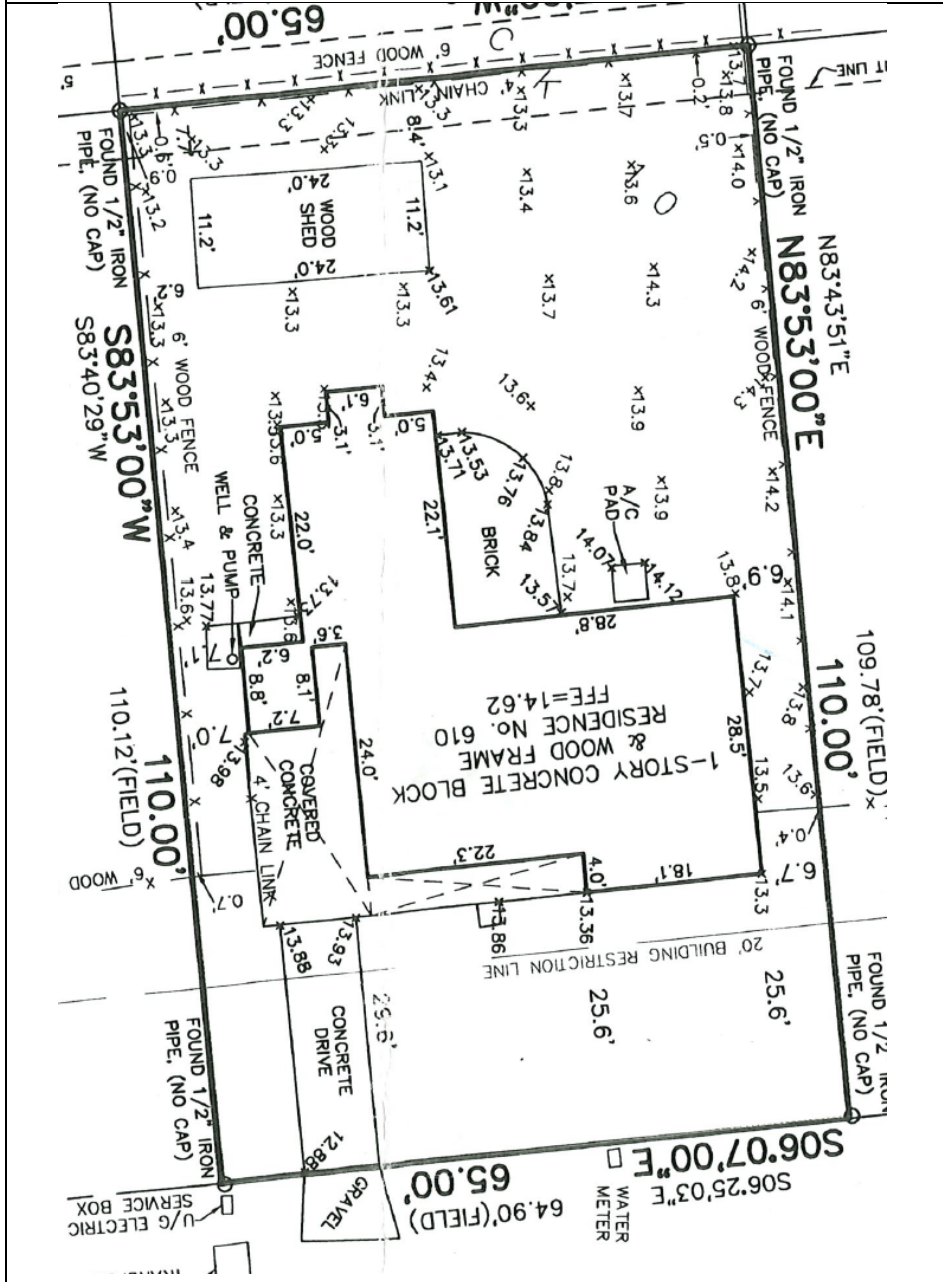
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary to address the existing non-conformities, and allow for the construction of the proposed pool.

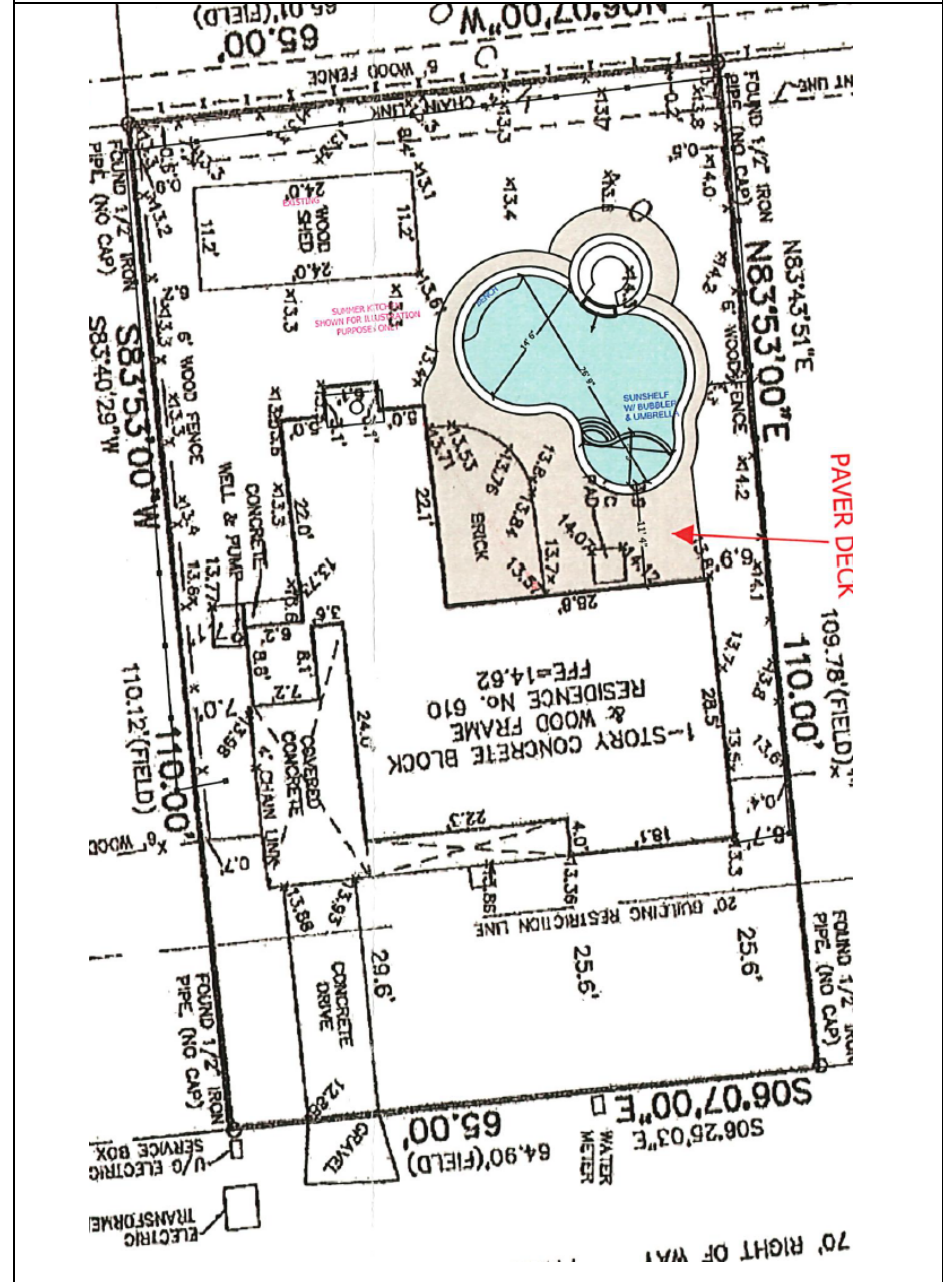
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan.

Survey of Existing Property



Proposed Site Plan



This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

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

SEP - 9 2021

APPLICANT INFORMATIONApplicant Name: Chad BolenTelephone: 253-486-7460Mailing Address: 610 Holly DriveE-Mail: investinbolen@gmail.comJacksonville Beach FL 32250

Agent Name: _____

Telephone: _____

Mailing Address: _____

E-Mail: _____

Landowner Name: Chad BolenTelephone: 253-486-7460Mailing Address: 610 Holly DriveE-Mail: investinbolen@gmail.comJacksonville 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 DATAStreet address of property and Real Estate Number: 610 Holly Drive Jacksonville Beach FL 32250Legal description of property (Attach copy of deed): Lot 2, Block 10, Pine Grove Unit 2 RE# 177848-0000

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

Requesting a variance on lot coverage of 44.4% to allow for modest decking around swimming pool. Also request for North side set back of 6.7ft and South side set back of 7ft**AFFIDAVIT**

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

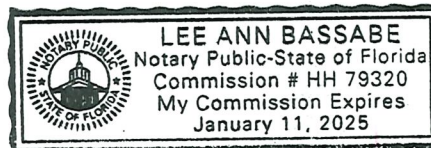
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of September, 2021, by Chad E. Bolen, who is personally known to me or produced Florida Drivers License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X

CODE SECTION (S):

34-336(e)(1)c.2, for a north side yard setback of 6.7 feet in lieu of 10 feet minimum and south side yard setback of 7 feet in lieu of 10 feet minimum; and 34-336(e)(1)e for lot coverage of 42% in lieu of 35% maximum and 34-336(e)g for an accessory structure setback of 4 feet in lieu of 5 feet minimum to allow for construction of a new swimming pool, pool deck and to rectify existing non-conformities at an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100152

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

SEP - 9 2021

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

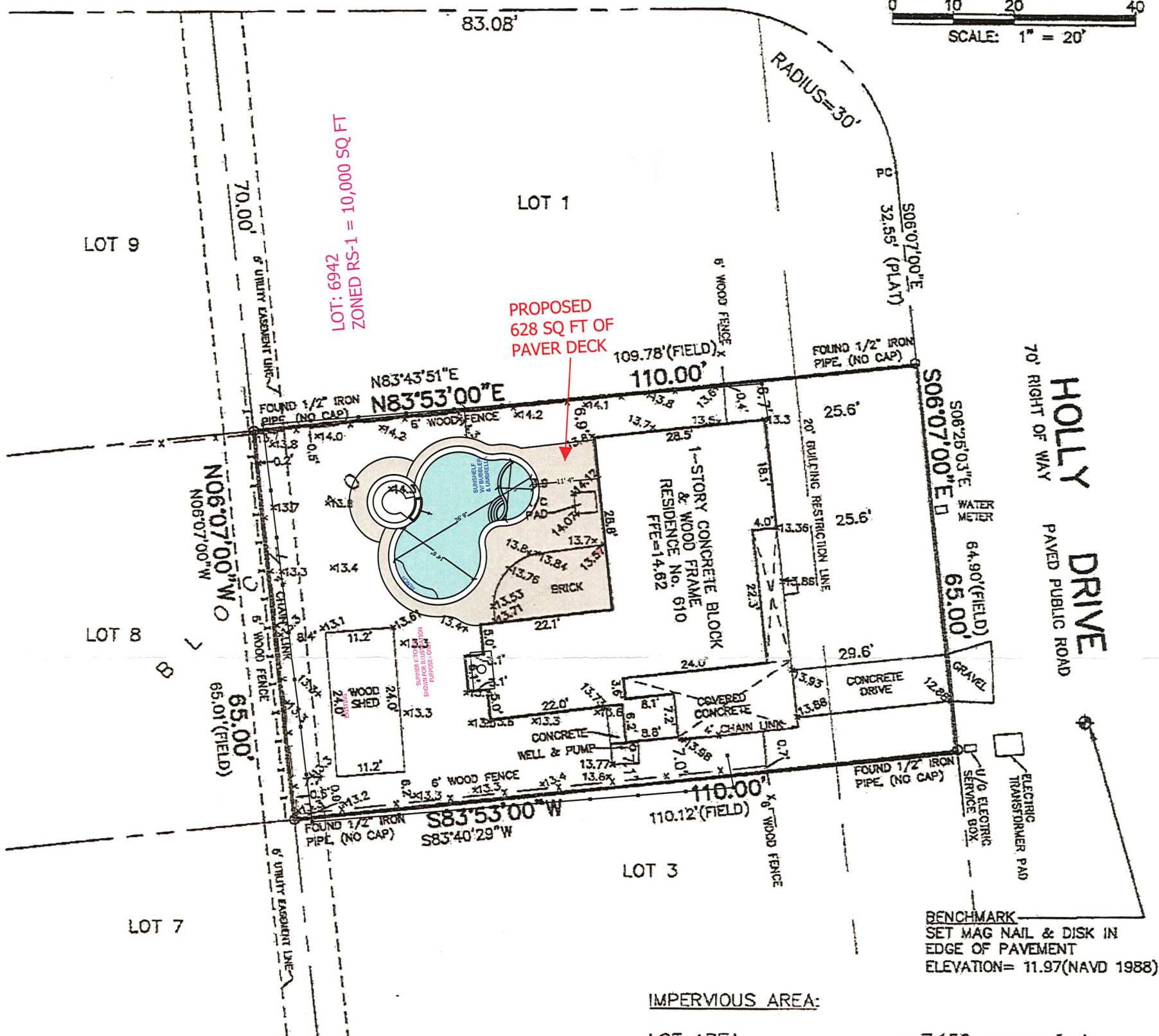
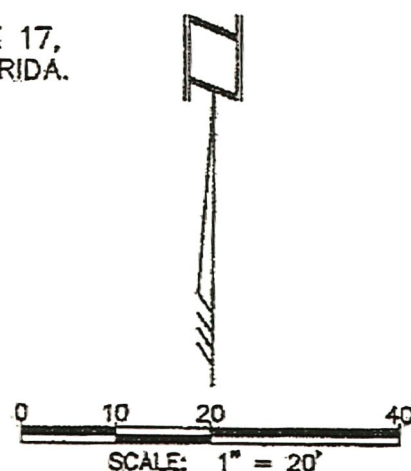
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is sub-standard. Lot is 7,150 sqft in RS-1 zoning which allows for a 10,000 sqft minimum lot size
Special circumstances and conditions do not result from the actions of the applicant.	No	Purchased property AS-15
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Numerous homes directly near our homes have pools and request for variance. 611 penman rd 605 penman rd 711 Penman rd
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	If lot was a standard RS-1 lot of 10,000 sqft the request for variance would not be necessary. With the requested variance the lot would be at 31.77% of a standard 10,000 sqft RS-1 lot
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The request is for added safety of children and walkways at the pool around pool and backyard use.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	The requested variance for lot coverage change is below 50% which seems consistent with other variances. Also using reasonable proportions of a standard RS-1 lot, we would be below the cities 35% lot coverage requirement.

MAP SHOWING SURVEY OF

LOT 2, BLOCK 10, PINE GROVE UNIT 2, AS RECORDED IN PLAT BOOK 17,
PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

6th AVENUE NORTH

70' RIGHT OF WAY PAVED PUBLIC ROAD



NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. BEARINGS ARE BASED ON THE WEST LINE OF LOT 2 BEING NORTH 06°07'00" WEST AS PER PLAT.
3. BUILDING RESTRICTION LINES PER PLAT.
4. BENCHMARK USED IS A SET MAGNAIL IN THE WEST EDGE OF PAVEMENT IN FRONT OF RESIDENCE No. 610 HOLLY DRIVE, AS SHOWN HEREON.
ELEVATION = 11.97 (NAVD 1988).
5. BENCHMARK USED WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION EPOCH 80 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.
6. FFE DENOTES FINISHED FLOOR ELEVATION.

