



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, January 4, 2022

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), Jeff Truhlar, Owen Curley
Alternate: Dan Elmaleh

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held on December 8, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#21-100171**

Applicant: Cathleen M. Nowlin

Agent: N/A

Owner: Cathleen M. Nowlin

Property Address: 720 11th Avenue South

Parcel ID: 176751-0013

Legal Description: The East one-half of Lot 3, Block 118, *Oceanside Park*

Current Zoning: RS-3

Motion to Consider: 34-338(e)(2)f, for lot coverage of 42% in lieu of 35% maximum to replace a front gravel walkway with a paver walkway and add a rear paver patio to an existing two-family dwelling

B. **Case Number(s): BOA#21-100172**

Applicant: Julie Marco, Beaches Jet Set Pets, Inc.

Agent: Curtis Hart, Hart Resources, LLC.

Owner: David Marco, Mad Dog Land Holdings, LLC.

Property Address: 1181 10th Street South

Parcel ID: 176767-0000

Legal Description: Lots 7 & 8, Block 120, *Oceanside Park*

Current Zoning: I-1
Motion to 34-377 for zero off street parking spaces in lieu of 17 required off street
Consider: parking spaces for an existing commercial business (dog kennel and training)

C. **Case Number(s): BOA#21-100176**

Applicant: Jeffrey Fields
Agent: N/A
Owner: Jeffrey Fields
Property Address: 1204 10th Street North
Parcel ID: 175152-0000
Legal Description: Lot 11, Block 14, *Beach Homesites Unit Two*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for a northerly side-yard setback of 8.75 feet in lieu of 10
Consider: feet required, and 34-336(e)(1)d, for no accessible garage in lieu of a one-car garage required to allow for an addition and improvements to an existing single family dwelling

D.

Case Number(s): BOA#21-100086

Applicant: Jesse M Boyles
Agent: N/A
Owner: Jesse M Boyles
Property Address: 104 10th Avenue North
Parcel ID: 174528-0040
Legal Description: The West 32.00 feet of the East 71.00 feet of Lot 5, together with the North 36.00 feet of the West 32.00 feet of the East 71.00 feet of Lot 4, Block 102, *Pablo Beach Improvement Company's Plat of Part of the Northern Portion of Pablo Beach*
Current Zoning: RM-2
Motion to 34-373(d) for a parking area setback of 1.25 feet in lieu of 5 feet minimum to
Consider: allow for the expansion of an existing driveway at an existing two-family dwelling

E. **Case Number(s): BOA#21-100180**

Applicant: Carol Lombardo
Agent: Catherine Duncan, Loci Architects, LLC.
Owner: Carol Lombardo
Property Address: 47 36th Avenue South
Parcel ID: 181479-0000
Legal Description: Lot 13, Block 5, *Atlantic Shores Ocean Front Section, Division "A"*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.1, for a front yard setback of 20.1 feet in lieu of 25 feet
Consider: required; 34-336(e)(1)c.2, for an easterly side yard setback of 5 feet and a westerly side yard setback of 6 feet each in lieu of 10 feet required; 34-

336(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; 34-336(e)(1)e, for 50% lot coverage in lieu of 35% maximum; and 34-373(d), for a turf block driveway in lieu of a solid paved driveway, all to allow for construction of a new single family dwelling and swimming pool

F. **Case Number(s): BOA#21-100184**

Applicant: John & Krista Miller

Agent: N/A

Owner: John & Krista Miller

Property Address: 113 1st Street South

Parcel ID: 175586-0000

Legal Description: The East 88.00 feet of the South ½ of Lot 2, Block 11, *Pablo Beach South*

Current Zoning: CBD

Motion to 34-338(e)(1)c.1, for a front yard setback of 7 feet in lieu of 20 feet required;

Consider: 34-338(e)(1)c.2, for a southerly side yard setback of 2 feet and a northerly side yard setback of 3.7 feet in lieu of 5 feet required and total side yard setbacks of 5.7 feet in lieu of 15 feet required; and 34-338(e)(1)e, for lot coverage of 65.7% in lieu of 35% maximum to allow for improvements to an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Wednesday, January 19, 2022. There are six scheduled cases

COURTESY OF THE FLOOR TO VISITORS

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, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon

which the appeal is to be based.

cc: Mike Staffopoulos, City Manager; Chris Ambrosio, City Attorney

**Minutes of Board of Adjustment Meeting
held Wednesday, December 8, 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.

Mr. Moreland announced there were only three board members in attendance and offered the applicants an opportunity to delay their cases until the January 4 or 19, 2022 meeting.

ROLL CALL

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

City Attorney Sandra Robinson and Administrative Assistant Sheila Boman were also present.

EX PARTE COMMUNICATION: Mr. Moreland and Ms. Gonzalez reported no ex-parte communication. Mr. Truhlar stated he spoke with an audience member before the meeting about the application process.

APPROVAL OF MINUTES:

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

- November 16, 2021

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** **BOA#21-100164**
Applicant/Owner: Justin & Marian Lee
Property Address: 61 Evans Drive
Parcel ID: 179997-1034

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, 2 & 3 to designate the corner side yard as the southern portion of the property facing Oaks Drive, the front yard as the portion facing Evans Drive and the rear yard as the eastern portion of the property; 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for a side yard setback of 4.7 feet in lieu of 5 feet minimum; and 34-336(e)(1)c.3, for a rear yard setback of 23 feet in lieu of 30 feet minimum all to allow for the construction of a new coping only swimming

pool, connect a detached garage to the primary structure, change yard designations and rectify non-conformities at an existing single-family dwelling.

Applicant: Justin and Marian Lee, 61 Evans Drive, Jacksonville Beach, noted the lot was irregularly sized as a trapezoid lot, which caused the hardship.

Public Hearing: Ms. Gonzalez read a letter (on file) into the record submitted by the Applicant.

Ms. Gonzales read a letter (on file) into the record, signed by the following in support of the variance:

- Clinton Garnard, 66 Evans Drive, Jacksonville Beach
- Paul Phifer, 65 Evans Drive, Jacksonville Beach
- Lynn Medis, 64 Evans Drive, Jacksonville Beach
- Richard Melnick, 62 Evans Drive, Jacksonville Beach
- Donna Drive, 60 Evans Drive, Jacksonville Beach
- John Haynes, 58 Evans Drive, Jacksonville Beach
- Mark Casey Conner, 56 Evans Drive, Jacksonville Beach
- David Pratt, 60 Quail Lane, Jacksonville Beach
- Larry Whitacre, 33 Oaks Drive, Jacksonville Beach
- Matthew Robinson, 34 Oaks Drive, Jacksonville Beach
- Teodoro Ibay, 38 Oaks Drive, Jacksonville Beach

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

- Clinton and Diane Garnard, 66 Evans Drive, Jacksonville Beach

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

- Thomas Mnich, Architect, 3816 1st Street South, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar to approve BOA#21-10064 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Jeff Truhlar, John Moreland

The motion was unanimously approved.

B. Case Number: **BOA#21-100165**
Applicant: John Atkins, Atkins Builders
Owner: Carol Blasingame
Property Address: 1701 2nd Avenue North, Lot 26
Parcel ID: 178062-0010

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a western side-yard setback of 5 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 36% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Ms. Gonzalez stated she was a resident of this street and received a notice regarding the variance application. Initially, she did not think she knew the owner but later realized the owner listed on the application sold her a house. She did not believe there was a conflict of interest and confirmed she had no pending financial transactions with Ms. Blasingame.

Mr. Atkins clarified he owned the property now. Ms. Blasingame was the owner listed on the original application, but he closed on the property in the interim and was the current owner.

City Attorney Robinson stated there was no conflict for Ms. Gonzalez based on the information provided.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the lot was undersized for the RS-1 zoning in width and square footage, which caused the hardship.

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

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding the western side-yard setback. Mr. Atkins advised he could work with 6 feet instead of the 5 feet requested.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100165 with the amendment the western side-yard setback be 6 feet instead of the 5 feet requested in lieu of the 10 feet minimum based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Jeff Truhlar, John Moreland

The motion was unanimously approved.

C. Case Number: **BOA#21-100166**
Applicant: John Atkins, Atkins Builders
Owner: Carol Blasingame
Property Address: 1701 2nd Avenue North, Lot 27
Parcel ID: 178062-0010

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for an eastern side-yard setback of 5 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 38% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Ms. Gonzalez reiterated her prior connection to the previous property was the same for this property.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the hardship was also due to an undersized lot for RS-1 zoning. He stated there was no issue with a 6 foot side-yard setback in lieu of the 5 feet initially requested.

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

Mr. Moreland closed the public hearing.

Discussion: The Board agreed to modify the side-yard request to 6 feet instead of the 5 feet requested.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100166 with the amendment the eastern side-yard setback be 6 feet instead of the 5 feet in lieu of the 10 listed in the application based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Jeff Truhlar, Alexi Gonzalez, John Moreland

The motion was unanimously approved.

D. Case Number: **BOA#21-100167**
Applicant/Owner: Trent & Paulette Waterman
Property Address: 4067 America Avenue
Parcel ID: 181185-0135

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 15 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for a side yard setback of 5 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to rectify existing non-conformities and allow for construction of a new rear covered porch to an existing single-family dwelling.

Applicant: Trent & Paulette Waterman, 4067 America Avenue, Jacksonville Beach, stated there were two hardships for the property. The lot was undersized for RS-1 zoning and was also an irregular shape.

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. Truhlar, to approve BOA#21-100167 based on the standards of a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Jeff Truhlar, Alexi Gonzalez, John Moreland

The motion was unanimously approved.

E. Case Number: BOA#21-100168

Applicant/Owner: Daniel Brown
Property Address: 702 7th Avenue South
Parcel ID: 176574-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to rectify existing non-conformities and allow for construction of a new swimming pool and pool deck to an existing single-family dwelling.

Applicant: Daniel Brown, 702 7th Avenue South, Jacksonville Beach, stated the hardship was caused by the lot's odd shape and work done by the previous owners without a permit.

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

Mr. Moreland closed the public hearing.

Discussion: A discussion ensued regarding the lot's odd shape and the work done without a permit by the previous owners. Ms. Gonzalez noted the lot was not undersized in square footage. The Board agreed they would prefer lot coverage of 48.3% versus the 50% requested.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar to approve BOA#21-100168, based on the standards of a variance outlined in Section 34-286 of the Land Development Code, amending the lot coverage to 48.3% instead of 50% in lieu of 35%.

Roll Call Vote: Ayes – Alexi Gonzalez, Jeff Truhlar, John Moreland,

The motion was unanimously approved.

F. Case Number: BOA#21-100170

Applicant/Owner: John & Karla Marshall
Property Address: 1509 3rd Avenue North
Parcel ID: 178039-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a corner side yard setback of 11 feet in lieu of 20 feet required, to allow for construction of a new addition to an existing single-family dwelling.

Applicant: Project Architect Julianne Overby 2452 Pullian Street, Jacksonville Beach, stated the irregular shape of the lot and its location on the corner with two corner setbacks caused the hardship.

Public Hearing: The following submitted letters (on file) in support of the variance:

- Felicia Baer, 315 15th Street South, Jacksonville Beach
- G.W. Reynold, 321 15th Street North, Jacksonville Beach
- Shaun & Lisa James, 341 15th Street North, Jacksonville Beach
- Michael Flynn, 1701 3rd Avenue North, Jacksonville Beach
- Doug Mordecai, 1630 Lower 4th Avenue North, Jacksonville Beach
- Ken Heiman, 1505 4th Avenue North, Jacksonville Beach
- Kevin & Wendy Evers, 515 15th Street North, Jacksonville Beach
- William Morgan, 1614 3rd Avenue North, Jacksonville Beach
- Kent B. Naniga, 1619 3rd Avenue North, Jacksonville Beach
- Karen Ansell, 1624 3rd Avenue North, Jacksonville Beach
- Ed Christ, 1629 3rd Avenue, Jacksonville Beach,
- Merritt Bono, 1634 3rd Avenue North, Jacksonville Beach
- Ana Margadonna, 1625 3rd Avenue North, Jacksonville Beach
- April & Mark Juliano, 1647 3rd Avenue North, Jacksonville Beach
- William Lancaster, 1618 3rd Avenue North, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar to approve BOA#21-100170, based on the standards of a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Jeff Truhlar, John Moreland

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Moreland advised the first item of business on the next agenda should be the election of a new Chair and Vice-Chair.

The next scheduled meeting is Tuesday, January 4, 2022. There are six scheduled cases.

ADJOURNMENT

There being no further business, Mr. Moreland adjourned the meeting at 8:03 P.M.

Submitted by: Sheila Boman
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



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

BOA#21-100171

Zoning: RS-3
RE: 176751-0013
Legal: West 25 FT of Lot 10, Block 108, Oceanside Park
Address: 721 11th Ave South.

Request

Section(s): 34-338(e)(2)f, for lot coverage of 42% in lieu of 35% to replace a front gravel walkway with a paver walkway and add a rear paver patio to an existing two-family dwelling

Existing Conditions

The Subject property is an existing half of a two family dwelling located in the Medium Density future land use category. The structure was built in 2020, and purchased by the current owner at the end of 2020 from the builder. At the time of completion of construction the lot coverage was 37%. The home currently has a paver strip driveway with gravel in the middle, a gravel front walk, and no rear yard amenities. The property is the western half of a platted lot of record (circa 1922)

Previous variance BOA#20-100158 in 2020 was deferred and never approved or denied for lot coverage of 38% in lieu of 35% for the construction of the a new two-family dwelling.

Staff Analysis

The applicant is requesting a variance to increase the lot coverage from the allowed maximum of 35% to 42% to allow for the conversion of the front walkway from gravel to pavers, and to add a modest patio to the rear of the structure. Based on a supplied "as built" survey, upon completion of construction, the existing home was at 37% lot coverage, not 35%. So the current home already has lot coverage non-conformities. Additionally the lot, based on the split of the two family dwelling, is substandard, with an area slightly larger than half of the required size.



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Minimum Dimensional Standards

Two-family dwellings.

- a. Minimum lot area: Six thousand (6,000) square feet.
- b. Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street.
- c. Minimum yards.
 - o 1. Front yard: Twenty (20) feet.
 - o 2. Side yard: Ten (10) feet for each side yard 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.
 - o 3. Rear yard: Thirty (30) feet.
- d. Floor area: A two-family dwelling unit shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area. Garages or carports, if provided, shall not be included as part of the unit's minimum square footage. Each unit within a duplex shall contain a minimum of eight hundred (800) square feet of conditioned living area.
- e. Wall separation: Two-family dwellings shall contain a two (2) hour fire resistant wall between units.
- f. Maximum lot coverage: Thirty-five (35) percent.

Review of Criteria

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject property is a subdivided two family dwelling, with a lot coverage already exceeding the maximum for the zoning by two percent. Additionally the lot is substandard in both width and area.

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



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Staff does not find that circumstances are a result of the applicant. The current owner purchased the home with the existing conditions of size and area, as well as the current non-conforming lot coverage.

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

Staff does find that the proposed variance will not confer any special privileges. There are many examples of subdivided two family dwellings where the builder maximized the lot coverage without providing any rear yard amenities and variances have been granted for similar requests.

- 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 and undue hardship**

Staff does find that literal interpretation of the code would deprive the applicant of rights and privileges. It's a common feature of residential dwellings to have rear yard patios and many similar variances have been granted in the same zoning district.

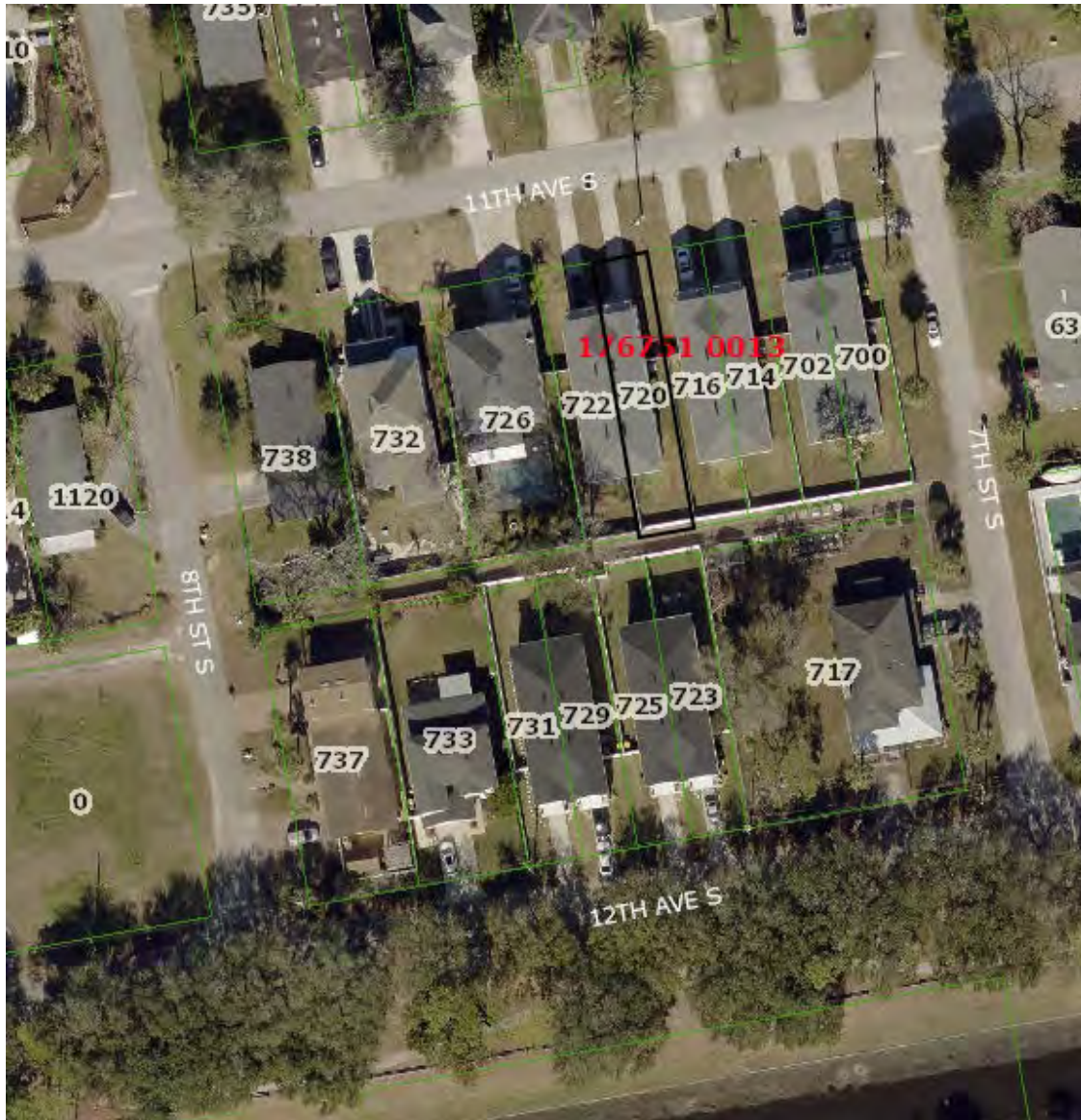
- 5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure**

Staff does find that the requested variances are the minimum variance needed to construct the patio and replace the existing walkway based on the proposed plan.

