



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, November 16, 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 November 2, 2021
- B. Administrative Approval of Regular Board of Adjustment Meeting held on June 7, 2016

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#21-100155**
 - Applicant: Kevin Lonergan
 - Agent: N/A
 - Owner: Kevin Lonergan
 - Property Address: 1000 22nd Street North
 - Parcel ID: 179208-0460
 - Legal Description: Lot 6, Block 86, *Jacksonville Beach Section A*
 - Current Zoning: RS-2
 - Motion to Consider: 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for construction of a new swimming pool, spa and pool deck to an existing single family dwelling
- B. **Case Number(s): BOA#21-100157**
 - Applicant: Eric Griggs
 - Agent: N/A

Owner: For His Ultimate Glory, LLC.
Property Address: 134 1st Street South
Parcel ID: 175603-0000
Legal Description: The South 39 feet of Lot 8, Block 12, *Pablo Beach South*
Current Zoning: CBD
Motion to 34-345(e)(3)Table 1.0 Multifamily, for a rear yard setback of 5 feet in lieu of
Consider: 15 feet minimum to allow for the construction of a new two-unit multi-family residential structure

C. **Case Number(s): BOA#21-100159**

Applicant: BLV, Inc. Timothy Millard
Agent: N/A
Owner: BLV, Inc. Timothy Millard
Property Address: 0 17th Street North
Parcel ID: 179118-0500
Legal Description: Lot 4, Block 48, *Section "A" Jacksonville Beach*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for
Consider: construction of a new single family dwelling

D. **Case Number(s): BOA#21-100160**

Applicant: Peter Sheridan & Rachel Walter
Agent: N/A
Owner: Peter Sheridan & Rachel Walter
Property Address: 815 15th Avenue South
Parcel ID: 176906-0009
Legal Description: Lot 10, Block 159, *Oceanside Park*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for 50% lot coverage in lieu of 35% maximum and 34-
Consider: 337(e)(1)g, for an accessory structure side-yard setback of 0 feet in lieu of 5 feet minimum to allow for construction of a new pool deck, walkway and driveway strip infill at an existing single-family dwelling

E. **Case Number(s): BOA#21-100123**

Applicant: Adam Eiseman
Agent: Geoff Levonitis
Owner: BCEL 10B, LLC.
Property Address: 0 6th Avenue South Lot 7
Parcel ID: 176006-0000
Legal Description: Lot 7, Block 57, *Pablo Beach South*
Current Zoning: RM-1 (RS-3 Standards)
Motion to 34-338(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet required;
Consider: 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of 15 feet required and for a corner side yard setback of 5 feet in lieu of 10 feet required; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for the construction of a new single family dwelling

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Wednesday, December 8, 2021. There are six 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, November 2, 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 (absent)
Alternate: Dan Elmaleh

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 Ms. Gonzalez, seconded by Mr. Curley, and passed unanimously to approve the following minutes:

- October 19, 2021

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#21-100152
Applicant: Chad Bolen
Agent: N/A
Owner: Chad Bolen
Property Address: 610 Holly Drive
Parcel ID: 177848-0000

City of Jacksonville Beach Land Development 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.

Applicant: Chad Bolen, 610 Holly Drive, Jacksonville Beach, clarified he was trying to increase the deck size around the pool and requested a variance to construct.

Public Hearing: The following initially spoke in opposition to the variance but retracted his opposition. Mr. Moreland noted the retraction for the record.

- Michael Martinelli, 527 Holly Drive, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Reddington, seconded by Mr. Owen, to approve BOA#21-100152 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, Francis Reddington, Dan Elmaleh, John Moreland

The motion was unanimously approved.

B. Case Number: **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

City of Jacksonville Beach Land Development 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.

Agent: Leland Blake Jordan, 29 Oakwood Road, Jacksonville Beach, noted they are trying to overcome existing non-conformities to make the space more livable.

Applicant: Jennifer Rotondo, 2601 Madrid Street, Jacksonville Beach, stated the 48% lot coverage request included the driveway, lanai, and deck. She noted they were willing to reduce the driveway coverage using permeable pavers. She clarified the new pool would have a shorter and smaller footprint.

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 the request was reasonable.

Modified Motion: It was moved by Ms. Gonzalez, seconded by Mr. Elmaleh, to approve BOA#21-100153 based on the standards for a variance outlined in Section 34-286 of the Land Development Code, under the condition the applicant can only build up to 45%.

Roll Call Vote: Ayes – Alexi Gonzalez, Francis Reddington, Owen Curley, Dan Elmaleh, John Moreland

The motion was unanimously approved.

C. Case Number: BOA#21-100154

Applicant: Kelly & Daniel Perez
Agent: N/A
Owner: Perez Trust – Daniel & Kelly Perez
Property Address: 202 37th Avenue South
Parcel ID: 180385-0010

City of Jacksonville Beach Land Development 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.

Applicant: Kelly Perez, 202 37th Avenue South, Jacksonville Beach, noted they are trying to overcome existing non-conformities to increase the lot coverage from 35% to 40% to allow for a partial decking around the pool. Additionally, they are requesting the rear setback to construct a covered outdoor dining area attached to the back of the house.

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

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#21-100154 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Francis Reddington, Owen Curley, Alexi Gonzalez, Dan Elmaleh, John Moreland

The motion was unanimously approved.

D. Case Number: 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

City of Jacksonville Beach Land Development 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.

Applicant: Robert A. Brinker & Debra L. Brinker, 19th Avenue North, Jacksonville Beach, stated the hardship was a sub-standard lot.

Public Hearing:

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

- Ron Burnette, President, Pharmacy Consulting Group

Mr. Moreland closed the public hearing.

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

Motion: It was moved by Mr. Curley, seconded by Ms. Gonzalez, to conditionally approve BOA#21-100088, conditioned on the development plans submitted and 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, Francis Reddington, Dan Elmaleh, John Moreland

The motion was unanimously approved.

E. **Case Number:** **BOA#21-100156**
Applicant: Mark Julianio
Agent: Peter Coalson
Owner: Robert N. Daniels
Property Address: 1819 12th Avenue North
Parcel ID: 178280-0000

City of Jacksonville Beach Land Development 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.

Agent: Peter Coalson, 1614 Coquina Place, Atlantic Beach, stated the hardship was a sub-standard lot. Additionally, they would correct a non-conformity, which was a restriction to the required single-car garage.

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 the request was reasonable.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#21-100156, 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, Francis Reddington, Dan Elmaleh, John Moreland

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, November 15, 2021. There are five scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:41 P.M.

Submitted by: Sheila Boman
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

MEMORANDUM

TO: Members of the City of Jacksonville Beach Board of Adjustment

FROM: Sheri Gosselin
City Clerk

SUBJECT: Administrative Approval of June 7, 2016 minutes

DATE: November 9, 2021

Background

The City Clerk's office recently found that the minutes from the June 7, 2016, Board of Adjustment meeting had not been placed on an agenda for Board approval. Staff listened to the meeting and verified the June 7, 2016, meeting minutes attached to the agenda are accurate. In order to bring our records up to date, the Board needs to approve the minutes retroactively as an administrative function.

Recommendation

Approve the June 7, 2016, meeting minutes administratively with the current Chair's signature.

**Minutes of Board of Adjustment Meeting
held Tuesday, June 7, 2016, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

The meeting was called to order by Chairman Cummings.

ROLL CALL

Chairperson: Scott Cummings
Vice-Chairman: John Moreland
Board Members: Sylvia Osewalt, Tom Buck, Joseph Loretta (*absent*)
Alternates: Jeff Truhlar (*absent*) Francis Reddington

Ex-parte Communications:

Mr. Moreland received a voicemail message from Mr. Chad Jewell.

Mr. Buck spoke with Chad Jewell, who was in opposition to BOA#16-100061.

Ms. Osewalt had a voicemail message from Chad Jewell.

Approval of Minutes:

It was moved by Ms. Osewalt, seconded by Mr. Moreland, and passed unanimously, to approve the minutes of the April 19, 2016, Board of Adjustment Meeting

CORRESPONDENCE:

Mr. Mann stated they received a letter from Chad and Dianne Jewell [on file] in opposition to BOA#16-100061.

OLD BUSINESS: None

NEW BUSINESS:

(A) Case Number: BOA 16-100061

[Case was postponed to the end of the meeting to allow for owners to appear before the Board, as no authorization to act on behalf of the homeowners was received by the Board.]

Name of Applicant: William Robert and Kelly D. Baxley

Property Address: 139 37th Avenue South

Applicant: Mr. John Dineen, 1254 Neck Road, Ponte Vedra Beach, FL

City of Jacksonville Beach Land Development Code Section(s):

34-336(e)(1)c.2, for an easterly side yard of 7.5 feet in lieu of 10 feet required and a westerly corner side yard of 12.33 feet in lieu of 13.6 feet required; 34-336(e)(1)c.3, for a rear yard of 5 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a new single-family dwelling **for property legally described as** Lots 13 and 14, Block 3, *Atlantic Shores Ocean Front Section Division A*.

Applicant/Agent: Kelly Baxley, 8192 7 Mile Drive, Ponte Vedra Beach, advised Mr. John Dineen, 1254 Neck Road, Ponte Vedra Beach, would speak on her behalf.

Mr. Dineen stated the lot was nonconforming at only 7,900 square feet, causing the hardship.

Director of Planning and Development Bill Mann clarified to build a two-story garage; it must be attached to the home.

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

- Janell Wilson, 2014 Ocean Front Drive, Jacksonville Beach

The following spoke in support of the variance:

- Mike Hanna, 134 36th Avenue South, Jacksonville Beach

Mr. Cummings closed the public hearing.

Discussion: Discussion ensued regarding a detached garage versus an attached garage. Mr. Mann also explained the Board could amend the motion to decrease the setbacks, but a new variance would have to be done should the setback be increased.

Amended Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve a request for 34-336(e)(1)c.2, for an easterly side yard of 7.5 feet in lieu of 10 feet required and a westerly corner side yard of 12.33 feet in lieu of 13.6 feet required; 34-336(e)(1)c.3, for a rear yard of 5 feet in lieu of 30 feet required as shown on drawings; and 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum, and no windows on the northside second floor of the second story garage to allow for a new single-family home.

Roll Call Vote: Ayes – Tom Buck, John Moreland, Sylvia Osewalt,
Nays – Scott Cummings, Francis Reddington.
The motion was approved 3-2.

(B) Case Number: BOA 16-100062

Name of Applicant: Joel M. and Jennifer B. Carignan

Property Address: 831 11th Avenue South

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e, for 51% lot coverage in lieu of 35% maximum to allow for a swimming pool and decking addition **for property legally described as** Lot 9, Block 109, *Oceanside Park*.

Applicant: Joel Carignan, 831 11th Avenue South, Jacksonville Beach, stated the lot was substandard in size, which caused the hardship.

Public Hearing: Mr. Cummings stated 17 letters (on file) were submitted to the Board in favor of Mr. Carignan's request.

The following individuals spoke in favor of the request:

- Ms. Alice Penner, 1021 9th Street South, Jacksonville Beach
- Mr. Frank Matkovic, 862 11th Avenue South, Jacksonville Beach

Discussion: Discussion ensued, and the Board agreed the lot was substandard in size.

Amended Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for the following: 34-338(e)(1)e, for 49% lot coverage in lieu of 35% maximum as described and discussed at this meeting.

Roll Call Vote: Ayes – Tom Buck, Scott Cummings, John Moreland, Sylvia Osewalt, Francis Reddington.
The motion was approved unanimously.

(C) Case Number: BOA 16-100063

Name of Applicant: Sharon Stewart

Property Address: 808 8th Street North

City of Jacksonville Beach Land Development Code Section(s):

34-337(e)(1)c.1, for a front yard of 16.7 feet in lieu of 20 feet required and 34-337(e)(1)e, for 47% lot coverage in lieu of 35% maximum to allow for an addition to a single-family dwelling **for property legally described as** Lot 7, Block 89, *Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach*.

Applicant: Sharon Stewart, 808 8th Street North, Jacksonville Beach, stated they are no longer requesting an addition to the house.

Director of the Planning and Development Department Bill Mann clarified the variance was for lot coverage only, with a new requested amount of 43.7%.

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

Mr. Cummings closed the public hearing.

Discussion: There was no further discussion.

Amended Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve a quest for the following: 34-338(e)(1)e, for 43.7% lot coverage in lieu of 35% maximum as described and discussed at this meeting.

Roll Call Vote: Ayes – Tom Buck, Scott Cummings, John Moreland, Sylvia Osewalt, Francis Reddington.
The motion was approved unanimously.

(D) Case Number: BOA 16-100064

Applicant/Owner: Helena Helms

Property Address: 40 Millie Drive

City of Jacksonville Beach Land Development Code Section(s):

34-337(e)(1)e, for 39% lot coverage in lieu of 35% maximum to allow for improvements to a single-family dwelling **for property legally described as** Lot 17, Block 3, *Hannah Terrace*.

Applicant: Helena and Mike Helms, 40 Millie Drive, Jacksonville Beach, advised the hardship was the narrow driveway.

Mr. Mann advised although the Applicant meets the two parking space requirements, those spaces are very narrow. The Applicant requested and was granted a permit with Public Works to pave a portion of the right of way. That space, along with the requested lot coverage, will allow them to widen the parking.

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

- James Overby, 21 Burling Way, Jacksonville Beach

Mr. Cummings closed the public hearing.

Discussion: There was no further discussion.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for the following: 34-338(e)(1)e, for 49% lot coverage in lieu of 35% maximum as described and discussed at this meeting.

Roll Call Vote: Ayes – Tom Buck, Scott Cummings, John Moreland, Sylvia Osewalt, and Francis Reddington.
The motion was approved unanimously.

(E) Case Number: BOA 16-100068

Name of Applicant: JWB Construction Group, LLC.

Agent: Alex Sifakis

Owner: BECL 5, LLC.

Property Address: 435 5th Avenue South

City of Jacksonville Beach Land Development Code Section(s):

34-340(e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet required and 34-340(e)(1)f, for 45% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling **for property legally described as Lot 7, Block 45, Pablo Beach South.**

Applicant: Alex Sifakis, 440 7th Avenue South, Jacksonville Beach, advised the lot is nonconforming in size.

Public Hearing: Mr. Mann read into record letters from the following in support of the variance:

- Lauren Traxler, 411 3rd Avenue South, Unit A, Jacksonville Beach
- Ian McKillop, 411 3rd Avenue South, Unit B, Jacksonville Beach
- Jessica Wilson, 584 Upper 8th Avenue South, Jacksonville Beach
- Lena Mansour, 503 Upper 8th Avenue South, Jacksonville Beach
- Adam Eiseman, 508 7th Avenue South, Jacksonville Beach

Mr. Cummings closed the public hearing.

Discussion: There was no further discussion.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for the following: 34-338(e)(1)e, for 45% lot coverage in lieu of 35% maximum as described and discussed at this meeting.

Roll Call Vote: Ayes – Tom Buck, Scott Cummings, John Moreland, Sylvia Osewalt, and Francis Reddington.
The motion was approved unanimously.

(F) Case Number: BOA 16-100069

Name of Applicant: Maxine S. Richmond

Agent: Herbert Sands

Property Address: 3410 1st Street South

City of Jacksonville Beach Land Development Code Section(s):

34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum; 34-373(d), for parking/vehicle use area 2.67 feet to a property line in lieu of 5 feet minimum; and 34-373(f), for turf block in lieu of paving for driveway, all to allow for improvements to a single family dwelling **for property legally described as** Lot 4, together with that portion of the 20 foot wide strip of right of way of South 1st Street, as vacated by Ord No. 7530 lying easterly of, contiguous and adjacent thereto, Block 7, *Atlantic Shores Ocean Front Section Division 'A'*.

Applicant: Herbert Sands, 3410 1st Street South, Jacksonville Beach, advised the hardship was a substandard lot.

A discussion ensued regarding different types of pavers and the addition of parking spaces.

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

Mr. Cummings closed the hearing to the public.

Discussion: There was no further discussion.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for the following: 34-338(e)(1)e, for 49% lot coverage in lieu of 35% maximum as described and discussed at this meeting.

Roll Call Vote: Ayes – Tom Buck, Scott Cummings, John Moreland, Sylvia Osewalt, and Francis Reddington.
The motion was approved unanimously.

(G) Case Number: BOA 16-100071

Name of Applicant: Chris Sorensen

Owner: 3321 Ocean Drive South, LLC.

Property Address: 3321 Ocean Drive South

City of Jacksonville Beach Land Development Code Section(s):

34-336(e)(1)c.2, for a northerly side yard of 8.25 feet and a southerly side yard of 7.5 feet in lieu of 10 feet required and 34-336(e)(1)e, for 52% lot coverage in lieu of 35% maximum to

allow for a new single-family dwelling **for property legally described as** part of Government Lot 1.

Agent: Steve Diebenow, One Independent Drive, Suite 1200, Jacksonville, advised there was an email on file authorizing him to speak on behalf of the owner. Mr. Diebenow stated the hardship was a nonconforming lot. He further advised the current lot coverage of 66% would be reduced to the requested 52%. Mr. Diebenow noted they could drop the lot coverage another 2% should that be necessary.

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

- Donella Perdue, 3318 Ocean Drive South

Ms. Perdue provided photos [on file] showing flooding in front of the property and street. Mr. Diebenow addressed the flooding issues brought up by Ms. Perdue. He stated there would be gutters installed and impervious pavers to handle rooftop runoff.

Mr. Cummings closed the public hearing.

Discussion: A discussion ensued regarding drainage issues for not only the property but the entire street.

Amended Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to approve a request for the following: 34-338(e)(1)e, for 49.99% lot coverage in lieu of 35% maximum as discussed and shown at this meeting.

Roll Call Vote: Ayes – Tom Buck, Scott Cummings, John Moreland, Sylvia Osewalt, and Francis Reddington.
The motion was approved unanimously.

(H) **Case Number:** BOA 16-100072
Name of Applicant: Kevin and Cathy Determan

Property Address: 134 11th Avenue South

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)f, for 48% lot coverage in lieu of 35% maximum to allow for improvements to the westerly half of a two family dwelling **for property legally described as** Lot 5, Block 112, *Pablo Beach South*.

Public Hearing: Cathy Determan, 134 11th Avenue South, Jacksonville Beach, advised the hardship was they purchased the lot already over the allowed 35% lot coverage.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for the following: 34-338(e)(1)e, for 49% lot coverage in lieu of 35% maximum as described and discussed at this meeting.