IMPERVIOUS AREA:

LOT AREA	= 7,150 square feet
HOUSE AREA	= 1,496 square feet
COVERED CONCRETE	= 341 square feet
CONCRETE	= 237 square feet
BRICK PATIO	= 194 square feet
A/C PAD	= 12 square feet
WOOD SHED	= 269 square feet

TOTAL IMPERVIOUS AREA = 2,549 square feet
= 35.7% IMPERVIOUS
POOL DECK = 628 SQ FT
NEW TOTAL IMPERVIOUS AREA = 41.7% or 2,983

THIS SURVEY WAS MADE FOR THE BENEFIT OF CHAD BOLEN; ASHLEIGH BOLEN; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; RICHARD T. MOREHEAD TITLE & ESCROW, INC.

21-100158
SEP - 9 2021

STEPHEN W. CREWS, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: ADT
FILE: 2021-0645

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MAY 12, 2021
SHEET 1 OF 1

PROPOSED

RECEIVED
21-100152
SEP - 9 2021



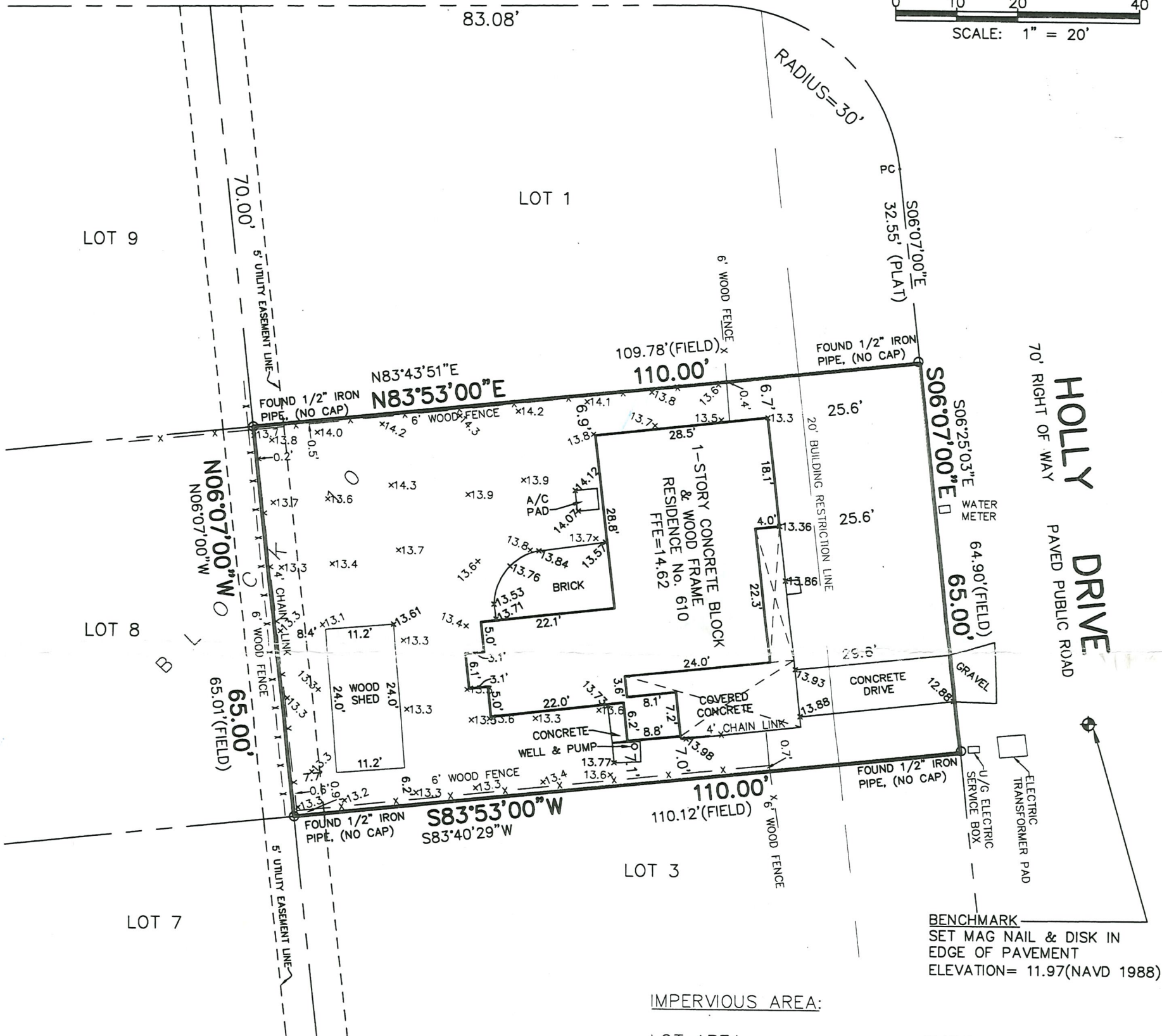
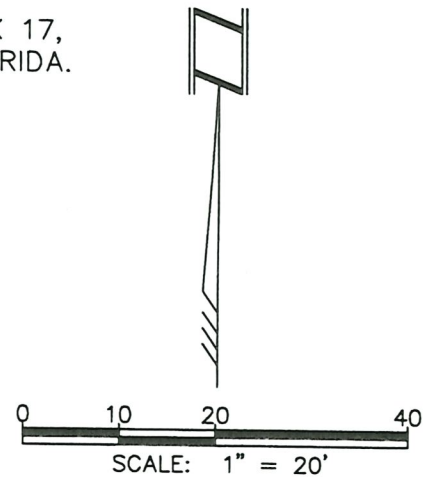
EXISTING

MAP SHOWING SURVEY OF

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6th AVENUE NORTH

70' RIGHT OF WAY PAVED PUBLIC ROAD



NOTES

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2. BEARINGS ARE BASED ON THE WEST LINE OF LOT 2 BEING NORTH 06°07'00" WEST AS PER PLAT.
3. BUILDING RESTRICTION LINES PER PLAT.
4. BENCHMARK USED IS A SET MAGNAIL IN THE WEST EDGE OF PAVEMENT IN FRONT OF RESIDENCE No. 610 HOLLY DRIVE, AS SHOWN HEREON.
ELEVATION = 11.97 (NAVD 1988).
5. BENCHMARK USED WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION EPOCH 80 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.
6. FFE DENOTES FINISHED FLOOR ELEVATION.

IMPERVIOUS AREA:

LOT AREA	= 7,150 square feet
HOUSE AREA	= 1,496 square feet
COVERED CONCRETE	= 341 square feet
CONCRETE	= 237 square feet
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A/C PAD	= 12 square feet
WOOD SHED	= 269 square feet

TOTAL IMPERVIOUS AREA = 2,549 square feet
= 35.7% IMPERVIOUS

THIS SURVEY WAS MADE FOR THE BENEFIT OF CHAD BOLEN; ASHLEIGH BOLEN; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; RICHARD T. MOREHEAD TITLE & ESCROW, INC.

THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

STEPHEN W. CREWS
P.S.M.

FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: ADT
FILE: 2021-0645

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MAY 12, 2021
SHEET 1 OF 1

BOA# 21-100153 Staff Report
2601 Madrid Street
Parcel ID: 180689-0000

Lot 12, Block 24: Atlantic Shores Unit 1

Zoning: Residential, single family: RS-1

Variances Requested: 34-336(e)(1)c.2, for an east corner side yard setback of 10 feet in lieu of 20 feet required; 34-336(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 25 feet minimum; and 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum

Project: Construction of a new rear and side addition to an existing single family dwelling

Existing Conditions: The subject property is a non-conforming platted lot of records (circa 1930) located in the Residential Low Density future land use category. The subject property is a corner lot with an unconventional triangular shape. The three property lines measure: northwest: one-hundred and fourth (140) feet, northeast: one-hundred & eight-five (185) feet and southwest: one-hundred and twenty (120) feet. The property is eight-thousand three-hundred and sixty-nine (8,369) square feet in area. Minimum dimensional standards within this zoning district include ten-thousand (10,000) square feet of area and a minimum width of ninety (90) feet overall and thirty-five (35) feet in width at the street. Maximum lot coverage for this zoning district is 35%.

Analysis: The current design of lot creates a complicated set of yard setbacks. The property has front and corner side yard setbacks that make a majority of the point of the triangle unbuildable without relief from the code. It also created a situation whereby the existing house was built in a unique shape to accommodate the setbacks. The property was granted a previous variance for the construction of the pool in the rear of the home. The proposed addition wraps the existing home and pool, while maintaining the front setback, but encroaches into the corner side yard setback.

Active Permits or Code Violations: None

Previous Development Orders: BOA#20-100183, for a side yard setback of 9.1 feet and an accessory structure setback of zero for a pool and pool deck.

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that the subject property is unique due to size and shape, but similar lot area and size constraints exist in the surrounding properties.

2. **Special circumstances and conditions do not result from the actions of the applicant.**

Staff does not find that the conditions are the result of the applicant.

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privilege not granted to the rest of the homes adjacent.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Staff does find that there is a hardship. The lot is substandard in area, and as a corner lot that is triangular in shape, resulting in half of the lot being substandard in width as well.

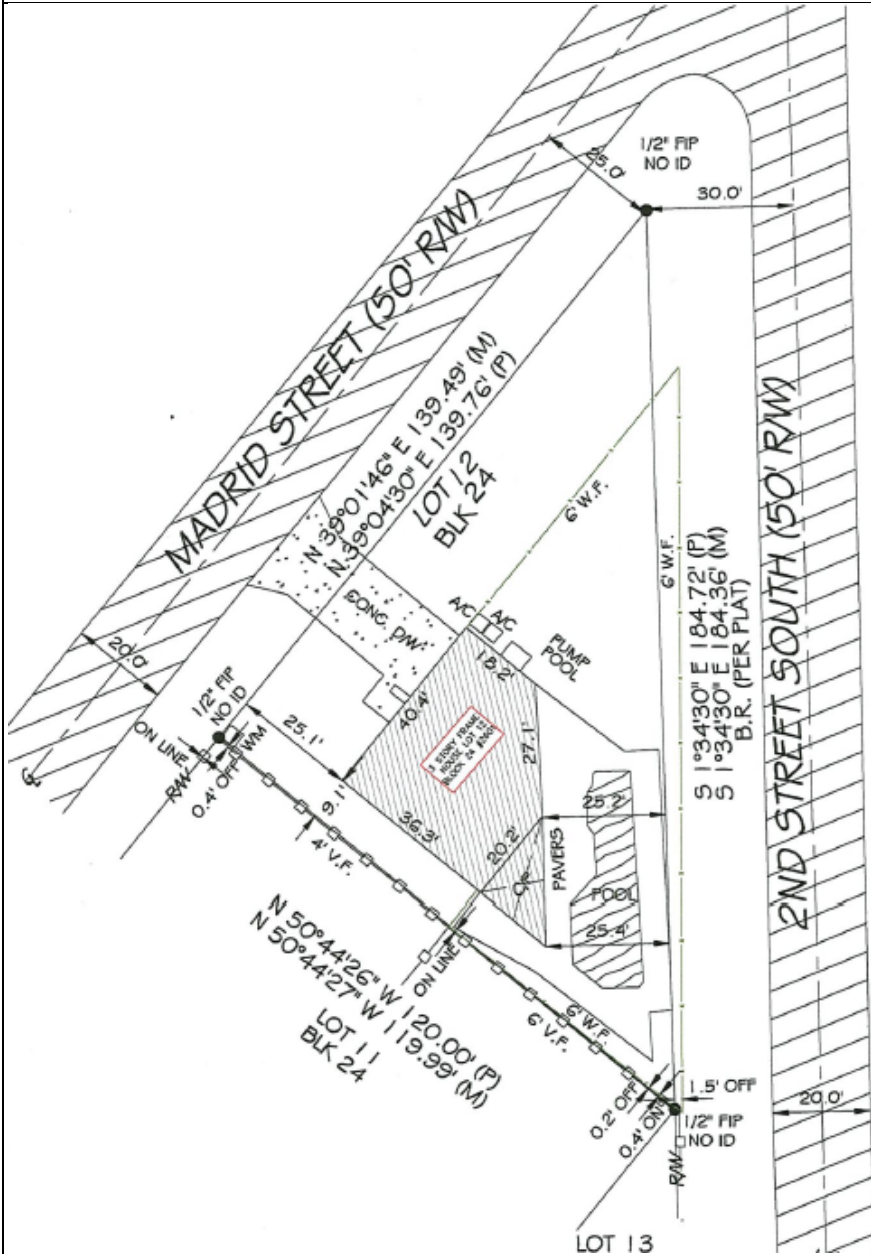
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary for the proposed addition.

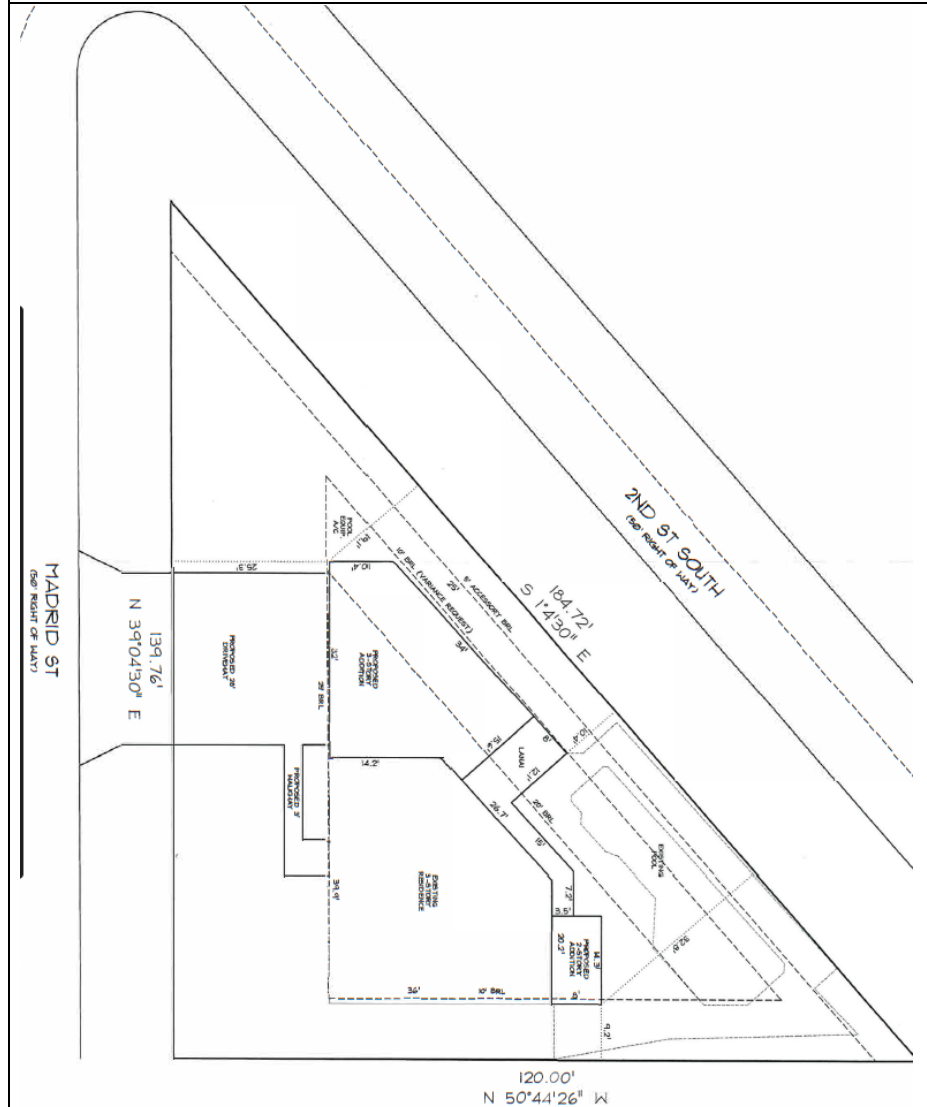
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan.