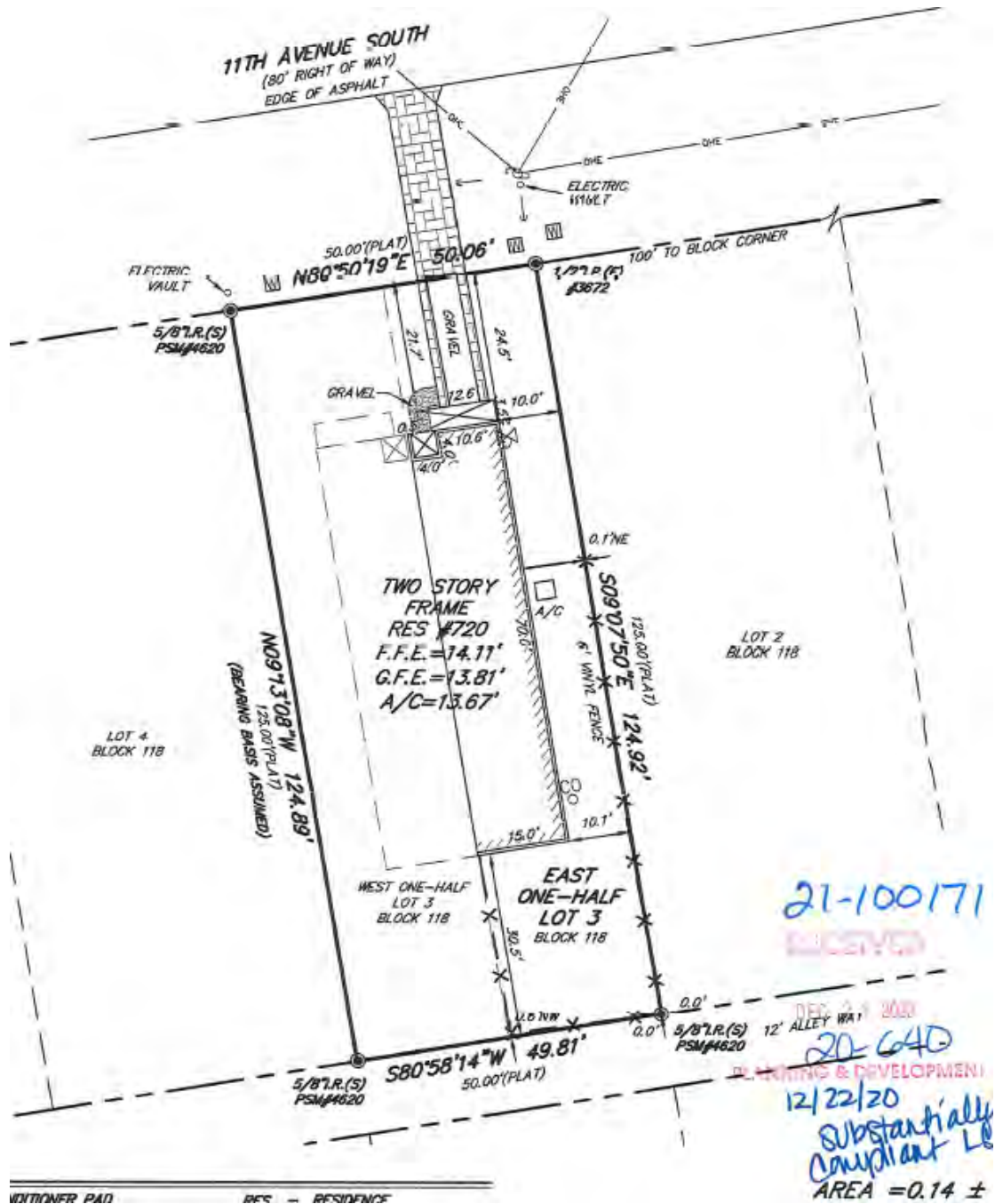
- 6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find that the request is consistent with the comprehensive plan.

Location Map (property boundaries are reprehensive only)



Existing Survey



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.

OCT 13 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: CATHLEEN MARIE NOWLIN Telephone: 904-304-7600
Mailing Address: 720 11 South ave, Jax Beach, FL E-Mail: CNOWLIN1978@yahoo.com
Agent Name: N/A Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Same as Applicant above Telephone: _____
Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 720 11th Avenue S, Jax Beach, 176751.-0013
Legal description of property (Attach copy of deed): see attached deed copy
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

- 1) add a 3x7 ft paver area walkway in front of house
- 2) add a 10x15 ft area backyard for pool of house
- 3) add a rear setback of 20 feet in lieu of 30 feet
- 4) 42% lot coverage in lieu of 35%.

AFFIDAVIT

I, Cathleen Nowlin, 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.

Cathleen Nowlin
APPLICANT SIGNATURE

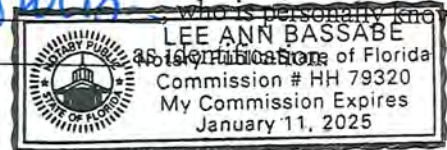
Cathleen Nowlin
PRINT APPLICANT NAME

10/13/2021
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 13 day of October, 2021, by Cathleen M. Nowlin who is personally known to me or produced H. Drivers License

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE



PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3

FLOOD ZONE: X

CODE SECTION (S):

34-338(e)(2)f, for lot coverage of 42% in lieu of 35% to replace a front gravel walkway with a paver walkway and add a rear paver patio to an existing two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100171

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.

OCT 13 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	1) lot is too small & too narrow for zoning. 2) Home already built @ 37% lot coverage 3) Rear is @ 30ft.
Special circumstances and conditions do not result from the actions of the applicant.	no	Purchased lot & house as is.
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	Neighbors had same restrictions I have been through same process
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	We are asking for a small walkway (paver) & a small paved back porch.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	We are asking for a small increase in lot coverage & change in setback
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 change in density or adding any residential units.

Prepared by and return to:
Amy Marie Vo, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080
(904) 495-0400
File Number: 20-0931

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of December, 2020 by and between Barnes Construction LLC, a Florida Limited Liability Company, whose post office address is 3317 Royal Palm Drive, Jacksonville, FL 32250, grantor, and Cathleen M. Nowlin, a single woman, whose post office address is 720 11th Avenue South, Jacksonville Beach, FL 32250, grantee:

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

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

East 1/2 of Lot 3, Block 118, Oceanside Park, according to the map or plat thereof, as recorded in Plat Book 8, Page 13, of the Public Records of Duval County, Florida.

Parcel Identification Number: 176751-0013

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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

RECEIVED
21-100171
OCT 13 2021

Signed, sealed and delivered in the presence of:

Lisa Whitaker
Witness Signature
Print Name: LISA WHITAKER

Barnes Construction, LLC, a Florida limited liability company

By: Robert E. Barnes, Sr.
Its: Manager

Michele F. Blevins
Witness Signature
Print Name: Michele F. Blevins

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 23 day of December, 2020 by Robert E. Barnes, Sr. Manager of Barnes Construction LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Lisa Whitaker
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____

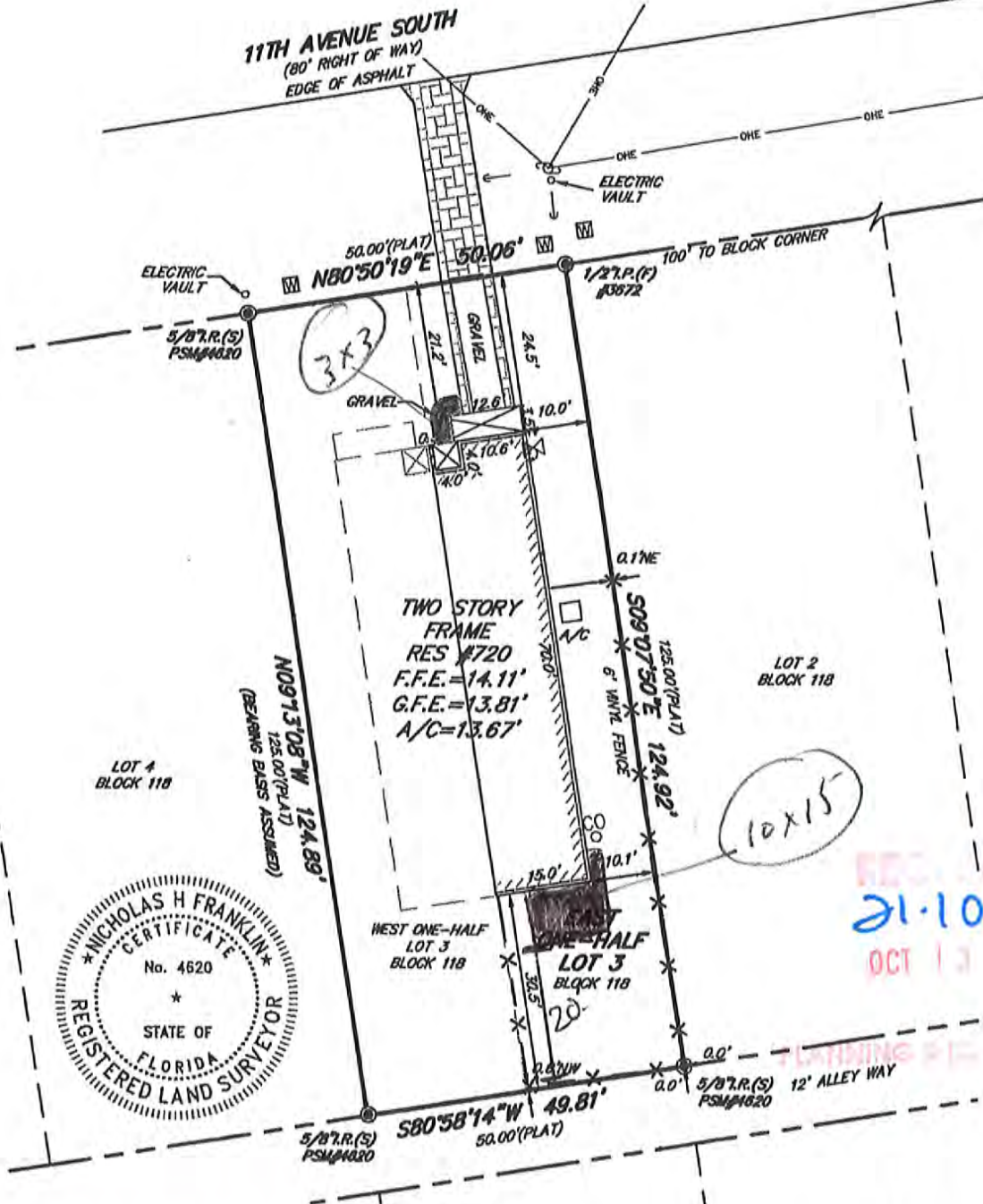


21-100171
OCT 13 2021

PROPOSED

MAP SHOWING SURVEY OF THE EAST ONE-HALF OF LOT 3, BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CATHLEEN M. NOWLIN
U.S. BANK, N.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ST. JOHN'S LAW GROUP

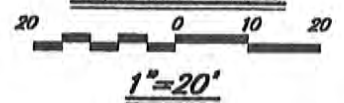


LEGEND

A/C	- AIR CONDITIONER PAD	RES.	- RESIDENCE
ID.	- IDENTIFICATION	CL	- CENTERLINE
N.A.V.D.	- NORTH AMERICAN VERTICAL DATUM	DN	- DENOTES NOT TO SCALE
sq. ft.	- SQUARE FEET	WM	- WATER METER
I.P.(F)	- IRON PIPE FOUND	BP	- BRICK PAVERS
I.R.(F)	- IRON ROD FOUND	CA	- COVERED AREA
I.R.(S)	- 5/8" IRON ROD SET (PSM #4020)	W	- WELL
WP	- WOOD POWER POLE	OE	- OVERHEAD ELECTRIC
TR	- TELEPHONE RISER	WV	- WATER VALVE
sq. ft.	- SQUARE FEET	EM	- ELECTRIC METER
F.F.E.	- FINISH FLOOR ELEVATION	G.F.E.	- GARAGE FLOOR ELEVATION
		CLN	- CLEANOUT

AREA = 0.14 ± ACRES
OR 6,250 ± sq. ft.

GRAPHIC SCALE



LOT COVERAGE:
LOT AREA=3,125 sq. ft.
BALCONY=31.75 sq. ft.
DRIVEWAY=72.00 sq. ft.
HOUSE AREA=1,049 sq. ft.
A/C AREA=9 sq. ft.
TOTAL IMPERVIOUS=37,176%

GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the information provided.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.

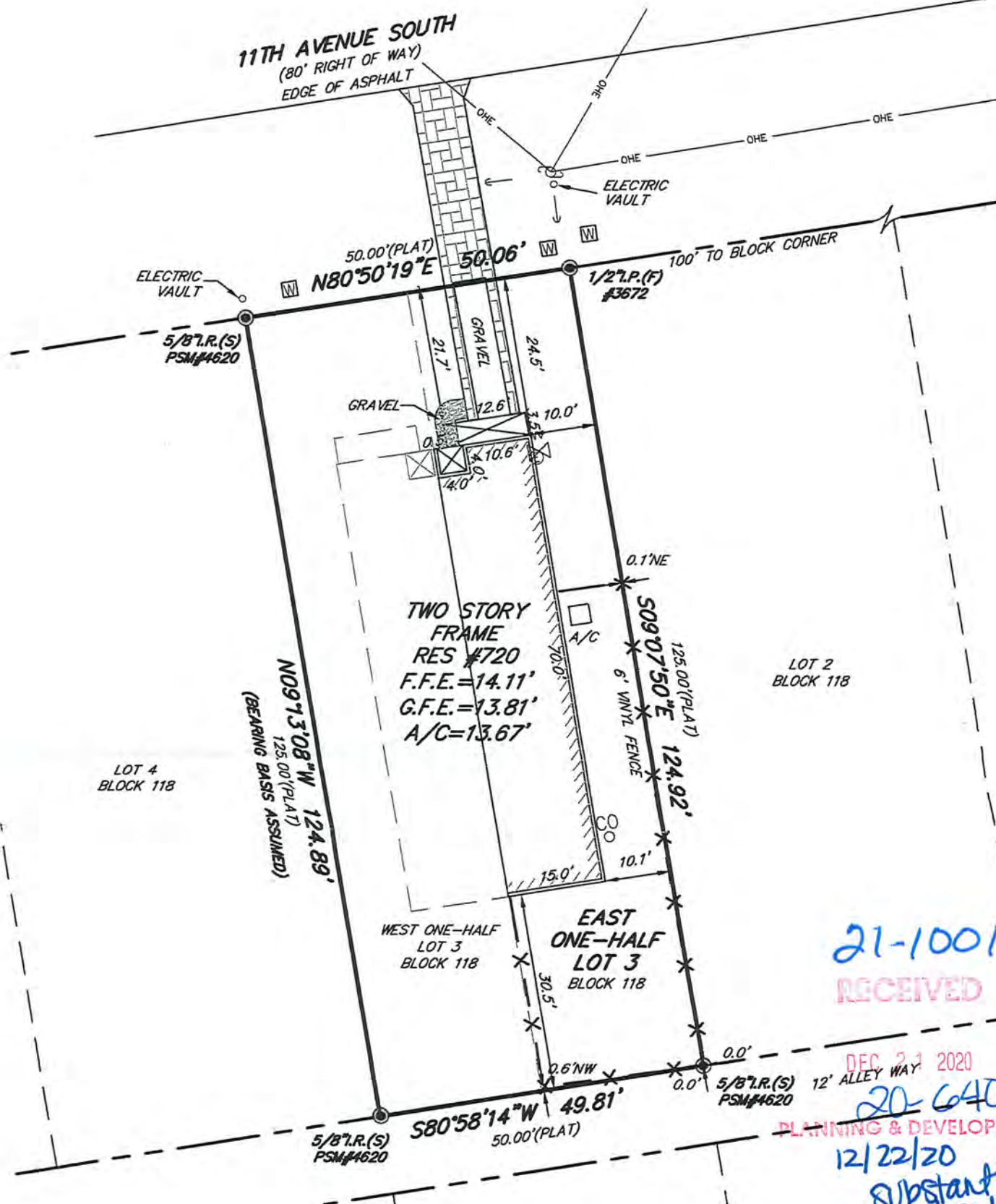
- According to the Federal Emergency Management Agency FIRM Map No. 1701010101J effective date 11/01/2010, the property described hereon appears to lie in Zone X.

EXISTING

MAP SHOWING SURVEY OF
THE EAST ONE-HALF OF LOT 3, BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CATHLEEN M. NOWLIN
U.S. BANK, N.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ST. JOHNS LAW GROUP

21-100171
OCT 13 2021



21-100171
RECEIVED

DEC 21 2020

20-640

PLANNING & DEVELOPMENT

12/22/20

Substantially by
Compliant LE w/m/c

R.D. Director

AREA = 0.14 ± ACRES
OR 6,250 ± sq. ft.

LEGEND

A/C - AIR CONDITIONER PAD
ID. - IDENTIFICATION
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
sq. ft. - SQUARE FEET
I.P.(F) - IRON PIPE FOUND
I.R.(F) - IRON ROD FOUND
I.R.(S) - 5/8\"/>

RES. - RESIDENCE
CL - CENTERLINE
DN - DENOTES NOT TO SCALE
WM - WATER METER
B/P - BRICK PAVERS
CA - COVERED AREA
W - WELL
OHE - OVERHEAD ELECTRIC
WV - WATER VALVE
EM - ELECTRIC METER
G.F.E. - GARAGE FLOOR ELEVATION
C - CLEANOUT

LOT COVERAGE:
LOT AREA=3,125 sq. ft.
BALCONY=31.75 sq. ft.
DRIVEWAY=72.00 sq. ft.
HOUSE AREA=1,049 sq. ft.
A/C AREA=9 sq. ft.
TOTAL IMPERVIOUS=37.176%

GRAPHIC SCALE



1\"/>

GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

NOTE:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No. 12031C0419J effective date 11/02/2018, the property described hereon appears to lie in Zone X

- Basis of bearing structure: BEARING BASIS ASSUMED

- Basis of elevations: N.A.V.D. 88

JOB NO.	LAST FIELD DATE	SCALE	F.B./P.A.B.	CHK BY	DWG BY
20-1308	12/07/20	1\"/>	781/29	N.H.F.	R.J.B.

TYPE: BOUNDARY/FINAL

© COPYRIGHT 2020, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.E.S. 4620
FOR LANDTECH AND ASSOCIATES



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

BOA#21-100172

Zoning: I-1 (industrial)
RE: 176769-0000
Legal: Lots 7 & 8, Block 120 Oceanside Park
Address: 1181 10th St South

Request

Section(s): 34-377 for zero off street parking spaces in lieu of 17 required off street parking spaces for an existing commercial business (dog kennel and training)

Existing Conditions

The subject property is currently in the Industrial future land use category and is in the Industrial: I-1 zoning district. The property is comprised of two lots of records (circa 1922). The property has a metal industrial style structure on it currently that is occupied by a dog training and boarding use. The property was constructed with a covered parking area to the east of the building and was recently allowed to build a drop off and pickup area adjacent to the property in the right of way.

Previous BOA#19-100100 for 5 parking spaces in lieu of 17 required for the current dog training use, which was denied.

Currently under code enforcement action for not meeting their required parking.

Staff Analysis

The Land Development Code does not have a parking standard for this type of use, nor does it cleanly fall into a category that is similar. The current use consists of a dog training facility that involves the long term training and boarding of dogs. Customers drop off their pets for an extended period of time, up to several weeks for behavioral training. The lowest demand parking standard was applied at the time of the permitting of the use and the owner constructed an existing parking area. Once opened, the owners began using the designated parking area for outside dog training, and placed artificial turf on the parking lot for the dogs to use, effectively removing the parking from active use. They were cited by code enforcement for lack of required parking. Once before the Special Magistrate, they were ordered to seek a variance for reduction in the required parking or return the parking area to active use.



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

The applicant has supplied a parking study showing the actual use of the parking area over an extended period of time. Staff recognizes the majority of their parking is for the drop off and pick up of customers dogs, and most of this demand is accommodated by their drop off and pick up area in the right of way, outside of the required parking area, although this cannot count towards their onsite parking requirement. Although the applicant has requested a reduction from 17 required to 6 parking spaces, based on their past use of the space, they in fact have zero onsite parking spaces available. Staff feels, based on the current use of the parking area a request for zero parking spaces was more realistic based on their past use of the parking area and actual need. If the applicant wishes to leave some parking based on their own needs, they could do so, but the requirement would not be there, if the variance is granted for a reduction to zero.

Staff would recommend, based on the fact that the hardship is specific to this use, that the board condition any approval that the variance is specific to this use, that they provide one required ADA accessible space, and the variance would not run with the land. Rather if the use or ownership changes, the variance would expire.

Minimum Parking Standards

Commercial Uses

- o Commercial Uses not specifically listed: One (1) space per two hundred (200) sq. ft. of floor area.

Review of Criteria

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject cite is in the industrial zoning district, but the use of dog kennel is unique and not specifically addressed in the LDC in regards to parking requirements. The applicant has demonstrated that they do not need excessive parking and that the use of the commercial standards for parking are a hardship.

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



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Staff does not find that circumstances are a result of the applicant. The current use of the property is appropriate for the industrial zoning district, but there is not applicable parking standard that makes sense with this unique use.

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

Staff does find that the proposed variance will not confer any special privileges. Based on the provided parking study, it does not appear that the required parking is being heavily utilized or needed for this specific business. Though the applicant has created the conditions that led to the code case, the deficiencies of the LDC parking standard are really the root of the issue.

- 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 and undue hardship**

Staff does find that literal interpretation of the code would deprive the applicant of rights and privileges. The applicant has demonstrated that the parking is more valuable as outside training space for the use, and the need for customer parking is accommodated by the right of way drop off and pick up area. The outside training area is needed for the operation of the business.

- 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 that the requested variances are the minimum variance needed to accommodate the outside training area based on the proposed plan and the parking study.