Roll Call Vote: Ayes – Tom Buck, Scott Cummings, John Moreland, Sylvia Osewalt, and Francis Reddington.
The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday June 21, 2016. There are eight scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Cummings adjourned the meeting at 9:15 P.M.

Submitted by: Sheila Boman
 Administrative Assistant

Administrative Approval:

Chairman

Date: _____

BOA# 21-100155 Staff Report
1000 22nd Street North
Parcel ID: 179208-0460

Lot 6, Block 86, Section "A" Jacksonville Beach

Zoning: Residential, single family: RS-2

Variances Requested: 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum

Project: Construction of a new swimming pool, spa and pool deck to an existing single family dwelling

Existing Conditions: The subject property is a platted lot of record (circa 1944) in the Residential Low Density future land use category. The lot is currently seventy (70) feet in width, one-hundred and two (102) feet deep, with a lot area of seven-thousand one-hundred and forty (7,140) square feet in area. Minimum dimensional standards within this zoning district include seven-thousand and five-hundred (7,500) square feet of area and a minimum width of seventy-five (75) feet overall and thirty-five (35) feet in width at the street. Maximum lot coverage for this zoning district is 35%.

Analysis: The current home was constructed in 2013 with 32.9% lot coverage. The current owner purchased the house in 2013. The proposed pool and decking will bring the total lot coverage up to 41% and will be one foot closer to the north side property line. If the lot were 7,500 square feet, the lot coverage would be 38%. The current home was constructed in conformity with the LDC, meeting all setbacks and lot coverage. The new pool and decking will be built to the rear of the home.

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-2 zoning district.

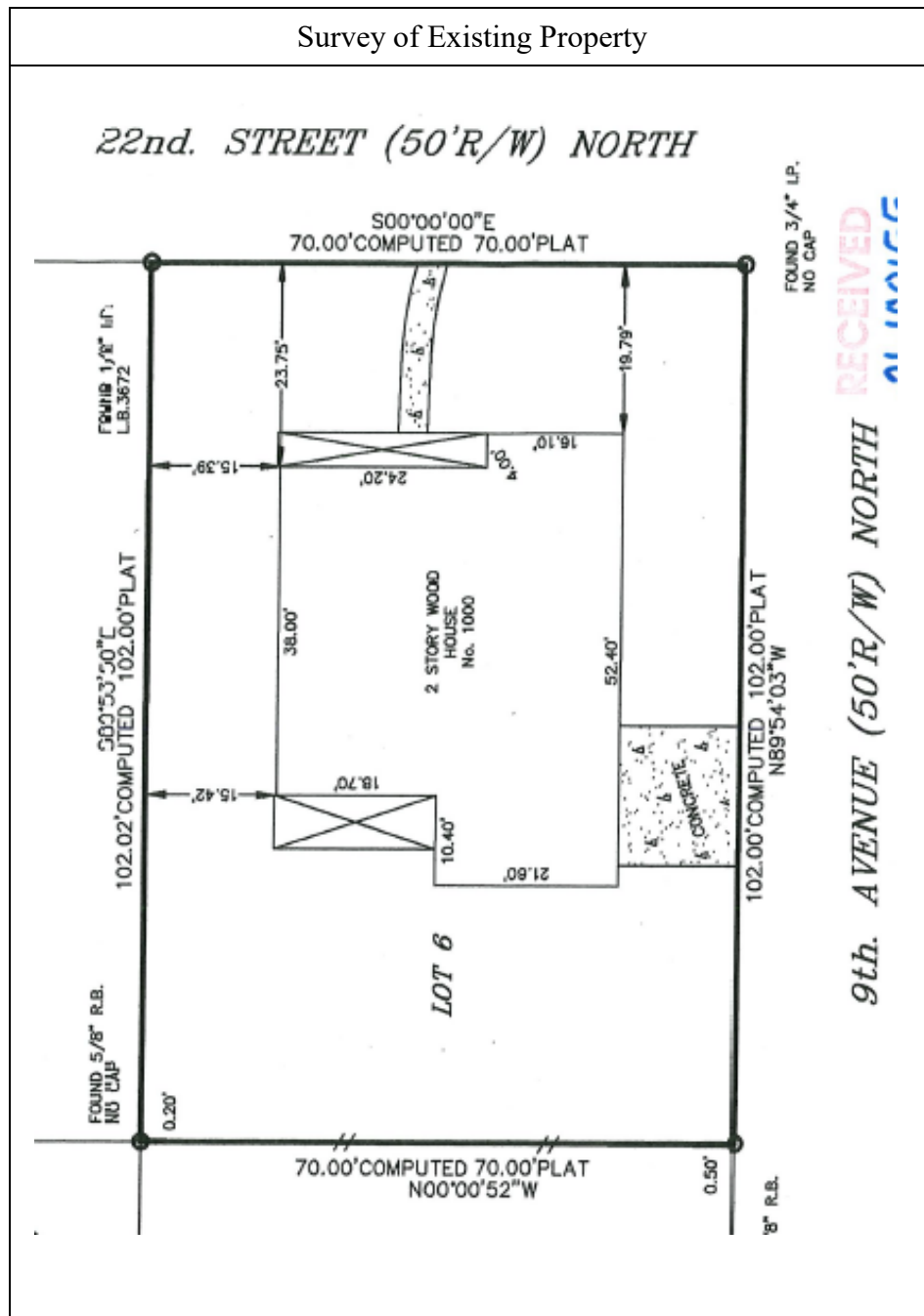
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary to allow for the construction of the proposed pool and decking as shown on the site plan.

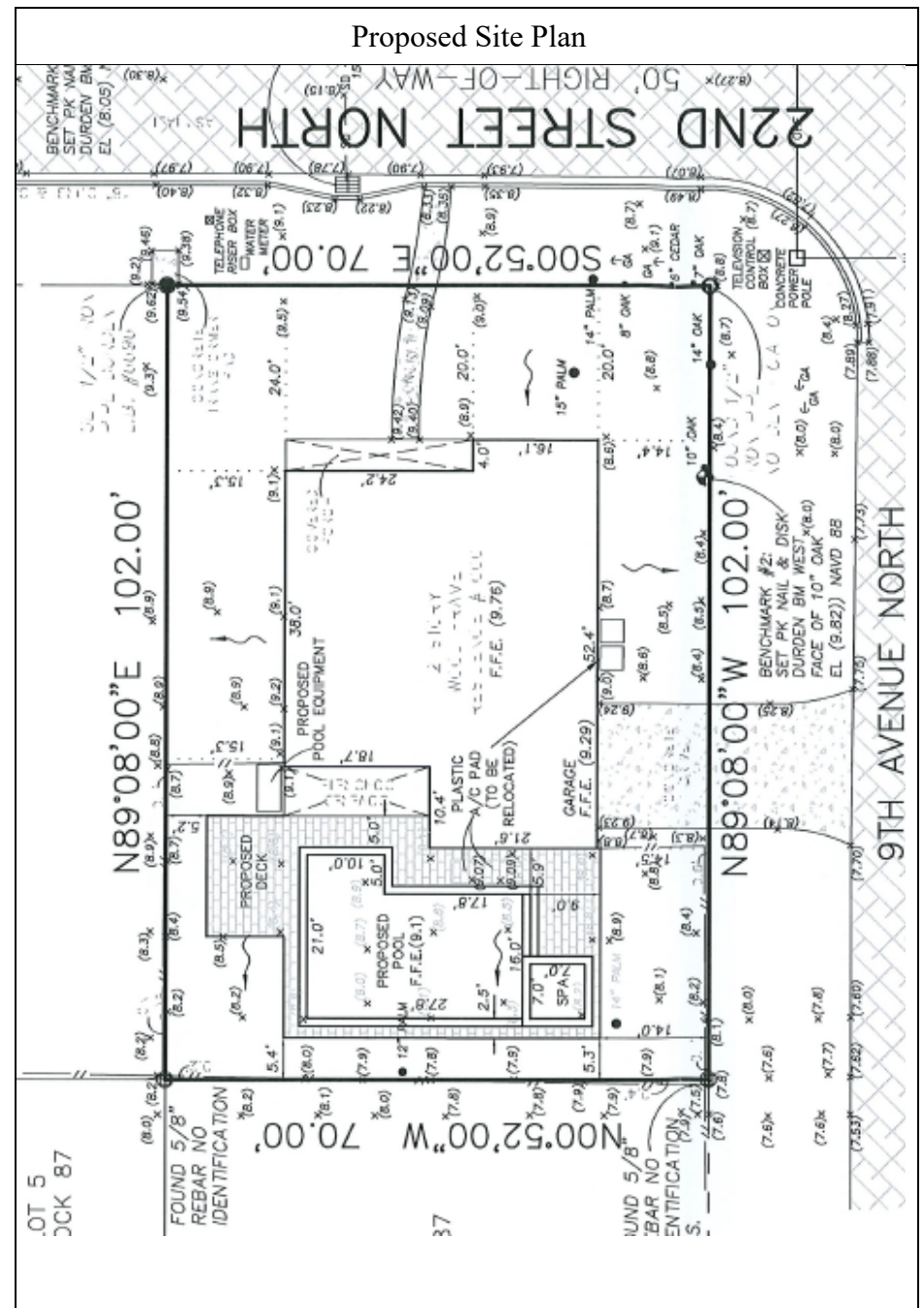
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

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

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100155
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, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

APPLICANT INFORMATION

Applicant Name: KEVIN LONERGAN Telephone: 908 377 7973
Mailing Address: 1000 22ND ST N E-Mail: KEVLON44@GMAIL.COM
JACKSONVILLE BEACH, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: SAME 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: 1000 22ND ST N JACKSONVILLE BEACH, FL 32250
Legal description of property (Attach copy of deed): LOT 6, BLOCK 86, SECTION 8
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).

I AM REQUESTING THE APPROVAL FOR A LOT
TOTAL DENSITY COVERAGE OF 41.3%, MY
HARDSHIP IS THAT I HAVE A SMALLER LOT AND WE WOULD
LIKE TO PUT A POOL IN. PLEASE SEE PLANS SUBMITTED.

AFFIDAVIT

I, Kevin Lonergan, 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

Kevin Lonergan
PRINT APPLICANT NAME

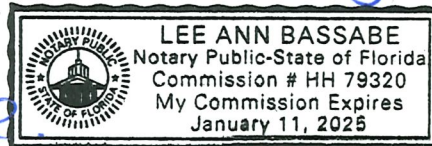
9/20/2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 20 day of September 21, 2021 by Kevin M. Lonergan, who is personally known to me or has produced H. Drivers License as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

LeeAnn Bassabe
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S):

34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for construction of a new swimming pool, spa and pool deck to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

21.100155

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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.

RECEIVED**SEP 20 2021**

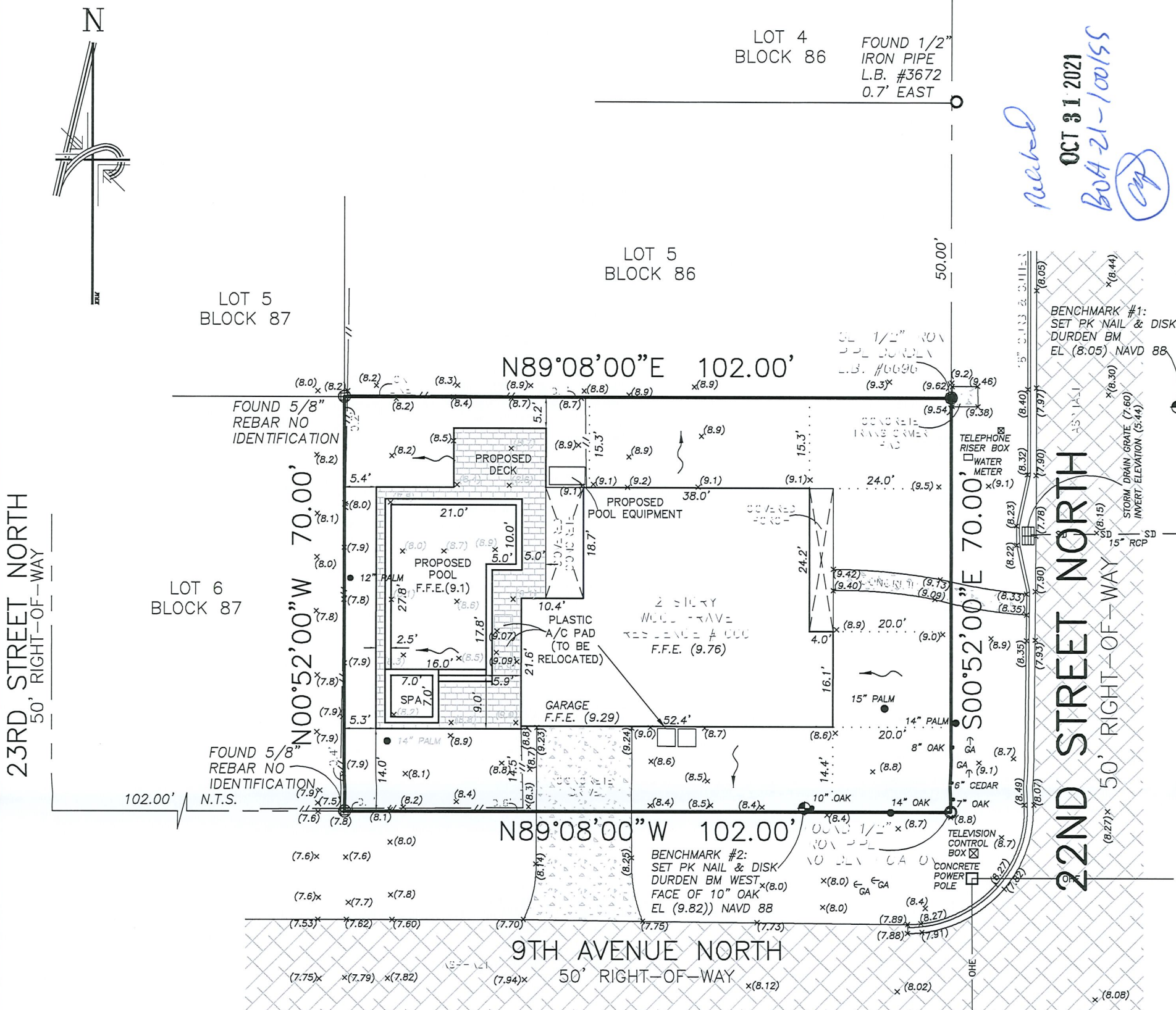
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	My hardship is that my lot is too small for a pool.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	This lot has NOT changed in size since I purchased it.
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	CORRECT. There have been numerous similar VARIANCES FOR THE SAME REASON GRANTED MOST RECENTLY.
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	CORRECT. Most recently 1010 20TH ST N WAS GRANTED A VARIANCE FOR SIMILAR REQUEST.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	See plans ATTACHED. They follow ALL SET BACK LAWS. IT IS JUST THE property is too small so VARIANCE requested.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	THIS IS CORRECT. NO LAND OR PROPERTY NEAR OR ADJACENT will be impacted.

PROPOSED

MAP SHOWING SITE PLAN OF:

LOT 6, BLOCK 86, JACKSONVILLE BEACH SECTION A, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0416-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF 22ND STREET NORTH AS BEING S 00°52'00" E

ELEVATIONS SHOWN AS THUS (8.02) 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

RCP DENOTES REINFORCED CONCRETE PIPE

GA DENOTES GUY ANCHOR

F.F.E. DENOTES FINISH FLOOR ELEVATION

— DENOTES EXISTING DRAINAGE FLOW

OHE DENOTES OVERHEAD ELECTRIC

—//— DENOTES 6' WOOD 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.

EXISTING IMPERVIOUS CALCULATIONS

LOT AREA = 7,140± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,820±
ENTRY	97±
PORCH/LANAI	118±
FLATWORK	299±
A/C PAD(S)	18±

TOTAL IMPERVIOUS AREA = 2,352±

TOTAL DENSITY = 32.9%

PROPOSED IMPERVIOUS CALCULATIONS

LOT AREA = 7,140± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,820±
ENTRY	97±
PORCH/LANAI	118±
FLATWORK	299±
PROPOSED DECK	541±
POOL EQUIPMENT	18±
A/C PAD(S)	18±

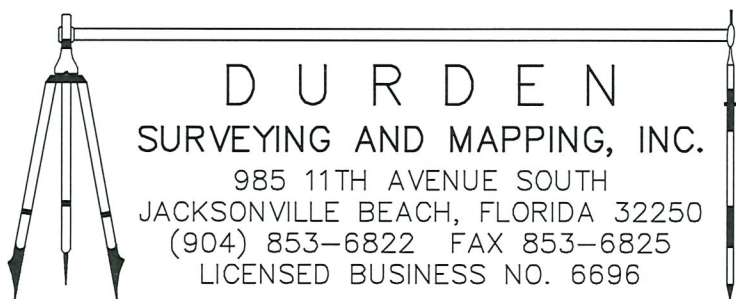
TOTAL IMPERVIOUS AREA = 2,911±

TOTAL DENSITY = 40.8%

CERTIFIED TO:

KEVIN LONERGAN & CHANTAL LONERGAN

UPDATED 10-11-2021 TO MODIFY POOL, DECK AND IMPERVIOUS CALCULATIONS



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.

no copy of this survey meets the standards of a survey as set forth by the Florida Board of Land Surveyors, Chapter 472.027, Florida Statutes and Chapter 617, Florida Administrative Code

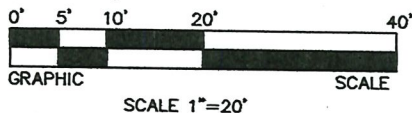
Bruce Durdén Jr.
BRUCE DURDEN, JR.
FLORIDA REGISTERED SURVEYOR NO. 710

