



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, March 1, 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

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

Alternates: Todd Smith, Jennifer Williams

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting held on February 1, 2022
- B. Regular Board of Adjustment Meeting held on February 15, 2022

CORRESPONDENCE

OLD BUSINESS

- A. **Case Number(s): BOA#21-100191**
 - Applicant: David Merritt
 - Agent: N/A
 - Owner: David Merritt
 - Property Address: 1339 Pinewood Lane
 - Parcel ID: 178286-0000
 - Legal Description: Lot 14, Block 2, *Ocean Forest Unit One*
 - Current Zoning: RS-1
 - Motion to 34-336(e)(1)c.1 for a front yard setback of 15 feet in lieu of 25 feet minimum
 - Consider: to allow for construction of a new single-family dwelling

NEW BUSINESS

- A. **Case Number(s): BOA#22-100006**
 - Applicant: Christopher S. Moale
 - Agent: N/A
 - Owner: OGM Homes, LLC.
 - Property Address: 435 10th Place South
 - Parcel ID: 176424-0000

Legal Description: Lot 19, Block 5, *Oceanside Park*

Current Zoning: RS-2

Motion to 34-337(e)(1)e for lot coverage of 43% in lieu of 35% maximum; and 34-
Consider: 337(e)(1)d for no garage or carport in lieu of a one car garage or carport
and for a single family dwelling of 1,134 square feet in lieu of 1,200 square
feet minimum, to allow for construction of a shed/workshop and rectify
existing non-conformities at an existing single-family dwelling

B. Case Number(s): BOA#22-100007

Applicant: Geneva Henderson

Agent: N/A

Owner: Geneva P Henderson Living Trust

Property Address: 664 Bonaire Circle

Parcel ID: 180949-1250

Legal Description: Lot 43, *Ocean Cay Unit One*

Current Zoning: PUD

Motion to **Ordinance** 2002-7843 Ocean Cay PUD for lot coverage of 50% in lieu of
Consider: 45% maximum to allow for construction of a new addition to an existing
single family dwelling

C. Case Number(s): BOA#22-100008

Applicant: Brent & Jen Starzacher

Agent: N/A

Owner: Brent Starzacher

Property Address: 15 Millie Drive

Parcel ID: 179601-0000

Legal Description: Lot 7, Block 6, *Hannah Terrace Replat*

Current Zoning: RS-2

Motion to 34-337(e)(1)c.2, for a corner side-yard setback of 5 feet in lieu of 18 feet
Consider: minimum; 34-337(e)(1)e, for lot coverage of 37% in lieu of 35% maximum;
and 34-373(f) for use of turf block pavers in lieu of a required paved
driveway to allow for construction of a new two-car garage addition to an
existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is March 15, 2022. There are four 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 Tuesday, February 1, 2022, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Alexi Gonzalez called the meeting to order at 7:00 P.M.

ROLL CALL

Chairperson: Alexi Gonzalez

Vice-Chairperson: Owen Curley

Board Members: Dan Elmaleh (absent)

Jeff Truhlar

John Moreland

Alternates: Todd Smith

Senior Planner Christian Popoli, City Attorney Sandra Robinson, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

A motion was made to approve minutes. There were no minutes to approve, and the motion was withdrawn.

CORRESPONDENCE:

Mr. Popoli noted there were three documents [on file] for the Board on the dais. Two were for BOA#21-100194, and one was for BOA#21-196. All other correspondence was included in the packet.

OLD BUSINESS: None

EX-PARTE COMMUNICATION:

No ex-parte was reported.

NEW BUSINESS:

Items A and B were deferred.

A. Case Number: BOA#21-100191 - DEFERRED

Applicant/Owner: David Merritt

Property Address: 1339 Pinewood Lane

Parcel ID: 178286-0000

Legal Description: Lot 14, Block 2, Ocean Forest Unit One

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 to allow for construction of a new single-family dwelling.

B. Case Number: BOA#21-100192 – DEFERRED

Applicant: Ryan Gault, Call the Screen Guys

Owner: Eduardo Perez

Property Address: 2540 St. Johns Boulevard

Parcel ID: 180864-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory side-yard setback of 2 feet in lieu of 5 feet minimum along the southern property line to allow for construction of a new screen enclosure and structural footer over an existing swimming pool at an existing single-family dwelling.

C. Case Number: BOA#21-100194

Applicant/Owner: RE904, LLC - Julia Sanders
Property Address: 941 17th Avenue North
Parcel ID: 175219-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Julia Sanders, 941 17th Avenue North, Jacksonville Beach, stated the hardship was the undersized and nonconforming lot.

Public Hearing:

The following spoke in opposition to the variance:

- Brian Foley, 921 17th Avenue North, Jacksonville Beach. He submitted a document from the neighbors to the Clerk to be entered into the record [on file].

The following submitted emails [on file] in opposition of the variance:

- Brett Myers, 940 17th Avenue North, Jacksonville Beach
- Sabina & Frederick Litchword, 937 17th Avenue North, Jacksonville Beach

Ms. Sanders clarified the square footage discrepancy may have been due to the garage, but everything else in the report was correct.

Ms. Gonzalez closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#21-100194 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, Alexi Gonzalez
The motion was unanimously approved.

D. Case Number: BOA#21-100195

Applicant: Chad Atallah
Owner: Bassam, Dina & Chad Atallah
Property Address: 708 7th Avenue North
Parcel ID: 174304-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum; and 34- 337(e)(1)c.2, for a side-yard setback of 0 feet in lieu of 5 feet minimum, for an existing carport, and 7 feet total in lieu of 15 feet minimum, to rectify nonconformities and allow for construction of a new rear addition at an existing single-family dwelling.

Applicant: Dina & Chad Atallah, 708 7th Avenue North, Jacksonville Beach, stated the hardship was the nonconforming and substandard lot. Ms. Atallah stated the carport existed when they purchased the house, and they plan to remove the shed.

A discussion ensued about the setbacks and renovation.

Public Hearing:

Ms. Gonzales closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#21-100195, with the condition that the current structure and carport remain in existence.

Roll Call Vote: Ayes – Owen Curley, Jeff Truhlar, John Moreland, Todd Smith, Alexi Gonzalez

The motion was unanimously approved.

E. Case Number: **BOA#21-100196**
Applicant: Brad C. Wester, Driver, McAfee, Hawthorne & Diebenow
Agent: Brad C. Wester
Owner: William & Jill McGriff, IV
Property Address: 3830 Duval Drive
Parcel ID: 181706-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1 for a front yard setback of 23 feet in lieu of 25 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 28 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Agent: Bradley Wester, 1 Independent Drive, Suite 100, Jacksonville, stated the hardship was an undersized and irregularly shaped lot. He noted their application asked for 38.5% lot coverage, but they increased it to 40% for ease of measurement. He stated the front and rear yard setbacks are for the requested porches. He stated there were 13 inches of usable space in the rear and 24 inches in the front.

Public Hearing:

The following submitted a letter [on file] which was read into the record:

- Aiko S. Cone, 3818 Duval Drive, Jacksonville Beach

Mr. Curley summarized letters in support of the variance from the following:

- Ken and Barb Sweder, 3829 Duval Drive, Jacksonville Beach
- MG Orender, 3909 Duval Drive, Jacksonville Beach
- F. Scott Saltmarsh, 3848 Duval Drive, Jacksonville Beach
- Ed and Billie Jo Burr, 3903 Duval Drive, Jacksonville Beach
- Steve and Paula Lear, 3922 Duval Drive, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#21-100196, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes –Jeff Truhlar, John Moreland, Owen Curley, Todd Smith, Alexi Gonzalez

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli stated a Board training workshop would be held on February 15th, 2022.

The next scheduled meeting was Tuesday, February 15, 2022. There were four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

None.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 7:36 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, February 15, 2022, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Alexi Gonzalez called the meeting to order at 7:00 P.M.

City Clerk Sheri Gosselin administered the Oath of Office to the newly appointed Board of Adjustment 2nd Alternate Jennifer Williams.

ROLL CALL

Chairperson: Alexi Gonzalez

Vice-Chairperson: Owen Curley

Board Members: Dan Elmaleh (absent)

Jeff Truhlar

John Moreland

Alternates: Todd Smith

Jennifer Williams

Senior Planner Christian Popoli, City Attorney Sandra Robinson, City Clerk Sheri Gosselin, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Curley, seconded by Mr. Moreland, and passed unanimously to approve the following minutes:

- January 19, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Item A was deferred until the March 1, 2022 meeting. Mr. Popoli and Ms. Gonzalez invited Mr. Tony Davenport to attend the March 1st meeting to speak on the item as he had submitted a speaker card.

A. Case Number: BOA#21-100191 - DEFERRED

Applicant/Owner: David Merritt

Property Address: 1339 Pinewood Lane

Parcel ID: 178286-0000

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 to allow for construction of a new single-family dwelling.

B. Case Number: **BOA#21-100198**
Applicant/Owner: David Rey
Agent: Josh Cockriel, Kimley Horn
Property Address: 1036 Beach Boulevard
Parcel ID: 177310-0010

City of Jacksonville Beach Land Development Code Section(s): 34-377 for a reduction in required parking for 91 spaces in lieu of 108 spaces required to allow for the substantial renovation of an existing commercial retail structure.

Agent: Blair Knighting from Kimley Horn, 12740 Gran View Parkway West, Suite 2350, Jacksonville, stated the hardship was the retail parking standard in the Land Development Code had no standard for a specialty-retail store such as a nonprofit Goodwill. They wanted to renovate the structure for efficiency. Ms. Knighting stated they determined the parking was underutilized.

A discussion ensued regarding the utilization of the parking lot, green space, and the Career Center.

Public Hearing:

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

Ms. Gonzales closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#21-100198, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

Discussion: Mr. Truhlar recommended the approval for conditional usage as the Goodwill only and not future property owners.

Mr. Popoli noted it was a nonconforming structure in a nonconforming site. Therefore, Goodwill was permitted to persist without meeting the code until it was renovated above the fifty percent value of the structure itself. He said the only thing they were lacking was parking, and they met the minimum setbacks for that commercial area.

Mr. Popoli shared one of the modifications to the drop-off area was the creation of a drive-through out to Shetter Avenue, which should alleviate additional traffic in the parking lot.

Amended Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to conditionally approve BOA#21-100198 for use as a Goodwill store and Career Center only.

Roll Call Vote: Ayes – Owen Curley, Jeff Truhlar, John Moreland, Todd Smith, Alexi Gonzalez

The amended motion was unanimously approved.

Roll Call Vote: Ayes – Jeff Truhlar, John Moreland, Owen Curley, Todd Smith, Alexi Gonzalez

The original motion, as amended, was unanimously approved.

C. Case Number: BOA#22-100002

Applicant: Mark Juliano
Agent: Peter Coalson, Peter Coalson Design for Florida, LLC.
Owner: Robert N. Daniels
Property Address: 1819 12th Avenue North
Parcel ID: 178280-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for eastern and western side-yard setbacks of 8.5 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for construction of new additions, a new swimming pool, and pool deck and to rectify existing non-conformities at an existing single-family dwelling.

Agent: Peter Coalson, 1614 Cocina Place, Atlantic Beach, stated the hardship was an undersized and nonconforming lot.

Public Hearing:

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

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA#22-100002, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: All Board members confirmed they had no ex-parte communication.

Mr. Popoli explained the changes from the original application.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, Alexi Gonzalez

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting was Tuesday, March 1, 2022. There were four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

None.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 7:20 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



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

BOA#21-100191

Zoning: RS-1
RE: 178286-0000
Legal: Lot 14, Block 2, Ocean Forest Unit 1
Address: 1339 Pinewood Lane

Request

Section(s): 34-336(e)(1)c.1 for a front yard setback of 15 feet in lieu of 25 feet minimum to allow for construction of a new single-family dwelling

Exiting Conditions

The subject property is an existing lot of records (circa 1954) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The property is currently occupied by an older single family home, constructed in 1959. The current home is conforming in lot coverage and setbacks. The current home does have a carport, but based on the Property Appraiser's records, does not meet the minimum 1,600 square footage requirement, containing roughly 1,032 square feet of air conditioned space. There are two active code cases, one related to lot being overgrown and removing existing junk from the lot that's an ongoing case going back to July of 2021, the other is related to work without a building permit that is from January 28 of 2022.

Previous Variances: No previous variances found. Existing Code Enforcement Case 21-00000417, 21-00000562: Current cases include 417 for trash junk and debris, which is still active and unresolved as of July 2021, and 562, work without a building permit active as of January 28, 2022.

Staff Analysis

The subject property is a conforming lot of record in the RS-1 zoning district. The property is roughly 13,000 square feet in area as determined by mapping analysis, though an actual area was not provided. The subject lot, though irregular in shape, is capable of supporting a 1600 square foot house with a garage and still meeting all required setbacks. The current home is over 50 feet from the rear property line, over 20 feet from the southern side yard property line and 37 feet from the northern side yard property line. It also is within the 25 foot front yard setback. While it is true the lot is irregular in shape, because of its size, it does not create a hardship.



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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.
- 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 not find that there are circumstances unique to the subject parcel of land. The subject lot is a conforming lot of record in the RS-1 zoning district and although it does have an irregular shape, that is not unique to this neighborhood.

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

Staff does find that circumstances are a result of the applicant. The applicant is choosing to design the house so it violates the front setbacks. The lot is large enough to accommodate a house that meets all the minimal dimensional standards without the need for a variance. The lot is a platted lot of record that was platted with a unique shape.



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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 finds that the proposed variance will confer special privileges. The majority of the lots in this neighborhood and specifically on this street are much smaller, and are non-conforming. Granting this variance will give a conforming lot additional privilege beyond the advantage they currently have as one of the few conforming lots.

- 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 not find that literal interpretation of the code would deprive the applicant of rights and privileges. The applicant can build a single family home on this lot that would meet all dimensional standards without relief from the code.

- 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 not find that the requested variances are the minimum variance needed to accommodate the proposed new home. The lot will accommodate a legal single family use, which is the highest and best use of this lot.

- 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. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **DENIAL of BOA#21-100191**

Location Map (property boundaries are reprehensive only)



[illegible]

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: DAVID Merritt Telephone: 904-651-1259
Mailing Address: 1704 Gorum Rd E-Mail: Bellacat 27@gmail.com
Jax FL 32225
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: DAVID Merritt Telephone: 904-651-1259
Mailing Address: 1704 Gorum Rd E-Mail: _____
Jax FL 32225

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: 1339 Pinewood Ln 178286-0000
Legal description of property (Attach copy of deed): lot 14 Bldg 2 Ocean Forest Unit 1
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Requesting corners of home to come 15' Part BHL center
will not cross shape of lot is 38' difference in 40'
dept of home

AFFIDAVIT

I, David Merritt, 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.