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100153
HEARING DATE 11-2-21

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

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

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Jennifer & Mike Rotondo Telephone: 710 403 4915
Mailing Address: 2601 Madrid St. E-Mail: jenrotondo@icloud.com
Jax Beach, FL 32250
Agent Name: LELAND BLAKE JORDAN Telephone: 904-200-9404
Mailing Address: 29 OAKWOOD RD E-Mail: BLAKE@PABLO CREEK CONSTRUCTION
JACKSONVILLE BEACH FL 32250 GA
Landowner Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 2601 Madrid St, Jax Beach
Legal description of property (Attach copy of deed): 180689-0000
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
REQUESTING 43% LOT COVERAGE, CORNER SIDE YARD SETBACK OF 10' VS 20'
REDUCTION OF REAR SETBACK FROM 30' TO 10'

AFFIDAVIT

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

[Signature]
APPLICANT SIGNATURE

Mike Rotondo
Jennifer Rotondo
PRINT APPLICANT NAME

08/05/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, the 5 day of August, 2021, by Jennifer & Michael Rotondo who is personally known to me or produced Drivers License as identification.

Amanda E. Vliet



PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: AE

CODE SECTION(S):

34-336(e)(1)c.2, for an east corner side yard setback of 10 feet in lieu of 20 feet required; 34-336(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum to allow for the construction of a new rear and side addition to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No 21-100153

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	ODD SHAPED LOT RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	No	SEP 16 2021 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	UNDER NORMAL CIRCUMSTANCES A ROOM ADDITION OF THIS SIZE WOULD BE ALLOWED.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	DUE TO THE ODD SHAPE OF THE LOT THE CURRENT HOME IS AWKWARD AND TIGHT. LITERAL INTERPRETATION OF THIS CODE SQUEEZES THE FOOT PRINT.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	REQUESTING 43% COVERAGE.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	THIS ADDITION WOULD NOT AFFECT ADJACENT LAND.

We are so excited to move back to the place where I grew up and have this opportunity to create our forever home in Jax Beach! We found this gem of a lot with an awkwardly built house stacked into one corner of the lot. The funky architecture choices in the interior make the house very choppy and closed-in with a lot of un-usable angles.

We're hoping to fix this by spreading out the house a bit and also fixing the awkwardly designed pool. We are requesting 43% lot coverage to give us the chance to add more open interior space to the home with a corner side yard setback of 10' vs 20' and a reduction of the rear setback from 30' to 10'. This would allow us to maximize the lot and interior space to create a more open home for us and our growing family!

Thank you for your consideration!

RECEIVED
21-100153
SEP 16 2021

PLANNING & DEVELOPMENT

Ref 21-100153

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL RETURN - RECEIPT REQUESTED

CM# 7017 3040 0000 2086 2204

November 20, 2020



FILE COPY

Nathan Gray
1114 Flying Fish Lane
Tarpon Springs, FL 34689

RE: **DEVELOPMENT ORDER**
BOA#20-100183
2601 Madrid Street
Lot 12, Block 24, *Replat Unit No. 1 Atlantic Shores*

Dear Mr. Gray,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, November 17, 2020, in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider the above application(s) for a variance from the requirements of the Land Development Code.

As indicated in the application(s), the following deviations were requested:

- 34-336(e)(1)c.2, for a side yard setback of 9.1 feet in lieu of 10 feet minimum and
- 34-336(e)(1)g, for an accessory structure (pool deck) setback of zero feet in lieu of 5 feet minimum

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

Based on the review and discussion of said application(s) 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 requested variance to allow for substantial improvements and to rectify existing non-conformities of a single-family dwelling located on a double frontage lot.

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.

Please remove the public hearing notice(s) posted on your property. Information about permitting is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Copies of this development order and the attached site plan shall be submitted when applying for any future development or building permit applications. If you have any questions please feel free to call me at (904) 247-6231.



CONTINUED ON PAGE 2



FILE COPY

Sincerely,


George D. Knight, CBO
Building Official

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

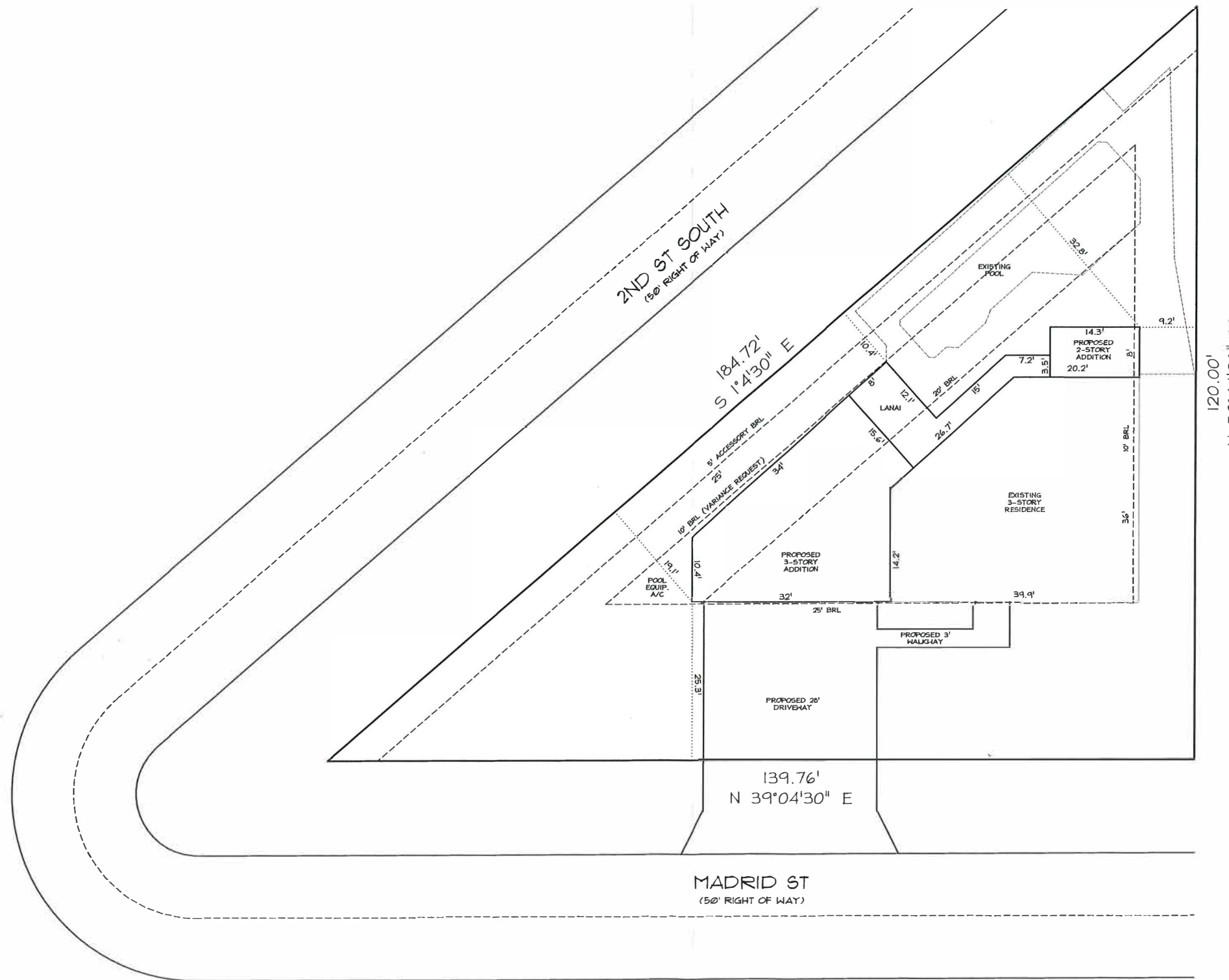
www.jacksonvillebeach.org

DISCLAIMER

As provided by subsection 166.033(6), Florida Statutes, issuance of a variance by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. It is hereby a condition that all other applicable state or federal permits be obtained before commencement of the development.



NEW PROPOSED



RECEIVED
21-100153
SEP 16 2021

PLANNING & DEVELOPMENT



12837 JULINGTON FOREST DR E,
JACKSONVILLE, FL 32258
KJACKSON@JACKSONDESIGNCOMPANY.NET
WWW.JACKSONDESIGNCOMPANY.NET
TEL 904.238.8573

ROTONDO RESIDENCE
2601 MADRID ST
JACKSONVILLE BEACH, FL 32250

SITE PLAN

CONCRETE DRIVE, WALKWAY, A/C PADS, DECK = 1,672 SF
LOT COVERAGE BY BUILDINGS: 2,335/8,369 SF= 27.9%
IMPERVIOUS SURFACE RATIO = 4,007/8,369 SF= 47.9% (35% MAX)
LOT SQUARE FOOTAGE: 8,369 SF (±0.19 ACRES)

LOT 12, BLOCK 24, REPLAT UNIT NO. 1 ATLANTIC SHORES, AS RECORDED IN PLAT BOOK 14, PAGE 39 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. FLOOD ZONE "AE"

DESIGN: KAJ

DATE: 9/9/21

SCALE: 1"=20'-0"

JOB NO: 21-071

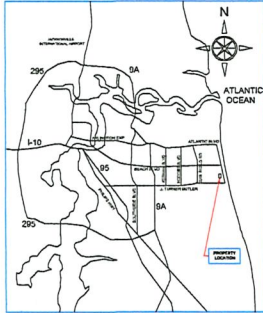
COPYRIGHT © 2020

ALL RIGHTS RESERVED. THESE PLANS ARE
PROTECTED BY COPYRIGHT LAWS.
UNAUTHORIZED USE MAY RESULT IN LEGAL
ACTION.

EXISTING



Pivot REI Homes, LLC
2601 MADRID STREET
JACKSONVILLE BEACH, FL 32250



SCHEDULE OF DRAWINGS:

- A-0. MAP LOCATION AND PLOT PLAN.
- A-1. EXISTING 1ST, 2ND AND 3RD FLOOR PLANS.
- A-2. PROPOSED 1ST, 2ND AND 3RD FLOOR PLANS.
- A-3. ELECTRICAL PLANS WITH GENERAL NOTES.
- A-4. ROOF PLAN WITH GENERAL NOTES AND ELEVATION PLAN.
- A-5. FLASHING DETAILS WITH GENERAL NOTES.

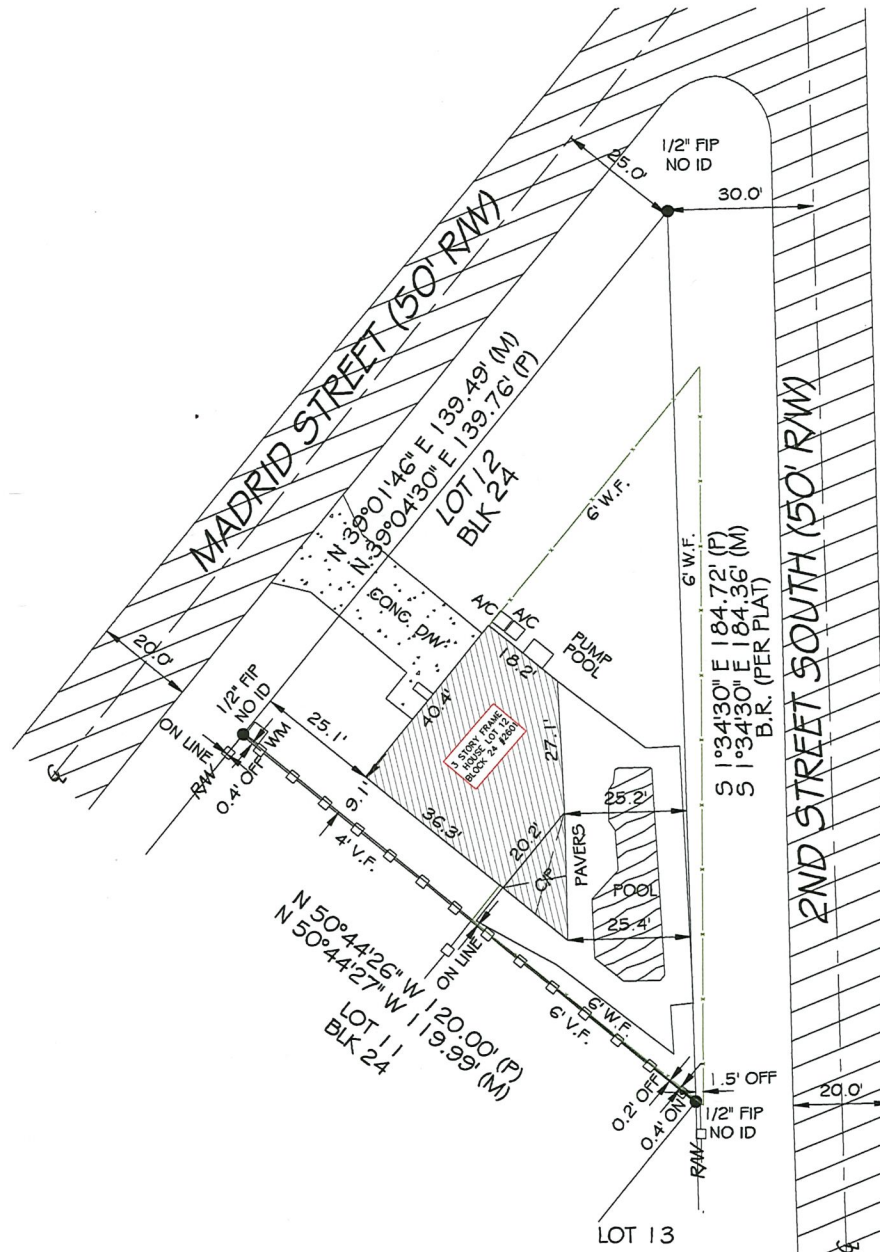
TOTAL SQUARE FOOTAGE	
1ST FLOOR PLAN	2,251
2ND FLOOR PLAN	
3RD FLOOR PLAN	
(HEATING AND COOLING AREA)	
BALCONY	42
GARAGE	418
PORCH	338
TOTAL S.O.:	3,049

SQUARE FOOTAGE	
ENCLOSED CONDITIONED	2,251
UNCONDITIONED	798

- A. AREA OF ALL ENCLOSED CONDITIONED SQ 2,251 SPACE.
- B. ALL UNENCLOSED SPACE. SQ 798
- C. VOLUME OF ENCLOSED CONDITIONED SEE ENERGY REPORT.