FILED: AUGUST 26, 2021
CAD FILE NO. L-6, 3-33(1000 N 22ND ST).DWG
SCALE: 1" = 20'
WORK SHEET NUMBER: 21410

B-9994

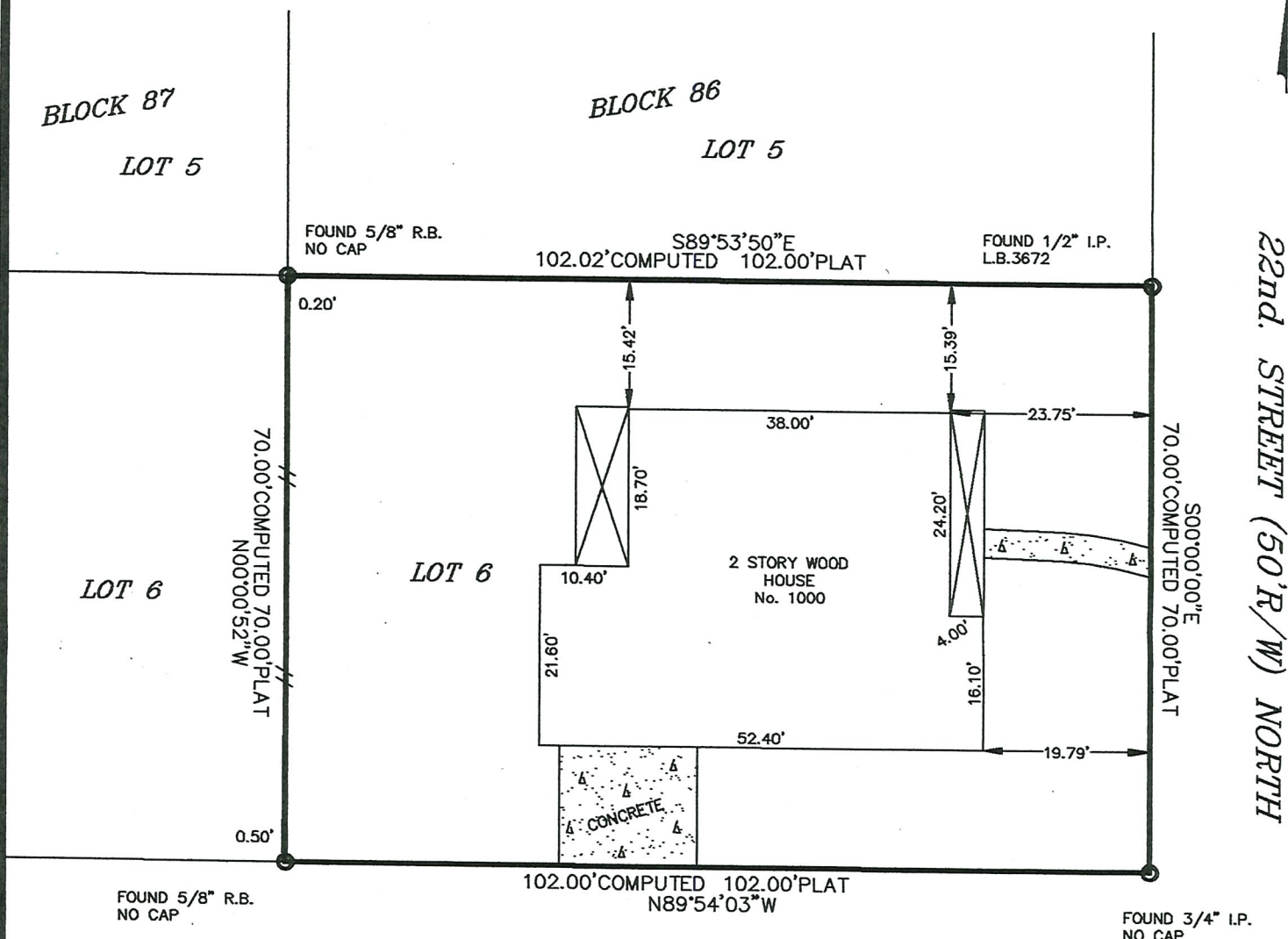
EXISTING

MAP SHOWING BOUNDARY SURVEY OF
LOT 6, BLOCK 86, JACKSONVILLE BEACH SECTION A, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 18 PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL
COUNTY, FLORIDA.



NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED.
2. BEARING OF S00 00'00"E OF 22nd. STREET NORTH HELD FIXED.
3. FIELD WORK 06-20-13.



9th. AVENUE (50'R/W) NORTH

RECEIVED
21.100155
SEP 20 2021

PLANNING & DEVELOPMENT

ANTHONY PAUL O'NEIL

850370 U.S. HIGHWAY 17
YULEE, FLORIDA 32097
PHONE (904)-849-7719 FAX. (904)-849-7949

I HEREBY CERTIFY TO : KEVIN LONERGAN WELLS FARGO BANK, N.A.
AMERICA'S CHOICE TITLE COMPANY CHICAGO TITLE INSURANCE COMPANY

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN
CHAPTER 5J-17.050-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;
ZONE X PANEL 120077 0285E DATE 08-15-89 / DUVAL COUNTY, FLORIDA.

P.O.C.-POINT OF COMMENCEMENT
P.O.B.-POINT OF BEGINNING
P.C.-POINT OF CURVATURE
P.T.-POINT OF TANGENT
P.R.C.-POINT OF REVERSE CURVATURE
P.C.C.-POINT OF COMPOUND CURVATURE
P.I.-POINT OF INTERSECTION
P.C.P.-PERMANENT CONTROL POINT
P.R.P.-PERMANENT REFERENCE POINT
R/W-RIGHT-OF-WAY CT.-COURT
L-ARC LENGTH R-RADIUS
Δ-DELTA ANGLE T-TANGENT

R.L.S.-REGISTERED LAND SURVEYOR
PROP.-PROPOSED C/L-CENTER LINE
L.B.-LICENSE BUSINESS
O.R.V.-OFFICIAL RECORDS VOLUME
O.R.B.-OFFICIAL RECORDS BOOK
D.B.-DEED BOOK PG.-PAGE
P.B.-PLAT BOOK M.B.-MAP BOOK
CO.-COUNTY FL.-FLORIDA
AVE.-AVENUE ST.-STREET
C.B.D.-CHORD BEARING AND DISTANCE
COMP.-COMPUTED RAD.-RADIAL
P-PLAT C-COMP. D-DEED

N-NORTH S-SOUTH E-EAST W-WEST
EX.-EXCEPTION TYP.-TYPICAL
F.F.-FINISH FLOOR EL.-ELEVATION
BLK.-BLOCK FND.-FOUND
I.P.-IRON PIPE RB.-REBAR
CONC.-CONCRETE A/C-AIR CONDITIONER
ESMT.-EASEMENT ELEC.-ELECTRIC
B.R.L.-BUILDING RESTRICTION LINE
F.Z.B.L.-FLOOD ZONE BOUNDARY LINE
APPROX.-APPROXIMATE EXIST.-EXISTING
A.K.A.-ALSO KNOWN AS N/F-NOW OR FORMERLY
N.G.V.D.-NATIONAL GEODETIC VERTICAL DATUM

SYMBOLS:
-x- CHAIN LINK FENCE
-w- WOOD FENCE
-w- WIRE FENCE
-E- ELECTRIC LINE
-o- UTILITY POLE
-w- WELL
-a- ASPHALT
-o- OVERHEAD
-c- CONCRETE

P.S.M.-PROFESSIONAL SURVEYOR/MAPPER
J.E.A.-JACKSONVILLE ELECTRIC AUTHORITY
P.E.M.-PERMANENT REFERENCE MONUMENT
B.V.B.-BOULEVARD L.A.-LANE
RD.-ROAD No.-NUMBER SEC.-SECTION
TWP.-TOWNSHIP RNC.-RANGE
P.L.S.-PROFESSIONAL LAND SURVEYOR
NOT UNDERGROUND LOCATIONS
LOCATED THIS SURVEY

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.
EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.
THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

☐ DENOTES CONCRETE MONUMENT
○ DENOTES IRON PIPE
SET-DENOTES SET 5/8" x 18"
REBAR L.B.7626

DATE SIGNED 08-20-13
ANTHONY PAUL O'NEIL PSM 5684

Ref. BOA 21-100155

LeeAnn Bassabe

From: fendert@aol.com
Sent: Thursday, November 4, 2021 9:29 AM
To: Planning Division
Subject: BOA#21-100155

RECEIVED

NOV - 4 2021

via email

PLANNING & DEVELOPMENT

BOA#21-100155

My name is William Smith, and I reside at 2107 9th Avenue North, which is located directly across the street from the property requesting a variance. I wanted to express to the Department of Planning and Development that my wife and I have no objections at all to this project and believe it will be not only an enhancement to that property but will also help increase the property values of the surrounding homes. The impact on adjacent properties will be negligible and the existing soil percolation properties and proximity of the marsh should off-set any concerns regarding impervious surface. We encourage the Board to approve this request, allowing the increase of lot coverage to 41%. Please feel free to contact me with any questions at (904) 699-1367.

Regards,
William Smith

BOA# 21-100157
134 1st Street South
Parcel ID: 175603-0000

South 39 Ft. of Lot 8 Block 2, Pablo Beach South

Zoning: Commercial: CBD zoning district

Variances Requested: 34-345(e)(3)Table 1.0 Multifamily, for a rear yard setback of 5 feet in lieu of 15 feet minimum.

Project: Construction of a new two-unit multi-family structure.

Existing Conditions: The subject property consists of a platted lot of record (circa 1909) located in the Commercial future land use category. The site currently has a converted single family home that is now a three unit multifamily structure with two units in the main structure and one in the garage. The lot is currently thirty-nine (39) feet in width and seventy-five (75) feet in depth. The current lot area is three-thousand, seven-hundred and fifty (3,750) square feet. The minimum dimensional standards for the CBD zoning district for multi-family include a front yard setback of zero (0) feet, a side yard setback of zero (0) feet, a rear yard setback of fifteen (15) feet, a minimum lot frontage of 80% with a maximum of 100%, and lot coverage of 90% maximum. Minimum lot area for multi-family is four-thousand (4,000) square feet. Minimum lot width is forty (40) feet

Analysis: The proposed two unit multi-family structure will include two dwelling units, with parking for four cars under the main structure. The structure will have a front setback of 1.4 feet, a corner side yard of zero (0) feet, an internal side yard of 5 feet and a rear yard of 5 feet to allow for access to the rear and side of the structure. The current structure and accessory detached garage have a rear and side yard setback of 2 to 2.5 feet. A front setback of 5.4 feet and corner side yard of less than one foot. Lot coverage appears to be similar.

Active Permits or Code Violations: None

Previous Development Orders: BOA#21-100125 (withdrawn), PC#09-21 for SFD in the CBD district, BOA#05-100357 for northerly side yard of 5 feet and 68% lot coverage ILO 65%.

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. The lot is substandard in width and area.

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, the CBD standards for multi-family are substantially similar to the surrounding commercial standards and design located to the north and west.

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 and width for multi-family in the CBD zoning district.

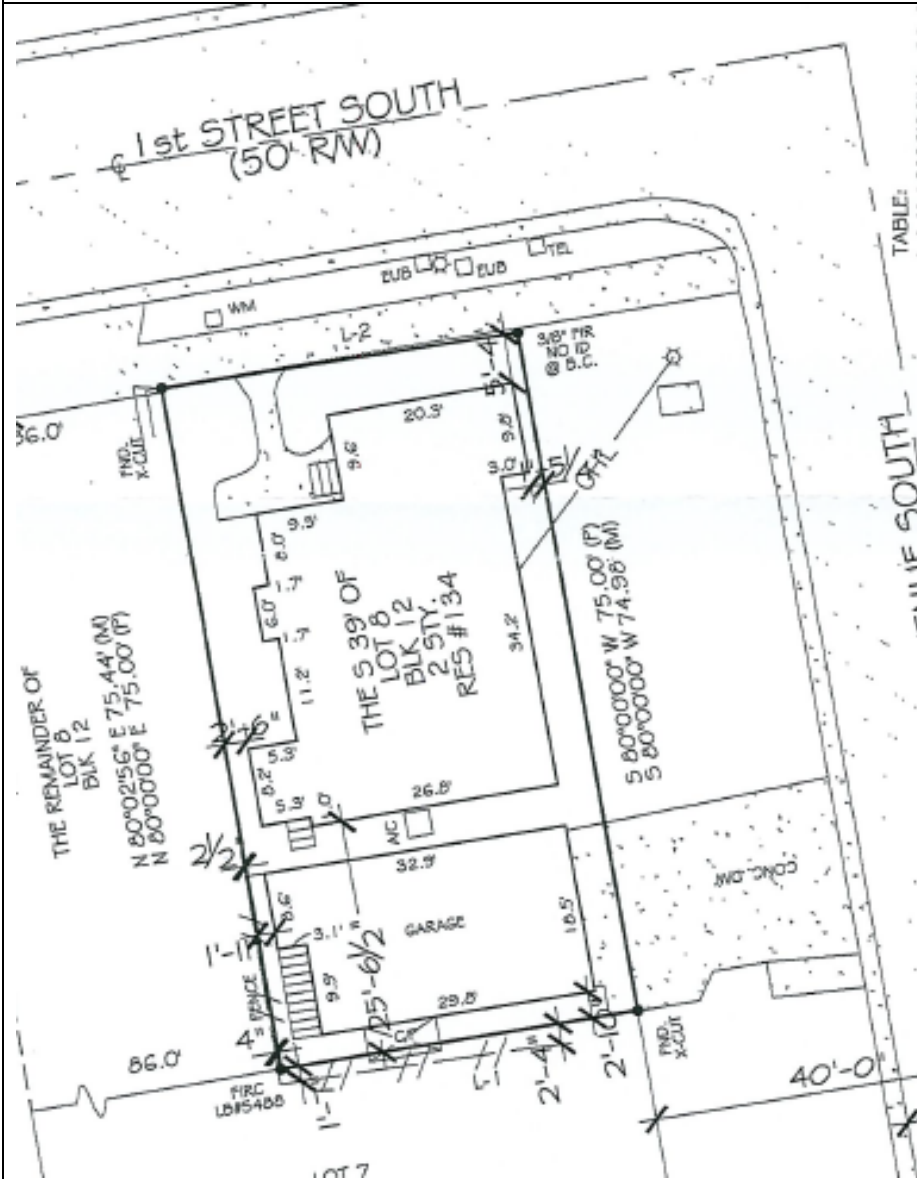
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary to implement the proposed design.

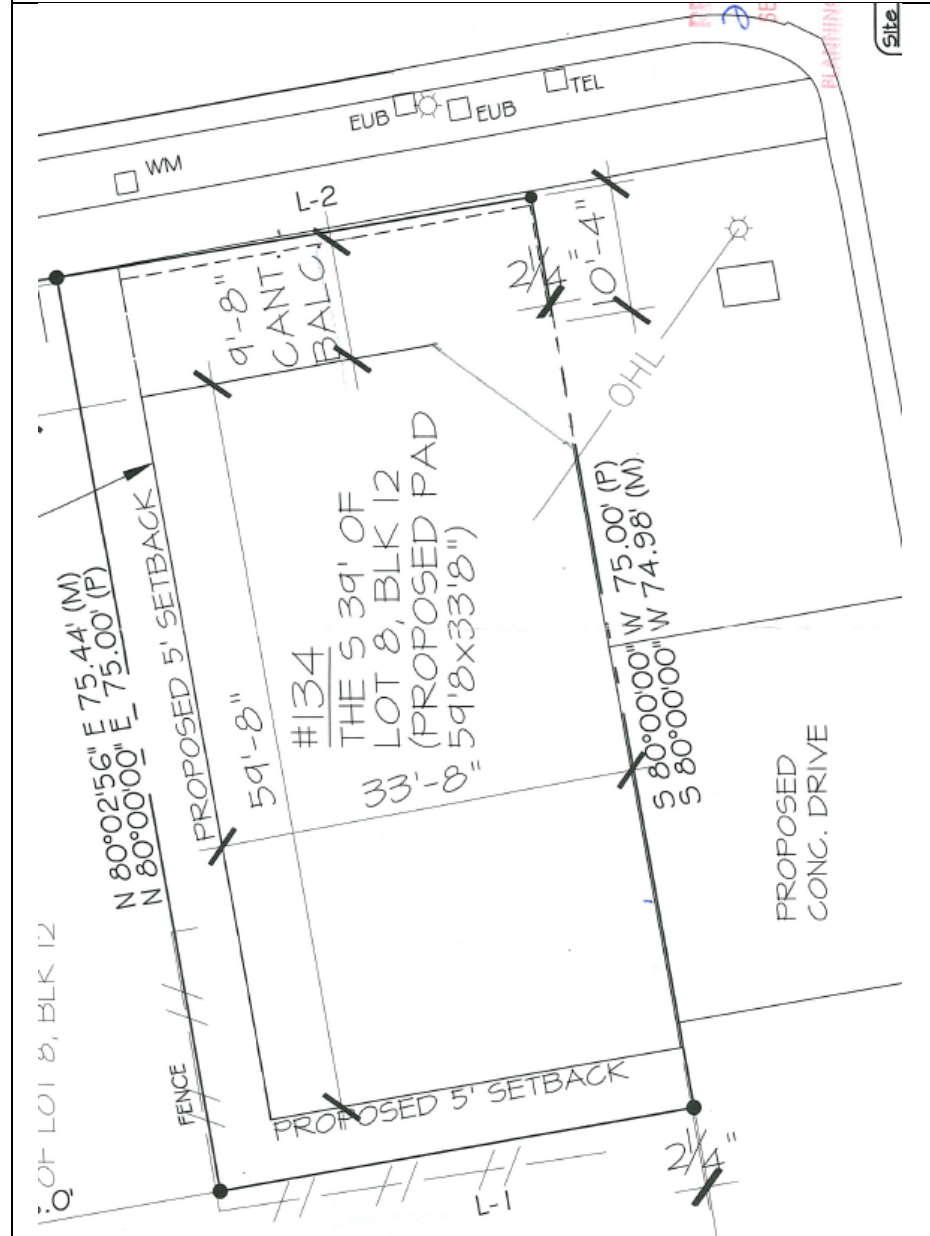
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

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

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100157

HEARING DATE 11.16.21

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

#1

SEP 21 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: ERIC GRIGGS Telephone: 904-716-4601
Mailing Address: 932 1st ST. N. #602 E-Mail: TAXDOLTORIC@AOL.COM
JACKSONVILLE BEACH, FL 32250
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: FOR HIS ULTIMATE GLORY, LLC Telephone: 904-716-4601
Mailing Address: 932 1st ST. N. #602 E-Mail: TAXDOLTORIC@AOL.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: 134 1st ST S. JAX BEACH 175603-0000
Legal description of property (Attach copy of deed): 3-28 33-25-295 PABLO BEACHS 39 & LOT 8 BLK 12
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).
BACK YARD SETBACK OF 5' IN LIEU OF 15'

AFFIDAVIT

I, ERIC GRIGGS, 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

ERIC GRIGGS
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 20 day of Sept, 2021, by ERIC GRIGGS, who is personally known to me or produced FL Drivers Lic as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



Terry Hendry
Notary Public
State of Florida
My Commission Expires 11/30/2021
Commission No. GG 155172

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: CBD

FLOOD ZONE: AE/X-shaded

CODE SECTION (S):

34-345(e)(3) Table 1.0 Multifamily, for a rear yard setback of 5 feet in lieu of 15 feet minimum to allow for the construction of a new two-unit multi-family residential structure

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100157

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	SUBSTANDARD SIZE + LOT WIDTH
Special circumstances and conditions do not result from the actions of the applicant.	YES	PLATTED LOT OF RECORD NOW - NON-CONFORMING
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.	NO	HOME NEXT DOOR AT 126/128 1 ST ST. S HAS UNDER 5' OF BACK SETBACK + LOT COV COVERAGE > 90%
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	EXISTING STRUCTURE HAS 1'11" SIDE + 2'10" BACK SETBACK
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	SIDE ENTRY GARAGE + DRIVE NOT POSSIBLE WITH EXISTING PUBLIC PARKING SPACES. NO BUILDING ON BACKSIDE OF LOT
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	NO NEGATIVE DRAINAGE



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

January 5, 2006

Mr. Peter Schwab
Coastal Construction Company, LLC.
100 Corridor Road, Suite 200
Ponte Vedra Beach, FL 32082

RE: BOA #05-100357
134 South 1st Street

Dear Mr. Schwab:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on January 4, 2006 to consider your variance application.