David Merritt
APPLICANT SIGNATURE

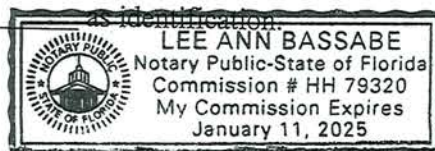
DAVID Merritt
PRINT APPLICANT NAME

10-30-21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 01 day of December, 2021, by David E. Merritt, who is personally known to me or produced FL 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: RS-1

FLOOD ZONE: X

CODE SECTION (S):

34-336(e)(1)c.1 for a front yard setback of 15 feet in lieu of 25 feet minimum to allow for construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 21-100191

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	lot. unusual shape
Special circumstances and conditions do not result from the actions of the applicant.	NO	lot was unusual shape when purchased
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	trying 1 story SF home on lot
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes.	due to shape of lot. home would need to be 2 story / home was only 880
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes.	ask for parcel house house to go part BHK
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	Building SF home to confer with Neighbor how

Prepared by:
Laura Riebsame
All Florida Title Services, Inc.
4417 Beach Boulevard, Suite 105
Jacksonville, Florida 32207
File Number: 31542
Contract Sales Price: \$185,000.00

RECEIVED
21-100191
DEC - 1 2021

PLANNING & DEVELOPMENT

General Warranty Deed

Made this July 19, 2016 A.D. By **Julia E. Sanders**, whose address is: 19 12th Street South, Jacksonville Beach, Florida 32250, hereinafter called the grantor, to **David Edward Merritt and Brooke Ashley Merritt, joint tenants with rights of survivorship**, whose post office address is: 108 Florida Blvd, Neptune Beach, Florida 32266, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable 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 14, Block 2, Ocean Forest Unit One, according to the plat thereof as recorded in Plat Book 25, pages 28, 28A and 28B, of the current public records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **178286-0000**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

RECEIVED

21.100191

DEC - 1 2021

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

Mandy Cervantes

Witness Printed Name

Sheila C. Harper

Julia E. Sanders

Address 19 12th Street South, Jacksonville Beach,
Florida 32250

(Seal)

Address:

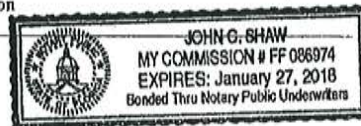
State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 19th day of July, 2016, by Julia E. Sanders, who is/are personally known to me or who has produced _____ as identification.

Notary Public
Print
Name:

John Shaw

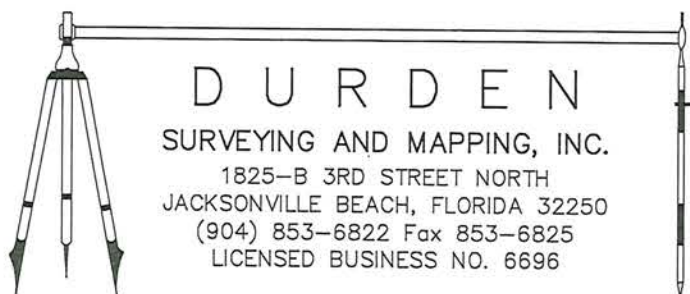
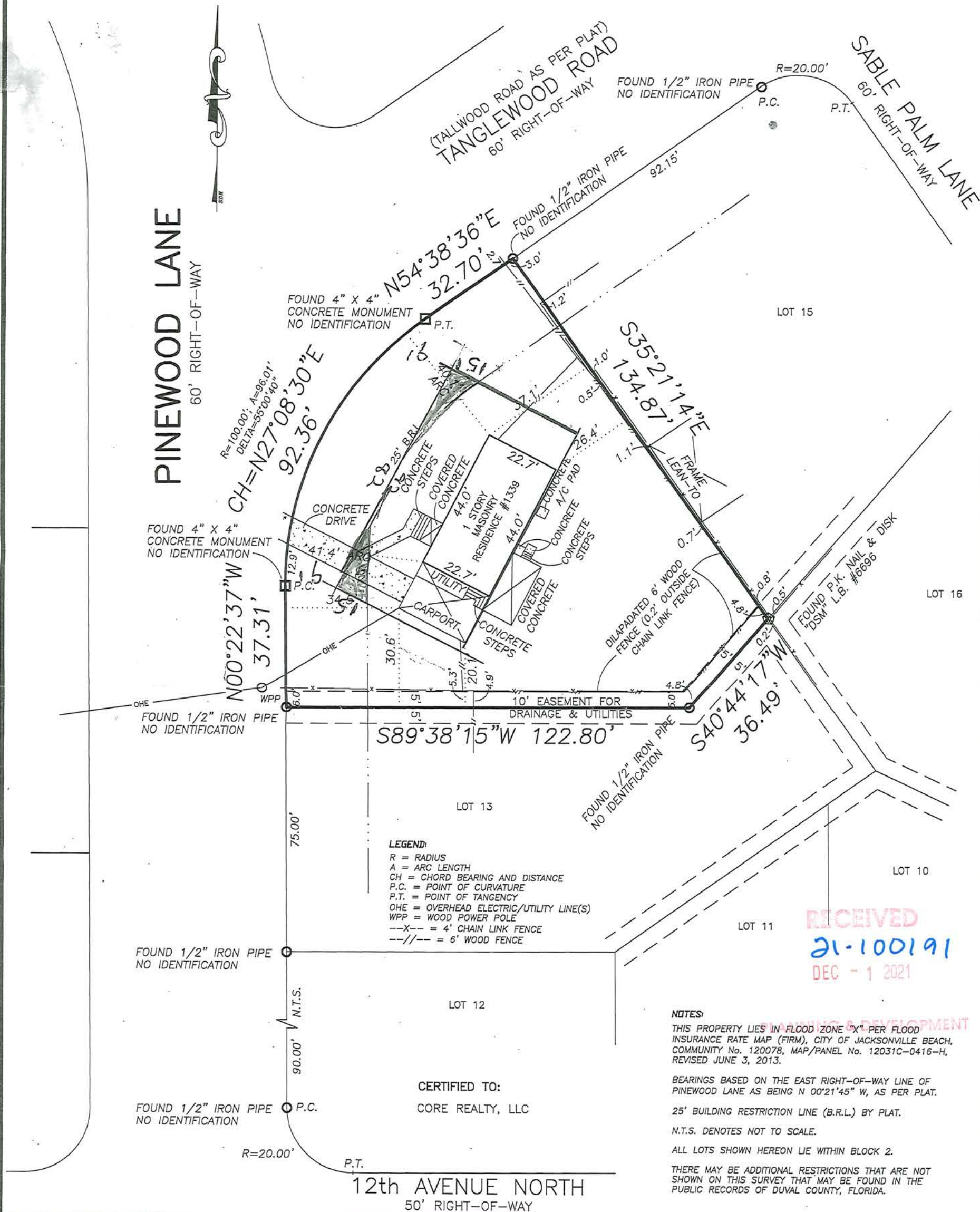
My Commission
Expires:



PROPOSED

MAP SHOWING BOUNDARY SURVEY OF:

LOT 14, BLOCK 2, OCEAN FOREST UNIT ONE, AS RECORDED IN PLAT BOOK 25, PAGES 28, 28A and 28B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



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

SIGNED: *Bruce Durdan*
FLORIDA REGISTERED SURVEYOR No. 4207
DATE: FEBRUARY 16, 2015
SCALE: 1" = 30'
WORK ORDER NUMBER: 15046

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

B-8668

EXISTING

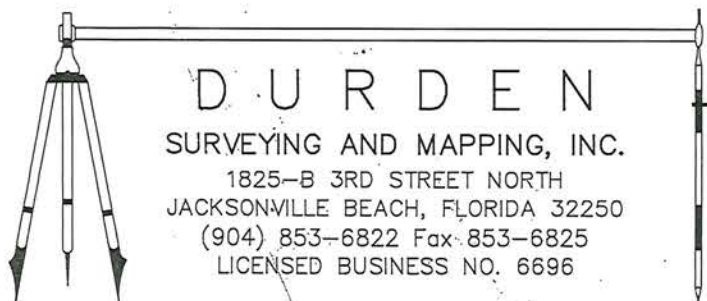
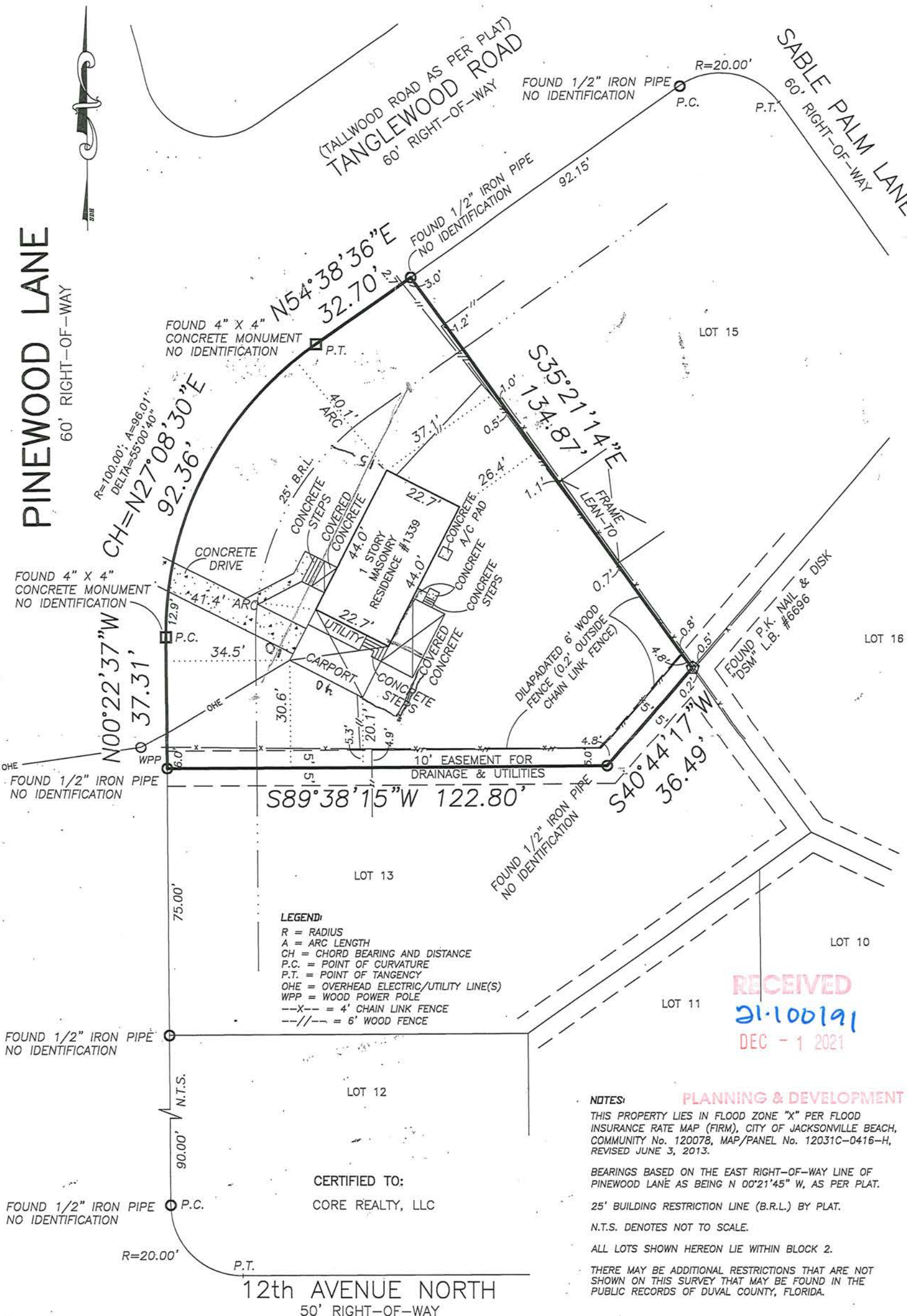
MAP SHOWING BOUNDARY SURVEY OF:

LOT 14, BLOCK 2, OCEAN FOREST UNIT ONE, AS RECORDED IN PLAT BOOK 25, PAGES 28, 28A and 28B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PINEWOOD LANE
60' RIGHT-OF-WAY

(TALLWOOD ROAD AS PER PLAT)
TANGLEWOOD ROAD
60' RIGHT-OF-WAY

SABLE PALM LANE
60' RIGHT-OF-WAY



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

SIGNED Bruce Durden
FLORIDA REGISTERED SURVEYOR No. 4701
H. BRUCE DURDEN, JR.
FEBRUARY 16, 2015
SCALE: 1" = 30'
WORK ORDER NUMBER 15046

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

B-8668

REFERENCE

LeeAnn Bassabe

From: Don Jacobs <Don.Jacobs@BeachChurchJax.com>
Sent: Monday, February 7, 2022 12:13 PM
To: Planning Division
Subject: BOA#21-100191

RECEIVED
via email
FEB - 7 2022
21-100191

PLANNING & DEVELOPMENT

I received a notice about a variance being requested at 1339 Pinewood Lane for a front yard setback RE# 178286-000 from 25 feet to 15 feet. I understand that by replying to the letter at this email address, it will be part of the record for the variance hearing.

I am opposed to granting a variance for the setback for several reasons.

- I believe the 25-foot setback allows our neighborhood to be "greener" and allow landscaping to be the priority over the size of the house. There is plenty of room for a large home to be built. No other house in that part of the older section is that close to the road.
- The owner of this property has had numerous complaints filed against this property including turning the house into a business storage area and cutting out interior and exterior walls for storing supplies for his business.
- He has cut down trees without permits, dropped trees on the house while still an occupiable structure and basically ignored being a DECENT neighbor.
- He finally tore down the house after multiple complaints to City Council member Sandy Golding. The house was totally unsafe, and we have children all over this neighborhood.
- I have filed complaints constantly with the City and the police department about the lack of safety and upkeep of that property.

I am totally opposed to any variance being granted for this property.



Don Jacobs

Executive Director of
Administration | Beach Church
(904) 249-2343

325 7th Ave N, Jacksonville Beach,
32250, USA

www.beachchurchjax.com



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

BOA#22-100006

Zoning: RS-2
RE: 176424-0000
Legal: Lot 19, Block 5, Oceanside Park
Address: 435 10th Place South

Request

Section(s) 34-337(e)(1)e for lot coverage of 43% in lieu of 35% maximum; and 34-337(e)(1)d for no garage or carport in lieu of a one car garage or carport and for a single family dwelling of 1,134 square feet in lieu of 1,200 square feet minimum, to allow for construction of a shed/workshop and rectify existing non-conformities at an existing single-family dwelling.

Existing Conditions

The subject property is an existing nonconforming lot of records (circa 1922) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-2. The property is currently occupied by an older single family home, constructed in 1942. The current home is conforming in lot coverage and setbacks but nonconforming in the lack of garage or carport. The current home currently has a permit for the construction of a garage / workshop and driveway. The permit does not have a final approval and is pending the outcome of this request. The property is currently 5,000 square feet in area and 50 feet in width making it a nonconforming lot.

Previous Variances: BOA#20-100166 for a one car garage / workshop with a 15 foot deep parking space in lieu of 17 feet deep and lot coverage of 45.3% in lieu of 35%.

Staff Analysis

The subject property is a nonconforming lot of record in the RS-2 zoning district. In 2020, that applicant requested a variance to construct a workshop with a one car garage and a long wheel strip driveway. The intended plan would have rectified the existing nonconformity of having no garage. According to the applicant, during construction, building costs made the completion of the structure as a garage difficult, and they opted to complete the structure as a workshop and not build the garage portion or the driveway. Based on the lot size and the fact that the house never had a garage, in conjunction with the fact the Board previously approved a similar variance in 2020, staff has determined that a hardship exists, and the



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

applicant could have requested this variance in 2020 rather than the one they did, and would have still met the standards for a variance.

Minimum Dimensional Standards

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty (20) feet.
 - Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear Yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- 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 lot is a nonconforming lot of record in the RS-2 zoning district and is substandard in lot width and area. The current home was never constructed with a garage or carport.

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 home was constructed in 1942, and was built without a car port or garage. The



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owner purchased the home with this existing condition as well as the current nonconforming platted lot of record that is substandard in nature.