1. THIS IS A CONCEPTUAL ARCHITECTURAL DRAWINGS AND THIS DESIGN NEEDS ENGINEERING PLANS.
2. BUILDER AND CONTRACTORS WILL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, FINISH FLOOR ELEVATIONS, AND CONDITIONS OF THE JOB PRIOR TO CONSTRUCTION.
3. THE PURPOSE OF THESE PLANS IS TO REMOVE THE SOME AREAS INSIDE AND OUTSIDE OF THE EXISTING HOUSE.

WALL LEGEND:	
PROPOSED WALLS	
EXISTING TO REMAIN	



MAP SHOWING BOUNDARY SURVEY OF:

LOT 12, BLOCK 24, REPLAT UNIT NO.1
ATLANTIC SHORES AS RECORDED IN PLAT
BOOK 14, PAGE 39, OF PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

PROPERTY ADDRESS:
2601 MADRID STREET
JACKSONVILLE BEACH, FL 32250

LEGEND:	
EXISTING HOUSE	
PROPOSED ADDITION	
WOOD FENCE	

PLOT PLAN

SCALE: N.T.S.

RECEIVED
21-100153
SEP 16 2021

PLANNING & DEVELOPMENT

REVISIONS BY

AG DESIGN GROUP, LLC.
ANGEL E. GUERRERO
(904) 755-3051
COPYRIGHT NOTICE THESE PLANS, DESIGNS AND DATA
ARE THE PROPERTY OF AG DESIGN GROUP, LLC.
ALL RIGHTS RESERVED.

Pivot REI Homes, LLC
2601 MADRID STREET
JACKSONVILLE BEACH, FL 32250

CUSTOMER
Pivot REI Homes, LLC
ADDRESS
2601 MADRID ST
JACKSONVILLE BEACH
DESIGNED
A.G.
DATE
09.16.20
SCALE
1/4" = 1'-0"

A-0
SHEET 1-8

BOA# 21-100154 Staff Report
202 37th Avenue South
Parcel ID: 180385-0010

Lot 1, Block 1; Avalon Unit One Replat

Zoning: Residential, single family: RS-1

Variances Requested: 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum

Project: construction of a new swimming pool deck and to rectify an existing non-conforming setback at an existing single-family dwelling

Existing Conditions: The subject property is a non-conforming platted lot of records (circa 1940) located in the Residential Low Density future land use category. The subject site is currently sixty (60) feet in width, eighty-five feet in depth and five-thousand and one hundred (5,100) feet in area. Minimum dimensional standards within this zoning district include ten-thousand (10,000) square feet of area and a minimum width of ninety (90) feet overall and thirty-five (35) feet in width at the street. Maximum lot coverage for this zoning district is 35%.

Analysis: The existing structure was built in 2014, and the current owner purchased the property in 2020. The structure currently occupies 32.4% of the lot. The property is accessed from side, with the front yard facing 37th Avenue South, and the driveway coming off 2nd Street south. The house is roughly centered on the lot, leaving a limited amount of room in the rear yard for a pool. Although the home was granted a variance for construction in the corner side yard, a pool cannot be in the corner side yard as there is not ability to request a variance for a pool in this area. Primary structures can get relief, but pools and other accessory uses cannot. The revised site plan shows a reduction in width for the pool deck to address this requirement. The pool will 12 feet from the property line.

Active Permits or Code Violations: None

Previous Development Orders: BOA#13-100119: for a corner side yard of 10 feet in lieu of 12 and a rear yard of 25 feet in lieu of 30.

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that the adjacent and surrounding properties have similar constraints and attributes with regards to lot width and area. Most the adjacent lots are also this size

2. **Special circumstances and conditions do not result from the actions of the applicant.**

Staff does not find that the conditions are the result of the applicant.

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privilege not granted to the rest of the homes adjacent.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Staff does find that there is a hardship. The lot is substandard in width and area.

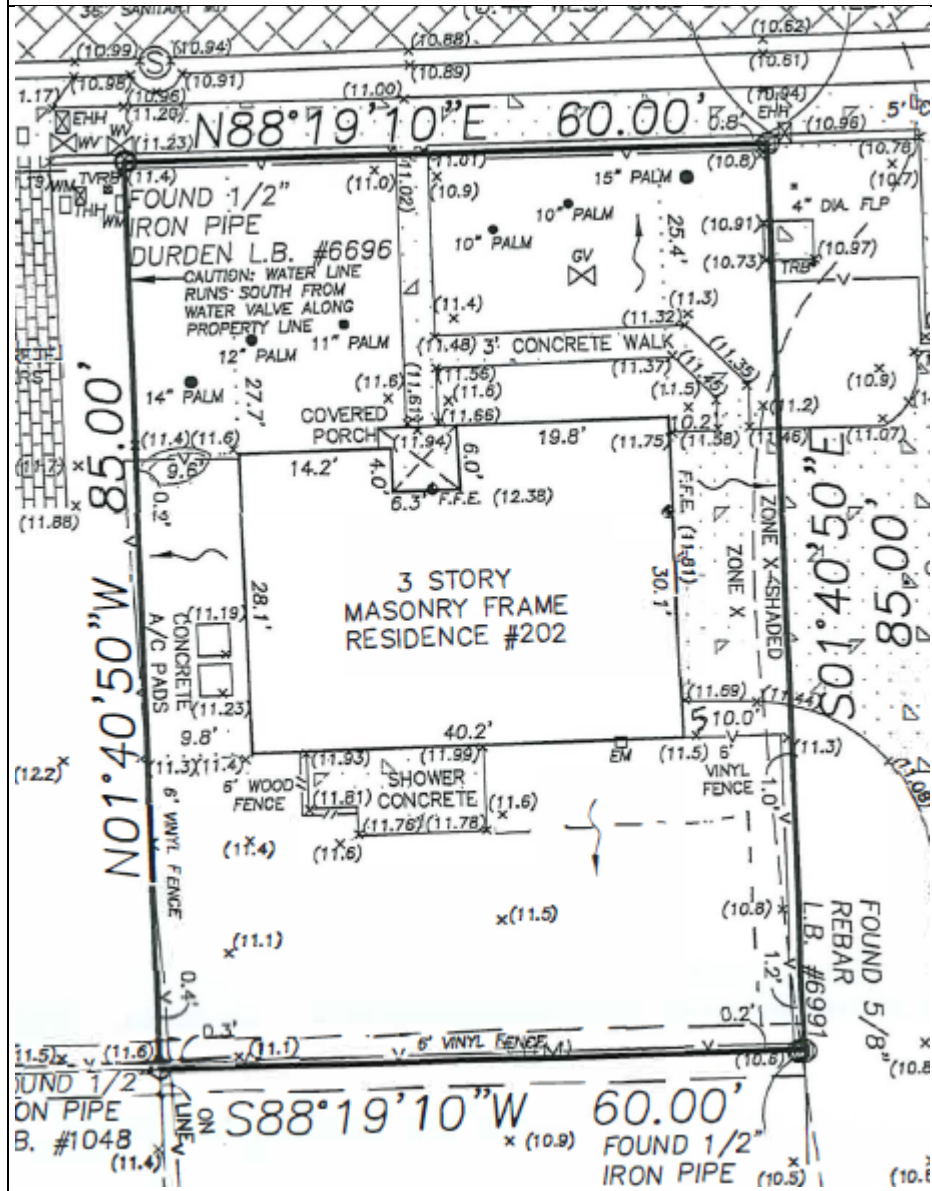
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary to allow for the pool and deck, as shown on the revised site plan.

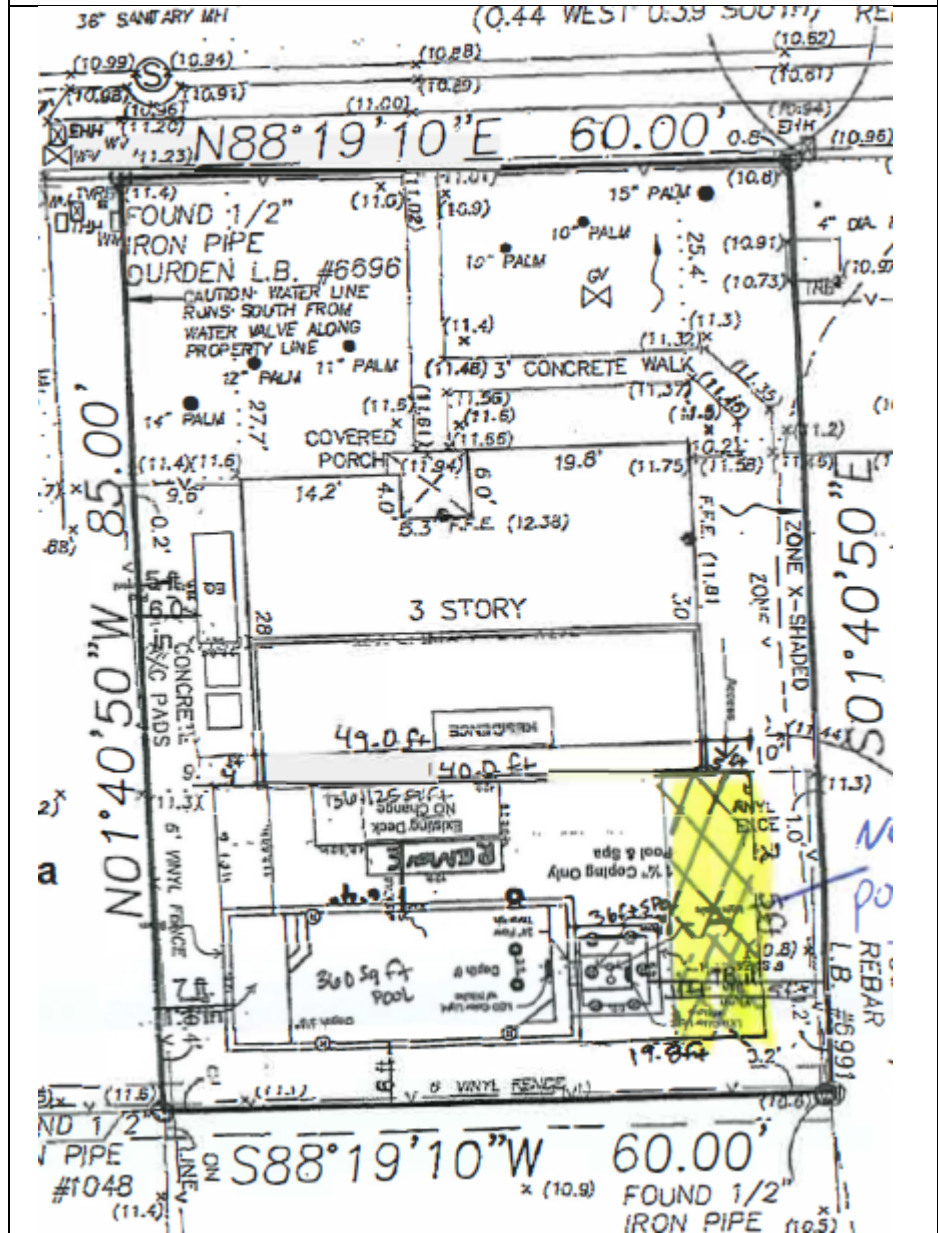
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan.

Survey of Existing Property



Proposed Site Plan



This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

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

RECEIVED
16:06
SEP 16 2021**APPLICANT INFORMATION**

Applicant Name: Kelly + Dan Perez Telephone: 949-690-2969
Mailing Address: 202 37th Ave S E-Mail: Kelly.Perez1932@gmail.com
Jacksonville Beach FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Kelly + Dan Perez (Trustees of the Perez Family Trust) Telephone: 949-690-2969
Mailing Address: 202 37th Ave S E-Mail: Kelly.Perez1932@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

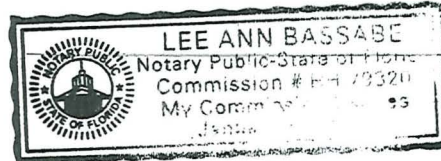
Street address of property and Real Estate Number: 202 37th Ave S 180385-0010
Legal description of property (Attach copy of deed): LOT 1, BLOCK 1, AVALON, UNIT NO. 1
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Requesting a variance for lot coverage to 44.83%
Requesting a set back reduction in rear of 22ft, currently 30ft

AFFIDAVIT

I, Kelly L. Perez, 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.

Kelly L. Perez
APPLICANT SIGNATUREKelly Lynn Perez
PRINT APPLICANT NAME09/12/2021
DATE**STATE OF FLORIDA, COUNTY OF DUVAL:**

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of September, 2021, by Kelly L. Perez, who is personally known to me or produced Florida Drivers License as identification.

Kelly Lynn PerezLee Ann Bassabe
NOTARY PUBLIC SIGNATURE
Lee Ann Bassabe
PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGECURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X/X-Shaded**CODE SECTION (S):**

34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for the construction of a new swimming pool deck and to rectify an existing non-conforming setback at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100154

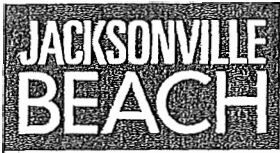
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Our lot size is non-conforming as it is only 5,100 sq ft total.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	We purchased the home in 2020 this way. (variance obtained from original owner attached)
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	No special privileges being requested
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	We have a hardship based on our non-conforming lot size which is nearly 1/2 of the conforming 10,000 sq ft conforming size.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	We are only asking for what we need, and no excess
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	our request will not impact or adversely affect any adjacent land or neighbors.

Ref 21-100154

DEPARTMENT OF PLANNING & DEVELOPMENT



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

July 18, 2013

Jason Huntley
1392 Linkside Drive South
Jacksonville Beach FL 32250

RE: BOA #13-100119
202 37th Avenue South

Dear Mr. Huntley:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, July 16, 2013 to consider your variance application.

As indicated in the application, the request was for the following:

- 34-336(e)(1)c.2, for a corner side yard of 10 feet in lieu of 12 feet required; and
- 34-336(e)(1)c.3, for a rear yard of 26 feet in lieu of 30 feet required

To allow for a new single family dwelling.

The results of the meeting were:

- Approved

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Hays". The signature is stylized and cursive.