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

- 34-340 (e)(3) c.1, for a front yard of 7.6 feet in lieu of 20 feet required,
- 34-340 (e)(3) c.2, for a side yard and corner side yard of 5 feet in lieu of 10 feet required,
- 34-340 (e)(3) c.3, for a rear yard of 7.6 feet in lieu of 30 feet required, and
- 34-340 (e)(3) c, for 72% lot coverage in lieu of 65% maximum

The results of the meeting were; *amended and approved for:*

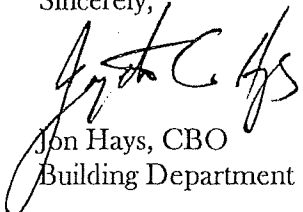
- 34-340 (e)(3) c.2, for a northerly side yard of 5 feet in lieu of 10 feet required and
- 34-340 (e)(3) e, for 68% lot coverage in lieu of 65% maximum

To allow for a new multi-family dwelling.

You are required to apply for a building permit for this project. A copy of the building permit application, as well as a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

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,



Jon Hays, CBO
Building Department

cc: Diana M. and Craig A. Everett

JCH/ct



DEPARTMENT OF PLANNING & DEVELOPMENT
CERTIFIED MAIL RETURN - RECEIPT REQUESTED

7020 2450 0000 7999 3331

FILE COPY

September 10, 2021

Eric Griggs
932 1st Street North #602
Jacksonville Beach, FL 32250

DEVELOPMENT ORDER FOR VARIANCE

BOA#21-100125

134 1st Street South

Lot 3, Block K, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, September 8, 2021, in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider a development permit application requesting to deviate from the requirements of the Land Development Code as described below:

- 34-338(e)(1)c.1, for a front yard setback of 9.6 feet in lieu of 20 feet minimum;
- 34-338(e)(1)c.2, for a corner side yard of 0 feet in lieu of 10 feet minimum and total side-yard of 5 feet in lieu of 15 feet required;
- 34-338(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; and
- 34-338(e)(1)e, for lot coverage of 80% in lieu of 35% maximum, in the CBD zoning district, using the RS-3 standards

To allow for construction of a new single-family dwelling

Per your request, the application was deferred to the Tuesday, October 19, 2021 meeting at 7:00 p.m. in the Council Chambers.

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6231.

Sincerely,

Christian Popoli
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

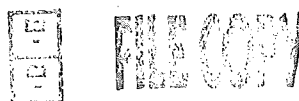
www.jacksonvillebeach.org



CONTINUED ON PAGE 2



DEPARTMENT OF PLANNING & DEVELOPMENT



NOTICE

It is the applicant's responsibility to present accurate, substantial competent evidence and/or to demonstrate compliance with the City's Code of Ordinances, land development regulations, and/or comprehensive plan to support a development permit application. The applicant, or an authorized representative, must be present at any public hearing. Failure to appear shall be sufficient cause to deny a request due to lack of evidence or to defer a request to a subsequent public hearing.

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 no later than 5:00 p.m. on the day preceding the meeting. If you plan on attending or presenting at the hearing then you may use this website www.jacksonvillebeach.org/publichearinginfo for information concerning the hearing process. This information is also available in the City Hall first floor display case.

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

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

LOT COVERAGE CALCS.

2924 TOTAL LOT S.F.
PROPOSED COVERAGE AREA=
=2339 S.F. (80% IMPERVIOUS)

A RESIDENTIAL PROJECT FOR:

134 1st. Street South
Jacksonville Beach, Florida 32250

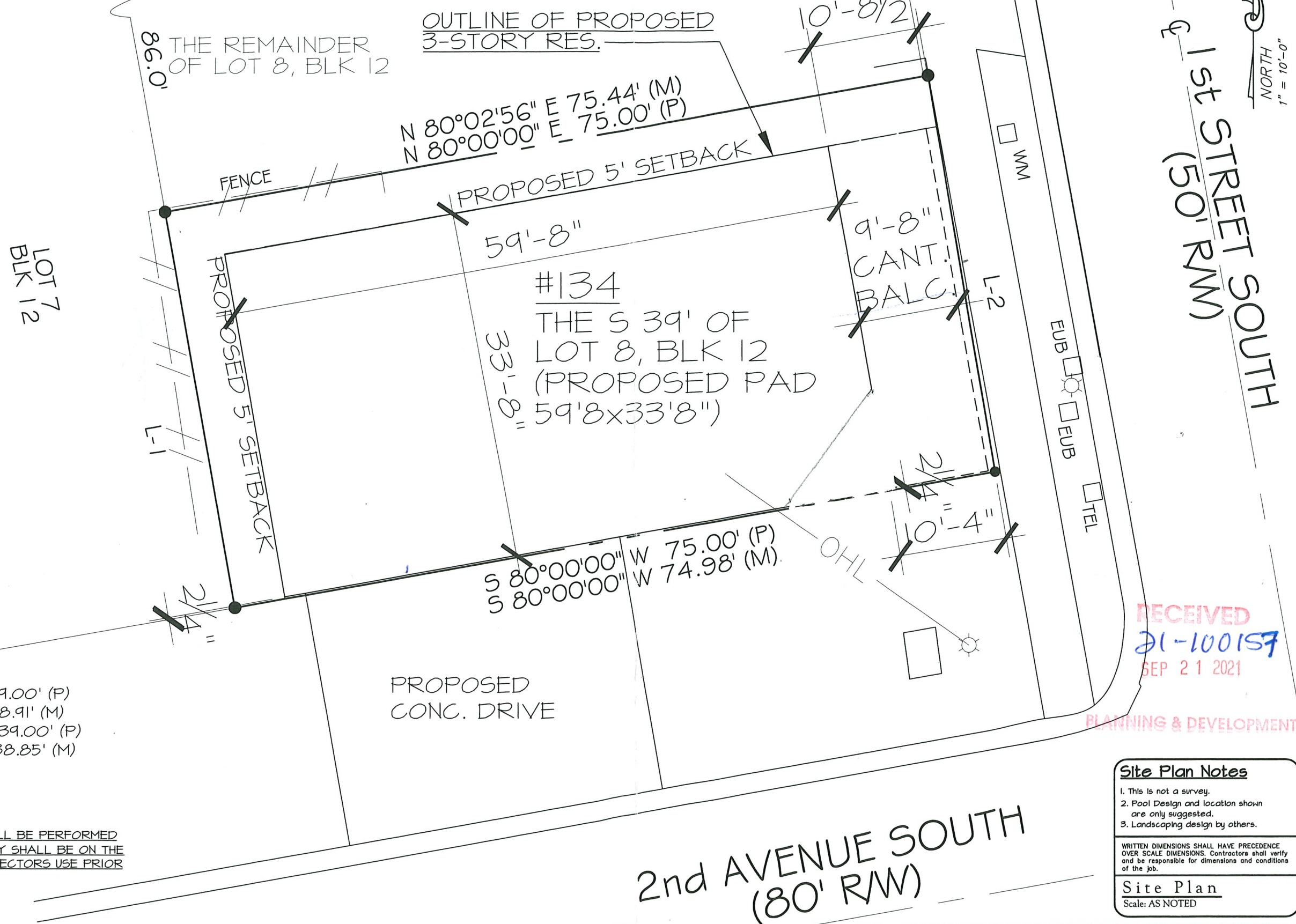


TABLE:

L-1	N 10°00'00" W	39.00' (P)
	N 10°00'33" W	38.91' (M)
L-2	S 10°00'00" E	39.00' (P)
	S 09°20'18" E	38.85' (M)

NOTE:

A FOUNDATION SURVEY SHALL BE PERFORMED
AND A COPY OF THE SURVEY SHALL BE ON THE
SITE FOR THE BUILDING INSPECTORS USE PRIOR
TO FRAMING INSPECTION.

Site Plan Notes

1. This is not a survey.
2. Pool Design and location shown are only suggested.
3. Landscaping design by others.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job.

Site Plan

Scale: AS NOTED

drawn by

J.M.B.

date

JULY 23, 2021 P1.2

job no.

21-299

Sheet no.

SP

A CUSTOM 3-STORY HOME DESIGNED FOR:

GRIGGS RESIDENCE

134 1st. STREET SOUTH
JACKSONVILLE BEACH, FL. 32250

Custom Home Design by:

Jamie M. Bryant

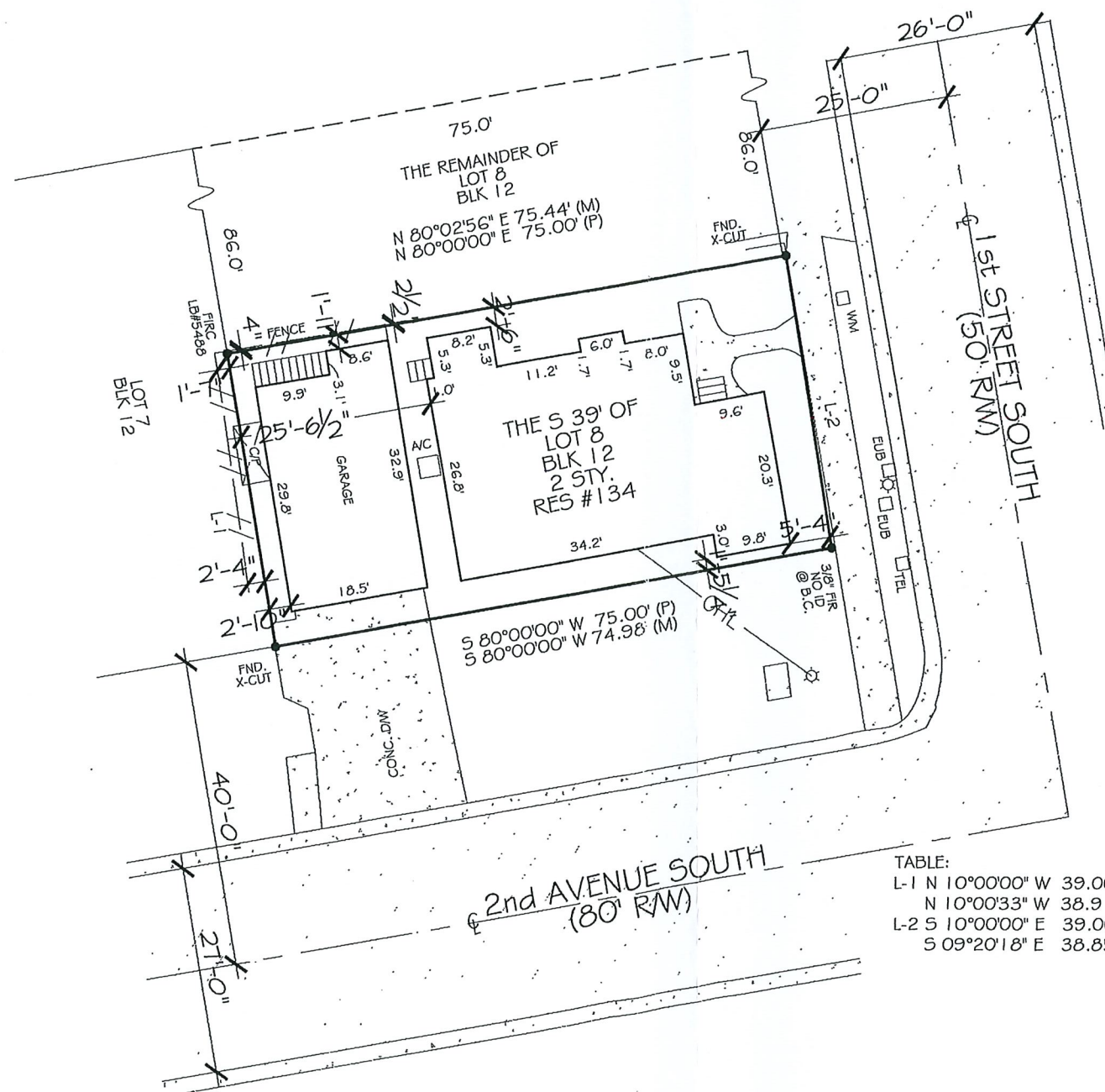
Phone: 904.742.2588

418 Hearthside Court

Orange Park, Florida 32065

"DesiringDreamHomes.net"

revisions



OCT 31 2021
 21-100125



TO SCALE
 FROM CAD
 FILE OF
 EXACTA LAND
 SURVEYORS

RECEIVED
 21-100125
 AUG 11 2021

PLANNING & DEVELOPMENT

revisions

SP

EXISTING PG 1

REPORT OF SURVEY

FL 1306 2552

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

LEGAL DESCRIPTION:

THE SOUTH 39 FEET OF LOT 8, BLOCK 12, PABLO BEACH SOUTH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 80°00'00" WEST IS BASED ON THE SOUTHERLY LINE OF LOT 8, BLOCK 12, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

GENERAL SURVEYOR NOTES:

- 1 The Legal Description shall include the survey map together with the following provisions and conditions, in any case:
- 2 This survey map shall be prepared above ground and under and between a clear sky and measurements are not to be taken by survey map.
- 3 If there is a dispute, the ground should be the survey, the location is appropriate and is determined by visual observation, inspection only, and is not to be referred to the survey map.
- 4 This survey map shall be signed by the parties to whom it is certified.
- 5 Add a note to the survey map and report by other than the surveying party or parties as prohibited without written consent of the surveying party or parties.
- 6 If necessary, the survey map shall be signed.
- 7 The survey map shall be signed by the surveying party or parties as prohibited without written consent of the surveying party or parties.
- 8 Any 1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-

LEGEND.

SURVEYOR'S LEGEND

[illegible]

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.algoritm.it/nc/ncd/mis5.htm>. To Electronically Sign any survey PDF:

To Electronically Sign any survey PDF:

1. Save the PDF onto your computer
2. Use the online tool at <http://www.felibrary.com/linked/submit> to browse for the saved PDF on your computer
3. Select the Hash Method as SHA
4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

- 1 While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- 2 Select a printer with legal sized paper
- 3 Under "Print Range" click select the "All" toggle.
- 4 Under the "Page Handling" section, select the number of copies that you would like to print.
- 5 Under the "Page Scaling" selection drop down menu, select "None."
- 6 Uncheck the "Auto Rotate and Center" checkbox.
- 7 Check the "Choose Paper size by PDF" checkbox
- 8 Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties"
2. Choose "Quality" from the options
3. Change from "Auto Color" or "Full Color" to "Gray Scale"

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VISHAL PRABHU



EACTA

Exacta Land Surveyors, Inc.
LE#7137

www.surveystars.com
P 866-735-1916 • F 866-744-2882
12220 Towne Lake Drive, Suite 55 • Ft Myers, FL 33913

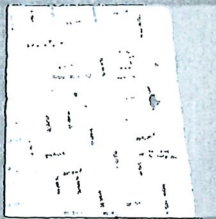
EXISTING PG 2

OCT 31 2021

21-100157

ORDERED BY

The Law Offices of Rod Schloth
2187 S Third St
Jacksonville Bch, FL 32250
904-372-9351
beach@rod-law.com



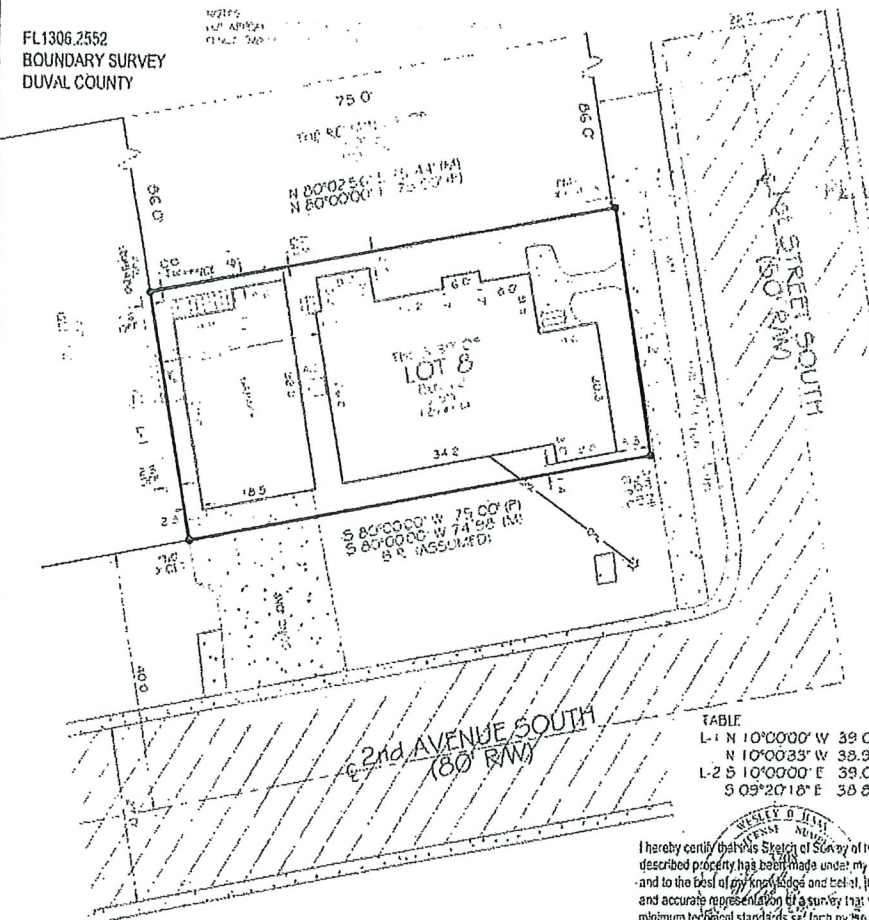
PROPERTY ADDRESS: 134 1ST STREET SOUTH JACKSONVILLE, FLORIDA 32205

SURVEY NUMBER: FL1306.2552

FIELD WORK DATE: 6/25/2013

REVISION DATE(S): NONE

FL1306.2552
BOUNDARY SURVEY
DUVAL COUNTY



TABLE

L-1	N 10°00'00\"	W 39.00' (P)
	N 10°00'33\"	W 38.91' (M)
L-2	S 10°00'00\"	E 39.00' (P)
	S 09°20'18\"	E 38.85' (M)

I hereby certify that this Sketch of Survey of the herein described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors as described in Chapter 5J-17 of the Florida Administrative Code.

