



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, March 15, 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

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting held on March 1, 2022

CORRESPONDENCE

- A. Alexi Gonzalez (Chairperson), Owen Curley (Vice-Chairperson), Dan Elmaleh, John Moreland, Jeff Truhlar
Alternates: Todd Smith, Jennifer Williams

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#22-100009**
Applicant: Loveluci, LLC., Misti Stephens & Nancy Love
Agent: Scott Rae
Owner: Loveluci, LLC.
Property Address: 422 9th Avenue North
Parcel ID: 174457-0000
Legal Description: Lot 4, Block 95, *Florida Land Investment Co. and Pablo Beach Improvement Co's. Replat*
Current Zoning: RM-1
Motion to Consider: 34-339(e)(1)f, for lot coverage of 44% in lieu of 35% maximum to allow for construction of a new two-family dwelling
- B. **Case Number(s): BOA#22-100010**
Applicant: Svetoslav Rankov
Agent: N/A
Owner: Svetoslav Rankov
Property Address: 1105 11th Avenue North
Parcel ID: 178999-0060

Legal Description: Part of Lots 5 and 6, *Section "A" Jacksonville Beach*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for

Consider: construction of a paver strip driveway at an existing single-family dwelling

C. **Case Number(s): BOA#22-100012**

Applicant: New Atlantic Builders, Inc.

Agent: Stephen B. Williams, EXP Realty

Owner: DaveCar Investments, LLC.

Property Address: '0' 12th Avenue South

Parcel ID: 176191-0010

Legal Description: Lot 10, Block 112, *Pablo Beach South*

Current Zoning: RM-2

Motion to 34-340(e)(1)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet

Consider: minimum; and 34-340(e)(1)f, for lot coverage of 44% in lieu of 35% maximum to allow for construction of a new two-family dwelling

D. **Case Number(s): BOA#22-100016**

Applicant: Wendi Wheeler Meek

Agent: N/A

Owner: Wheeler, Wheeler W Revocable Living Trust

Property Address: 1485 2nd Street North

Parcel ID: 173988-0010

Legal Description: The North 43.5 feet of Lot 107, *Flagler Tract*

Current Zoning: RM-2

Motion to 34-340(e)(1)c.1, for a front yard setback of zero feet in lieu of 20 feet

Consider: minimum to allow for construction of a new second story attached deck to an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, April 5, 2022. There are six scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

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

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the

discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

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

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, March 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

Jeff Truhlar (absent)

John Moreland

Alternates: Todd Smith

Jennifer Williams

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

APPROVAL OF MINUTES:

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

- February 1, 2022

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

- February 15, 2022

Ms. Gonzalez provided an overview of the meeting procedures.

CORRESPONDENCE: None

OLD BUSINESS:

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

Ex-Parte Communication: None

Applicant: David Merritt, 1704 Girvin Road, Jacksonville, clarified his application and said he still planned to adhere to the 25 feet minimum setback. He stated the application was incorrect. He said he was asking for a variance for two house corners to go over the building lot line.

A discussion ensued about the lot line request and the shaded area on the site plan.

Public Hearing:

The following submitted an email in opposition of the variance which was read into the record:

- Don Jacobs, 327 7th Avenue North, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Mr. Popoli reiterated the application details and reviewed the site plan.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland to re-open the Public Hearing.

In a voice vote, the motion was unanimously approved.

Mr. Merritt said he would be willing to go with the 15 feet setback indicated on the application.

Mr. Popoli confirmed the request would still be for a front yard setback of 15 feet in lieu of 25 feet minimum.

A discussion ensued regarding the hardship, footprint, and the applicant's correspondence with neighbors.

Ms. Gonzalez closed the second public hearing.

Discussion:

A discussion ensued regarding the odd shape of the lot, visibility of corners and driveways, and code violations.

Motion: It was moved by Mr. Moreland, seconded by Mr. Smith, to deny BOA#21-100191 based on the testimony provided and no demonstrated hardship.

Roll Call Vote: Ayes – John Moreland, Todd Smith
Nays – Owen Curley, Dan Elmaleh, Alexi Gonzalez

The motion to deny the application failed 2-3.

Motion: It was moved by Mr. Curley, seconded by Mr. Elmaleh, to approve BOA#21-100191 based on the testimony and evidence provided the request has met the standards for a variance outlined in Section 34-286 of the Land

Development Code and conditionally approved as reflected on the submitted site plan.

Motion to Amend: It was moved by Mr. Curley, seconded by Mr. Elmaleh, to amend the motion so the Board would be conditionally approving the application based on the submitted request and not the site plan.

Roll Call Vote: Ayes – Owen Curley, Dan Elmaleh, Alexi Gonzalez
Nays – John Moreland, Todd Smith

Restated Motion: It was moved by Mr. Curley, seconded by Mr. Elmaleh, to approve BOA#21-100191 based on the testimony and evidence provided the request has met all the standards for a variance outlined in Section 34-286 of the Land Development Code and conditioned upon the submitted request for 15 feet setback in lieu of 25 feet minimum and not the site plan.

Roll Call Vote: Ayes – Owen Curley, Dan Elmaleh, Alexi Gonzalez
Nays – John Moreland, Todd Smith

The motion passed 3-2.

NEW BUSINESS:

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

City of Jacksonville Beach Land Development 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 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.

Ex-Parte Communication: None

Applicant: Christopher Moale, 14079 Carson Court, Jacksonville, stated the hardship was a nonconforming lot.

Public Hearing: None.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Curley to approve BOA#22-100006, under the condition based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None.

Roll Call Vote: Ayes – Dan Elmaleh, John Moreland, Owen Curley, Todd Smith, Alexi Gonzalez

The motion was unanimously approved.

B. Case Number: BOA#22-100007

Applicant: Geneva Henderson
Owner: Geneva P Henderson Living Trust
Property Address: 664 Bonaire Circle
Parcel ID: 180949-1250

City of Jacksonville Beach Land Development 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.

Ex-Parte Communication: No Board members had ex-parte communication on this item. Mr. Curley did note this property was located within his neighborhood, but he has not discussed this item.

Applicant: Geneva Henderson, 664 Bonaire Circle, Jacksonville Beach, noted Ocean Cay was a PUD (Planned Urban Development) and stated the hardship was an undersized lot. She submitted three letters [on file] in support of the variance from her neighbors.

A discussion ensued about the PUD's review process.

Ms. Gonzalez shared the Board's decision could not be contingent upon the HOA or neighborhood governing body's decision or recommendation.

Mr. Popoli confirmed Ms. Gonzalez's statement.

Public Hearing:

Mr. Curley summarized letters from the following [on file] submitted in support of the variance:

- Caty & Kyle Southall, 656 Bonaire Circle, Jacksonville Beach
- Joseph & Francis Rodriguez, 672 Bonaire Circle, Jacksonville Beach
- Nikki Smith, 681 Bonaire Circle, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#22-100007, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

Ms. Gonzalez said the hardship of the property was noted in the staff report, and the issue of growing families and work from home circumstances were not criteria they could make decisions on.

Roll Call Vote: Ayes – Dan Elmaleh, John Moreland, Owen Curley, Todd Smith, Alexi Gonzalez

The motion was unanimously approved.

C. Case Number: **BOA#22-100008**
Applicant/Owner Brent & Jen Starzacher
Property Address: 15 Millie Drive
Parcel ID: 179601-0000

City of Jacksonville Beach Land Development 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.

Ex-Parte Communication: None.

Applicant: Brent and Jen Starzacher, 15 Millie Drive, Jacksonville Beach, stated the hardship was a nonconforming lot. He said they would like to improve the functionality of the property. He stated the garage would be attached by a breezeway and closer to the house.

A discussion ensued regarding setbacks.

The applicant provided a site plan [on file].

Public Hearing:

The following submitted an email in opposition of the variance which was read into the record:

- Erica Morrison, Jacksonville Beach

Mr. Starzacher noted the neighbors they spoke to did not have any objections. He said the traffic on Millie Drive did not affect their entrance on 7th Street.

A discussion ensued about the size of the garage.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#22-100008, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion ensued regarding setbacks and site lines, the garage, and requesting accurate numbers on site plans.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Dan Elmaleh, Todd Smith, Alexi Gonzalez

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting was Tuesday, March 15, 2022. There were six scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

None.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 8:17 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



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

BOA#22-100009

Zoning: RM-1
RE: 174457-0000
Legal: Lot 4, Block 95, Pablo Beach North Replat
Address: 422 9th Avenue North

Request

Section(s) 34-339(e)(1)f, for lot coverage of 44% in lieu of 35% maximum to allow for construction of a new two-family dwelling

Existing Conditions

The subject property is an existing nonconforming lot of records (circa 1925) located in the Medium Density Residential future land use category. The property is currently zoned Residential Multifamily: RM-1. Most recently the lot was occupied by a single family home which has been demolished. The lot is 50 feet wide by 125 feet deep with an area of 6,250 square feet. The property is located in a block with a mix of single family homes, two family dwellings and townhomes. The lot exceeds the minimum lot area for this zoning district by 250 square feet. The lot is 50 feet in width which meets the minimum for the street frontage, but is 10 feet less than the minimum of 60 feet at the front setback line.

A previous variance was applied for in 2021, BOA#21-100031 for side yard setbacks of 5 feet on either side and lot coverage of 45% which was WITHDRAWN. No noted code enforcement cases, currently under construction under permit 21-1774

Staff Analysis

The current lot is substandard in width by 10 feet. The lot does however exceed the minimum lot area minimum by 250 square feet. The proposed two family dwelling is currently permitted and under construction with a proposed lot coverage just below the maximum of 35%. The current design has the same footprint of the structures but utilizes minimal additional lot coverage through the use of gravel walkways and ribbon strip driveways. The applicant has chosen to request a variance for lot coverage so they can install full concrete driveways and walkways. As noted above, the current lot, although substandard in width, it exceeds the minimum lot area by a significant portion. The applicant could have reduced the size of the structure to accommodate concrete driveways if that was what they desired. There should be a logical correlation between the nature of the



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

substandard portion of the lot and the variance request. In this case, since the lot is narrow, a request for relief from side setbacks would provide a logical connection to the nature of the lot. In this specific case, the request for lot coverage does not correlate to any hardship in lot size, as the lot exceeds the minimum lot area for the zoning district. There is no hardship that relates to lot coverage.

Minimum Dimensional Standards

Two-family dwellings.

- Minimum lot area: Six thousand (6,000) square feet.
- Minimum lot width: Sixty (60) 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: Ten (10) feet for each side yard, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Thirty (30) feet.
- Floor area: A two-family dwelling structure shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area. Each unit within a two-family dwelling structure shall contain a minimum of eight hundred (800) square feet of conditioned living area.
- Wall separation. Two-family dwellings shall contain a two (2) hour fire resistant wall between units.
- 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 not find that there are circumstances unique to the subject parcel of land. The lot is identical to other lots in the immediate area and the zoning district. The immediate lot to the east has a two family dwelling that did not require a variance for lot coverage, but did require one for lot width. 414 9th



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

avenue north was granted a variance in 1998 for side yard setbacks of 5 feet on each side.

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 has submitted plans for this two family dwelling which have been reviewed and approved at 35% lot coverage. It is only because the applicant has now decided to use full concrete in lieu of pervious materials that they are requesting a variance.

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 lot is in excess of the minimum lot area requirements and the applicant has shown they can build a two family dwelling on site without a variance, as noted by the approved permit currently under construction.

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 has not been denied the ability to develop the site, as noted by the permit approved and currently under construction.

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 two family dwelling. The applicant does not need a variance to use the property for a two family dwelling.

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.



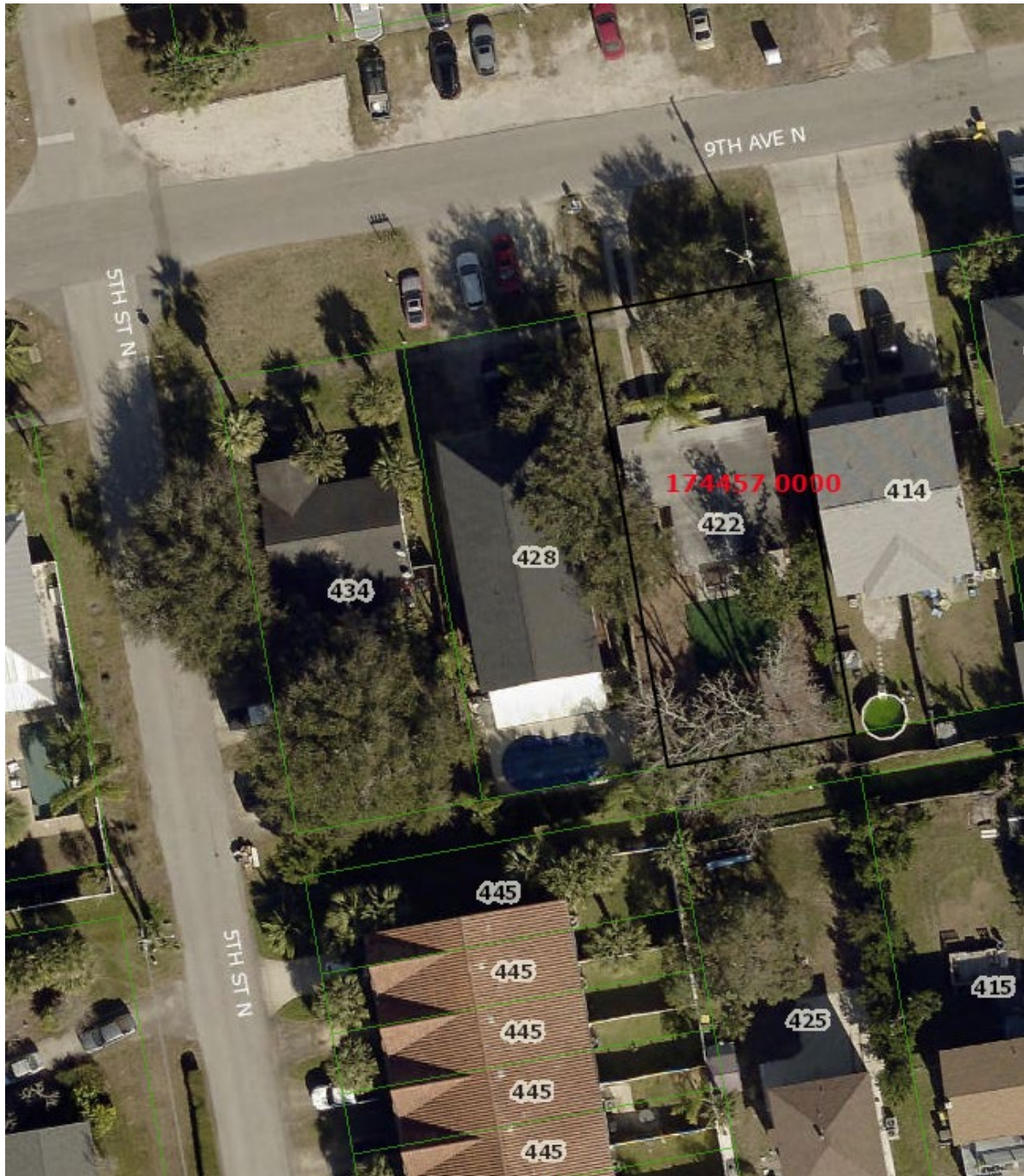
City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

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.