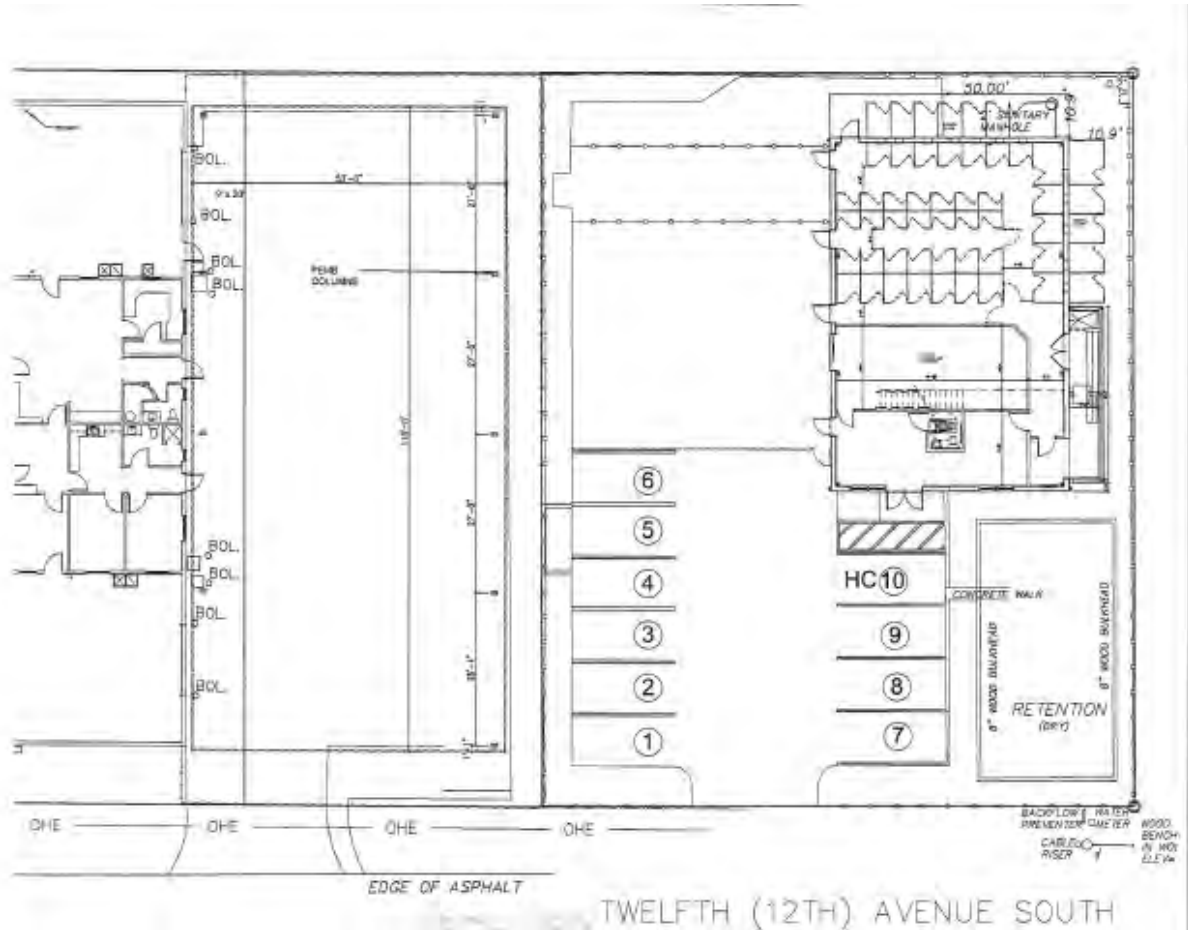
- 6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find that the request is consistent with the comprehensive plan.

Location Map (property boundaries are reprehensive only)



Existing Survey / Site plan





APPLICATION FOR VARIANCE

BOA No. 21-100172

HEARING DATE 1.4.22

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.

original rcva

OCT 18 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Julie Marco / JBearches Jet Set Pets Telephone: 904-372-4608
Mailing Address: 949 12th Ave South E-Mail: info@jetsetpets.net
Jacksonville Beach, FL 32250
Agent Name: Curtis Hart / Hart Resource LLC Telephone: 993-5008
Mailing Address: 8051 Tara Lane E-Mail: curtis.hart@hartresources.net
Jacksonville FL 32216
Landowner Name: Mad Dog Land Holdings LLC / David Marco Telephone: 904-613-5550
Mailing Address: 11825 Central Park Way E-Mail: dmarco@marco.com
Jacksonville, FL 32224

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: 1181 10th St S. 176769-0000
Legal description of property (Attach copy of deed): attached deed
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Reduction of required parking from 17 to 6. Due to lot configuration and change in use from the prior owner a variance to the code is being requested

AFFIDAVIT

I, Julie Marco, 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.

Julie Marco
APPLICANT SIGNATURE

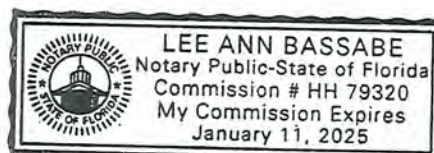
Julie Marco
PRINT APPLICANT NAME

10/27/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of October, 2021, by Julie H. Marco, who is personally known to me or produced Florida Drivers License as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE
Lee Ann Bassabe
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: I-1

FLOOD ZONE: X

CODE SECTION (S):
34-377 for zero off street parking spaces in lieu of 17 required off street parking spaces for an existing commercial business (dog kennel and training)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. **21-100172**

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.

OCT 18 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	Due to the lot configuration, providing the required parking is constricted. Additionally, the use of the property from previous owners has changed from warehouse to dog boarding facility specifically for dog training. The facility has minimal staff and traffic is limited due customers brief drop off and pick up. A deviation from the code is justified due to these circumstances.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Special circumstances do not result from the actions of the applicant. The code requires parking based off of square footage not based off intended use. Since the facility has minimal staff and minimal costumers at any one time, the code does not provide relief unless a variance is requested.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Granting the variance will not give the applicant any special privileges denied by the comprehensive plan and this code to other parcels in the same 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.	Yes	Enforcement of the code would cause an unnecessary hardship to the applicant.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Granting the variance is the minimum variance that will make possible the reasonable use of the land.
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	Granting the variance is consistent with the comprehensive plan and will not adversely affect adjacent land owners.

RECEIVED

21-100172

OCT 18 2021

Prepared by and Return to:
Lawrence V. Ansbacher, Esq.
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

PLANNING & DEVELOPMENT

14027476

\$720000⁰⁰

SPECIAL WARRANTY DEED

1. Grantor's name and address is:

8183 Investments, LLC, a Florida Limited Liability Company
3646 Crossview Drive
Jacksonville, Florida 32224

2. Grantee's name and address is:

Mad Dog Land Holdings, LLC a Florida limited liability company
11825 Central Parkway
Jacksonville, Florida 32255

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

Lots 7 and 8, Block 120, Oceanside Park, a subdivision according to the plat thereof recorded in Plat Book 8, Page 13, of the Public Records of Duval County, Florida,

together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification 76767-0000.

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for (i) taxes subsequent to December 31, 2018, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.

All signatures appear on following page(s).

21.100178

Executed as of: 5th day of April, 2019.

1st Witness: [Signature]
 Print Name: Edward Sheffield

2nd Witness: [Signature]
 Print Name: SUSAN JUNOD

8183 Investments, LLC, a Florida Limited Liability Company

By: [Signature]
 Robert H. Meyer, Jr.
 Its Manager

State of Florida
 County of Duval

The foregoing instrument was witnessed by and acknowledged before me this 5th day of April, 2019, by Robert H. Meyer, Jr as Manager of 8183 Investments, LLC, a Florida Limited Liability Company, on behalf of the Company, () who is personally known to me or (X) who has produced (Florida Driver's License) as identification.

[Signature]
 Notary Public, State of Florida
 My Commission Expires:



Prepared by and Return to:
Lawrence V. Ansbacher, Esq.
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

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21-100172

OCT 18 2021

PLANNING & DEVELOPMENT

WARRANTY DEED

1. **Grantor's name and address is:**

12TH Ave S. Partners, LLC a Florida limited liability company
(also known as: 12th Avenue S. Partners, LLC)

2305 Sawgrass Village Drive
Ponte Vedra Beach, Florida 32082

2. **Grantee's name and address is:**

Mad Dog Land Holdings, LLC a Florida limited liability company

11825 Central Parkway
Jacksonville, Florida 32255

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. **The real property ("Property") conveyed hereby is described as follows:**

Lots 9 and 10, Block 120, Oceanside Park, a subdivision
according to the plat thereof recorded at Plat Book 8, Page 13, in
the Public Records of Duval County, Florida,

together with all tenements, hereditaments, easements and
appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 176769-0000.

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever, except for (i) taxes subsequent to December 31, 2015, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.

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21.100172
OCT 18 2016

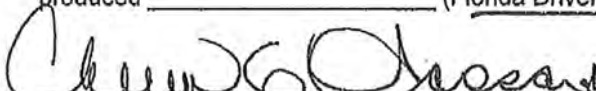
Executed as of: 10th, day of June 2016.

1st Witness:  12th Ave S. Partners, LLC a Florida limited liability company (also known as: 12th Avenue S. Partners, LLC)
Print Name: CHERYLE E. SASSARD

2nd Witness: 
Print Name: LAWRENCE V. ANSBACHER
By: Alan Dickenson
Its Manager

State of Florida
County of Duval

The foregoing instrument was witnessed by and acknowledged before me this 10th day of June, 2016 by Alan Dickinson as Manager of 12th Ave S. Partners, LLC a Florida limited liability company, (a/k/a: 12th Avenue S. Partners, LLC) () who is personally known to me or (✓) who has produced _____ (Florida Driver's License) as identification.


Notary Public, State of Florida
My Commission Expires:



RECEIVED
21-100172
OCT 18 2021

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 06/09/21

City of Jacksonville Beach
Planning and Development Department

PLANNING & DEVELOPMENT

Re: Agent Authorization for the following site location: RE# 1181 10th St N
Jacksonville Beach, FL
32250

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property located at _____
Said owner hereby authorizes and empowers Curtis Hart/Hart Resources LLC to act as agent to file application(s) for Variance for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

By [Signature]
Print Name: Julie Marco

Print Corporate Name: Beaches Jet Set Pets
By _____
Print Name: Julie Marco
Its: owner

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

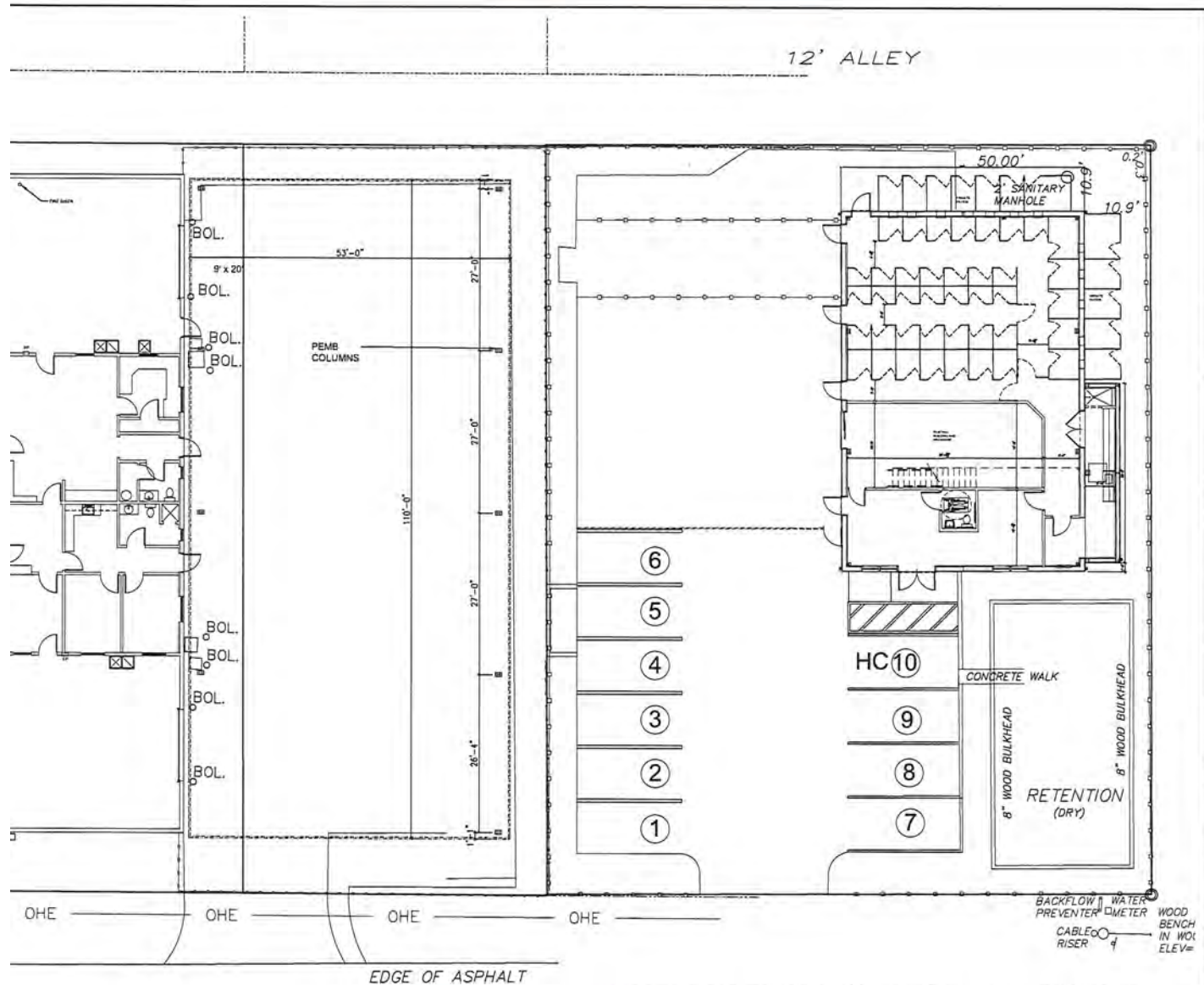
STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 06/09/2021 by Julie Marco, who is personally known to me, or who has produced FLDL as identification.

[Notary Seal]

[Signature]
Notary Public
21

PROPOSED & EXISTING.



TWELFTH (12TH) AVENUE SOUTH

RECEIVED
21-100172

OCT 10 2021

PLANNING & DEVELOPMENT

CRAG A. SOMMERS, AIA
ARCHITECT - A00016460

DOHERTY SOMMERS
ARCHITECTS ENGINEERS, INC.

370 15th Ave S, Unit A & B
Jacksonville, FL 32250
904.241.0091 F
Florida Certificate of Auto. No. 00009393
Florida License No. A00000933

INTERIOR & FACADE REMODEL
JET SET PETS

12th AVE SOUTH
JACKSONVILLE BEACH, FL 32250, USA

SHEET TITLE: SITE PLAN

NO.	DATE	REVISION

DRAWN BY: CAS

CHECKED BY: CAS

DATE: 10-15-21

SHEET

C-1

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JSU Parking Survey

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OCT 18 2021

PLANNING & DEVELOPMENT

Monday 10/04

12:30-1:15pm - 45 minute go-home lesson
2:00-2:45pm - 45 minute go-home lesson
4:00-4:05 - 5 minute food drop-off
6:00-6:10pm - 10 minute dog drop-off

Max amount of cars at any given point: 4.

Tuesday 10/05

8:00-8:45am - 45 minute go-home lesson with head trainer, 2 cars
11:30-11:40am - 10 minute dog drop-off, 1 car
12:15-12:45pm - 30 minute refresher lesson, 1 car
1:00-1:45pm - 45 minute go-home lesson, 1 car
2:00-2:20pm - 20 minute contractor visit for fence changes, 1 car
4:00-4:45pm - 45 minute go-home lesson, 1 car
5:00-5:45pm - 45 minute go-home lesson with head trainer, 2 cars
6:00-6:45pm - 45 minute go-home lesson with head trainer, 2 cars

Max amount of cars at any given point: 5.

Wednesday 10/06

10:00-10:30am - 30 minute refresher with head trainer, 2 cars
12:00-12:45pm - 45 minute go-home lesson with head trainer, 2 cars
1:30-1:35 - 5 minute food drop-off, 1 car
2:10-2:15 - 5 minute food drop-off, 1 car
4:00-4:45pm - 45 minute go-home lesson, 1 car
5:00-5:30pm - 30 minute lesson, 2 cars
5:45-6:15pm - 30 minute lesson, 1 car

Max amount of cars at any given point: 6

Thursday 10/07

8:30-9:00am - 30 minute lesson with head trainer, 2 cars
8:30-8:40am - 10 minute dog drop-off, 1 car
9:30-10:00am - 30 minute lesson with head trainer, 2 cars
9:30-10:00am - 30 minute lesson, 1 car

21.100172

Max amount of cars at any given point: 5

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Friday 10/08

8:00-8:30am - 30 minute lesson with head trainer, 2 cars

10:00-10:10am - 10 minute dog drop-off, 1 car

2:20-2:25pm - 5 minute food drop-off

3:45-3:50pm - 5 minute medication drop-off

OCT 18 2021

PLANNING & DEVELOPMENT

Max amount of cars at any given point: 4

Saturday 10/09

9:00-9:45am - 45 minute go-home lesson with head trainer, 2 cars

11:30-11:35am - 5 minute food drop-off, 1 car

2:45-2:50pm - 5 minute food/medication drop-off, 1 car

Max amount of cars at any given point: 3

Sunday 10/10

2 pet care staff present at a time, max of 2 cars throughout the day

Monday 10/11

10:00-10:30am - 30 minute lesson, 1 car

2:00-2:05pm - 5 minute food drop-off, 1 car

Max amount of cars at any given point: 4

Tuesday 10/12

9:00-9:10am - 10 minute dog drop-off, 1 car

12:00-12:20pm - 20 minute interview, 1 car

4:00-4:30pm - 30 minute lesson, 1 car

5:00-5:30pm - 30 minute lesson, 1 car

6:00-6:30pm - 30 minute lesson, 1 car

Max amount of cars at any given point: 4

Wednesday 10/13

8:20-8:30am - 10 minute dog drop-off, 1 car

8:40-8:50am - 10 minute dog drop-off, 1 car

9:15-9:20am - 5 minute food drop-off, 1 car

10:15-10:25am - 10 minute question from potential client, 1 car

10:00-10:45am - 45 minute go home lesson, 1 car

11:00-11:30am - 30 minute lesson, 1 car

3:00-3:15pm - 15 minute lesson, 1 car

3:20-3:25pm - 5 minute medication drop off, 1 car

6:00-6:30pm - 30 minute lesson, 1 car

Max amount of cars at any given point: 4

Thursday 10/14

10:00-10:30am - 30 minute lesson with head trainer, 2 cars
10:30-11:00am - 30 minute go home lesson, 1 car
11:00-11:30am - 30 minute lesson with head trainer, 2 cars
12:00-12:30pm - 30 minute lesson, 1 car
3:00-3:30pm - 30 minute lesson, 1 car
3:00-3:30pm - 30 minute dog meet n' greet/pickup, 1 car
4:00-4:30pm - 30 minute lesson with head trainer, 2 cars
6:00-7:00pm - 60 minute lesson, 1 car

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Max amount of cars at any given point: 5

Friday 10/15

9:00-9:45am - 45 minute go home lesson, 1 car
11:25-11:35am - 10 minute dog pick-up, 1 car
1:00-1:30pm - 30 minute lesson with head trainer, 2 cars
2:30-3:00pm - 30 minute lesson with head trainer, 2 cars
3:00-3:20pm - 20 minute dog meet n' greet, 1 car

Max amount of cars at any given point: 5

Saturday 10/16

Only 2 pet care staff present at a time, a max of 2 cars throughout the day.

Sunday 10/17

Only 2 pet care staff present at a time, a max of 2 cars throughout the day.

Monday 10/18

1:00-1:20 - 20 minute interview, 1 car

Max amount of cars at any given point: 3



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

BOA#21-100176

Zoning: RS-1
RE: 175152-0000
Legal: Lot 11, Block 14, Beaches Homesites Unit 2
Address: 1204 10th Street North

Request

Section(s): 34-336(e)(1)c.2, for a northerly side-yard setback of 8.75 feet in lieu of 10 feet required, and 34-336(e)(1)d, for no accessible garage in lieu a one car garage required to allow for an addition and improvements to an existing single family dwelling

Existing Conditions

The subject property is currently in the Residential Low Density future land use category and is in the Residential Low: RS-1 zoning district. The current lot is a conforming lot with regards to lot area within the RS-1 zoning district with an area of 10,500 square feet. The lot is substandard in width, being only 70 feet wide, which does not meet the minimum width of 90 feet for this zoning district. The current home does not contain an attached garage, and has a two car driveway made of paver strips that access a detached garage. The property is currently below the maximum lot coverage.

Previous BOA#11-100030 for a vehicle use area 1 foot from the northern property line in lieu of 5 feet.

Staff Analysis

The subject property is non-conforming in lot width. The current home does have a garage as required for the RS-1 zoning district that is detached and at the rear of the property accessed via a long strip driveway. The home has a paver strip two car driveway in front. The intent of the request is to add on to the front of the existing structure, relocate the driveway / parking area further south on the property and get relief from the northern setback for the expansion of the house and the elimination of the garage requirement so the access to the rear will no longer be required. With the addition, the home and all improvements to the property will be within the maximum lot coverage. There is a detached garage in the rear of the property, and



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is currently accessible via ribbon strip driveway. With the proposed addition, there will not be adequate room to move around the home to the rear, as designed.

Minimum Dimensional Standards

- Minimum lot area: Ten thousand (10,000) square feet.
- Minimum lot width: Ninety (90) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty-five (25) feet.
 - Side yard: Ten (10) feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 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.
 - Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area and a one (1) car garage. The garage shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
 - o Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

Review of Criteria

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

Staff does find that there are circumstances unique to the subject parcel of land. The subject site is substandard with regards to width by 20 feet. Also the structures do not meet side setbacks

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

Staff does not find that circumstances are a result of the applicant. The lot width is an existing condition of the historic lot of record. The applicant purchased the property with this condition. Including nonconforming side setbacks



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

Staff does find that the proposed variance will not confer any special privileges. There are many examples of homes in the RS-1 zoning district without accessible rear garages, and many examples of side setback encroachments.

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 and undue hardship**

Staff does find that literal interpretation of the code would deprive the applicant of rights and privileges. The request for side yard setback encroachment is not out of character with other homes in the RS-1 district, nor is the lack of garage. The ability to expand the home in size is a typical request for homeowners.

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 that the requested variances are the minimum variance needed to accommodate the proposed addition.

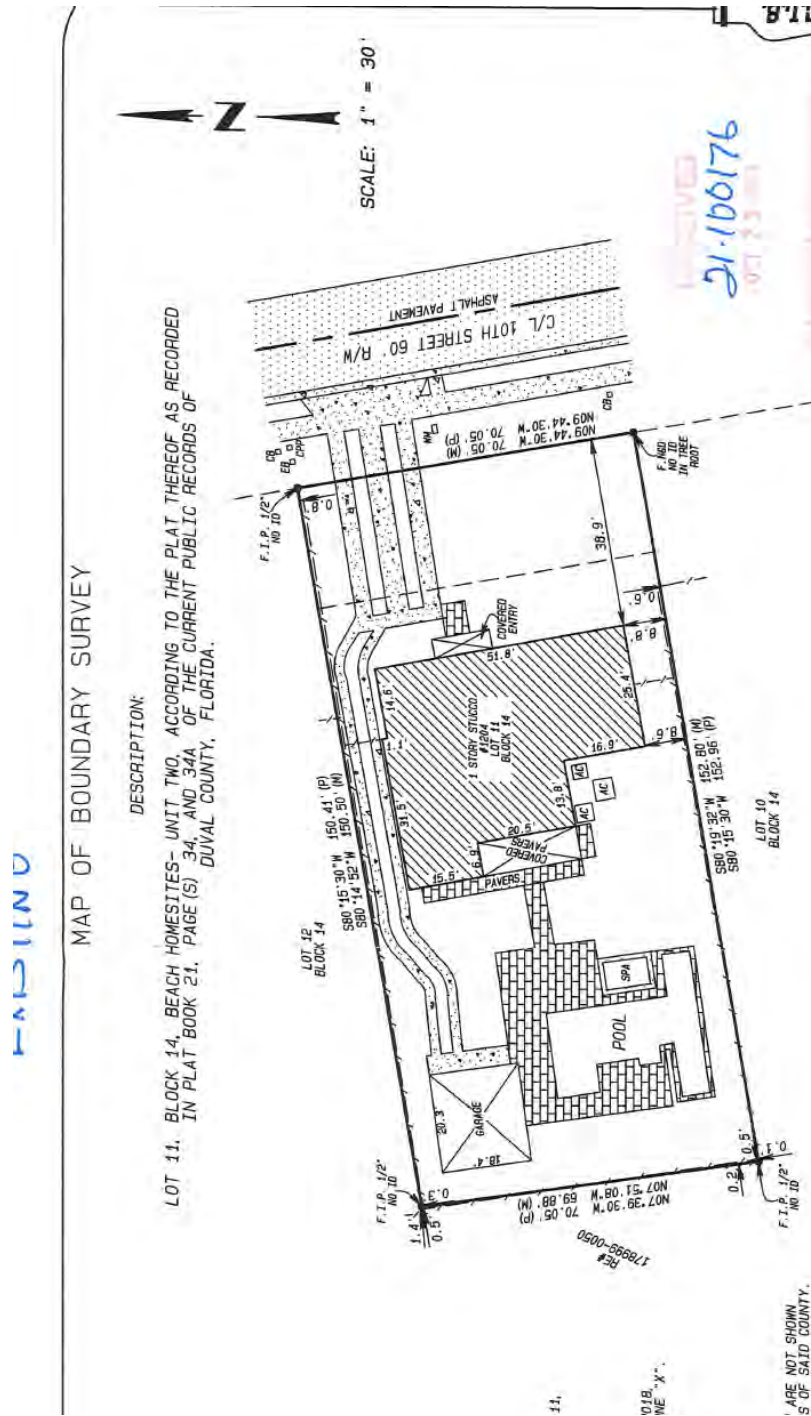
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find that the request is consistent with the comprehensive plan.

Location Map (property boundaries are reprehensive only)

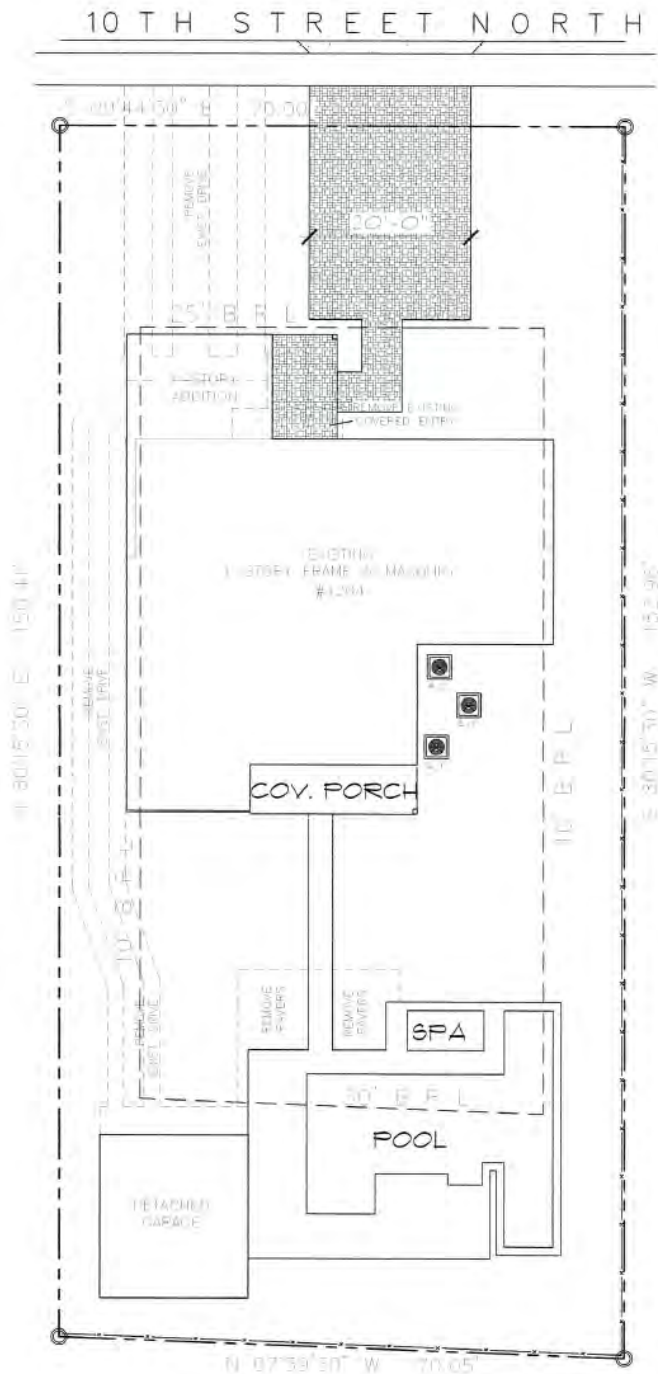
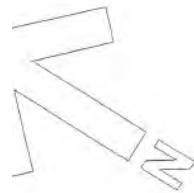


Existing Survey



ONS

	10,500 SF
	2067.6 SF
	373.5 SF
	325 SF
	141 SF
RS	230.9 SF
WALK	283.9 SF
	3421.9 SF
RAGE = 32.5 %	





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APPLICATION FOR VARIANCE

BOA NO. 21-100176
HEARING DATE 1.4.22

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: Jeffrey Fields **Telephone:** (904) 370-0732
Mailing Address: 1204 10th Street North **E-Mail:** jeff@fieldsgc.com
Jacksonville Beach, FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Jeffrey Fields **Telephone:** (904) 370-0732
Mailing Address: 1204 10th Street North **E-Mail:** jeff@fieldsgc.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: 1204 North 10th Street, Jacksonville Beach PARCEL ID: 175152-0000
Legal description of property (Attach copy of deed): L 11 B 14 BEACH HOMESITES UN2
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).
reduce side setback to 8.75ft in lieu of 10ft

AFFIDAVIT

I, Jeffrey Fields, 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.

Jeffrey Fields
APPLICANT SIGNATURE

Jeffrey Fields
PRINT APPLICANT NAME

10-28-21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 20 21, by Jeffrey Fields, who is personally known to me or produced _____ as identification.

Merle Gregory
NOTARY PUBLIC SIGNATURE
Merle Gregory
PRINT NOTARY NAME



Merle Gregory
Notary Public
State of Florida
Comm# HH094535
Expires 2/17/2025

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

CODE SECTION (S):
34-336(e)(1)c.2, for a northerly side-yard setback of 8.75 feet in lieu of 10 feet required, and 34-336(e)(1)d, for no accessible garage in lieu of a one-car garage required to allow for an addition and improvements to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100176

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.

OCT 29 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	Home, as originally built in 1954, encroached the 10ft side setback. The long side of the home was built North to South. Many homes built in same time period and same design were built with long side running East to West, providing more room on side setbacks.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Home, as originally built in 1954, encroached the 10ft side setback.
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	Many homes in our neighborhood that were originally built during the same time period and with the same orientation as ours encroach the side setbacks.
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	Many homes in our neighborhood that were originally built during the same time period and with the same orientation as ours encroach the side setbacks.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We are asking that our proposed remodel line up with the existing structure on the North side. The area that would actually encroach amounts to 1.25 ft x 25 ft long (this equals only 31.25 sq.ft.)
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 renovation will only further improve the property in Jacksonville Beach and bring a structure that is currently disjointed into a more pleasing appearance and align the new structure with the existing portion already 1.25 ft within the setback.

Prepared by:
Cindie Hernandez
Gibraltar Title Services
4190 Belfort Road, Suite 350
Jacksonville, Florida 32216

File Number: 07-2877F

Record and Return to:
Jeffrey R. Fields
1204 10th St North
Jacksonville Beach, Florida 32250

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21-100176
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FLORIDA DEPARTMENT OF REVENUE

General Warranty Deed

Made this **March 5, 2007 A.D.** By **Alvin C. Ramsey, an unremarried man**, whose post office address is: **43 Webster Ct, Newington, CT 06111**, hereinafter called the grantor, to **Jeffrey R. Fields and Heather L. G. Fields, husband and wife**, whose post office address is: **1204 10th St North, Jacksonville Beach, Florida 32250**, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida**, viz:

Lot 11, Block 14, BEACH HOMESITES - UNIT TWO, according to plat thereof as recorded in Plat Book 21, pages 34 and 34A, of the current public records of Duval County, Florida.

Parcel ID Number: **175152-0000**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except covenants, restrictions and easements of record, if any, and taxes accruing subsequent to December 31, 2006.

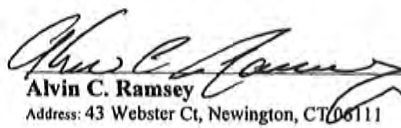
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File Number: 07-2877F

PLANNING & DEVELOPMENT

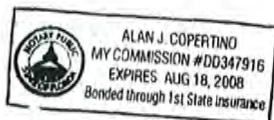
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

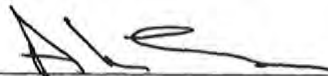
Signed, sealed and delivered in our presence:

 Witness Printed Name <u>ALAN J. COPERTINO</u>	 (Seal) Alvin C. Ramsey Address: 43 Webster Ct, Newington, CT 06111
 Witness Printed Name <u>CINDIE HERNANDEZ</u>	_____ (Seal) Address: _____

State of **Florida**
County of **Duval**

The foregoing instrument was acknowledged before me this **2nd** day of **March, 2007**, by **Alvin C. Ramsey, an unmarried man**, who is/are personally known to me or who has/have produced a **driver's license** as identification.




 Notary Public
 Print Name: ALAN J. COPERTINO
 My Commission Expires: _____
 Notary Seal

Ref. BOA 11-100176



April 5, 2011

Jeffrey Fields
1204 10th Street North
Jacksonville Beach FL 32250

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PLANNING & DEVELOPMENT

RE: BOA #11-100030
1204 10th Street North

Dear Mr. Fields:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 5, 2011 to consider your variance application.

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

- 34-373(d), for a vehicle use area of 1 foot to northwest property line in lieu of 5 feet required

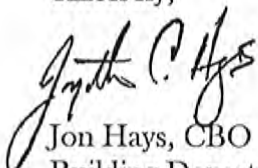
The results of the meeting were

- Approved.

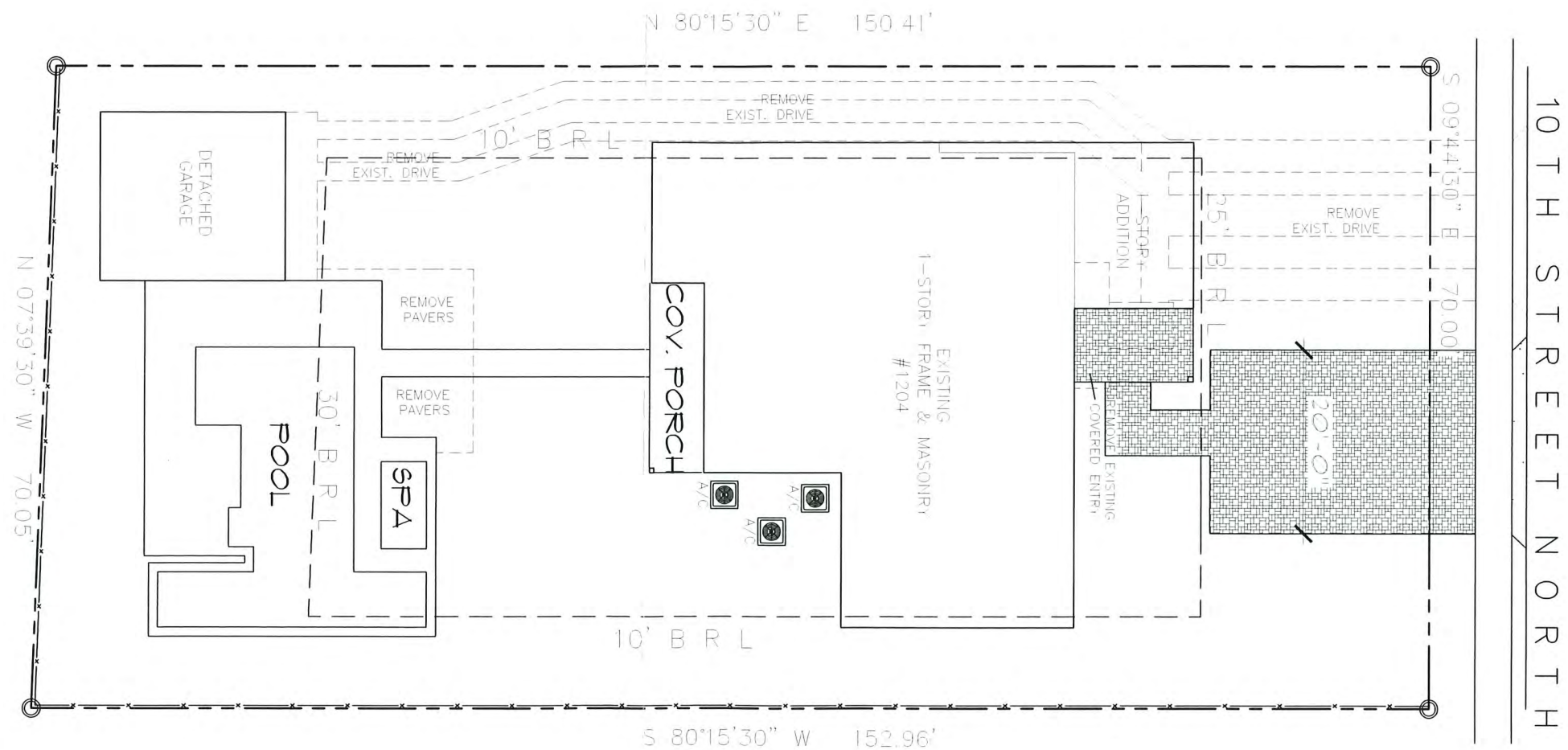
You are required to apply for a building permit for this project. A copy of the building permit application, as well as a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

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

SITE CALCULATIONS	
SITE	10,500 SF
EX. HOUSE	2067.6 SF
GARAGE	373.5 SF
FRONT PORCH	325 SF
REAR PORCH	141 SF
POOL & PAVERS	230.9 SF
PARKING & WALK	283.9 SF
TOTAL	3421.9 SF
% OF SITE COVERAGE	= 32.5 %



SCALE: 1" = 20'-0"

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OCT 29 2021

PLANNING & DEVELOPMENT

OF 4

△

ADDITIONS and ALTERATIONS
FIELDS RESIDENCE
1204 TENTH STREET, NORTH
JACKSONVILLE BEACH, FLORIDA

DENNIS M. WILLIAMS
ARCHITECT, P.C.
FLA. ARC. NO. AR0008844
14079 PRATER COURT
JACKSONVILLE, FLORIDA 32224
PHONE 904.333-2550
dwilliamsarch@aol.com

FLA. ARC. NO. AR0008844

14079 PRATER COURT
JACKSONVILLE, FLORIDA 32224
PHONE 904 333-2550
dwilliamsarch@aol.com

FILE NAME: \\FCLSSRV\\TerraModel Jobs\\29000-29999\\29668.pro

EXISTING

MAP OF BOUNDARY SURVEY

DESCRIPTION:

LOT 11, BLOCK 14, BEACH HOMESITES- UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE(S) 34, AND 34A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

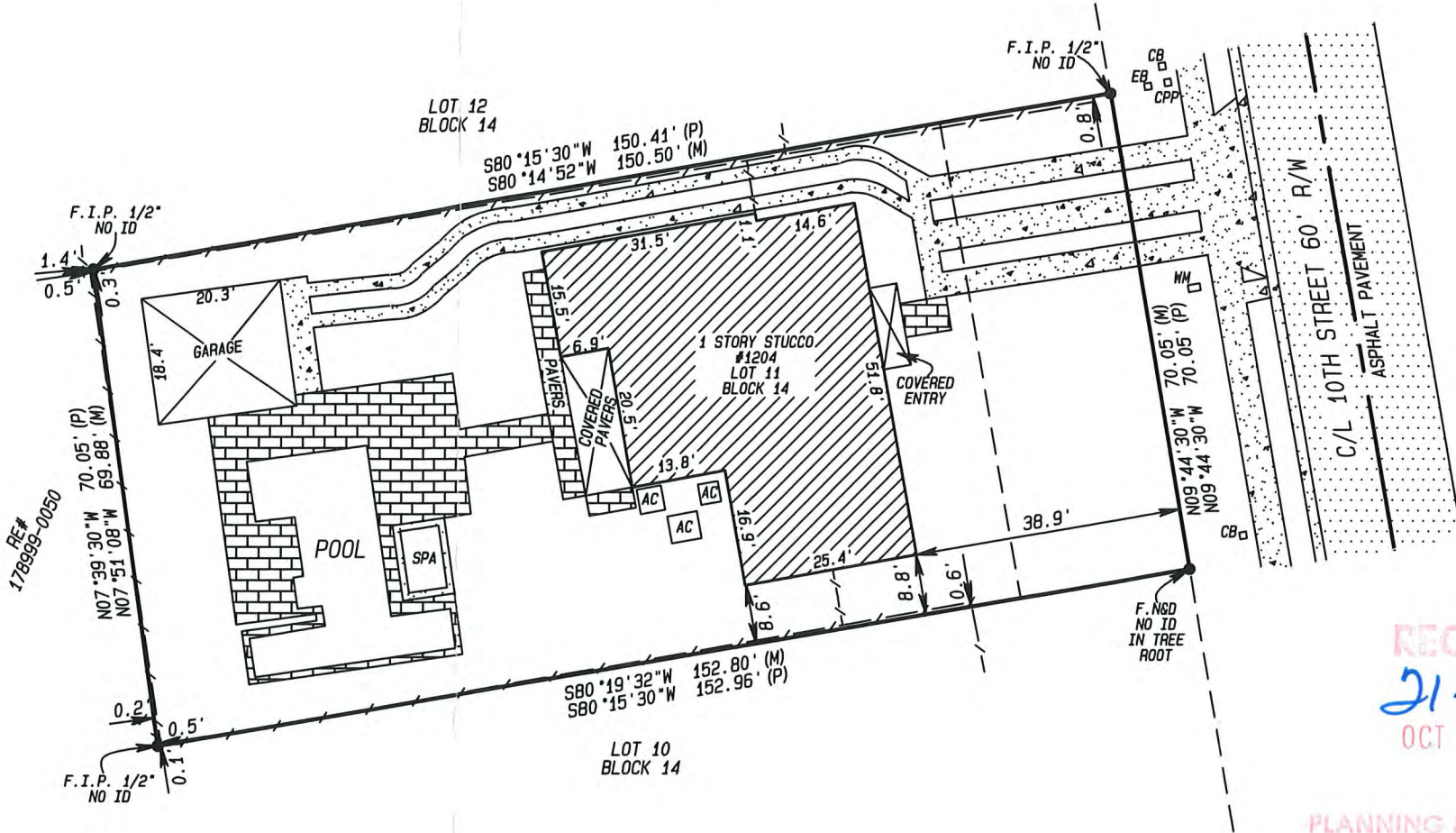
HEATHER FIELDS

STREET ADDRESS:

1201 10TH STREET NORTH
JACKSONVILLE, FLORIDA

SURVEY NOTES:

- #1 BEARINGS ARE BASED ON PLAT WITH THE EAST LINE OF LOT 11, BLOCK 14, BEING N09°44'30"W.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12031C 0417 J, EFFECTIVE 11/02/2018, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING MATERIAL, STORAGE PODS, PAVER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.



SCALE: 1" = 30'

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21-100176
OCT 29 2021

PLANNING & DEVELOPMENT

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CLYDE O. VAN KLEECK
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EL - ELEVATION
CONC. - CONCRETE
ESMT - EASEMENT
COR - CORNER
F.C.M. - FOUND CONCRETE MONUMENT
F.I.R.C. - FOUND IRON ROD AND CAP
F.I.R. - FOUND IRON ROD
F.I.P. - FOUND IRON PIPE
S.I.R.C. - SET IRON ROD AND CAP
F.NGD - FOUND NAIL AND DISK
(M) - FIELD MEASUREMENT
(C) - CALCULATED MEASUREMENT

F/H - FIRE HYDRANT
WV - WATER VALVE
FND - FOUND
(P) - PLAT
C.M. - CONCRETE MONUMENT
P.T. - POINT OF TANGENCY
P.C. - POINT OF CURVATURE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
C & G - CURB & GUTTER
R/W - RIGHT OF WAY
C/L - CENTERLINE
LP - LIGHT POLE
6' W.F. - 6' WOOD FENCE
4' C.L.F. - 4' CHAIN LINK FENCE

(D) - DEED
P.I. - POINT OF INTERSECTION
A/C - AIR CONDITIONING UNIT
R - RADIUS
L - ARC LENGTH
PB - PHONE BOX
CB - CABLE BOX
EB - ELECTRIC BOX
OHE - OVERHEAD ELECTRIC
C.L.F. - CHAIN LINK FENCE
W.F. - WOOD FENCE
C.B. - CHORD BEARING
WM - WATER METER
WP - WOOD POLE
C - CURVE

FIELD SURVEY DATE

PLOT PLAN

BOUNDARY : 02/21/2019

FORMBOARD

FOUNDATION

FINAL

FIRST COAST LAND
SURVEYORS, INC.

3161-4 ST JOHNS BLUFF ROAD S, JACKSONVILLE, FL. 32246
PHONE (904) 779-2062 FAX (904) 779-7784
CERTIFICATE NO. LB 8225
WWW.FIRSTCOASTLANDSURVEYING.COM

PROJECT INFORMATION

ORDER NO: 29668

DRAWN BY: KMP

REVIEWED BY: HF

CHECKED BY: VAN

F.C.L.S.



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

BOA#21-100086

Zoning: RM-2
RE: 174528-0040
Legal: Part of Lots 4 & 5, Block 102 Pablo Beach North Replat
Address: 104 10th Ave. North.

Request

Section(s): 34-373(d) for a parking area setback of 1.25 feet in lieu of 5 feet minimum to allow for the expansion of an existing driveway at an existing two-family dwelling

Existing Conditions

The subject property is parts of two historic lots of record (circa 1919) currently in the Residential Medium Density future land use category. The property is located in the Residential Medium: RM-2 zoning category. The property contains half of a two family dwelling constructed in 2015. The current owner purchased the property in 2015 from the builder. The home has a garage, and a long one car driveway, most of which is in the right of way, as the home is only 10 feet from the property line per the approved 2014 Variance. The applicant has installed an additional parking area adjacent to the existing driveway, a small portion of which is located on the property in front of the home. The property is currently 32 feet wide by 89 feet deep.

There are 4 previous BOA applications, but only the most recent related to the current property, all previous variances were replaced with the current BOA14-100072 for a front yard setback of 10 feet in lieu of 20 feet minimum and rear yard setback of 29 feet in lieu of 30 feet minimum as well as a maximum lot coverage of 50% in lieu of 35% maximum.

The property is currently under code enforcement for installing the pavers without a permit. The applicant has been before the Special Magistrate and has been instructed to either seek a variance or remove the pavers.

Staff Analysis

The subject property is half of a two family structure built in 2015. The property is parts of two lots of record. The current owner purchased the property in its current configuration from the developer. The applicant installed the parking area without an approved paver permit, but did obtain a right of way permit for the work in the



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

right of way, which is a majority of the work. Although the applicant has provided paver information for permeability, the work was done without a permit and therefore no inspection of the installation was done during construction. Therefore staff cannot verify the pavers were installed with the proper substrate to meet the manufacture's specifications for permeability and no lot coverage credit is granted. Regardless, the property is currently below the maximum approved lot coverage of 50% with the additional pavers, and therefore they do not need any credit to stay within the approved limit.

Minimum Dimensional Standards

1) Two-family dwellings.

- a. Minimum lot area: Six thousand (6,000) square feet.
- b. Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street.
- c. Minimum yards:
 - o 1. Front yard: Twenty (20) feet.
 - o 2. Side yard: Ten (10) feet for each side yard, 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.
 - o 3. Rear yard: Thirty (30) feet.
- d. Floor area: A two-family dwelling structure shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area. Each unit within a duplex structure shall contain a minimum of eight hundred (800) square feet of conditioned living area excluding garage or carport.
- e. Wall separation. Two-family dwellings shall contain a two (2) hour fire resistant wall between units.
- f. Maximum lot coverage: Thirty-five (35) percent.
- g. Height: Thirty-five (35) feet.
- h. Accessory structures. All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

Review of Criteria

- 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;**



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

Staff does find that there are circumstances unique to the subject parcel of land. The subject site is a split two family dwelling, and therefore is half the size of the required lot in width and area.

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

Staff does not find that circumstances are a result of the applicant. Though the applicant did not obtain a permit for the work, the hardship is based on the lot size and dimensions, and therefore is not the fault of the applicant.

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

Staff does find that the proposed variance will not confer any special privileges. Given the small lot size and lack of additional parking, a small additional parking space is not an unreasonable request.

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 and undue hardship

Staff does find that literal interpretation of the code would deprive the applicant of rights and privileges. The lot is substandard and given that most of the parking area for the home is in the right of way, allowing for a small amount to be adjacent to the property line is a reasonable request.

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 that the requested variances are the minimum variance needed to accommodate the additional parking area.

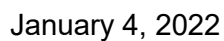
6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.

Staff does find that the request is consistent with the comprehensive plan.

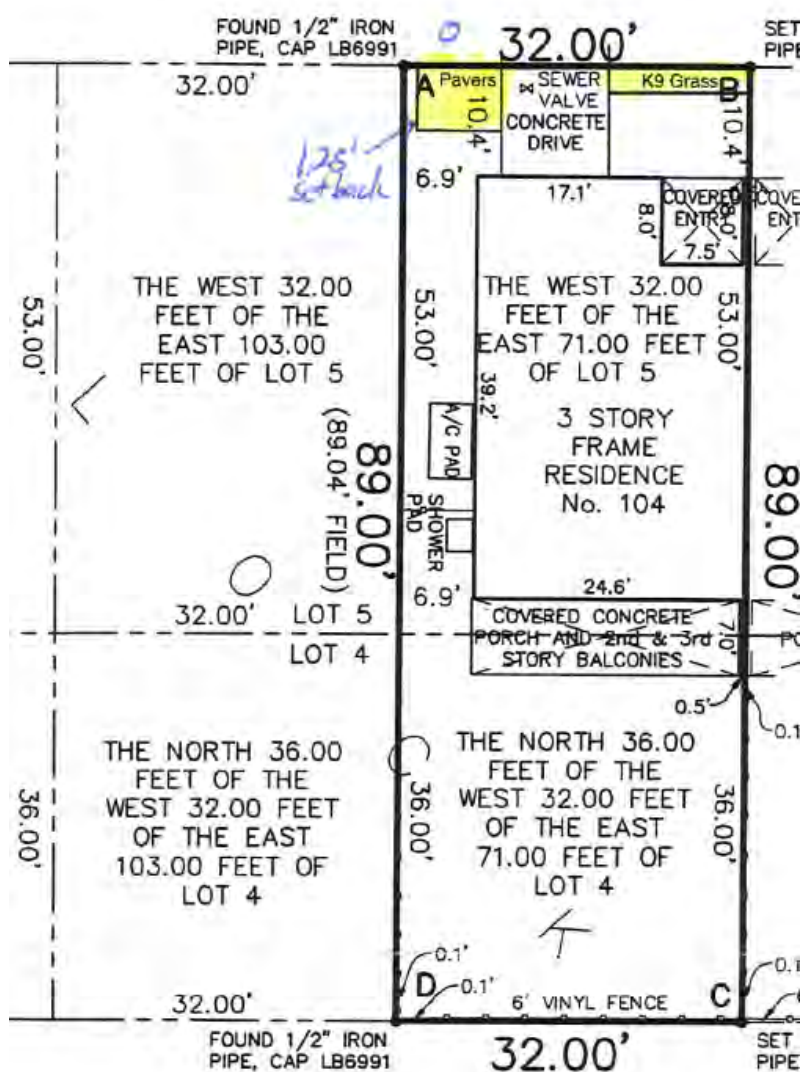
Location Map (property boundaries are reprehensive only)



80' RIGHT OF WAY (PAVED)



80' RIGHT OF WAY (PAVED)





APPLICATION FOR VARIANCE

BOA No. 21-100086
HEARING DATE 1/4/22

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

OCT 25 2021

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Mike Boyles Telephone: 352 702 4687
Mailing Address: 1015 Atlantic Blvd #447 E-Mail: uf40@icloud.com
Atlantic Beach FL 32233
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Same as applicant Telephone: _____
Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 104 10th Ave N 32250, 174528-0040
Legal description of property (Attach copy of deed): see deed
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Paver parking spot next to driveway that is 1.25' from property line instead of 5ft setback.

AFFIDAVIT

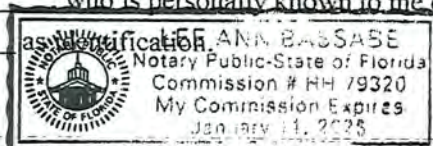
I, Mike Boyles, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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] Mike Boyles 5/14/21
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 9 day of November, 2021, by Jesse H. Boyles who is personally known to me or produced FL Drivers License

[Signature] Leet Ann Bussabe



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X
CODE SECTION (S):
34-373(d) for a parking area setback of 1.25 feet in lieu of 5 feet minimum to allow for the expansion of an existing driveway at an existing two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100086

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.

OCT 25 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	-Minimum standard lots are 6000 sqft and 60ft wide. -This lot is 2,848 sqft and 32ft wide. ^{-5' set back} prohibits more parking
Special circumstances and conditions do not result from the actions of the applicant.	Yes	the actions do not affect anything except this parcel of land. 1.25' variance has been agreed to by adjacent parcel owner
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	standard lots are 60ft wide this lot is 32ft wide.
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	Many parcels have additional pavers that are not as porous as the selected pavers, and that push the boundaries of coverage percent.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Due to limited parcel width, this is needed to provide adequate space for parking.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	the only affect that may come from this, is increased property values

Doc # 2015094964, OR BK 17145 Page 1633, Number Pages: 2, Recorded
04/27/2015 at 02:26 PM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING \$18.50 DEED DOC ST \$4273.50

Prepared by
D. R. Repass, Attorney at Law
111 Solana Road, Suite B
Ponte Vedra Beach, Florida 32082

\$610500⁰⁰

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21-100086

OCT 25 2021

PLANNING & DEVELOPMENT

General Warranty Deed

Made this April 17, 2015 by Jax Beach Cottages, LLC, a Florida limited liability company, whose address is: 4385 Tradewinds Drive, Jacksonville, FL 32250, hereinafter called the grantor, to Jesse Michael Boyles, an unmarried man, whose post office address is 104 N. 10th Ave., Jacksonville Beach, Florida 32250, hereinafter called the grantee.

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

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

A portion of Lots 4 and 5, Block 102, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, as recorded in Plat Book 5, Page 66, of the current public records of Duval County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Lot 5, Block 102, run thence South 84° 47' 58" West along the Northerly line of said Block 102, a distance of 39.00 feet to the point of beginning.

From said point of beginning, thence South 05° 04' 22" East, a distance of 89.00 feet; thence South 84° 48' 00" West, a distance of 32.00 feet; thence North 05° 04' 22" West, a distance of 89.00 feet to a point of intersection with the Northerly line of said Block 102; thence North 84° 47' 58" East along said Northerly line, a distance of 32.00 feet to the point of beginning.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except covenants, conditions, restrictions, easements and other matters of record and taxes accruing subsequent to December 31, 2014.

he
nd
rpt



CERTIFIED MAIL#7011 2000 0002 0791 9982

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21.100086

MAY 25 2021

PLANNING & DEVELOPMENT

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxchcfl.net

www.jacksonvillebeach.org

June 4, 2014

Jax Beach Cottages, LLC.
Jason Sessions
4385 Tradewinds Drive
Jacksonville Beach FL 32250

RE: BOA#14-100072
1034 North 1st Street (aka 102, 110, 116 North 10th Avenue)
(Lot 5 and part of Lot 4, Block 102, *Pablo Beach Improvement Company's*
Plat of Part of the Northern Portion of Pablo Beach)

Dear Mr. Sessions,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, June 3, 2014, to consider your application for a variance from the requirements of the Land Development Code.

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

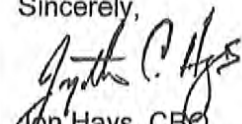
- 34-340(e)(1)c.1: For front yards of 10 feet in lieu of 20 feet required;
- 34-340(e)(1)c.2, for side yards of 7 feet in lieu of 10 feet required;
- 34-340(e)(1)c.3, for a rear yard of 29 feet in lieu of 30 feet required;
- 34-340(e)(1)f, for 50% lot coverage in lieu of 35% maximum; and
- 34-373(a)(1), for an off-street parking space of 10 in lieu of 17 feet in depth minimum

To allow for two new two-family dwellings on Lot 5 and part of Lot 4.

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

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,


Jon Hays, CBO
Building Department



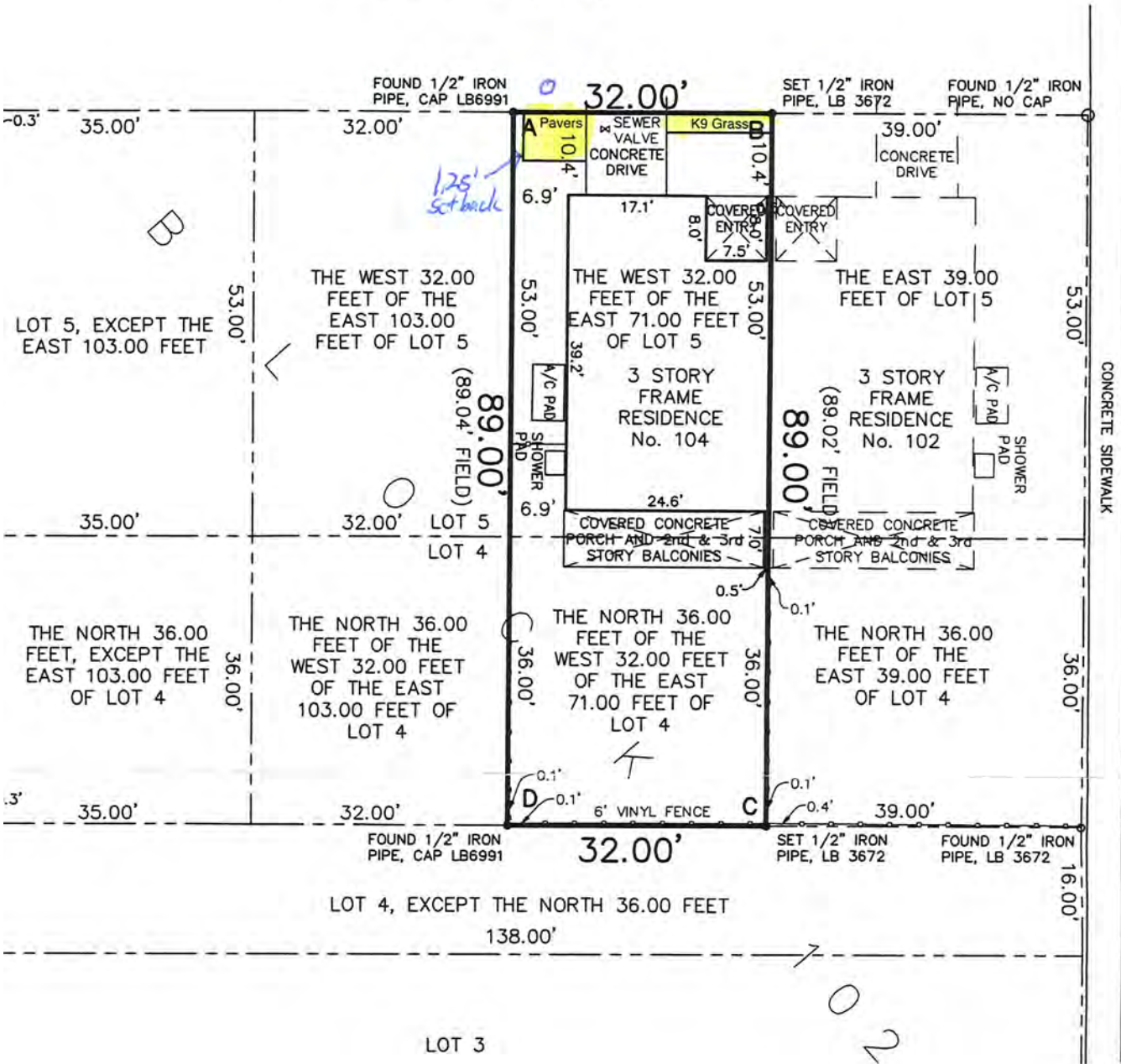
PROPOSED

MAP SHOWING SURVEY OF

EST 32.00 FEET OF THE EAST 71.00 FEET OF LOT 5 TOGETHER WITH THE NORTH 36.00 FEET OF THE WEST 32.00 FEET OF THE EAST 71.00 FEET OF LOT 4, BLOCK 102, PABLO BEACH GOLF AND COUNTRY COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH AS RECORDED AT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

10TH AVENUE NORTH

80' RIGHT OF WAY (PAVED)



FIRST STREET NORTH
50' RIGHT OF WAY (PAVED)

40'
20'

SURVEY.
TION LINES AS PER PLAT.
FIELD SURVEY AS FOLLOWS:

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21-100086
MAY 25 2021

FROM PLAT.

HEREON APPEARS TO LIE IN DEVELOPMENT

Original Drawing:
- House 46.2 x 24.6 = 1,136.52
- Driveway 10.4 x 10 = 104
- AC Pad 7 x 3 = 21
- Shower Pad 3 x 3 = 9
TOTAL: 1,270.52

LOT: 89 x 32 = 2,848

So Coverage is 44.6%

New Additions:
- Paver Parking 6.57 x 7.375 = 48.45
- K9 Grass 2.4 x 12.4 = 29.76

47.4%

4X8 PERMEABLE PAVERS

The 4x8 Permeable Paver has the appearance of a traditional paver, but with oversized joints to allow for water to infiltrate through the sub base releasing into the ground below. This reduces run-off and helps filter the rain water as it is reintroduced back into the ground water supply. Produced in a 3- $\frac{1}{8}$ " thickness, it can be used in both residential and heavy vehicular applications, and is compliant with the Americans with Disabilities Act.

PRODUCT SPECS

COLORS

DATA SHEETS

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21-100086
OCT 25 2021

PLANNING & DEVELOPMENT



4X8 PERMEABLE PAVERS

PRODUCT CODE: EC03143

THICKNESS: 3- $\frac{1}{8}$ " (80MM)

DIMENSIONS: 4"X8"

SF PER CUBE: 96

CUBE WEIGHT: 3300 LBS

FINISH: STANDARD

SURFACE TEXTURE: FLAT TOP

PERMEABILITY: 9.6%

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21-100086
OCT 25 2021

PLANNING & DEVELOPMENT

4X8 PERMEABLE PAVER PHOTOS

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21-100086
MAY 25 2021

PLANNING & DEVELOPMENT

Sent from my iPhone

104



RECEIVED
21-100086-
MAY 25 2021

PLANNING & DEVELOPMENT

104



104

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21-100086
MAY 25 2021

PLANNING & DEVELOPMENT

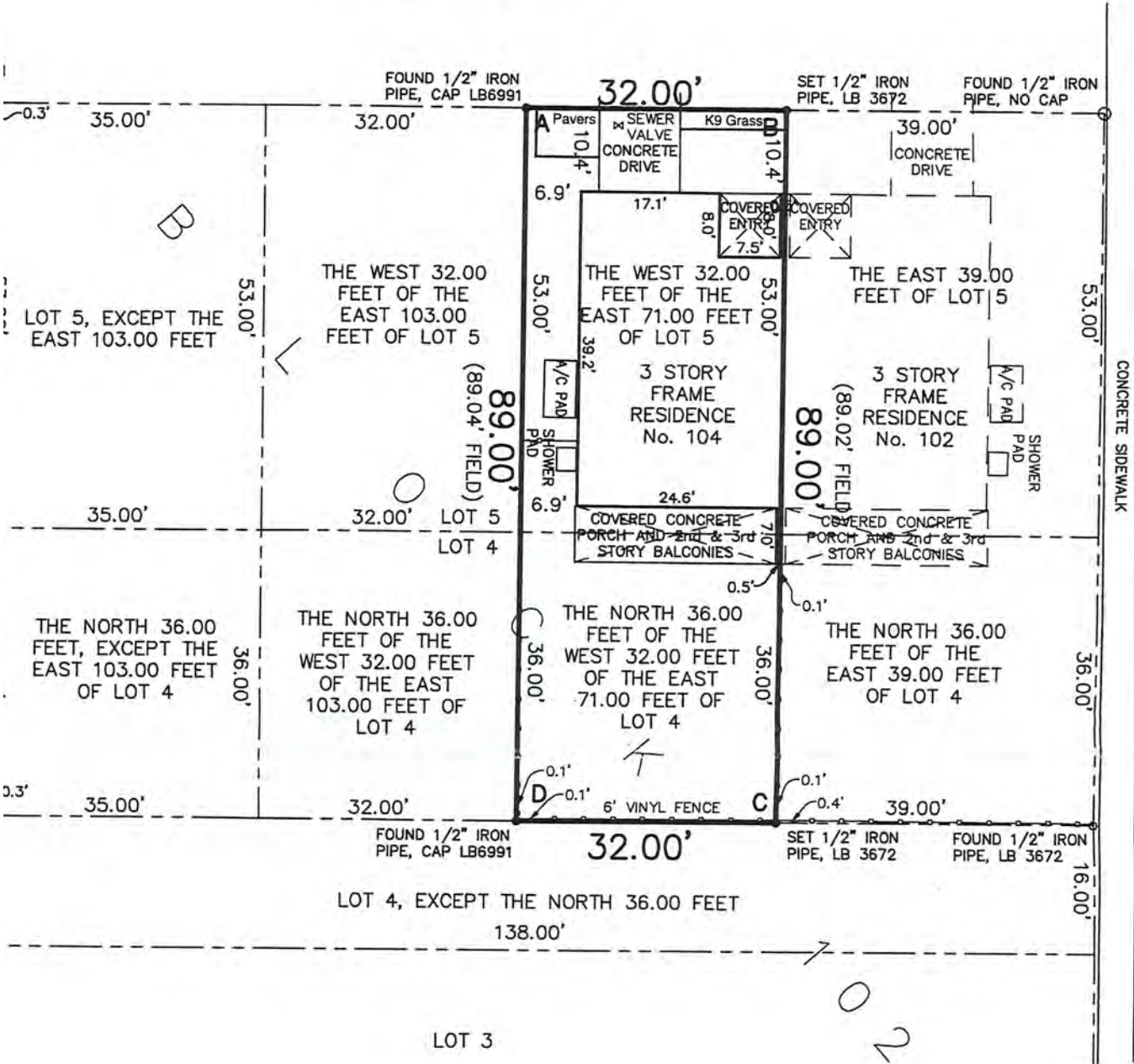


EXISTING

MAP SHOWING SURVEY OF

WEST 32.00 FEET OF THE EAST 71.00 FEET OF LOT 5 TOGETHER WITH THE NORTH 36.00
OF THE WEST 32.00 FEET OF THE EAST 71.00 FEET OF LOT 4, BLOCK 102, PABLO BEACH
EMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH AS RECORDED
AT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

10TH AVENUE NORTH
80' RIGHT OF WAY (PAVED)



FIRST STREET NORTH
50' RIGHT OF WAY (PAVED)

40
20'

SURVEY.
TION LINES AS PER PLAT.
FIELD SURVEY AS FOLLOWS:

FROM PLAT.

HEREON APPEARS TO LIE IN
OUTSIDE THE

Original Drawing:
- House $46.2 \times 24.6 = 1,136.52$
- Driveway $10.4 \times 10 = 104$
- AC Pad $7 \times 3 = 21$
- Shower Pad $3 \times 3 = 9$
TOTAL: 1,270.52

LOT: $89 \times 32 = 2,848$

So Coverage is 44.6%

PAVED



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

BOA#21-100180

Zoning: RS-1
RE: 181479-0000
Legal: Lot 13, Block 5 Atlantic Shores Ocean Front Section Division "A"
Address: 47 36th Ave. South

Request

Section(s): 34-336(e)(1)c.1, for a front yard setback of 20.1 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for an easterly side yard setback of 5 feet and a westerly side yard setback of 6 feet each in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; 34-336(e)(1)e, for 50% lot coverage in lieu of 35% maximum; and 34-373(d), for a turf block driveway in lieu of a solid paved driveway, all to allow for construction of a new single family dwelling and swimming pool

Existing Conditions

The subject property is a historic non-conforming lot of record (circa 1929). The lot is located in Residential Low Density future land use category, and located in the Residential Low: RS-1 zoning district. The lot is only 50 feet in width and 123 feet deep, with an area of 6,177 square feet. The property currently has an existing home on site, built in 1955. The current home does not meet the minimum setbacks for the RS-1 district. The current structure also does not have a fully enclosed garage, but rather a carport, a non-conformity in the RS-1 district.

Staff Analysis

The Subject Property is current substandard by close to 40 feet in width and just under 4,000 square feet in area. The current home has existing non-conformities that would need to be granted relief if the home were to be substantially renovated. Additionally if there was ever a desire to add a pool or patio to the existing home, that would likely warrant a variance as well. The intent of the applicant is to remove the existing home and build new in its place. The proposed new home would be larger than the current structure, but would also be similar in the amount of encroachment into the side setbacks. The new home will require more relief from the front and rear setbacks in addition to the sides as well as lot coverage. There are several examples in the immediate vicinity that appear to have been granted similar relief. Many are on the same block as the subject property.



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Previous variance: BOA09-100175 for a western side yard setback of 1.5 feet in lieu of 5 feet for a side walk / patio and for a maximum lot coverage of 38%.

Minimum Dimensional Standards

- Minimum lot area: Ten thousand (10,000) square feet.
- Minimum lot width: Ninety (90) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty-five (25) feet.
 - Side yard: Ten (10) feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be 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.
 - Rear yard: Thirty (30) feet.
- Maximum lot coverage: Thirty-five (35) percent.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

Review of Criteria

1. **Special conditions and circumstances exist which are peculiar to the parcel of land, building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district;**
Staff does find that there are circumstances unique to the subject parcel of land. The subject site is a lot of record that is both substandard in width and area.
2. **Special circumstances and conditions do not result from the actions of the applicant**
Staff does not find that circumstances are a result of the applicant. Both the non-conformities of the lot as well as the existing home were existing conditions purchased by the applicant in 2016.
3. **Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures, in the same zoning district**



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

Staff does find that the proposed variance will not confer any special privileges.
There appear to be many homes of substantial size on similarly sized lots in the immediate vicinity, many on the same block.

- 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 and undue hardship**

Staff does find that literal interpretation of the code would deprive the applicant of rights and privileges. There have been many homes built on non-conforming lots with relief from setbacks and lot coverage built in the RS-1 zoning district in recent years.

- 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 that the requested variances are the minimum variance needed to accommodate the construction of a 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 that the request is consistent with the comprehensive plan.

Location Map (property boundaries are reprehensive only)



[illegible]

588'36"00" 50'00"

50'00"

588'36"00"

36th AVENUE SOUTH
(FORMERLY HIDALGO STREET)

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: CAROL Lombardo Telephone: 904-610-7990
Mailing Address: 4039 Duval Dr, Jacksonville Beach, FL 32250 E-Mail: flagalpal@gmail.com
Agent Name: LocI ARCHITECTS, LLC Telephone: 904-377-2852
Mailing Address: 1942 Holly Oaks Lake Rd E, JAX, FL 32225 E-Mail: catherine@lociarchitects.com
Landowner Name: SAME AS APPLICANT Telephone: _____
Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 4736th Ave S, Jacksonville FL 32250 RE# 181479-0000
Legal description of property (Attach copy of deed): See attached property tax bill
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 EXHIBIT "A"

AFFIDAVIT

I, Carol Lombardo, 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

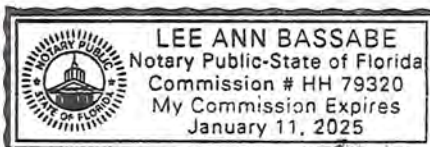
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of November, 2021, by Carol B. Lombardo, who is personally known to me or produced FL Drivers License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1FLOOD ZONE: X-shaded

CODE SECTION (S):

34-336(e)(1)c.1, for a front yard setback of 20.1 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for an easterly side yard setback of 5 feet and a westerly side yard setback of 6 feet each in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; 34-336(e)(1)e, for 50% lot coverage in lieu of 35% maximum; and 34-373(d), for a turf block driveway in lieu of a solid paved driveway, all to allow for construction of a new single family dwelling and swimming pool

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100180

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.	No	See Attached Exhibit "A"
Special circumstances and conditions do not result from the actions of the applicant.	Yes	See Attached Exhibit "A"
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	See Attached Exhibit "A"
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	See Attached Exhibit "A"
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	See Attached Exhibit "A"
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	See Attached Exhibit "A"

21-100180

APPLICATION FOR VARIANCE

Address: 47 S. 36th Avenue 32250
Jacksonville Beach, FL 32250

RE#: 181479-0000

Owner: Ms. Carol Lombardo

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NOV 8 2021

PLANNING & DEVELOPMENT

Exhibit "A"

Description of requested variance:

A reduction in the set-back requirements as shown on the Site Plan. See limited areas where set-back exceptions are requested. See Exhibit "D"

Front Set Back: Requesting 20'-1 1/2" in lieu of 25'

West Side Set-back: Requesting 6' in lieu of 10'

East Side Set-back: Requesting 5' in lieu of 10'

Rear Set Back: Requesting 15'-9" in lieu of 30'

**Lot Coverage: 42% lot coverage (current)
Requesting 45% lot coverage**

Standard

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.

Explanation

The lot is a typical narrow lot in this neighborhood measuring 50' x 123.60'. Two conditions exist on lots that are 50' wide. They tend to have an older house that has been grandfathered in, such as this lot; or, they require a variance to accommodate a new home since most of the older homes exceed the set-back requirements and/or lot coverage. The older homes also tend to have a very small footprint for today's standards and expectation in this neighborhood.

The lot is further challenged because it is not a corner lot, which would allow for the garage to be on the longer side of the property. A garage is required in all new constructions. This property is not unique but does require a variance. It actually received a variance on December 15, 2009, for hardscape encroachment into the west side set back and a increase in allowable lot coverage.

Standard

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

Explanation

The parcel is small and the current set-backs were established after the existing residence was built because the footprint of the existing house is encroaching into the front and side set-backs. The new house essentially is aligning visually from the 36th Avenue streetscape with the existing 1955 small one-story house. See **Exhibit "B"**. The Owner would like to keep the footprint small and the limited to two stories with a small observation room on the 3rd floor. This has required all rooms, including a garage to be small to fit within the lot, if a variance is granted. Room sizes are listed on the Main Floor Plan drawing. Parking isn't allowed along the street and a garage is required. The garage takes up a large portion of the allowable building frontage.

With current regular flooding, the building height is required to be elevated to establish a safe flood elevation level and this will require steps and a covered porch into the conditioned space. The pool

bath, entry stoop and stair are located on the west side of the house and are encroaching into the side set-back.

Standard

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 structure, in the same zoning district.

Explanation

The adjacent houses with 50' wide lots have requested and have been granted variances prior to their construction. The proposed new house will only be two stories with a small 3rd floor observation room. The height will remain below the required 35' height limit. The impact on the neighbors will be minimal. The Owner intends to landscape the entire property with Florida native plants and this will help in obscuring the views into the property from adjacent lots. A map of the adjacent properties and their building footprints (according to City of Jacksonville Tax Records) is shown on a map (**Exhibit "C"**) to establish that the new design is in keeping with the size of the adjacent houses and neighborhood streetscape.

Standard

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.

Explanation

The current existing house and hardscape is at 42.2% of lot coverage (see property survey by Boatwright Land Surveyors, Inc.). The proposed total impervious new residence and hardscape lot coverage will be at 45%. An attachment, **Exhibit "D"** is included that shades in the existing house. This visual allows a comparison between the new proposed footprint and the existing footprint of the house to see that the expanded footprint doesn't affect the feel from the streetscape or the neighbors.

The attached floor plan of the Main Floor shows the size of the rooms, which is small for this neighborhood. The Applicant plans to live in her home for many years and therefore needs it to accommodate her extended family and provide a more modern sense and scale of space. The adjacent houses are shown on an attached map, Exhibit "C" and she would not be exceeding the norms for the area. Extending the building footprint and stairs into the side set-back will have a minimal impact on the neighborhood and is in keeping with the scale of most adjacent homes. An 8' high existing property wall would block the visibility of the first-floor from the adjacent property owners.

Standard

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

Explanation

The new house, hardscape and pool are minimally sized and are slightly greater than the lot coverage of the existing house, which had to request a variance to increase the lot coverage from 35% to 38%. This request was granted. The existing lot coverage calculated by Boatwright Land Surveyors is 42%. Much of the lot coverage is from hardscape, entry steps and covered porches. The proposed new lot coverage for the new house would be 45%.

Standard

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.

Explanation

The new proposed residence will meet the existing comprehensive plan and this Code with the exception of the Variance that we are requesting and will not adversely affect the adjacent properties because the footprint is similar to what exists. Neighboring properties have requested variances and the new size and scale of properties is consistent with what is being proposed.

APPLICATION FOR VARIANCE

Address: 47 S. 36th Avenue 32250
Jacksonville Beach, FL 32250

RE#: 181479-0000

Owner: Ms. Carol Lombardo

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21-100180
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PLANNING & DEVELOPMENT

Agent Authorization/ Owner's Consent Form

Agent / Applicant Information:

Agent's Name: Catherine Duncan, Loci Architects, LLC
Jennifer Pietschker, Loci Architects, LLC

Address: 1942 Holly Oaks Lake Road E., Jacksonville, FL 32225

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit application and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the Variance application process.

Furthermore, I hereby give consent to the party designed above to agree to all terms and conditions as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as the property owner.

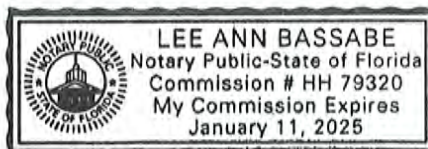
Owner Authorization:

(4) Carol Lombardo 4039 Duval Dr.
Name Address
Carol Lombardo Jax Beach 32250
Owner's Signature City, State, Zip

State of Florida, County of Duval:

This instrument was acknowledged before me by means of X physical presence this 8 day of November, 2021, by Carol B. Lombardo who is personally known to me or produced Florida Driver's License as identified.

J. Bassabe
Notary Public Signature
Lee Ann Bassabe
Print Notary Name



Ref. 21-100780



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

January 6, 2010

Steven and Karen Calta
47 36th Avenue South
Jacksonville Beach, FL 32250

RE: BOA 09-100175
47 36th Avenue South

Dear Mr. and Mrs. Calta:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, January 5, 2010 to consider your variance application.

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

- 34-336(e)(1)g, for a westerly side yard of 1.5 feet in lieu of 5 feet for an accessory walk/patio
- 34-336(e)(1)e, for 38% lot coverage in lieu of 35% maximum

For existing improvements to a single family dwelling.

The results of the meeting were:

- *Approved.*

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

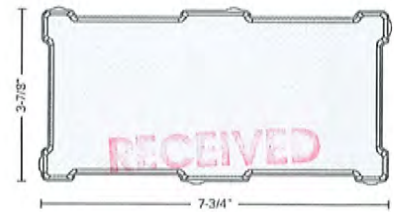
Sincerely,

Jon Hays, CBO
Building Department



4X8 PERMEABLE

Dimensions:	4"x8"
Thickness	3-1/8" (80mm)
SF per Cube:	96
Cube Weight:	3300 lbs
Permeability:	9.6%

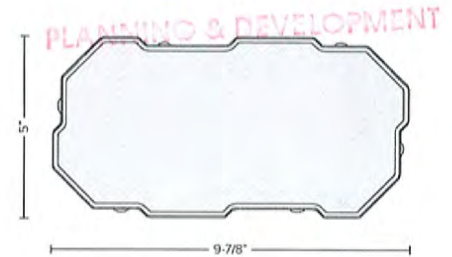


4X8 PERMEABLE



AQUA PAVER

Dimensions:	5"x9-7/8"
Thickness	3-1/8" (80mm)
SF per Cube:	92
Cube Weight:	2925 lbs
Permeability:	8.8%

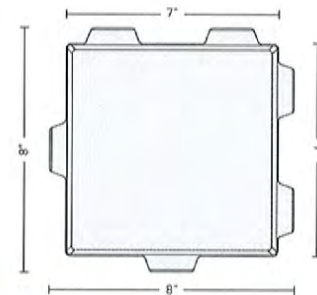


AQUA PAVER



SF RIMA

Dimensions:	8"x8"
Thickness	3-1/8" (80mm)
SF per Cube:	99
Cube Weight:	2900 lbs
Permeability:	7.5% - 10%



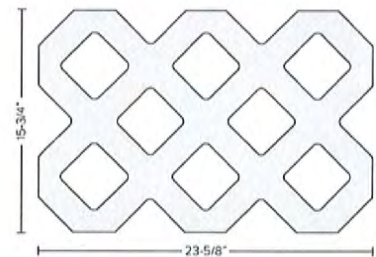
SF RIMA



TURF BLOCK

Dimensions:	23-5/8"x15-3/4"
Thickness	3-1/8" (80mm)
SF per Cube:	94
Cube Weight:	2200 lbs
Permeability:	40%

* Turf Block only available in Natural Grey



TURF BLOCK

STANDARD COLORS



CHARCOAL



GRANITE



NATURAL GREY

SPECIAL ORDER COLORS



AUTUMN BLEND



CAPPUCCINO



HERITAGE



OLD CHICAGO

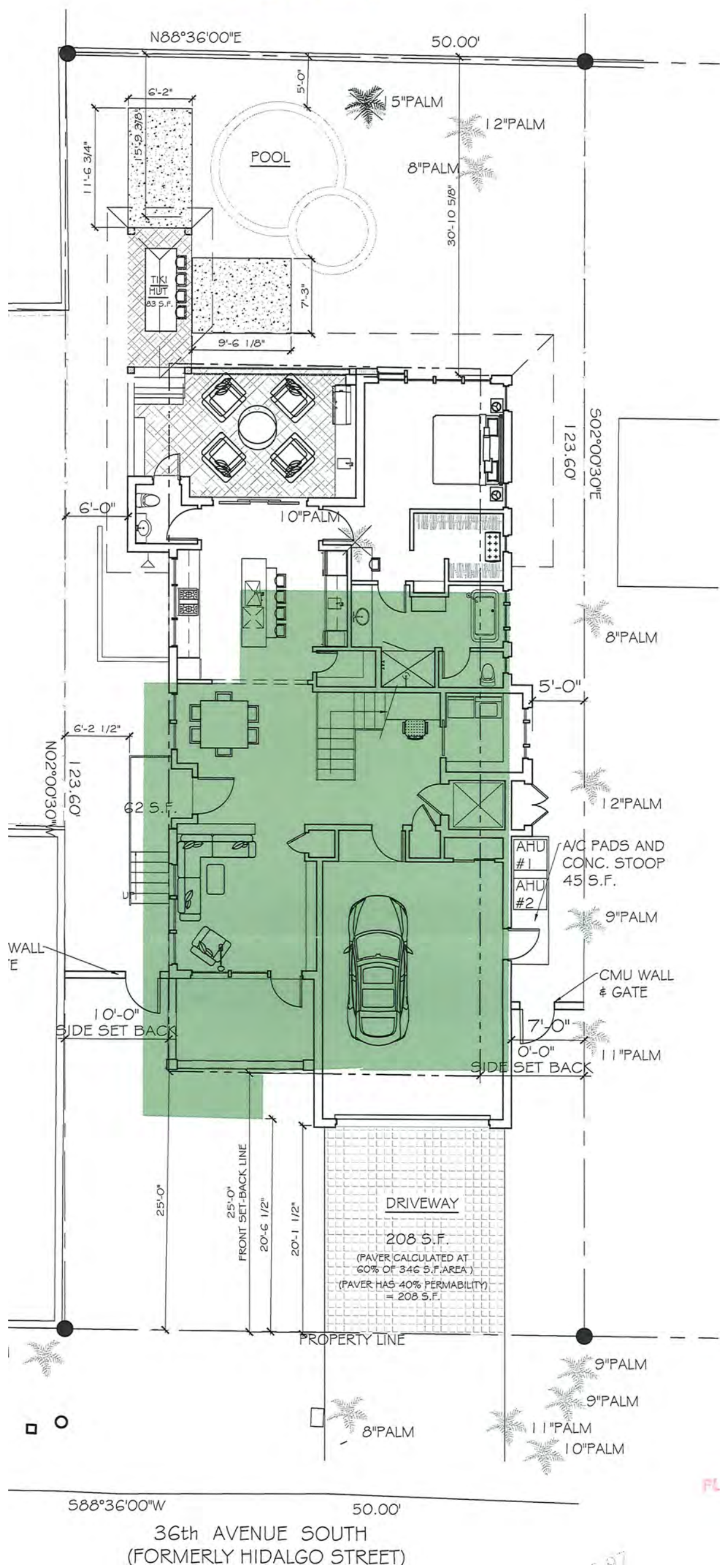


SAND DUNE



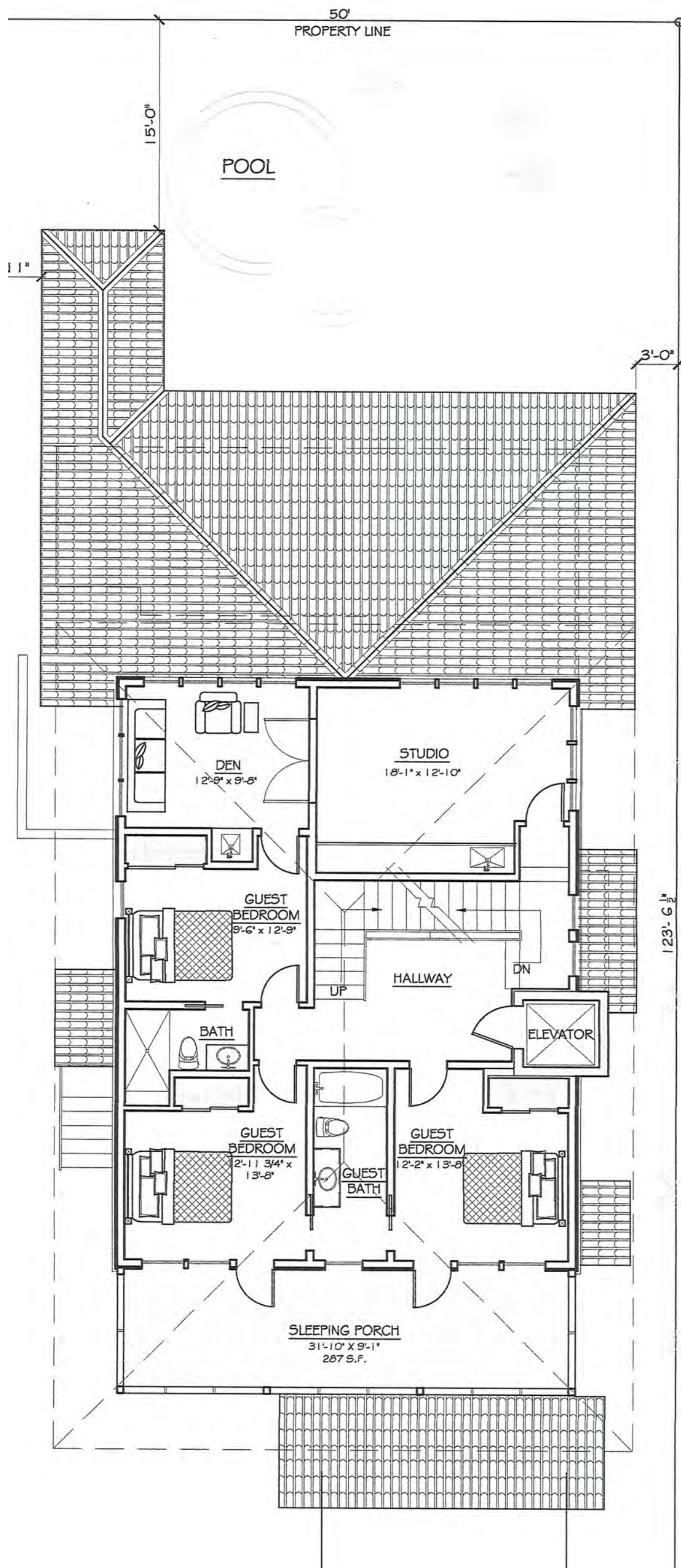
SIERRA

PROPOSED



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21-100180
DEC 10 2021

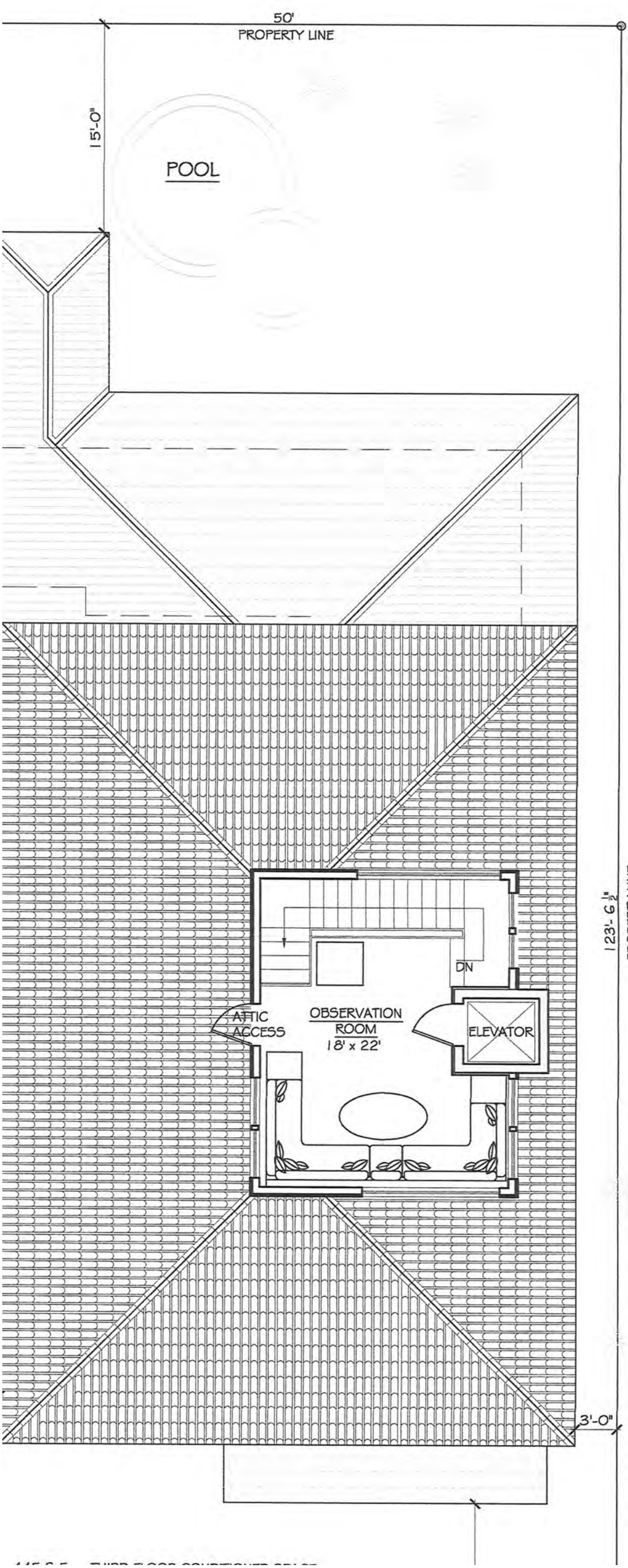
PLANNING & DEVELOPMENT



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ATD - 3-3021

PLANNING & DEVELOPMENT



PROPOSED

RECEIVED
21-100180
MAY - 9 2021

PLANNING & DEVELOPMENT



FRONT ELEVATION (SOUTH)

3/16" = 1'-0"

DO

RECEIVED
21-100180
NOV - 8 2021

PLANNING & DEVELOPMENT



1942 HOLLY OAKS
LAKE ROAD E.
SUITE G
JACKSONVILLE,
FL 32225
904.377.2852

LOCI ARCHITECTS, LLC

3523 1ST STREET SOUTH
BUILT IN 1952
SINGLE FAMILY RESIDENCE
FOOTPRINT OF RESIDENCE
2755 S.F.

PROPERTY LINE
120'

3535 1ST STREET SOUTH
BUILT IN 2014
SINGLE FAMILY RESIDENCE
FOOTPRINT OF RESIDENCE
3008 S.F.

PROPERTY LINE
120'

39 36TH AVENUE SOUTH
BUILT IN 1939
SINGLE FAMILY RESIDENCE
FOOTPRINT OF RESIDENCE
909 S.F.

PROPERTY LINE
50'

NEW PROPOSED HOUSE & HARDSCAPE

HOUSE CONDITIONED AREA	= 1,367 square feet
GARAGE	= 486 square feet
COVERED PORCHES	= 518 square feet
COVERED CONC. (TIKI BAR)	= 83 square feet
FRONT ENTRANCE PORCH & STEPS	= 62 square feet
PAVERS	= 35 square feet
CONCRETE SLAB	= 45 square feet
CMU WALLS	= 6 square feet
POOL DECKS	= 140 square feet
TOTAL IMPERVIOUS AREA	= 2,807 square feet
PVIOUS AREA = 2,609 square feet	
= 42.2%	

PLAN OF ADJACENT PROPERTIES - EXHIBIT C

1/16" = 1'-0"

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21-100180
NOV - 8 2021

PLANNING & DEVELOPMENT

LOCI ARCHITECTS, LLC
1942 HOLLY OAKS
LAKE ROAD E.
SUITE G
JACKSONVILLE,
FL 32225
904.377.2852

Loi

1942 HOLLY OAKS
LAKE ROAD E.
S U I T E G
JACKSONVILLE,
F L 3 2 2 2 5
904.377 . 2852

LOCI ARCHITECTS, LLC

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21-100180
NOV - 8 2021

PLANNING & DEVELOPMENT



47 36th Ave S

Building

EXHIBIT 'B'



Directions



Save



Nearby



Send to your
phone



Share



47 36th Ave S, Jacksonville Beach, FL 32250



Suggest an edit on 47 36th Ave S



Add a missing place

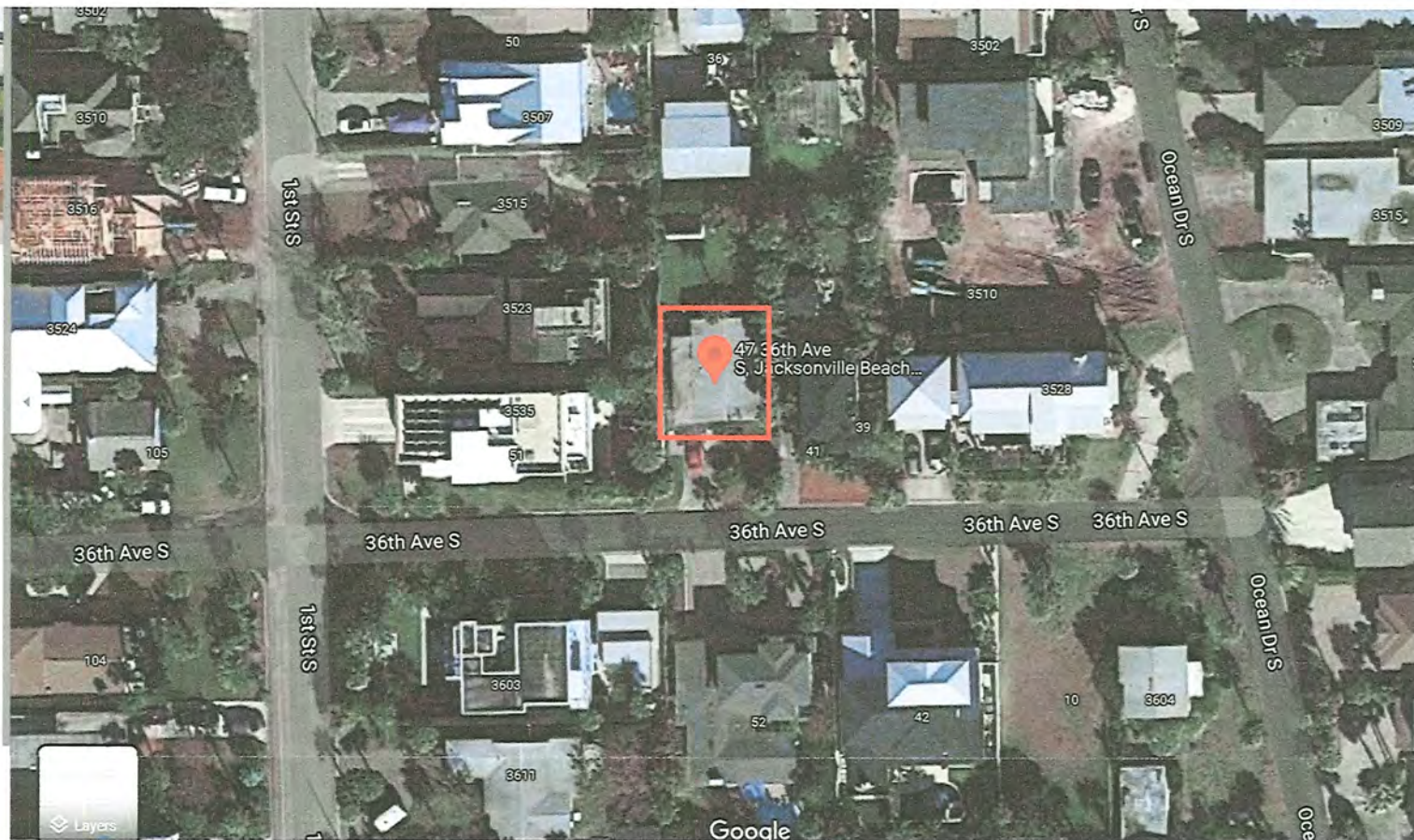


Add your business



Add a label

Photos



LOT 13, BLOCK 5, ATLANTIC SHORES OCEAN FRONT SECTION,
DIVISION "A", AS RECORDED IN PLAT BOOK 14, PAGE 11 OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOTAL IMPERVIOUS AREA = 2,609 square feet

Ref 21-100180

LeeAnn Bassabe

From: Alan Ditzel <alanditzel@yahoo.com>
Sent: Thursday, December 23, 2021 6:46 PM
To: Planning Division
Subject: Re: 181479-0000 BOA#21-100180 Comments

RECEIVED
via email
DEC 28 2021

Hi,

PLANNING & DEVELOPMENT

Congrats on the owners plans to build a new home at 47 36th Ave S. We live near across the street and are supportive of the asked variance with the one exception for front yard setback of 20.1 feet in lieu of 25 feet required.

Many people in our immediate area are building new homes that have partial or full ocean views. Having their home built 5 feet closer to the road may impact their neighbors views. We have an empty lot east of our property that the owner has future build plans. Should their new home also be approved for 5 feet closer, it definitely will negatively impact our ocean views and our property value.

We have concerns the 20.1 feet front yard set back approval for this home will set a new precedent for future requests and ask if the owner will adhere to current 25 feet required as other homeowners have.

Alan and Carol Ditzel

Sent from Yahoo Mail for iPad



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

BOA#21-100184

Zoning: CBD
RE: 175586-0000
Legal: East 88 feet of the south ½ of lot 2, Block 11, Pablo Beach South
Address: 113 1st Street South (115 Oceanfront Street)

Request

Section(s): 34-338(e)(1)c.1, for a front yard setback of 7 feet in lieu of 20 feet required; 34-338(e)(1)c.2, for a southerly side yard setback of 2 feet and a northerly side yard setback of 3.7 feet in lieu of 5 feet required and total side yard setbacks of 5.7 feet in lieu of 15 feet required; and 34-338(e)(1)e, for lot coverage of 65.7% in lieu of 35% maximum to allow for improvements to an existing single-family dwelling

Existing Conditions

The subject property is a portion of one historic lot of record. The property is located in the Central Business District future land use category and in the Central Business District zoning district. The property is a portion of a historic lot of record that has been divided several times and is currently landlocked and only accessed via an easement from the house that fronts on 1st Street. Single family uses in the Central Business District zoning use the RS-3 dimensional standards. The house currently has a two car garage, and The house currently occupies 63% of the lot, with an existing rear patio covered by an existing balcony. The front of the home and driveway are nearly to the front property line. The current home was built in 1919 and has seen several additions and renovations over its lifespan. At some point early in its history, the front third of the property was split off and created many of the substandard conditions for this property. The lot is 32 feet in width and 145.77 feet deep. It's also 4,738 square feet in area. The lot also has a limitation to rearward expansion based on its proximity to the ocean, there is state limitation on how close to the dunes you can build.

Previous Variances include the following: BOA134-2002 for a front yard setback of 10 feet. BOA109-2002 for a north side yard setback of 4 feet, a south yard setback of 2 feet and 56% lot coverage.

Staff Analysis

The subject property is only accessible via a common easement over the neighboring property. Additionally the house was constructed in 1919 and occupies a substantial amount of the small lot by itself. The actual request is minimal in



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

comparison to existing nonconformities, most given relief by previous variances. The current home has a 2nd story cantilevered balcony over the front walkway that leads to a recessed front door. The applicant is requesting to move the front door to the front plain of the house, and enclose the area under the balcony, which would not add any additional lot coverage. They do plan to expand the rear balcony which would increase lot coverage, as well as add a small stoop to the front where the new door would be. Given the extreme amount of limitations on the property, it would be difficult to do any improvements to the house without some form of relief from the code.

Minimum Dimensional Standards

- a. Minimum lot area: Six thousand (6,000) square feet.
- b. Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street.
- c. Minimum yards:
 - o 1. Front yard: Twenty (20) feet.
 - o 2. Side yard: Fifteen (15) feet 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.
 - o 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. Garages or carports shall not be included as part of the single family dwelling unit's minimum square footage.
- e. Maximum lot coverage: Thirty-five (35) percent.
- f. Height: Thirty-five (35) feet.
- g. Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

Review of Criteria

- 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;**



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

Staff does find that there are circumstances unique to the subject parcel of land. The subject property is unique in its landlocked nature and the age of the structure with its many nonconformities.

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

Staff does not find that circumstances are a result of the applicant. Both the non-conformities of the lot as well as the existing home were existing conditions purchased by the applicant.

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

Staff does find that the proposed variance will not confer any special privileges. The house is so unique that it cannot be compared to other homes in the area, however, many homes along the ocean have received relief from the code for lot coverage and setbacks in recent months.

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 and undue hardship

Staff does find that literal interpretation of the code would deprive the applicant of rights and privileges. There have been several homes built on non-conforming lots with relief from setbacks and lot coverage built in the CBD (RS-3 Standards) zoning district in recent years.

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 that the requested variances are the minimum variance needed to accommodate the alterations and additions to the existing home.

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 that the request is consistent with the comprehensive plan.

Existing Survey



Proposed Site Plan





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



APPLICATION FOR VARIANCE

BOA No. 21-100184HEARING DATE 1.4.22

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

NOV 17 2021

APPLICANT INFORMATION

Applicant Name:	Krista and John Miller	Telephone:	904.403.8393
Mailing Address:	115 OceanFront St S a/k/a 113 1st St. S Jacksonville Beach, FL 32250	E-Mail:	johnmiller@rocksolidlaw.com
Agent Name:	John & Krista Miller	Telephone:	904.525.1661
Mailing Address:	115 OceanFront St S Jacksonville Beach, FL 32250	E-Mail:	kristaferner@hotmail.com
Landowner Name:	John & Krista Miller	Telephone:	904.241.1113
Mailing Address:	115 OceanFront St. S Jacksonville Beach, FL 32250	E-Mail:	baystreet@aol.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 115 OceanFront St S a/k/a 113 1st St. S
Legal description of property (Attach copy of deed): attached
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary). 175586-0000
We are enclosing the existing impervious area (balcony leading to front door),
and bumping it forward (west) for the front door, if allowable.
We are enclosing the existing impervious area (beach side balcony) east - with the possibility

AFFIDAVIT

I, John Miller, 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.

John Miller
APPLICANT SIGNATURE

John Miller
PRINT APPLICANT NAME

11/10/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of October November, 2021, by John Miller, who is personally known to me or produced FL DL as identification.

Sigrid Masson
NOTARY PUBLIC SIGNATURE
Sigrid Masson
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: CBDFLOOD ZONE: X-shaded/VE14ft

CODE SECTION (S):

34-338(e)(1)c.1, for a front yard setback of 7 feet in lieu of 20 feet required; 34-338(e)(1)c.2, for a southerly side yard setback of 2 feet and a northerly side yard setback of 3.7 feet in lieu of 5 feet required and total side yard setbacks of 5.7 feet in lieu of 15 feet required; and 34-338(e)(1)e, for lot coverage of 65.7% in lieu of 35% maximum to allow for improvements to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 21-100184

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	Small old nonconforming lot. 30+ year resident. South and west of us both built really tall. Enclosing decks to make live in place.
Special circumstances and conditions do not result from the actions of the applicant.	no	
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	Correct. Many examples on 1st Street & in neighborhood of much greater. Additional lot coverage requested is very small. 2.1%
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	Our enjoyment has been decreased, and we are asking to restore it. What we are asking for is less than is common in our neighborhood.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	We are asking for a minimal variance to make the home fit this 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	We are long term Jax Beach citizens who used to have the nicest house on the block and now seek to bring ours up to the neighbors consistent with the comprehensive plan.

VOL 6866 PG 2257

Record & Return to:
PREPARED BY: Margie L. Fulghum
R. Lee Smith, P.A.
10450 San Jose Blvd., Suite 3
Jacksonville, Florida 32257

OFFICIAL RECORDS
This Warranty Deed Made the 9th day of March A.D. 19 90 by
ROBERT D. SNYDER and GERAL DEAN SNYDER, his wife, as tenants in
common

hereinafter called the grantor, to
JOHN McELWEE MILLER, an unmarried man

whose post office address is:

115 Ocean Front
Jacksonville Beach, Florida 32250

hereinafter called the grantee:

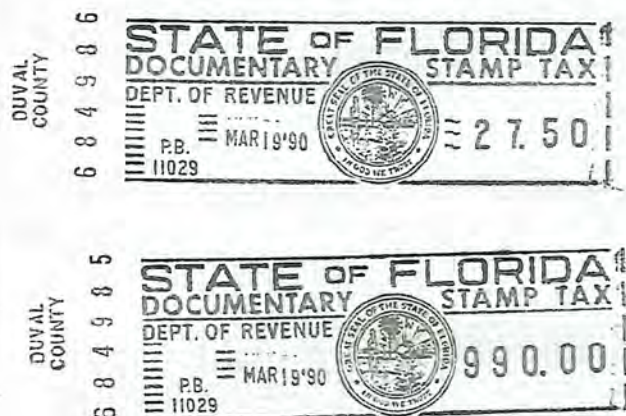
(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal
representatives and assigns of individuals, and the successors and assigns of corporations)

Grantees' SSN: 419-62-2588

Witnesseth: That the grantor, for and in consideration of the sum of \$ TEN & NO/100 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in DUVAL
County, Florida, viz:

- SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF -

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



Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining. Parcel Identification Number: 175586-0000

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee
simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully
warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that
said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 90

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

Signed, sealed and delivered in our presence:

Terry L. Pionese
Margie L. Fulghum

Robert D. Snyder L.S.
Geral Dean Snyder L.S.

L.S.

STATE OF Florida
COUNTY OF Duval

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
ROBERT D. SNYDER and GERAL DEAN SNYDER, his wife, as tenants in
common,

to me known to be the person(s) described in and who executed the foregoing instrument and they
acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of
March, A.D. 19 90

Margie L. Fulghum
Notary Public
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 6, 1992
BONDED THRU GENERAL INS. UND. 90-2041

VOL 6866 PG2258

OFFICIAL RECORDS

- LEGAL DESCRIPTION -

The East 88 feet of the South 1/2 of Lot 2, Block 11, PABLO BEACH SOUTH, according to plat thereof as recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida, together with the land abutting the said South 1/2 of Lot 2, on the East and lying between the East line of the said South 1/2 of Lot 2 and the Official Bulkhead as now established and the North and South lines of the said South 1/2 of Lot 2, if extended Easterly to intersect the said Bulkhead, together with an easement for ingress and egress 8 feet in width along the North line of the South 1/2 of said Lot 2, from the East line of First Street to the West line of the said 88 feet of the South 1/2 of said Lot 2.

028011

FILED IN RECORDED
IN THE PUBLIC RECORDS
OF DUVAL COUNTY, FLA.

MAR 15 10 10 AM '90

CLERK OF CIRCUIT COURT

Robyn Robbins
Chicago Title Insurance
118 W. Adams St., Suite 900, Jacksonville, Florida 32202
Parcel ID No: 175586 0000

21-100184

Quit Claim Deed

Made this November 23, 2004 A.D. by John McElwee Miller, joined by his spouse, Krista Ferner Miller, hereinafter called the grantor, to John McElwee Miller and Krista Ferner Miller, husband and wife whose post office address is: 115 OceanFront Street South, Jacksonville Beach, Florida 32250 hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Duval County, Florida, viz:

THE EAST 88 FEET OF THE SOUTH 1/2 OF LOT 2, BLOCK 11, 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, TOGETHER WITH THE LAND ABUTTING THE SAID SOUTH 1/2 OF LOT 2, ON THE EAST AND LYING BETWEEN THE EAST LINE OF THE SAID SOUTH 1/2 OF LOT 2 AND THE OFFICIAL BULKHEAD AS NOW ESTABLISHED AND THE NORTH AND SOUTH LINES OF THE SAID SOUTH 1/2 OF LOT 2, IF EXTENDED EASTERLY TO INTERSECT THE SAID BULKHEAD, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS 8 FEET IN WIDTH ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 2, FROM THE EAST LINE OF FIRST STREET TO THE WEST LINE OF THE SAID 88 FEET OF THE SOUTH 1/2 OF SAID LOT 2.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witness Name <u>Sara Fischer</u>	Printed <u>John McElwee Miller</u>	Address: <u>115 OceanFront St. S., Jacksonville Beach, FL 32250</u>	(Seal)
Witness Name <u>Robyn Robbins</u>	Printed <u>Krista Ferner Miller</u>	Address: <u>115 OceanFront St. S., Jacksonville Beach, FL 32250</u>	(Seal)
Witness Name _____	Printed _____	Address: _____	(Seal)
Witness Name _____	Printed _____	Address: _____	(Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 23rd day, of November, 2004, by , who is personally known to me.



Robyn Robbins
Notary Public
Print Name: ROBYN ROBBINS
My Commission Expires: _____

Reference



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

July 19, 2002

John & Krista Miller
115 1st Street S.
Jacksonville Bch FL 32250

21-100184

RE: Case No. # BOA 109-2002
113 S. 1st Street

Dear Mr. & Mrs. Miller:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on July 16, 2002 to consider your variance application.

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

- Section 34-338 (e)(1) c.2., for a southerly side yard of 2 feet and a northerly side yard of 4 feet in lieu of 5 feet minimum, and a total of 15 feet combined, and
- Section 34-338 (e)(1) e., for 56% lot coverage in lieu of 35% maximum, to ratify an existing non-conforming structure and allow for improvements.

The results of the meeting were *Approved as submitted*

You are required to apply for a building permit for this project. A copy of the building permit application and 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,



Jonathan Hays
Building Official

Attachment(s)

Reference



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

October 3, 2002

John & Krista Miller
113 S. 1st Street
Jacksonville Bch FL 32250

RE: Case No. # BOA 134-2002
113 S. 1st Street

Dear Mr. & Mrs. Miller:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on October 1, 2002 to consider your variance application.

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

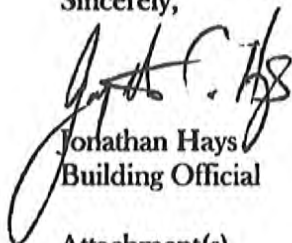
- Section 34-338 (e)(1) c.l., for a front yard of 10' in lieu of 20' required, to allow improvements to a single family dwelling.

The results of the meeting were *approved*.

You are required to apply for a building permit for this project. A copy of the building permit application and 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,


Jonathan Hays
Building Official

Attachment(s)

JCH/EB

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Article Sent To	
Miller BOA-134-02	
Postage	\$
☒ Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	

7099 3400 0000 1884 4788

RECEIVED
21-100184
NOV 17 2021

PLANNING & DEVELOPMENT

AM

To: John Mce Miller

<john@rocksolidlaw.com>,
kristaferner@hotmail.com
<kristaferner@hotmail.com>

Subject: Lot coverage

Good morning,

Here are the calculations that we have for the variance;

Lot Area:	4738
-----------	------

Exist Bldg	1656
------------	------

Shed on conc	93
--------------	----

Lanai-rear	362
------------	-----

Drive/walk	885
AC Pads	18

Tot Impervious	3014	63.6%
----------------	------	-------

Additions:

Front Entry	26	(5'-8" x 4'-7")
-------------	----	-----------------

Surfbd closet	15.	(7'-8" x 2'-0")
---------------	-----	-----------------

Exist Lanai		(26'-0" x
-------------	--	-----------

14'-0")	362
---------	-----

2nd Floor OH	52	(26'-0" x 2'-0")
--------------	----	------------------

Tot Additional	93	Might as well
----------------	----	---------------

round this to 100

From above	3014
------------	------

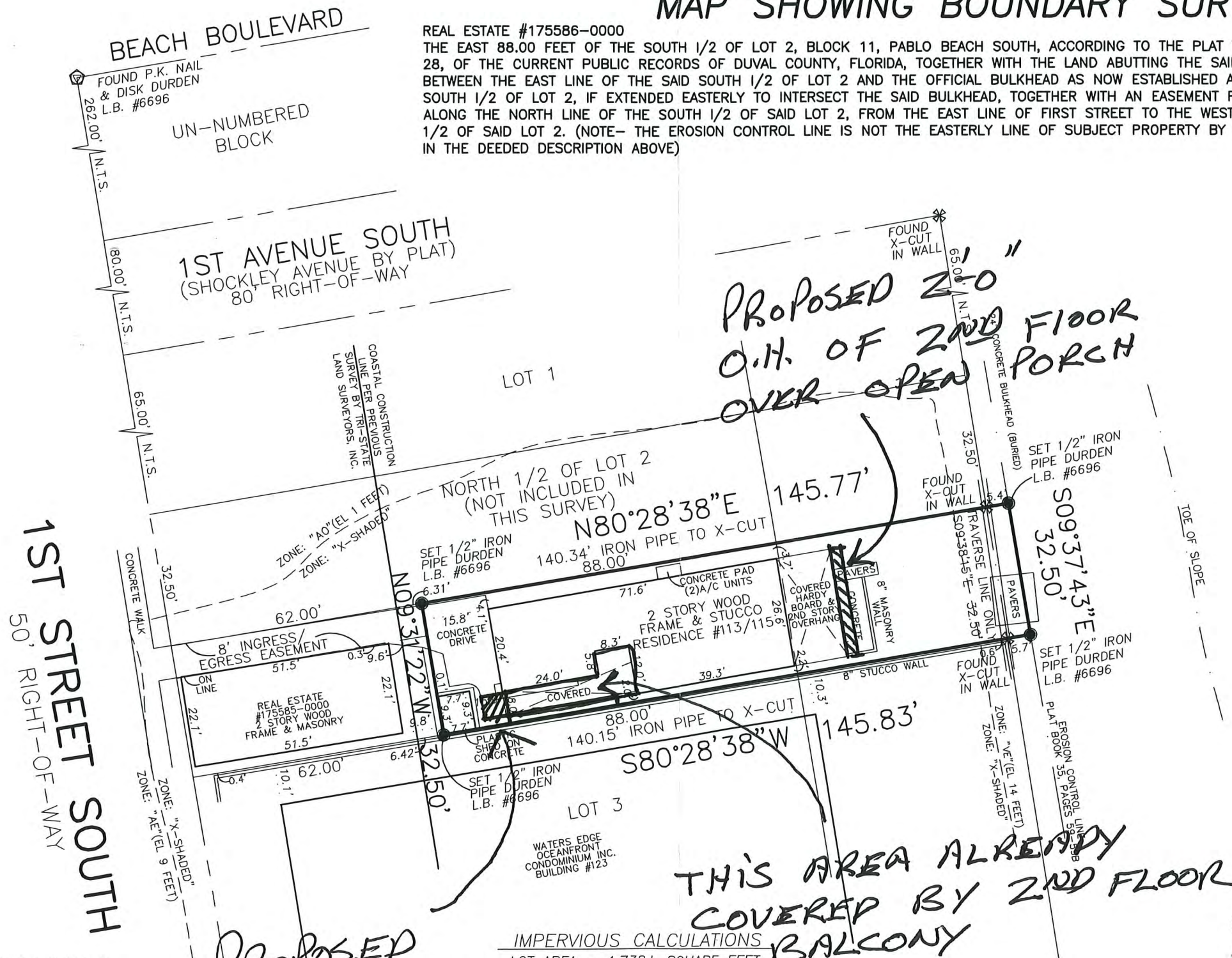
Total	3114	65.7%
-------	------	-------

PROPOSED

MAP SHOWING BOUNDARY SURVEY OF:

REAL ESTATE #175586-0000

THE EAST 88.00 FEET OF THE SOUTH 1/2 OF LOT 2, BLOCK 11, 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, TOGETHER WITH THE LAND ABUTTING THE SAID SOUTH 1/2 OF LOT 2, ON THE EAST AND LYING BETWEEN THE EAST LINE OF THE SAID SOUTH 1/2 OF LOT 2 AND THE OFFICIAL BULKHEAD AS NOW ESTABLISHED AND THE NORTH AND SOUTH LINES OF THE SAID SOUTH 1/2 OF LOT 2, IF EXTENDED EASTERLY TO INTERSECT THE SAID BULKHEAD, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS 8.00 FEET IN WIDTH ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 2, FROM THE EAST LINE OF FIRST STREET TO THE WEST LINE OF THE SAID 88.00 FEET OF THE SOUTH 1/2 OF SAID LOT 2. (NOTE- THE EROSION CONTROL LINE IS NOT THE EASTERLY LINE OF SUBJECT PROPERTY BY FLORIDA STATUTE, HOWEVER IT IS NOT INCLUDED IN THE DEEDED DESCRIPTION ABOVE)



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X-SHADED" & "VE"(EL 14 FEET) PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF 1ST STREET SOUTH AS BEING N 09°31'22" W

25' BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

(M) DENOTES FIELD MEASURED

(P) DENOTES PLAT

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 11 EXCEPT AS NOTED

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

IMPERVIOUS CALCULATIONS

LOT AREA = 4,738± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,656±
SHED ON CONCRETE	93±
PORCH/LANAI	362±
FLATWORK	885±
A/C PAD(S)	18±

TOTAL IMPERVIOUS AREA = 3,014±

TOTAL DENSITY = 63.6%

CERTIFIED TO:

JOHN MILLER AND KRISTA MILLER

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 SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE

H. Bruce Durden Jr.
FLORIDA REGISTERED SURVEYOR NO. 4707
H. BRUCE DURDEN JR.

FIELD: OCTOBER 14, 2021
SCALE: 1" = 30'
CAD FILE NO. S-HALF 1-2, B-11(113 1ST ST S).DWG
WORK ORDER NUMBER: 21516 FILE NUMBER B-10039

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

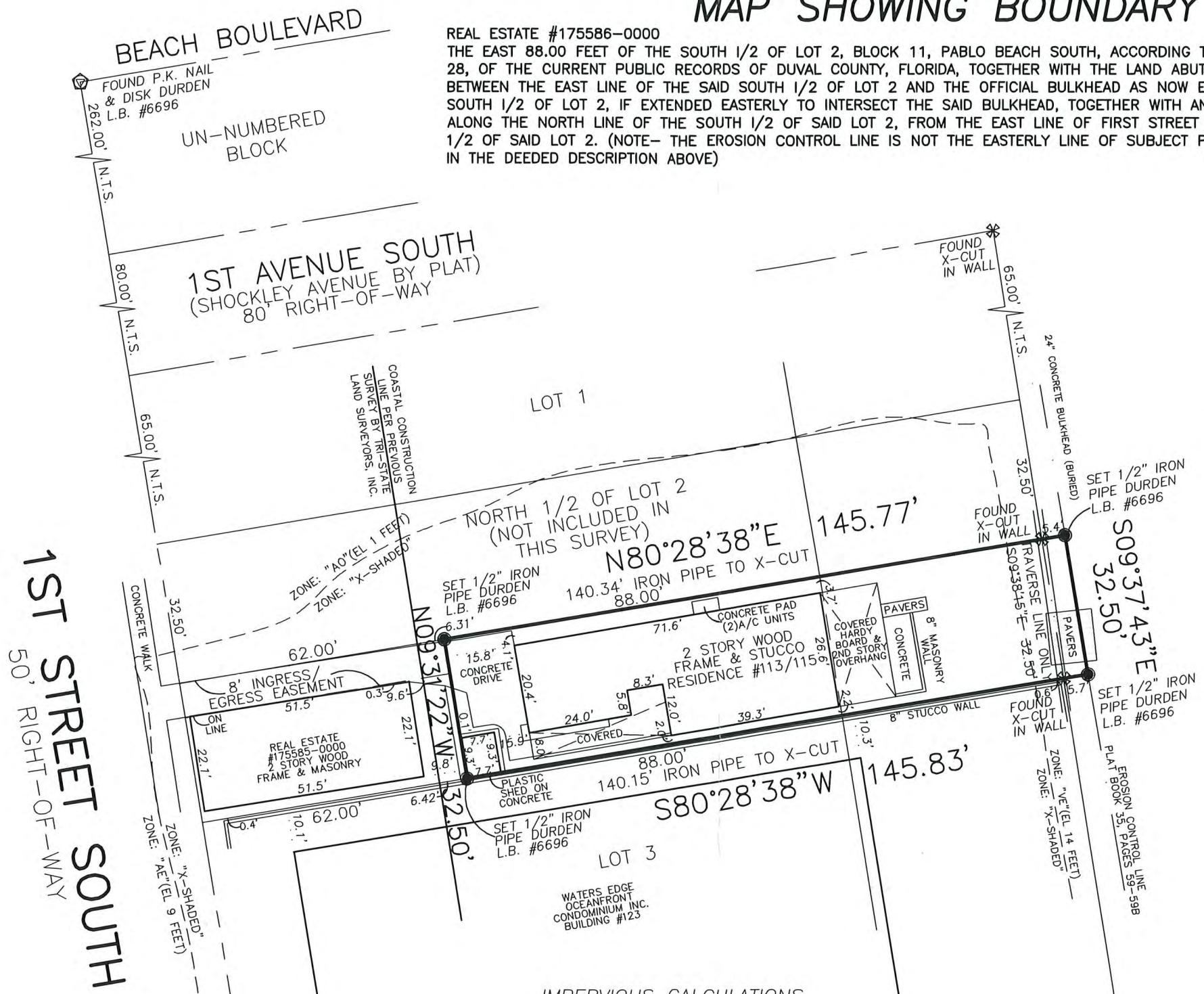
RECEIVED
21-100184
NOV 17 2021

PLANNING & DEVELOPMENT

EXISTING-

MAP SHOWING BOUNDARY SURVEY OF:

REAL ESTATE #175586-0000
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1ST STREET SOUTH
50' RIGHT-OF-WAY

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JOHN MILLER AND KRISTA MILLER



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RECEIVED
21-100184
NOV 17 2021

PLANNING & DEVELOPMENT



FILE COPY

LeeAnn Bassabe

From: Paul Kenny <thejammer69@gmail.com>
Sent: Wednesday, December 22, 2021 6:31 PM
To: Planning Division
Subject: BOA#21-100184

To: Department of Planning and Development, Jacksonville Beach

From: Paul Kenny, 275 1st St S Apt 604, Jax Beach FL 32250

Re: BOA#21-100184, for property 113 1st St S, public hearing date Tues, Jan 4 2022

To whom it may concern,

I live a block from the subject property and wish to express my full support for the proposed changes. I see significant building going up around the property and it is becoming quite jammed in.

With all the large development going on around the surroundings, single family properties get lost in the shuffle.

Paul Kenny