Wesley B. Hines
State of Florida Professional Surveyor and Mapper
License No. 3708

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

FLOOD INFORMATION

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING JURISDICTION OF WASHILLA GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH COMMUNITY NUMBER 120078, DATED 06/02/13.

CLIENT NUMBER: #513 1573

DATE: 6/27/2013

BUYER: VISION PARTNERS

SELLER: 2111 THIRD STREET CORP

CERTIFIED TO: VISION PARTNERS, THE LAW OFFICE OF ROD SCHLOTH, P.A., OLD REPUBLIC TITLE INSURANCE COMPANY, MORTGAGE INVESTMENT COMPANY

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

POINTS OF INTEREST

(1) COVERED ENTRY ENCROACHES OVER LOT LINE



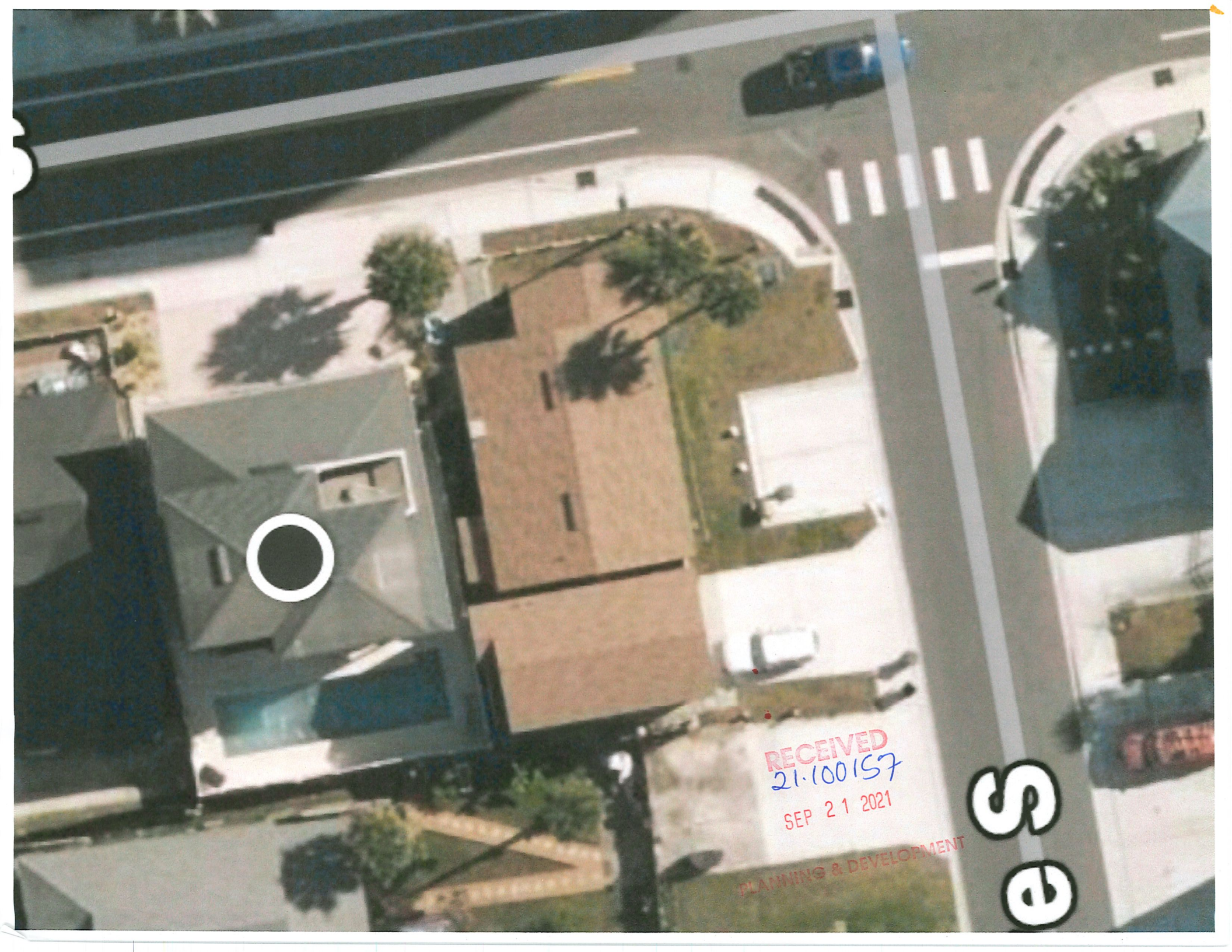
Florida Land
Title Association

AFFILIATE
MEMBERS

FLTA ACTA

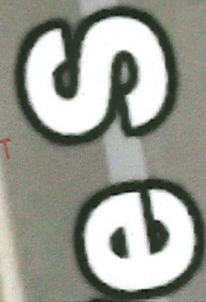
Land Surveyors, Inc.

www.surveystars.com
P 856-735-9915 • F 856-744-2882
13220 Towne Lake Drive, Suite 55 • Ft. Myers, FL 33911

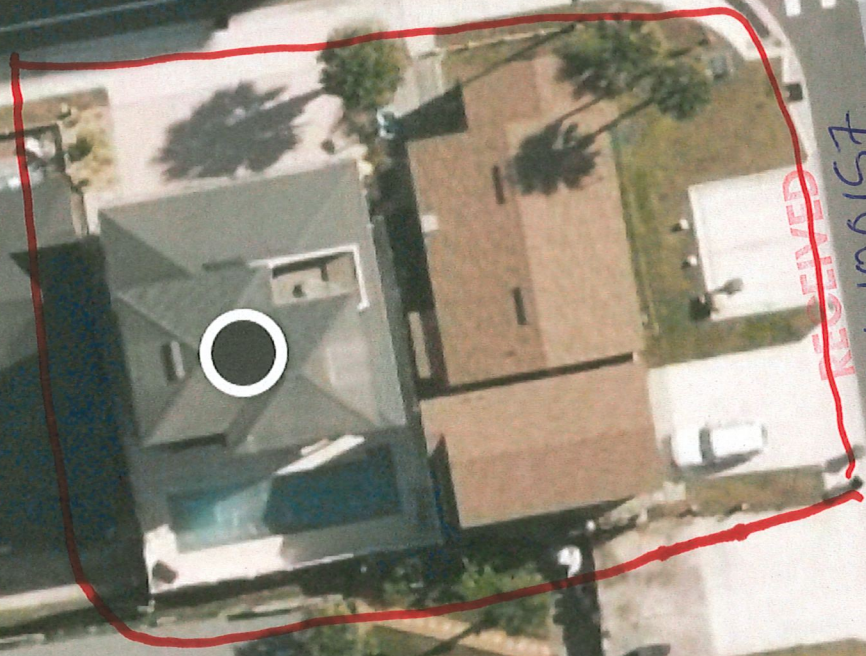


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21-100157
SEP 21 2021

PLANNING & DEVELOPMENT



First St S



21-100157

SEP 21 2021

RECEIVED

Second Ave S

PLANNING & DEVELOPMENT

RECEIVED
21-100157
SEP 21 2021

PLANNING & DEVELOPMENT



BOA# 21-100159 Staff Report
0 17th Street North
Parcel ID: 179118-0500

Lot 4, Block 10 Section "A" Jacksonville Beach

Zoning: Residential, single family: RS-2

Variances Requested: 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum

Project: Construction of a new single family dwelling.

Existing Conditions: The subject property is a platted lot of record (circa 1944) in the Residential Low Density future land use category. The lot is currently vacant. It measures fifty (50) feet in width, one-hundred and two (102) feet deep, with a lot area of five-thousand and one-hundred (5,100) square feet in area. Minimum dimensional standards within this zoning district include seven-thousand, five hundred (7,500) square feet of area and a minimum width of seventy-five (75) feet overall. Maximum lot coverage for this zoning district is 35%.

Analysis: The lot is currently vacant. The current owners purchased the property in September of 2021. The proposed new home will require 43% lot coverage and will be built with a two car garage, large driveway and a small rear patio. The proposed home will comply with all required yard setbacks. The majority of the lots to the north and east (rear of the property) are of similar size and with similar sized homes. The lot adjacent to the north was granted a similar variance of 42% in 2018. If the subject property were the minimum 7,500 square feet, the lot coverage would be 28%

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-2 zoning district.

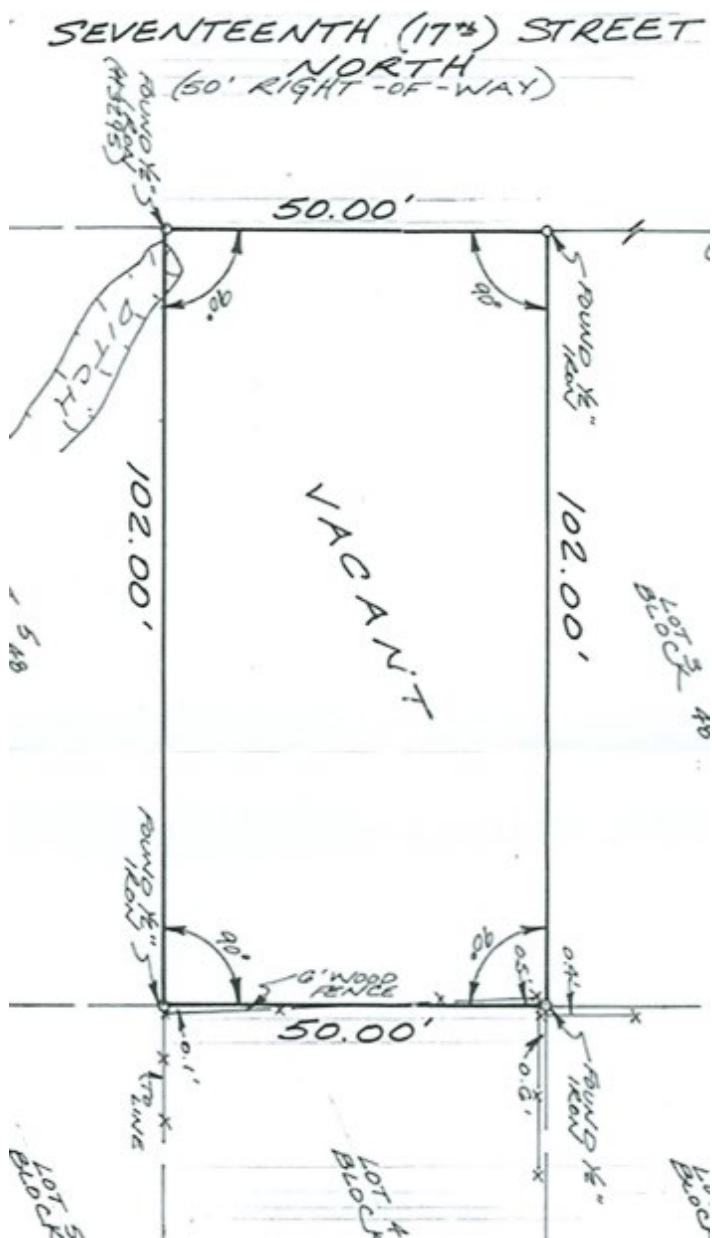
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary to allow for the construction of the new home as designed.

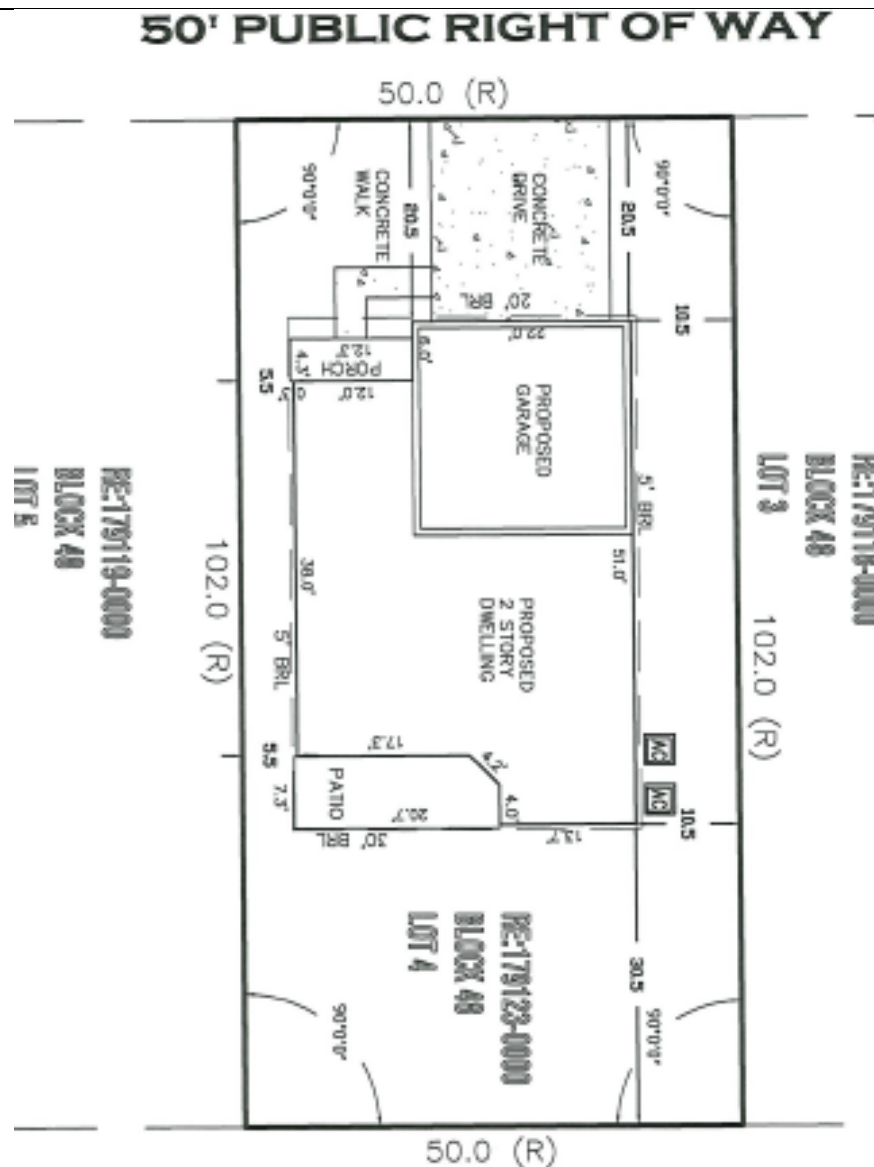
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

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

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100159
HEARING DATE 11-16-21

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.

SEP 24 2021

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: BLV Inc Telephone: 904-813-5720
Mailing Address: P.O. Box 51136 E-Mail: millardt@bellsouth.net
Jax Bch FL 32240
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Same 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: 01777 STN. Jax Bch RE# 179118-0500
Legal description of property (Attach copy of deed): LOT 4 BIK 48 SECT. 01A
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
lot coverage of 43% in lieu of 35% for new construction of a 3FD two story

AFFIDAVIT

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

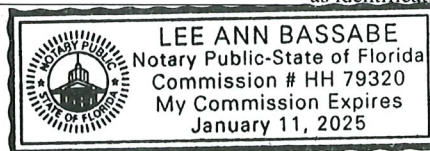
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of September, 2021, by Timothy S. Millard, who is personally known to me or produced 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-2

FLOOD ZONE: X

CODE SECTION (s):
34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100159

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	sub standard lot in size 50x102 = 5100 sq ft.
Special circumstances and conditions do not result from the actions of the applicant.	yes	previously platted as 50x102
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	IF THIS LOT WAS 10,000 sq ft as zoning calls for this build would be 22% lot coverage
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	I would not be able to develop to the BRL with out going over 35% lot coverage
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	If this was a conforming lot this build would be at 22% lot 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	Theres a multitude of similar variances in this area due to the same reasons. sub standard in size

PROPOSED

17 TH STREET NORTH
50' PUBLIC RIGHT OF WAY

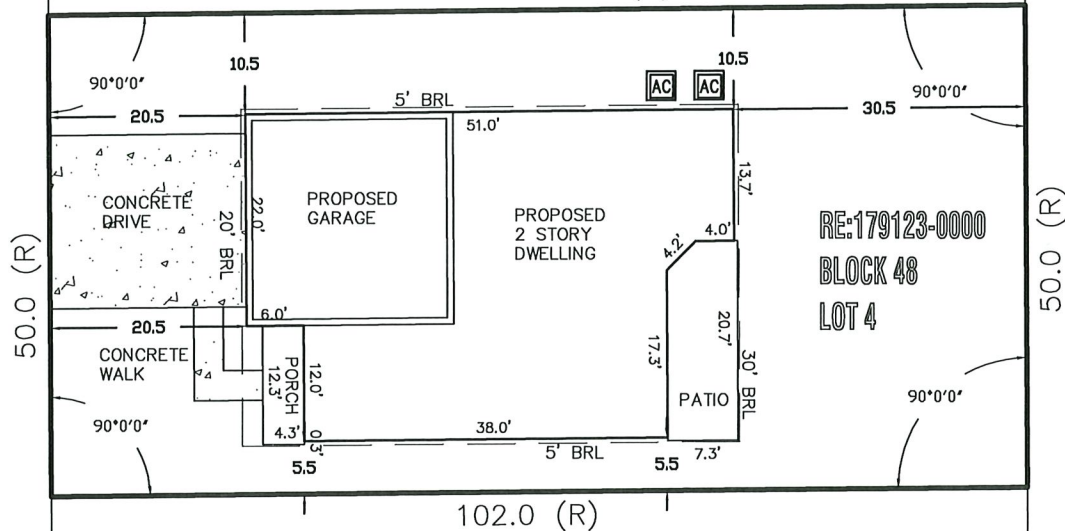
LOT AREA	5,100.00	
AC	18	
DRIVE WALK	411.88	
HOUSE	1,724.65	
TOTAL	2,154.53	42.2%

RE:179118-0000

BLOCK 48

LOT 3

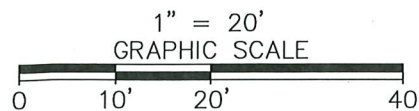
102.0 (R)



RE:179119-0000

BLOCK 48

LOT 5



SPECIFIC PURPOSE SURVEY OF:

LOT 4, BLOCK 48, , ACCORDING TO THE PLAT OF SECTION"A" JACKSONVILLE
BEACH THEREOF, RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

FOR:

DONALD JENSEN

LEGEND

BRL BUILDING RISTRATION (R) RECORD DISTANCE

GENERAL NOTES:

1. THIS IS NOT BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SURVEY IS SHOW THE PROPOSED HOUSE IN THE RELATIONSHIP TO THE PROPERTY LINES.
3. UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.
4. MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 J-17.050-.052 REQUIREMENTS.
5. ALL DATA SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
6. NO BEARINGS SHOWN HEREON. PLAT OF RECORD DOES NOT CONTAIN ANY ANGULAR INFORMATION.