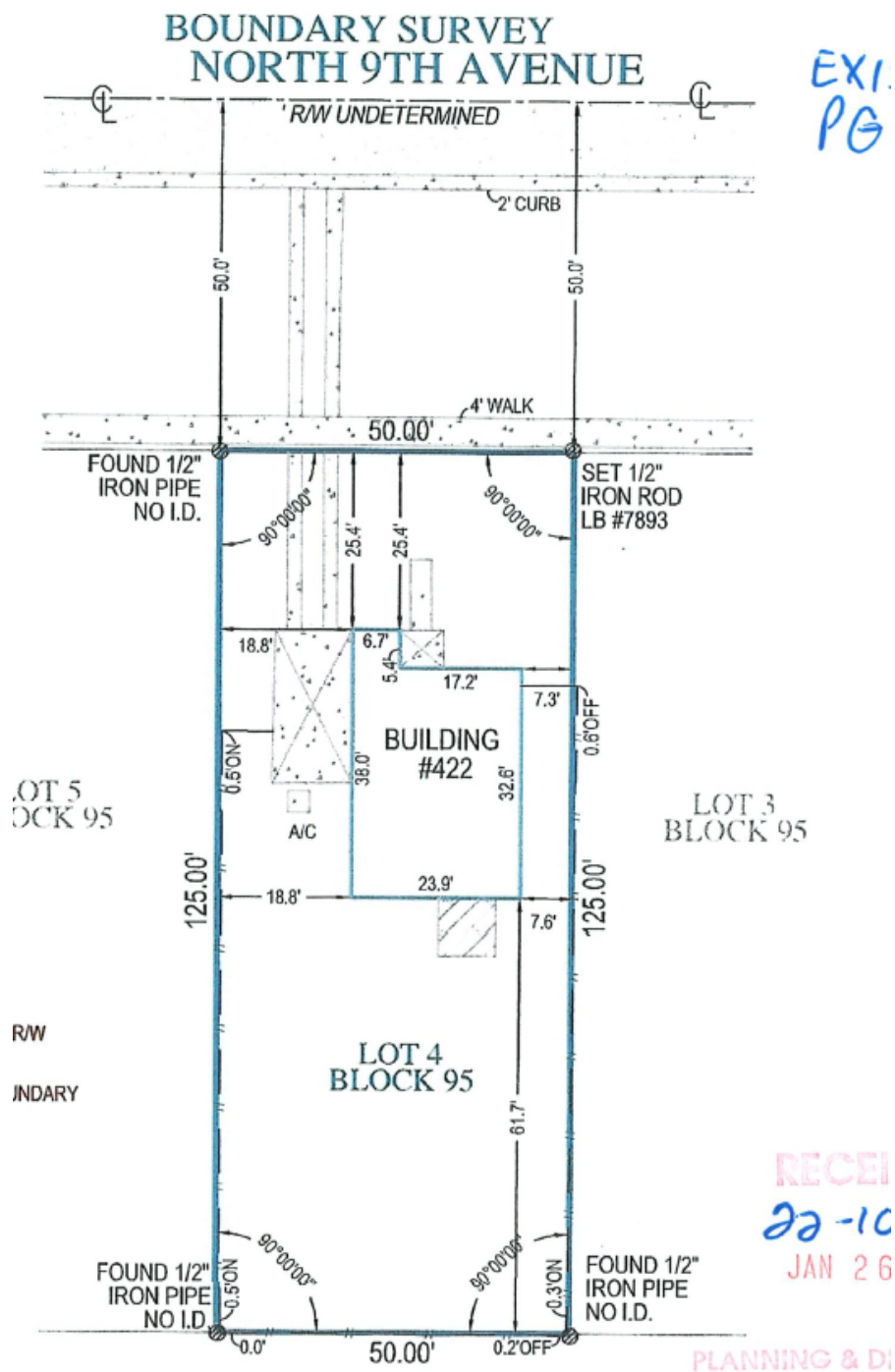
Staff Recommendation

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#22-100009**

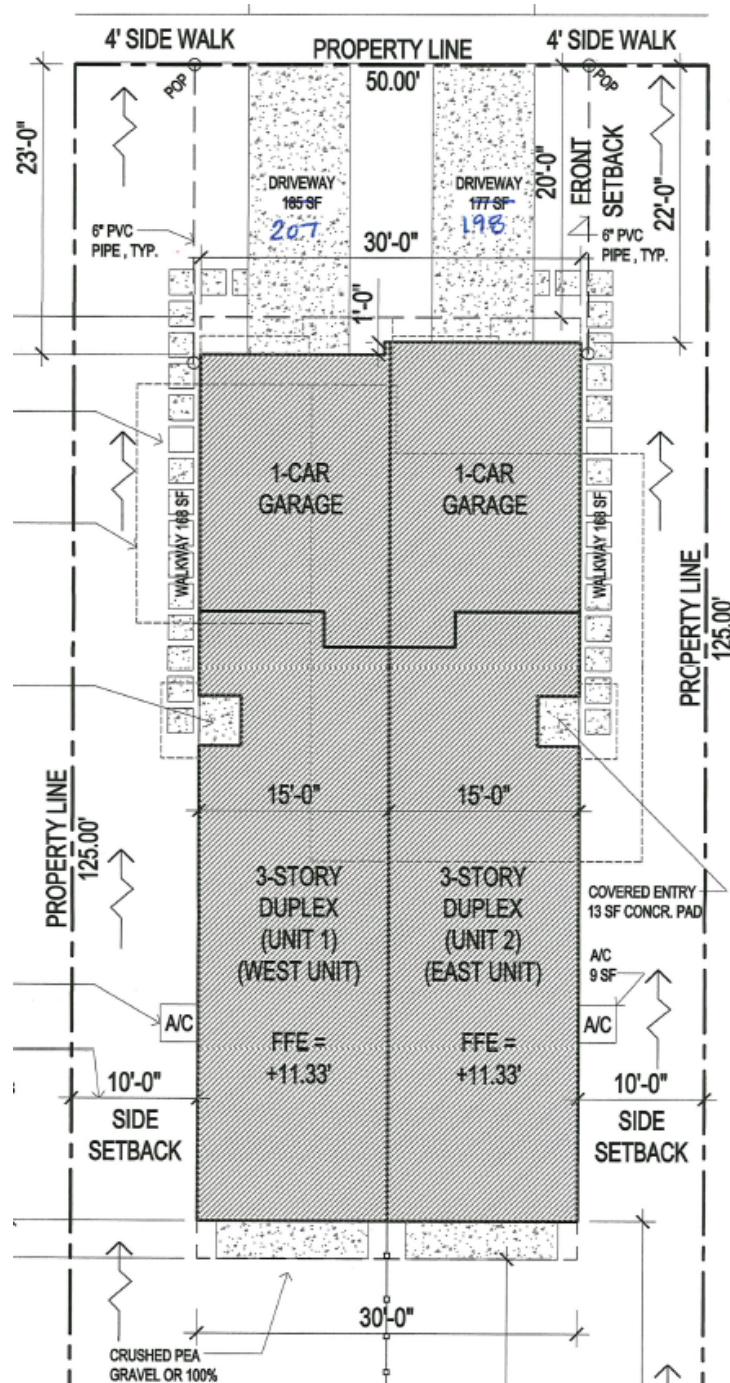
Location Map (property boundaries are reprehensive only)



Existing Survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100009

HEARING DATE 3-15-22

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

REQUIRED DOCUMENTATION

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

APPLICANT INFORMATION

Applicant Name:	LOVELUCI, LLC	Telephone:	904-545-9223 Misti
Mailing Address:	343 PLAZA	E-Mail:	904-553-6266 Nancy
	Atlantic Beach FL 32233		misti@coastaladvantagerealty.com
			nancy@coastaladvantagerealty.com
Agent Name:	SCOTT RAE	Telephone:	727-483-2422
Mailing Address:	345 S ROSCOE BLVD	E-Mail:	rutrae@gmail.com
	Ponte Vedra Beach FL 32082		
Landowner Name:	LOVELUCI, LLC	Telephone:	904-545-9223 Misti
Mailing Address:	343 PLAZA	E-Mail:	904-553-6266 Nancy
			misti@coastaladvantagerealty.com

VARIANCE DATA 422 9th Ave N Jacksonville Beach FL 32250
RE PARCEL # 174457-0000

Street address of property and Real Estate Number:

Legal description of property (Attach copy of deed): DEED ATTACHED

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

44% LOT COVERAGE IN LIEU OF 35% REQUIRED TO ALLOW FOR CONSTRUCTION OF A NEW TWO-FAMILY DWELLING

AFFIDAVIT

I, NANCY LOVE, 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.

Nancy Love
APPLICANT SIGNATURE

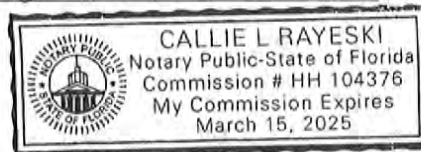
NANCY LOVE
PRINT APPLICANT NAME

1/26/22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of January, 2022, by Nancy Love, who is personally known to me or produced drivers license as identification.

Callie Rayeski
NOTARY PUBLIC SIGNATURE
Callie Rayeski
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1

FLOOD ZONE: X/X-shaded

CODE SECTION (s):
34-339(e)(1)f, for lot coverage of 44% in lieu of 35% maximum to allow for construction of a new two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 22-100009

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 26 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	This is a non-conforming lot of record. RM-1 zoning for a two-family dwelling has a minimum lot width is 60'. Subject lot is only 50' wide, therefore it is a sub-standard lot
Special circumstances and conditions do not result from the actions of the applicant.	NO Yes	Applicant has not created the special condition
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO Yes	Similar variances have previously been granted for non-conforming lots of record
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	There are several lots of the same size with the same zoning that have higher lot coverage and reduced set backs. This is a substandard lot width for the zoning, therefore creating a hardship
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The structure is typical in size for the area and the applicant has reduced the impervious surface as much as possible, while keeping the homes typical for the 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	This area consists of multifamily and two family dwellings. Allowing this variance to be granted will allow for ample parking for the lot size, which would benefit adjacent dwellings in the area

RECEIVED
22-100009
JAN 25 2022

Prepared by and return to:
Vickie A. Rianda

Island Title of St. Augustine LLC
2085 A1A South Suite 206
St. Augustine, FL 32080
904-471-7272
File Number: 19-02141

[Space Above This Line For Recording Data]

NOTE TO DEPARTMENT OF REVENUE: Minimum documentary stamp tax has been paid on this deed because there is only nominal consideration for the transfer and there is no mortgage encumbering the property.

Warranty Deed

This Warranty Deed made this 19th day of March, 2019 between Misti Stephens, an unmarried person, and Nancy Love, an unmarried person, whose post office address is 2609 Madrid Street, Jacksonville, Florida 32250, grantor, LOVELUCI, LLC, a Florida limited liability company, whose post office address is 2609 Madrid Street, Jacksonville, Florida 32250, grantee:

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

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

Lot 4, Block 95, Florida Land Investment Co. and Pablo Beach Improvement Co.'s. Replat, a subdivision according to the plat thereof recorded in Plat Book 9, Page 32, of the Public Records of Duval County, Florida.

Parcel Identification Number: 174457-0000

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, 2018.

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

Signed, sealed and delivered in our presence:

Suzanne Guzzley
Witness Name: Suzanne Guzzley
Angela M. Stinespring
Witness Name: Angela M. Stinespring

Misti Stephens
Misti Stephens
Nancy Love
Nancy Love

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 19th day of March, 2019 by Misti Stephens and Nancy Love. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Angela M. Stinespring
Notary Public

Printed Name: Angela M. Stinespring

My Commission Expires: _____

RECEIVED
22-100009
JAN 26 2022

PROPOSED

NORTH 9TH AVENUE
(NOTE: CROWN OF ROAD = +10.33')

NOTES:

- 1. SEE SURVEY FOR DETAILED DIMENSIONS AND NOTES.
- 2. 2020 FLORIDA BUILDING CODE :
- 3. SEE SHEET S-1.0 FOR ADDITIONAL NOTES

PROJECT INFORMATION:

PROJECT DESCRIPTION: NEW
CONSTRUCTION OF A 2 FAMILY
DWELLING.