Jon Hays, CBO
Building Department

cc: Andrew Aleman



PROPOSED DECKING

Planning: Pool already approved
Requesting decking

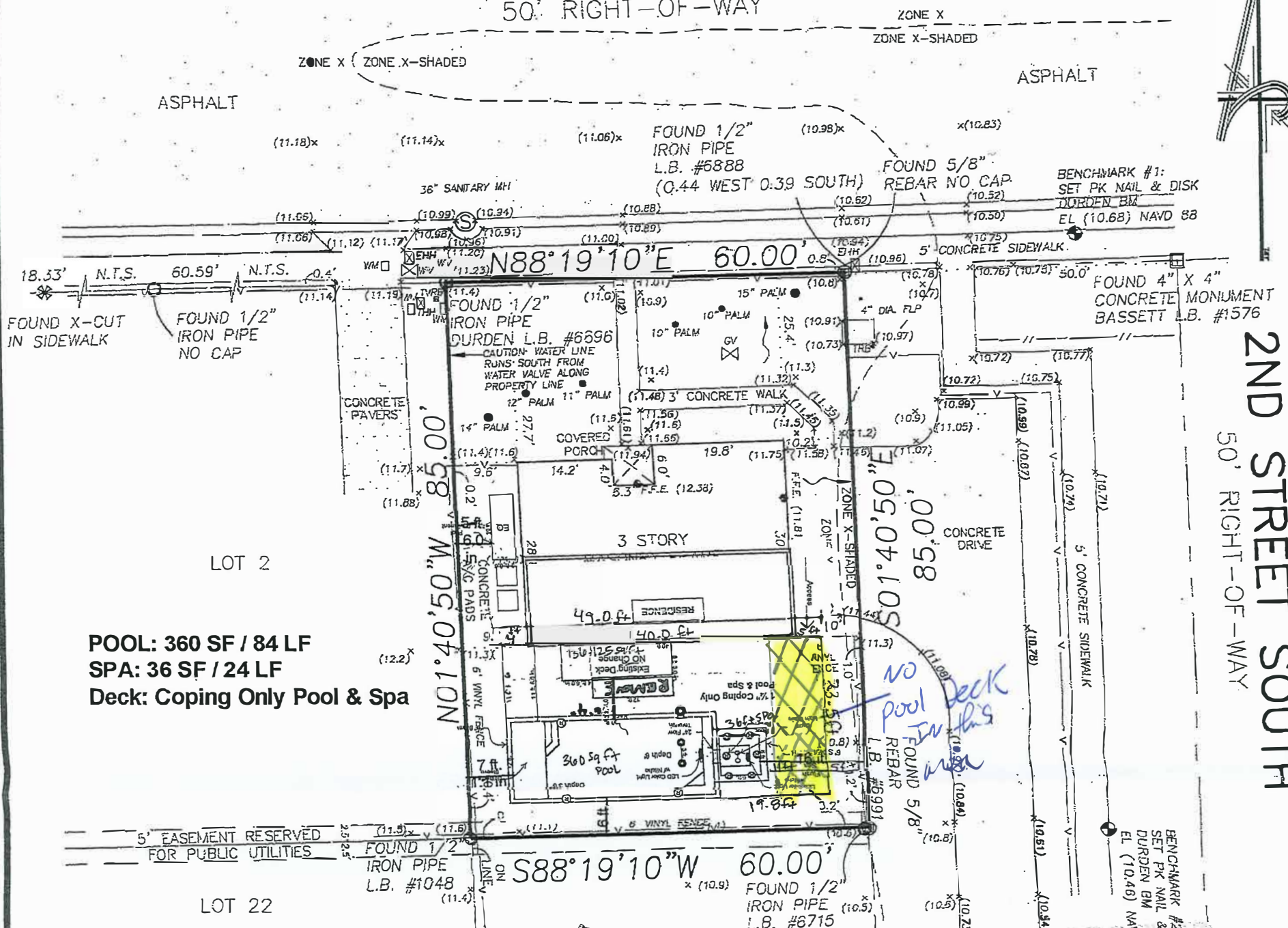
Perez Family
202 37th Avenue South
Jacksonville Beach, FL 32250

PEREZ

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOT 1, BLOCK 1, AVALON UNIT ONE, AS RECORDED IN PLAT BOOK 16, PAGE 69 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

37TH AVENUE SOUTH

50' RIGHT-OF-WAY



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X & X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF 37TH AVENUE SOUTH AS BEING N 88°19'10" E

ELEVATIONS SHOWN AS THUS (11.06) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

NO BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

EM DENOTES ELECTRIC METER

GV DENOTES GAS VALVE

EHH DENOTES ELECTRIC HAND HOLE

MH DENOTES 36" SANITARY MANHOLE

THH DENOTES TELEPHONE HAND HOLE

T/RB DENOTES TELEVISION RISER BOX

WM DENOTES WATER METER

FLP DENOTES FIBERGLASS LIGHT POLE

WV DENOTES WATER VALVE

F.F.E. DENOTES FINISH FLOOR ELEVATION

—V— DENOTES EXISTING DRAINAGE FLOW

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 1 EXCEPT AS NOTED

—V— DENOTES 4" VINYL SPLIT RAIL FENCE EXCEPT AS NOTED

—//— DENOTES 4" WOOD SPLIT RAIL FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CALCULATIONS

Yard area = 49.0 x 23.5 = 1151.50 Sq Ft

Less existing Pool, Spa, & Patio (532.125 Sq Ft)

Less cement pad for pool = (17 Sq Ft)

approved in pool variance permit Requested 60.375 Sq. Ft

With existing 1150 Sq Ft = 2,286.375 / 5100

IMPERVIOUS CALCULATIONS = 44.83%

LOT AREA = 5100± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,144±
ENTRY	40±
FLATWORK	457±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 1,650±

TOTAL DENSITY = 32.4%

21-1027

1

PLANNING & DEVELOPMENT

EPIC

Epic Pools & Hardscape

Construction, Inc.

CPC# 1457438

3948 3 rd Street South

Jacksonville Bch, FL 32250

(P) 904-417-5100

Email: info@epicpool.com



DURDEN
SURVEYING AND MAPPING, INC.

985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

Bruce Durden Jr.

FLORIDA REGISTERED SURVEYOR No. 470
H. BRUCE DURDEN, Jr.

FIELD: APRIL 13, 2021

CAD FILE NO. L-1.2.3.B-1 (37TH AVE S).DWG

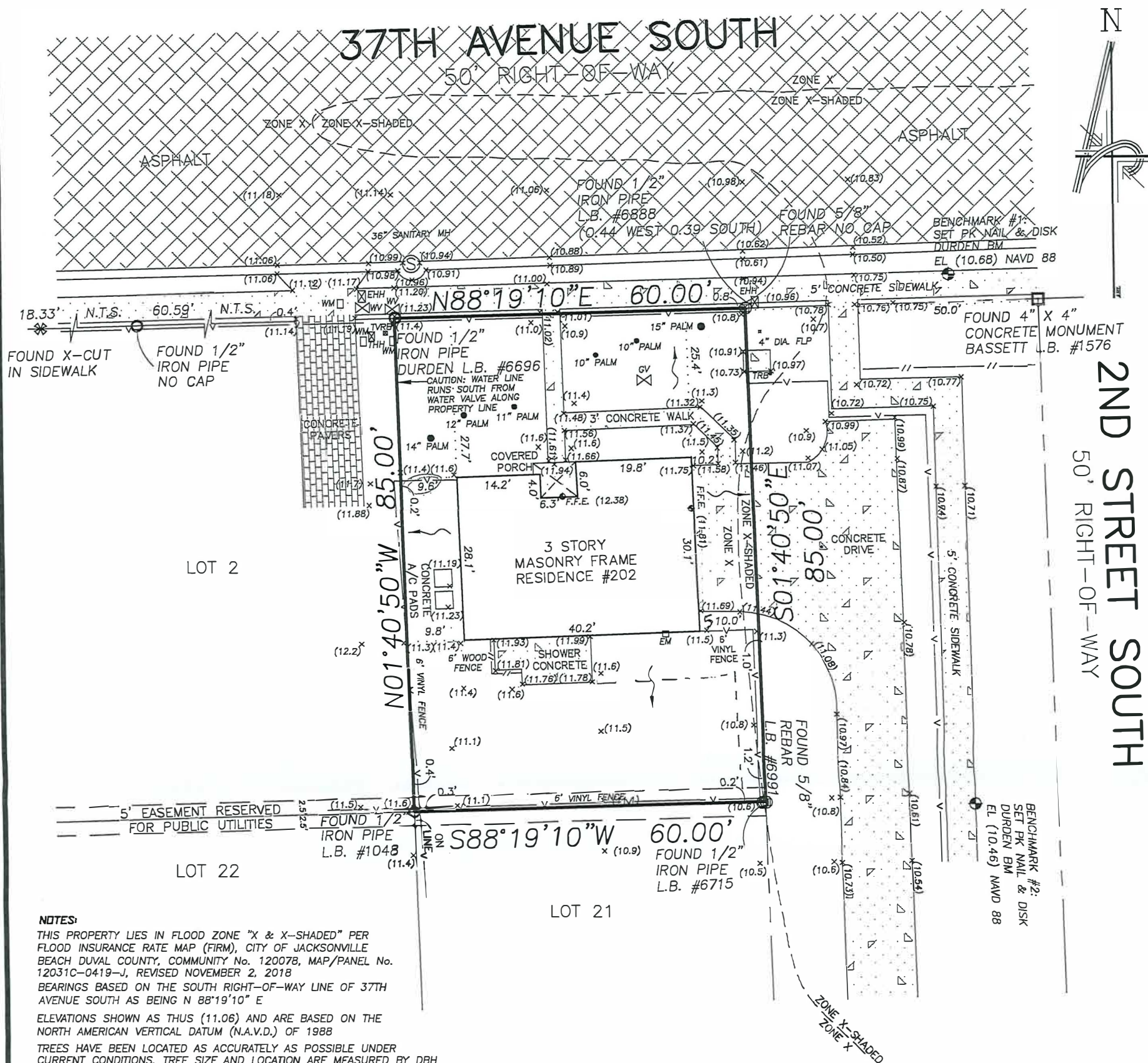
SCALE: 1" = 20'

WORK ORDER NUMBER: 21189

B-9900

Existing

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOT 1, BLOCK 1, AVALON UNIT ONE, AS RECORDED IN PLAT BOOK 16, PAGE 69 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X & X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH DUVAL COUNTY, COMMUNITY No. 12007B, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018
BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF 37TH AVENUE SOUTH AS BEING N 88°19'10" E
ELEVATIONS SHOWN AS THUS (11.06) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND
NO BUILDING RESTRICTION LINE BY PLAT
N.T.S. DENOTES NOT TO SCALE
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⊗ WV DENOTES WATER VALVE
F.F.E. DENOTES FINISH FLOOR ELEVATION
— denotes EXISTING DRAINAGE FLOW
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 1 EXCEPT AS NOTED
—V— DENOTES 4' VINYL SPLIT RAIL FENCE EXCEPT AS NOTED
—//— DENOTES 4' WOOD SPLIT RAIL FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS

LOT AREA = 5100± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,144±
ENTRY	40±
FLATWORK	457±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 1,650±
TOTAL DENSITY = 32.4% ±

CERTIFIED TO:

DANIEL PEREZ & KELLY LYNN PEREZ



DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

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I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

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

FIELD: APRIL 13, 2021

CAD FILE NO. L-1,2,3,B-1 (37TH AVE S).DWG

SCALE: 1" = 20'

WORK ORDER NUMBER: 21189

B-9900

BOA# 21-100088 Staff Report

Parcel ID: 175439-0000

Lot 5, Block 203 & South 5.5 feet of lot 4. Elton Realty Co. Replat

Zoning: Commercial Limited: C-1

Variances Requested: 34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-340(e)(3)c.3, for a rear yard setback of 12 feet in lieu of 30 feet minimum; and 34-340(e)(3)g, for an accessory structure (pool) setback of 2 feet in lieu of 5 feet minimum

Project: For the construction of a new single-family dwelling on a multi-family property and swimming pool

Existing Conditions: The subject property is one non-conforming platted lot of record with an additional 5.5 feet of a second lot to the north. (Circa 1925) located in the Commercial Limited future land use category. The lot is sixty-eight (68) feet in depth and one-hundred and ten (110) feet wide. The subject property has an area of seven-thousand four-hundred and eighty (7,480) square feet. The property has a two unit multi-family structure on the eastern half of the lot, built in 1948. Minimum dimensional standards within this zoning district include minimum lot area: Five thousand (5,000) square feet for the first two units and one thousand (1000) added for each additional unit, minimum lot width: seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street, front yard setback of twenty (20) feet, rear yard setback: thirty (30) feet, accessory structure setback: five (5) feet.

Analysis: The subject property is currently occupied by a two unit multi-family structure. The current structure is on the western half of the property leaving only the eastern half for the new structure. The property was granted a variance in 2017 for the construction of this new building, but the previous request did not take into account the covered porch and cantilevered balcony. Additionally the request for a zero setback for the proposed pool to the rear property line was denied, the current request is for 2 feet from the rear property line.

Active Permits or Code Violations: None

Previous Development Orders: PC#39-16: Conditional Use approval for multi-family structure in C-1. BOA#17-100029: Front yard of 17.5 feet and rear yard of 14.9 feet approved.

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that there are similar situations within the C-1 zoning district, but not immediacy adjacent.

2. **Special circumstances and conditions do not result from the actions of the applicant.**

Staff does not find that the conditions are the result of the applicant.

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privilege not granted to the rest of the homes adjacent. Though the circumstances are unique, there are several other homes in the area that have been granted similar relief.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Staff does find that there is a hardship. The Board granted a substantially similar request in 2017, but the request was erroneous and must be modified to build the structure as it was designed.

5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary to address the proposed design. The request today should have been the request in 2017.

6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan.

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

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

SEP 20 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Debra or Robert Brinker Telephone: 404.863.5183
Mailing Address: 537 15th Ave N. E-Mail: brinkrd58@gmail.com
Jacksonville Beach, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Debra or Robert Brinker Telephone: 404.863.5183
Mailing Address: 537 15th Ave N. E-Mail: brinkrd58@gmail.com
Jax. Bch. 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: 22919th Ave N SB FL (previous) #175439-0000
Legal description of property (Attach copy of deed): Lot 5, Block 203, w/ South 5.50ft of lot 4 Elton
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Front yard setback of 15.5' in lieu of 20' req'd due to cantilevered 2/3rd floor.
Rear yard setback 12.8' in lieu of 30' req'd.
2' Accessory setback in lieu of 5' for small pool.

AFFIDAVIT

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

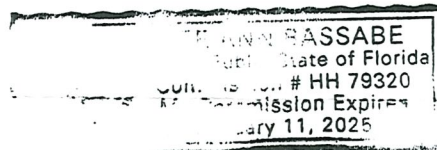
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of September, 2021, by Debra L. Brinker, who is personally known to me or produced GA Drivers License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 (RM-2 Standards)FLOOD ZONE: X-Shaded/ AE

CODE SECTION (S):

34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-340(e)(3)c.3, for a rear yard setback of 12 feet in lieu of 30 feet minimum; and 34-340(e)(3)g, for an accessory structure setback of 2 feet in lieu of 5 feet minimum to allow for construction of a new multi-family dwelling and swimming pool

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 51-100088

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

SEP 20 2021

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes.	Our lot is substandard. At 67.9' wide, it is not minimal width. There is an existing structure that encroaches into the set backs.
Special circumstances and conditions do not result from the actions of the applicant.	NO	We purchased the property with these dimensions. We have not parceled or split it off over the years.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	Several lots around us have been granted relief for structures similar to what we are asking for.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	There are several examples around us of examples of structures granted similar setbacks.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	We are only asking for what we show on survey. An extra 2" on the front; approximately 5.5' on the back to allow cantilevers. Plus. 2 foot Accessary setback for pool.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	We are not increasing the density. The lot is All ready Allowed 3 units. Before demd - there were 3 units. - Multi family.

4

Reference

DEPARTMENT OF PLANNING & DEVELOPMENT



CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 7527

January 25, 2017

RECEIVED
21-100088
MAY 27 2021

Robert and Debra Brinker
4853 Registry Walk
Kennesaw GA, 30152

PLANNING & DEVELOPMENT

RE: **Planning Commission Case: PC# 39-16**
Conditional Use Application for multiple-family residential use located in
a *Commercial, limited: C-1* zoning district, located at 231 19th Avenue
North.

Mr. and Mrs. Brinker,

The City of Jacksonville Beach Planning Commission met on Monday, January
23, 2017 in Council Chambers to consider your **Conditional Use Application** for
multiple family residential in a *Commercial, limited: C-1* zoning district, pursuant to
Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.
The request was **Approved**.