JOB No. 21-151
FILE No. A-147
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: T.HODGE
CHECKED BY: J.THOMAS
SURVEY DATE 09-16-2021

REVISION:	DATE:	BY:

CAD FILE: P:\21\21-151 2337 17TH AVE NORTH FOR BLV\DWG\17 TH NORTH SITE PLAN.DWG



GHOTTO & ASSOCIATES, INC.
NATIONALLY CERTIFIED SURVEYORS & MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB 6508
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
(904) 886-7174 FAX
www.GHOTTO.com

RECEIVED
11:36
SEP 24 2021
21-100159
PLANNING & DEVELOPMENT

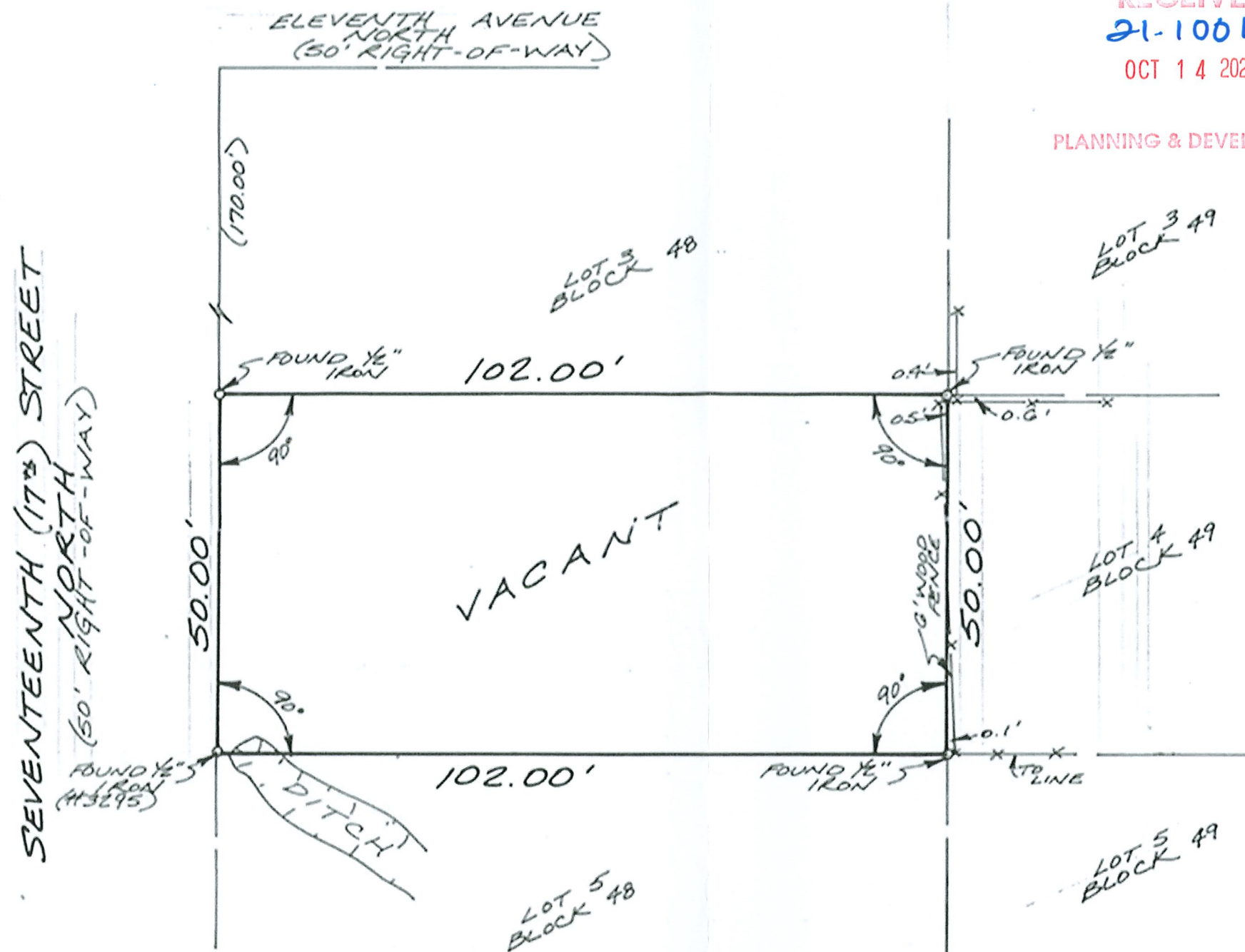
JOHN S. THOMAS
No. 6223
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXISTING

RECEIVED
21-100159

OCT 14 2021

PLANNING & DEVELOPMENT



- NO BUILDING RESTRICTION LINE BY PLAT.
- THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" BY FLOOD MAPS REVISED APRIL 17, 1989, COMMUNITY PANEL NO. 120078 0001D.

I HEREBY CERTIFY TO: DONALD W. JENSEN, CAROL J. JENSEN, TICOR TITLE

THAT THIS GIDVEY MEETS THE MINIMUM TECHNICAL

Ref: BOA 21-100159

LeeAnn Bassabe

From: K White <schutie44@yahoo.com>
Sent: Monday, November 8, 2021 11:09 AM
To: Planning Division
Subject: Re: BOA#21-100159

Dear Sir or Madam and members of the Board of Adjustment,

I am sending this email to address my concerns regarding BOA#21-100159.

I have received a notice of a request for the following:

Section(s): 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling for property addressed 0 17th Street North, RE# 179118-0500 legally described as Lot 4, Block 48 Section "A" Jacksonville Beach.

I am opposed to this request for additional lot coverage for the following reasons:

- This property is directly connected to my property.
- This request is for a two storey building which would create an invasion of my privacy.
- The additional lot coverage would bring the building closer to my home. These lots are only 50 feet wide by 102 feet long.
- The additional lot coverage would also pose a threat to the drainage for all homes on this block. The two lots immediately adjoining this lot were purchased by the City of Jacksonville Beach a number of years ago to help alleviate drainage issues. Allowing this additional lot coverage would have a negative impact on the drainage and create a need for an alternative drainage solution at the City and tax payers expense.

Kindest Regards,

Kay White

1100 16th Street North,
Jacksonville Beach,
FL 32250

(904) 249-5326

BOA# 21-100160 Staff Report
815 15th Avenue South
Parcel ID: 176906-0009

Lot 10, Block 149, Oceanside Park

Zoning: Residential, single family: RS-2

Variances Requested: 34-337(e)(1)e, for 50% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for an accessory structure side-yard setback of 0 feet in lieu of 5 feet minimum

Project: construction of a new pool deck, walkway and driveway strip infill at an existing single-family dwelling

Existing Conditions: The subject property is a platted lot of record (circa 1922) in the Residential Low Density future land use category. The lot is currently fifty (50) feet in width, one-hundred and twenty-five (125) feet deep, with a lot area of six-thousand two-hundred and fifty (6,250) square feet in area. Minimum dimensional standards within this zoning district include seven-thousand, five hundred (7,500) square feet of area and a minimum width of seventy-five (75) feet overall. Maximum lot coverage for this zoning district is 35%.

Analysis: The current home was constructed in 2020. The structure was built in conformance with the current zoning district dimensional standards. The request is for the addition of pool decking and a walkway from the front of the home to the rear, and to fill in gaps in the driveway, presumably left out to achieve 35% lot coverage. The walkway needs to navigate around the existing AC pads, which requires a side yard setback reduction.

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, specifically adjacent to the east and west.

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. This is a platted lot of record.

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 to this who have similar pools and pool decks.

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-2 zoning district.

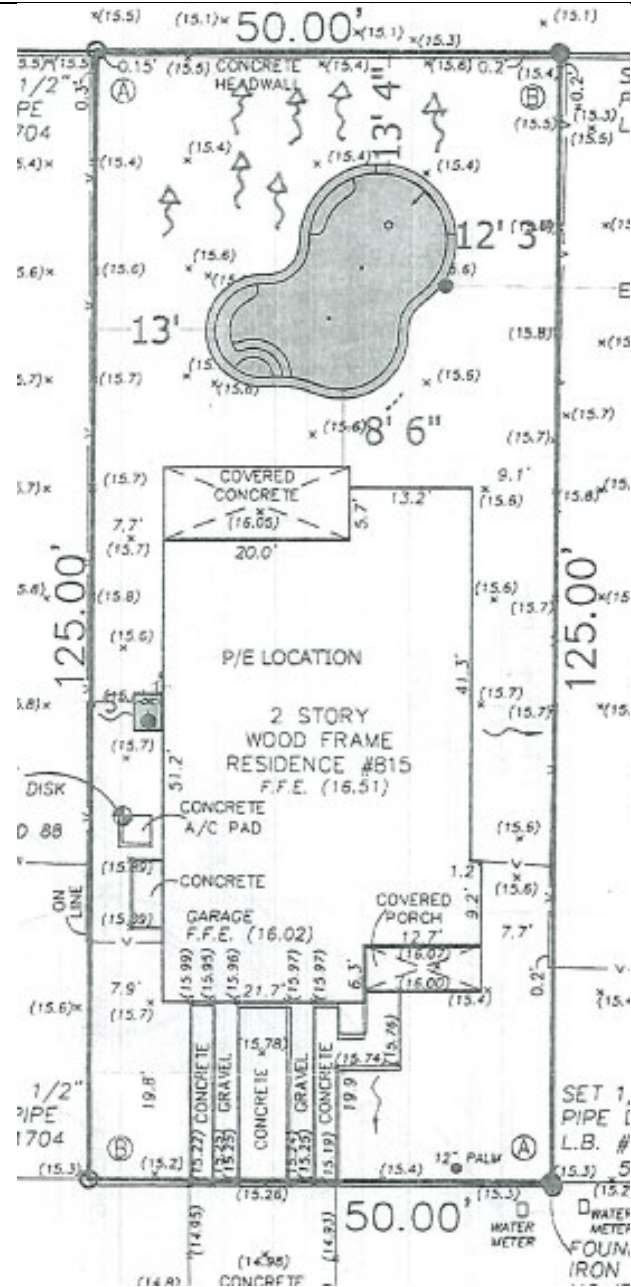
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary to and allow for the construction of the proposed pool deck and walkway.

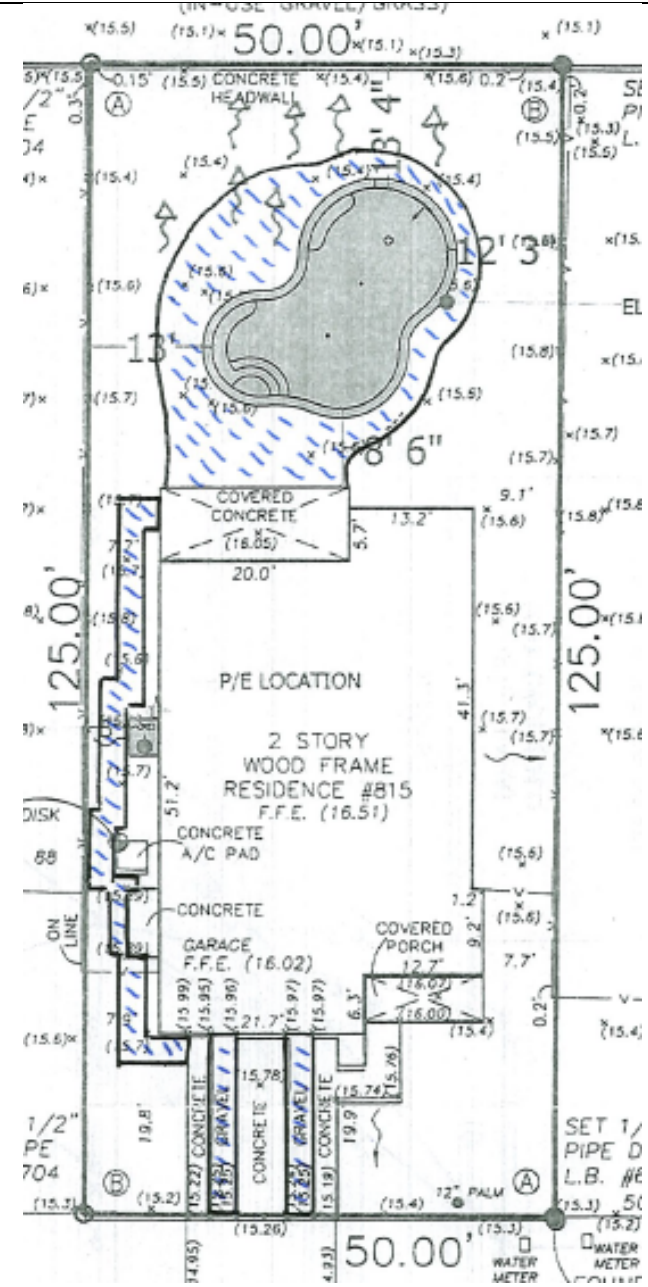
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

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

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA NO. 21-100160

HEARING DATE 11.16.21

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.

APPLICANT INFORMATION

Applicant Name: PETER SHERIDAN + RACHEL WALTER Telephone: 413 695 7261
Mailing Address: 815 15th AVES E-Mail: PLSHERID@NCSU.EDU
JACKSONVILLE BEACH, FL 32250

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

Landowner Name: PETER SHERIDAN + RACHEL WALTER Telephone: 413 695 7261
Mailing Address: 815 15th AVES E-Mail: PLSHERID@NCSU.EDU
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: 815 15th AVES. RE: 176906-0009
Legal description of property (Attach copy of deed): LOT 10 BLOCK 159, OCEANSIDE PARK
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).
SEE ATTACHED. 49.9% LOT COVERAGE FOR POOL DECK, SIDEYARD WALKWAY, AND FILLING STRIPPED DRIVEWAY. SIDEYARD SETBACK OF 0' IN LIEU OF 2' FOR PAVED WALKWAY ADJACENT TO A/C PAD ON WEST SIDEYARD.

AFFIDAVIT

I, PETER SHERIDAN, 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.

Peter Sheridan
APPLICANT SIGNATURE

PETER SHERIDAN
PRINT APPLICANT NAME

9/18/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of Sept, 2021, by Peter Sheridan, who is personally known to me or produced Florida State ID 672910870 as identification.

K Perry
NOTARY PUBLIC SIGNATURE
Katherine Perry
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X

CODE SECTION (S):
34-337(e)(1)e, for 50% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for an accessory structure side-yard setback of 0 feet in lieu of 5 feet minimum to allow for construction of a new pool deck, walkway and driveway strip infill at an existing single-family dwelling

RECEIVED

SEP 28 2021

PLANNING & DEVELOPMENT

BOA No.

21-100160

VARIANCE APPLICATION STANDARDS AND CONDITIONS

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.	Y	Substandard lot of 6,250 SF. Nonconforming to RS-2 zoning minimum of 7,500 SF.
Special circumstances and conditions do not result from the actions of the applicant.	Y	Substandard lot of record.
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.	N	Similar lot coverage requests have been approved for lots of same size and zoning district.
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.	Y	Due to nonconforming Substandard lot, code enforcement would deprive us of rights enjoyed by other parcels of same size in same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	Would allow for modest size pool and pavers.
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.	Y	

Board of Adjustment

City of Jacksonville Beach

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21-100160
SEP 28 2021

PLANNING & DEVELOPMENT

Dear Board Members:

We are requesting a variance to our lot coverage for a paved pool deck, paved walkway on our west-sideyard, and to fill-in a stripped driveway. Please see next page for a detailed breakdown and pictures.

We are also requesting a sideyard setback of 0' in lieu of 2' for a small portion of the paver walkway that is adjacent to the A/C pad. This setback will allow us to install a 3' wide paved walkway from our driveway to the backyard to create a wheelchair accessible path for my mother who has Parkinson's Disease and lives with us.

Thank you for your consideration on our request to improve our property and the quality of life for our family.

Respectfully,


Peter Sheridan & Rachel Walter

Current Lot Coverage

2,222 SF / 6,250 SF Lot = 35% coverage as show on plan

PLANNING & DEVELOPMENT

Proposed Lot Coverage

Requesting 895 SF additional coverage:

- 591 SF for pavered pool deck
- 204 SF for pavered walkway on west sideyard
- 100 SF to fill in stripped driveway

(2,222 SF + *additional 895 SF*) / 6,250 SF Lot = 49.9% coverage

Stripped Driveway



West Sideyard

Currently 3' between A/C Pad and fence



Sec. 34-392. Accessory uses and structures.

Accessory uses and structures are permitted in all zoning districts provided that such uses and structures are customarily incidental and clearly subordinate to a permitted use and, unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as the permitted use. Where a building or portion thereof is attached to a building or structure containing such principal use, such building or portion thereof shall be considered as a part of a principal building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the zoning district where they are located and shall be subject to the following requirements.