PROJECT ADDRESS:

420 & 422 9TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:

LOT 4, BLOCK 95, FLORIDA LAND
INVESTMENT CO. AND PABLO BEACH
IMPROVEMENT CO'S. REPLAT, A
SUBDIVISION ACCORDING TO THE PLAT
BOOK 9, PAGE 32, OF THE PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA.
TAX ASSESSORS PARCEL NO.:

174457-0000

ZONE: RM-1

LOT SIZE: 6,250 SF

CONSTRUCTION TYPE: V-B

SETBACKS:

FRONT	20'
SIDE	10'
REAR	30'
HEIGHT LIMIT:	35'

LOT COVERAGE:

LOT AREA: 6,250 SF

35% IMPERVIOUS AREA ALLOWABLE:

THEREFORE, 2,187.5 SF ALLOWABLE

(2) PROPOSED TOWNHOUSE	2,059 SF
DRIVEWAYS	405 362 SF
WALKWAYS	136 SF
REAR PATIOS	72 SF
A/C PADS	18 SF
COVERED ENTRY	26 SF
TOTAL:	2716 2,673 SF

PROPOSED LOT COVERAGE = 42.7%

43.46%

SQUARE FOOT CALCS.:

UNIT 1 (WEST UNIT):

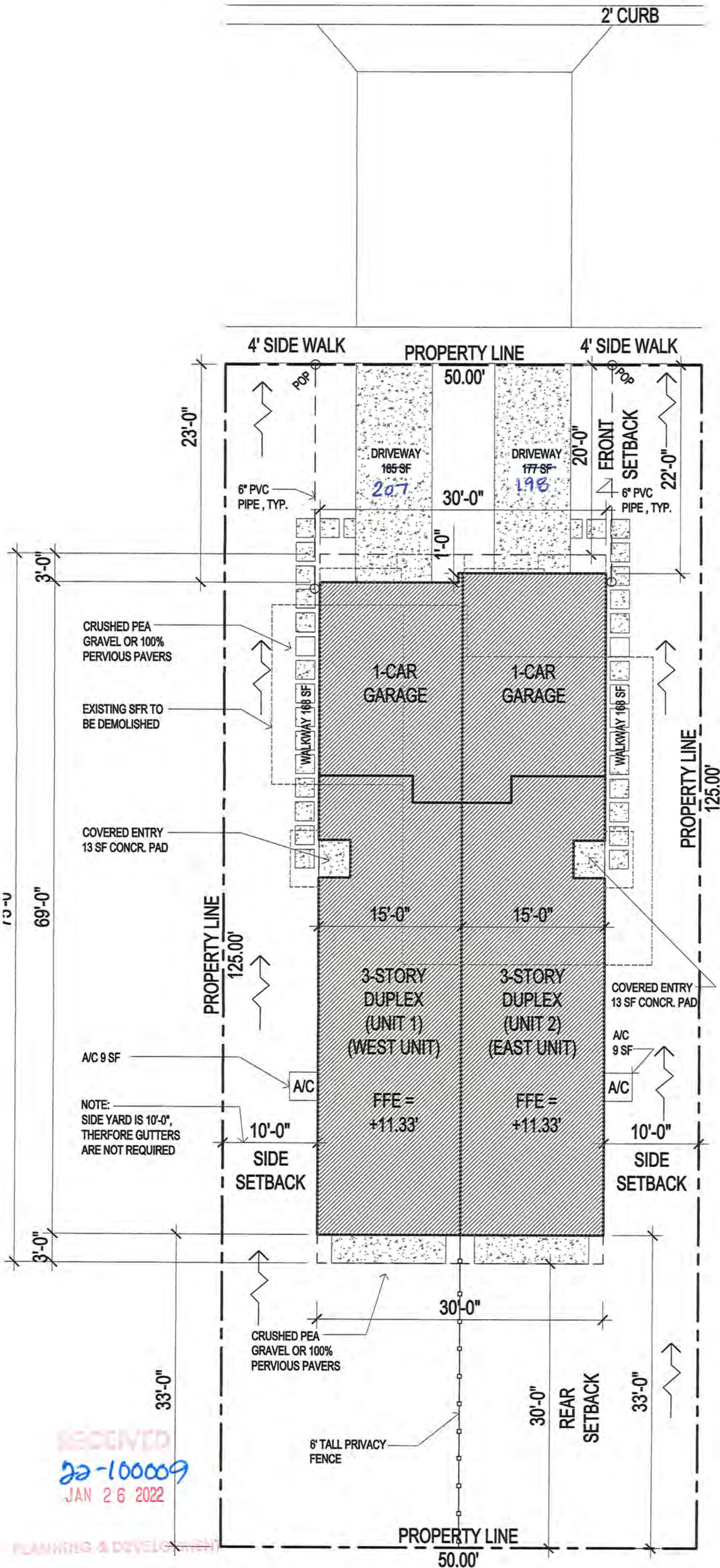
FL1	692 SF
FL2	1,040 SF
FL3	450 SF
TOTAL	2,182 SF (A/C SPACE)
GARAGE	320 SF

UNIT 2 (EAST UNIT):

FL1	692 SF
FL2	1,040 SF
FL3	390 SF
TOTAL	2,122 SF (A/C SPACE)
GARAGE	333 SF

TOTAL COMBINED SF:

4,304 SF (A/C SPACE)
653 SF (GARAGE)



LEGAL DESCRIPTION AND CERTIFICATION

Lot 4, Block 95, FLORIDA LAND INVESTMENT CO. AND PABLO BEACH IMPROVEMENT CO.'S REPLAT, A SUBDIVISION according to the Plat thereof, as recorded in Plat Book 9, Page 32, of the Public Records of DUVAL County, Florida.

Community Number: 120078 Panel: 0417 Suffix: J Flood Zone: X Field Work: 12/27/2018

Certified To:

LOVELUCI, LLC, A FLORIDA LIMITED LIABILITY COMPANY; ISLAND TITLE OF ST AUGUSTINE LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

Property Address:

422 NORTH 9TH AVENUE
JACKSONVILLE BEACH, FL 32250

Survey Number: 352814

Client File Number: 19-02141

EXISTING
PAGE 1

RECEIVED
22-100009
JAN 26 2022

PLANNING & DEVELOPMENT

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
+ X.XX	= 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) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY NORTH 9TH AVENUE

EXISTING
PG 2

SCALE
1"=25'

LOT 5
BLOCK 95

LOT 3
BLOCK 95

LOT 4
BLOCK 95

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W
ON NORTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

RECEIVED
22-100009
JAN 26 2022

PLANNING & DEVELOPMENT



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.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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>



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

BOA#22-100010

Zoning: RS-2
RE: 178999-0000
Legal: Parts of Lots 5 & 6, Section A, Jacksonville Beach
Address: 1105 11th Avenue North

Request

Section(s): 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for construction of a paver strip driveway at an existing single-family dwelling

Existing Conditions

The subject property is an existing conforming lot made up of parts of lots of record (circa 1944) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-2. Though the exact date of the creation of the lot cannot be determined through records available, the existing home was built in 1977, and the lot likely dates to that time or before. It is considered a conforming lot as it meets the minimum requirements for the zoning district. . The lot is 69 feet wide at the narrowest along the north property line, and 76 feet in width at the street. It's 120 feet in depth and has an overall area of 8,786 square feet. The home was permitted for an addition in 2017. The applicant currently does not have a driveway.

No previous variances or code cases.

Staff Analysis

The current home was expanded starting in 2017 with a rear addition. The current lot is conforming in size. The current home with the addition and the existing driveway was over lot coverage minimums at the time of construction. It appears from City records that the previous permit miscalculated the lot coverage for the project. The applicant completed the addition and when he went to complete the project with a new driveway realized he was over lot coverage. The home currently does not have a driveway, and is required to by code. The applicant has proposed a minimal strip driveway to meet the paving requirements, while keeping lot coverage to a minimum.



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 house with the now complete addition would have likely required a variance at the time of construction, except for a miscalculation in lot coverage during the application process. The applicant now has a nonconforming structure due to the lack of driveway.

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 building permit application lot coverage was miscalculated by the applicant's contractor and now the applicant has no required paved driveway. The situation is not a result of deliberate actions of the applicant.



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.
Granting of the proposed variance will only restore the home to legal status with a paved driveway.

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 cannot provide a paved drive as required by code without relief from the code required lot coverage.

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. As the applicant has shown on the site plan, the paver strips are adding a small amount of lot coverage to address the required paved driveway.

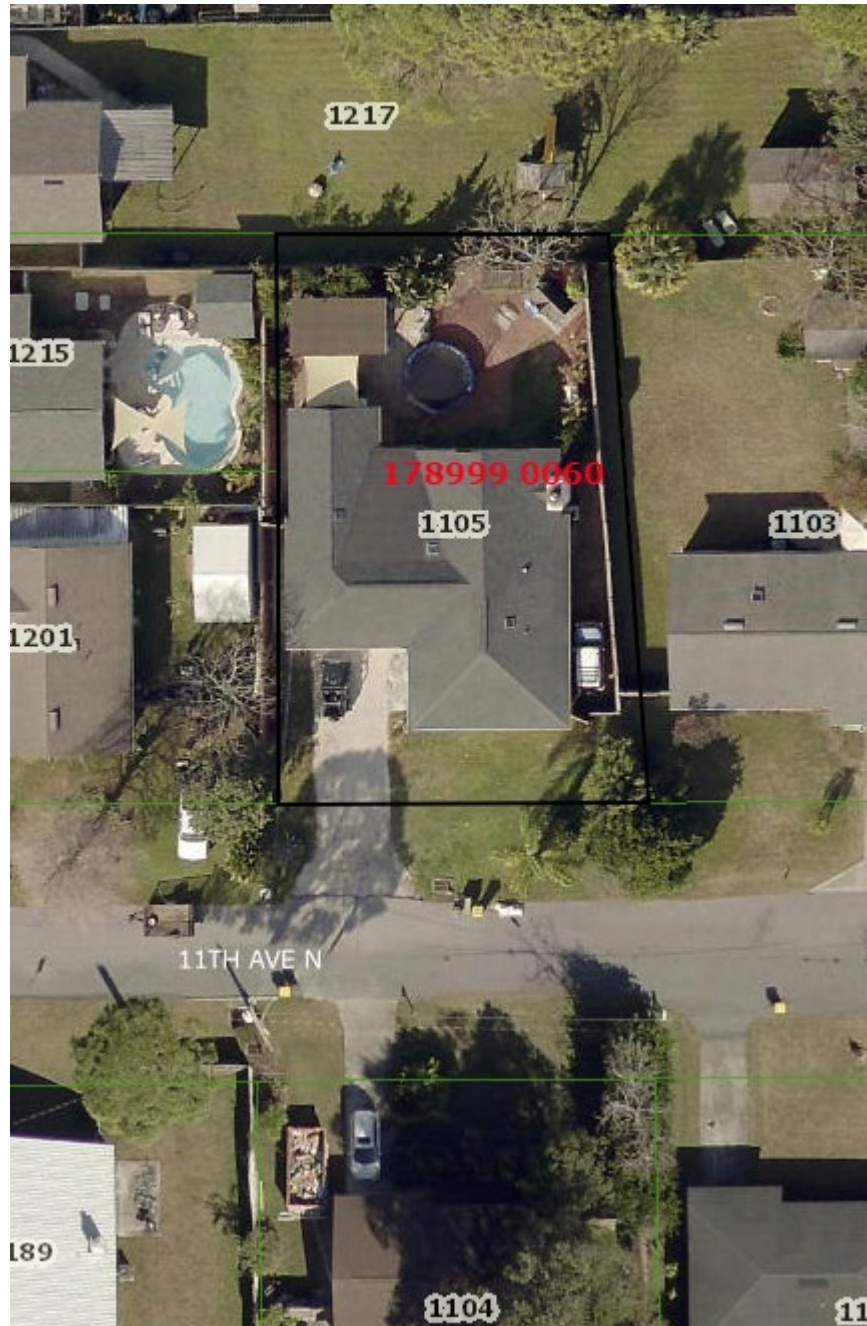
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

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.

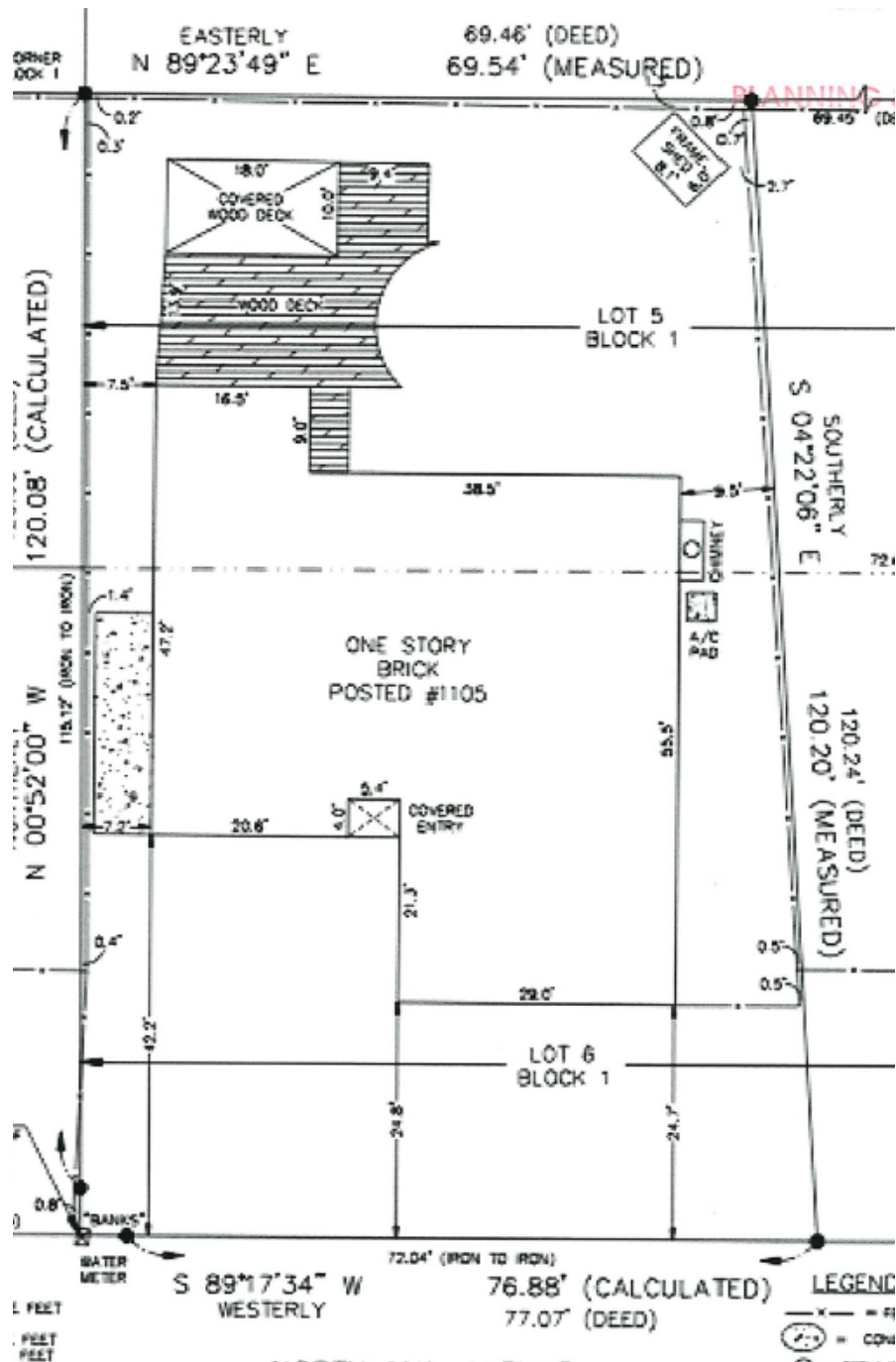
Staff Recommendation

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 **Approval of BOA#22-10010**

Location Map (property boundaries are reprehensive only)



Existing Survey



NORTHWEST CORNER-
 OF LOT 5, BLOCK 1

EASTERLY
 N 89°23'49" E
 69.46' (DEED)
 69.54' (MEASURED)

PLANNING & DEVELOPMENT

0.2'
 0.3'
 0.8'
 0.7'
 69.45' (DEED)

18.0'
 COVERED
 WOOD DECK
 10.0'
 9.4'
 WOOD DECK
 13.5'
 15.5'
 9.0'
 38.5'
 7.5'
 24'
 1.4'
 47.8'
 2.3'
 7.2'
 0.4'
 42.2'
 20.6'
 5.4'
 COVERED
 ENTRY
 21.3'
 29.0'
 24.8'
 72.04' (IRON TO IRON)
 76.88' (CALCULATED)
 77.07' (DEED)

LOT 5
 BLOCK 1

SOUTHERLY
 S 04°22'06" E
 120.24' (DEED)
 120.20' (MEASURED)

72.83' (DEED)

ONE STORY
 BRICK
 POSTED #1105

A/C
 PAD

55.5'
 5.04'
 0.5'
 0.5'
 102.00' (PLAT)
 2.18' (MEASURED)

LOT 6
 BLOCK 2

NORTHERLY
 N 00°52'00" W
 115.12' (IRON TO IRON)

120.00' (DEED)
 120.08' (CALCULATED)

0.8'
 0.8'
 0.8'

BEGINNING
 CORNER OF LOT 6,
 JACKSONVILLE BEACH

NORTH 11th AVENUE
 (50' RIGHT OF WAY)

56.33 SQUARE FEET
 3770.56 SQUARE FEET

LEGEND:
 X = FENCE
 (Symbol) = CONCRETE
 O = SET 1/2" REBAR STAMPED
 (Symbol) = FOUND 1/2" IRON PIPE NO
 (UNLESS OTHERWISE NOTED)

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
3:55 P
JAN 26 2022**APPLICANT INFORMATION**

Applicant Name: Svetoslav Rankov Telephone: 904-710-7390
Mailing Address: 1105 11TH AVE N E-Mail: ETX.RANKOV@GMAIL.COM
JACKSONVILLE BEACH, FL 32250
Agent Name: _____ Telephone: 11
Mailing Address: _____ E-Mail: 11
Landowner Name: _____ Telephone: 11
Mailing Address: _____ E-Mail: 11

PLANNING & DEVELOPMENT

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: 1105 11TH AVE N, JACKSONVILLE BEACH, FL 32250
Legal description of property (Attach copy of deed): 178999-0060
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).

PROPOSING LOT COVERAGE OF 43% IN ORDER TO ADD THE REQUIRED PAVEMENT STRIPS TO GARAGE.

AFFIDAVIT

I, Svetoslav Rankov, 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.

S. Rankov
APPLICANT SIGNATURE

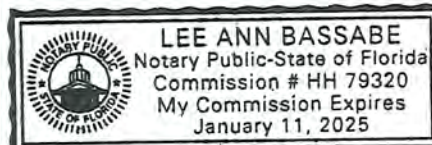
Svetoslav Rankov
PRINT APPLICANT NAME

8/14/21
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2021, by Svetoslav K. Rankov, 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-2FLOOD ZONE: X

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

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100010

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	REQUESTING TO ADD DRIVEWAY STRIPS AS ORIGINAL DRIVEWAY WAS REMOVED DUE TO EXCEEDING LOT COVERAGE.
Special circumstances and conditions do not result from the actions of the applicant.	YES	THE ORIGINATOR OF THE BUILDING PERMITS - DMG/JASON HORROCKS DID NOT PROPERLY CALCULATE THE SITE PLAN OF THE HOUSE ADDITION, RESULTING IN EXCEEDING THE LOT COVERAGE ALLOTMENT. LAWSUIT FILED AND JUDGED IN FAVOR OF HOMEOWNER.
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	ALL NEIGHBORING HOUSES HAVE A PROPER DRIVEWAY, THEREFORE APPROVAL OF THIS VARIANCE WILL NOT GRANT THE HOMEOWNER SPECIAL PRIVILEGES.
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 THIS HARSHSHIP, HOMEOWNER CANNOT REFINANCE, SELL, PAY TAXES OR PROPERLY INSURE HIS PROPERTY.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	THIS IS ACKNOWLEDGEMENT THAT ONLY THROUGH THIS VARIANCE APPROVAL CAN WHAT IS BEING ASKED FOR BECOME A REALITY.
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	DRIVEWAY STRIPS WILL NOT ADVERSELY AFFECT ADJACENT LAND.

RANKOV SVETOSLOV K
1105 11TH AVE
JACKSONVILLE BEACH, FL 32250

Primary Site Address
1105 N 11TH AVE
Jacksonville Beach FL 32250

Official Record Book/Page
16425-00385

Title #
9428

1105 N 11TH AVE

Property Detail

RE #	178999-0060
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03244 JAX BEACH SEC A
Total Area	8883

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

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$224,141.00	\$221,658.00
Extra Feature Value	\$4,444.00	\$4,420.00
Land Value (Market)	\$210,240.00	\$308,352.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$438,825.00	\$534,430.00
Assessed Value	\$400,858.00	\$412,883.00
Cap Diff/Portability Amt	\$37,967.00 / \$0.00	\$121,547.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$350,858.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value

Assessed Value	\$412,883.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$362,883.00

SJRWMD/FIND Taxable Value

Assessed Value	\$412,883.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$362,883.00

School Taxable Value

Assessed Value	\$412,883.00
Homestead (HX)	- \$25,000.00
Taxable Value	\$387,883.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16425-00385	6/12/2013	\$237,000.00	WD - Warranty Deed	Qualified	Improved
15713-01339	9/13/2011	\$100.00	MS - Miscellaneous	Unqualified	Improved
09979-00263	4/27/2001	\$145,000.00	WD - Warranty Deed	Qualified	Improved
08006-02355	12/21/1994	\$82,000.00	WD - Warranty Deed	Qualified	Improved
07184-01587	9/6/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
06461-02363	1/25/1988	\$100.00	QC - Quit Claim	Unqualified	Improved
05717-00236	9/1/1983	\$51,900.00	WD - Warranty Deed	Unqualified	Improved
04396-00395	5/26/1977	\$33,000.00	WD - Warranty Deed	Unqualified	Improved
04225-01163	8/6/1976	\$6,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CVPR2	Covered Patio	1	19	10	190.00	\$418.00
2	DKWR2	Deck Wooden	1	0	0	456.00	\$1,628.00
3	FPPR7	Fireplace Prefab	1	0	0	1.00	\$2,374.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-2	73.00	120.00	Common	73.00	Front Footage	\$308,352.00

Legal

LN	Legal Description
1	18-33 38-2S-29E .2
2	SEC A JACKSONVILLE BEACH
3	PT LOTS 5,6 RECD O/R 16425-385

Buildings

Building 1

Building 1 Site Address
1105 N 11TH AVE Unit
Jacksonville Beach FL 32250

Building Type	0101 - SFR 1 STORY
Year Built	1977
Building Value	\$221,658.00

Type	Gross Area	Heated Area	Effective Area
Addition	978	978	880
Base Area	1255	1255	1255
Finished Open	20	0	6

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	15	15 Quar/Hrd Tile
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Porch			
Finished Garage	483	0	242
Total	2736	2233	2383

Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	3.000	
Rooms / Units	1.000	

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$400,858.00	\$50,000.00	\$350,858.00	\$2,209.15	\$2,859.91	\$2,728.45
Public Schools: By State Law	\$400,858.00	\$25,000.00	\$375,858.00	\$1,082.55	\$1,338.05	\$1,315.05
By Local Board	\$400,858.00	\$25,000.00	\$375,858.00	\$665.46	\$844.93	\$808.40
FL Inland Navigation Dist.	\$400,858.00	\$50,000.00	\$350,858.00	\$8.67	\$11.23	\$10.74
Jax Beach	\$400,858.00	\$50,000.00	\$350,858.00	\$1,082.65	\$1,401.57	\$1,340.59
Water Mgmt Dist. SJRWMD	\$400,858.00	\$50,000.00	\$350,858.00	\$61.98	\$80.24	\$76.80
Urban Service Dist2	\$400,858.00	\$50,000.00	\$350,858.00	\$0.00	\$0.00	\$0.00
			Totals	\$5,110.46	\$6,535.93	\$6,280.03
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$358,241.00	\$321,022.00	\$50,000.00	\$271,022.00		
Current Year	\$438,825.00	\$400,858.00	\$50,000.00	\$350,858.00		

2021 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2021

2020

2019

2018

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

PROPOSED

35% WATER
65% GRASS

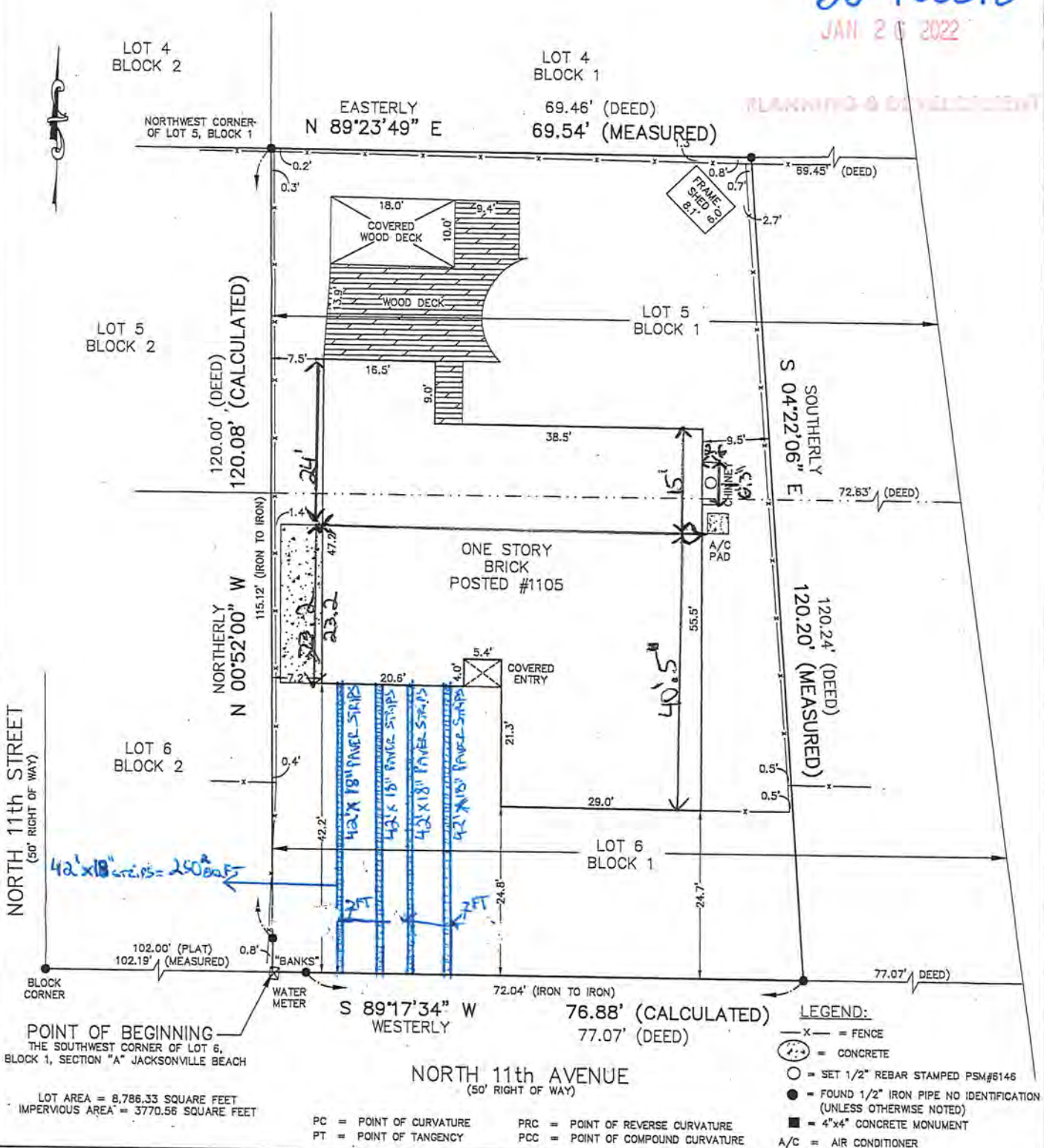
MAP SHOWING BOUNDARY SURVEY OF

LEGAL PROVIDED BY CLIENT:

THAT CERTAIN TRACT OF PARCEL OF LAND BEING A PART OF LOTS 5 AND 6, BLOCK 1, SECTION "A", JACKSONVILLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE NORTHERLY ALONG WESTERLY LINE OF SAID LOTS 5 AND 6, 120 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, THENCE EASTERLY ALONG NORTHERLY LINE OF SAID LOT 5, 69.46 FEET, THENCE SOUTHERLY 120.24 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT 6, SAID POINT BEING 77.07 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 6, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF 11TH AVENUE, 77.07 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
SVETOSLOV K. RANKOV

RECEIVED
22-100010
JAN 26 2022



- NOTES:
1. BEARINGS ARE BASED ON THE DEED BEARING OF N 00°52'00" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
 2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 02, 2018, COMMUNITY NUMBER 120078, PANEL 0417 J.
 3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS	
DATE	DESCRIPTION
9-23-19	UPDATE SURVEY
11-07-19	ADD LOT CALCULATIONS
8-4-20	UPDATE SURVEY

JOB # 22606-B DATE OF FIELD SURVEY: 5-14-2013

SCALE: 1" = 20'

Ray Thompson
SURVEYING, Inc.
Going the DISTANCE for You
1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 420.27, FLORIDA STATUTES.
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
LICENSE BUSINESS #87469

EXISTING

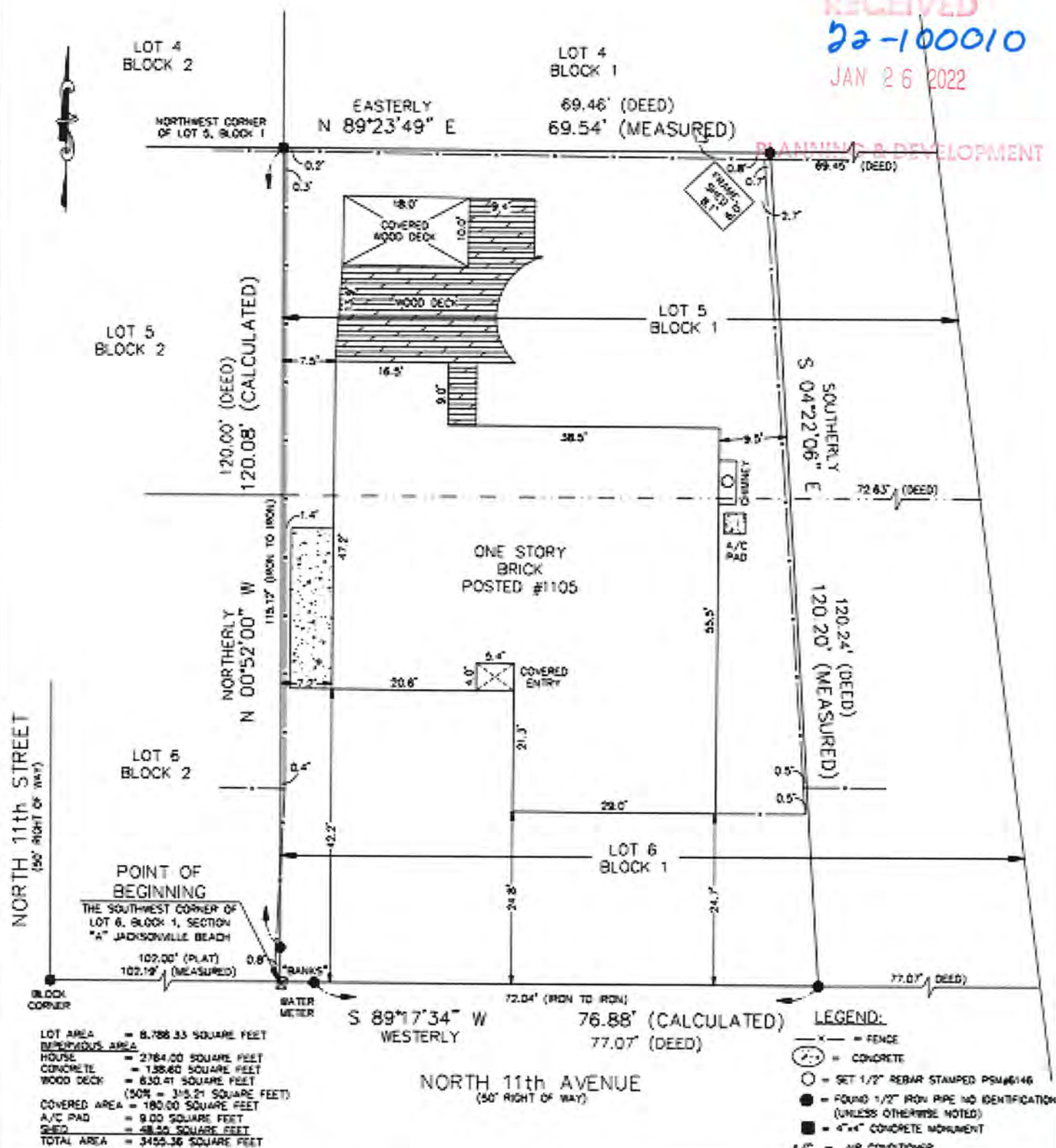
MAP SHOWING BOUNDARY SURVEY OF

LEGAL PROVIDED BY CLIENT:

THAT CERTAIN TRACT OF PARCEL OF LAND BEING A PART OF LOTS 5 AND 6, BLOCK 1, SECTION "A", JACKSONVILLE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE NORTHERLY ALONG WESTERLY LINE OF SAID LOTS 5 AND 6, 120 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, THENCE EASTERLY ALONG NORTHERLY LINE OF SAID LOT 5, 69.46 FEET, THENCE SOUTHERLY 120.24 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT 6, SAID POINT BEING 77.07 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 6, THE SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF 11TH AVENUE, 77.07 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
 SVETOSLOV K. RANKOV

RECEIVED
 22-100010
 JAN 26 2022



NOTES:

1. BEARINGS ARE BASED ON THE DEED BEARING OF N 00°52'00" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 02, 2018, COMMUNITY NUMBER 120078, PANEL 0417.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION
9-23-19	UPDATE SURVEY
11-07-19	ADD LOT CALCULATIONS
8-4-20	UPDATE SURVEY

JOB # 22606-B

DATE OF FIELD SURVEY: 5-14-2013

SCALE: 1" = 20'

Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 2-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.001, FLORIDA STATUTES.

Raymond Thompson
 RAYMOND THOMPSON
 REGISTERED SURVEYOR AND MAPPER # 6146 STATE OF FLORIDA
 LICENSE BUSINESS NO. 7469

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS



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

BOA#22-100012

Zoning: RM-2
RE: 176191-0010
Legal: Lot 10, Block 112, Pablo Beach South
Address: 0 12th Avenue South (113 12th Avenue South)

Request

Section(s): 34-340(e)(1)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet minimum; and 34-340(e)(1)f, for lot coverage of 44% in lieu of 35% maximum to allow for construction of a new two-family dwelling

Existing Conditions

The subject property is an existing nonconforming lot of record (Circa 1909) located in the Residential Medium Density future land use category. The property is located in the Residential Multifamily: RM-2 zoning district. The property is currently 50 feet in width and 125 feet in depth. The lot area is 6,250 square feet. The lot is currently vacant. The proposed project would have rear access to the garages, which is common along this specific alley.

No previous variances or code cases.

Staff Analysis

The property is currently substandard in width, as the minimum is 60 feet in width at the building line. The property however is not substandard in lot area, exceeding the minimum of 6,000 square feet. The proposed design of the two family dwelling does attempt to limit lot coverage through the use of wheel strips and is providing a two car garage for each unit. There should be a logical correlation between the request for variance and the specific hardship. In this case, the hardship for this lot is the width, so a request for side yard setbacks would be a request that would correlate with the specific hardship. The request in this case is for lot coverage in excess of 35% with no hardship with regards to lot area. Technically the proposed project could be reduced in size to meet the lot coverage standards. The minimum floor area required for a two family dwelling is 800 square feet per unit, 1,600 square feet total. The base floor area (single floor) for each unit is 1,300 +/- square feet, combined of over 2,500 square feet.



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

Minimum Dimensional Standards

(1) Two-family dwellings.

- Minimum lot area: Six thousand (6,000) square feet.
- Minimum lot width: Sixty (60) 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: Ten (10) feet for each side yard, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Thirty (30) feet.
- Floor area: A two-family dwelling structure shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area. Each unit within a duplex structure shall contain a minimum of eight hundred (800) square feet of conditioned living area excluding garage or carport.
- Wall separation. Two-family dwellings shall contain a two (2) hour fire resistant wall between units.
- 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 current lot, platted in 1909 is substandard in width. The lot is typical of lots in the area with regards to shape and area.

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

Staff does and does not find that circumstances are a result of the applicant. Although the lot is substandard in width, the lot has an excess of lot area which would allow the applicant to build a structure that meets the code requirements



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

without the need for a variance. The applicant's desire to build a bigger structure is what results in the request, not a deficiency of the lot.

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 and will not confer special privileges. The desire to build a larger structure is not a reason to grant a variance on a property with no correlated hardship. However the request for setback reduction does have logical connection to the lot width, therefore the side setback reduction will not confer special privilege as there is a hardship for lot width.

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 and does not find that literal interpretation of the code would deprive the applicant of rights and privileges. The applicant could build a two family dwelling on this lot without relief for lot coverage. There is a hardship for width, therefore literal interpretation for side yard would be an unnecessary hardship.

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 and does not find that the requested variances are the minimum variance needed to accommodate the proposed new home. As noted above, there is no hardship with regards to lot area that would require a variance from the lot coverage maximums. There is a hardship for side yard setbacks, and based on the proposed design, the request for reduction is the minimum needed for setback reduction to accomplish this 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



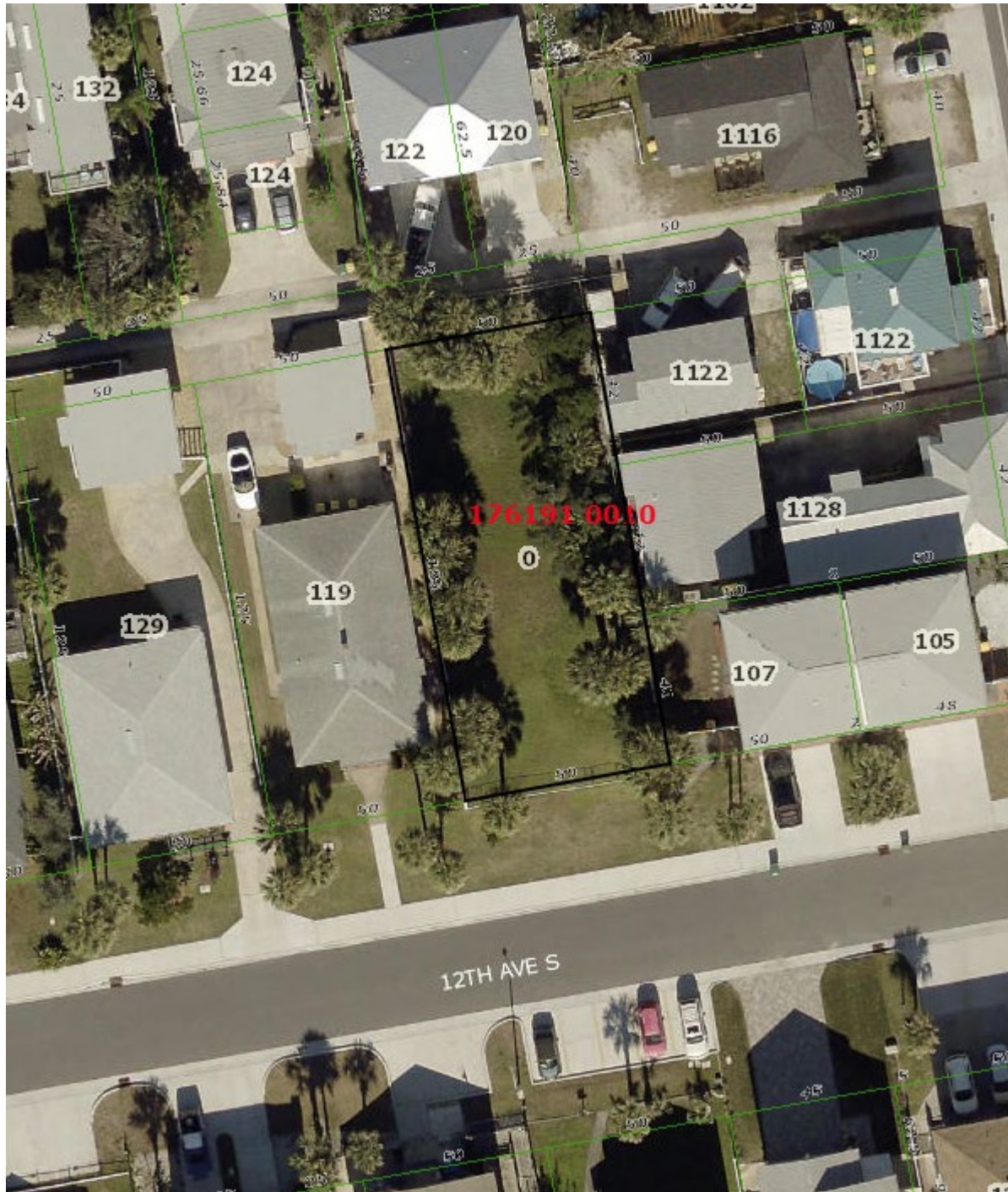
City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

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 the request for lot coverage increase and Approve the request for side yard setback reduction of BOA#22-10010**

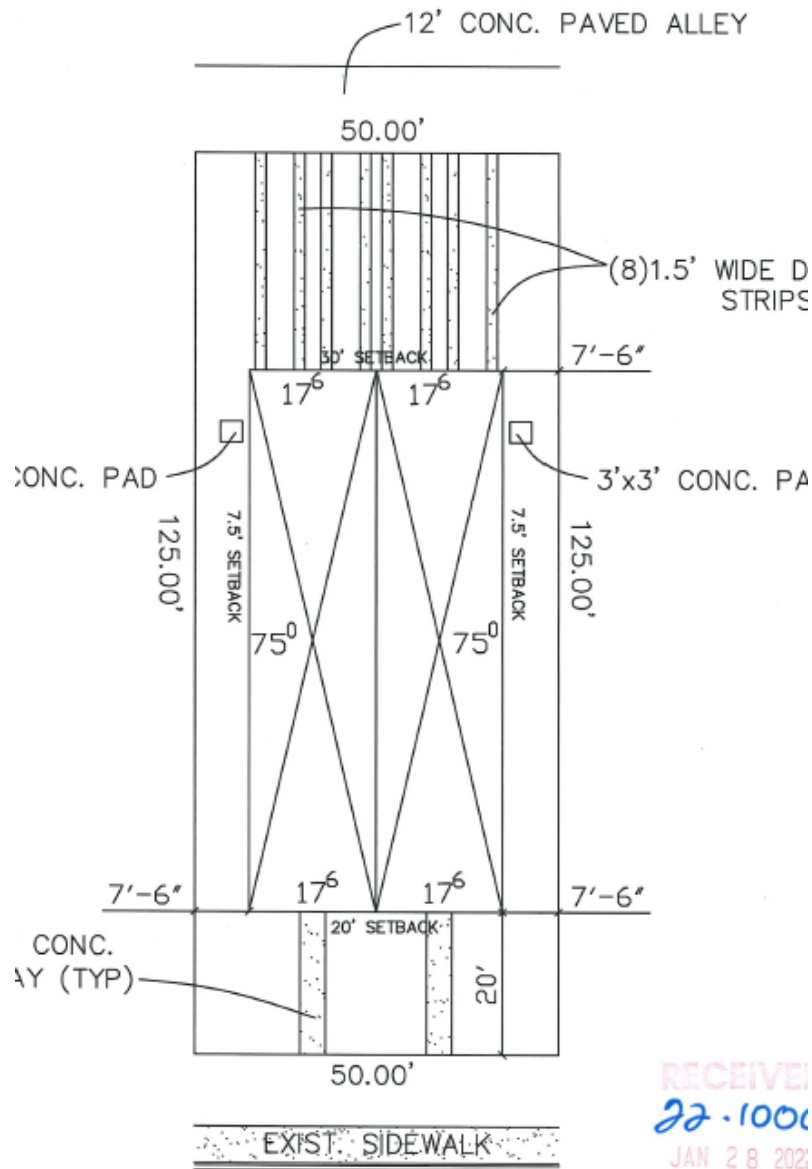
Location Map (property boundaries are reprehensive only)





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

Proposed Site Plan



RECEIVED
22.1000
JAN 28 2022

PLANNING & DEVELOPMENT

12TH AVENUE SOUTH



APPLICATION FOR VARIANCE

BOA No. 22-100012
HEARING DATE 3.15.22

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

REQUIRED DOCUMENTATION

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

RECEIVED

JAN 28 2022

APPLICANT INFORMATION

Applicant Name: New Atlantic Builders Inc. **Telephone:** (904) 683-7533
Mailing Address: 5875 Mining Terrace #206 **E-Mail:** Jim@NewAtlanticBuilders.com
Jacksonville, FL 32257
Agent Name: Stephen B. Williams **Telephone:** (904) 219-0603
Mailing Address: 3731 Duval Drive **E-Mail:** steve@edgewatercompaniesinc.com
Jacksonville Beach, FL 32250
Landowner Name: Daryl Grubbs c/o DaveCar Investments LLC. **Telephone:** (904) 612-6800
Mailing Address: 1919 Nightfall Drive **E-Mail:** daryl@dgrubbs.com
Neptune Beach, FL 32266

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: 11312th Ave. S. Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): Lot 10 Block 112 Pablo Beach South #176191-0010
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).
Applicant is asking for a side yard setback of 7.5 feet in lieu of the 10 feet required to build a two-family dwelling AND 44.9% lot coverage in lieu of 35% in order to build a two-family dwelling.