Please remove the public notices posted on the property.

Should you have any additional questions related to this matter, please feel free to
contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

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



JACKSONVILLE BEACH

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

Reference

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7016 2140 0000 5138 6185

April 6, 2017

Robert and Debra Brinker
4853 Registry Walk
Kennesaw, GA 30152

RECEIVED
21-100088
MAY 27 2021

RE: BOA# 17-100029
231 North 19th Avenue
(Lot 4, Block 203, Elton Realty Co's Replat)

PLANNING & DEVELOPMENT

Dear Mr. and Mrs. Brinker,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 4, 2017, to consider your application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

- 34-340(e)(3)c.1., for a front yard setback of 17.5 feet, in lieu of 20 feet required;
- 34-340(e)(3)c.2., for an easterly side yard of 7.5 feet, in lieu of 10 feet required;
- 34-340(e)(3)c.3., for a rear yard setback of 14.9 feet, in lieu of 30 feet required;
- 34-340(e)(3)g., for an accessory structure (pool deck) setback of 0 feet; in lieu of 5 feet required;

The Board ***amended and approved*** the request as follows:

- 34-340(e)(3)c.1., for a front yard setback of 17.5 feet, in lieu of 20 feet required;
- 34-340(e)(3)c.3., for a rear yard setback of 14.9 feet, in lieu of 30 feet required;

To allow construction of a new dwelling unit and pool, replacing an existing dwelling unit, on a multi-family use property.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>.

Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,



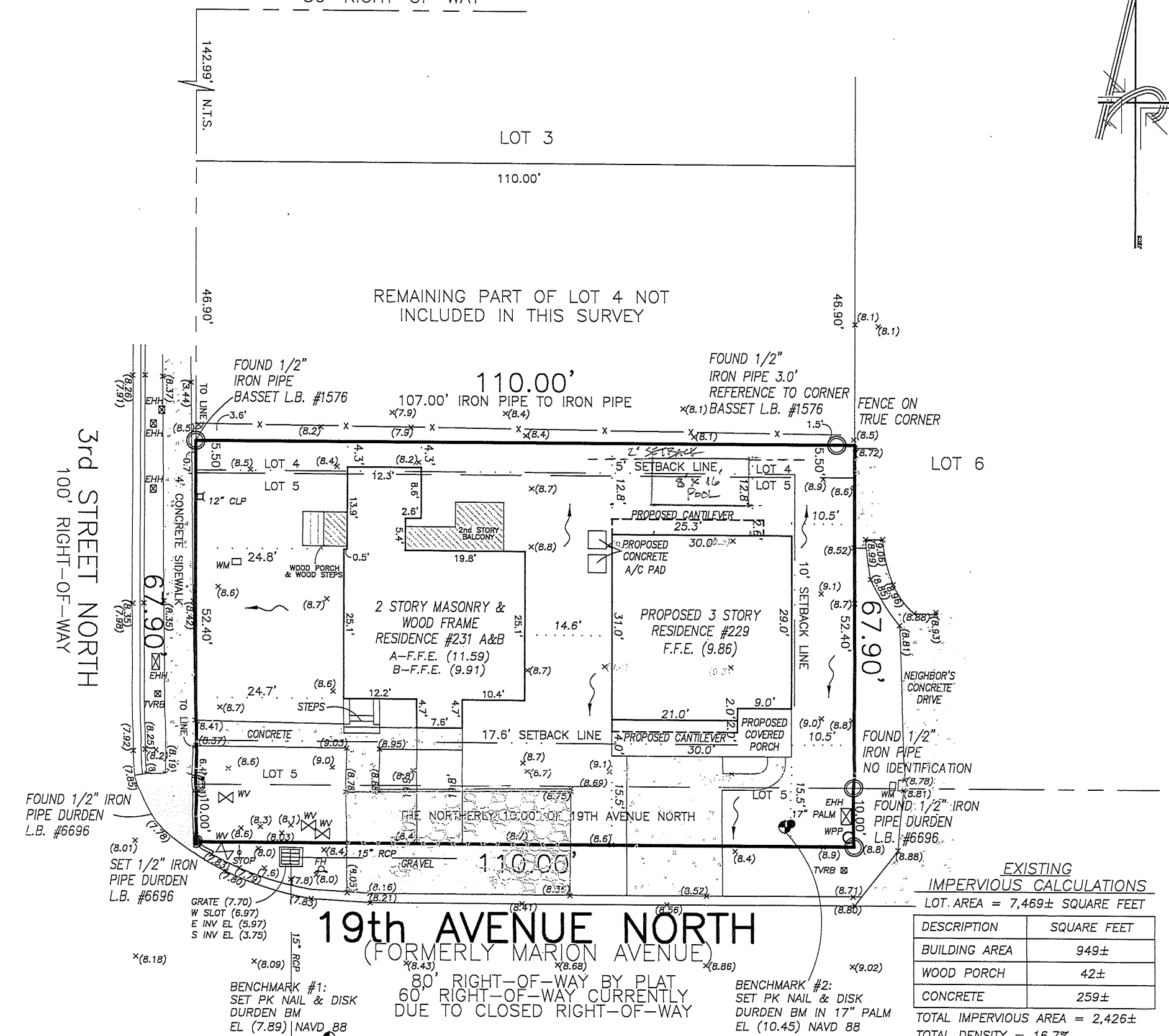
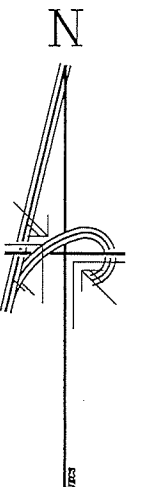
William C. Mann III, AICP
Planning and Development Director



MAP SHOWING SITE PLAN OF:

LOT 5, BLOCK 203, TOGETHER WITH THE SOUTH 5.50 FEET OF LOT 4, BLOCK 203, ELTON REALTY CO.'S REPLAT, AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE NORTH 10.00 FEET OF NINETEENTH (19TH) AVENUE NORTH CLOSED BY ORDINANCE NO. 5748

SEAGATE AVENUE
50' RIGHT-OF-WAY



THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120075, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018

ALL INTERIOR ANGLES SHOWN HEREON ARE 90°00'00" AS FIELD
MEASURED AND POSSESSED

ELEVATIONS SHOWN AS THUS (8.35) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

NO BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

F.F.E. DENOTES FINISH FLOOR ELEVATION

~~~~~→ DENOTES EXISTING DRAINAGE FLOW

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 203 EXCEPT AS NOTED

—X— DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

○ WPP DENOTES WOOD POWER POLE  
 ▣ CLP DENOTES CONCRETE LIGHT POLE  
 △ FH DENOTES FIRE HYDRANT  
 ▤ GRATE DENOTES STORM DRAINAGE GRATE  
 ☒ EHH DENOTES ELECTRIC HAND HOLE  
 ☒ TVRB DENOTES TELEVISION RISER BOX  
 □ WM DENOTES WATER METER  
 ▣ WV DENOTES WATER VALVE  
 ➔ STOP DENOTES STOP SIGN  
 INV DENOTES INVERT  
 EL DENOTES ELEVATION  
 RCP DENOTES REINFORCED CONCRETE PIPE

CERTIFIED TO:

ROBERT A. BRINKER AND DEBRA L. BRINKER

REVISED 05/27/2021 TO MODIFY ADDITION LOCATION  
REVISED 05/25/2021 TO INCLUDE IMPERVIOUS CALCULATIONS  
REVISED 05/10/2021 TO ADJUST PROPOSED REDDENCE DIMENSIONS  
REVISED 04/16/2021 TO ADJUST PROPOSED F.F.E.  
REVISED 03/29/2021 TO ADJUST FLOW ARROWS AND F.F.E.

EXISTING  
IMPERVIOUS CALCULATIONS  
LOT AREA = 7,469± SQUARE FEET

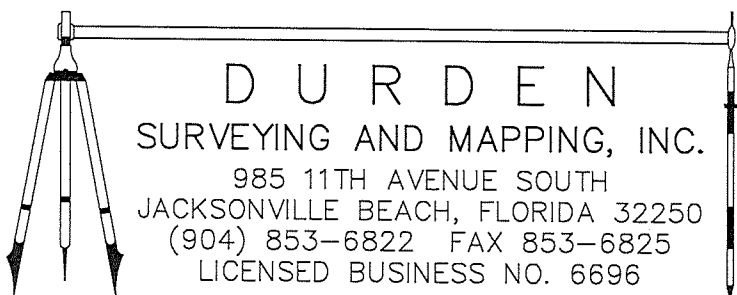
| DESCRIPTION   | SQUARE FEET |
|---------------|-------------|
| BUILDING AREA | 949±        |
| WOOD PORCH    | 42±         |
| CONCRETE      | 259±        |

TOTAL IMPERVIOUS AREA = 2,426±  
TOTAL DENSITY = 16.7%

PROPOSED  
IMPERVIOUS CALCULATIONS  
LOT AREA = 7.469± SQUARE FEET

| DESCRIPTION                | SQUARE FEET |
|----------------------------|-------------|
| BUILDING AREA              | 949±        |
| WOOD PORCH                 | 42±         |
| CONCRETE                   | 259±        |
| PROPOSED ADDITION          | 1,176±      |
| PROPOSED<br>CONCRETE & A/C | 302±        |

TOTAL IMPERVIOUS AREA = 2,728±  
TOTAL DENSITY = 36.5%



**SURVEYOR'S NOTE:**

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17, Florida Administrative Code.

21-100088  
MAY 27 2021

## PLANNING & DEVELOPMENT

SIGNED: NOVEMBER 3, 2020  
SCALE: 1" = 20'  
WORK ORDER NUMBER: 20492

B-9773



EXISTING

# MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

LOT 5, BLOCK 203, TOGETHER WITH THE SOUTH 5.50 FEET OF LOT 4, BLOCK 203, ELTON REALTY CO.'S REPLAT, AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE NORTH 10.00 FEET OF NINETEENTH (19TH) AVENUE NORTH CLOSED BY ORDINANCE NO. 5748

SEAGATE AVENUE

50' RIGHT-OF-WAY

N



LOT 3

110.00'

REMAINING PART OF LOT 4 NOT INCLUDED IN THIS SURVEY

110.00'

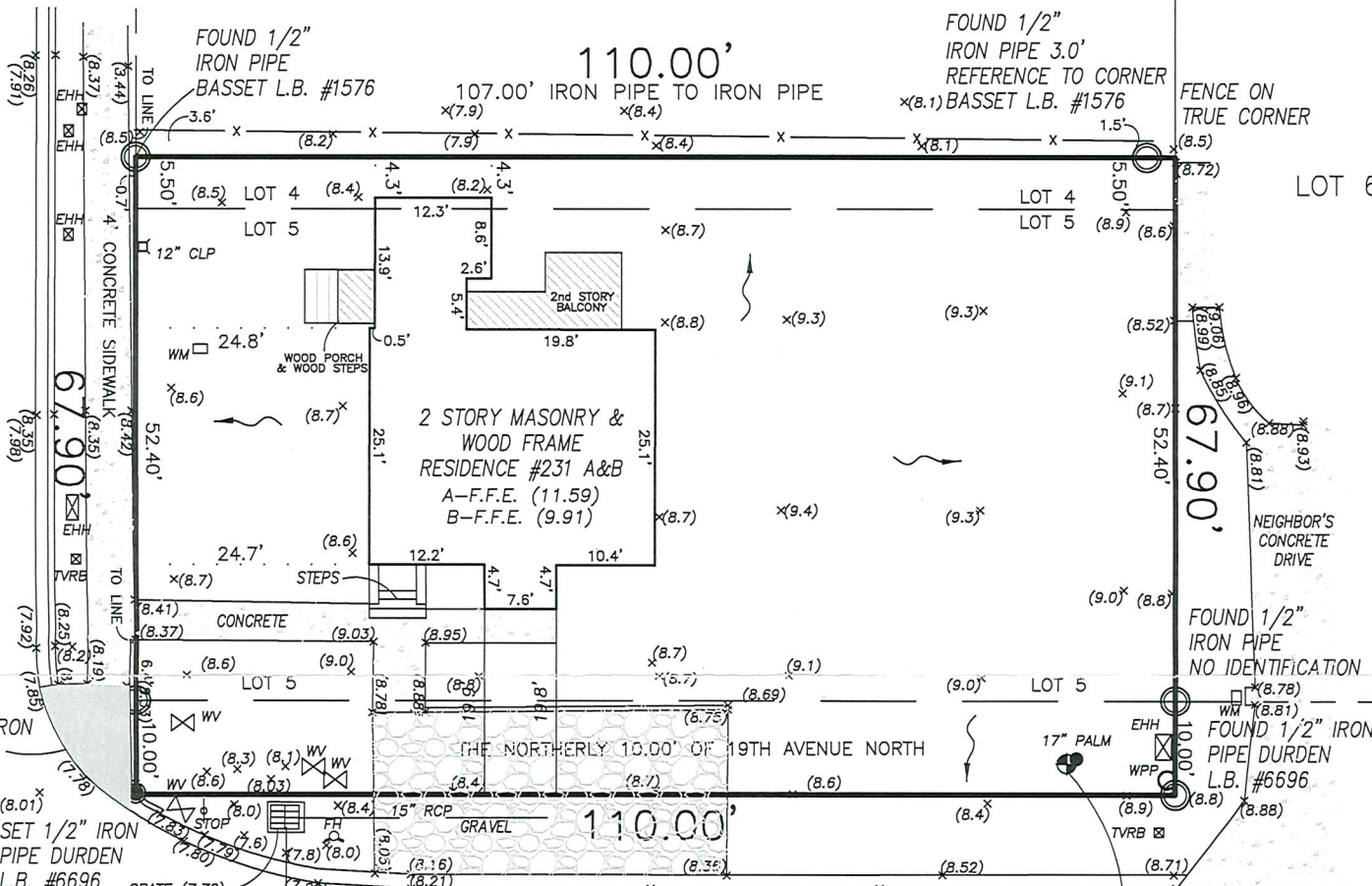
FOUND 1/2" IRON PIPE BASSET L.B. #1576

FOUND 1/2" IRON PIPE 3.0' REFERENCE TO CORNER BASSET L.B. #1576

FENCE ON TRUE CORNER

LOT 6

3rd STREET NORTH  
100' RIGHT-OF-WAY



FOUND 1/2" IRON PIPE DURDEN L.B. #6696

SET 1/2" IRON PIPE DURDEN L.B. #6696

GRATE (7.70)  
W SLOT (6.97)  
E INV EL (5.97)  
S INV EL (3.75)

BENCHMARK #1:  
SET PK NAIL & DISK  
DURDEN BM IN 17" PALM  
EL (7.89) NAVD 88

BENCHMARK #2:  
SET PK NAIL & DISK  
DURDEN BM IN 17" PALM  
EL (10.45) NAVD 88

19th AVENUE NORTH  
(FORMERLY MARION AVENUE)

80' RIGHT-OF-WAY BY PLAT  
60' RIGHT-OF-WAY CURRENTLY  
DUE TO CLOSED RIGHT-OF-WAY

## NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120075, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018

ALL INTERIOR ANGLES SHOWN HEREON ARE 90°00'00" AS FIELD MEASURED AND POSSESSED

ELEVATIONS SHOWN AS THUS (8.35) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

NO BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

F.F.E. DENOTES FINISH FLOOR ELEVATION

—X— DENOTES EXISTING DRAINAGE FLOW

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 203 EXCEPT AS NOTED

—X— DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

## SYMBOL LEGEND:

- WPP DENOTES WOOD POWER POLE
- CLP DENOTES CONCRETE LIGHT POLE
- ◆ F.F.E. DENOTES FINISHED FLOOR ELEVATION
- △ FH DENOTES FIRE HYDRANT
- GRATE DENOTES STORM DRAINAGE GRATE
- ⊠ EHH DENOTES ELECTRIC HAND HOLE
- ⊞ TVRB DENOTES TELEVISION RISER BOX
- WM DENOTES WATER METER
- ⊞ WV DENOTES WATER VALVE
- STOP DENOTES STOP SIGN
- INV DENOTES INVERT
- EL DENOTES ELEVATION
- RCP DENOTES REINFORCED CONCRETE PIPE

## IMPERVIOUS CALCULATIONS

LOT AREA = 7,469± SQUARE FEET

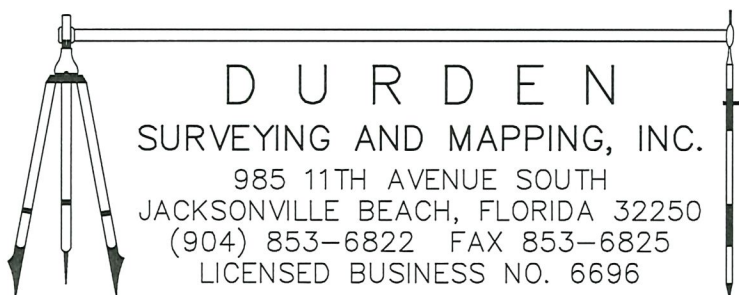
| DESCRIPTION   | SQUARE FEET |
|---------------|-------------|
| BUILDING AREA | 949±        |
| WOOD PORCH    | 42±         |
| CONCRETE      | 259±        |

TOTAL IMPERVIOUS AREA = 2,426±

TOTAL DENSITY = 16.7%

CERTIFIED TO:

ROBERT A. BRINKER AND DEBRA L. BRINKER



**DURDEN**  
SURVEYING AND MAPPING, INC.  
985 11TH AVENUE SOUTH  
JACKSONVILLE BEACH, FLORIDA 32250  
(904) 853-6822 FAX 853-6825  
LICENSED BUSINESS NO. 6696

## SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

*Bruce Durdan Jr.*  
FLORIDA REGISTERED SURVEYOR No. 4701  
H. BRUCE DURDEN, JR.

RECEIVED  
21-100088  
MAY 27 2021

SIGNED OCTOBER 1, 2020

SCALE: 1" = 20'

WORK ORDER NUMBER: 20415

B-9754



Ref 21-100088

LeeAnn Bassabe

---

**From:** ron\_burnette@comcast.net  
**Sent:** Friday, October 22, 2021 11:16 AM  
**To:** Planning Division  
**Subject:** Re: Public Notice, BOA#21-100088

Dear Members of the Planning and Development Department and City Council,

I am writing in opposition to the variance request numbered BOA#21-100088 for the property at 231 19<sup>th</sup> Ave N, Jax Beach, Fl. The hearing is scheduled for 11/2/21 and I can not attend. I am very concerned that if the city of Jacksonville Beach continues to allow these significant variances, our residential areas will continue to decline in visual appeal rather than improve. The city has setback requirements in place so that development can occur but not impede on the aesthetic as well as financial well being of others in the community. Placing large properties on these small lots creates a less than appealing view. My suggestion is that the builder find a larger property, buy adjoining property or reduce their planned building size so they meet our building codes without having a need to ask for significant variances.

Sincerely,  
Ron Burnette

Ron Burnette, RPh, MBA, PMP  
President/Chief Consultant  
**Pharmacy Consulting Group**  
Phone (mobile): 904-403-9315  
E-mail: [PharmacyConsultingGroup@comcast.net](mailto:PharmacyConsultingGroup@comcast.net)



**BOA# 21-100156 Staff Report**  
**1819 12th Avenue North**  
**Parcel ID: 178280-0000**

Lot 8, Block 2: Ocean Forest Unit 1

**Zoning:** Residential, single family: RS-1

**Variances Requested:** 34-336(e)(1)c.2, for east side setback of 8.5 feet and west side yard setback of 8.4 feet respectively in lieu of 10 feet required

**Project:** Construction of a rear addition and to rectify existing non-conformities at an existing single family dwelling

**Existing Conditions:** The subject property is a non-conforming platted lot of record (circa 1954) located in the Residential Low Density future land use category. The subject property is currently sixty-five (65) feet in width, one-hundred and ten (110) feet in depth and has a lot area of seven-thousand one-hundred and fifty (7,150) square feet. Minimum dimensional standards within this zoning district include ten-thousand (10,000) square feet of area and a minimum width of ninety (90) feet overall and thirty-five (35) feet in width at the street. Maximum lot coverage for this zoning district is 35%.

**Analysis:** The existing structure was built in 1958 per the property appraisers records. The home was built with a one car garage. The new owner purchased the property in 2021 and plans to expand the rear for a bedroom addition, as well as expand the depth of the garage by adding on to the front, but still within the existing front setbacks. The home currently has side yard setbacks that are non-conforming for the RS-1 zoning district. A full remodel of the home in excess of 50% of the building cost, requires the home be brought up to current zoning, and in lieu of demolition, they are seeking a variance to address these historic non-conformities.

**Active Permits or Code Violations:** Stop Work Order 21-1518 Issued 7/20/21

**Previous Development Orders:** None

1. **Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.**

Staff does find that the adjacent and surrounding properties have similar constraints and attributes with regards to lot width and area.

2. **Special circumstances and conditions do not result from the actions of the applicant.**

Staff does not find that the conditions are the result of the applicant.

3. **Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.**

Staff finds the applicant will not receive special privilege not granted to the rest of the homes adjacent.

4. **Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.**

Staff does find that there is a hardship. The lot is substandard in width, and lot area.

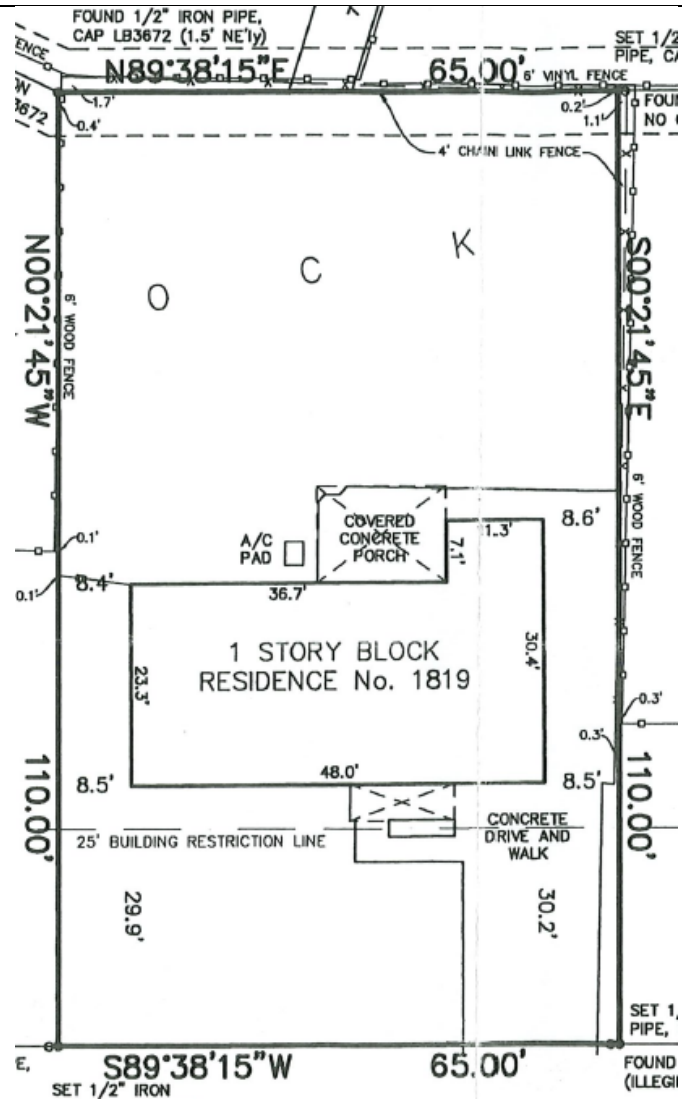
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary to address the existing non-conformities.

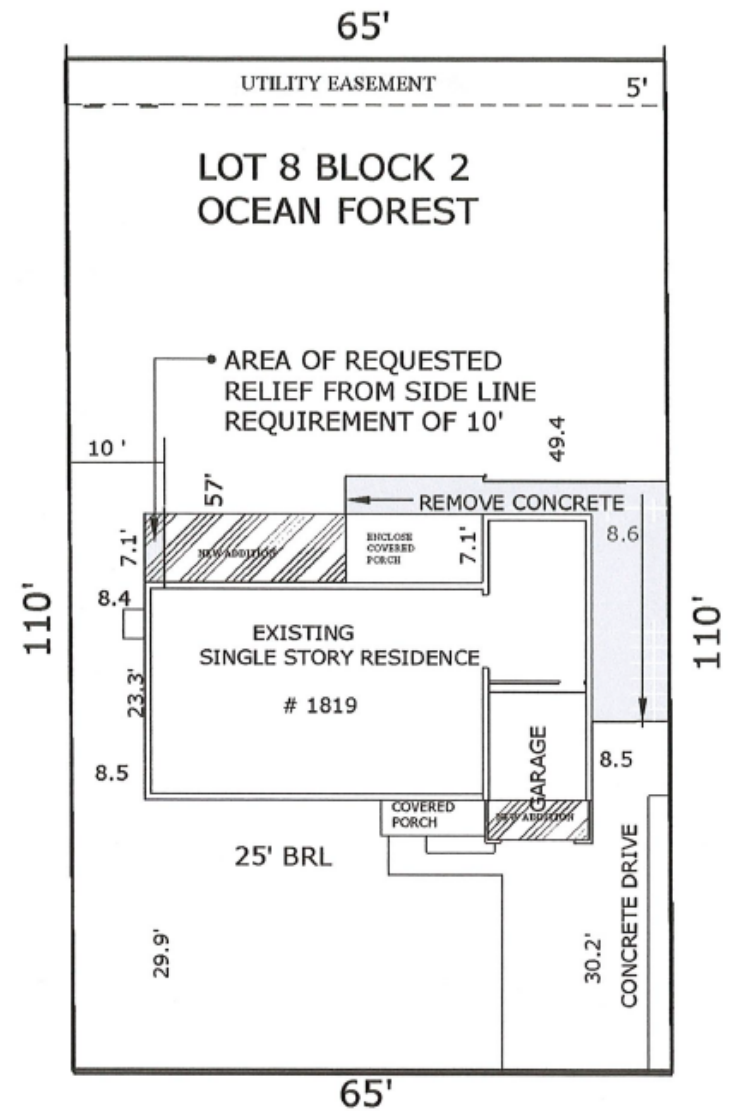
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find this will be consistent with the Comprehensive Plan.

Survey of Existing Property



Proposed Site Plan







# APPLICATION FOR VARIANCE

BOA NO. 21-100156  
HEARING DATE 11-2-21

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

## REQUIRED DOCUMENTATION

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

RECEIVED  
#2  
SEP 21 2021

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

**Applicant Name:** Mark Juliano **Telephone:** (904) 532-6614  
**Mailing Address:** 1647 Third Avenue North **E-Mail:** mjuliano1413@yahoo.com  
Jacksonville Beach Fl  
**Agent Name:** Peter Coalson **Telephone:** (904) 759-2556  
**Mailing Address:** 1614 Coquina Place **E-Mail:** petercds.coalson@gmail.com  
Atlantic Beach Fl  
**Landowner Name:** Robert Nathan Danials **Telephone:** (352) 281-4030  
**Mailing Address:** 251 SE 73rd Street **E-Mail:** rlbd122016@gmail.com  
Gainesville Fl

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: 1819 12th Avenue North Jacksonville Beach 178280-0000

Legal description of property (Attach copy of deed): Lot 8 Blk 2 Ocean Forest Unit 1

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

Requesting reduction in side yard set back from 10 feet to 8.4 Feet . ADDITIONAL LIVING SPACE FOR MASTER BEDROOM ADDITION

## AFFIDAVIT

I, Mark Juliano, 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.

Mark Juliano  
APPLICANT SIGNATURE

Mark Juliano  
PRINT APPLICANT NAME

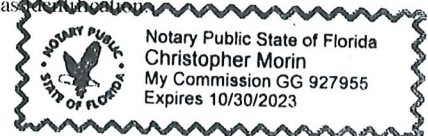
9-20-21  
DATE

## STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of September, 2021, by Mark Juliano, who is personally known to me or produced ECOL J450 55 2690470 as Notary Public.

NOTARY PUBLIC SIGNATURE

Christopher Morin  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

## CODE SECTION (S):

34-336(e)(1)c.2, for east side setback of 8.5 feet and west side yard setback of 8.4 feet respectively in lieu of 10 feet required to allow for construction of a rear addition and to rectify existing non-conformities at an existing single family dwelling



## VARIANCE APPLICATION STANDARDS AND CONDITIONS

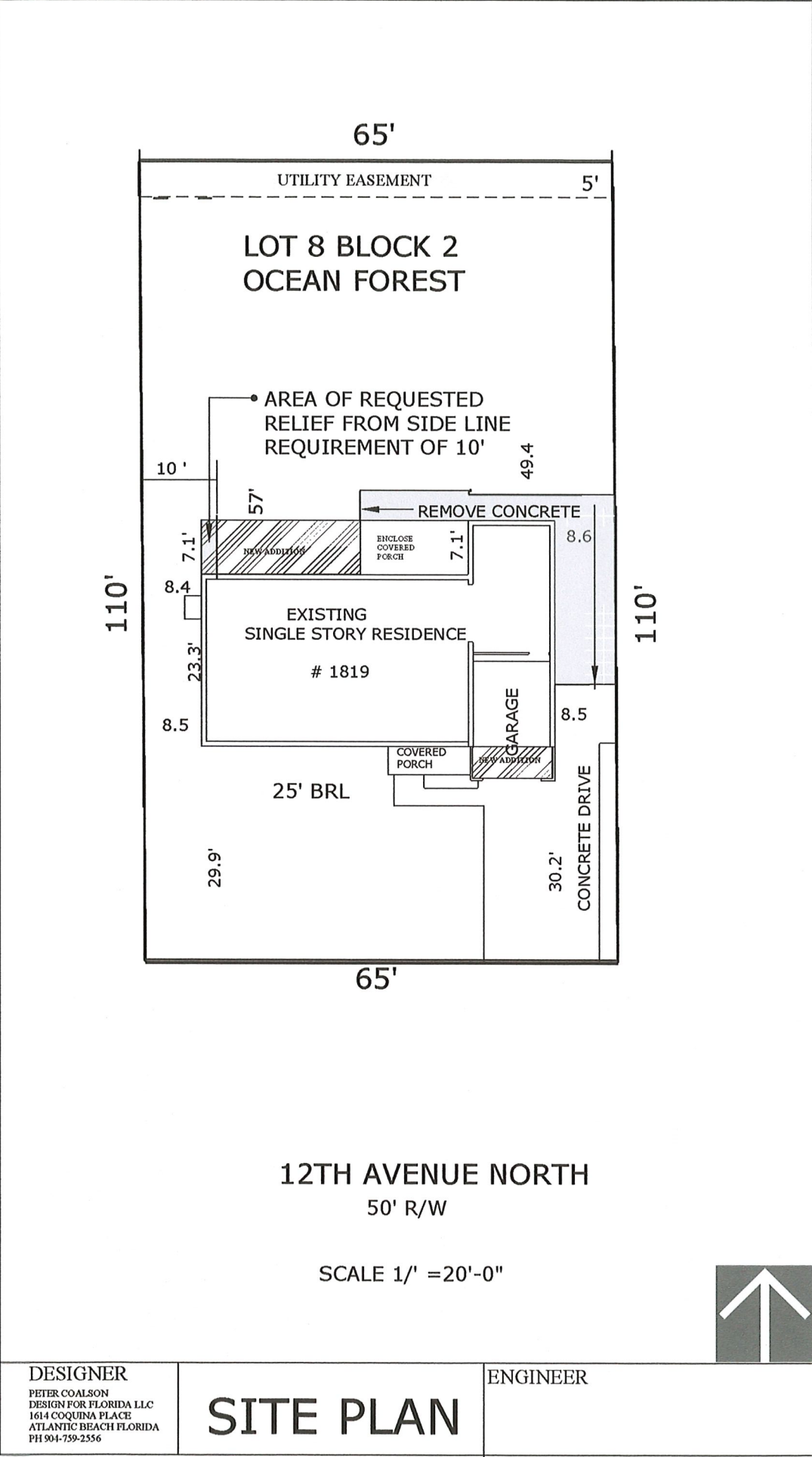
BOA No. 21-100156

**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

| Standard                                                                                                                                                                                                                             | Applies?<br>Yes/No | Circumstances/ Explanation                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | YES                | The lot size of this parcel is 7500sq.ft<br>Current min lot size is 10,000 sq. ft..<br>The revised Min lot requirements including a 10' sideline setback unfairly limits expansion of the residence                                                                                                           |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | YES                | The Owner purchased the property after revision of the Zoning requirements currently in effect                                                                                                                                                                                                                |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      | YES                | The variance will allow the efficient expansion of the 999Sq.ft residence.<br>Residences in this Zoning district which meet the revised min lot size may expand their residences by continuing existing residences along foundation lines without jogging the new foundation to meet new setback requirements |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | YES                | Requiring the applicant to adhere to the existing setbacks would limit the design of master bedroom expansion and increase the cost of construction.                                                                                                                                                          |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | YES                | The variance request asks for relief from sideline setback requirement only for the 7'-1" westerly edge of the proposed addition.                                                                                                                                                                             |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.                                               | YES                | The variance will allow not only the expansion of the small residence but will also contribute to the overall improvement of the residence consistent with comprehensive goal to improve physically declining properties. All properties in the neighborhood presently have only an 8.5' sideline setback     |





GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
5. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS, CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

INDEX OF DRAWINGS

SHEET 1 SITE GENERAL NOTES  
SHEET 1 FLOOR PLAN

JOB DESCRIPTION

**Interior renovation & exterior additions to include:**  
Changes to non bearing interior walls. Replace HVAC equipment  
Changes to electrical & plumbing equipment. New drywall, interior trim, and paint finish. New interior doors, cabinets & appliances.  
Additions as shown  
New Roofing

LOT COVERAGE

|                             |               |
|-----------------------------|---------------|
| LOT AREA                    | 7,150 sq. ft. |
| IMPERMEABLE COVERAGE        |               |
| WALKS & DRIVES              | 846 sq.ft.    |
| COVERED PORCHES             | 225 sq. ft.   |
| RESIDENCE & GARAGE          | 1,329 sq. ft. |
| PRE DEVELOPEMENT IMPERMABLE | 2,400 sq. ft. |
| PERCENTAGE OF COVERAGE      | 33%           |

|                                |              |
|--------------------------------|--------------|
| NEW WORK                       |              |
| REMOVE CONCRETE S INDICATED    | -309SQ.FT.   |
| CONSTRUCT ADDITIONS:           |              |
| NORTH (REAR OF STRUCTURE) ADD  | 162 SQ.FT.   |
| SOUTH (FRONT OF STRUCTURE) ADD | 52 SQ.FT.    |
| POST DEVELOPEMENT IMPERMABLE   | 2,305 SQ.FT. |
| PERCENTAGE OF COVERAGE         | 30%          |

GOVERNING CODES

|                          |                                   |
|--------------------------|-----------------------------------|
| zoning                   | RS 1 SECTION A Jacksonville BEACH |
| BUILDING CODE            | 7th Edition 2020                  |
| 130 MPH                  | IMPORTANCE FACTOR 1               |
| WIND EXPOSURE            | EXPOSURE C ENCLOSED               |
| TYPE OF CONSTRUCTION     |                                   |
| OCCUPANCY CLASS          | R-3                               |
| RISK LEVEL               | II                                |
| REMODEL CATAGORY         | ALTERATION LEVEL                  |
| NATIONAL ELECTRICAL CODE | 2014                              |

DESIGNER  
PETER COALSON  
DESIGN FOR FLORIDA LLC  
1614 COQUINA PLACE  
ATLANTIC BEACH FLORIDA  
PH 904-759-2556

SITE PLAN

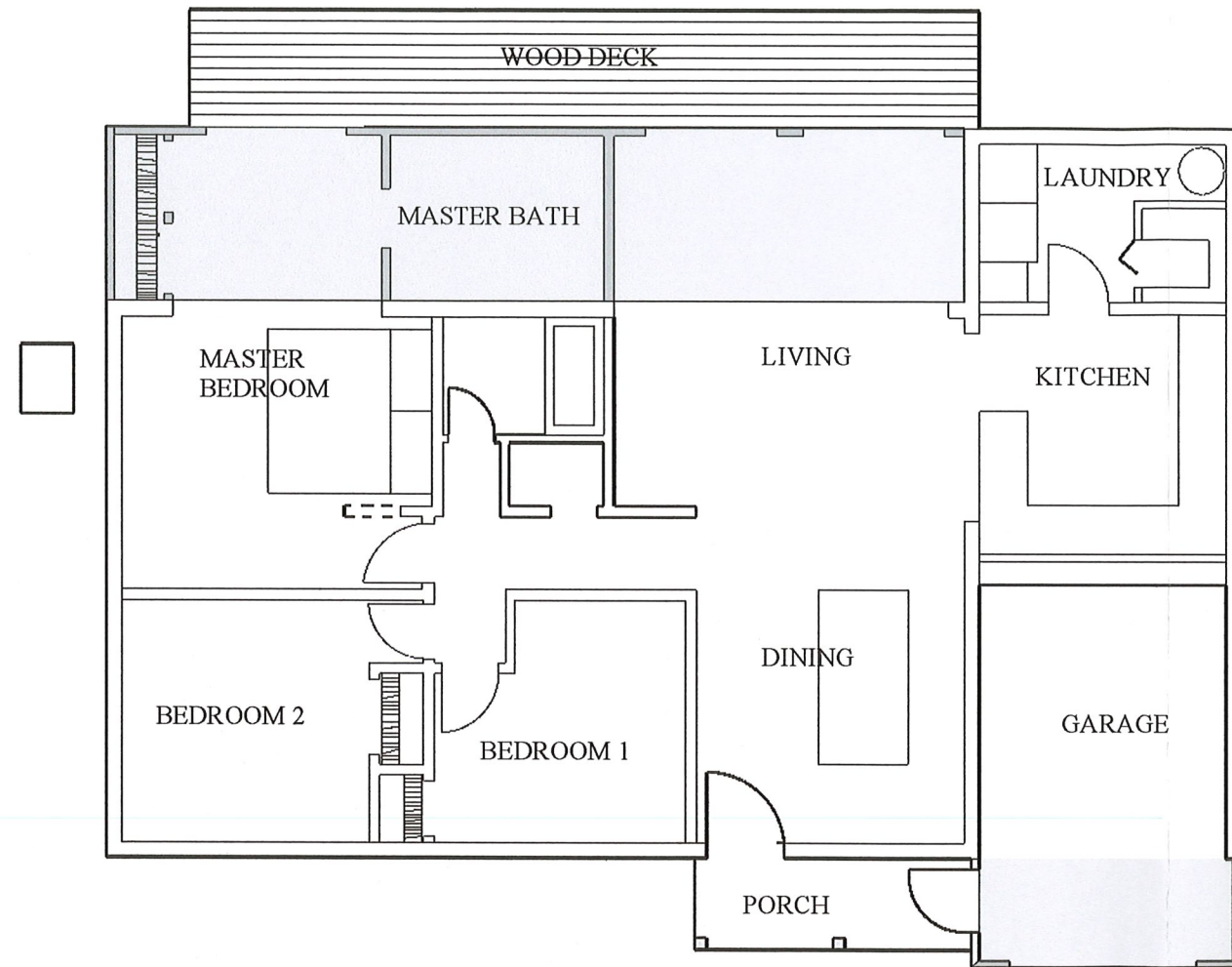
ENGINEER

CONTRACTOR :  
PETERCOALSON DESIGN FOR FLORIDA LLC  
1614 COQUINA PLACE ATLANTIC BEACH FLORIDA  
FLORIDA LISENCE # CBC060273

ALPINE PROPERTIES LLC  
12TH AVENUE NORTH  
JACKSONVILLE BEACH FL

SH A-1  
8/22/21





FLOOR PLAN  
SCALE 1/8" = 1'-0"

RECEIVED  
21-100156  
SEP 21 2021

PLANNING & DEVELOPMENT

DESIGNER  
PETER COALSON  
DESIGN FOR FLORIDA LLC  
1614 COQUINA PLACE  
ATLANTIC BEACH FLORIDA  
PH 904-739-2336

# FLOOR PLAN

ENGINEER

CONTRACTOR :  
PETERCOALSON DESIGN FOR FLORIDA LLC  
1614 COQUINA PLACE ATLANTIC BEACH FLORIDA  
FLORIDA LISENCE # CBC060273

ALPINE PROPERTIES LLC  
12TH AVENUE NORTH  
JACKSONVILLE BEACH FL

SH A-3

8/22/21

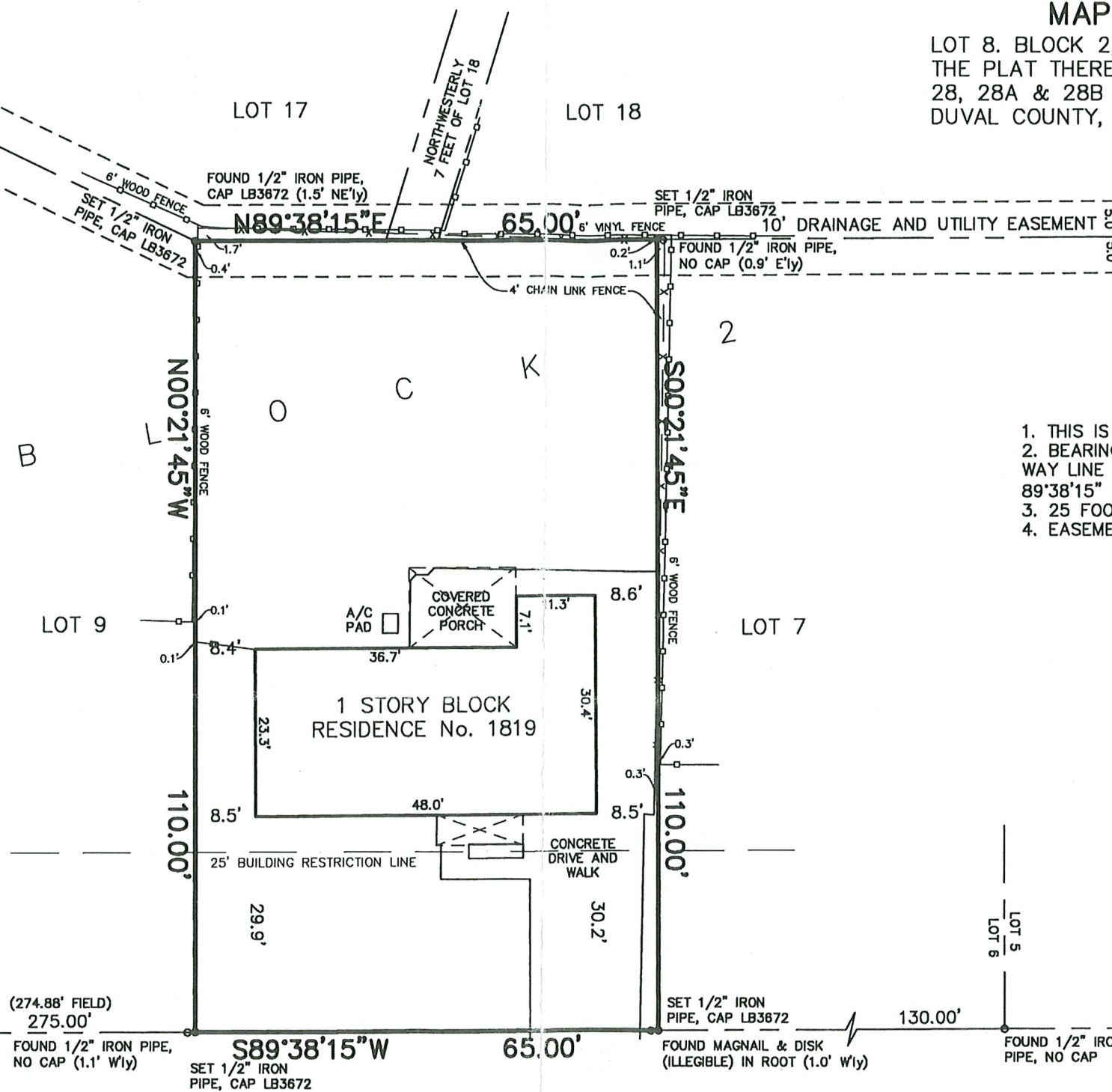


EXISTING

MAP SHOWING SURVEY OF  
LOT 8. BLOCK 2, OCEAN FOREST UNIT ONE ACCORDING TO  
THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES  
28, 28A & 28B OF THE CURRENT PUBLIC RECORDS OF  
DUVAL COUNTY, FLORIDA.

PINEWOOD ROAD  
60' RIGHT OF WAY PAVED PUBLIC ROAD

0 10 20 40  
SCALE: 1" = 20'



- NOTES
1. THIS IS A BOUNDARY SURVEY.
  2. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF 12th AVENUE NORTH BEING SOUTH 89°38'15" WEST, AS PER PLAT.
  3. 25 FOOT BUILDING RESTRICTION LINE PER PLAT.
  4. EASEMENT AS PER PLAT.

RECEIVED  
21-100156  
SEP 21 2021

PLANNING & DEVELOPMENT

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0416J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

12th AVENUE NORTH  
50' RIGHT OF WAY PAVED PUBLIC ROAD

THIS SURVEY IS CERTIFIED TO: ALPINE PROPERTIES, LLC.

*Jason D. Boatwright*  
JASON D. BOATWRIGHT, P.S.M.  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: \_\_\_\_\_

DRAWN BY: SWC

FILE: 2021-1061

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

DATE: AUGUST 9, 2021

SHEET 1 OF 1