- (1) *Setbacks.* Detached accessory structures shall observe the following setback requirements from adjacent property lines:
 - a. *Generally.* Detached accessory structures excluding temporary structures may be located in a required rear yard but shall be no closer than five (5) feet from any interior lot line. Street side and front yard setbacks shall be maintained on corner lots for the full length and width of the lot. Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard, but shall not project more than three (3) feet into any required yard in a residential district. Walkways may connect to primary and/or detached accessory structures, driveways, and public sidewalks, and may be located in a required front, side, or rear yard area, but shall be setback a minimum of two (2) feet from any exterior property line, except for interior property lines between individual two-family dwelling lots and individual townhouse lots for which no setback is required.
 - b. *Oceanfront lots.* A detached accessory building may be constructed in the required setback area of the front yard of any oceanfront lot provided that the following conditions are met:
 1. The accessory building shall not extend beyond the width of the principal building.
 2. The accessory building shall not exceed fifteen (15) feet in height above grade.
 3. A landscape buffer strip with a minimum width of fifteen (15) feet from the front or rear property line shall be established and maintained, exclusive of required walks and driveways.
- (2) *Household pets.* Household pets, like cats, dogs, hamsters, or birds, along with related doghouses and pens, are a permitted accessory use to residential uses in all zoning districts, provided the number of such pets over six (6) months in age shall not exceed three (3), and the keeping of four (4) or more dogs, six (6) months of age or older, shall be considered a kennel. Hens as household pets are limited to five (5) where permitted upon lands in the city.
- (3) *Residential accessory uses.* Accessory uses and structures in any residential zoning district shall include non-commercial greenhouses, gardens, detached garages and carports, piers, docks, and boat houses or shelters, utility sheds and workshops, swimming pools, tennis courts, private golfing facilities, barbecue pits, non-commercial antenna structures for television and radio, children's playhouses or play equipment, and similar uses or structures which:
 - a. Do not exceed fifteen (15) feet in height,
 - b. The combined ground floor area of all enclosed, detached accessory use buildings shall not exceed six hundred twenty-five (625) square feet,
 - c. Do not involve the conduct of business of any kind;
 - d. Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and

PLANNING & DEVELOPMENT

- (4) Boat houses, docks, piers and similar structures.
 - (5) Doghouses and similar structures for housing household pets.
 - (6) Gazebos, cabanas and other similar structures.
 - (7) Non-commercial television and radio antennas not exceeding a height of fifteen (15) feet above roof line.
 - (8) Barbecue pits.
 - (9) Vegetable gardens, non-commercial greenhouses, and similar uses.
 - (10) Any use customarily accessory to the permitted and conditional uses in the RS-2 zoning district.
- (d) *Conditional uses.* The following uses are permitted as conditional uses in the RS-2 zoning district, subject to the standards and procedures established in section 34-221 et seq.
- (1) Type II home occupation.
 - (2) Religious organizations.
 - (3) Public and private elementary and secondary schools and technical institutes, excluding trade schools and vocational schools.
 - (4) Libraries.
 - (5) Cemeteries.
 - (6) Government uses, excluding correctional institutions.
 - (7) Golf courses. (Regulation golf courses only).
 - (8) Child day care services, including kindergartens when operated on the same site as and in conjunction with a religious organization.
 - (9) Public and private parks, playgrounds and recreational facilities. Private parks, playgrounds and recreational facilities shall be for the sole use of residents living in the area where such facilities are located, and shall not be used for commercial purposes.
- (e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RS-2 zoning district.
- (1) *Single family dwelling unit.*
 - a. *Minimum lot area:* Seven thousand five hundred (7,500) square feet. 6,250 SF
 - b. *Minimum lot width:* Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street. 50 FEET
 - c. *Minimum yards:*
 - 1. *Front yard:* Twenty (20) feet.
 - 2. *Side yard:* Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - 3. *Rear Yard:* Thirty (30) feet.
 - d. *Floor area:* A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7016 1370 0001 1148 8738

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

April 24, 2017

Lisa Pelkey
1887 Beach Avenue
Atlantic Beach, FL 32233

RE: BOA# 17-100039
807 South 15th Avenue
(Lot 11, Block 149, Oceanside Park)

Dear Ms. Pelkey,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 18, 2017, to consider James C. Wallace Jr.'s application for a variance from the requirements of the Land Development Code.

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

- 34-337(e)(1) for 44% lot coverage, in lieu of 35% maximum;

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

To allow a swimming pool and deck addition and driveway improvements, to a single-family dwelling.

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,

Heather Ireland, AICP
Senior Planner

Ref.
OKTY

RECEIVED
21-100160
SEP 28 2021

PLANNING & DEVELOPMENT



CERTIFIED MAIL RETURN - RECEIPT REQUESTED

CM# 7017 3040 0000 2086 1559

September 4, 2020

Janet L. Bonaventure
829 15th Avenue South
Jacksonville Beach, FL 32250

RECEIVED
21-100160
SEP 28 2021
Ref only
PLANNING & DEVELOPMENT

RE: BOA#20-100116
829 15th Avenue South
Lot 8, Block 149, *Oceanside Park*

Dear Ms. Bonaventure,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, September 1, 2020, in the City Council Chambers located 11 3rd Street North, Jacksonville Beach, Florida, to consider the above application for a variance from the requirements of the Land Development Code.

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

- 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum

To allow for a swimming pool and paver patio addition to an existing single-family dwelling.

Based on the Board's review and discussion of said application, applicant testimony, and/or public testimony provided during the public hearing, it was determined that this request met the standards applicable for authorizing a variance pursuant to Land Development Code Section 34-286.

The Board **Approved** the request as written and discussed.

This letter does not constitute final approval to commence the development proposed in the referenced application. 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 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>. Please submit copies of this letter and the attached site plan 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) 247-6231.

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

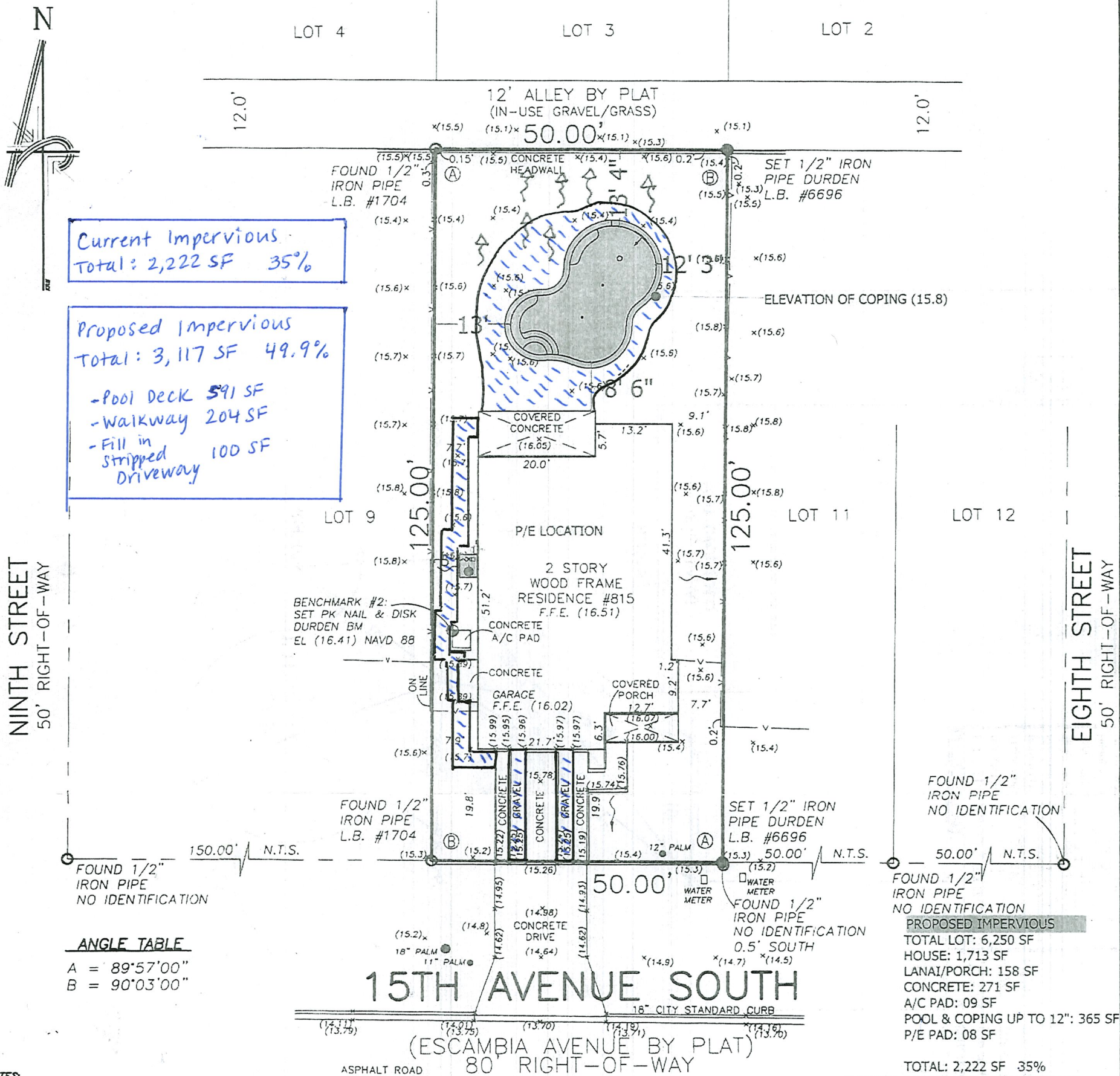
Planning@jaxbchfl.net

www.jacksonvillebeach.org



PROPOSED

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOT 10, BLOCK 159, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



Current Impervious
Total: 2,222 SF 35%

Proposed Impervious
Total: 3,117 SF 49.9%
-Pool Deck 591 SF
-Walkway 204 SF
-Fill in Stripped Driveway 100 SF

ANGLE TABLE

A	= 89°57'00"
B	= 90°03'00"

NOTES
THIS PROPERTY LIES IN FLOOD ZONE "X" 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.
ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED.
ELEVATIONS SHOWN AS THUS (13.70) 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.
OHE DENOTES OVERHEAD ELECTRIC.
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 149 EXCEPT AS NOTED.
—V— DENOTES 6" VINYL 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.

CERTIFIED TO:
PETER LOUIS SHERIDAN AND RACHEL A. WALTER

TOTAL: 2,222 SF 35%
IMPERVIOUS CALCULATIONS
LOT AREA = 6,250± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,713±
ENTRY	63±
PORCH/LANAI	158±
CONCRETE	271±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 2,214±
TOTAL DENSITY = 35.4%

EXISTING YARD GRADE ELEVATION TO REMAIN

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

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.

RECEIVED
21-100160
SEP 28 2021
PLANNING & DEVELOPMENT

FIELD: JUNE 04, 2021
CAD FILE NO. L-10, B-149 (815 15TH AVE S).DWG
SCALE: 1" = 20'
WORK ORDER NUMBER: 21276

B-9945

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.

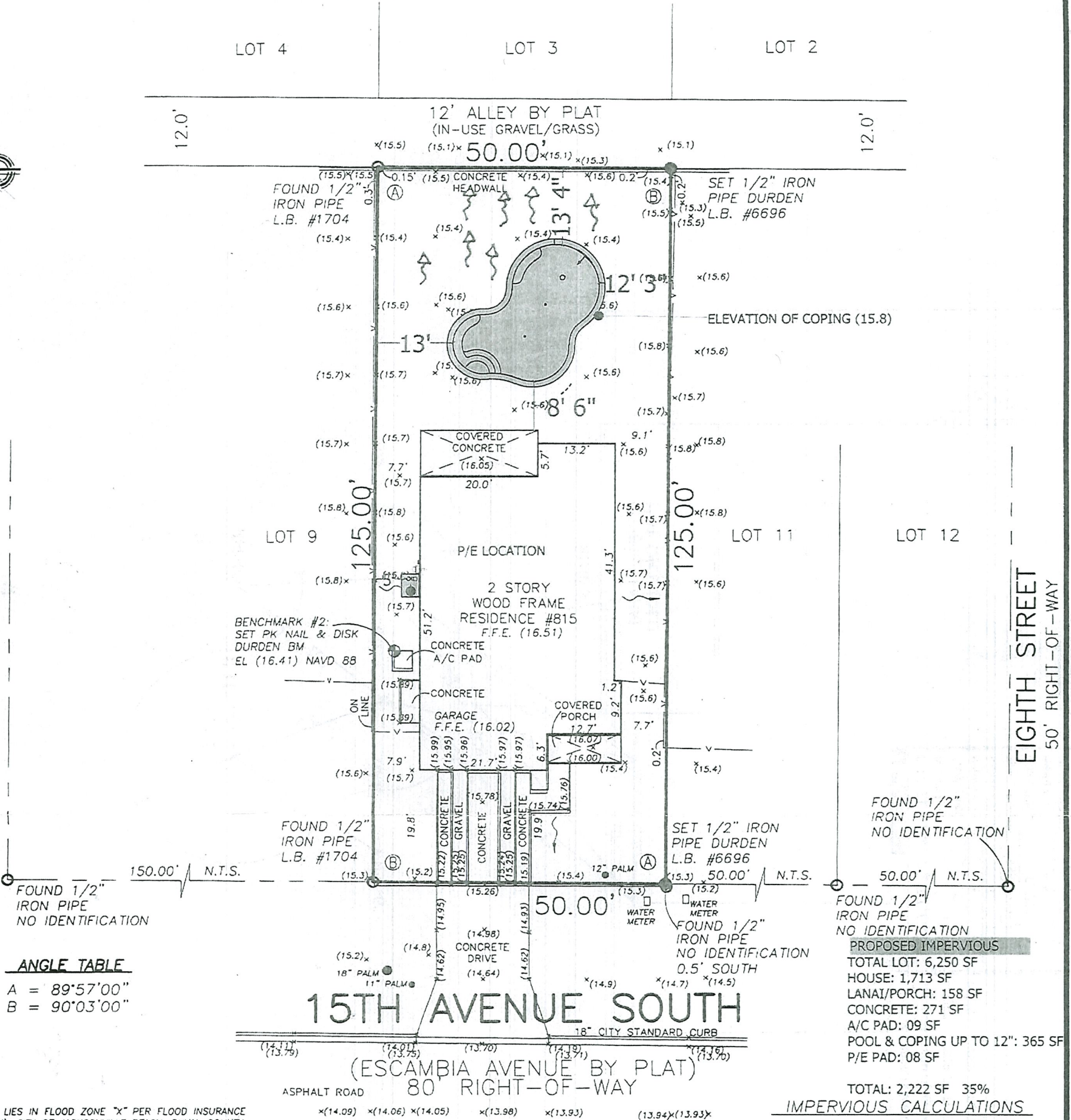
EXISTING

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOT 10, BLOCK 159, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NINTH STREET
50' RIGHT-OF-WAY

EIGHTH STREET
50' RIGHT-OF-WAY



ANGLE TABLE

A	= 89°57'00"
B	= 90°03'00"

NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" 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
ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED
ELEVATIONS SHOWN AS THUS (13.70) 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
—V— DENOTES EXISTING DRAINAGE FLOW
OHE DENOTES OVERHEAD ELECTRIC
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 149 EXCEPT AS NOTED
—V— DENOTES 6" VINYL 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.

CERTIFIED TO:
PETER LOUIS SHERIDAN AND RACHEL A. WALTER

IMPERVIOUS CALCULATIONS

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,713±
ENTRY	63±
PORCH/LANAI	158±
CONCRETE	271±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 2,214±
TOTAL DENSITY = 35.4%

EXISTING YARD GRADE ELEVATION TO REMAIN



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

RECEIVED
21-00060
SEP 28 2021

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.

FIELD: JUNE 04, 2021
CAD FILE NO. L-10, B-149 (815 15TH AVE S).DWG
SCALE: 1" = 20'
WORK ORDER NUMBER: 21276
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BOA# 21-100123 Staff Report
0 6th Avenue South.

Parcel ID: 176006-0000

Lot 7, Block 57, Pablo Beach South

Zoning: Residential, multi-family: RM-1 (RS-3 Standards)

Variances Requested: 34-338(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet required; 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of 15 feet required and for a corner side yard setback of 5 feet in lieu of 10 feet required; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum

Project: Construction of a new single family dwelling to the RS-3 standards.

Existing Conditions: The subject property is a platted lot of record (circa 1909) in the Residential Medium Density future land use category. The lot has an irregular shape, and is located on the corner of 7th Street South and 6th Avenue South. The lot has a eastern side property line of fifty-six (56) feet in length, an northern rear property line of fifty (50) feet in length, a western corner side property line of fifty-three (53) feet in length and a southern front yard of thirty-nine (39) feet in length, The property has an area of two-thousand four-hundred and six (2,406) square feet. The minimum dimensional standards for the RS-3 zoning district are a minimum lot width of sixty (60) feet, a minimum lot area of six-thousand (6,000) square feet, a front setback of twenty (20) feet, a rear setback of thirty (30) feet and a side yard of no less than five (5) feet and a combined side setback of fifteen (15 feet). Maximum lot coverage is 35%.

Analysis: The property, though a platted lot of record, is an irregular shape and smaller than the average lot of record for the area. The proposed house design respects the corner sight triangle, and does include a two car garage. Though the driveway has room for parking of cars, a majority of the driveway is in the right of way due to the configuration of the intersection of 7th avenue south and 6th avenue south.

Active Permits or Code Violations: None

Previous Development Orders: None

Board of Adjustment November 16, 2021 - Staff Report

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, though this lot has the most by comparison based on size and shape

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. The lot was platted in 1909

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. Specifically the lot to the north was recently granted a variance.

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 RM-1 zoning district.