AFFIDAVIT

I, JAMES WATSON, 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

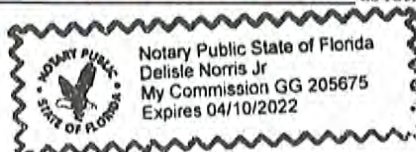
JAMES WATSON
PRINT APPLICANT NAME

1-19-22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of January, 2022, by James Watson, who is personally known to me or produced [Signature] as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Delise Norris Jr.
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: AE

CODE SECTION (S):
34-340(e)(1)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet minimum; and 34-340(e)(1)f, for lot coverage of 44% in lieu of 35% maximum to allow for construction of a new two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100012

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.

JAN 28 2022
PLANNING & DEVELOPMENT

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	Per RM-2 Zoning the Lot Width is less than required and Lot Square Footage is less than required as well. As such this creates unique circumstances hardship and hence the need for the variance
Special circumstances and conditions do not result from the actions of the applicant.	Yes	There are no special circumstances or conditions because of anything the Applicant is proposing because subject lot is substandard in status as it pertains to current zoning.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Granting this variance does not confer any privileges that other property owners in this zoning classification that have not already been received by other applicants & their variance requests approved in the past.
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	Literal interpretation & enforcement of this zoning classification would certainly deprive the applicant rights to develop this property that have been granted in the past for other property owners in this part of Jacksonville Beach.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Granting this variance is the absolute minimum the applicant could come up with that would insure that the proposed two family dwelling will be satisfactorily received by todays housing standards.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting this variance for this specific lot at this location is definitely consistent with many other two family dwellings already built on the street and surrounding blocks.

Prepared by and return to:

Bryan C. Goode, III

Attorney at Law

Bryan C. Goode III, P.A.

320 1st Street North Suite 613

Jacksonville Beach, FL 32250

904-247-1755

File Number: 21-0119

Will Call No.:

22-100012
JAN 28 2022

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of March, 2021 between Graziano Fruzzetti as Successor Trustee of the Harvey W. Lotz Revocable Trust u/a/d February 11, 2011 whose post office address is 119 12th Avenue South, Jacksonville Beach, FL 32250, grantor, and Davecar Investments, LLC, a Florida limited liability company whose post office address is 1912 Nightfall Drive, Neptune Beach, FL 32266, grantee:

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

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

Lot 10, Block 112, Pablo Beach South, a subdivision according to the plat thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida.

Parcel Identification Number: 176191-0000

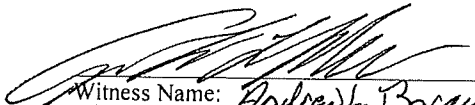
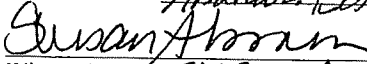
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

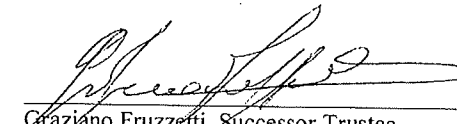
To Have and to Hold, the same in fee simple forever.

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**.

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

Signed, sealed and delivered in our presence:

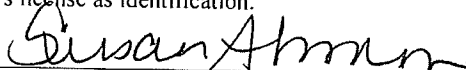

Witness Name: Andrew L. Barauskas

Witness Name: Susan Abram


Graziano Fruzzetti, Successor Trustee

State of Florida
County of Duval

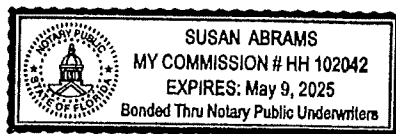
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of March, 2021 by Graziano Fruzzetti as Successor Trustee of the Harvey W. Lotz Revocable Trust w/a/d February 11, 2011, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____



DAVECAR INVESTMENTS, LLC
1912 NIGHTFALL DRIVE
NEPTUNE BEACH, FL 32266

904 270 2030 wk

daryl@dgrubbs.com

January 25, 2022

Via: Hand Delivery

City of Jacksonville Beach Board of Adjustment
11 3rd St North
Jacksonville Beach, FL 32250

22-100012
JAN 28 2022

RE: Authorization to Apply For Variance
Subject Property: 113 12th Ave. S., Jax Beach, FL 32250
R/P RE Parcel #176191-0010
Lot 10 Block 112 Pablo Beach South

To Whom it May Concern,

DaveCar Investments, LLC is the registered owner of the above noted property, and as the manager I authorize applicant New Atlantic Builders to make the application for variance to the City of Jacksonville Beach Board of Adjustment for the consideration of a variance on the above noted Subject Property.

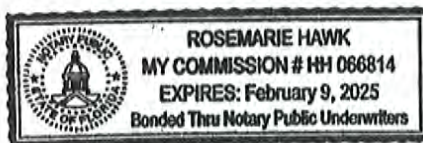
Respectfully,

Daryl Grubbs

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to (or affirmed) and subscribed before me this 25 day of January, 2022 by Daryl Grubbs who is personally known to me or who produced identification by means of ☒ physical presence or ☐ online notarization.

(Stamp of Notary Public- State of Florida)



Notary Public

Rosemarie Hawk
Print Name of Notary Public

12' CONC. PAVED ALLEY

50.00'

(8) 1.5' WIDE DRIVEWAY STRIPS

30' SETBACK

7'-6"

17°

17°

75°

75°

7.5' SETBACK

7.5' SETBACK

3'x3' CONC. PAD

3'x3' CONC. PAD

125.00'

125.00'

7'-6"

7'-6"

17°

17°

20' SETBACK

20'

3'x20' CONC. WALKWAY (TYP)

50.00'

EXIST. SIDEWALK

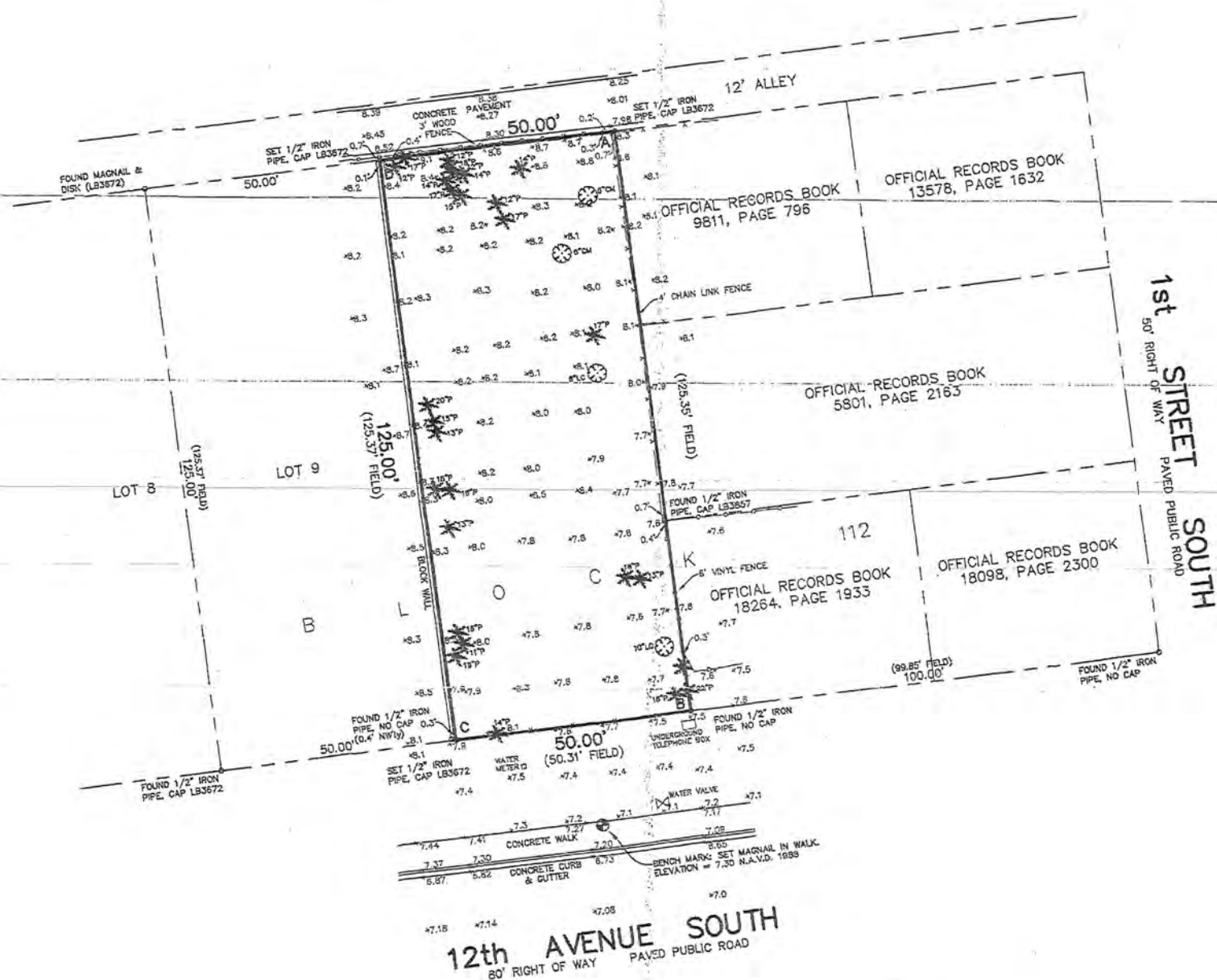
RECEIVED
22-100012
JAN 28 2022
PLANNING & DEVELOPMENT

12TH AVENUE SOUTH

ARROW

MAP SHOWING SURVEY OF
LOT 10, BLOCK 112, PABLO BEACH SOUTH AS RECORDED IN PLAT BOOK 3,
PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXISTING



NOTES

- NOTES
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
 2. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 89°52'57"
B = 90°08'22"
C = 89°43'04"
D = 90°15'37"
 3. NO BUILDING RESTRICTION LINES PER PLAT.
 4. BENCH MARK AS SHOWN HEREON WAS SET FROM A CLOSED LEVEL LOOP FROM N.G.S. BENCH MARK "X-323" AT THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND 11 AVENUE SOUTH. ELEVATION = 6.87 N.A.V.D. 1988
 5. NORTH PROTRACTED FROM PLAT.

THE PROPERTY DESCRIBED HEREON
LIES IN FLOOD ZONE "AE" (EL 9) AS
WELL AS CAN BE DETERMINED FROM
THE FLOOD INSURANCE RATE MAP No.
12031C0419J, EFFECTIVE NOVEMBER 2,
2018 FOR DUVAL COUNTY, FLORIDA.

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

P DENOTES PINE
 CM DENOTES CREPE MYRTLE
 LG DENOTES LIGUSTRUM

RECEIVED
22-100012
JAN 28 2022

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF
CUSTOM BUILDERS.

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

CHECKED BY: _____	FILE: 2021-0139	DRAWN BY: SWC	BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550	DATE: MARCH 1, 2021	SHEET 1 OF 1
-------------------	-----------------	---------------	---	---------------------	--------------

Ref. BOA-22-100012

LeeAnn Bassabe

From: davidrost1@aol.com
Sent: Saturday, March 5, 2022 11:04 AM
To: Planning Division
Subject: Re: # 176191-0019

RECEIVED

MAR - 7 2022

PLANNING & DEVELOPMENT

Ladies and Gentlemen:

My name is David Rost. I am the owner of the property at 1224 1st St. South, Unit 1B, Jacksonville Beach, FL 23350, and I am speaking on behalf of all 9 property owners at this address.

I respectfully request that you deny the above-referenced application for variance.

The over-building, lack of adequate on-street parking, and unnecessary strain on the storm water drainage system has got to stop.

1. Please take a walk around the area on a sunny weekend day. You will find cars parked on the public sidewalks, which is a traffic violation, without consequences, and every other place where a car will fit, because of no adequate parking on site.
2. Set backs have been relaxed in so many previous applications that there is no visible appearance of any code at all.
3. The City replaced the main storm water drainage system under 1st St South with a 52" main, and we were told by a city engineer after completion that the capacity of the renovated system is at its limit, and that the drainage mitigation on our property, a moat, continues to be mandatory. Yet, the Board continues to approve variances for lot coverages.

It appears to the citizens and owners of property in Jacksonville Beach that the Planning Board will approve almost any new application for variances (with some cosmetic changes), to the point that Jacksonville Beach is not an attractive beach destination, but is only another beach town that has allowed development to continue unabated. This is a shame because the beach in Jacksonville Beach is a beautiful, large beach. But, Florida towns with lesser beaches are ranked higher by travel sites. No wonder when you look at the way in which JaxBeach is being over-developed.

I attended the planning board meeting that approved the 4 townhouse development on 13th Ave South. The approval was granted notwithstanding that the driveways on the plan were shorter than most cars sold in the United States today. There was no concern by Board Members present about any obstruction of city sidewalks.

I have no faith that this request for denial will be taken seriously by the Board, but I wanted my request for denial to be part of the record.

Very truly yours,

David Rost



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

BOA#22-100016

Zoning: RM-2
RE: 173988-0010
Legal: North 43.5 feet of Lot 107, Flagler Tract
Address: 1485 2nd Street North.

Request

Section(s): 34-340(e)(1)c.1, for a front yard setback of zero feet in lieu of 20 feet minimum to allow for construction of a new second story attached deck to an existing two-family dwelling

Existing Conditions

The subject property is a portion of an existing nonconforming lot of record (circa 1936) located in the Medium Density Residential future land use category. The property is currently zoned Residential Multifamily: RM-2. The current lot is the northern half of lot 107, and is the north half of a two family dwelling built in 1985. The current structure meets all required setbacks per the RM-2 standards and does not exceed lot coverage. The lot itself is nonconforming based on size and width. The current lot is 2198 square feet in area. The minimum for the RM-s standard is 6,000 square feet for a two family dwelling. If the lot were split as this one has been, the minimum would be 3,000 square feet per half. Even at half the required size, this lot would be substandard in area. Additionally the lot is only 50 feet in width.

No Previous Variances, active Stop Work Order SWO-21-558

Staff Analysis

The current two family dwelling was constructed in 1985, which predates the current Land Development Code. Although the structure currently meets all required setbacks, the structure is small, measuring only 1,334 square feet in area. The home has no real outside living area, as the remainder of the existing lot is taken up with driveway. Also, the adjacent structure on the interior of the block to the east is very close to the property line, leaving no practical area for any patio or other outside living area. The applicant's only practical option is to provide an amenity either in front of the house or along the corner side yard, adjacent to second avenue north. The home currently has a very small balcony on the front in the same location the applicant is proposing to add the new deck, so it would be the logical place to expand.



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

Minimum Dimensional Standards

(1) Two-family dwellings.

- Minimum lot area: Six thousand (6,000) square feet.
- Minimum lot width: Sixty (60) 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: Ten (10) feet for each side yard, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Thirty (30) feet.
- Floor area: A two-family dwelling structure shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area. Each unit within a duplex structure shall contain a minimum of eight hundred (800) square feet of conditioned living area excluding garage or carport.
- Wall separation. Two-family dwellings shall contain a two (2) hour fire resistant wall between units.
- 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 parcel is a substandard lot in both width and area, whether calculated as a full lot for a two family dwelling or even as half of a two family dwelling.

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 is half of a two family dwelling constructed in 1985. Although the structure is



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

conforming, there's no practical way to expand the structure or add any accessory outside living area without some relief from the code.

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.

Granting of this variance will allow the home to have a second story deck which is a common amenity on many structures within this zoning district.

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 home currently occupies all buildable area of the lot based on setbacks. Any addition or expansion of the primary structure would require relief from the code. The addition of a second story deck would be a less intense use as compared to a full addition, and would count at 50% lot coverage. Additionally the second story nature would allow for visibility at the intersection of the driveway and the street.

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. While the lot is substandard, the depth of the deck could be reduced to have less impact on the setback. This would be the minimum variance needed to provide a deck as proposed, the design could be reduced.

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

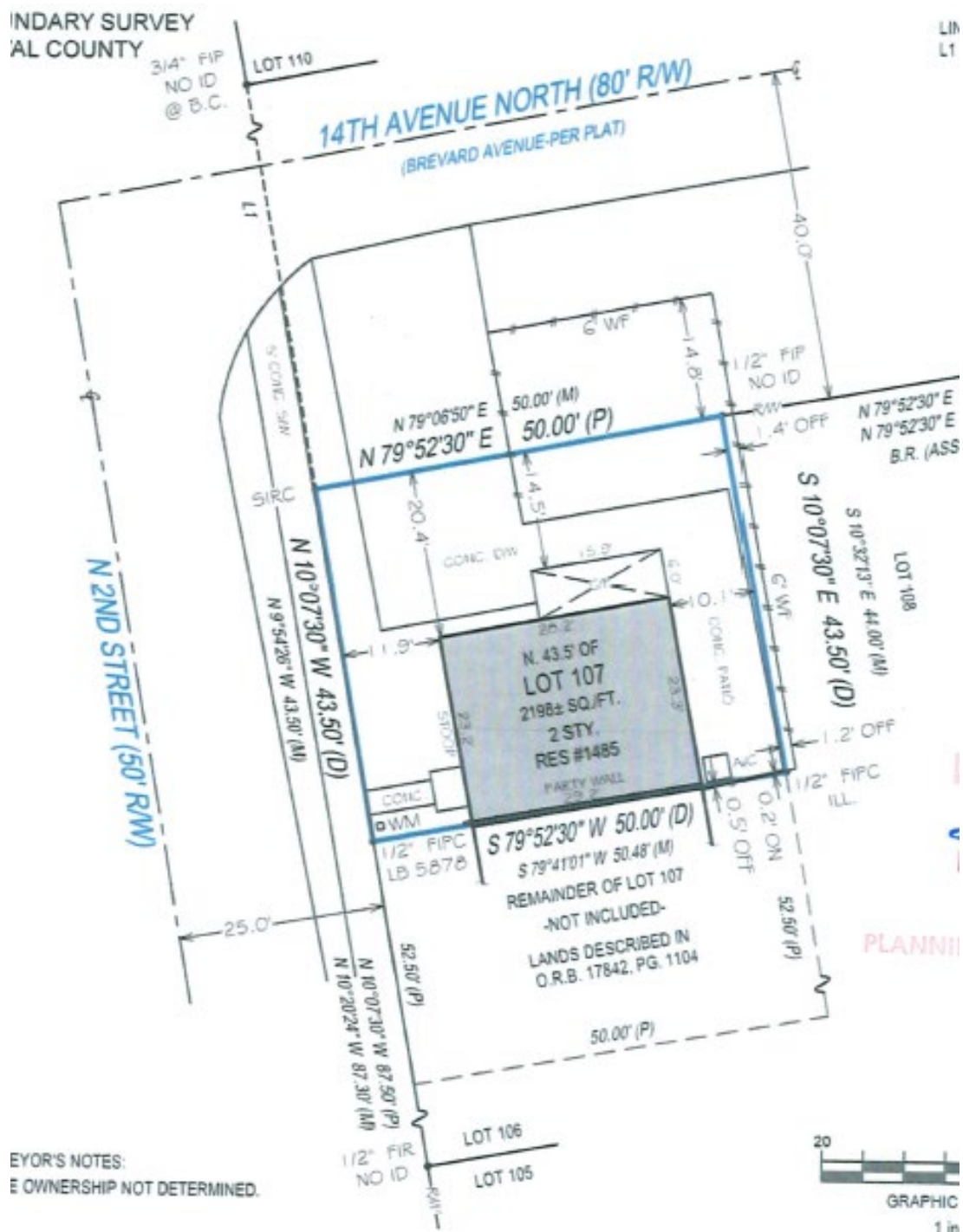
Staff Recommendation

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#22-10016**

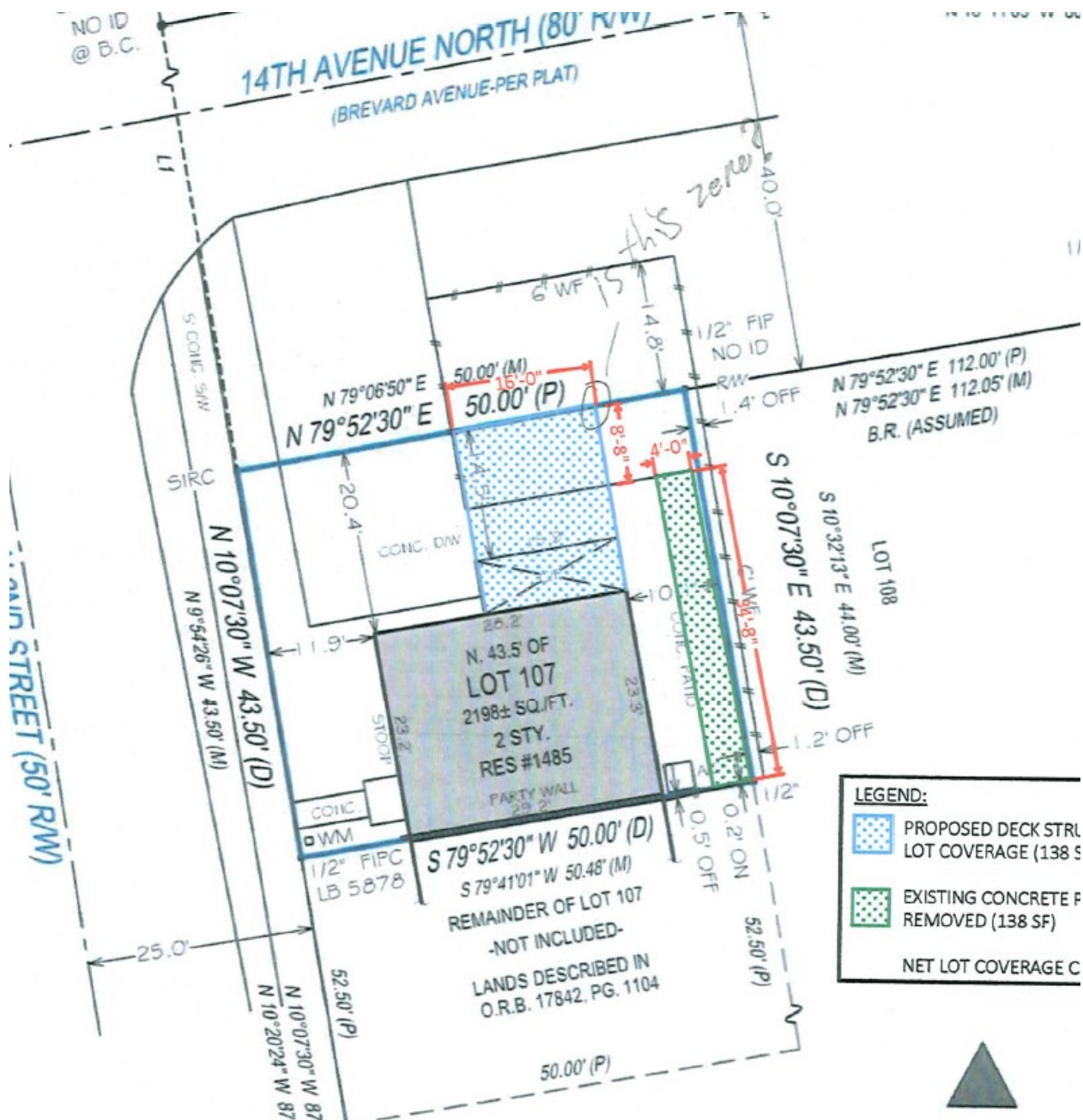
Location Map (property boundaries are reprehensive only)



Existing Survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100016

HEARING DATE 3.15.22

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.

FEB - 1 2022

APPLICANT INFORMATION

Applicant Name: Wendi Wheeler Meek **Telephone:** (904) 923-8120
Mailing Address: 10826 Crosswicks Road **E-Mail:** wendiwheelermeek@me.com
Jacksonville, Florida 32256

Agent Name: N/A **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

Landowner Name: Wheeler Wendell W Revocable Living Trust **Telephone:** (904) 923-8120
Mailing Address: 10826 Crosswicks Road **E-Mail:** wendiwheelermeek@me.com
Jacksonville, Florida 32256

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

VARIANCE DATA

Street address of property and Real Estate Number: 1485 North 2nd Street, Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): BE# 173988-0010 // Reference attached deed and survey
 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 zero setback on north property line for proposed deck structure. Additionally, plan to remove equivalent area of existing impervious concrete paving to the added deck coverage resulting in a net zero increase of lot coverage calculation.

AFFIDAVIT

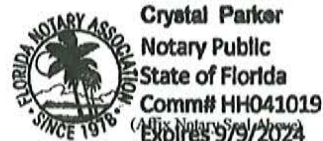
I, Wendi Wheeler Meek, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

Wendi Wheeler Meek 2/1/22
 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 1 day of February, 2022, by Wendi Wheeler Meek, who is personally known to me or produced FLDL as identification.

Crystal Parker
 NOTARY PUBLIC SIGNATURE
Crystal Parker
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X/X-shaded

CODE SECTION (S):
34-340(e)(1)c.1, for a front yard setback of zero feet in lieu of 20 feet minimum to allow for construction of a new second story attached deck to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 22-100016

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.

FEB - 1 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	This property does not have a backyard which is uncommon compared to other properties. Furthermore this property does not have a garage and cant be provided due to lot coverage and set-back requirements.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Special circumstances and conditions will not result from the actions of this applicant.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	Right of way setbacks on this property are excessive compared to other properties in this zoning district (approx. 28'-0" ROW)
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	This property does not have sufficient lot area for a backyard deck due to being a corner lot of a duplex property.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Granting of variance is the minimum variance that will make possible the reasonable use of the property, building or structure.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Due to the orientation of this corner lot the right of way (ROW) is approx 28'-0" from curb to property line which is excessive for typical lot setbacks in this zoning district.

Prepared by and return to:
Lynn Shippee
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 21-2268

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 21st day of October, 2021, between Brenda E. Van Cleef, an unmarried woman, whose post office address is 2701 Mayport Road, Unit 411, Atlantic Beach, FL 32233, grantor, and Wendi Wheeler Meek and Lori Wheeler Pashley, Trustees of The Wendell W. Wheeler Revocable Living Trust dated July 28, 1995, whose post office address is 10826 Crosswicks Road, Jacksonville, FL 32256, grantee:

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

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

The North 43.5 feet of Lot 107, Flagler Tract, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 50, of the Public Records of Duval County, Florida.

Parcel Identification Number: 173988-0010

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.

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

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 as specified herein.

RECEIVED
22-100016
FEB - 1 2022

PLANNING & DEVELOPMENT

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:


Witness 1 Signature

Herbert W. Reynolds
Witness 1 Printed Name


Brenda E. Van Cleef

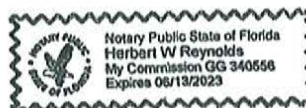

Witness 2 Signature

Lynn Shippee
Witness 2 Printed Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or () Online Notarization, this 21st day of October, 2021, by Brenda E. Van Cleef, an unmarried woman, who () is personally known to me or () has produced FLDL as identification.


NOTARY PUBLIC
Printed Name: Herbert W. Reynolds
My Commission Expires: 06/13/2023



RECEIVED
22-100016
FEB - 1 2022

PROPOSED



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

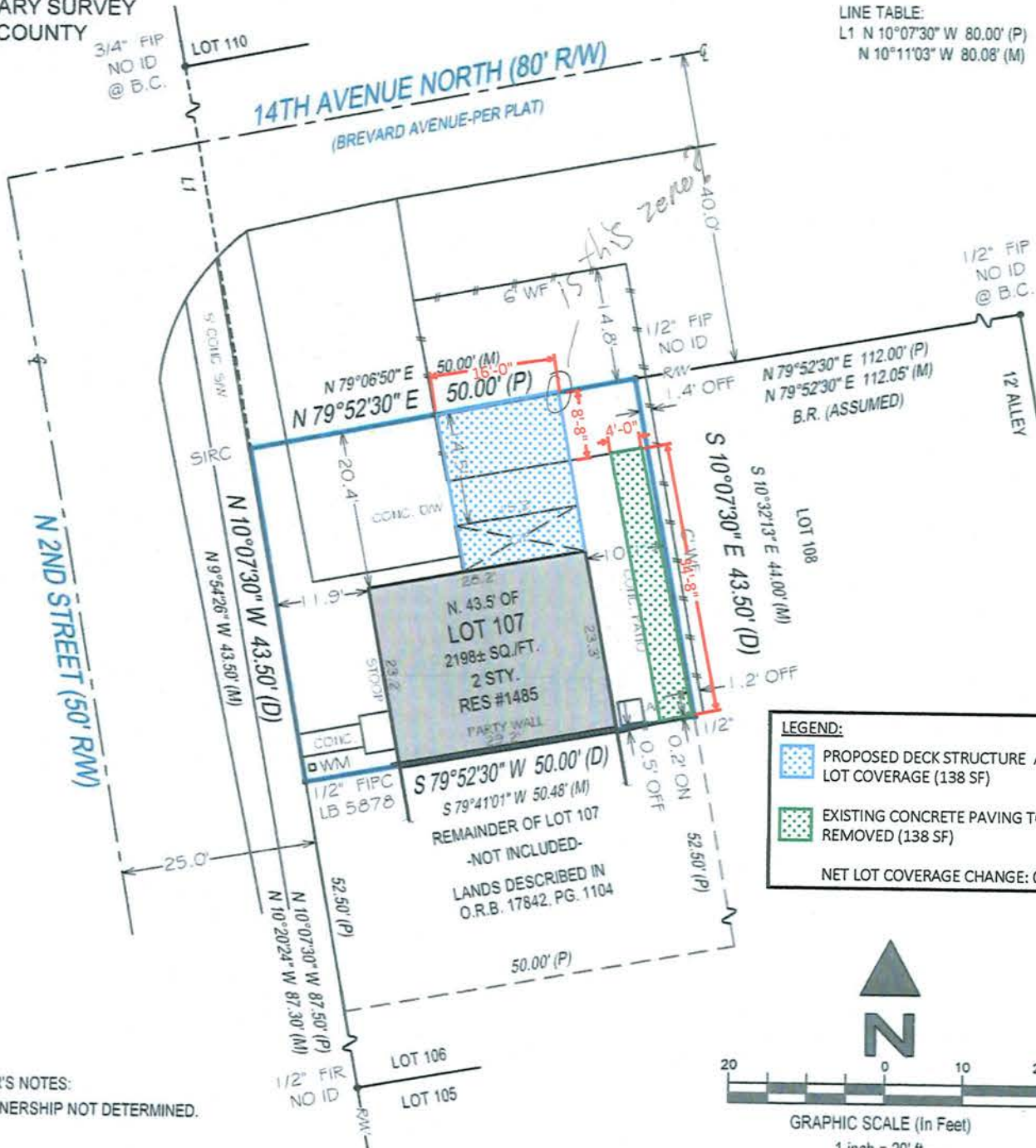


PROPERTY ADDRESS: 1485 N 2ND STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2110.1993

FL2110.1993
BOUNDARY SURVEY
DUVAL COUNTY

LINE TABLE:
L1 N 10°07'30" W 80.00' (P)
N 10°11'03" W 80.08' (M)



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



RONALD W. WALLING

State of Florida Professional Surveyor and Mapper
License Number 6473
Exacta Land Surveyors, LLC | LB# 8291



PLANNING & DEVELOPMENT

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210

Kathie McGuinness



(904) 509-7584
kmcg@kw.com



DATE SIGNED: 10/14/21

FIELD WORK DATE: 10/12/2021

REVISION DATE(S): (REVO 10/14/2021)

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

EXISTING PG 1



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

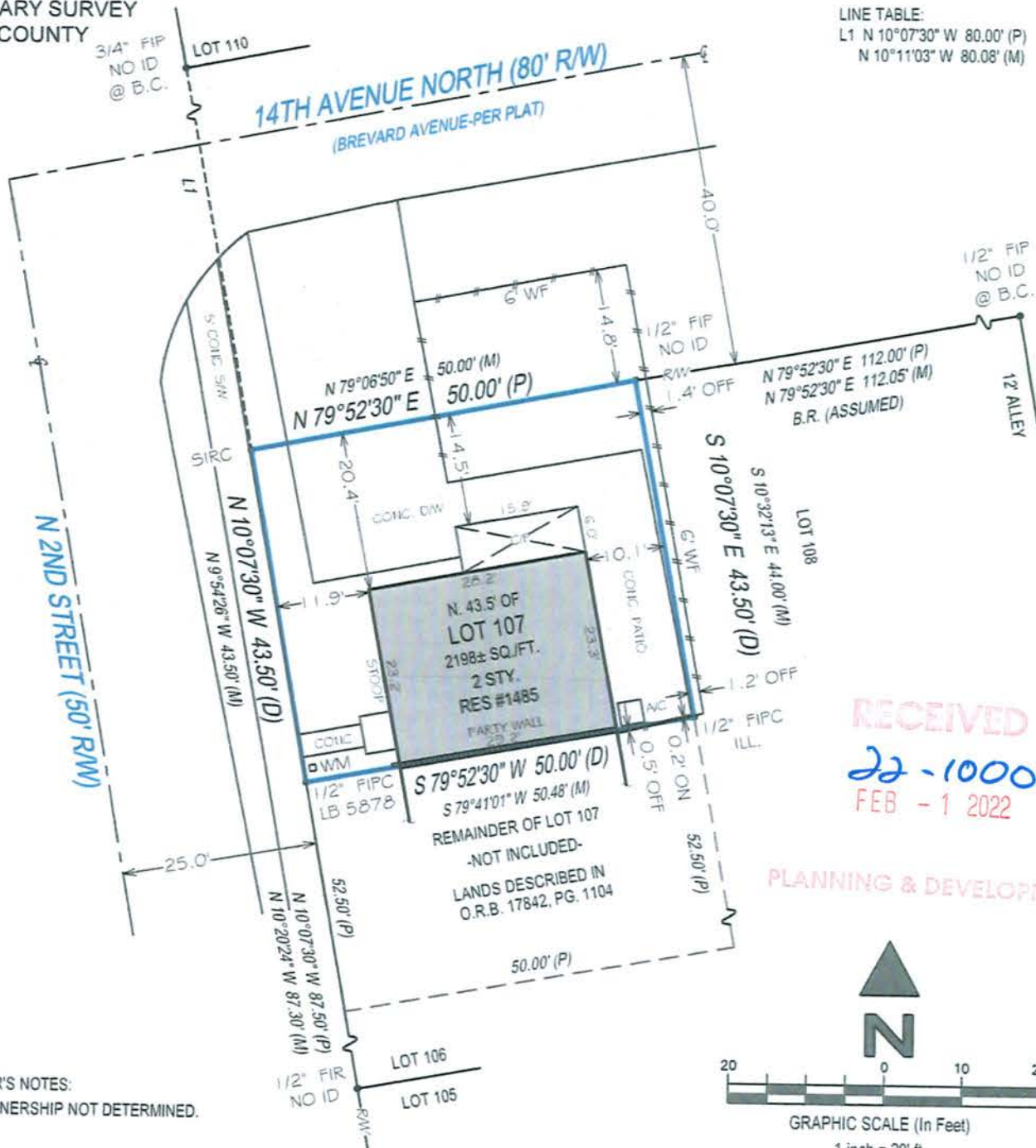


PROPERTY ADDRESS: 1485 N 2ND STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2110.1993

FL2110.1993
BOUNDARY SURVEY
DUVAL COUNTY

LINE TABLE:
L1 N 10°07'30" W 80.00' (P)
N 10°11'03" W 80.08' (M)

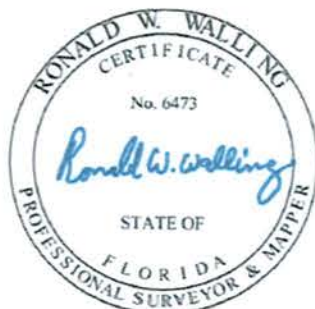


SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License Number 6473
Exacta Land Surveyors, LLC | LB# 8291



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210

Kathie McGuinness



(804) 509-7584
kmcg@kw.com



DATE SIGNED: 10/14/21
FIELD WORK DATE: 10/12/2021
REVISION DATE(S): (REV. 10/14/2021)

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

PROPERTY ADDRESS: 1485 N 2ND STREET, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2110.1993

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 79 DEGREES 52 MINUTES 30 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 14TH AVENUE NORTH, LOCATED WITHIN FLAGLER TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 50 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE NORTH 43.5 FEET OF LOT 107, FLAGLER TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 50, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS

(C)	- Calculated
(D)	- Deed
(F)	- Field
(M)	- Measured
(P)	- Plat
(S)	- Survey
A/C	- Air Conditioning
AE	- Access Easement
ANE	- Anchor Easement
ASBL	- Accessory Setback Line
B/W	- Bay/Box Window
BC	- Block Corner
BFP	- Backflow Preventer
BLDG	- Building
BLK	- Block
BM	- Benchmark
BR	- Bearing Reference
BRL	- Building Restriction Line
BSMT	- Basement
C	- Curve
C/L	- Center Line
C/P	- Covered Porch
C/S	- Concrete Slab
CATV	- Cable TV Riser
CB	- Concrete Block
CH	- Chord Bearing
CHIM	- Chimney
CLF	- Chain Link Fence
CME	- Canal Maintenance Easement
CO	- Clean Out
CONC	- Concrete
COR	- Corner
CS/W	- Concrete Sidewalk
CUE	- Control Utility Easement
CVG	- Concrete Valley Gutter
D/W	- Driveway
DE	- Drainage Easement
DF	- Drain Field
DH	- Drill Hole
DUE	- Drainage & Utility Easement
ELEV	- Elevation
EM	- Electric Meter
ENCL	- Enclosure
ENT	- Entrance
EOP	- Edge of Pavement
EOW	- Edge of Water
ESMT	- Easement
EUB	- Electric Utility Box
F/DH	- Found Drill Hole
FCM	- Found Concrete Monument
FF	- Finished Floor
FIP	- Found Iron Pipe
FIPC	- Found Iron Pipe & Cap

FIR	- Found Iron Rod
FIRC	- Found Iron Rod & Cap
FN	- Found Nail
FN&D	- Found Nail & Disc
FRRSPPK	- Found Rail Road Spike
GAR	- Garage
GM	- Gas Meter
ID	- Identification
IE/EE	- Ingress/Egress Easement
ILL	- Illegible
INST	- Instrument
INT	- Intersection
IRRE	- Irrigation Easement
L	- Length
LAE	- Limited Access Easement
LB#	- License No. (Business)
LBE	- Limited Buffer Easement
LE	- Landscape Easement
LME	- Lake/Landscape Maintenance Easement
LS#	- License No. (Surveyor)
MB	- Map Book
ME	- Maintenance Easement
MES	- Mitered End Section
MF	- Metal Fence
MH	- Manhole
NR	- Non-Radial
NTS	- Not to Scale
NAVD88	- North American Vertical Datum 1988
NGVD29	- National Geodetic Vertical Datum 1929
OG	- On Ground

ORB	- Official Records Book
ORV	- Official Record Volume
O/A	- Overall
O/S	- Offset
OFF	- Outside Subject Property
OH	- Overhang
OHL	- Overhead Utility Lines
ON	- Inside Subject Property
P/E	- Pool Equipment
PB	- Plat Book
PC	- Point of Curvature
PCC	- Point of Compound Curvature
PCP	- Permanent Control Point
PI	- Point of Intersection
PLS	- Professional Land Surveyor
PLT	- Planter
POB	- Point of Beginning
POC	- Point of Commencement
PRC	- Point of Reverse Curvature
PRM	- Permanent Reference Monument
PSM	- Professional Surveyor & Mapper
PT	- Point of Tangency
PUE	- Public Utility Easement
R	- Radius or Radial
R/W	- Right of Way
RES	- Residential
RGE	- Range
ROE	- Roof Overhang Easement
RP	- Radius Point
S/W	- Sidewalk
SBL	- Setback Line
SCL	- Survey Closure Line
SCR	- Screen
SEC	- Section
SEP	- Septic Tank
SEW	- Sewer
SIRC	- Set Iron Rod & Cap
SMWE	- Storm Water Management Easement
SN&D	- Set Nail and Disc
SQFT	- Square Feet
STL	- Survey Tie Line
STY	- Story
SV	- Sewer Valve
SWE	- Sidewalk Easement
TBM	- Temporary Bench Mark
TEL	- Telephone Facilities
TOB	- Top of Bank
TUE	- Technological Utility Easement
TWP	- Township
TX	- Transformer
TYP	- Typical
UE	- Utility Easement
UG	- Underground
UP	- Utility Pole
UR	- Utility Riser
VF	- Vinyl Fence
W/C	- Witness Corner
W/F	- Water Filter
WF	- Wood Fence
WM	- Water Meter/Valve Box
WV	- Water valve

CERTIFIED TO:

WENDELL W. WHEELER, TRUSTEE OF THE WENDELL W. WHEELER REVOCABLE LIVING TRUST; PONTE VEDRA TITLE, LLC; HATHAWAY & REYNOLDS, PLLC; CHICAGO TITLE INSURANCE COMPANY;

DATE SIGNED: 10/14/21

BUYER: WENDELL W. WHEELER, TRUSTEE OF THE WENDELL W. WHEELER REVOCABLE LIVING TRUST

LENDER:

TITLE COMPANY: PONTE VEDRA TITLE, LLC; HATHAWAY & REYNOLDS, PLLC

TITLE COMMITMENT:

CLIENT FILE NO: 21-2268

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X & X SHADED. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, PANEL NUMBER 0417 DATED 11/02/18.

22-100016
FEB - 1 2022

PLANNING & DEVELOPMENT

Exacta Land Surveyors, LLC
LB# 8291o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210