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 finds that the proposed variance **will not** confer special privileges. There are several immediately adjacent examples of homes without carports or garages in the surrounding neighborhood. Additionally many of the homes are significantly larger and likely occupy much more lot coverage than this home. No special privilege will be granted with this variance.

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

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. The applicant currently has no garage, and although they had planned on building one, could have asked for relief from that requirement in their 2020 request. Several adjacent homes have large accessory structures that do not serve as garages.

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 new home. The proposed variance will historic nonconformity of no garage, as well as reduce the overall lot coverage from the previous variance to 43% instead of 45.3% as previously approved.

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. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

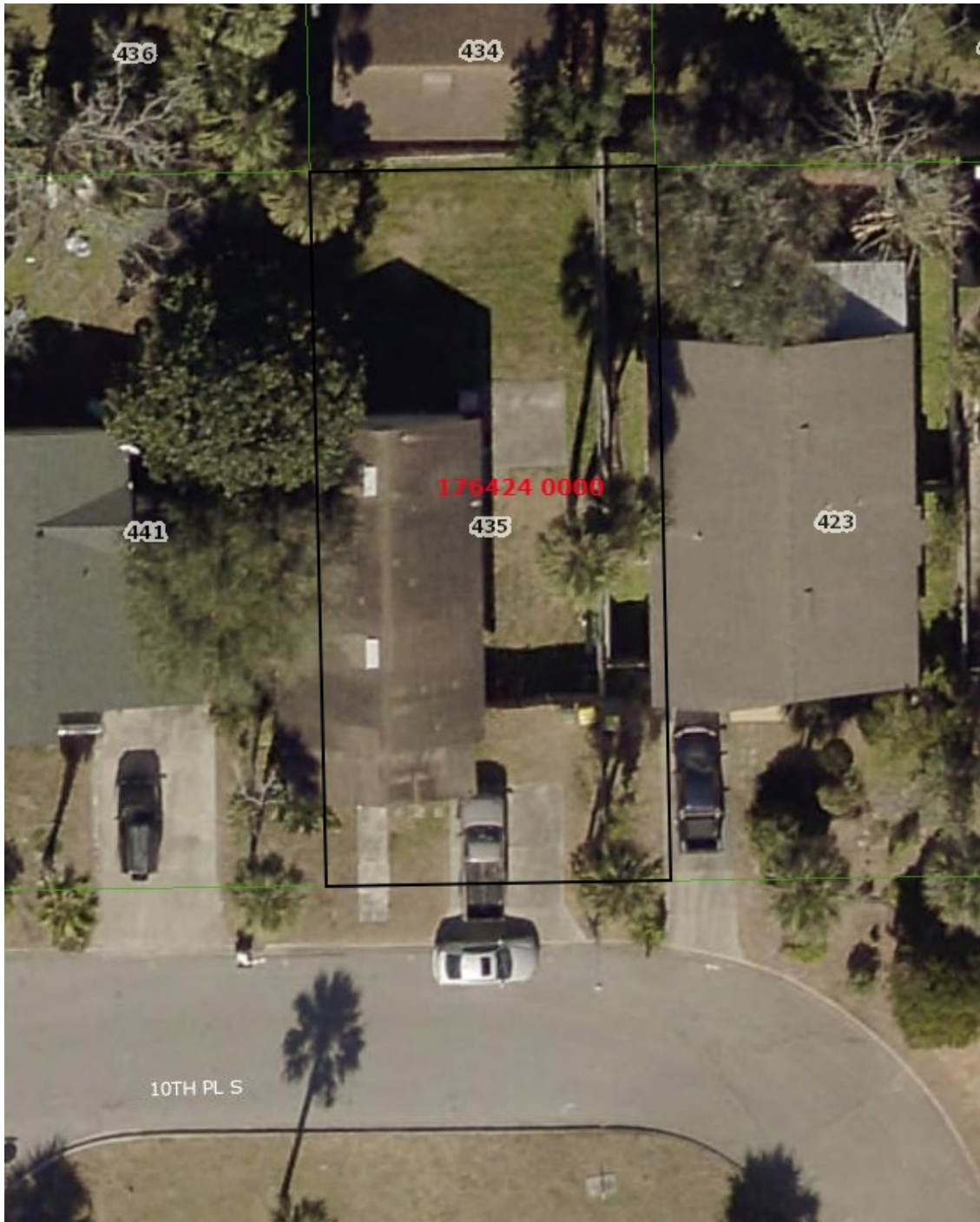


City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

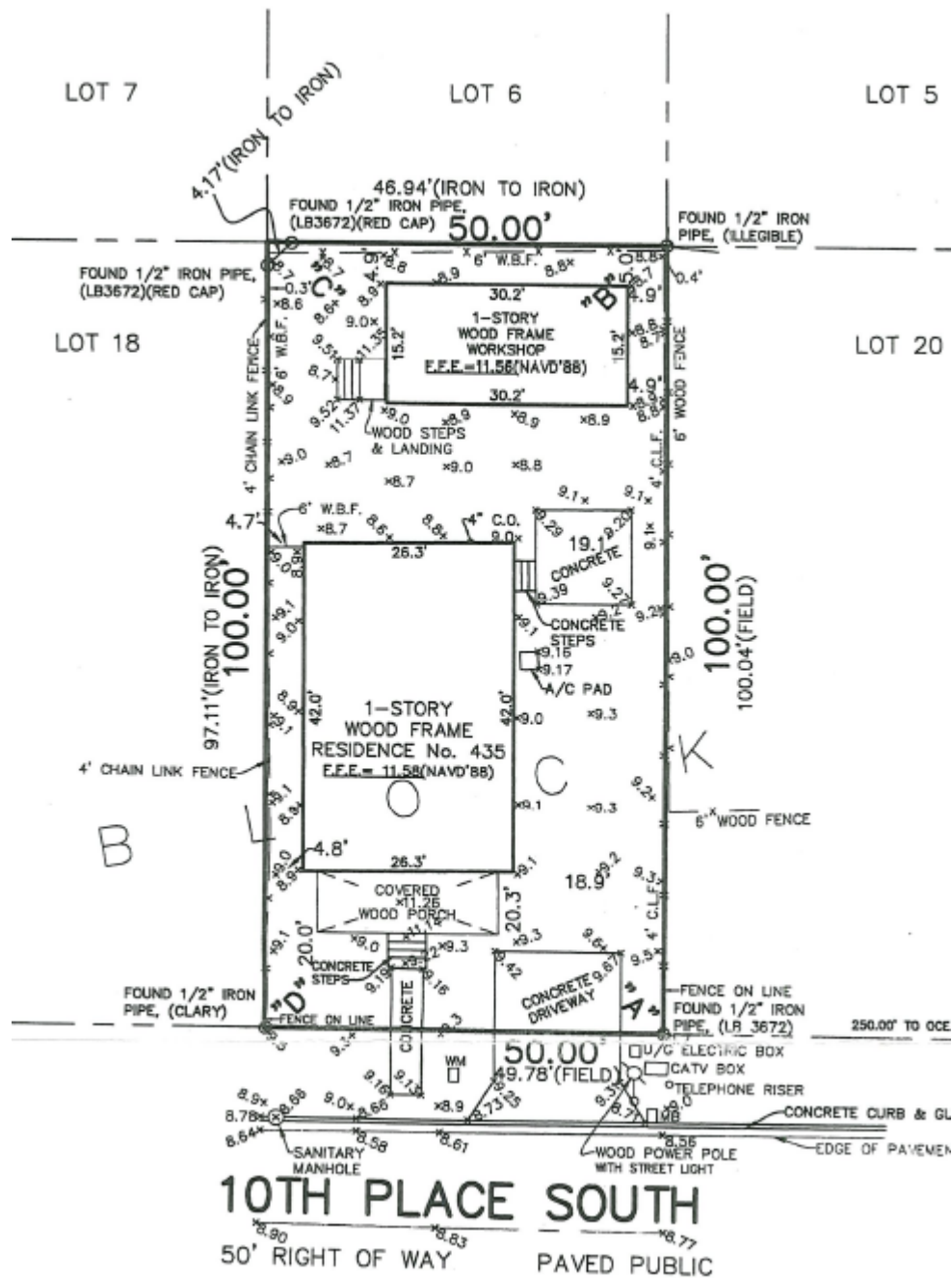
Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#22-100006**

Location Map (property boundaries are reprehensive only)



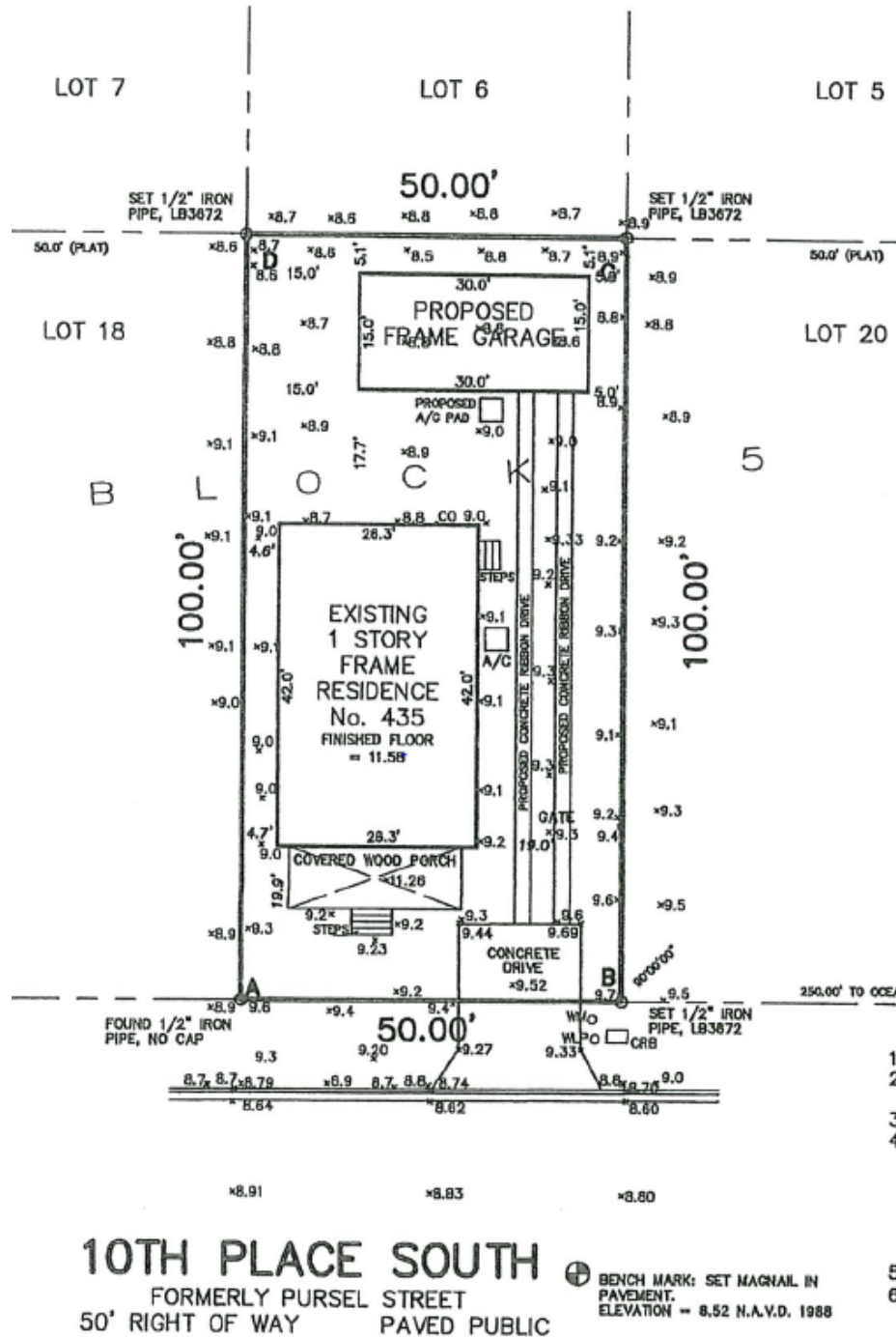
Existing Survey (as-built for workshop)





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

Approved Previous Variance Site Plan



[illegible]

FORMERLY RUDSEL STREET

BENCH MARK: SET MAGNAIL IN



APPLICATION FOR VARIANCE

BOA NO. 22-100006
HEARING DATE 3.1.22

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. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
6. Completed application.

APPLICANT INFORMATION

Applicant Name: Christopher S. Moale **Telephone:** (954) 439-2231
Mailing Address: 14079 Carson Court **E-Mail:** cmoale@yahoo.com
Jacksonville Beach, FL

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

Landowner Name: OGM Homes LLC **Telephone:** (954) 439-2231
Mailing Address: 14079 Carson Court **E-Mail:** cmoale@yahoo.com
Jacksonville Beach, FL

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

VARIANCE DATA

Street address of property and Real Estate Number: 435 10th Place South, Jax Bch, FL 176424-0000
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Void recently approved variance dated 10/23/2020. Requesting new variance for a new accessory structure (workshop) as shown on the as-built site plan dated 10/21/2021.
Eliminating the garage code requirement.
Increase the impervious percentage to 43%.

AFFIDAVIT

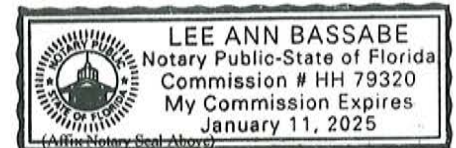
I, Christopher S. Moale, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

Christopher S. Moale 1/11/22
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 11 day of January, 2022, by Christopher S. Moale, who is personally known to me or produced Florida Drivers License as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X-shaded

CODE SECTION (S):
34-337(e)(1)e for lot coverage of 43% in lieu of 35% maximum; and 34-337(e)(1)d for no garage or carport in lieu of a one car garage or carport and for a single family dwelling of 1,134 square feet in lieu of 1,200 square feet minimum, to allow for construction of a shed/workshop and rectify existing non-conformities at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 22-100006

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	The existing structure built in 1950's does not follow the current zoning codes and offsets. This lot/parcel is undersized from other lots/parcels in the zoning district.
Special circumstances and conditions do not result from the actions of the applicant.	yes	RECEIVED JAN 11 2022
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	PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	There are other parcels within the same zoning district that have received impervious coverage increases. Lot in parcel is undersized.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	yes. This lot is under sized for the zoning area.
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	will not affect any adjacent land

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

Prepared by and after
recording return to:

Dennis L. Blackburn, Esq.
Blackburn & Co., L.C.
5150 Belfort Road South
Building 500
Jacksonville, Florida 32256

Property Identification No.: 176424-0000

~~RECEIVED~~
~~20.100166~~
~~AUG 27 2020~~
~~PLANNING & DEVELOPMENT~~

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22100006
JAN 11 2022

SPECIAL WARRANTY DEED

THIS INDENTURE is made the 3rd day of October, 2018, by **CHRISTOPHER STEPHEN MOALE**, a single man whose post office address is 14079 Carson Court, Jacksonville, FL 32224, and **BONNIE J. MOALE**, a single woman whose post office address is 509 10th Place South, Jacksonville Beach, Florida 32250 (collectively, the "Grantors"), to **OGM HOMES, LLC**, a Florida limited liability company, whose post office address is 14079 Carson Court, Jacksonville, Florida 32224 ("Grantee").

WITNESSETH, that the said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the Grantee, and other good and valuable consideration the receipt whereof is hereby acknowledged, do hereby remise, release and convey unto the Grantee forever, all the right, title interest, claim and demand which the Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in **Duval County, Florida**, as follows:

LOT 19, BLOCK 5, OCEANSIDE PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

(Property address: 435 10TH PLACE SOUTH, JACKSONVILLE BEACH, FL 32250)

Together with all the rights, tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and subject to the remaining provisions of this deed, the Grantors do hereby fully warrant title to Grantors' interest in the Property that is being conveyed hereunder and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but against none other.

This conveyance is subject to taxes and assessments for the year 2018 and thereafter, zoning and other governmental regulations, and all conditions, restrictions, limitations, easements and matters of record, if any, but this provision shall not operate to reimpose same.

The property conveyed hereby is **not** the homestead of the Grantors as determined under the laws of the State of Florida.

IN WITNESS WHEREOF, the Grantors have hereunto set the Grantors' hands and seals the day and year first above written.

*Signed, sealed and delivered
in the presence of the following
witnesses as to both Grantors:*

Josephine Hopkins
Name: Josephine Hopkins

Dennis Blackburn
Name: Dennis Blackburn

Christopher Stephen Moale
PLANNING & DEVELOPMENT
CHRISTOPHER STEPHEN MOALE

Bonnie J. Moale
BONNIE J. MOALE

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of October, 2018, by CHRISTOPHER STEPHEN MOALE and BONNIE J. MOALE, each of whom are either [] personally known to me or [x] has produced FLORIDA DRIVER'S LICENSE (type of identification) as identification.



Dennis Blackburn
Name: Dennis L. Blackburn
NOTARY PUBLIC
State and County Aforesaid
Commission No. _____
My Commission Expires: _____

NOTE: This conveyance is a gratuitous transfer of real property without consideration. Accordingly, no documentary stamp taxes are due on transfer.

RECEIVED
28-100006
JAN 11 2022

PLANNING & DEVELOPMENT

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L18000224784
FILED 8:00 AM
September 21, 2018
Sec. Of State
cmwood

Article I

The name of the Limited Liability Company is:

OGM HOMES, LLC

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22-100006
JAN 11 2022

Article II

The street address of the principal office of the Limited Liability Company is:

14079 CARSON COURT
JACKSONVILLE, FL. US 32224

The mailing address of the Limited Liability Company is:

14079 CARSON COURT
JACKSONVILLE, FL. US 32224

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22-100166
AUG 27 2020

Article III

The name and Florida street address of the registered agent is:

BLACKBURN & COMPANY, LC
5150 BELFORT RD. SOUTH
BUILDING 500
JACKSONVILLE, FL. 32256

PLANNING & DEVELOPMENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DENNIS L. BLACKBURN

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
CHRISTOPHER S MOALE
14079 CARSON COURT
JACKSONVILLE, FL. 32224 US

L18000224784
FILED 8:00 AM
September 21, 2018
Sec. Of State
cmwood

Signature of member or an authorized representative

Electronic Signature: DENNIS L. BLACKBURN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

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22-100006
JAN 11 2022

PLANNING & DEVELOPMENT

~~RECEIVED
20-100166
AUG 27 2020
PLANNING & DEVELOPMENT~~

CERTIFIED MAIL RETURN - RECEIPT REQUESTED

CM# 7017 3040 0000 2086 2013

(REF)

October 23, 2020

Christopher S. Moale
14079 Carson Court
Jacksonville, FL 32224

RECEIVED
22-100006
JAN 11 2022

RE: **DEVELOPMENT ORDER**
BOA#20-100166
435 10th Place South
Lot 19, Block 5, *Oceanside Park*

PLANNING & DEVELOPMENT

Dear Mr. Moale,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 20, 2020, in the City Council Chambers located 11 3rd Street North, Jacksonville Beach, Florida, to consider the above application(s) for a variance from the requirements of the Land Development Code.

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

- 34-337(e)(1)e, for 45.3% lot coverage in lieu of 35% maximum and
- 34-373(a)(1), for a one-car garage space (off-street parking) 15 feet deep in lieu of 17 feet deep required

To allow for a detached garage addition to an existing single-family dwelling.

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

The Board **Approved** the application(s) for a variance.

This development order does not constitute final approval to commence the development proposed in the referenced application(s). The applicant shall comply with all other applicable requirements of the Land Development Code, including any additional review requirements, and shall apply for and obtain all necessary permits before initiating development.

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

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



CONTINUED ON PAGE 2



DEPARTMENT OF PLANNING & DEVELOPMENT

Reference

Sincerely,

George D. Knight, CBO
Building Official

RECEIVED
22-100006
JAN 11 2022

PLANNING & DEVELOPMENT

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



DISCLAIMER

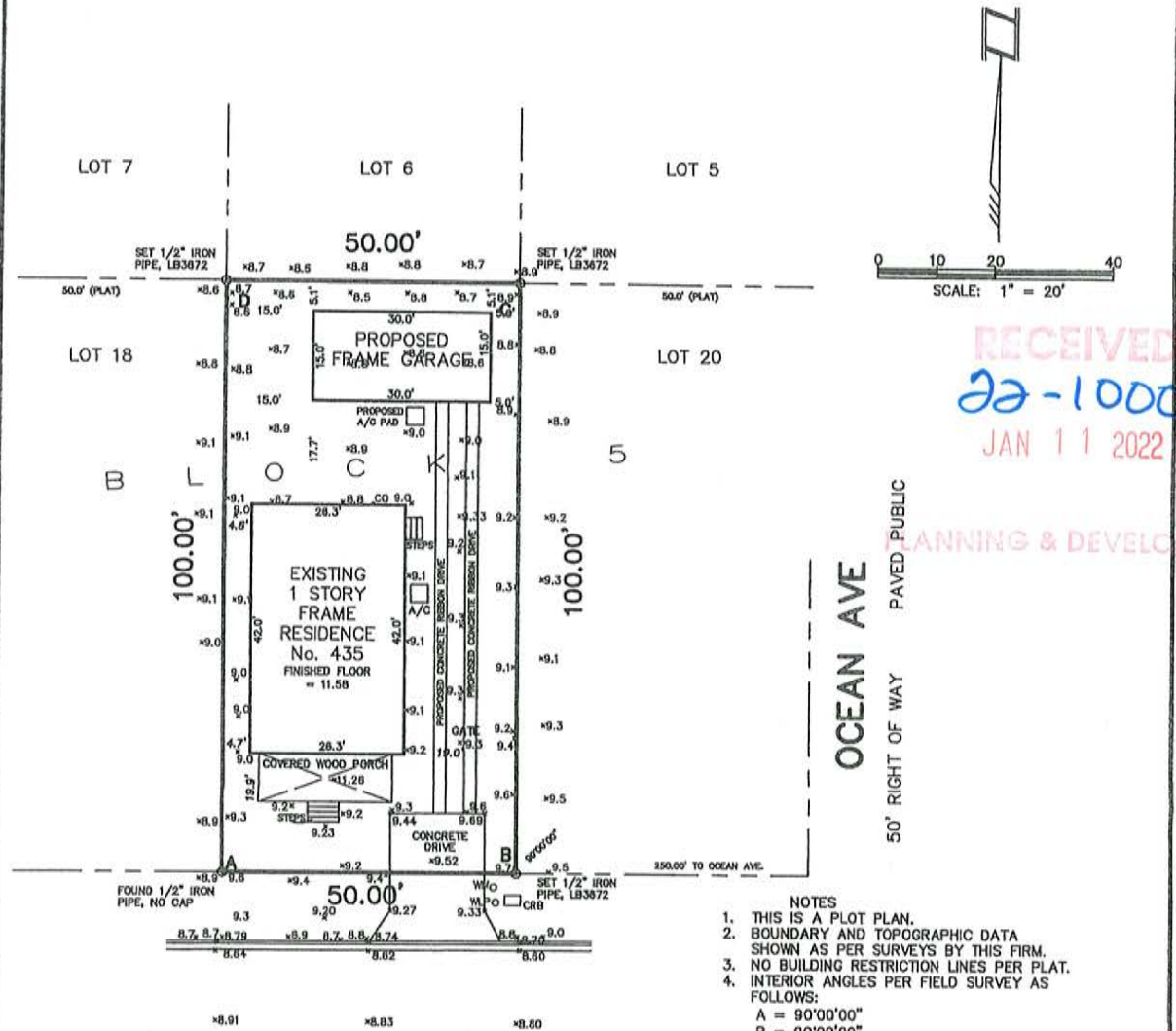
As provided by subsection 166.033(6), Florida Statutes, issuance of a variance by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit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

BOA#20-100166

ORIGINAL PROPOSED

PLOT PLAN OF

LOT 19, BLOCK 5, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED
22-100006
JAN 11 2022
PLANNING & DEVELOPMENT

10TH PLACE SOUTH
FORMERLY PURSEL STREET
50' RIGHT OF WAY PAVED PUBLIC

BENCH MARK: SET MAGNAIL IN
PAVEMENT.
ELEVATION = 8.52 N.A.V.D. 1988

- NOTES
- THIS IS A PLOT PLAN.
 - BOUNDARY AND TOPOGRAPHIC DATA SHOWN AS PER SURVEYS BY THIS FIRM.
 - NO BUILDING RESTRICTION LINES PER PLAT.
 - INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 90°00'00"
B = 90°00'00"
C = 90°00'00"
D = 90°00'00"
 - NORTH PROTRACTED FROM PLAT.
 - BENCH MARK USED IS NGS MONUMENT "X 323". ELEVATION = 8.87 N.A.V.D. 1988. SET SITE BENCH MARK AS SHOWN HEREON.

IMPERVIOUS CALCULATIONS:

LOT AREA = 5,000 S.F.

EXISTING:
HOUSE AREA = 1,105 S.F.
WOOD PORCH = 185 S.F.
EXISTING CONCRETE = 237 S.F.
TOTAL EXISTING = 1,527 S.F.

PROPOSED:
GARAGE AREA = 450 S.F.
PROPOSED CONCRETE = 288 S.F.
TOTAL PROPOSED = 738 S.F.

TOTAL IMPERVIOUS = 2,265 S.F.
= 45.3%

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

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

THIS PLOT PLAN WAS MADE FOR THE BENEFIT OF OGM HOMES LLC.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS NO. LB 38720

CHECKED BY:
DRAWN BY: SWC
FILE: 2020-0733PP

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

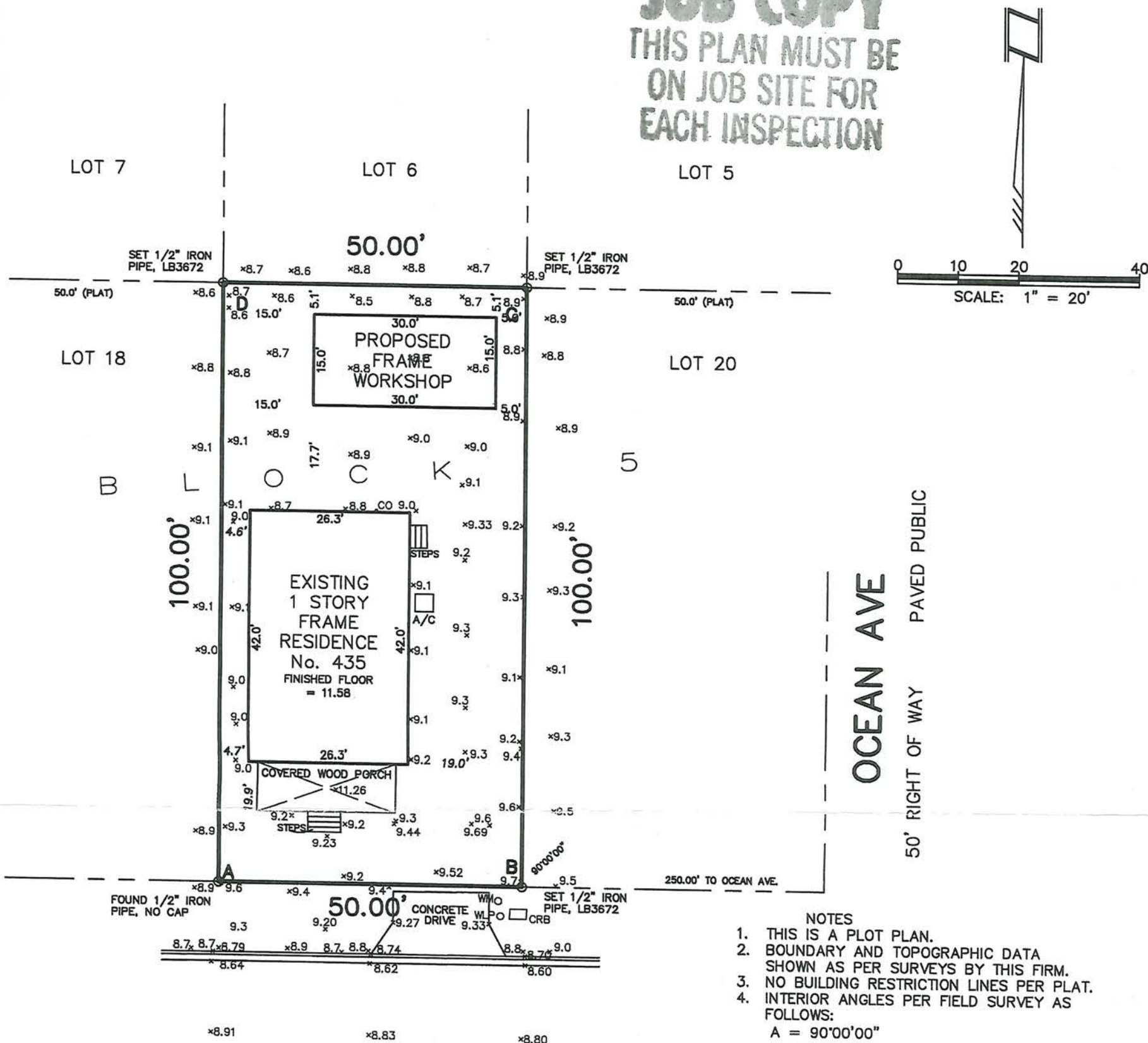
DATE: JUL 11 2020
SHEET 1 OF 1

APPROVED JOB COPY

PLOT PLAN OF

LOT 19, BLOCK 5, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB COPY
THIS PLAN MUST BE
ON JOB SITE FOR
EACH INSPECTION



10TH PLACE SOUTH

FORMERLY PURSEL STREET
50' RIGHT OF WAY PAVED PUBLIC

BENCH MARK: SET MAGNAIL IN
PAVEMENT.
ELEVATION = 8.52 N.A.V.D. 1988

LEGEND:

CRB □ DENOTES CABLE RISER BOX
WLP ○ DENOTES WOOD LIGHT POLE
WM ○ DENOTES WATER METER
CO ○ DENOTES CLEAN OUT
S.F. DENOTES SQUARE FEET

APPLICATION # 201959
RESUBMITTAL # 2
PERMIT ISSUED ☐ LOT AREA = 5,000 S.F.
REVISION #

EXISTING:
HOUSE AREA = 1,105 S.F.
WOOD PORCH = 185 S.F.
EXISTING CONCRETE = 38 S.F.
TOTAL EXISTING = 1,328 S.F.

PROPOSED:
GARAGE AREA = 450 S.F.
TOTAL PROPOSED = 450 S.F.

TOTAL IMPERVIOUS = 1,778 S.F.
= PL 35.6%

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

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

THIS PLOT PLAN WAS MADE FOR THE BENEFIT OF
OGM HOMES LLC.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: SWC
FILE: 2020-0733-3PP

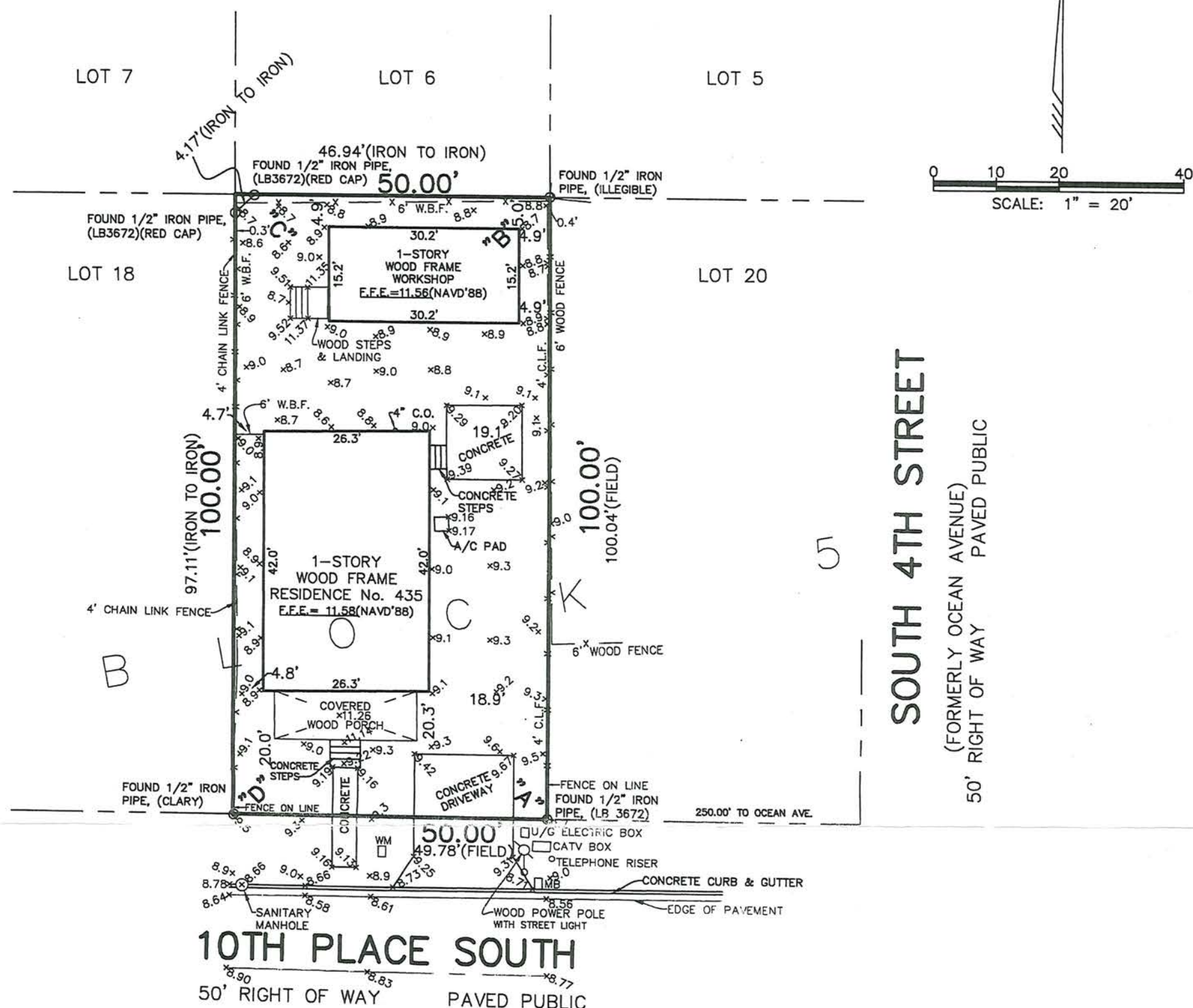
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: NOVEMBER 30, 2020
SHEET 1 OF 1

EXISTING.

MAP SHOWING SURVEY OF

LOT 19, BLOCK 5, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
- NORTH PROTRACTED FROM PLAT.
- NO BUILDING RESTRICTION LINES, AS PER PLAT.
- INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
 $\angle A = 90^{\circ}04'40''$
 $\angle B = 89^{\circ}50'52''$
 $\angle C = 90^{\circ}02'18''$
 $\angle D = 90^{\circ}02'10''$
- SITE BENCHMARK IS A FOUND MAG NAIL NEAR THE SOUTH EDGE OF PAVEMENT ACROSS FROM 435 SOUTH 10TH PLACE, AS SHOWN HEREON.
ELEVATION = 8.52 (NAVD 1988).
- BENCHMARK USED IS NGS MONUMENT "X 323".
ELEVATION = 6.87 N.A.V.D. 1988.
- C.O. DENOTES CLEAN-OUT.
- MB DENOTES MAILBOX.
- CATV DENOTES CABLE TELEVISION.
- WM DENOTES WATER METER.
- W.B.F. DENOTES WOOD BOARD FENCE.
- C.L.F. DENOTES CHAIN LINK FENCE.
- F.F.E. DENOTES FINISHED FLOOR ELEVATION.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

BENCHMARK:
FOUND MAG NAIL NEAR
EDGE OF PAVEMENT
ELEVATION=8.52 (NAVD 1988)

IMPERVIOUS AREA: (S.F. DENOTES SQUARE FEET)

LOT AREA (AS PLATTED):	= 5,000 S.F.
HOUSE	= 1,105 S.F.
COVERED PORCH	= 178 S.F.
DETACHED WORKSHOP	= 459 S.F.
CONCRETE PATIO STEPS	= 10 S.F.
CONCRETE PATIO	= 142 S.F.
WOOD STEPS/LANDING	= 30 S.F.
CONCRETE DRIVE	= 160 S.F.
CONCRETE WALK	= 31 S.F.
CONCRETE STEPS(FRONT)	= 22 S.F.
A/C PAD	= 5 S.F.

TOTAL IMPERVIOUS AREA = 2,142 S.F.
= 42.8%

THIS SURVEY IS CERTIFIED TO:
OGM HOMES, LLC.

PLANNING & DEVELOPMENT

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

CHECKED BY: _____
DRAWN BY: ADT
FILE: 2021-1451

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

DATE: OCTOBER 20, 2021
SHEET 1 OF 1



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

BOA#22-100007

Zoning: PUD – Ocean Cay
RE: 180949-1250
Legal: Lot 43, Ocean Cay Unit 1
Address: 664 Bonaire Circle

Request

Ordinance 2002-7843 Ocean Cay PUD for lot coverage of 50% in lieu of 45% maximum to allow for construction of a new addition to an existing single family dwelling

Existing Conditions

The subject property is located in the Ocean Cay PUD. The PUD allows for a maximum lot coverage of 45%. In 2002 the homeowner's association amended the PUD to allow for Variances for lot coverage and rear setbacks to allow for a limited number of accessory uses. Currently the subject property is located in the South Beach / Mixed Use future land use category. The lot is a platted lot, created in 1997.

The subject property is 7,043 square feet in area. The northern property line is 100 feet, the southern property line is 111 feet, the eastern property line is 72 feet and the western property line is roughly 60 feet.

Previous Variances: BOA#190-2002, for lot coverage of 56% in lieu of 45% and for rear yard setback of 5 feet in lieu of 15 feet.

Staff Analysis

The 2002 PUD amendment allows for variances specifically for rear yard setbacks and lot coverage solely for the purpose of the construction of swimming pool patio and unenclosed deck accessory structures. As the proposed addition is an unenclosed deck, it appears to meet the limited criteria in the PUD.

The 2002 amendment provides no requirements for determination of a variance. The board should rely on the information provided in the variance along with the specific language in the PUD.



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Minimum Dimensional Standards

- Minimum lot size of 5,500 square feet
- Minimum home size, 1,700 square feet
- Maximum lot coverage of 45%
- Front yard Setback of 20 feet for front line of house OR 15 for houses with a side entry garage
- Total combined side yard setback of 10 feet, minimum of 5 feet on each side.
- Rear yard setback of 15 feet
- 10 foot corner side yard setback.

Review of Criteria

Per PUD Amendment 2002-7843:

F. Notwithstanding Land Development Code Section 34-283, Authorized Variances, variances may be sought from the rear yard setbacks and lot coverage standards specified in Section 1.E of Ordinance 97-7704, Solely for the purposes of the construction of a swimming pool, patio and unenclosed deck accessory structures.

Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **APPROVAL of BOA#22-100007**

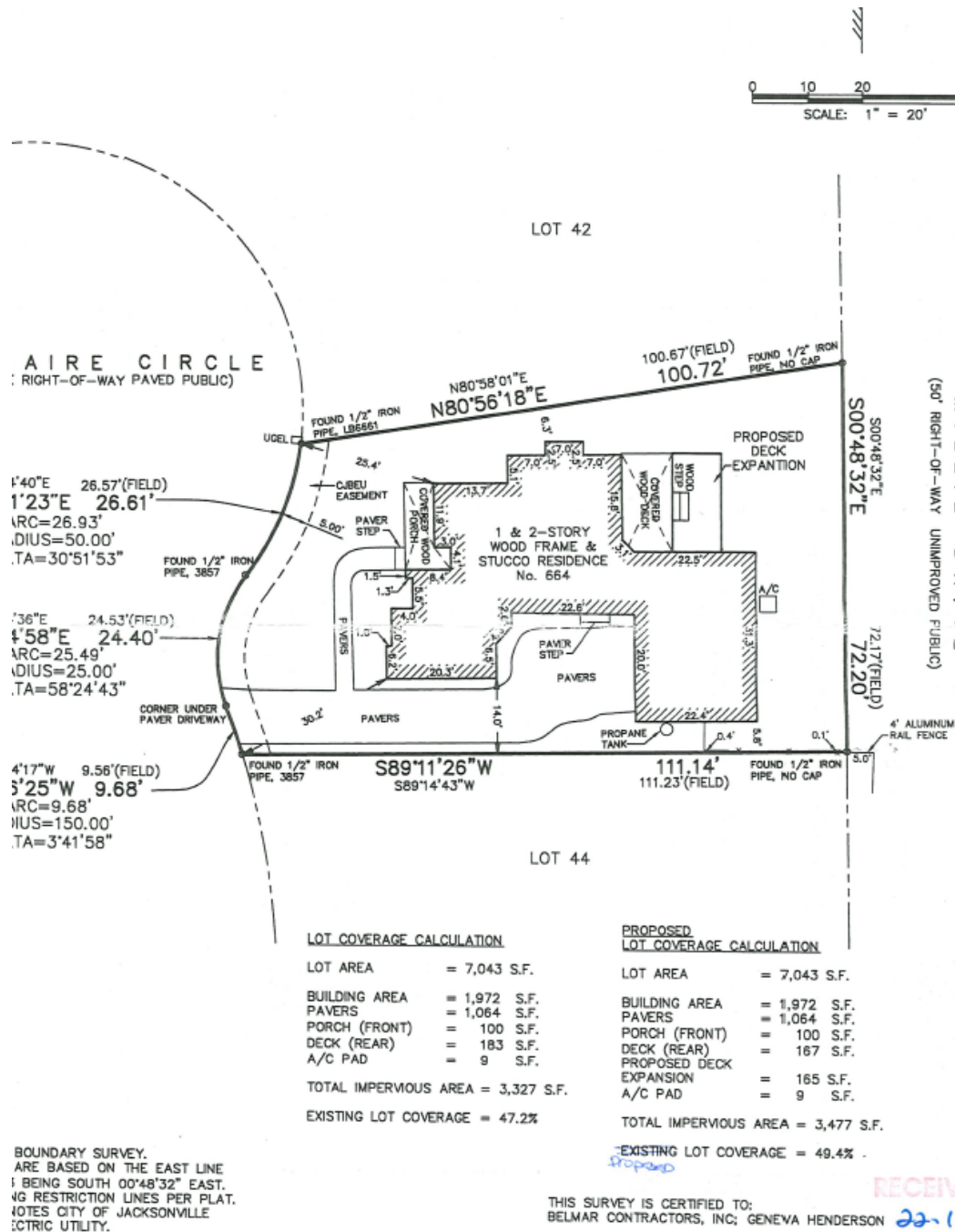
Location Map (property boundaries are reprehensive only)





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

Existing Survey



PROPOSED

0 10 20 40
SCALE: 1" = 20'

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22-100007
JAN 13 2022

PLANNING & DEVELOPMENT

LOT 42

MILLIE DRIVE
(50' RIGHT-OF-WAY UNIMPROVED PUBLIC)

CIRCLE D (PUBLIC)

N80°56'18"E
100.67'(FIELD)
100.72'

FOUND 1/2" IRON PIPE, NO CAP

S00°48'32"E
12'0"

72.17'(FIELD)
72.20'

4" ALUMINUM RAIL FENCE

1 & 2-STORY WOOD FRAME & STUCCO RESIDENCE No. 864

PAVER STEP

PAVERS

PROPANE TANK

A/C PAD

FOUND 1/2" IRON PIPE, LB6661

CUBED EASEMENT

COVERED WOOD PORCH

FOUND 1/2" IRON PIPE, 3857

ER UNDER R DRIVEWAY

S89°11'26"W
S89°14'43"W

111.14'
111.23'(FIELD)

FOUND 1/2" IRON PIPE, NO CAP

LOT 44

LOT COVERAGE CALCULATION

ITEM	AREA
BUILDING AREA	= 1,972 S.F.
PAVERS	= 1,064 S.F.
PORCH (FRONT)	= 100 S.F.
DECK (REAR)	= 183 S.F.
A/C PAD	= 9 S.F.
TOTAL IMPERVIOUS AREA	= 3,327 S.F.
EXISTING LOT COVERAGE	= 47.2%

PROPOSED LOT COVERAGE CALCULATION

ITEM	AREA
BUILDING AREA	= 1,972 S.F.
PAVERS	= 1,064 S.F.
PORCH (FRONT)	= 100 S.F.
DECK (REAR)	= 187 S.F.
PROPOSED DECK EXPANSION	= 165 S.F.
A/C PAD	= 9 S.F.
TOTAL IMPERVIOUS AREA	= 3,477 S.F.
EXISTING LOT COVERAGE	= 49.4%

-EXISTING LOT COVERAGE = 49.4%
Proposed

THIS SURVEY IS CERTIFIED TO:



APPLICATION FOR VARIANCE

BOA No. 22-100007

HEARING DATE 3-1-22

4:04

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

JAN 13 2022

APPLICANT INFORMATION

Applicant Name: Geneva Henderson **Telephone:** (904) 716-6396
Mailing Address: 664 Bonaire Circle **E-Mail:** geneva.henderson@latpurser.com
Jacksonville Beach, FL 32250

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

Landowner Name: Geneva P Henderson Living Trust **Telephone:** (904) 716-6396
Mailing Address: 664 Bonaire Circle **E-Mail:** geneva.henderson@latpurser.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: 664 Bonaire Circle/180949-1250
 Legal description of property (Attach copy of deed): 51-65 09-35-29E 16 /Ocean Cay Unit one/lot 43
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
lot coverage to build an addition to existing porch

AFFIDAVIT

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

[Signature]
 APPLICANT SIGNATURE

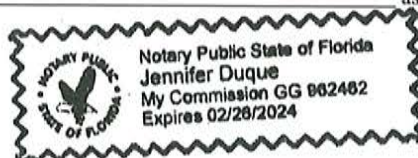
Geneva Henderson
 PRINT APPLICANT NAME

1-13-22
 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 January, 2022, by Geneva Henderson, who is personally known to me or produced _____ as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Jennifer Duque
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: PUD

FLOOD ZONE: X/X-shaded

CODE SECTION (s):
 Ordinance 2002-7843 Ocean Cay PUD for lot coverage of 50% in lieu of 45% maximum to allow for construction of a new addition to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100007

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.

JAN 13 2022

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	sub standard lot narrow frontage w/ extra land n. lake not included in my ownership -
Special circumstances and conditions do not result from the actions of the applicant.	yes	substandard lot - irregular shaped LOT
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	substandard lot this is not a special privilege. JUST WANTING to enhance our OUTDOOR living
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	substandard lot This is very typical of ocean city home improvements already granted
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	substandard lot small increase of 2% lot coverage
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	substandard lot will keep grandchildren protected from the lake

THIS DOCUMENT IS BEING PREPARED WITHOUT BENEFIT
OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:
Alice Cline Morris, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

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22-100007
JAN 13 2022

PLANNING & DEVELOPMENT

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18th day of August, 2017, between GENEVA P. HENDERSON, unmarried, whose address is 664 Bonaire Circle, Jacksonville Beach, Florida 32250, party of the first part, and GENEVA P. HENDERSON, as Trustee of The Geneva P. Henderson Living Trust, a revocable living trust, whose address is 664 Bonaire Circle, Jacksonville Beach, Florida 32250, party of the second part.

WITNESSETH:

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

Lot 43, Ocean Cay Unit One, according to the plat thereof, as recorded in Plat Book 51, Pages 65, 65A through 65E, inclusive, of the Public Records of Duval County, Florida.

Real Estate Assessment No.: 180949-1250

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2016; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

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

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

The written acceptance by a successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a

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

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22-100007
JAN 13 2022

PLANNING & DEVELOPMENT

certified copy of a death certificate. Evidence of disability shall consist of a licensed physician's written statement establishing that the Trustee is unable to properly care for herself or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

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

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

Signed and Sealed in Our
Presence:

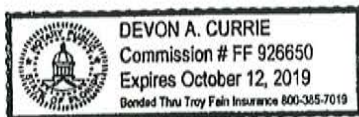
Sign: Devon Currie
Print Name: Devon Currie

Geneva P. Henderson
GENEVA P. HENDERSON

Sign: Aly Wyatt
Print Name: Aly Wyatt

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 18th day of August, 2017, by GENEVA P. HENDERSON, who is personally known to me or who has produced a current FL [State] driver's license as identification.



Devon Currie
Name: Devon Currie
NOTARY PUBLIC, State of Florida
Commission Number: _____

PREVIOUS BOA REFERENCE



December 26, 2002

Todd Gilliom
664 Bonaire Circle
Jacksonville Bch FL 32250

RECEIVED
22-100007
JAN 13 2022

RE: Case Number BOA 190-2002
Location: 664 Bonaire Circle
Public Hearing: Tuesday, January 7, 2003

PLANNING & DEVELOPMENT

Dear Mr. Gilliom:

The City of Jacksonville Beach has received your application for a variance from the requirements of Section 34-348 of the Land Development Code. As indicated in the application, the variance requested is for a rear yard of 5 feet in lieu of 15 feet and for 56% lot coverage in lieu of 45% maximum, to allow for improvements to a single family dwelling. Your variance statement is enclosed.

The Board of Adjustment for the City of Jacksonville Beach will meet and hold a public hearing at 7:00 p.m. in the *Council Chambers, 11 North 3rd Street*, Jacksonville Beach, to consider this variance application.

It is mandatory for you, or an authorized representative, to attend this meeting. If you are not present, the request will either be carried over to the next regularly scheduled meeting of the Board or the request may be denied.

If you have any questions, please contact our office at (904) 247-6235.

Sincerely,

A handwritten signature in cursive script that reads 'Elaine Baker'.

Elaine Baker, Sr. Planning Secretary
Planning & Development Dept.

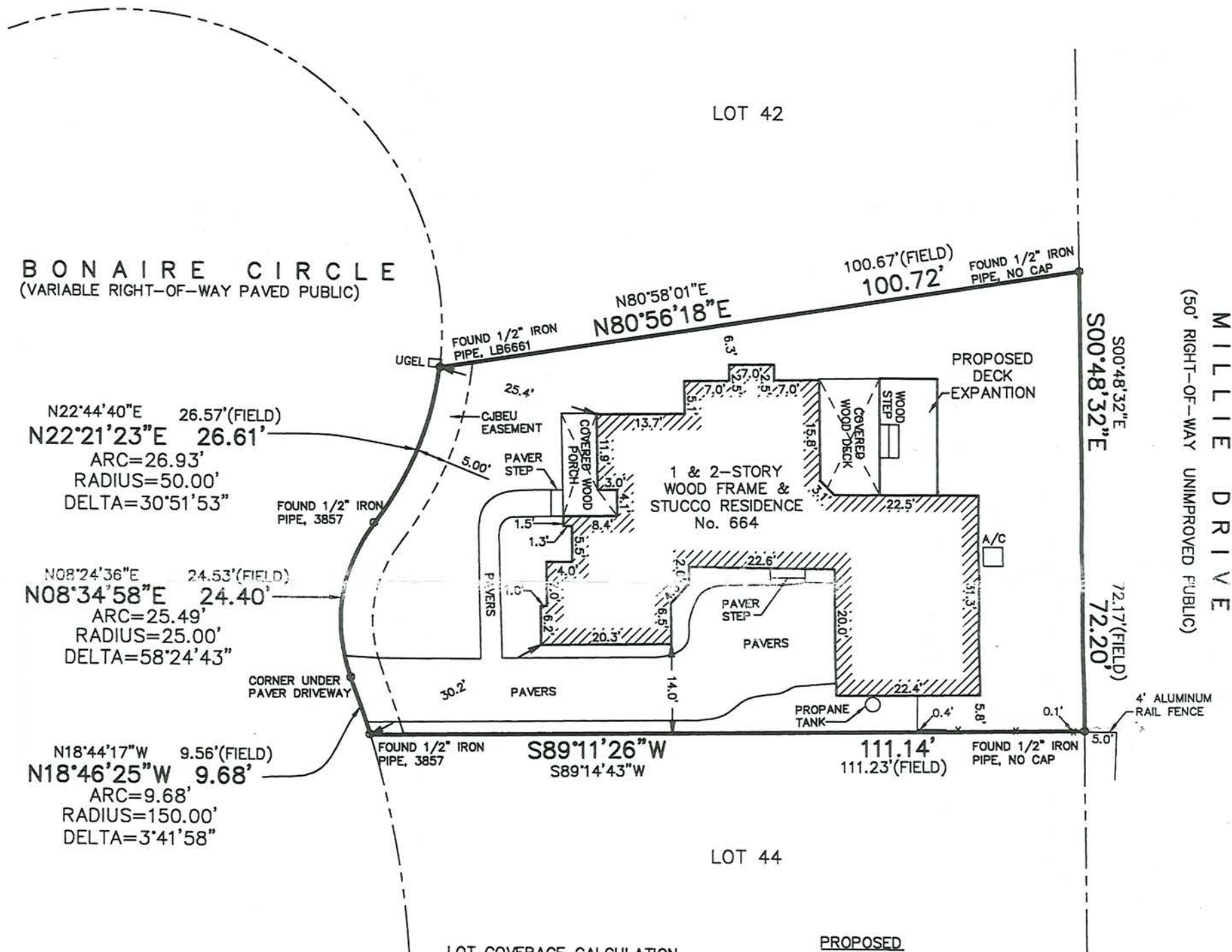
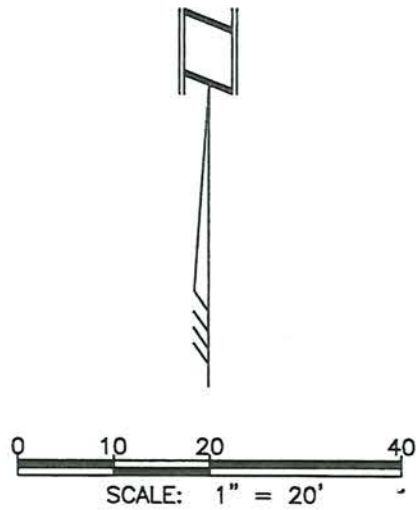
Enc.

ELECTRIC

EXISTING

MAP SHOWING SURVEY OF

LOT 43, OCEAN CAY UNIT ONE, AS RECORDED IN PLAT BOOK 51,
PAGES 65, 65A THROUGH 65E, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



LOT COVERAGE CALCULATION

LOT AREA	=	7,043 S.F.
BUILDING AREA	=	1,972 S.F.
PAVERS	=	1,064 S.F.
PORCH (FRONT)	=	100 S.F.
DECK (REAR)	=	183 S.F.
A/C PAD	=	9 S.F.
TOTAL IMPERVIOUS AREA = 3,327 S.F.		
EXISTING LOT COVERAGE = 47.2%		

PROPOSED LOT COVERAGE CALCULATION

LOT AREA	=	7,043 S.F.
BUILDING AREA	=	1,972 S.F.
PAVERS	=	1,064 S.F.
PORCH (FRONT)	=	100 S.F.
DECK (REAR)	=	167 S.F.
PROPOSED DECK EXPANSION	=	165 S.F.
A/C PAD	=	9 S.F.
TOTAL IMPERVIOUS AREA = 3,477 S.F.		
EXISTING LOT COVERAGE = 49.4%		

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS ARE BASED ON THE EAST LINE OF LOT 43 BEING SOUTH 00°48'32" EAST.
 3. NO BUILDING RESTRICTION LINES PER PLAT.
 4. CJBEU DENOTES CITY OF JACKSONVILLE BEACH ELECTRIC UTILITY.
 5. UGEL DENOTES UNDERGROUND ELECTRIC BOX.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

THIS SURVEY IS CERTIFIED TO:
BELMAR CONTRACTORS, INC; GENEVA HENDERSON

RECEIVED
22-100007
JAN 13 2022

PLANNING & DEVELOPMENT

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

CHECKED BY: _____
DRAWN BY: KJC-P
FILE: 2021-1082

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

DATE: AUGUST 6, 2021
SHEET 1 OF 1



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

BOA#22-100008

Zoning: RS-2
RE: 179601-0000
Legal: Lot 7, Block 6, Hannah Terrace Replat.
Address: 15 Millie Drive

Request

Section(s): 34-337(e)(1)c.2, for a corner side-yard setback of 5 feet in lieu of 18 feet minimum; 34-337(e)(1)e, for lot coverage of 37% in lieu of 35% maximum; and 34-373(f) for use of turf block pavers in lieu of a required paved driveway to allow for construction of a new two-car garage addition to an existing single-family dwelling

Existing Conditions

The subject property is an existing nonconforming lot of records (circa 1960) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-2. The property is currently occupied by an older single family home, constructed in 1972. The lot is currently 9901 square feet in area. The lot is 70 feet in width and 90 feet in depth. The lot is also a corner lot, creating a corner side yard of 18 feet. The home currently has a single car garage and driveway facing Millie Drive, with corner side yard frontage on 7th Street south.

Previous Variances: No previous variances found. No existing code cases.

Staff Analysis

The subject property is currently nonconforming in width, being only 70 feet in width as opposed to the required 75 per the RS-2 dimensional standards. The lot does exceed the lot area minimums. The subject house has been previously renovated in such a manner that the interior does not conform to traditional layout design. The applicant is requesting to build a detached two car garage, but upon consultation with staff has been advised the garage will need to be attached based on the inability to site a detached accessory structure in the corner side yard. The project was advertised and noticed as an addition, and the applicant has agreed to attach the garage with a breezeway or other form of connection to be determined at the time of permitting. The examples submitted by the applicant are of homes with attached garages.



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

Minimum Dimensional Standards

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty (20) feet.
 - Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear Yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- 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 lot is a nonconforming lot of record in the RS-2 zoning district in width but not 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. The applicant purchased the property in its current configuration and did not create the nature of the nonconformity.



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

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 finds that the proposed variance will not confer special privileges. There are examples of similar additions in the surrounding zoning district and neighborhood. Additionally there are examples of setback encroachments in the immediate area.

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. Though the lot is substandard in width, it technically has a single car garage and driveway. The practical limitations of the property the applicant has nowhere else they can add an addition.

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 not find that the requested variances are the minimum variance needed to accommodate the proposed new home. The proposed variance is the minimum needed to accomplish 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. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.



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

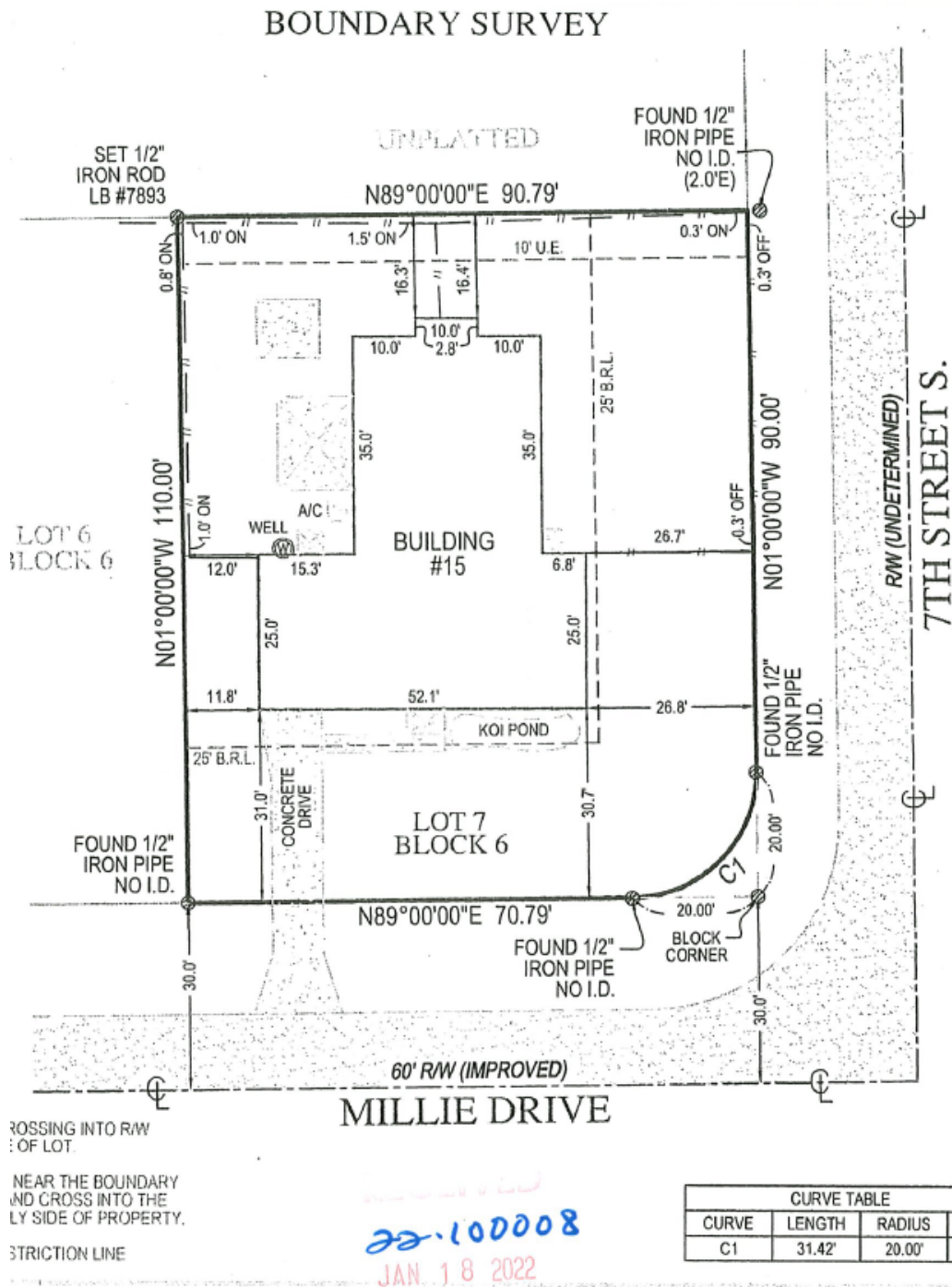
Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **APPROVAL of BOA#22-100008**

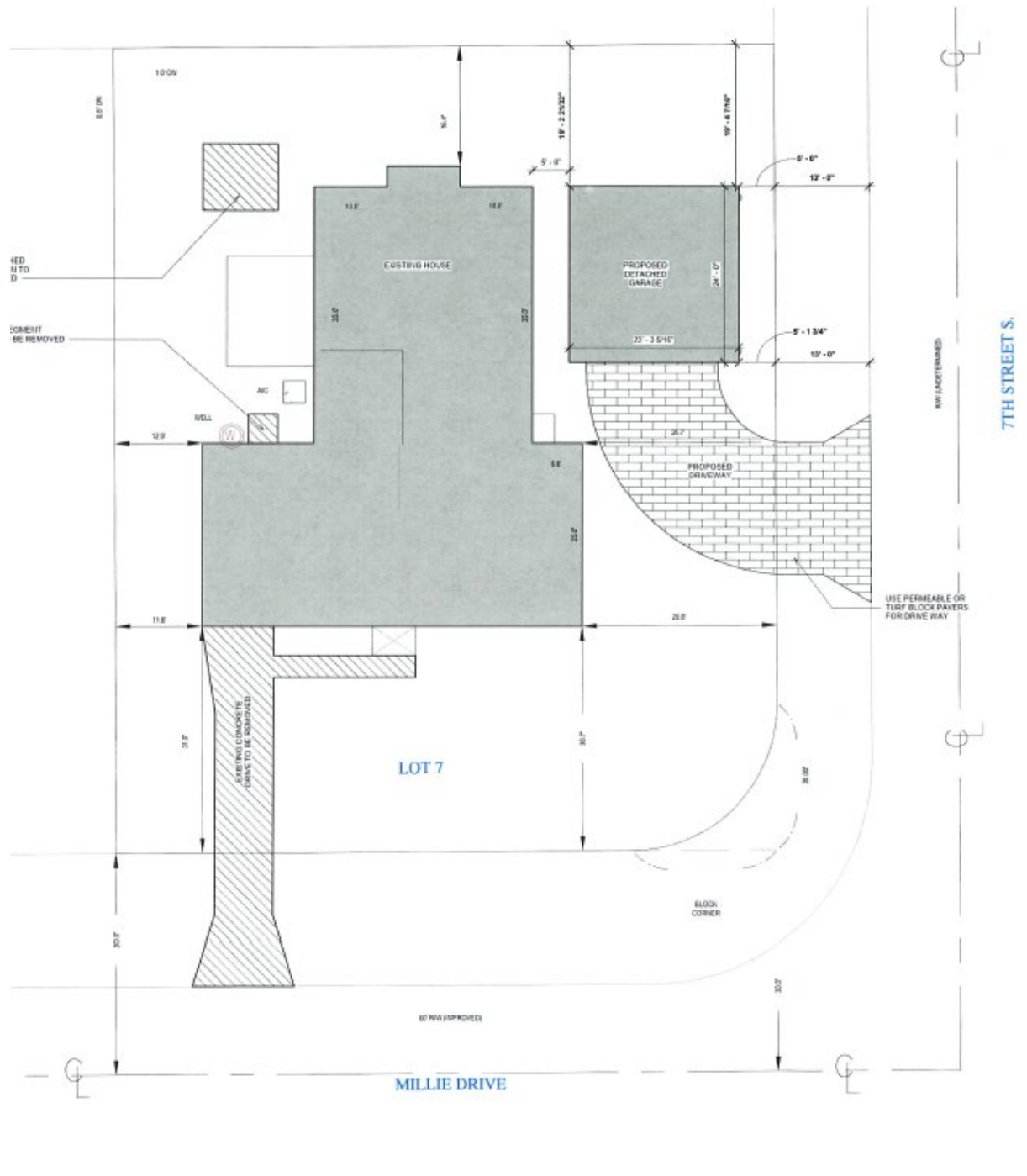
Location Map (property boundaries are reprehensive only)



Existing Survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100008

HEARING DATE 3.1.22

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.

JAN 18 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Brent & Jen Starzacher Telephone: (904) 874-4266
 Mailing Address: 15 Millie Dr., Jacksonville Beach, FL, 32250 E-Mail: brent@starzacher.com

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

Landowner Name: Brent Starzacher Telephone: _____
 Mailing Address: 15 Millie Dr., Jacksonville Beach, FL, 32250 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: 15 Millie Dr., Jacksonville Beach, FL, 32250, RE#179601-0000

Legal description of property (Attach copy of deed): Please see enclosed

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).

Request variance to build a detached two-car garage (options enclosed), which due to the unique, narrow corner lot, the garage would be built passing the 25' restriction line. However, the build would still remain at least 5' from any property line and well within the property.

AFFIDAVIT

I, Brent Starzacher, 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

Brent Starzacher

PRINT APPLICANT NAME

DATE

01/17/2022

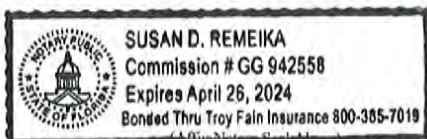
STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of January, 20 22, by Brent Starzacher, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

Susan Remeika

PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION:

RS-2

FLOOD ZONE: X/X-shaded

CODE SECTION (s):

34-337(e)(1)c.2, for a corner side-yard setback of 5 feet in lieu of 18 feet minimum; 34-337(e)(1)e, for lot coverage of 37% in lieu of 35% maximum; and 34-373(f) for use of turf block pavers in lieu of a required paved driveway to allow for construction of a new two-car garage addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100008

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	Please see enclosed sheet for circumstances/explanation.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Please see enclosed sheet for circumstances/explanation.
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	Please see enclosed sheet for circumstances/explanation.
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	Please see enclosed sheet for circumstances/explanation.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Please see enclosed sheet for circumstances/explanation.
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	Please see enclosed sheet for circumstances/explanation.

22-100008

JAN 18 2022

15 Millie Drive, Jacksonville Beach, 32250

Thank you very much for giving us the opportunity to present our request for a variance on our newly purchased home on Millie Drive.

1. At less than 66 feet, the lot is quite narrow as is. The minimum lot width at the building line is narrower than other properties in the area and as compared to the minimum (and standard) of 75' (per RS-2 zoning). We have an irregular corner lot and wish to improve the functionality and efficiency of the lot.
2. We purchased the home in August 2021 as a two bedroom, one and half bath with approximately 2100 square feet. In reality, the second "bedroom" is very small and does not have a closet, so cannot serve properly as a bedroom. The current home layout is very dysfunctional and the structure sits on the property as it was built. Our goal is to make the home very functional while complying with the requirement to have a garage.
3. Other homes in the zoning district enjoy 2-car garages, some as detached garages. Please see enclosed neighboring homes and structures where the garages have been used for living space. Other land parcels also have structures closer to the street than the current restriction line of 25 feet. Our design enables us to better utilize the house, making it much more functional and efficient, all the while maintaining the requisite garage and a new garage will accommodate current family-size cars.
4. Other property owners have garages behind their homes, but our property, being a corner lot, does not allow for a garage in the backyard. All around us, many homeowners have converted their garages to living space. Our current structure can be converted to a 4BR/2.5BA house, which improves the flow of the home and enhances the visual layout and use of space on the property.
5. Because of the size of the corner lot and the way the current structure is positioned on the property, the proposed layout is the only way to achieve the desired result (2-car garage with and home with proper bedrooms). This proposal represents minimal infringements on current setbacks and respects the non-permeable surface requirements. We have two proposals for the detached garage.
6. No matter in which direction we try to improve the efficiency of the home and lot (i.e. utilizing existing garage and adding a separate detached garage) we will have minimal infringement on a setback. The new detached structure will not exceed 15 feet in height, the floor space will not exceed 625 sq.ft. and lot coverage remains less than 35%. The larger living area will provide a much better use of space and property efficiency.
7. The addition of a garage will only be for single family use purposes and not for commercial or business purposes. It will be consistent with the character of the area and will improve the look and value of the property and neighboring properties.

Prepared by:
The Law Offices of Rod Schloth
The Law Offices of Rod Schloth, P.A.
2120 Corporate Square Boulevard, Suite 2
Jacksonville Florida 32216
File #: RS21-0708

22-100008
JAN 18

Record and return to:
Brent H. Starzacher
1140 20th Street North
Jacksonville Beach, Florida 32250

General Warranty Deed

Made this August 2, 2021 A.D. By Erica Kasper, an unmarried woman, whose address is: 242 Anthem Ridge Drive, Ponte Vedra, Florida 32081, hereinafter called the grantor, to Brent H. Starzacher, an unmarried man, whose address is: 1140 20th Street North, 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 representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Four Hundred Thirty Six Thousand dollars & no cents, (\$436,000.00) 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 7, Block 6, HANNAH TERRACE REPLAT, according to plat thereof as recorded in Plat Book 30, Page 66, of the Public Records of Duval County, Florida.

Parcel ID Number: 179601-0000

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

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

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

22-100008
JAN 19 2022

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:

[Signature]
Witness Printed Name _____

Margo Marshall
Witness Printed Name Margo Marshall

[Signature] (Seal)
Erica Kasper
Address: 242 Anthem Ridge Drive, Ponte Vedra, Florida 32081

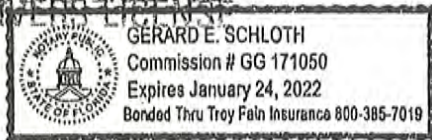
Address

Address

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of August, 2021, by Erica Kasper, an unmarried woman, who is/are personally known to me or who has produced _____ as identification.

~~DRIVERS LICENSE~~
~~DRIVERS LICENSE~~



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

REFERENCE

15 Millie Drive, Jacksonville Beach, Variance Application



The neighbor immediately west of us has a garage converted to living space (11 Millie Drive).



Two neighboring properties on 7th Street, just north of our home, both with detached garages (one under construction) and relatively close to the street and close to the lot lines.

JAN 18 2022 1

22-100008

PLANNING & DEVELOPMENT

REFERENCE

15 Millie Drive, Jacksonville Beach, Variance Application



Two more pictures of the neighboring homes close to the lot lines with detached garages.

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22-100008
JAN 18 2022

REFERENCE

15 Millie Drive, Jacksonville Beach, Variance Application



The garage at a home (6 Millie Drive) just southwest of our home was converted to living space.



The corner property immediately across the street from our home does not have a garage and the west end has an addition. (3 Burling Way)

JAN 18 2022

22-100008

PLANNING & DEVELOPMENT

REFERENCE

15 Millie Drive, Jacksonville Beach, Variance Application



The corner home immediately east of ours has a converted garage. (17 Millie Drive)



The home located at the corner of 7th Street and 16th Ave S. (a block north of our home) was built within close proximity to the street.

22-100008

JAN 18 2022

REFERENCE

15 Millie Drive, Jacksonville Beach, Variance Application

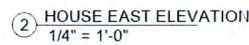
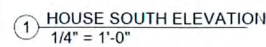


Our neighbors at 21 Millie Drive built a garage in behind their home, which is not an option for us because of our corner lot and how our home is positioned on the property.

From the neighbors with whom we have spoken, we have only received support for our ideas of adding a garage and improving the appearance of our home. They all stated it will only improve the community and increase the value of their properties. Thank you!

RECEIVED
22-100008
JAN 18 2022

PLANNING & DEVELOPMENT

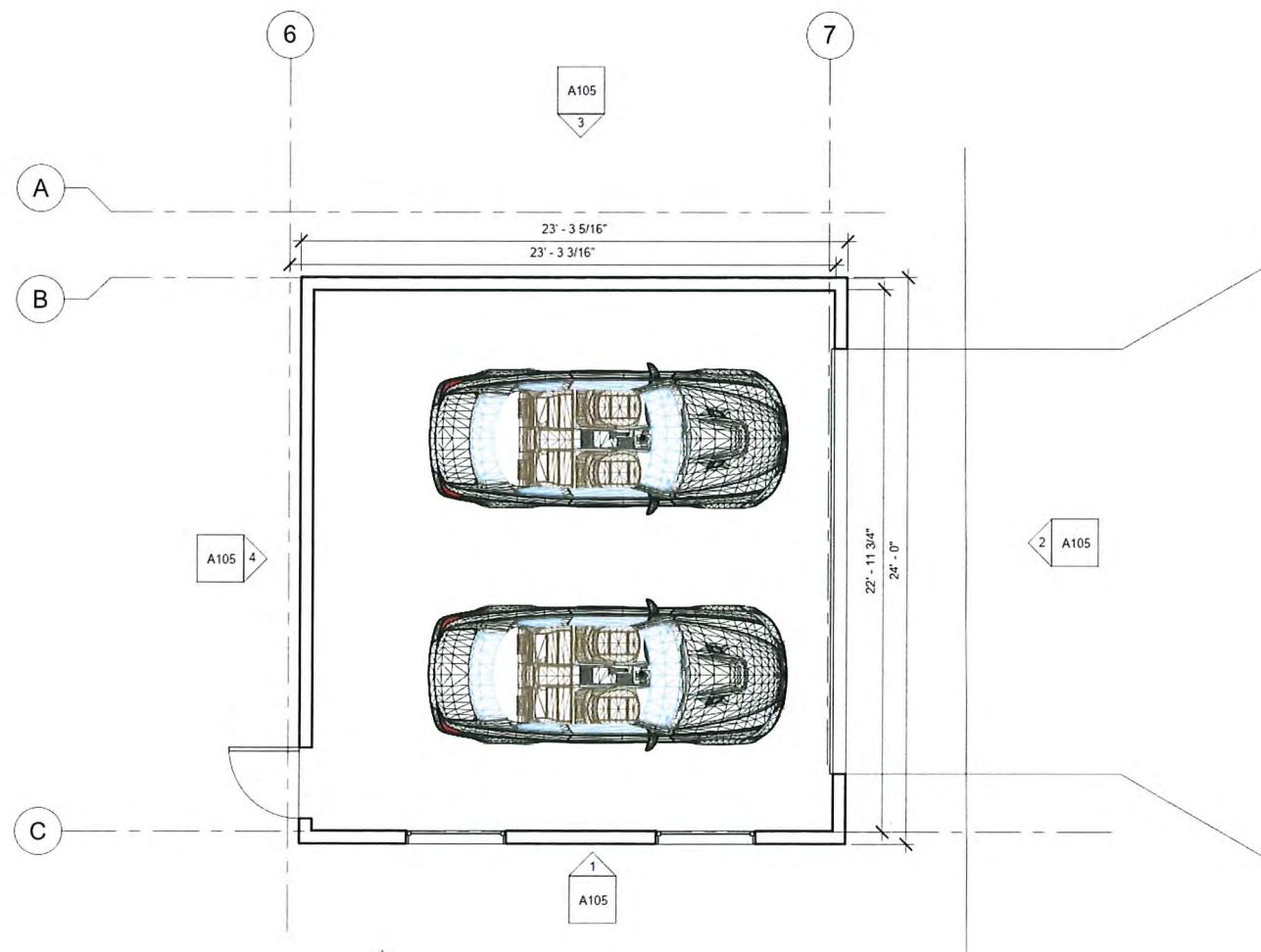
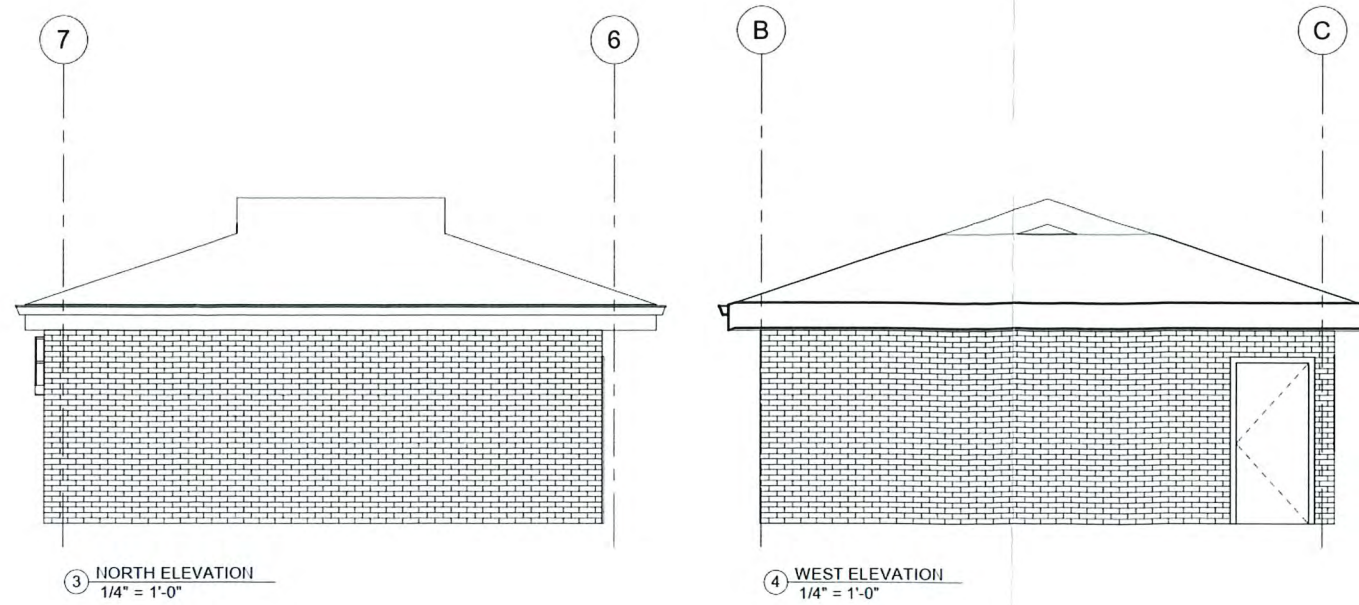
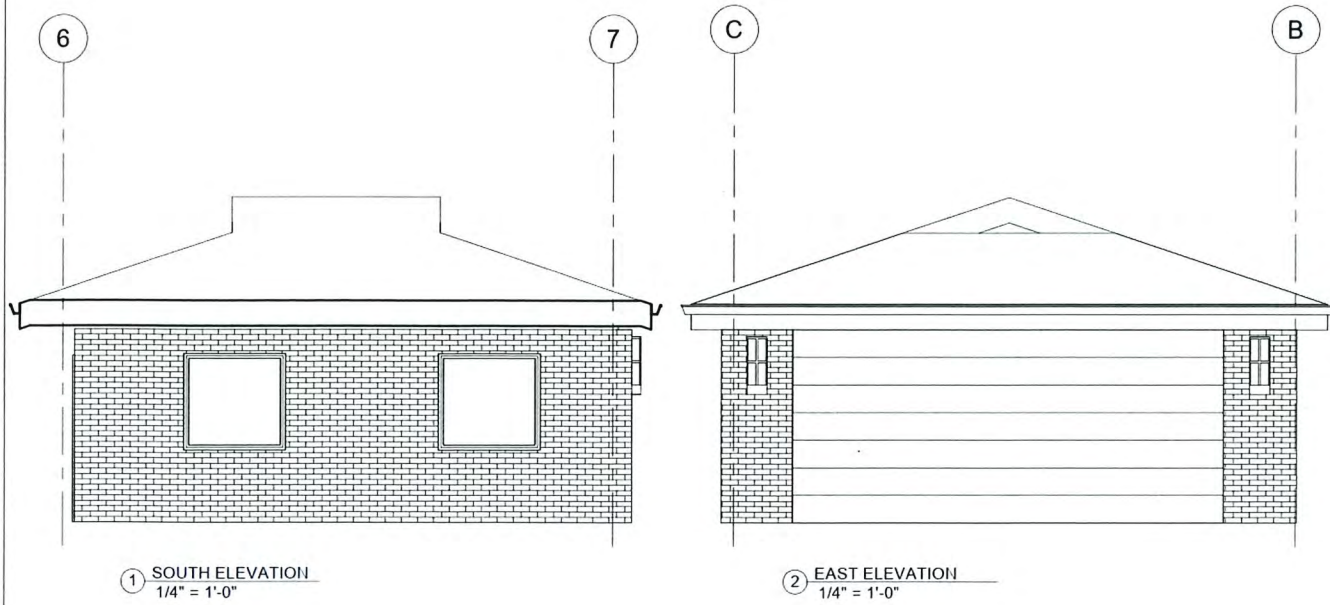


Consultant
Address
Address
Phone
Fax
e-mail

BRENT STARZACHER
15 MILLIE DR
PROPOSED HOUSE
ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A104	
Scale	1/4" = 1'-0"

RECEIVED
22.100 008
JAN 18 2022



5 DETACHED GARAGE PLAN
1/4" = 1'-0"

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
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Consultant
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Phone
Fax
e-mail

[illegible]

BRENT STARZACHER
15 MILLIE DR

PROPOSED GARAGE PLAN & ELEVATIONS

Project number	Project Number
Date	Issue Date

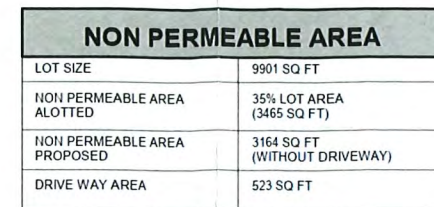
Date	Issue Date
Drawn by	Author
Checked by	Checker

A105

Scale	1/4" = 1'-0"
-------	--------------

JAN 18 2022

80001.2e



7TH STREET S.

Consultant
Address
Address
Phone
Fax
e-mail

BRENT STARZACHER
15 MILLIE DR
GARAGE PROPOSAL
2

A107

Scale	As indicated
-------	--------------

① PROPOSAL
1/8" = 1'-0"

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22-100008-
JAN 18 2022

EXISTING

SCALE
1"=25'

LOT 6
BLOCK 6

SET 1/2"
IRON ROD
LB #7893

UNPLATTED

N89°00'00"E 90.79'

FOUND 1/2"
IRON PIPE
NO I.D.
(2.0'E)

0.8' ON

1.0' ON

1.5' ON

10' U.E.

0.3' ON

0.3' OFF

N01°00'00"W 110.00'

1.0' ON

WELL

A/C

BUILDING
#15

25.0'

15.3'

35.0'

10.0'

2.8'

10.0'

35.0'

25.0'

6.8'

N01°00'00"W 90.00'

0.3' OFF

FOUND 1/2"
IRON PIPE
NO I.D.

25' B.R.L.

CONCRETE
DRIVE

LOT 7
BLOCK 6

52.1'

KOI POND

FOUND 1/2"
IRON PIPE
NO I.D.

N89°00'00"E 70.79'

FOUND 1/2"
IRON PIPE
NO I.D.

20.00'
BLOCK
CORNER

20.00'

C1

60' RW (IMPROVED)

MILLIE DRIVE

R/W (UNDETERMINED)

7TH STREET S.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"

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22-100008
JAN 18 2022

PLANNING & DEVELOPMENT

Architectural floor plan of the first floor of a house. The plan includes a Garage, Master Bedroom, Master Bath, Kitchen, Laundry, Great Room, Living Room, Bathroom, and a Bedroom. Dimensions are provided for various rooms and overall sections. A north arrow is located in the upper left corner. The plan is overlaid with a grid labeled 1 through 6 horizontally and A through E vertically. A title block in the bottom left corner reads: 1 FIRST FLOOR PLAN, 1/4" = 1'-0".

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A101	
Scale	1/4" = 1'-0"

LEGAL DESCRIPTION AND CERTIFICATION

LOT 7, BLOCK 6, HANNAH TERRACE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 66, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Community Number: 120078 Panel: 0419 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 8/2/2021

Certified To:

BRENT H. STARZACHER; THE LAW OFFICE OF ROD SCHLOTH, P.A.

Property Address:

15 MILLIE DRIVE
JACKSONVILLE BEACH, FL 32250

Survey Number: 494947

Client File Number: RS21-0708

22-100008

JAN 18 2022

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES.
- IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET
SURVEYING, LLC
LB #7893

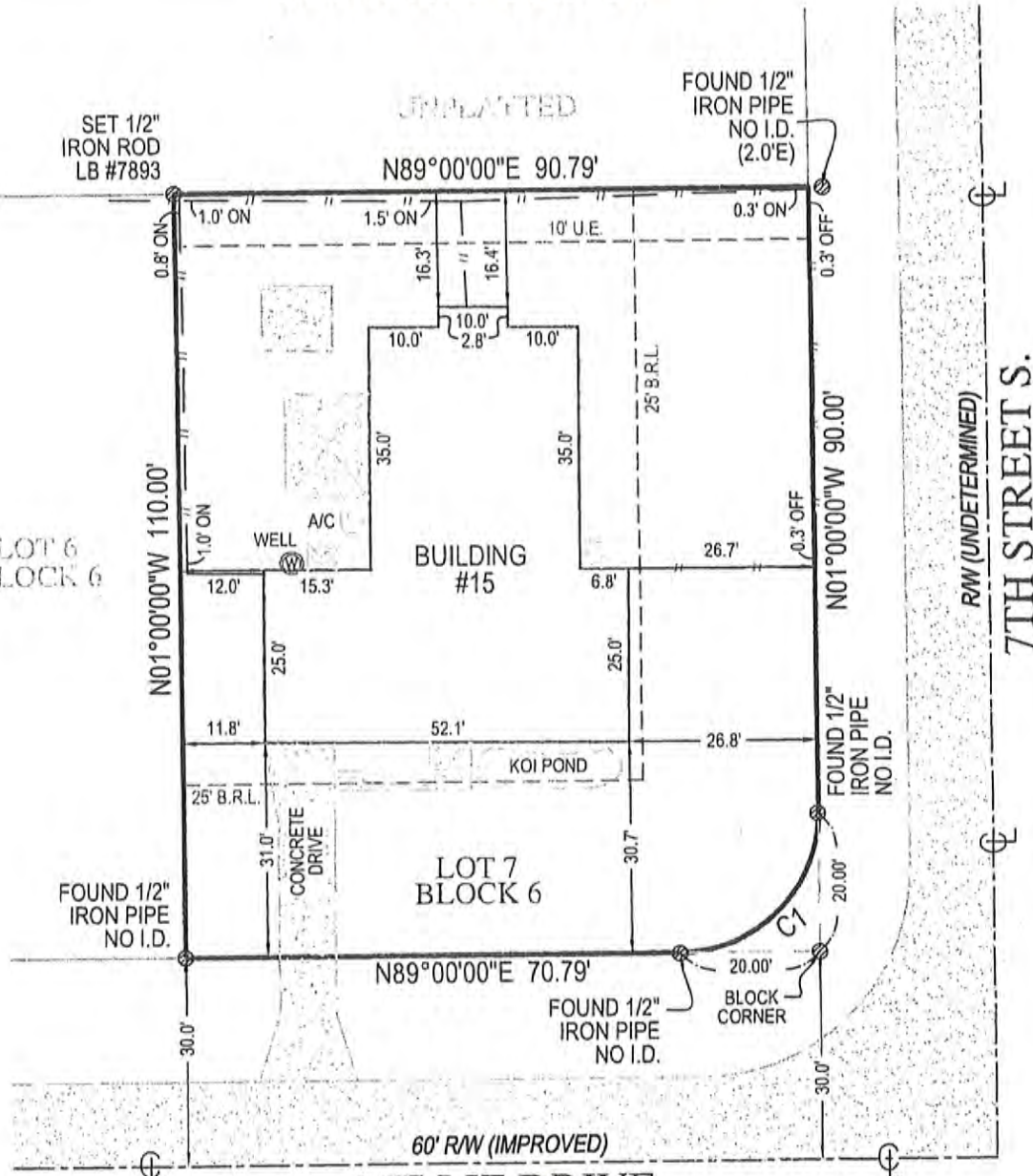
SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 840-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

SCALE
1"=25'

LOT 6
BLOCK 6



SURVEY NOTES

CONCRETE DRIVE CROSSING INTO R/W
ON SOUTHERLY SIDE OF LOT

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY AND CROSS INTO THE
10' U.E. AT NORTHERLY SIDE OF PROPERTY.

B.R.L. - BUILDING RESTRICTION LINE

MILLIE DRIVE

22-100008
JAN 18 2022

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth
Osborne

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Digitally signed by Kenneth
Osborne
Date: 2021.08.02 14:39:17
-04'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



**TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

LeeAnn Bassabe

RECEIVED
via e-mail
FEB 17 2022
22-100008
PLANNING & DEVELOPMENT

From: Erica Morrison <ericalmorrison@gmail.com>
Sent: Wednesday, February 16, 2022 11:53 PM
To: Planning Division
Subject: Public Notice for 15 Millie Drive Variance, Public Hearing Date Tuesday March 1

Hello!

Thank you for the opportunity to provide feedback about the application on file for 15 Millie Drive for the public hearing date Tuesday, March 1, 2022.

As a resident of this street, I am alarmed by the proposed variances.

Section 34-337(e)(1)c.2: A 5' setback instead of 18' is inappropriate and dangerous for this lot. This lot is on a busy corner intersection that is already fairly blind due to the angle of the streets' meeting, and people fly around Millie at high speeds all the time. Reducing the setback to less than 27% of the safe minimum distance would be irresponsible, blocking visibility for both drivers on the road and neighbors trying to safely back out of their driveways.

In addition to the danger, it would also create a dramatically different visual boundary to have a structure jutting out so close to the street, degrading the neighborhood with an eyesore and setting a bad precedent for the street.

The problem would be compounded by the fact that the connecting corner road, 7th Street S., is already crumbling and has lost at least 18" of road width due to poor maintenance. This road is already the narrowest in the area, and reducing setbacks would exacerbate the problem.

Section 34-337(e)(1): Increased lot coverage from 35% max to 37%. Under most circumstances, this would not be a huge deal since it is a small increase, but unfortunately the sewer drain at this very corner already backs up and floods on just a normally rainy day. This lot does not have any permeability wiggle room to spare right now, and if anything, needs drainage remediation, not more hard surfaces adding to the problem. Already neighbors on this street face driveway and garage flooding in every rainstorm due to the poor drainage at this corner lot. Allowing this variance would be short-sighted for a street already drowning.

As for the other variance, the turf blocks I don't have a problem with and have been used well in the area already.

Thank you,

Erica Morrison