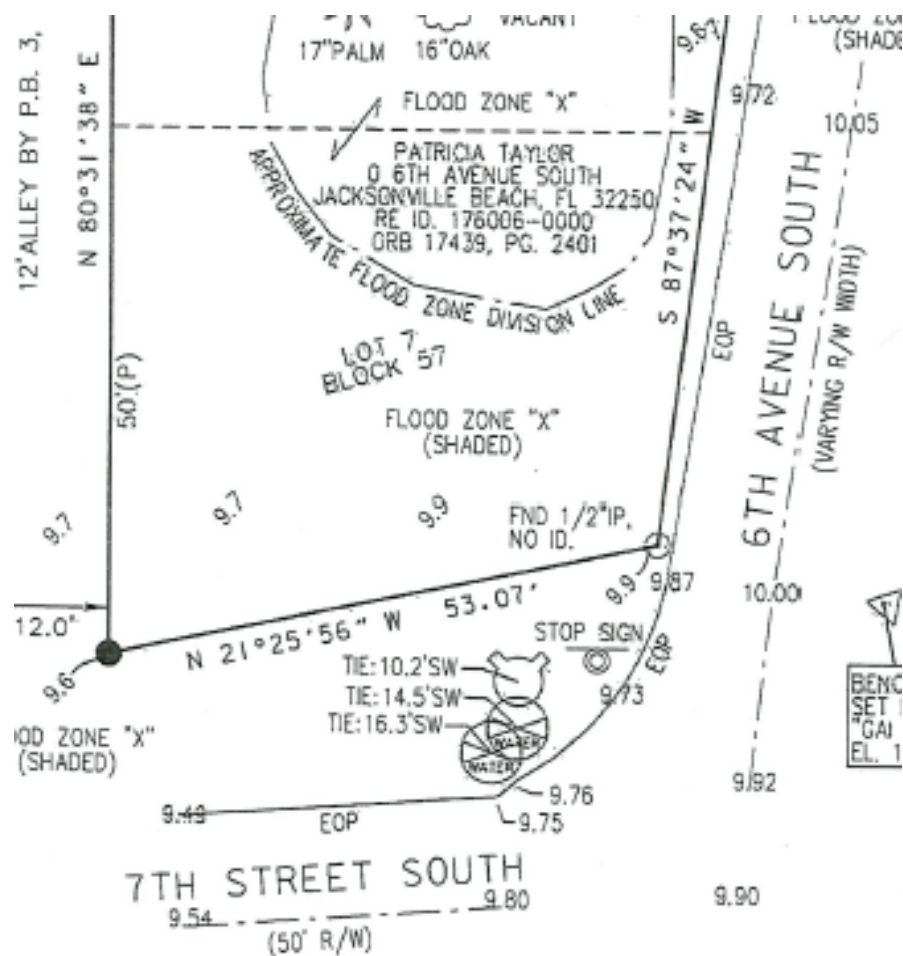
5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.**

Staff does find this will be the minimum variance necessary to allow for the construction of this design.

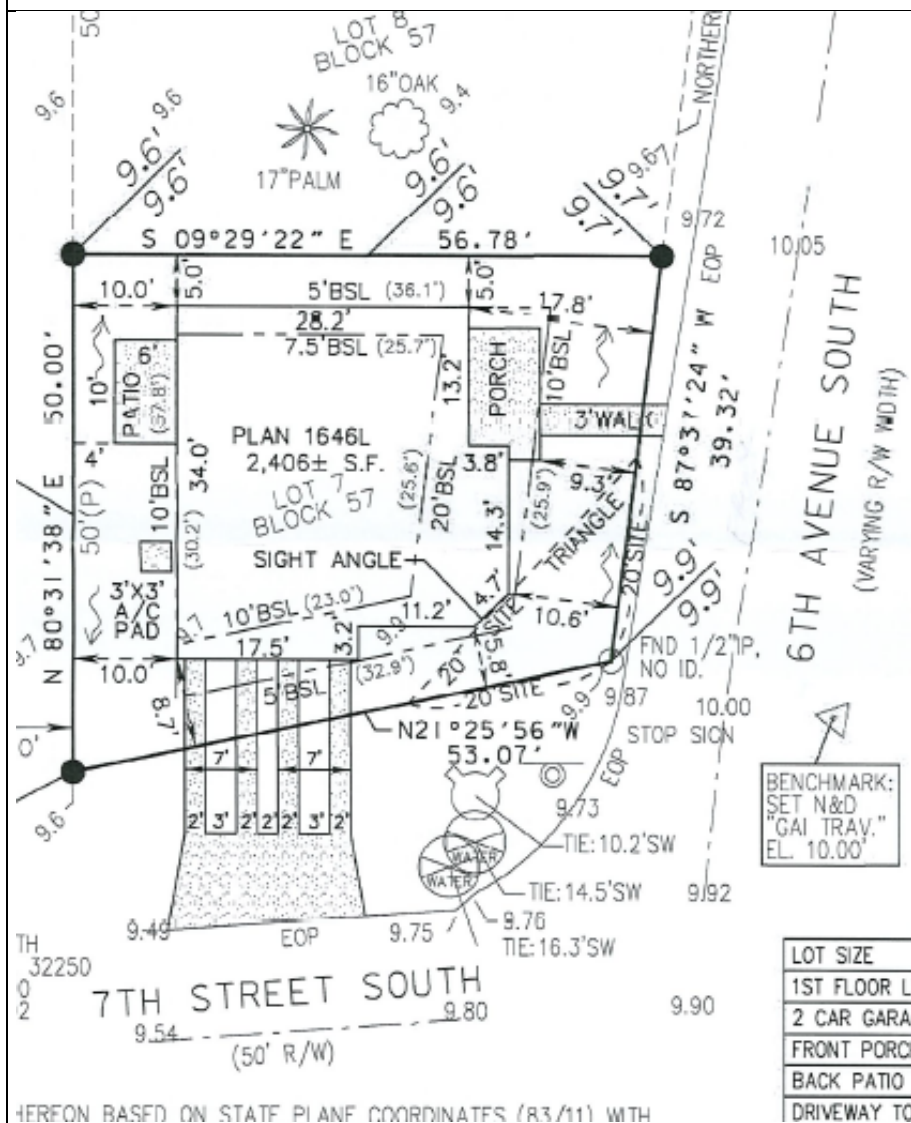
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

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

Survey of Existing Property



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 21-100123

HEARING DATE 9.8.21 10/19/21

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.

APPLICANT INFORMATION

Applicant Name: Adam Eiseman Telephone: (904) 677-6777
 Mailing Address: 7563 Philips HWY Suite 208 E-Mail: ae@jwbcompanies.com
Jacksonville, FL 32256
 Agent Name: Geoff Lerantz Telephone: (912) 271 9207
 Mailing Address: 7563 Philips HWY Suite 208 E-Mail: Geoff@jwbcompanies.com
Jacksonville, FL 32256
 Landowner Name: BCEL 10B, LLC Telephone: (904) 677-6777
 Mailing Address: 7563 Philips HWY Suite 208 E-Mail: ae@jwbcompanies.com
Jacksonville, FL 32256

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: 0 6th Ave S, 176006-0000
 Legal description of property (Attach copy of deed): Lot 7, Block 57, Pablo Beach South
 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 10' in lieu of 20', rear yard setback of 10' in lieu of 30', side yard setback of combined 10' in lieu of 15', corner lot side yard of 5' in lieu of 10'. Lot coverage of 50% in lieu of 35%.

AFFIDAVIT

I, Adam Eiseman, 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

Adam Eiseman
 PRINT APPLICANT NAME

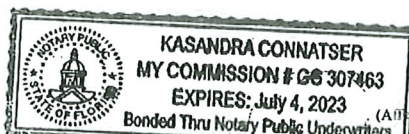
DATE 4/6/21

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April, 2021, by Adam Eiseman, who is personally known to me or produced as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 (RS-3 Standards)

FLOOD ZONE: X/X-Shaded

CODE SECTION (S):

34-338(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet required; 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of 15 feet required and for a corner side yard setback of 5 feet in lieu of 10 feet required; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for the construction of a new single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-160123

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.

JUL 27 2021

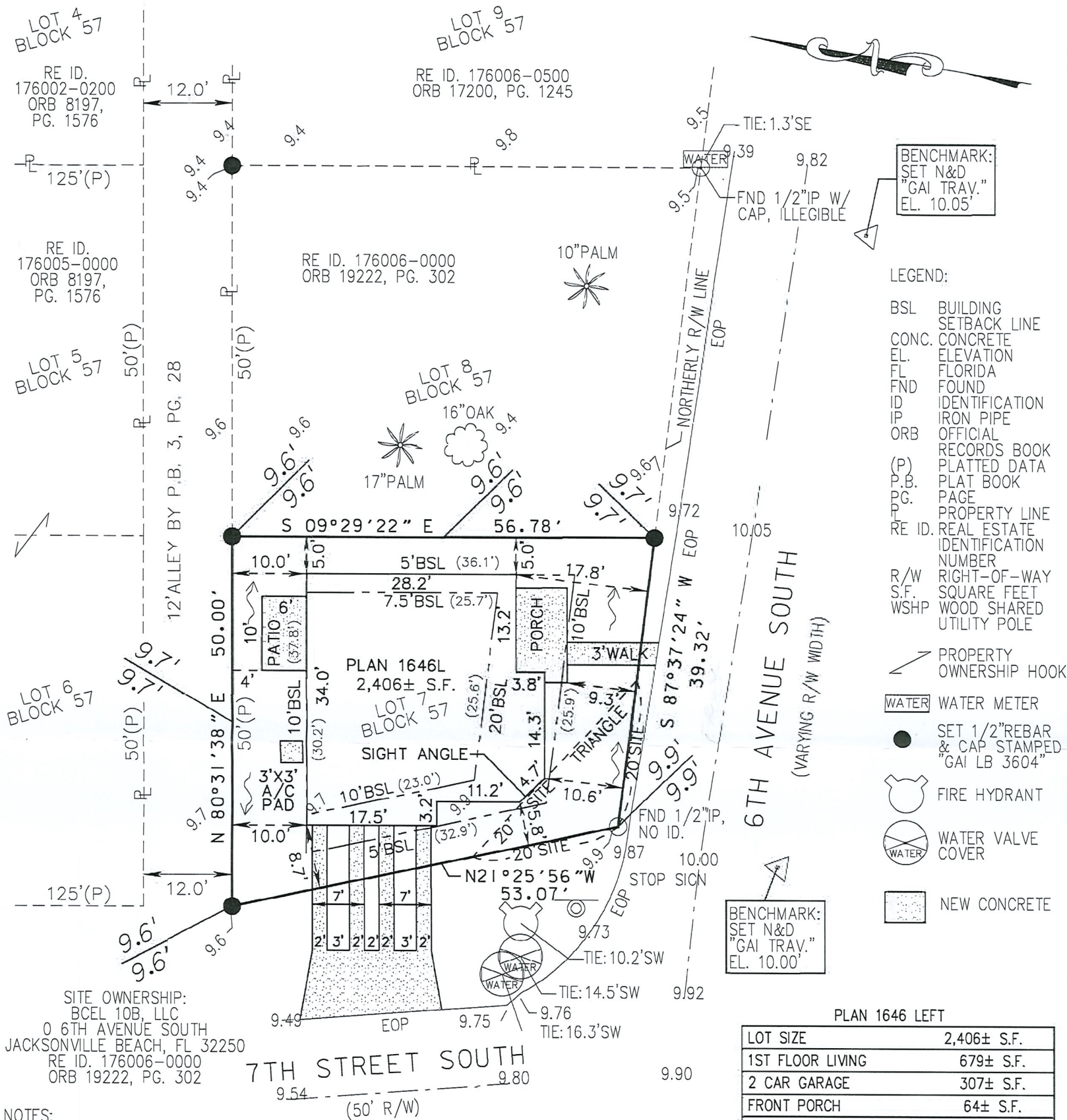
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This is a non-conforming lot of record.
Special circumstances and conditions do not result from the actions of the applicant.	No	Special circumstances and conditions do not result from the actions of the applicant.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	Applicant proposes to build a single family home consistent with adjacent/neighboring properties.
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	It would not be possible to build a single family residence consistent with adjacent/neighboring single family homes on this lot while meeting the minimum required setbacks and lot coverage and providing adequate parking.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.
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	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.

PROPOSED

MAP SHOWING SITE PLAN OF:

LOT 7, BLOCK 57, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

CERTIFIED TO: JWB REAL ESTATE CAPITAL



NOTES:

1. BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES (83/11) WITH THE BEARING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTH BEING SOUTH 87°37'24" WEST.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 PER TRIMBLE VRS NETWORK WITH AN ORIGINATING BENCHMARK BEING A SET NAIL AND DISK STAMPED "GAI TRAV.", WITH AN ELEVATION OF 10.00 FEET (SHOWN HEREON).
3. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO COMMUNITY PANEL 120077-0417-J OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FL, DATED NOVEMBER 2, 2018 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL AND NOT SHOWN HEREON.
5. ALL LIVE OAKS AND LONGLEAF PINES ARE MARKED. ALL OTHER OAKS ARE SCRUB, WATER, OR LAUREL. ALL OTHER PINES ARE SLASH OR POND.
6. THIS PROPERTY IS ZONED RESIDENTIAL MULTIPLE FAMILY (JRM-1) WHICH PROVIDES THE FOLLOWING FOR SINGLE FAMILY DWELLINGS: SETBACKS: MINIMUM LOT AREA: 4,000 S.F.; MINIMUM LOT WIDTH: 40 FEET AT BUILDING LINE, MINIMUM OF 35 FEET AT STREET; MINIMUM YARD: FRONT: 20 FEET, SIDE: WHEN BUILDING IS ON LOT LINE, THE OTHER SIDE YARD SHALL BE A MINIMUM OF 15 FEET; IN ALL OTHER INSTANCES, THE TOTAL FOR BOTH SIDE YARDS SHALL BE A MINIMUM OF 15 FEET; AND REAR: 20 FEET; MAXIMUM LOT COVERAGE: 35%; BUILDING HEIGHT: 35 FEET PER THE LAND DEVELOPMENT CODE FOR THE CITY OF JACKSONVILLE BEACH.

PLAN 1646 LEFT	
LOT SIZE	2,406± S.F.
1ST FLOOR LIVING	679± S.F.
2 CAR GARAGE	307± S.F.
FRONT PORCH	64± S.F.
BACK PATIO	60± S.F.
DRIVEWAY TO R/W	56± S.F.
FRONT WALK	29± S.F.
A/C PAD	9± S.F.
TOTAL IMPERVIOUS AREA	1,204± S.F. 50%

gai consultants
1301 Riverplace Boulevard, Suite 900
Jacksonville, Florida 32207
904-363-1110
904-363-1115
www.gaiconsultants.com

CERT. NO. LB 3604 • ENGINEERING • PLANNING • SURVEYING • CEI SERVICES

REVISION: SCALE 1" = 20'
1. UPDATE PER COMMENTS 07/22/21
2. MODIFY FLOOR PLAN 09/17/21

JOB No. B160030 DATE SEPT. 17, 2021

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES AND 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Joseph K. Lek

JOSEPH K. LEK FLA. P.S.M. CERT. NO. LS 6016

PLANNING & DEVELOPMENT

RECEIVED
21-100123

SEP 20 2021

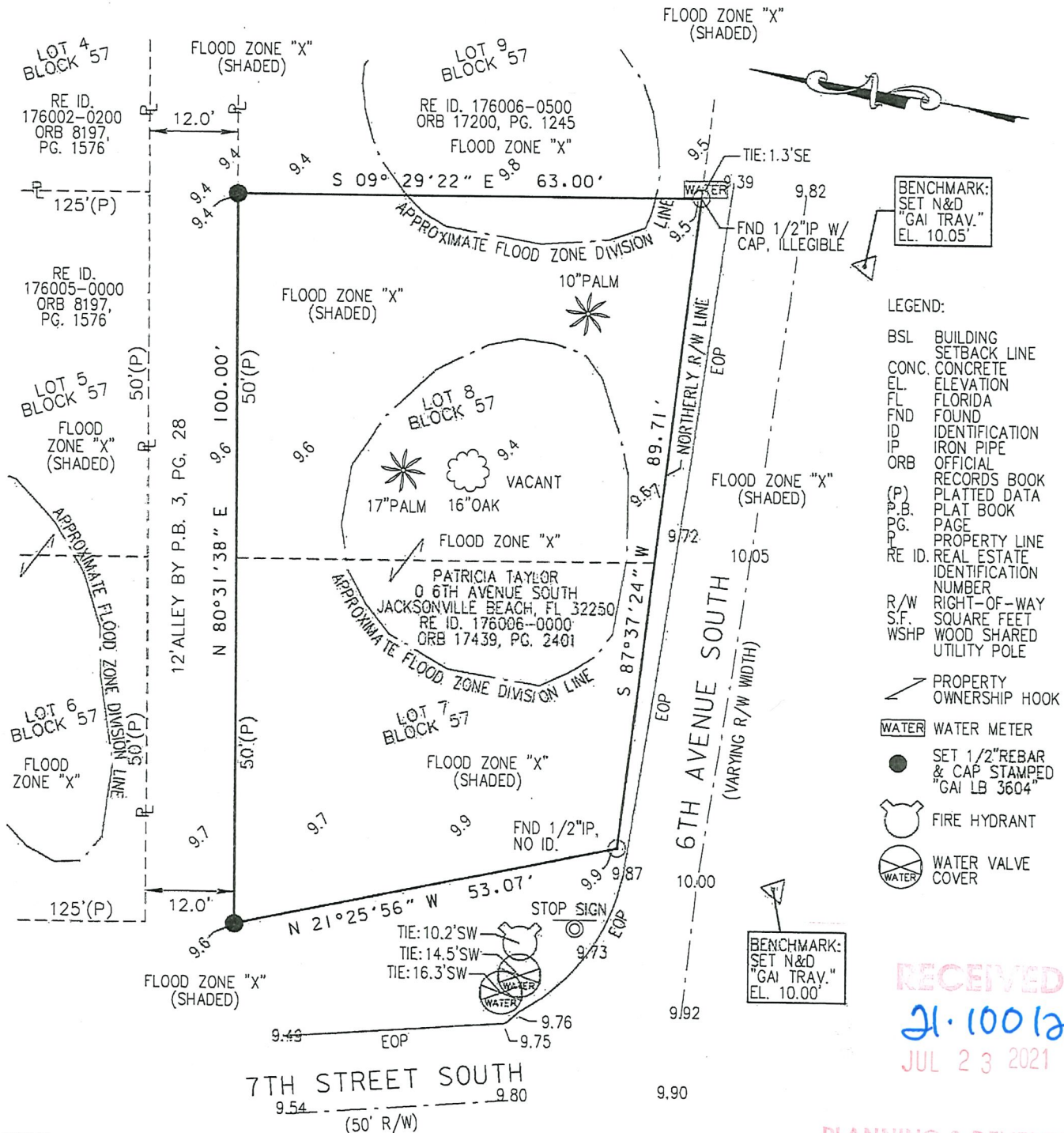
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

EXISTING

MAP SHOWING BOUNDARY SURVEY OF:

LOTS 7 AND 8, BLOCK 57, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 29 EAST, OF SAID COUNTY.

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CERT. NO. LB 3604 • ENGINEERING • PLANNING • SURVEYING • CEI SERVICES

LEGEND:

SCALE 1" = 20'

JOB No. B160030

DATE MAY 21, 2020

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES AND 51-17 OF THE FLORIDA ADMINISTRATIVE CODE.

JOSEPH L. LUK FLA. P.S.M. CERT. NO. LS 6016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER