



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Amended Regular Meeting Agenda

Board of Adjustment

Tuesday, June 7, 2022

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Board of Adjustment:

CALL TO ORDER

ROLL CALL

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

Alternates: Todd Smith, Jennifer Williams

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held on May 17, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#22-100044**

Applicant: Shining Stars ABA - Eric Mott

Agent: Ian Brown - Law Offices of Ian A. Brown

Owner: First Coast Womens Services, Inc. - Judy Weber

Property Address: 224 3rd Street North

Parcel ID: 173791-0000

Legal Description: Lot 2, Block 24, *Atlantic Park*

Current Zoning: C-1

Motion to 34-377 for no additional parking spaces in lieu of (7) seven spaces required

Consider: to allow for the use of the second floor for support offices to a medical use on the first floor of an existing commercial building

B. **Case Number(s): BOA#22-100046**

Applicant: Mitchell Tidwell - Sunshine Pools

Agent: Mitchell Tidwell - Sunshine Pools

Owner: Jason Varney

Property Address: 1018 23rd Street North

Parcel ID: 179209-0550

Legal Description: Lot 1, Block 88, *Section "A" Jacksonville Beach*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 44% in lieu of 35% maximum to allow for
Consider: installation of a paver patio, walkway and swimming pool deck for a recently
permitted swimming pool at an existing single-family dwelling

C. **Case Number(s): BOA#22-100047**

Applicant: Atkins Builders, Inc. - John Atkins

Agent: Atkins Builders, Inc. - John Atkins

Owner: Patricia Lindbloom

Property Address: 215 21st Avenue South

Parcel ID: 179317-0000

Legal Description: Lots 4 and 5, Block FF, *Permenters Replat of South Pablo*

Current Zoning: RM-2 (RS-3 Standards)

Motion to 34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet
Consider: minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30
feet minimum; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35%
maximum to allow for construction of a new single-family dwelling

D. **Case Number(s): BOA#22-100048**

Applicant: Atkins Builders, Inc. - John Atkins

Agent: Atkins Builders, Inc. - John Atkins

Owner: Patricia Lindbloom

Property Address: 215 21st Avenue South

Parcel ID: 179317-0000

Legal Description: Lots 4 and 5, Block FF, *Permenters Replat of South Pablo*

Current Zoning: RM-2 (RS-3 Standards)

Motion to 34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet
Consider: minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30
feet minimum; and 34-338(e)(1)e, for lot coverage of 39% in lieu of 35%
maximum to allow for construction of a new single-family dwelling

E. **Case Number(s): BOA#22-100049**

Applicant: Matthew & Sarah Philbin

Agent: Luis Rosero, Pro-Builders of Florida, LLC.

Owner: Matthew & Sarah Philbin

Property Address: 735 11th Street North

Parcel ID: 177736-0000

Legal Description: Lot 6, Block 1, *Ocean Pond Phase Three*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.2, for a northerly side yard setback of 7 feet and a southerly
Consider: side yard setback of 6.8 feet in lieu of 10 feet required to rectify existing
non-conformities; and 34-336(e)(1)e, for lot coverage of 41% in lieu of 35%
maximum to allow for construction of a new rear addition and new screened
patio at an existing single-family dwelling

F. **Case Number(s): BOA#22-100054**

Applicant: Joanne Stirrett

Agent: N/A
Owner: Joanne Stirrett
Property Address: 1804 Ocean Pond Drive
Parcel ID: 179761-0618 (previously 179761-0620)
Legal Description: Lots 58 & 61, *Pine Grove Unit 2*
Current Zoning: RS-3
Motion to 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of
Consider: required 15 feet total; and 34-338(e)(1)e, for lot coverage of 42% in lieu of
35% maximum to allow for construction of a new single-family dwelling

BOARD PROCEDURES

- A. Consideration of the change of meeting times from 7:00 p.m. to 6:00 p.m. for all regular meetings

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Tuesday, June 21, 2022. There are four scheduled cases.

ADJOURNMENT

NOTICE

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

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

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

In accordance with Section 286.0105, Florida Statutes, 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, May 17, 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

Alternates: Todd Smith

Jeff Truhlar (absent)

Jennifer Williams

John Moreland

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. Moreland, and passed unanimously to approve the following minutes:

- April 19, 2022
- May 3, 2022

CORRESPONDENCE: None

OLD BUSINESS:

A. Request for Successive Application for BOA#22-100012

Property Address: 1130' 12th Avenue South (113 12th Avenue South)

Parcel ID: 176191-0010

Mr. Popoli reviewed the request for rehearing criteria and noted approval required four affirmative votes.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Agent: Tim Franklin, 7760 Lake Avenue, Fanning Springs, explained the applicant's position.

Public Hearing:

The following spoke in support of the request:

- David Willis, 1221 1st Street South, 12-A, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

A brief discussion ensued about granting a new hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Elmaleh, to approve the request for a rehearing of BOA#22-100012 based on the material mistake regarding lot coverage and reopening the hearing to consider the side yard setback.

Discussion:
A discussion ensued about the original decision made by the Board of Adjustment.

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

The motion failed 3-2.

NEW BUSINESS:

A. Case Number: BOA#22-100032
Applicant: Chad Bolen
Property Address: 610 Holly Drive
Parcel ID: 177848-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum; 34- 336(e)(1)g, for an accessory structure setback of 1.5 feet in lieu of 5 feet minimum along the northerly side yard, to allow for construction of an expanded swimming pool deck; and 34-373(a) for a gravel driveway in lieu of a required paved driveway at an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Chad Bolen, 610 Holly Drive, Jacksonville Beach, stated the hardship was the requirement to correct new nonconformities.

Public Hearing:
No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, and seconded by Mr. Smith, to approve BOA#22-100032 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:
A discussion ensued about lot coverage, driveway, parking, and compliance.

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

The motion failed 3-2.

- B. Case Number: BOA#22-100033**
Applicant: Salt Air Homes, Inc., Mr. Oliver Kraut
Property Address: 715 7th Avenue North
Parcel ID: 174393-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum; 34-336(e)(1)g, for an accessory structure setback of 1.5 feet in lieu of 5 feet minimum along the northerly side yard, to allow for construction of an expanded swimming pool deck; and 34-373(a) for a gravel driveway in lieu of a required paved driveway at an existing single-family dwelling.

Mr. Popoli noted a mistake in the variance request which was noticed and requested the case be deferred.

Motion: It was moved by Mr. Curley, and seconded by Mr. Elmaleh, to defer BOA#22-100033 to June 21, 2022.

In a voice vote, the motion to defer passed unanimously.

- C. Case Number: BOA#22-100039**
Applicant: Laura Polinsky & Kyle Godwin
Property Address: 910 13th Avenue South
Parcel ID: 176856-0020

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 48% in lieu of 35% maximum to allow for construction of a swimming pool deck at an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Laura Polinsky, 910 13th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot that was substandard in size and area.

Public Hearing:
No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, and seconded by Mr. Elmaleh, to approve BOA#22-100039, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:
A brief discussion ensued about the lot size.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, June 7, 2022. There are six scheduled cases.

Mr. Popoli noted the next agenda would include operating procedures for the Board to review.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 8:07 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#22-100044

Zoning: C-1
RE: 173791-0000
Legal: Lot 2, Block 24 Atlantic Park Replat
Address: 224 3rd Street North

Request

Section(s): 34-377 for no additional parking spaces in lieu of (7) seven spaces required to allow for the use of the second floor for support offices to a medical use on the first floor at an existing commercial building

Existing Conditions

The subject property is comprised of a lot of record, (circa 1924) located in the Limited Commercial future land use category. The property is currently zoned Commercial Limited: C-1. The subject property is comprised of a property measuring 62.5 feet in width and 100 feet in depth, with an area of 6250 square feet. The property is currently occupied by a commercial structure with adjoining parking in the rear. The building has most recently been used for a medical clinic, on the first floor. The existing parking area has mostly undefined parking spaces. The proposed site plan would allow for seven regulation sized parking spaces, one of which would be an ADA design space. This meets the number of required spaces based on the previous variance at a one space to 300 square foot ratio. Additionally the updates to the building would include a required fire exit staircase from the second story, which intrudes into the parking area. The proposed request would eliminate the need for additional parking for the second floor, which has gone unused for some time. The applicant is proposing to bring the second floor back into use as office space for the employees.

BOA#10-100115 For no additional Parking in lieu of 4 spaces for 2200 square feet of first floor office space converted to medical office (parking standard from 1/200 from 1/300), BOA#11-95, for a 1 foot parking setback in lieu of 5 foot required for 54 feet of parking along the north property line.

Staff Analysis

The subject property is currently occupied by a structure built in 1946 according to the property appraiser's data. The renovations to the structure will require some updates and accommodations to address issues with building and fire code. These updates will include the new proposed fire stairs on the rear of the structure. These



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stairs intrude into the parking area and reduce the ability of the applicant to provide additional parking, though practically, it reduces the potential parking by only one space. The applicant's business is considered a medical use under the LDC, but is a form of therapy for children with autism. The applicant has provided a detailed breakdown of their business model, which would provide one on one training with the child and a Registered Behavioral Technician. The applicant is proposing to use the upstairs for office work, which would be performed by the same staff as would use the downstairs. The previous variance allowed the property to use the general office standard in lieu of the medical office standard for parking, a 1/300 square foot ratio, vs a 1/200 ratio. This resulted in 7 spaces required, and the applicant has shown they can offer that in the submitted site plan. Additionally, though they cannot be counted as legal spaces for LDC determination, there are three on street spaces along 3rd Street North, and at least 5 on street spaces along 2nd Avenue North, in the immediate vicinity. Additionally, based on discussions with the applicants, some or most of their clients are at the facility for extended times, and may be dropped off by the parent / guardian, so the parking demand would be less than a typical doctor's office. Additionally, the extra office space on the second floor, would be utilized by the same employees as the first floor, so there would be no additional parking demands on the property with the use of the upstairs.

Minimum parking standards

- Business Office: One (1) space per three hundred (300) sq. ft. of floor area.

Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The site is built out and maximizes the existing available land for parking and building. There is no physical space to add any additional parking, additionally the requirements for egress stairs reduces the opportunity to provide any additional parking. The structure and site conditions predate the current LDC.



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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 structure was built in 1946. The most recent use of the property has been medical in nature. The upgrades for fire code compliance are required and impact the ability to provide additional parking.

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. A majority of the historic commercial structures and sites along 3rd Street North are similar in size and lack of parking. The allowed continued use of historic commercial structures is a goal of the Comprehensive Plan.

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 property was approved for a parking variance for the downstairs use in 2010. The use of the upstairs of an existing commercial structure is a reasonable use of the land, and preventing the use of the upstairs is an undue hardship considering there is no ability to meet the additional parking demands on site.

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. Based on the available uses allowed in the C-1 zoning district, office use is one of the least intensive use for parking demand and the requested reduction is the minimum variance necessary to allow for the use of the upstairs of the existing structure.

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.



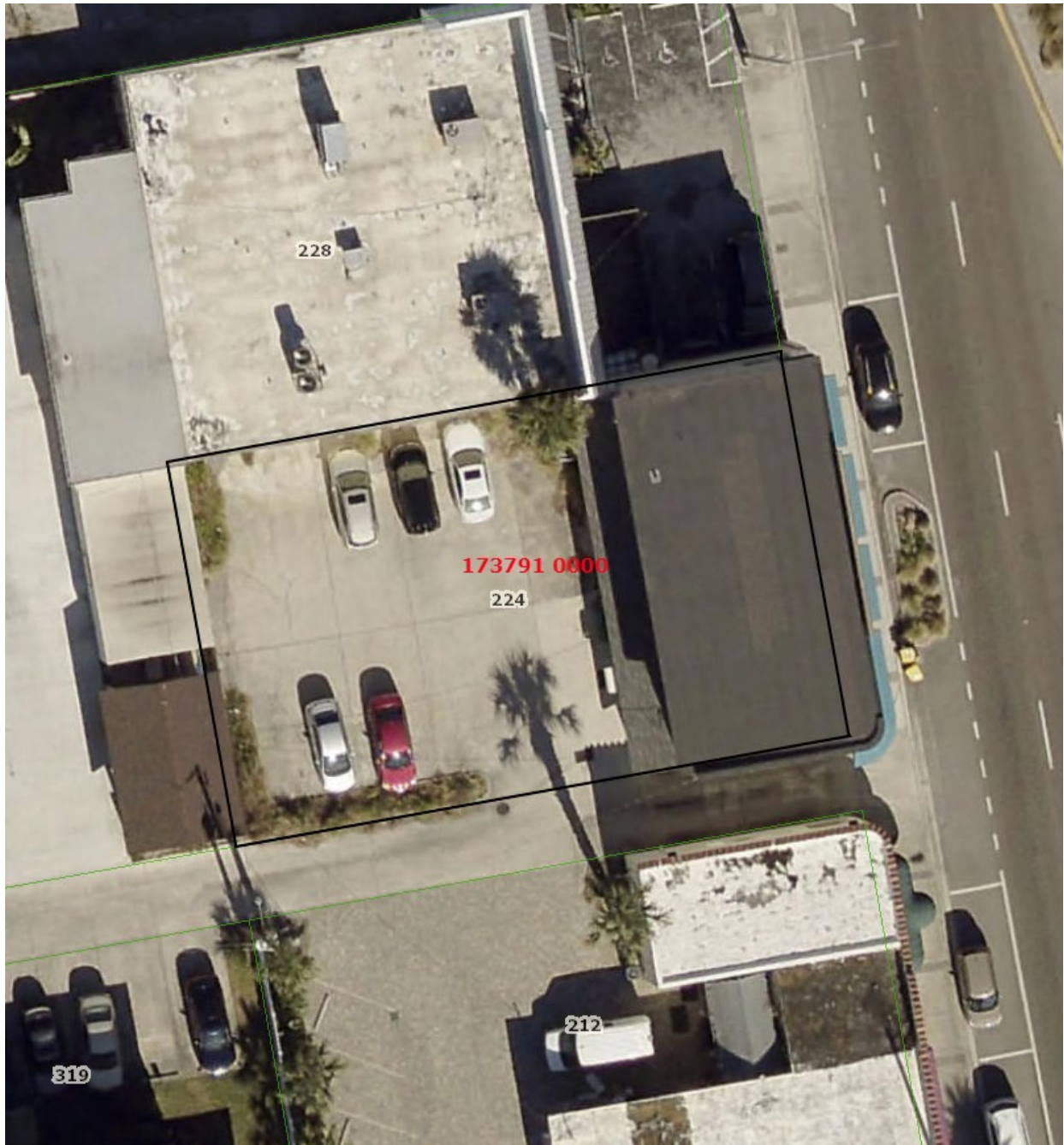
City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

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. Further the reuse of existing commercial structures is furthering the goals of the 2030 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#22-100044**

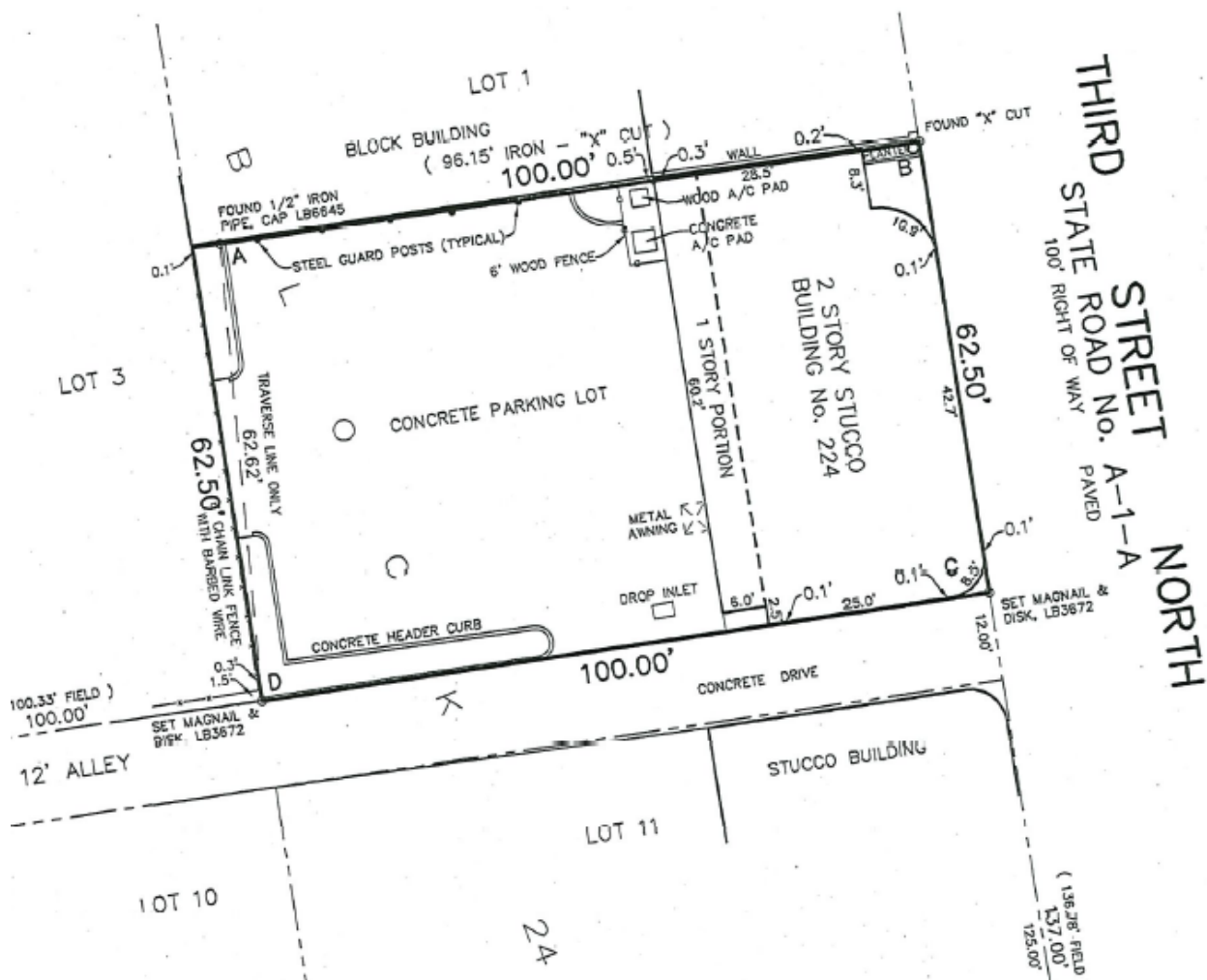
Location Map (property boundaries are representative only)





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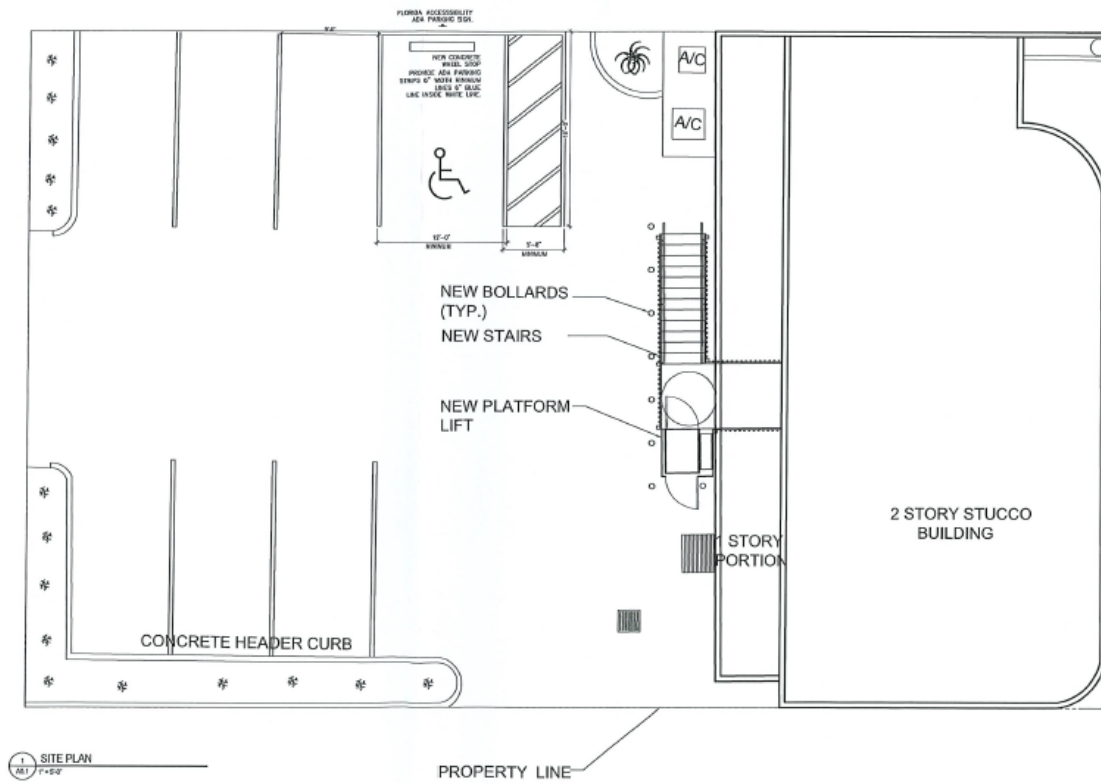
Existing Survey





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Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100044

HEARING DATE 6.7.22

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: Eric Mott/Shining Stars ABA Telephone: (904) 755-0646
Mailing Address: 8382 Baymeadows Rd. Jacksonville, FL 32256 E-Mail: eric.mott@shiningstarsaba.com

Agent Name: Ian Brown Telephone: (904) 570-8837
Mailing Address: 1016 Lasalle St Jacksonville FL 32207 E-Mail: ian@ianbrownlaw.com

Landowner Name: Judy Weber/First Coast Womens Services Inc Telephone: (904) 703-5264
Mailing Address: 11215 SAN JOSE BLVD JACKSONVILLE, FL 32223 E-Mail: jweber@fcwsprc.org

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: 224 3rd St North, Jacksonville Bch, FL 32250 (RE#173791-0000)
Legal description of property (Attach copy of deed): 9-15 33-2S-29E ATLANTIC PARK R/P LOT 2 BLK 24
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).

Parking Variance to reduce required on-site parking spaces per site plan submitted with application

AFFIDAVIT

I, Eric Mott, 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

Eric Mott
PRINT APPLICANT NAME

04/11/22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of April, 2022, by Eric Mott, who is personally known to me or produced FLDL-M300-219-79-344-0 as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Brandi McKinnon
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1

FLOOD ZONE: X-shaded/AE

CODE SECTION (S):
34-377 for no additional parking spaces in lieu of (7) seven spaces required to allow for the use of the second floor for support offices to a medical use on the first floor at an existing commercial building

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100044

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.

APR 11 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	Building constructed in 1946 and does not provide sufficient on-site parking to comply with current zoning code parking ratios
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Existing and ongoing parking issue not resulting from actions of 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.	Yes	The subject will not have any special privilege and many buildings of the subject age/vintage do not have parking sufficient to meet today's zoning code and relief/variances have been granted.
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	Strict application of code would deny applicant rights commonly enjoyed by similar properties with same zoning and parking constraints.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant worked with licensed Architect to configure the most efficient parking configuration and applicant is seeking minimum variance for reasonable use.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Application is consistent with purpose, goals, objectives, policy of comp plan and no adjacent land will be adversely impacted by the variance.

Prepared by:
Fred L. Ahern, Jr.
Buschman, Ahern, Persons & Bankston,
2215 S. Third Street, Suite 101
Jacksonville Beach, Florida 32250
File Number: 10-0077

RECEIVED
22-100044
APR 11 2022

Corporate Warranty Deed

This Indenture, made this 24th day of September, 2010, between **224 N. Third, L. C., a Florida limited liability company**, whose post office address is: **2120 First Street, South, Jacksonville Beach, FL 32250**, Grantor and **First Coast Women's Services, Inc., a Florida non profit corporation**, whose post office address is: **11215 San Jose Boulevard, Jacksonville, FL 32223**, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of \$325,000.00, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of **Duval**, State of Florida, to wit:

Lot 2, Block 24, **ATLANTIC PARK**, a subdivision according to the plat thereof recorded at Plat Book 9, Page 15, in the Public Records of Duval County, Florida.

Parcel Identification No.: 173791-0000

Subject to taxes subsequent to December 31, 2009, covenants, restrictions and easements of record, if any.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

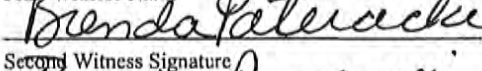
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized managing member the day and year first above written.

Signed and Sealed in Our Presence:

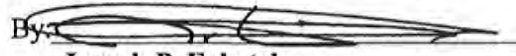
224 N. Third, L. C., a Florida limited liability company


First Witness Signature

Dale Topolski
Print Witness Name


Second Witness Signature

Brenda PATERACKI
Print Witness Name

By: 
Joseph P. Eckstein,
Its General Manager

RECEIVED

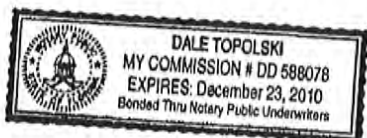
22-100044

APR 11 2022

State of Florida
County of Duval

PLANNING & DEVELOPMENT

The foregoing instrument was acknowledged before me this 24 day of September, 2010, by Joseph P. Eckstein, as General Manager of 224 N. Third, L. C., a limited liability company existing under the laws of the State of Florida, on behalf of the company, who is personally known to me or has produced a driver's license as identification.



Dale Topolski
Notary Public

Notary Seal

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22-100044
APR 11 2022

PLANNING & DEVELOPMENT

Owner Authorization

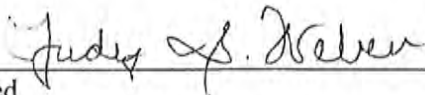
City of Jacksonville Beach
Planning and Development Department
11 North 3rd Street
Jacksonville, Florida 32250

Re: Owner Authorization for 224 3rd St N, Jacksonville Bch, FL 32250 (RE# 173791-0000)

Ladies and Gentlemen:

You are hereby advised that First Coast Women's Services Inc hereby authorize and empower Ian A. Brown, to act as agent for Eric Mott to file an application for zoning variance and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Beach Planning and Development Department.

First Coast Women's Services Inc



Signed
Name: Judy S. Weber
Title: CEO

(The remainder of this page intentionally left blank)

Reference



September 10, 2010

Scott Gay
P.O. Box 50338
Jacksonville Beach, FL 32240

RE: BOA #10-100115
224/226 3rd Street North

Dear Mr. Gay:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, September 8, 2010 to consider your variance application.

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

- 34-377, for no additional parking in lieu of four (4) spaces required to convert 2,200 square feet of office space in an existing professional office building from professional office (1/300) use to medical/dental (1/200) office use.

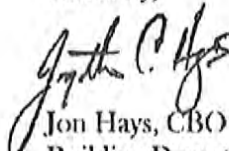
The results of the meeting were:

- Approved

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

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

Sincerely,

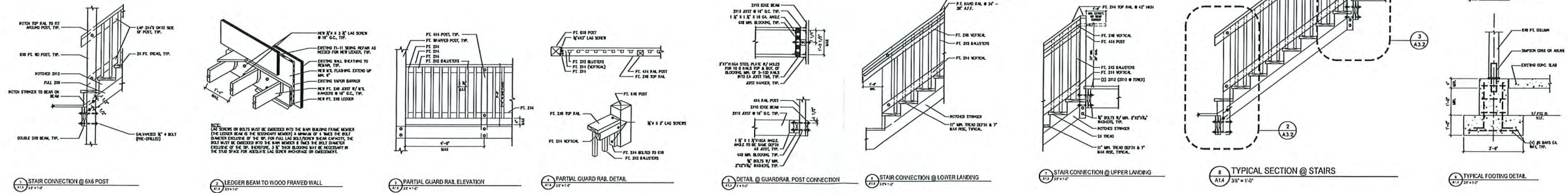

Jon Hays, CBO
Building Department

cc: 224 N. Third, LLC

RECEIVED
22-100044
APR 11 2022

PLANNING & DEVELOPMENT

PROPOSED



JAA ARCHITECTURE INC.
2716 ST. JOHNS AVE.
JACKSONVILLE, FL 32205
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR ASSOCIATED DOCUMENTS, MAY NOT BE USED FOR OTHER WORKS OR PROJECTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 639, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

"TENANT IMPROVEMENT"
FIRST COAST
WOMEN'S SERVICES
224 3RD STREET N.
JACKSONVILLE BEACH, FLORIDA

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLIARD, ARCHITECT, ON 04.1.2022. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AIA.

REVISIONS		
#	DATE	DESCRIPTION
1		
2		
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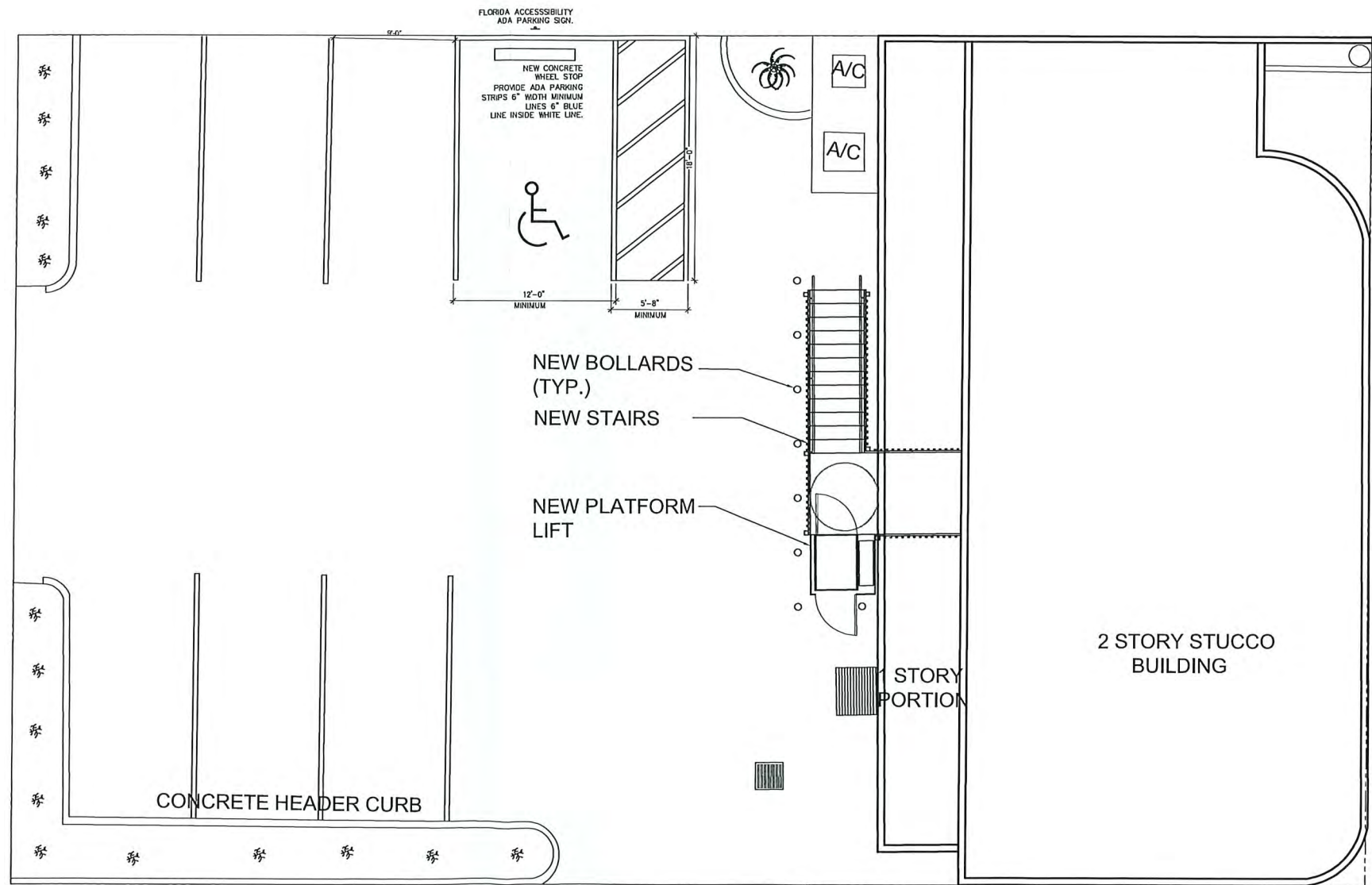


04.1.2022

22-018.00

A1.4

PERMIT SET



1 SITE PLAN
A0.1 1" = 5'-0"

RECEIVED

22-100044

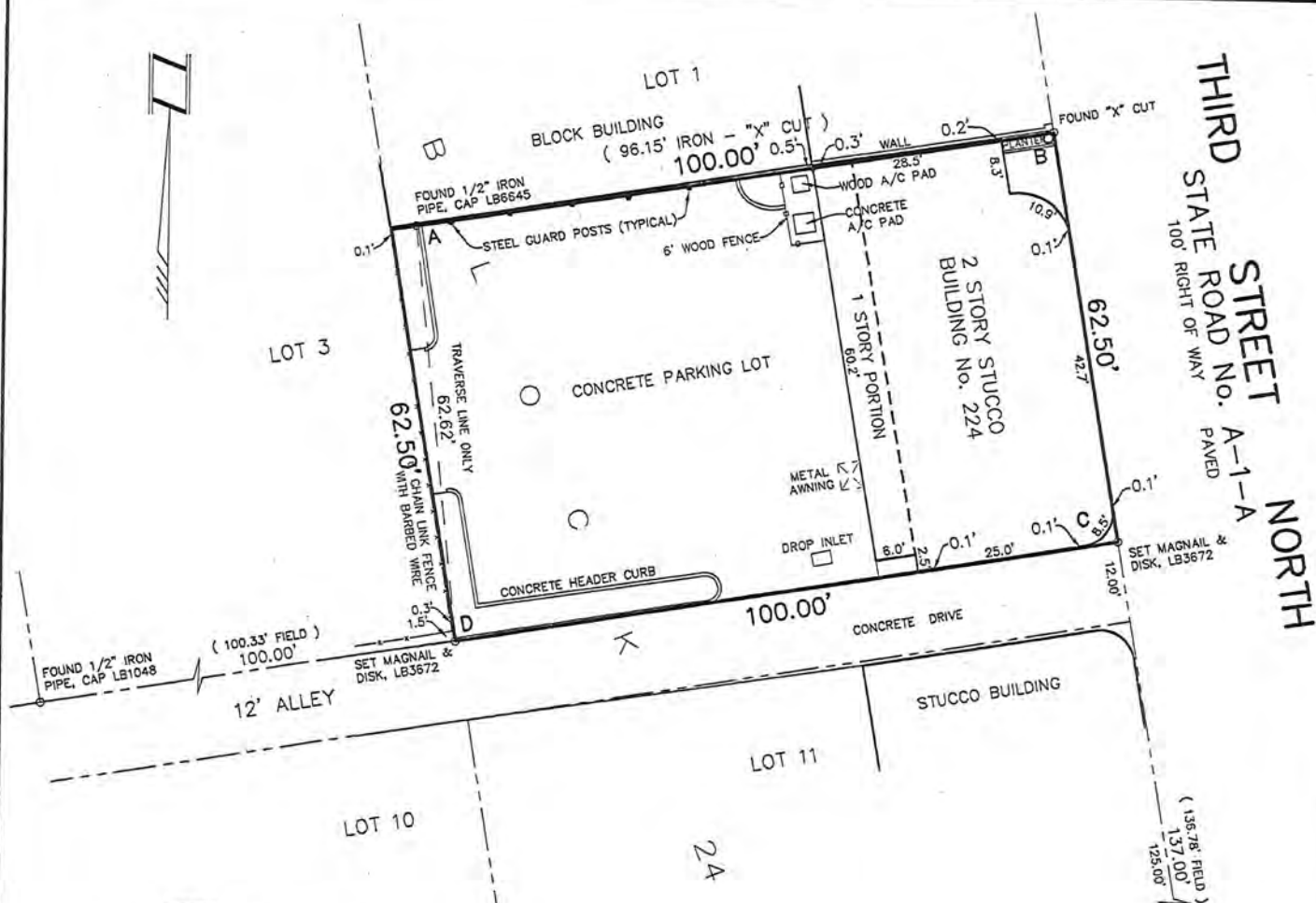
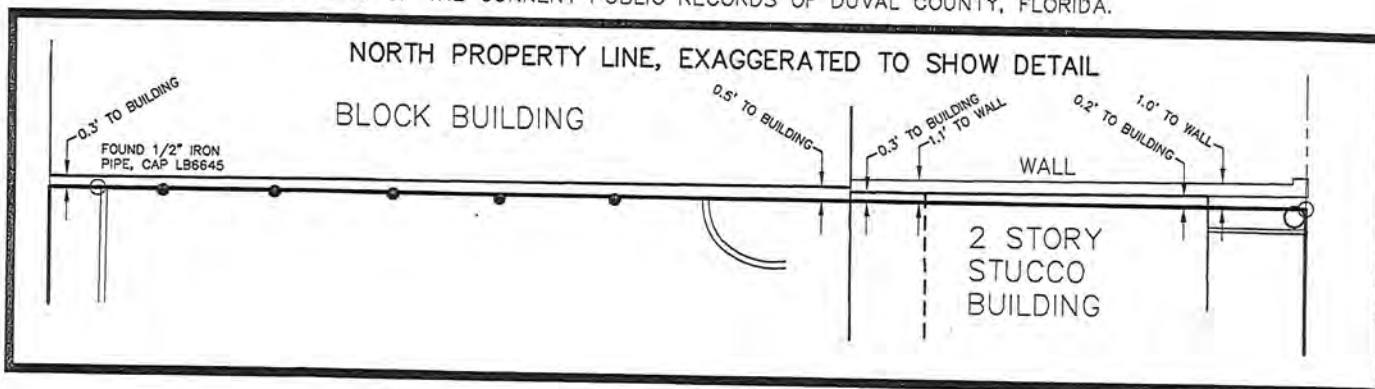
APR 11 2022

PLANNING & DEVELOPMENT

EXISTING

MAP SHOWING SURVEY OF

LOT 2, BLOCK 24, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9,
PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



NOTES

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES PER PLAT.
3. NORTH PROTRACTED FROM PLAT OF ATLANTIC PARK

4. INTERIOR ANGLES AS MEASURED AT MONUMENTATION:

A = 93°32'44"

$$B = 89^{\circ}58'34''$$

C = 90°01'32"

$$D = 86^{\circ}27'10''$$

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 500 YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120078 0001 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

FIRST AVENUE NORTH
FORMERLY DICKERSON AVENUE
80' RIGHT OF WAY

THIS SURVEY WAS MADE FOR THE BENEFIT OF
FIRST COAST WOMEN'S SERVICES, INC.; OLD
REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
and BUSCHMAN, AHERN, PERSONS & BANKSTON.

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

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

REVISÉ CERTIFICATIONS -
SEPTEMBER 7, 2010

REVISED TO SHOW DETAIL -
SEPTEMBER 3, 2010

CHECKED BY: _____
DRAWN BY: _____ SWC
FILE: 2010-0516

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

DATE: AUGUST 18, 2010
SHEET 1 OF 1

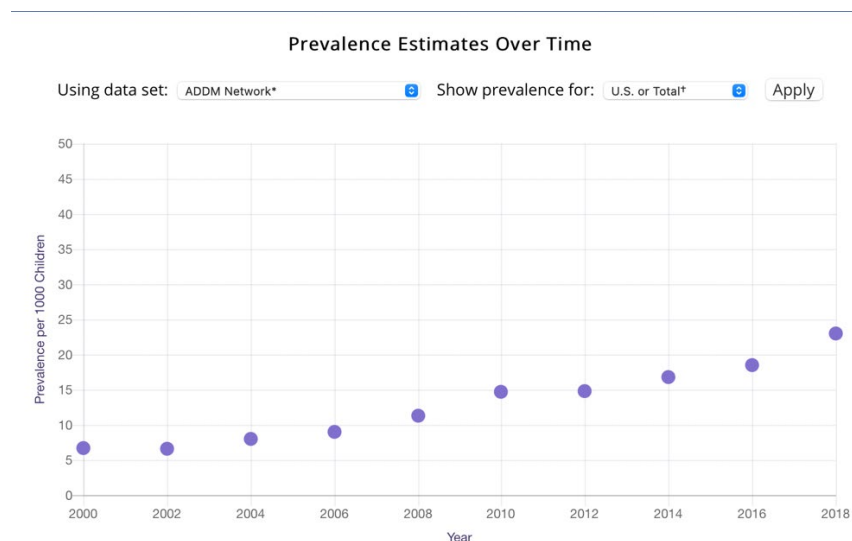
B2010-544



To Whom It May Concern:

Shining Stars Applied Behavior Analysis provides therapy to children and adolescents with autism and other developmental delays. Applied Behavior Analysis (ABA) therapy is an evidence-based therapy that helps to improve communication, social and adaptive skills. Children are referred for ABA therapy by a diagnosing provider to be assessed for treatment. ABA therapy is a behavioral health service and deemed a medically necessary treatment for children with autism.

According to the most recent data collected by the Center for Disease Control (CDC), “about 1 in 44 children has been identified with autism spectrum disorder (ASD)”. The prevalence rates of ASD in children have steadily increased over the years, as seen in the graph below:



ABA utilizes evidence-based practices to increase communication, social and adaptive skills to allow children to reach their highest potential and successfully transition to a

less restrictive environment (such as a general education classroom with typically developing peers). Providing early intensive ABA services is proven to provide the best outcome for children with ASD.

According to the National Institute of Health: "Early interventions occur at or before preschool age, as early as 2 or 3 years of age. In this period, a young child's brain is still forming, meaning it is more "plastic" or changeable than at older ages. Because of this plasticity, treatments have a better chance of being effective in the longer term. Early interventions not only give children the best start possible, but also the best chance of developing to their full potential."

Our service model includes Registered Behavior Technicians (RBTs) that work directly 1:1 with clients and Board-Certified Behavior Analysts (BCBAs) that supervise the implementation of programs, as well as assess and make appropriate protocol modifications.

We have one RBT scheduled with one client to provide services during the client's scheduled session time. Session durations range from two hours to eight hours per day, based on the client's recommended and approved hours of service. ABA therapy hours are based on the child's skill level, developmental level and the frequency/ intensity of problem behaviors that interfere with the child's quality of life.

Shining Stars ABA also provides consultation services to parents of children with disabilities, teachers, and other providers to facilitate collaboration and consistency of treatment across all caregivers in the child's life.

Currently there are no ABA Autism clinics located within the city limits of Jacksonville Beach. Based on the diagnosis numbers one out of every 44 young children living in our community is being affected by autism. Shining Stars ABA is trying to provide a service that our community desperately needs. As a representative for the quickly growing number of families affected by autism it is our strong opinion that the desperate need for ABA services should justify a variance for our proposed autism clinic.

Thank you,

Eric Mott
President
Shining Stars Applied Behavior Analysis
www.ShiningStarsABA.com
Eric.Mott@ShiningStarsABA.com

Sources:

Center for Disease Control (CDC)

<https://www.cdc.gov/ncbddd/autism/data.html>

National Institute for Health (NIH)

<https://www.nichd.nih.gov/health/topics/autism/conditioninfo/treatments/early-intervention>



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

BOA#22-100046

Zoning: RS-2
RE: 179209-0550
Legal: Lot 1, Block 88, Section A, Jacksonville Beach
Address: 1018 23rd Street North

Request

Section(s): 34-337(e)(1)e, for lot coverage of 44% in lieu of 35% maximum to allow for installation of a paver patio, walkway and swimming pool deck for a recently permitted swimming pool at an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1944) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-2. The subject property is 50 feet in width and 102 feet in length, with a lot area of 5100 square feet. As noted below, the house on the property is smaller than what is currently required by code, and smaller than what was required at the time of construction in 1985. The property was granted a variance in 1983 for the construction of the smaller house. The property has an existing coping only pool permit that has been issued. Current lot coverage is 24% ~

BZA#330-83 for a single family home with a downstairs square footage of 685 square feet in lieu of 1000 square feet required and 234 square feet of garage, plus a 2nd floor of 915 square feet.

Staff Analysis

The existing lot is substandard in both size and area. The lot is 5,100 square feet in area, while the RS-2 standards are 7,500 square feet minimum, so the lot is roughly 2,400 square feet short of the minimum lot size for this zoning district. The applicant has requested 45% lot coverage based on 2,295 square feet of total impervious surface. This number included 58 square feet of pool coping, which the City does not recognize as lot coverage. Therefore the total request is actually 2,237 square feet, which equates to 44% lot coverage to accomplish the requested site pool deck.

35% lot coverage on this lot coverage on this lot would be equally to 1,785 square feet. Currently the house and all other impervious surfaces equal 1,238 square feet. This leaves roughly 547 square feet of lot coverage for any other additional impervious improvements on the lot. If the lot were full sized, the requested 2,237



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

square feet would equal 30% total coverage. As noted above, the lot is significantly small for the RS-2 zoning district. Additionally the requested lot coverage would be less than 35% if the applicant owned properly sized lot.

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 property is substandard in width and area. The lot is nearly one third smaller than the required minimum lot area.

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



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

Staff **does not** find that circumstances are a result of the applicant. The lot is a nonconforming lot platted in 1944, with a home constructed in 1985.

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. The request would be less than the maximum lot coverage, if the applicant owned a standard sized lot.

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 use of the property as a site for a single family home is the highest and best use of the property and granting additional lot coverage would allow the continued use of the property as a single family home with typical accessory uses.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new home. The proposed lot coverage (as amended minus pool coping) would be the smallest variance necessary to construct the requested pool deck. The requested design would not require and setback reductions.

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#22-100046**

Location Map (property boundaries are representative only)



LOT 6
BLOCK 34

LOT 6
BLOCK 35

SET 5/8" IRON ROD
LB #7893

SET 5/8" IRON ROD
LB #7893

N 90°00'00" W 102.00'

0.8'

5.8'

3.5'

S 00°00'00" W 50.00'

LOT 1
BLOCK 89

LOT 1
BLOCK 88

7.6'

30.9'

7.5'

24.2'

CONCRETE DRIVE

BUILDING
#1018

30.3'

30.3'

30.9'

24.0'

12.1'

12.2'

S 90°00'00" E 102.00'

0.1'

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

N 00°00'00" E 50.00'

25.00'

N 23RD STREET

50' D.W.

25.00'

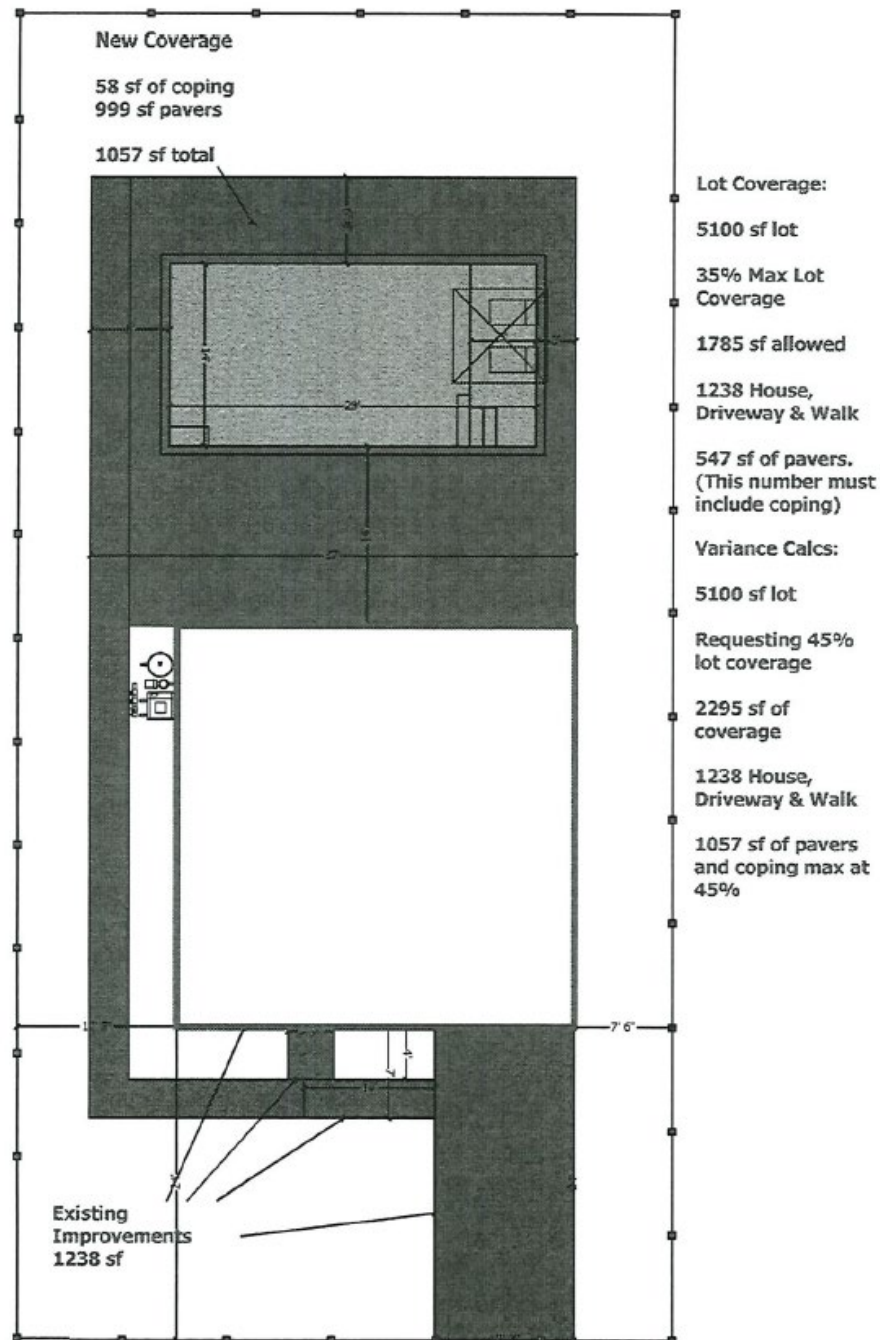
LOT 2
BLOCK 88

LOT 2
BLOCK 89

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

THERE ARE FENCES NEAR THE BOUNDARY OF
THE PROPERTY.

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100046

HEARING DATE 6.7.22

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.

APR 21 2022

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: MITCHELL TIDWELL (SUNSHINE POOLS) Telephone: (904) 885-3263
 Mailing Address: 318 MILWAUKEE AVE E-Mail: mitch@ss-pools.com
ORANGE PARK, FL 32073
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: JASON VARNEY Telephone: (904) 654-6425
 Mailing Address: 1018 23RD ST N E-Mail: jason.s.varney@gmail.com
JACKSONVILLE BEACH, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 1018 23RD ST N, JACKSONVILLE BEACH, FL 32250 - RE#179209-0550
 Legal description of property (Attach copy of deed): 18-33 38-2S-29E SEC A JACKSONVILLE BEACH LOT 1 BLK 88
 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 LOT COVERAGE VARIANCE TO 45% To allow for addition
pavers for pool project. pool permit is already approved.

AFFIDAVIT

I, MITCHELL TIDWELL, 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

MITCHELL TIDWELL
 PRINT APPLICANT NAME

4/19/22
 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 April, 20 22, by Mitchell Tidwell, who is personally known to me or produced _____ as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
David Godward
 PRINT NOTARY NAME



David Godward
 Notary Public
 State of Florida
 Comm# HH151804
 Expires 7/11/2025

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X/X-shaded
 CODE SECTION (s):
34-337(e)(1)e, for lot coverage of 44% in lieu of 35% maximum to allow for installation of a paver patio, walkway and swimming pool deck for a recently permitted swimming pool at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100046

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.

APR 21 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	LOT IS 5100 SF, WHICH IS SMALLER THAN THE LOT STANDARD OF 7500 SF FOR THIS ZONING DISTRICT
Special circumstances and conditions do not result from the actions of the applicant.	YES	APPLICANT HAS NO CONTROL OF THE LOT SIZE
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	THIS VARIANCE WILL GIVE THE LAND OWNER A SIMILAR LOT COVERAGE CAPABILITY THAT THE STANDARD LOT SIZES ENJOY
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	STANDARD LOT SIZES WITHIN THE SAME ZONING DISTRICT ENJOY LARGER AREAS OF LOT COVERAGE CAPABILITY THAT THIS LOT IS NOT ABLE TO ACHIEVE
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	THE REQUESTED LOT COVERAGE WOULD MAKE POSSIBLE THE REASONABLE USE OF THE PARCEL
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 WOULD NOT ADVERSELY AFFECT ADJACENT LAND

Prepared by:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 21B3578

2152484
\$533000.00

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22-100046
APR 21 2022

PLANNING & DEVELOPMENT

General Warranty Deed

Made this October 19, 2021 A.D. By **Michael Castranova, a single person**, whose post office address is: 257 1st St., Atlantic Beach, Florida 32233, hereinafter called the grantor, to **Jason Varney and Camille Varney, husband and wife**, whose post office address is: 1018 23rd Street N., Jacksonville Beach, Florida 32250, hereinafter called the grantee:

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

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

Lot 1, Block 88, Section "A" Jacksonville Beach, a subdivision according to the plat thereof recorded at Plat Book 18, Page 33, in the Public Records of Duval County, Florida.

Parcel ID Number: 179209-0550

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.

To whom it may concern,

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22-100046
APR 21 2022

I, Jason Varney, authorize Mitchell Tidwell with Sunshine Pools to represent me in seeking a lot coverage variance with the City Of Jacksonville Beach.

Sincerely,



Signed

Jason Varney

Printed Name

2/28/22

Date

 2/28/22

Notary Information

Jason Varney signed before me showing DL



David Godward
Notary Public
State of Florida
Comm# HH151804
Expires 7/11/2025

Prepared by:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 21B3578

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22-100046
APR 21 2022

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

Signed, sealed and delivered in our presence:



Witness Printed Name CODY MCGUIRE



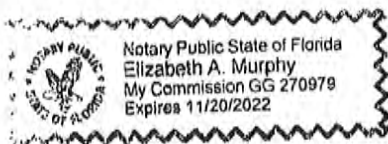
Michael Castranova (Seal)
Address: 257 1st St., Atlantic Beach, Florida 32233

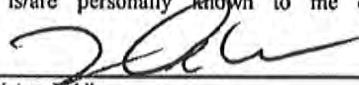


Witness Printed Name ELIZABETH A MURPHY

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of October, 2021, by Michael Castranova, a single person, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.





Notary Public
Print Name: _____
My Commission Expires: _____

REFERENCE

Regular meeting of the Board of Zoning and
Adjustment Tuesday, December 20, 1983

RECEIVED
22-100046
MAY 23 2022

PLANNING & DEVELOPMENT

Call to order The meeting was called to order by Mr. Craig.

Roll Call Present: Guy Craig, Charles Jolley, David Polovina, Richard Shore
Absent: Reid McCormick

Also present were Walter Henderson, Building Department and Gerald Lute, Fire Department.

Approval of min. The minutes of the previous meeting were approved as written.

324-83 Mr. Joseph, west 1/2 lot 10, Block 111, Pablo Beach North, Joseph setbacks. Mr. Joseph was not present and the matter was deferred

328-83 William Guttridge, 1903 Eastern Drive, setback variance Guttridge requested to build detached garage. There is already a pool and a greenhouse in the rear yard. The variance requested is 3 feet from the rear property line and 3 feet from the side property line

Motion to deny Mr. Shore moved to deny the variance as requested. No second.

Motion to approve Mr. Shore moved to approve subject to a 5 foot setback on the north side and 3 feet on the rear yard setback, seconded by Mr. Jolley. Vote resulted in all ayes.

329-83 Vickers/Clawson, 403A 5th Avenue North, setbacks from 20 feet to Clawson 9 foot 8 inches to build a screen porch for a plant room over an existing patio of 10 x 12.

Motion to approve Mr. Shore moved to approve the variance as long as the stud walls are on 32 inch centers, seconded by Mr. Jolley. Vote resulted in all ayes.

330-83 Lloyd Wagnon, Lot 1, block 88, Section A, 1020 North 23rd Street. Wagnon Variance is for square footage of first floor, required 1,000 and 685 requested plus garage of 234, second floor is 915 feet.

Motion to approve Mr. Jolley moved to approve the requested variance, seconded by Mr. Shore. Vote resulted in all ayes.

324-83 Mr. Joseph was present and the request was continued. He has Joseph (continued) not purchased the property.

Mr. Shore feels one half a lot is too small to build on.

Motion to deny Mr. Shore moved to deny the variance request, seconded by Mr. Polovina. Vote resulted in all ayes.

Walter Henderson told the Board members that it would be helpful if the Board formulated procedures. A new form was presented. The property will be posted for 15 days and advertised for 10 days in the Beaches Leader prior to the meeting.

Election of Vice Chmn Mr. Jolley nominated Mr. Polovina for Vice Chairman, seconded by Mr. Shore. Vote resulted in all ayes.

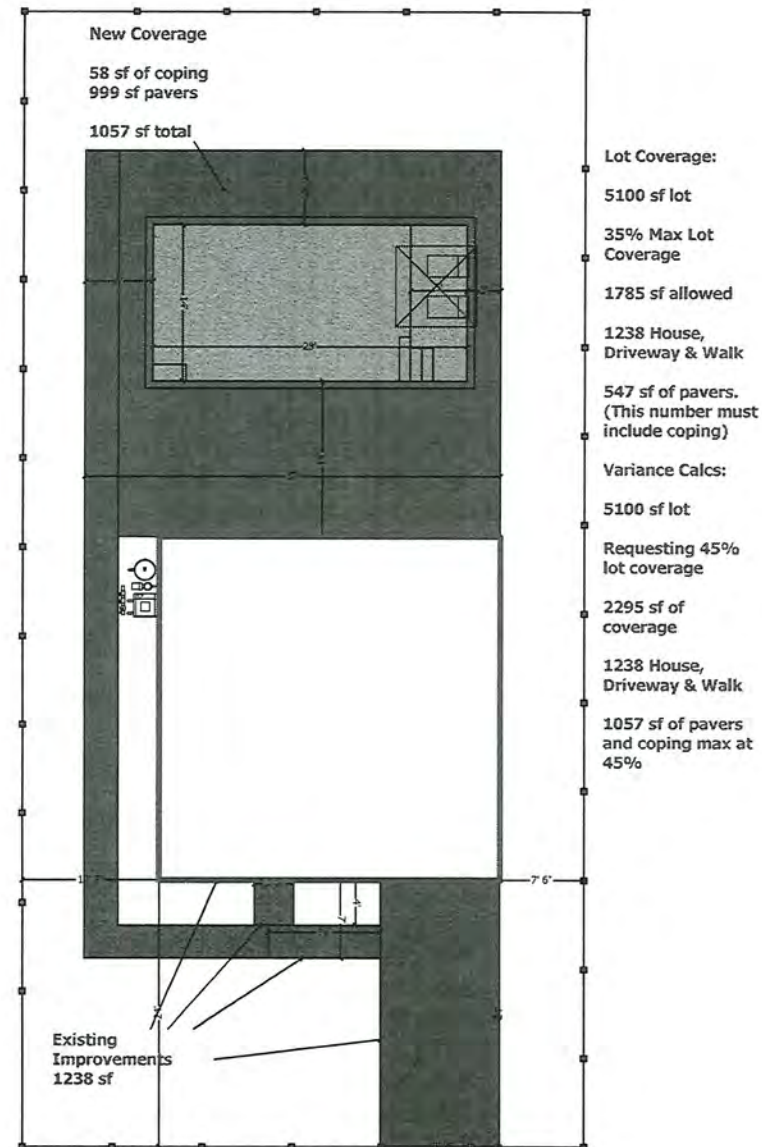
Adjournment There being no further business, the meeting was adjourned.

Varney Project

PROPOSED

RECEIVED
22-100046
APR 21 2022

PLANNING & DEVELOPMENT



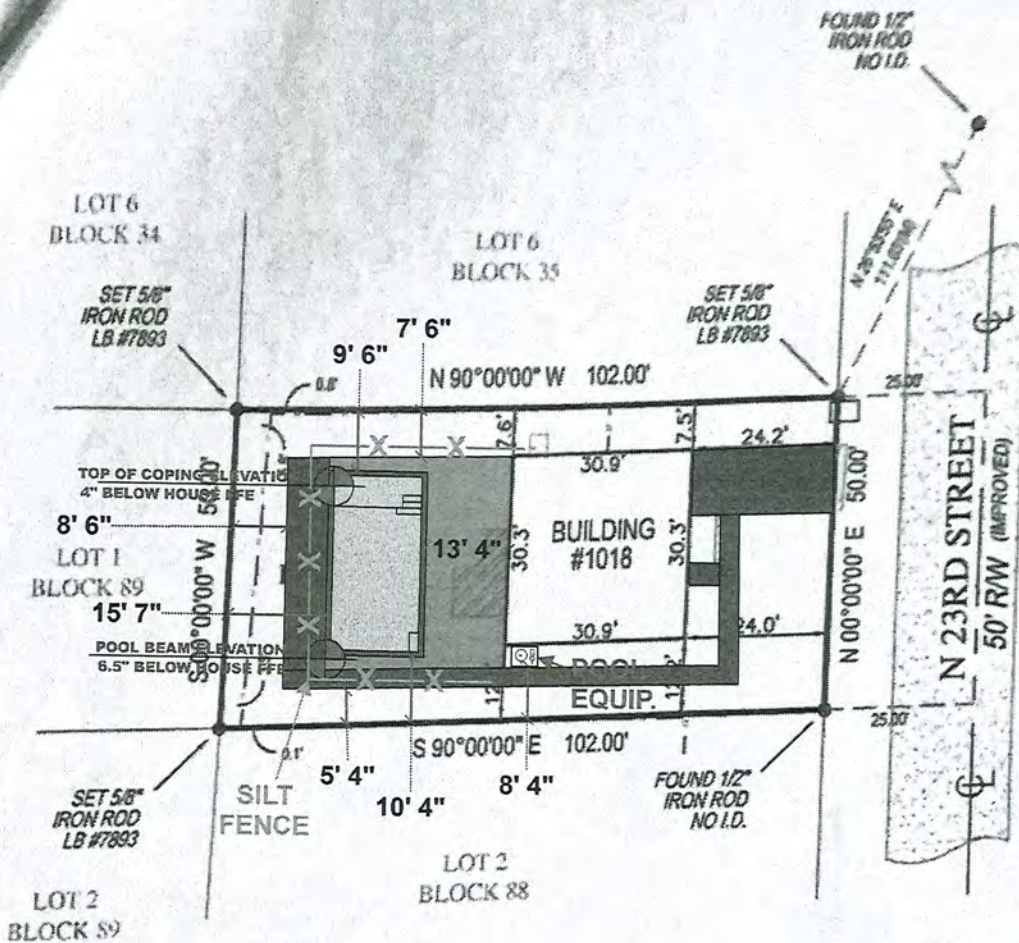
Scale: 1/16" = 1 ft

PROPOSED

BOUNDARY SURVEY

SCALE: 1/30" = 1'

SCALE
1"=30'



RECEIVED
22-100046
MAY - 9 2022

PLANNING & DEVELOPMENT

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

THERE ARE FENCES NEAR THE BOUNDARY OF
THE PROPERTY.



SURVEYORS CERTIFICATE

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

KENNETH
OSBORNE

Digitally signed by KENNETH OSBORNE
Date: 2019.10.31 16:02:48 -0400

**TARGET
SURVEYING, LLC**
LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102

WEST PALM BEACH, FL 33407

PHONE (561) 840-4800

STATEWIDE PHONE (800) 226-4807

STATEWIDE FACSIMILE (800) 741-0576

WEBSITE: <http://targetsurveying.net>

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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

IMPERVIOUS CALCULATIONS:

TOTAL LOT: 5,100 SQ. FT.

EXISTING IMPERVIOUS: 1,238 SQ. FT. (24.3%)

NEW COPING AREA: 58 SQ. FT.

NEW PAVER AREA: 999 SQ. FT.

TOTAL NEW IMPERVIOUS: 2,295 SQ. FT. (45.0%)

IMPERVIOUS CALCULATION ABOVE DOES NOT INCLUDE
392 SQ. FT. OF POOL WATER AREA

SAFETY BARRIERS:

FENCE & WATER ALARM UP TO POOL SAFETY
CODE ASTM F2208-08.

SETBACK MEASUREMENTS TAKEN FROM
OUTSIDE EDGE OF POOL BEAM TO PROPERTY
LINE AND OUTSIDE EDGE OF PAVER DECKING /
FOOTER TO PROPERTY LINE.

EROSION CONTROL MEASURES (SILT FENCE)
AT THE LIMIT OF LAND DISTURBANCE
ACTIVITIES TO PREVENT IMPACT TO ADJACENT
PROPERTIES.

SILT FENCE = X-X-X-X

EXISTING

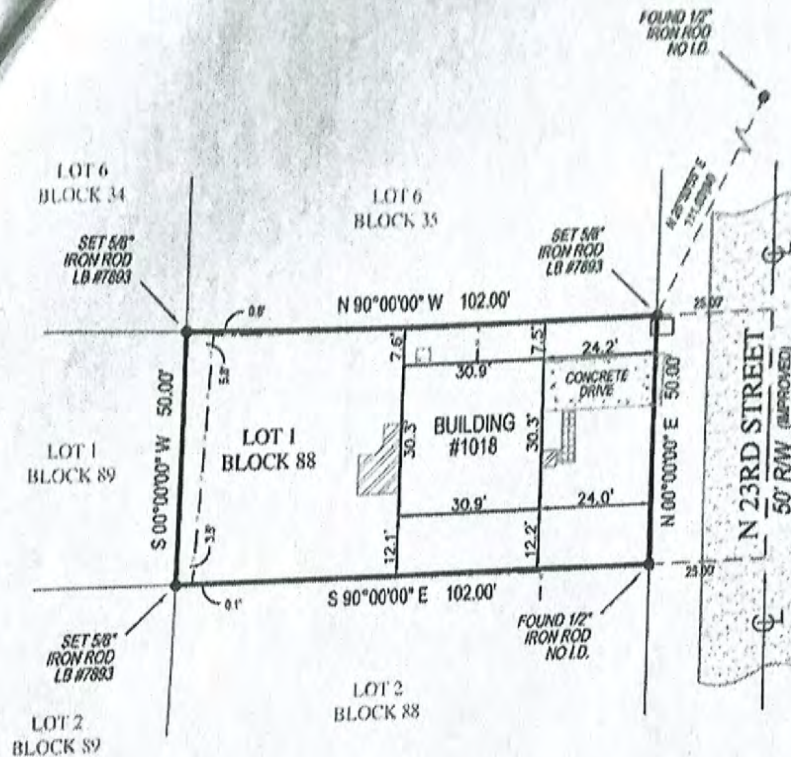
RECEIVED

22-100046

APR 21 2022

PLANNING & DEVELOPMENT

BOUNDARY SURVEY



SCALE 1" = 40'

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

THERE ARE FENCES NEAR THE BOUNDARY OF
THE PROPERTY.

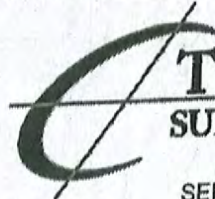


SURVEYOR'S CERTIFICATE

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

KENNETH
OSBORNE

Digitally signed by KENNETH OSBORNE
Date: 2019.10.21 15:05:45 -0400



**TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407

PHONE: (561) 640-4000

STATEWIDE PHONE: (800) 226-4807

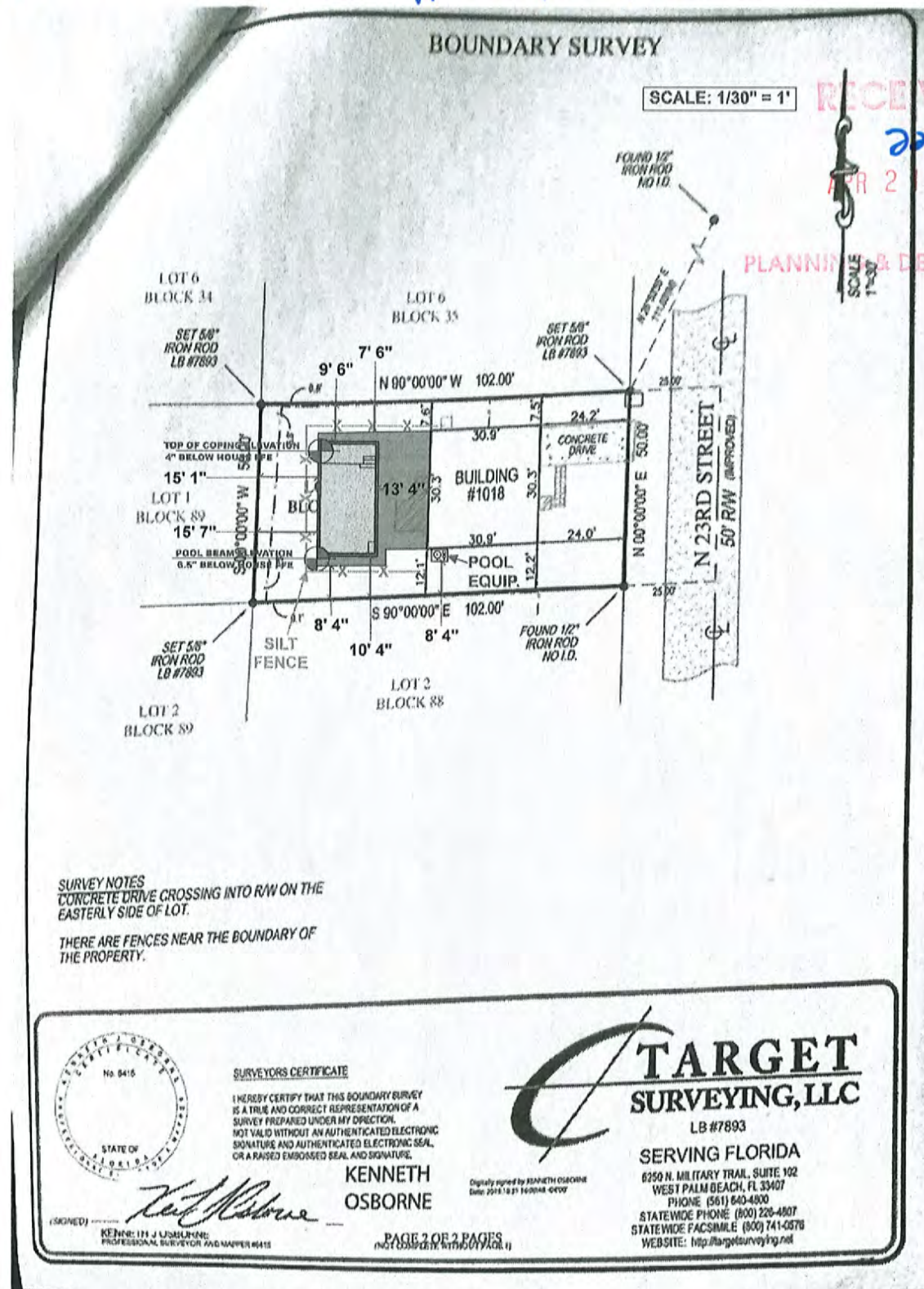
STATEWIDE FACSIMILE: (800) 741-0576

WEBSITE: <http://targetsurveying.net>

(SIGNED) *Kenneth Osborne*
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES
(NOT COMPLETED WITH PAGE 1)

Clearance Survey for approved pool permit



IMPERVIOUS CALCULATIONS:

TOTAL LOT: 5,100 SQ. FT.

EXISTING IMPERVIOUS: 1,238 SQ. FT. (24.3%)

NEW COPING AREA: 58 SQ. FT.

NEW PAVER AREA: 485 SQ. FT.

TOTAL NEW IMPERVIOUS: 1,781 SQ. FT. (35.0%)

IMPERVIOUS CALCULATION ABOVE DOES NOT INCLUDE
392 SQ. FT. OF POOL WATER AREA

SAFETY BARRIERS:
FENCE & WATER ALARM UP TO POOL SAFETY
CODE ASTM F2208-08.

SETBACK MEASUREMENTS TAKEN FROM
OUTSIDE EDGE OF POOL BEAM TO PROPERTY
LINE AND OUTSIDE EDGE OF PAVER DECKING /
FOOTER TO PROPERTY LINE.

EROSION CONTROL MEASURES (SILT FENCE)
AT THE LIMIT OF LAND DISTURBANCE
ACTIVITIES TO PREVENT IMPACT TO ADJACENT
PROPERTIES.
SILT FENCE = X-X-X-X



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

BOA#22-100047

Zoning: RM-2 (RS-3 Standards)
RE: 179317-0000
Legal: Eastern 42 feet of Lots 4 & 5, Block FF, Permenter's Replat
Address: 215 21st Avenue South

Request

Section(s): 34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new single-family dwelling

Existing Conditions

The subject property is a reconfiguration of two legal nonconforming lots of record (circa 1925) located in the Medium Residential future land use category. The property is currently zoned Residential Multifamily: RM-2. The subject lot is 42 feet in width, 80 feet in depth, and has a lot area of 3,360 square feet. The property is currently two platted lots of record, one of which is landlocked. The City has permitted the applicant to reorient the property to the street to make two buildable lots with street frontage along 21st Avenue North. The resulting two lots maintain the same dimensions of the platted lots, thus the City considers these legal nonconforming lots with the same limitations and nonconformities. This property is in a multifamily zoning district, a majority of the surrounding properties are either two family dwellings, townhomes, or zero lot line single family homes. The property use currently developed with one single family home on both lots.

No Previous Variances or Code Enforcement

Staff Analysis

The property was platted as two lots of record roughly 40 feet wide and 80 feet deep. Even on the 1925 plat, the northern most lot was landlocked and had no access to the street. The applicant's proposal to rotate the lot has been an accepted solution in other parts of the city, and the City treats such lots a legal nonconforming lots, and therefore buildable and not self-imposed, as the limitations on the lots are identical to the previous configuration with regards to the dimensional standards.



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

The zoning district allows for a multitude of uses, including multifamily and other intense residential uses. The proposed use of a single family home is a permitted use in this zoning district. The lots are roughly half the size of the minimum lot size for RS-3 standards and two thirds the width. This creates real hardships for development. The minimum home size for RS-3 standards is 1200 square feet, plus parking for at least two cars, and a car port. It would be difficult to build to the minimum standards without a variance, and the applicant is proposing close to the minimum.

Minimum Dimensional Standards

- 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: Fifteen (15) feet total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - 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. Garages or carports 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;**



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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in width and area. The subject property is slightly larger than half the minimum lot size, and two thirds the width, creating substantial hardships in meeting both setbacks and lot coverage.

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 subject property is a legal nonconforming lot platted in 1925. The applicant is proposing a single family home that is very close to the minimum required homes size, and the least intense use allowed in this zoning district.

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. The applicant is requesting to build a new home on a substandard lot. The use of the property for a single family home is the least intense use allowed in 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 use of the property as a site for a single family home is the reasonable use of the property and granting additional lot coverage would allow the construction of the proposed home.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new home. The applicant has proposed a minimally designed home footprint and garage, and is not requesting to overbuild the lot, but build a modest single family home. Lot coverage, while high in percentage, the real difference between 35% lot coverage and the proposed 50% is roughly 500 square feet, because of the small lot size.



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

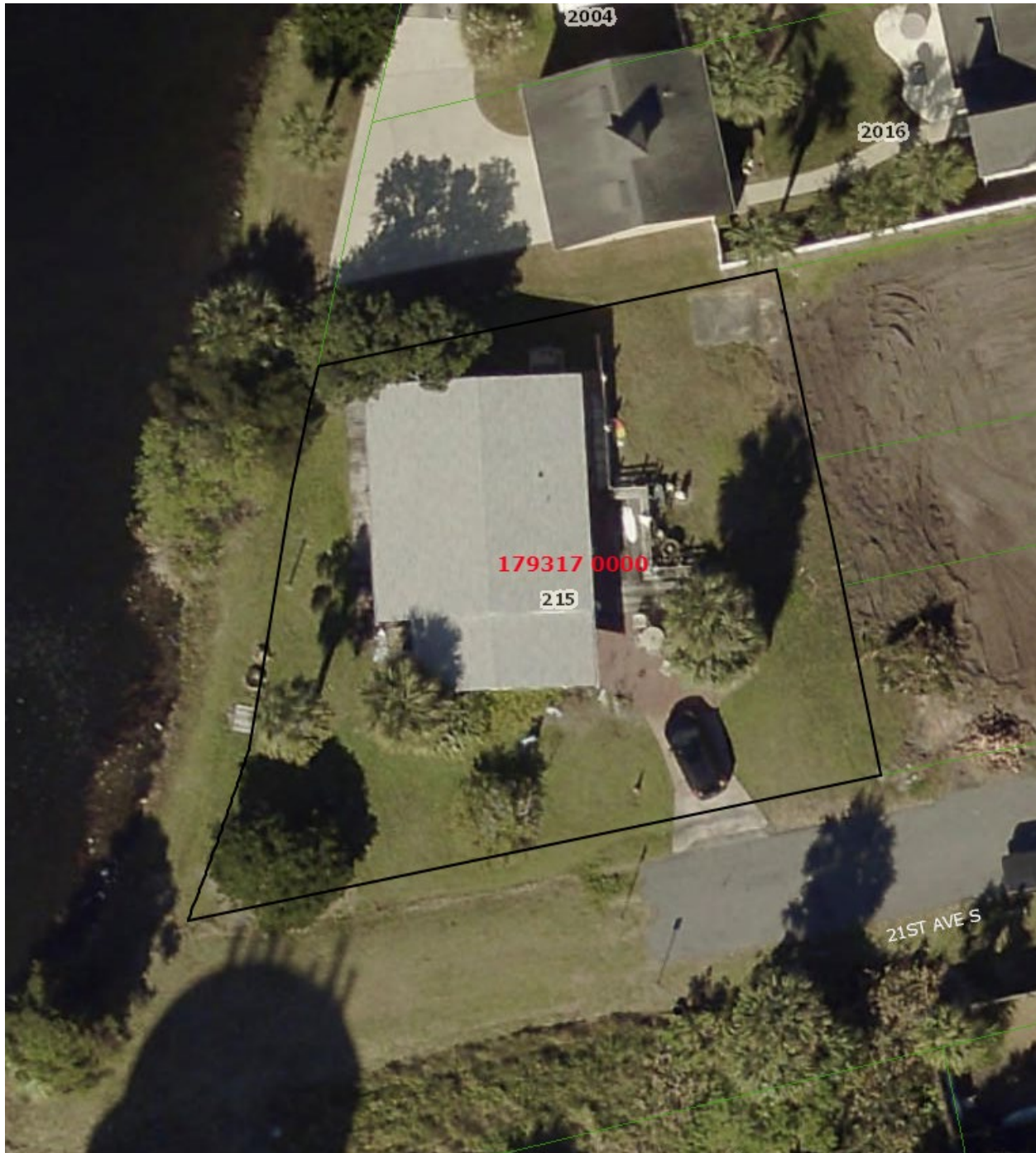
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

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.

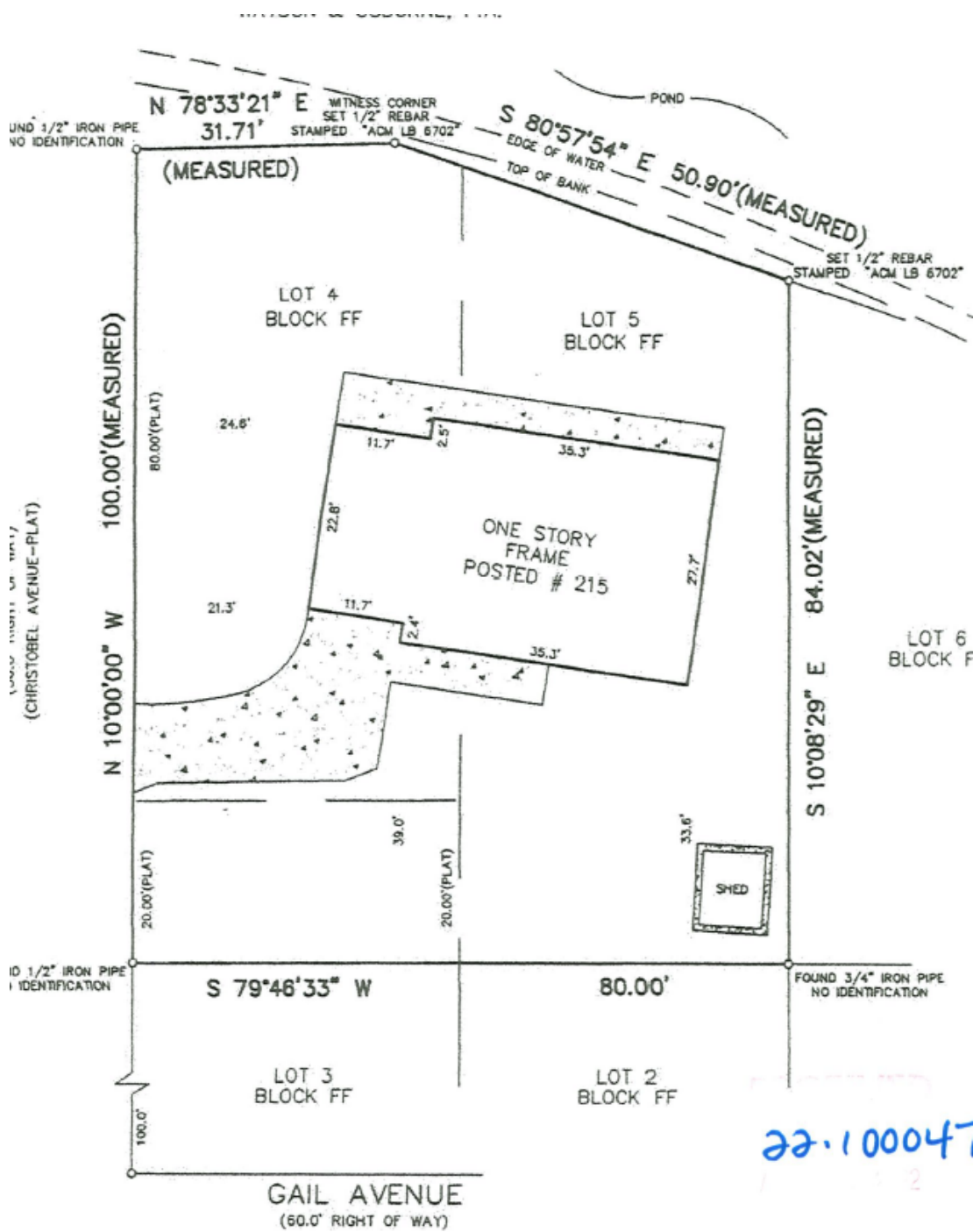
Staff Recommendation

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#22-100047**

Location Map (property boundaries are representative only)



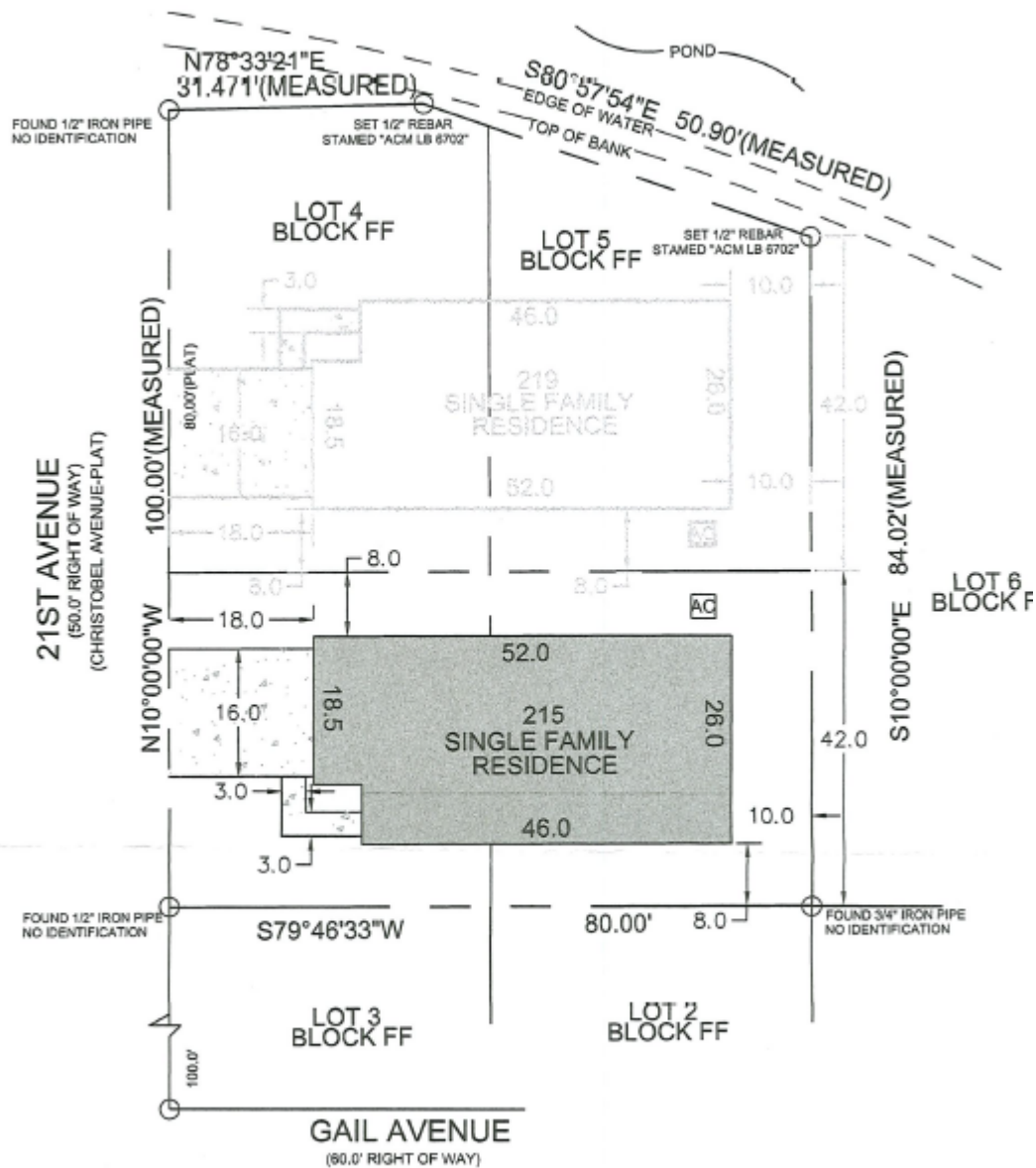
Existing Survey





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

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA NO. 22-100047

HEARING DATE 6-7-22

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, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

APR 21 2022

APPLICANT INFORMATION

Applicant Name: Atkins Builders, Inc. **Telephone:** (904) 465-3749
Mailing Address: PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com
 Jacksonville Beach, Fl. 32240
Agent Name: John Atkins **Telephone:** (904) 465-3749
Mailing Address: PO Box 51262 **E-Mail:**
 Jacksonville Beach, Fl. 32240
Landowner Name: Patricia Lindbloom **Telephone:** (904) 241-4141
Mailing Address: 12158 Versailles St. **E-Mail:**
 Jacksonville, Fl. 32224

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

VARIANCE DATA

Street address of property AND Real Estate Number: 215 21st Ave. S. 179317-0000
 Legal description of property (Attach copy of deed): The Easterly 42 feet of Lots 4 & 5 Block FF Permenter's replat of Atlantic Campgrounds
 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).
Rear yard setback of 10' in lieu of 30' required. Front setback of 18' on first floor and 17' on second floor in lieu of 20' required.
49.04% lot coverage in lieu of 35% required.

AFFIDAVIT

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

John Atkins 4/21/22
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 21st day of April, 2022 by John Atkins, who is personally known to me or has produced N/A as identification. personally appeared before me

Chandra Medford CHANDRA MEDFORD
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME Commission No. GG 283199
 Expires December 21, 2022
 Notary Public State of Florida
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 (RS-3 Standards) FLOOD ZONE: AE

CODE SECTION (S):
34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22.100047

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

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

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	Lots are undersized. Lot 5 is not accessible from road.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lots were platted undersized.
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	Many, if not all properties in the area do not conform to the Land Development Code.
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	All surrounding properties do not conform.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the possible number of units from 4 to 2.
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 of the variance increase adjacent property values.

April 14, 2022

City of Jacksonville Beach
11 North 3rd St.
Jacksonville Beach, Fl. 32250

22-100047
RECEIVED
22-100048
APR 21 2022

Agent Authorization:

PLANNING & DEVELOPMENT

I, Patricia Lindbloom, hereby authorize John Atkins to apply for a variance on property located at 215 21st Ave. S, Jacksonville Beach, Fl. 32250.

State of Florida

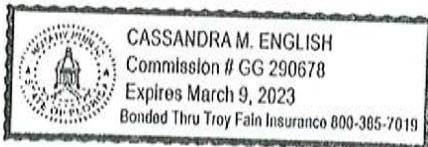
County of Duval *St. Johns*

Patricia M. Lindbloom

The forgoing affidavit was sworn and subscribed to me this 20 day of April, 2022 *(CE)*
by Patricia Lindbloom, who is personally known to me or has produced
Valid FL ID, as identification.

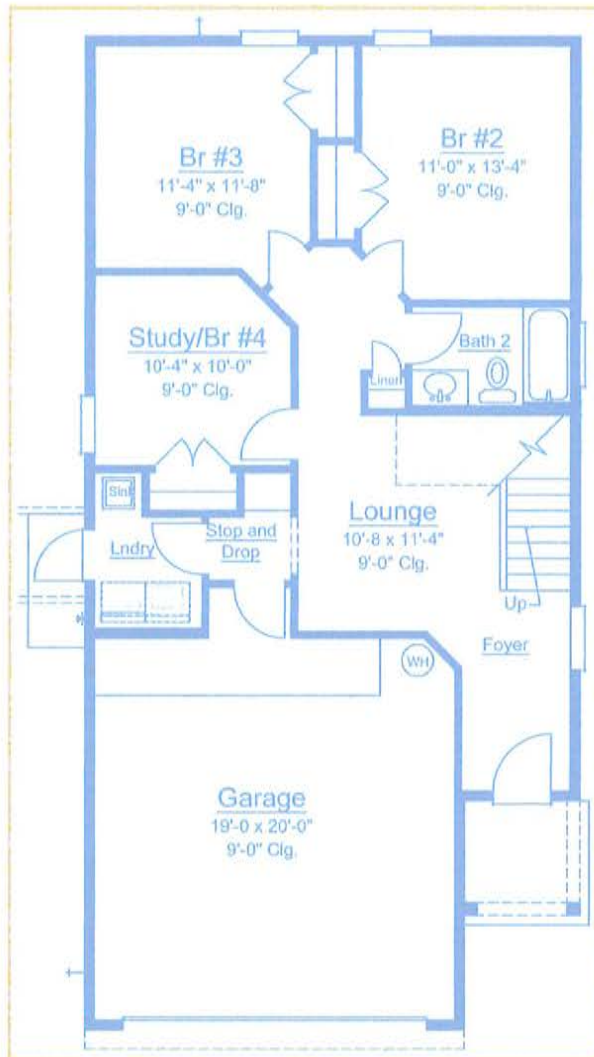
(Notary Signature)

Cassandra M. English
Cassandra M. English

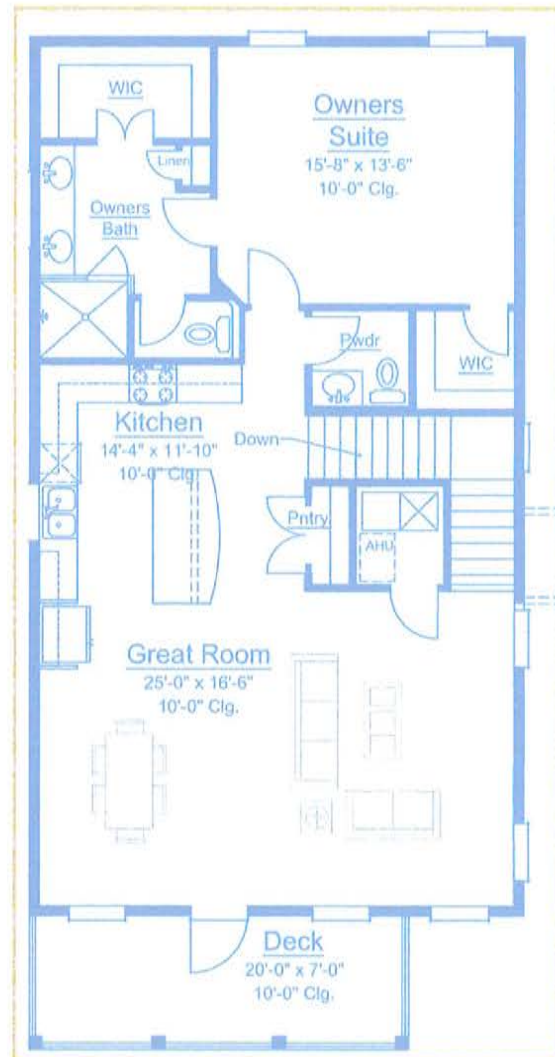


PROPOSED

Keel Floor Plan



FIRST FLOOR



SECOND FLOOR

4 Bedrooms
2.5 Baths
2,000 Sq. Feet

RECEIVED
22-100047
MAY - 4 2022

PLANNING & DEVELOPMENT

PROPOSED

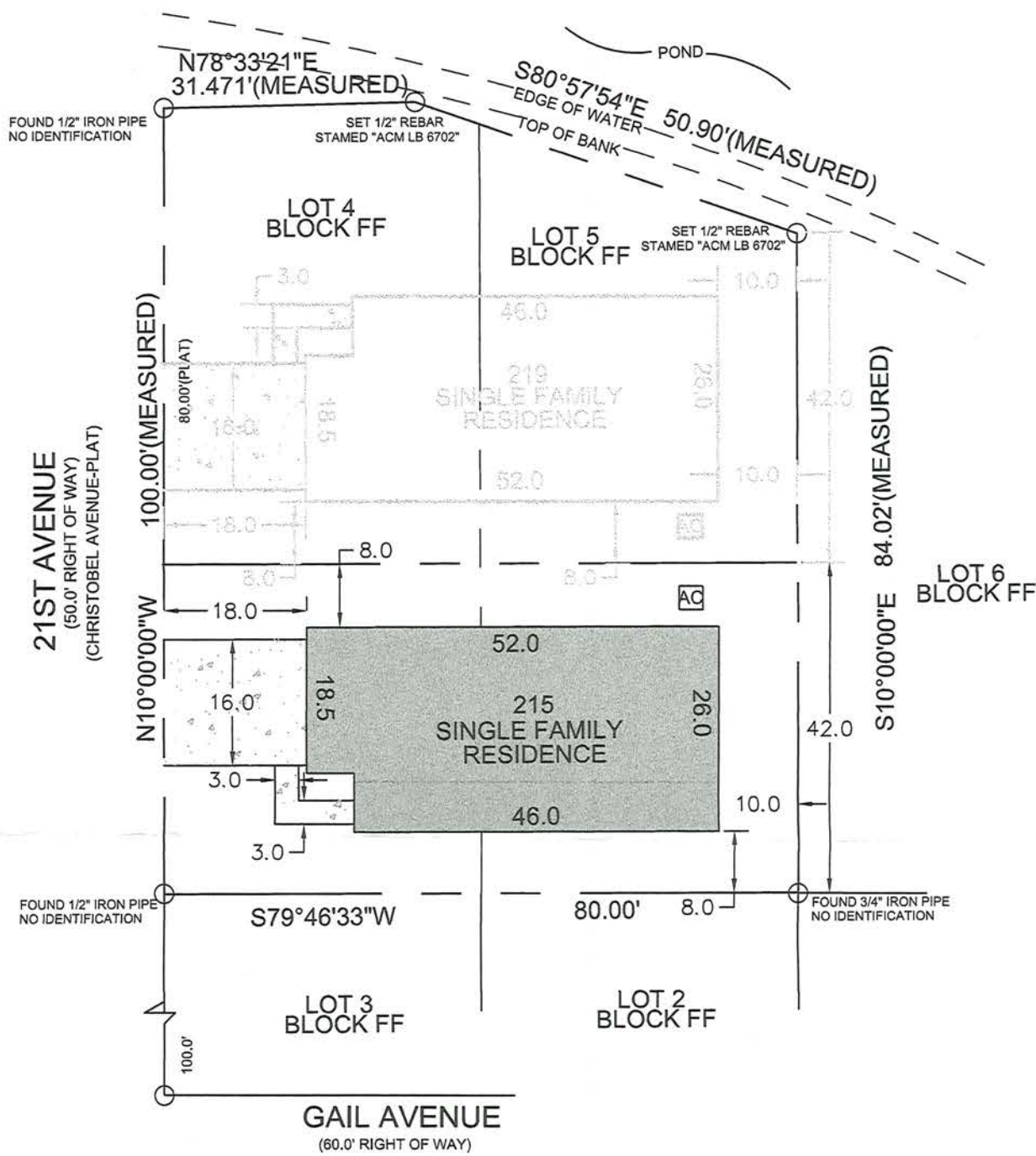
Keel Elevation



PROPOSED

MAP SHOWING SURVEY OF

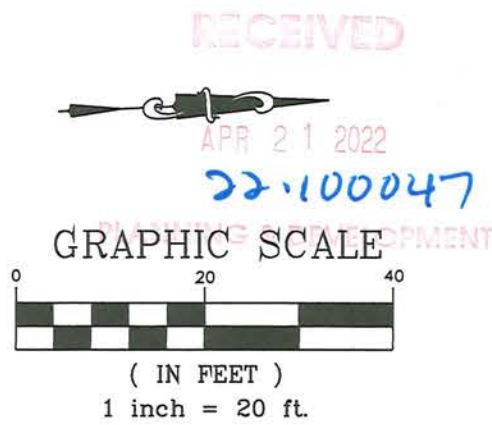
LOT 4 AND 5, BLOCK FF, PERMENTERS REPLATE OF SOUTH PABLO, AS RECORED IN PLAT BOOK 9, PAGE 44,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



DATA SUMMARY

POST-DEVELOPMENT DRAINAGE DATA:

SITE AREA:	±3357.6 SF
IMPERVIOUS AREA:	
BUILDING:	1306 SF
CONCRETE PAVEMENT:	340.5 SF
TOTAL:	1646.5 SF
PERCENT IMPERVIOUS:	
1646.5 SF / 3357.6 SF	49.04 %



CHECKED BY: RKP
DRAWN BY: DB
FILE: 2022-3000

215 21ST AVENUE
PART OF LOT 4 & 5, BLOCK FF
JACKSONVILLE BEACH
FLORIDA 32250

Atkins Builders

DATE: APRIL 20, 2022
SHEET 1 OF 1

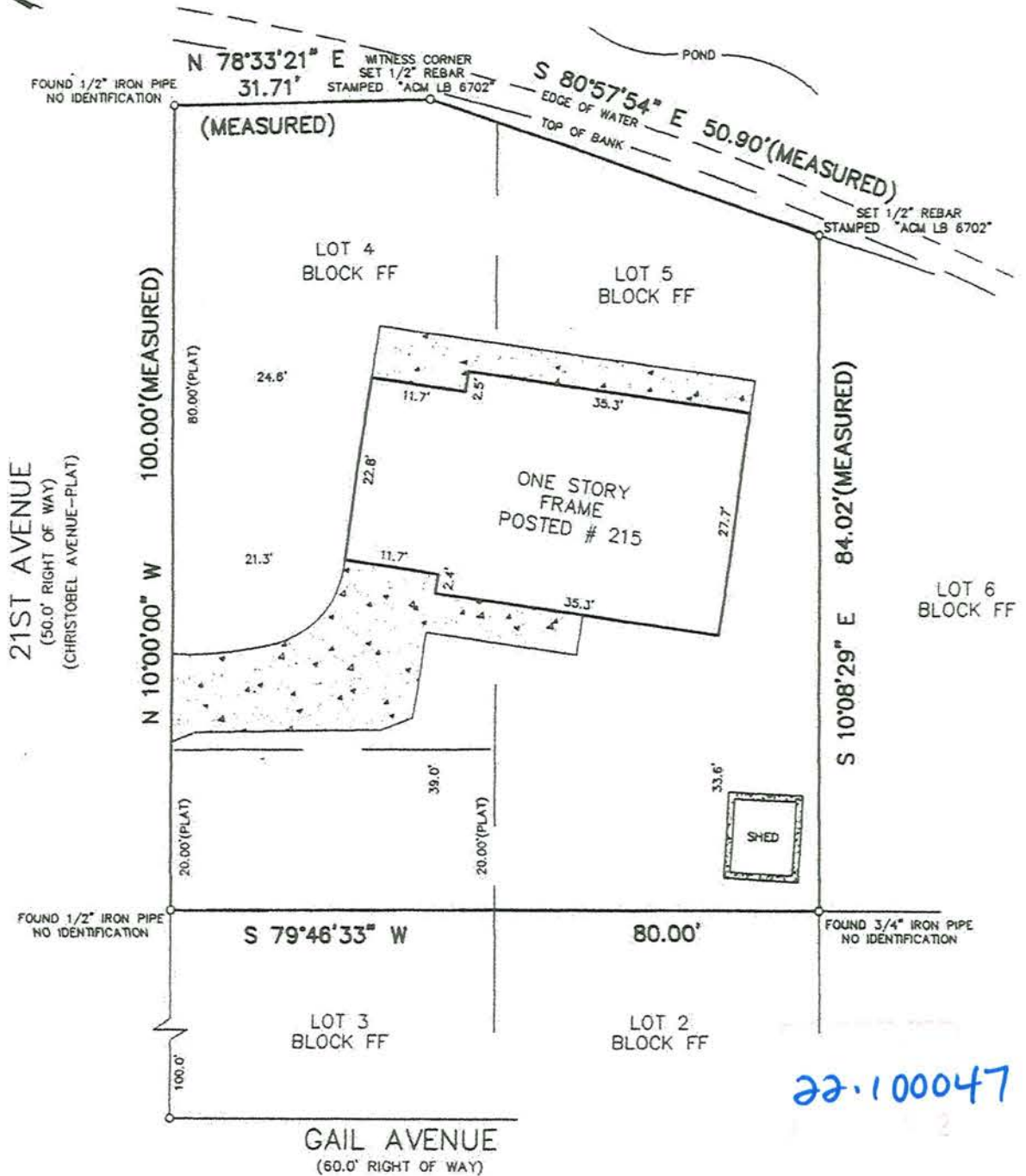
EXISTING

MAP SHOWING BOUNDARY SURVEY OF

LOTS 4 AND 5, BLOCK FF, PERMENTERS REPLAT OF SOUTH PABLO, AS RECORDED IN PLAT BOOK 9, PAGE 44,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

KARL R. & PATRICIA M. LINDBLOOM
PEOPLES FIRST COMMUNITY BANK
STEWART TITLE OF JACKSONVILLE, INC.
WATSON & OSBORNE, P.A.



LEGEND:

R = RADIUS
L = LENGTH
X = FENCE
CONCRETE

NOTES:	ACCEPTED BY:

NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 10°00'00" W ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH 21ST AVENUE
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1989, COMMUNITY NUMBER 120078, PANEL 0002 D
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY NOT VALID WITHOUT THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS

DATE	DESCRIPTION

JOB # 1922 DATE OF FIELD SURVEY: 7-8-97

DISK # ZIP 3

SCALE: 1" = 20'



923 Peninsular Place, Suite 1
Jacksonville, Florida 32204
(Phone) 904-354-1141
(Fax) 904-354-1255

LICENSED BUSINESS # 6702

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.072, FLORIDA STATUTES.

Michael J. Mello
MICHAEL J. MELLO
REGISTERED SURVEYOR AND MAPPER # 4879 STATE OF FLORIDA

LAND SURVEYS O CONSTRUCTION SURVEYS O SUBDIVISIONS



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

BOA#22-100048

Zoning: RM-2 (RS-3 Standards)
RE: 179317-0000
Legal: Lots 4 & 5 less and excepting the eastern 42 feet, Block FF, Permenter's Replat
Address: 215 21st Avenue South

Request

Section(s): 34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 39% in lieu of 35% maximum to allow for construction of a new single-family dwelling

Existing Conditions

The subject property is a reconfiguration of two legal nonconforming lots of record (circa 1925) located in the Medium Residential future land use category. The property is currently zoned Residential Multifamily: RM-2. The subject lot is irregular in shape, with a width of 42 feet in the rear, and 100 feet in the front, and depth of 80 feet along the south property line. The property is currently two platted lots of record, one of which is landlocked. The City has permitted the applicant to reorient the property to the street to make two buildable lots with street frontage along 21st Avenue North. The resulting two lots maintain the same dimensions of the platted lots, thus the City considers these legal nonconforming lots with the same limitations and nonconformities. This property is in a multifamily zoning district, a majority of the surrounding properties are either two family dwellings, townhomes, or zero lot line single family homes. The property is currently developed with one single family home on both lots.

No Previous Variances or Code Enforcement

Staff Analysis

The property was platted as two lots of record roughly 40 feet wide and 80 feet deep. Even on the 1925 plat, the northern most lot was landlocked and had no access to the street. The applicant's proposal to rotate the lot has been an accepted solution in other parts of the city, and the City treats such lots a legal nonconforming lots, and therefore buildable and not self-imposed, as the limitations on the lots are identical to the previous configuration with regards to the dimensional standards.



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

The zoning district allows for a multitude of uses, including multifamily and other intense residential uses. The proposed use of a single family home is a permitted use in this zoning district. The lots are roughly half the size of the minimum lot size for RS-3 standards and two thirds the width. This creates real hardships for development. The minimum home size for RS-3 standards is 1200 square feet, plus parking for at least two cars, and a car port. It would be difficult to build to the minimum standards without a variance, and the applicant is proposing close to the minimum.

Minimum Dimensional Standards

- 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: Fifteen (15) feet total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - 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. Garages or carports 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;**



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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in width and area. The subject property is slightly larger than half the minimum lot size, and two thirds the width, creating substantial hardships in meeting both setbacks and lot coverage.

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 subject property is a legal nonconforming lot platted in 1925. The applicant is proposing a single family home that is very close to the minimum required homes size, and the least intense use allowed in this zoning district.

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. The applicant is requesting to build a new home on a substandard lot. The use of the property for a single family home is the least intense use allowed in 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 use of the property as a site for a single family home is the reasonable use of the property and granting additional lot coverage would allow the construction of the proposed home.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new home. The applicant has proposed a minimally designed home footprint and garage, and is not requesting to overbuild the lot, but build a modest single family home. Lot coverage, while high in percentage, the real difference between 35% lot coverage and the proposed 39% is roughly 170 square feet, because of the small lot size.



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

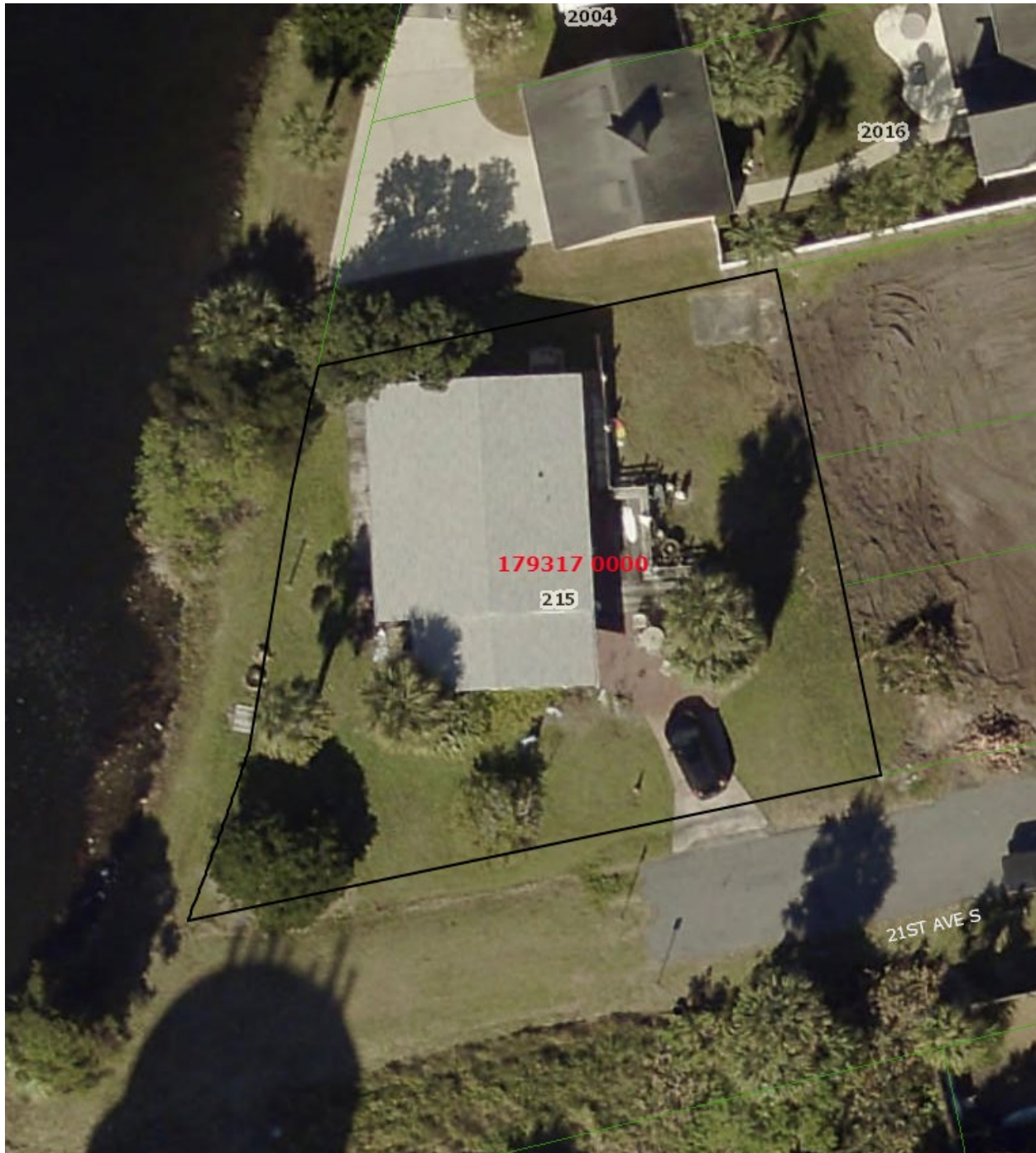
6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

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.

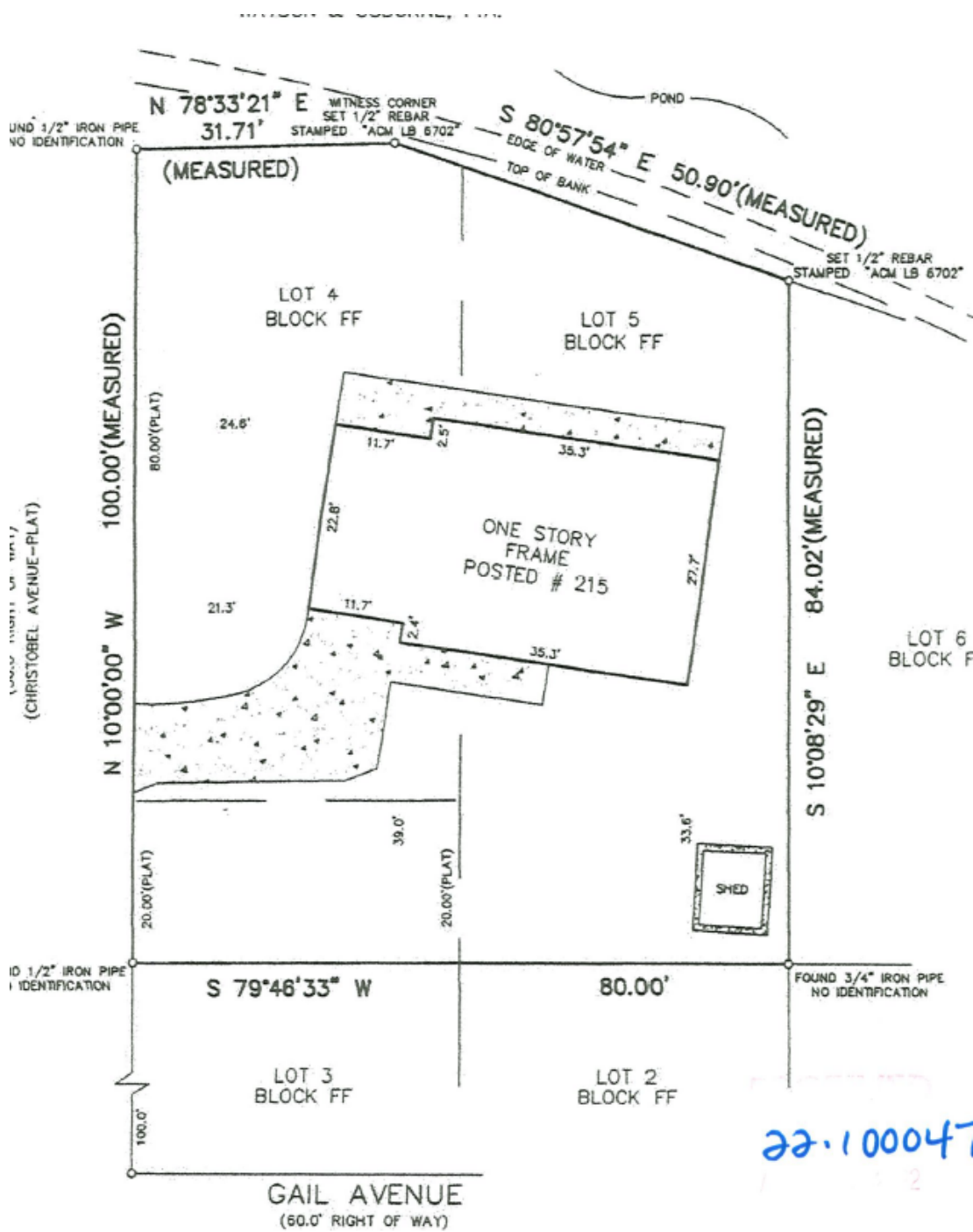
Staff Recommendation

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#22-100048**

Location Map (property boundaries are representative only)



Existing Survey





APPLICATION FOR VARIANCE

BOA NO.

HEARING DATE

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

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

APPLICANT INFORMATION

Applicant Name: Atkins Builders, Inc. **Telephone:** (904) 465-3749
Mailing Address: PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240
Agent Name: John Atkins **Telephone:** (904) 465-3749
Mailing Address: PO Box 51262 **E-Mail:**
Jacksonville Beach, Fl. 32240
Landowner Name: Patricia Lindlbloom **Telephone:** (904) 241-4141
Mailing Address: 12158 Versailles St. **E-Mail:**
Jacksonville, Fl. 32224

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

VARIANCE DATA

Street address of property AND Real Estate Number: 215 21st Ave. S.
Legal description of property (Attach copy of deed): Lots 4 & 5 except the Easterly 42' of each lot, Block FF Permenter's replat of Atlantic Campgrounds
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).
Rear yard setback of 10' in lieu of 30' required. Front setback of 18' on first floor and 17' on second floor in lieu of 20' required.
38.56% lot coverage in lieu of 35% required.

AFFIDAVIT

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

John Atkins
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 4/21/22

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 21 day of April, 2022 by John Atkins, who is personally known to me or has produced as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 (RS-3 Standards)

FLOOD ZONE: AE

CODE SECTION (S):
34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 39% in lieu of 35% maximum to allow for construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100048

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

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

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	Lots are undersized. Lot 5 is not accessible from road. RECEIVED APR 21 2022
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lots were platted undersized. PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Many, if not all properties in the area do not conform to the Land Development Code.
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	All surrounding properties do not conform.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the possible number of units from 4 to 2.
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 of the variance increase adjacent property values.

April 14, 2022

City of Jacksonville Beach
11 North 3rd St.
Jacksonville Beach, Fl. 32250

22-100047

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22-100048

APR 21 2022

Agent Authorization:

PLANNING & DEVELOPMENT

I, Patricia Lindbloom, hereby authorize John Atkins to apply for a variance on property located at 215 21st Ave. S, Jacksonville Beach, Fl. 32250.

State of Florida

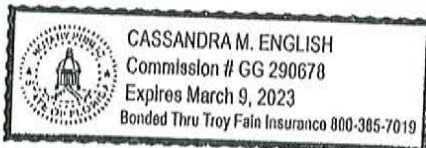
County of Duval *St. Johns*

Patricia M. Lindbloom

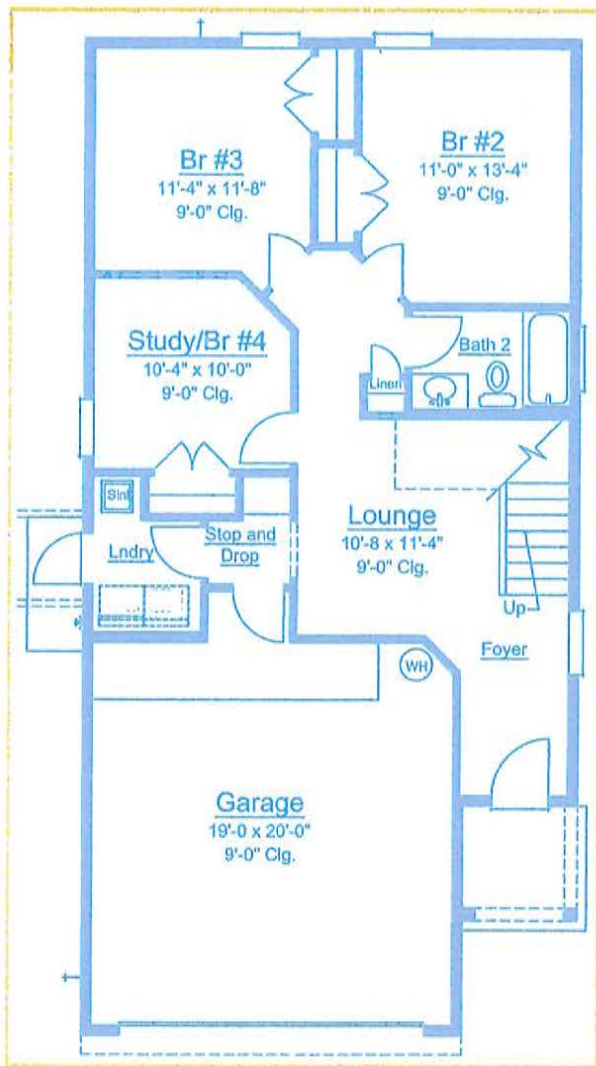
The forgoing affidavit was sworn and subscribed to me this 20 day of April, 2022 (CE)
by Patricia Lindbloom, who is personally known to me or has produced
Valid FG ID, as identification.

(Notary Signature)

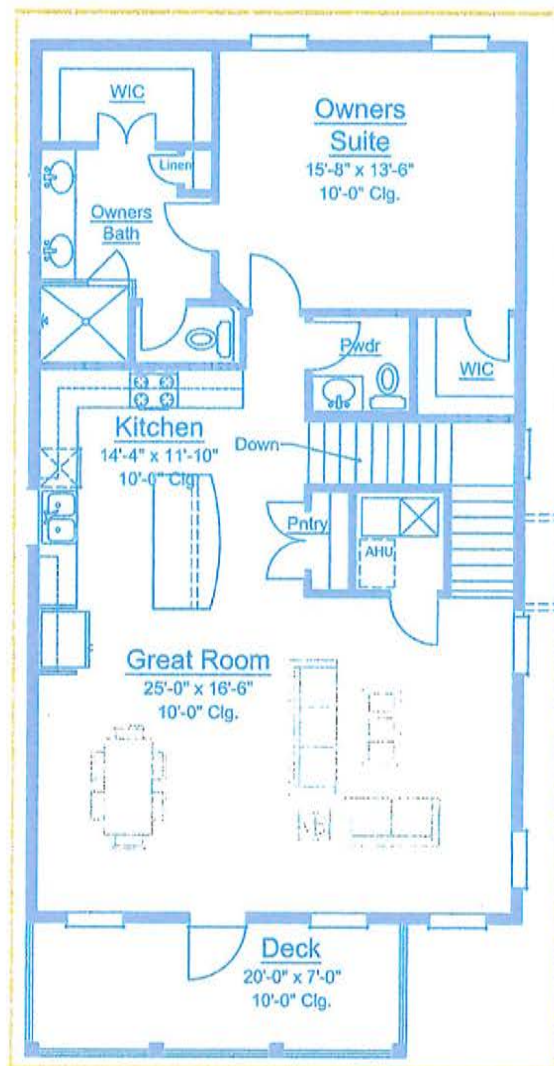
Cassandra M. English
Cassandra M. English



Keel Floor Plan



FIRST FLOOR



SECOND FLOOR

4 Bedrooms
2.5 Baths
2,000 Sq. Feet

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22-100048
MAY - 4 2022

PLANNING & DEVELOPMENT

PROPOSED

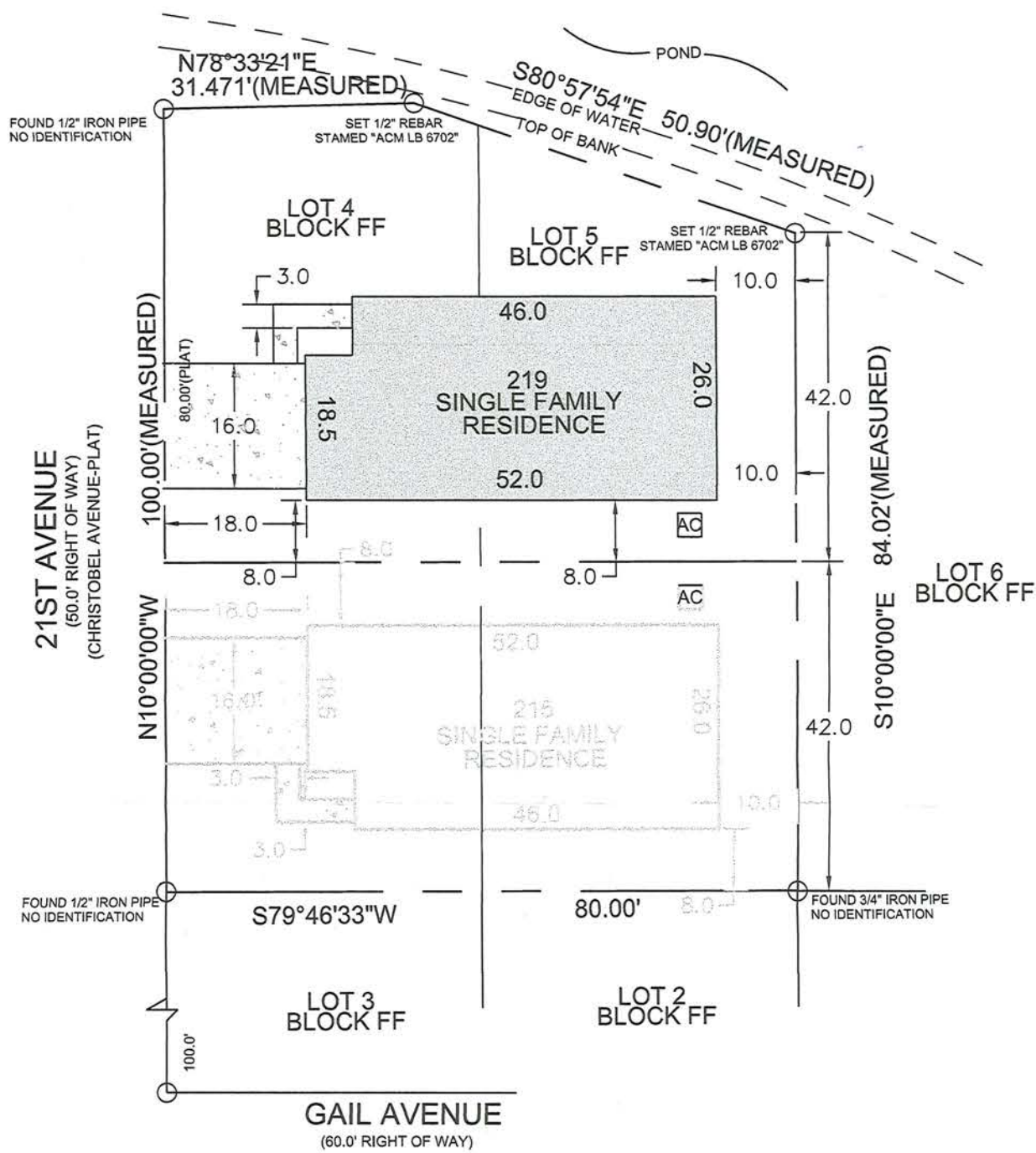
Keel Elevation



PROPOSED

MAP SHOWING SURVEY OF

LOT 4 AND 5, BLOCK FF, PERMENTERS REPLATE OF SOUTH PABLO, AS RECORDED IN PLAT BOOK 9, PAGE 44,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



DATA SUMMARY

POST-DEVELOPMENT DRAINAGE DATA:

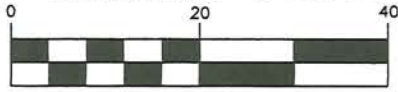
SITE AREA:	±4269.5 SF
IMPERVIOUS AREA:	
BUILDING:	1306 SF
CONCRETE PAVEMENT:	340.5 SF
TOTAL:	1646.5 SF
PERCENT IMPERVIOUS:	
1646.5 SF / 4269.5 SF	38.56 %

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22-100048
APR 21 2022

PLANNING & DEVELOPMENT



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CHECKED BY: RKP
DRAWN BY: DB
FILE: 2022-3000

219 21ST AVENUE
PART OF LOT 4 & 5, BLOCK FF
JACKSONVILLE BEACH
FLORIDA 32250

Atkins Builders

DATE: APRIL 20, 2022
SHEET 1 OF 1

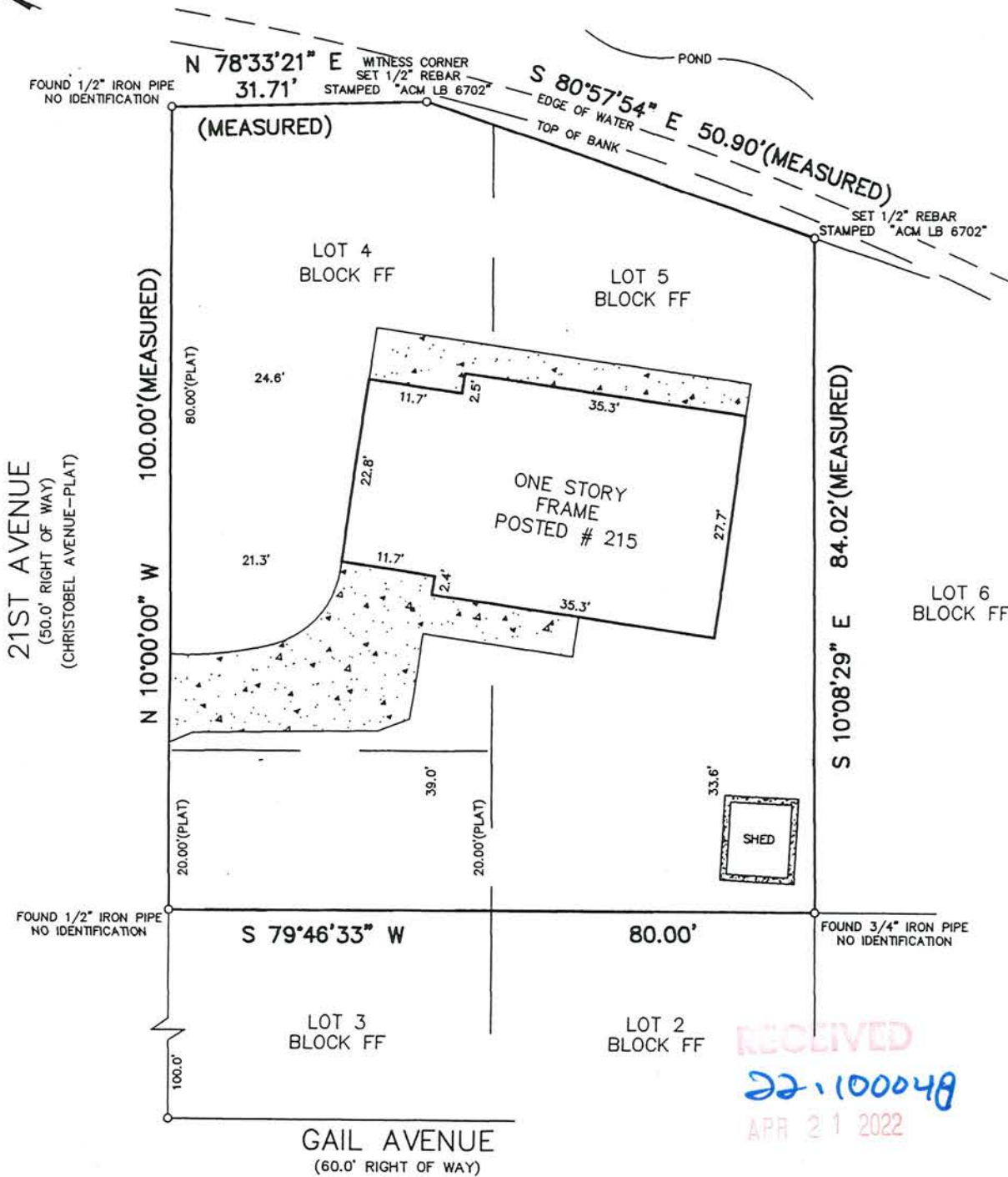
EXISTING

MAP SHOWING BOUNDARY SURVEY OF

LOTS 4 AND 5, BLOCK FF, PERMENTERS REPLAT OF SOUTH PABLO, AS RECORDED IN PLAT BOOK 9, PAGE 44,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

KARL R. & PATRICIA M. LINDBLOOM
PEOPLES FIRST COMMUNITY BANK
STEWART TITLE OF JACKSONVILLE, INC.
WATSON & OSBORNE, P.A.



RECEIVED
22-100048
APR 21 2022

PLANNING & DEVELOPMENT

LEGEND:

R = RADIUS
L = LENGTH
— X — = FENCE
⊙ = CONCRETE

NOTES:	ACCEPTED BY:

NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 10°00'00" W ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH 21ST AVENUE
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1989, COMMUNITY NUMBER 120078, PANEL 0002 D
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY NOT VALID WITHOUT THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS

DATE	DESCRIPTION

JOB # 1922

DATE OF FIELD SURVEY: 7-8-97

DISK # ZIP 3

SCALE: 1" = 20'



923 Peninsular Place, Suite 1
Jacksonville, Florida 32204
(Phone) 904-354-1141
(Fax) 904-354-1255

LICENSED BUSINESS # 6702

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.012, FLORIDA STATUTES.

Michael J. Mello
MICHAEL J. MELLO
REGISTERED SURVEYOR AND MAPPER # 4879 STATE OF FLORIDA

LAND SURVEYS



CONSTRUCTION SURVEYS



SUBDIVISIONS



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

BOA#22-100049

Zoning: RS-1
RE: 177736-0000
Legal: Lot 6, Block 1, Pine Grove Unit 2
Address: \th Street North

Request

34-336(e)(1)c.2, for a northerly side yard setback of 7 feet and a southerly side yard setback of 6.8 feet in lieu of 10 feet required to rectify existing non-conformities; and 34-336(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for construction of a new rear addition and new screened patio at an existing single-family dwelling

Existing Conditions

The subject property is legal a nonconforming lot of record (circa 1941) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The exiting lot measures 60 feet in width and 150 feet in depth, with a lot area of 9,000 square feet. The home on the subject lot was constructed in 1954, with an addition added in 2014. All current improvements on the lot including an existing shed totally 37%. The current owner purchased the home in 2021 with the exiting 37% lot coverage, as well as existing setback nonconformities. The applicant is requesting to add a small screen enclosure to the rear of the property, and enclosing the area mostly occupied by an existing rear covered patio. This would square off the rear of the house, add a smaller screen room, and patio to the new rear of the house. The net difference in lot coverage increase would be 4%

No Previous variances, no active code cases.

Staff Analysis

The applicant is requesting lot coverage of 41% in lieu of 35%, with an existing lot coverage of 37%, and to address existing nonconforming side yard setbacks, both of which are less than the require 10 feet, but were conditions created at the time of construction in 1954. The applicant purchased the house in 2021 with the existing nonconforming lot coverage and side yard setbacks. Were the applicant to perform a major renovation, the existing nonconformities would need be rectified through a variance at that time. At a minimum, the existing nonconformities should be addressed at this time. With the new addition and patio, were the lot a full sized



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

legal lot at 10,000 square feet, the proposed lot coverage would be 37%, not dissimilar to the exiting lot coverage currently on the property with a 9,000 square foot lot.

Minimum Dimensional Standards

- Minimum lot area: Ten thousand (10,000) square feet.
- Minimum lot width: Ninety (90) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty-five (25) feet.
 - Side yard: Ten (10) feet on each side except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand six hundred (1,600) square feet of conditioned living area and a one (1) car garage. The garage shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in width and area, and the exiting home is nonconforming in both lot coverage and side yard setbacks on both sides of the existing house.

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 existing home is currently nonconforming in both setbacks and lot coverage,



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

and the lot is a platted lot of record that is substandard in both area and width when platted in 1941.

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. At a minimum, the existing nonconformities would not confer any special privilege were they rectified, as that would be necessary for the continued renovation and upkeep of the existing home. The modest increase in lot coverage would also allow for the continued use and investment in an existing home through improvements and additions, a common right enjoyed by other homeowners in the 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 existing home has nonconformities that must be rectified for the existing and contained use and reinvestment in the home. The ability to add onto the house is a common right enjoyed by homeowners in the RS-1 district, and the undersized lot creates a real hardship to achieve that goal.

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

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new home. The request includes both rectifying existing nonconforming side yard setbacks, and also adding only 4% net lot coverage increase, as the existing home and improvements to the lot total 37% currently.

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.

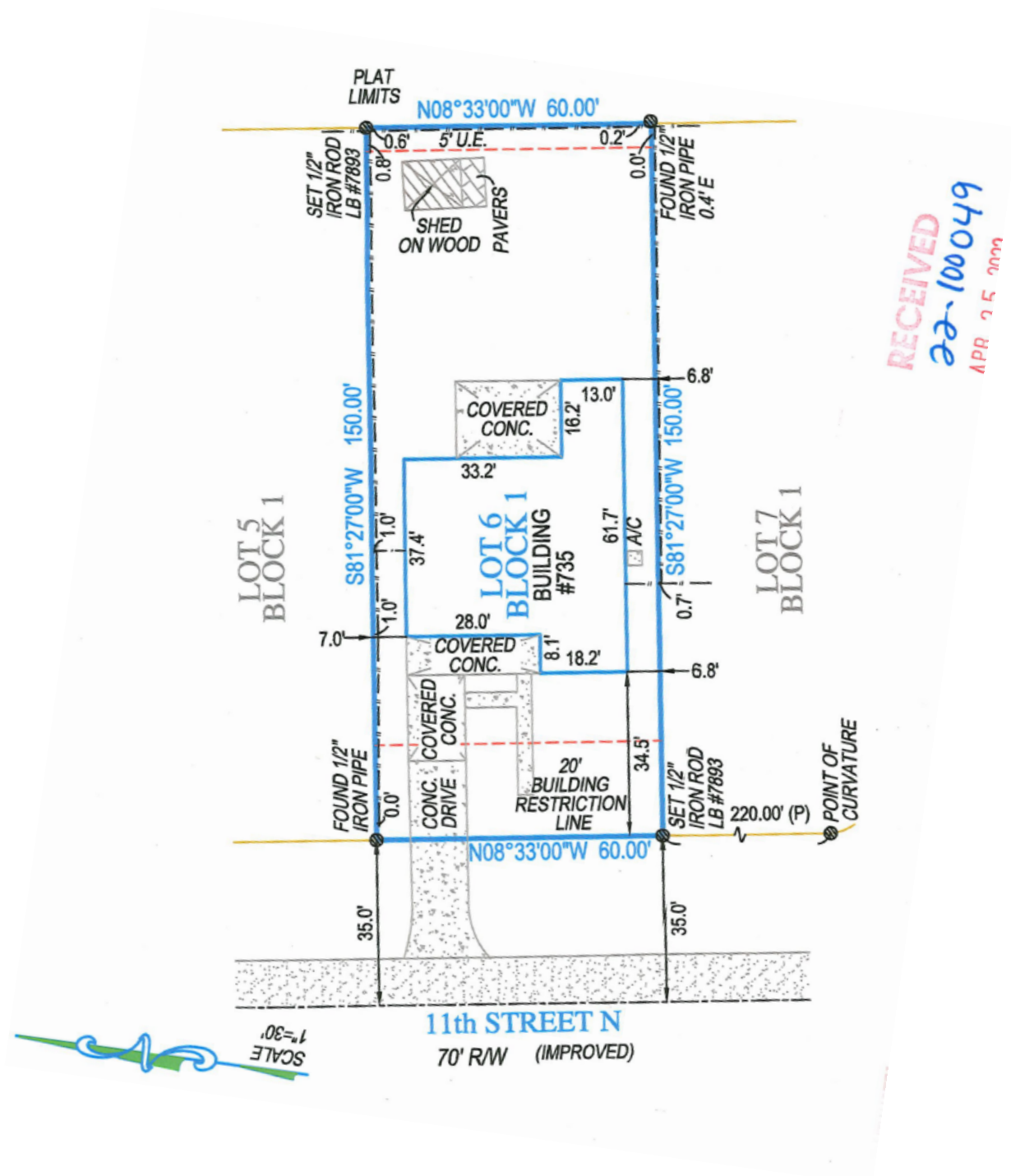
Staff Recommendation

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 **Approval of BOA#22-100049**

Location Map (property boundaries are representative only)



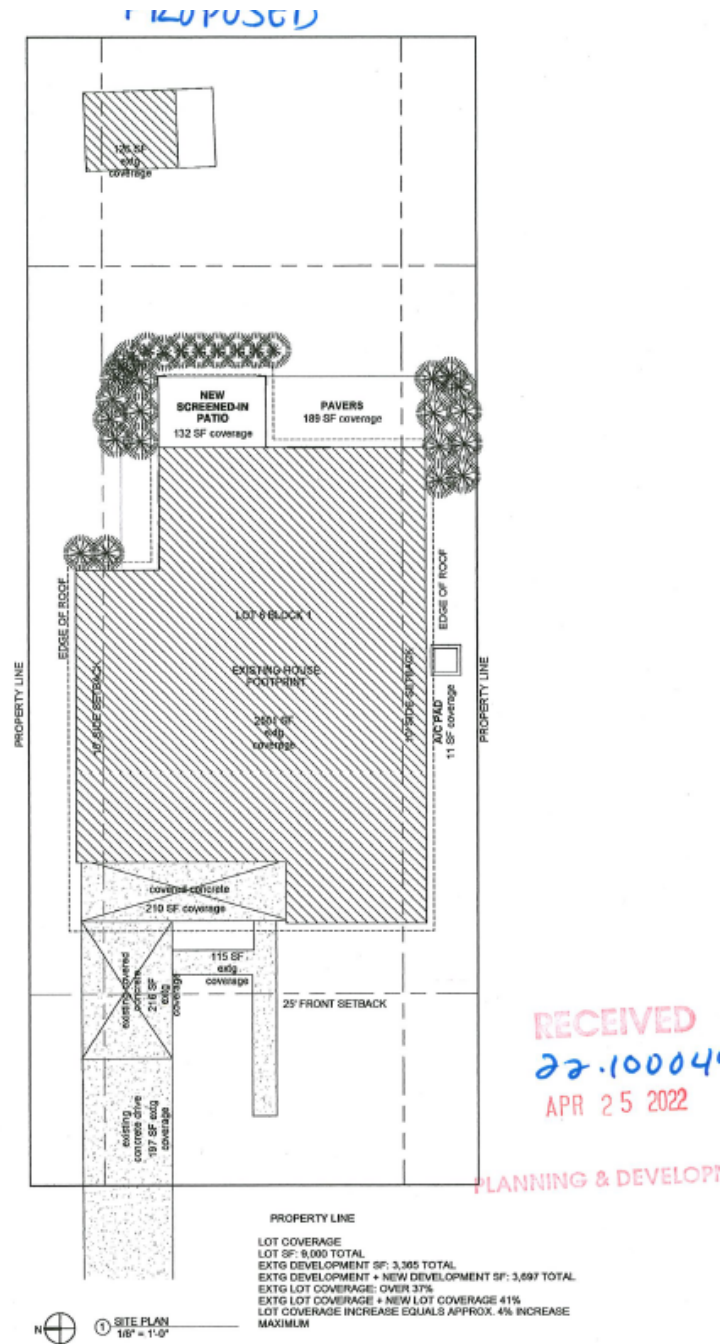
Existing Survey





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

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100049
HEARING DATE 6.7.22

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

APR 25 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Matthew and Sarah Philbin Telephone: 256-483-9803
Mailing Address: 735 11th Street N E-Mail: sarahsphilbin@gmail.com
Jacksonville Beach, FL 32250
Agent Name: Pro-Builders of Florida, Luis Rosero Telephone: 904-386-0094
Mailing Address: 1155 Oak Ridge Drive S E-Mail: probuildersoffloridallc@hotmail.com
Jacksonville FL 32225
Landowner Name: Matthew and Sarah Philbin Telephone: 256-483-9803
Mailing Address: 735 11th Street N E-Mail: sarahsphilbin@gmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 735 11th Street N, Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): Lot 6, Block 1
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
The existing house sits already non-conforming with over 37% lot coverage. Owner requests a variance for 41% lot coverage.
(See additional attached page.) enclosing a screened-in porch

AFFIDAVIT

I, Sarah Philbin, 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.

Sarah Philbin
APPLICANT SIGNATURE

Sarah Philbin
PRINT APPLICANT NAME

04/25/22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of April, 2022, by Sarah Philbin, who is personally known to me or produced Florida Driver License

Melissa D. Pineda
NOTARY PUBLIC SIGNATURE
Melissa D. Pineda
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

CODE SECTION (S):
34-336(e)(1)c.2, for a northerly side yard setback of 7 feet and a southerly side yard setback of 6.8 feet in lieu of 10 feet required to rectify existing non-conformities; and 34-336(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for construction of a new rear addition and new screened patio at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 22-100049

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	the home was purchased one year ago at 37%. requesting to increase coverage of the lot by a maximum of 4%, increasing the value of the property and neighborhood
Special circumstances and conditions do not result from the actions of the applicant.	yes	lot coverage will increase by a maximum of 4%
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	lot coverage will increase by a maximum of 4%
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	many properties in Jacksonville Beach exceed 35% lot coverage. requesting minimal additions to the property, which will minimally increase overall coverage.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	requesting an approx. 4% increase maximum
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	see the attached page- this will improve the value and aesthetics

Additional information regarding the variance request of 735 11th Street N., Jacksonville Beach, FL 32250.

Owners: Matthew and Sarah Philbin, 256-483-9803

This property poses existing design constraints. The existing house sits already non-conforming, and therefore limits where the addition can be placed. The existing house is situated over side setbacks. The existing house also exceeds allowable lot coverage, providing an additional design constraint. This limitation is not a self-imposed hardship and was inherited. This request does not increase non-conformity of the house. The renovation of this house will improve the aesthetics and value of the property and have a positive impact on the surrounding neighborhood without increasing non-conformity of the house.

RECEIVED
22-100049
APR 25 2022

PLANNING & DEVELOPMENT

Prepared by:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 21B3313

RECEIVED
22-100049
APR 25 2022

PLANNING & DEVELOPMENT

General Warranty Deed

Made this February 8, 2021 A.D. By **Joaquin Gonzalez and Lisa Gardner, husband and wife**, whose post office address is: 130 Seminole Road, Atlantic Beach, Florida 32233, hereinafter called the grantor, to **Matthew Philbin and Sarah Philbin, husband and wife**, whose post office address is: 735 11th Street North, Jacksonville Beach, Florida 32250, hereinafter called the grantee:

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

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

Lot 6, Block 1, Pine Grove Unit 2, a subdivision according to the plat thereof recorded at Plat Book 17, Page 18, in the Public Records of Duval County, Florida.

Parcel ID Number: 177736-0000

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.

Prepared by:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 21B3313

RECEIVED

22-100049

APR 25 2022

PLANNING & DEVELOPMENT

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

Signed, sealed and delivered in our presence:

Witness Printed Name _____

Joaquin Gonzalez

Address: 130 Seminole Road, Atlantic Beach, Florida 32233

(Seal)

Witness Printed Name _____

Lisa Gardner

Address: 130 Seminole Road, Atlantic Beach, Florida 32233

(Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization this _____ day of February, 2021, by Joaquin Gonzalez and Lisa Gardner, husband and wife, who is/are personally known to me or who has produced _____ as identification.

Notary Public

Print Name: _____

My Commission Expires: _____

LEGAL DESCRIPTION AND CERTIFICATION

LOT 6, BLOCK 1, PINE GROVE, UNIT NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 18, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Community Number: 120078 Panel: 0417 Suffix: H F.I.R.M. Date: 11/2/2018 Flood Zone: X Field Work:

Certified To:

JOAQUIN GONZALEZ AND LISA GARDNER; PONTE VEDRA TITLE; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

Property Address:

735 11TH STREET NORTH
JACKSONVILLE BEACH, FL 32250

Survey Number: 323275

Client File Number: 18-1294

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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
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

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

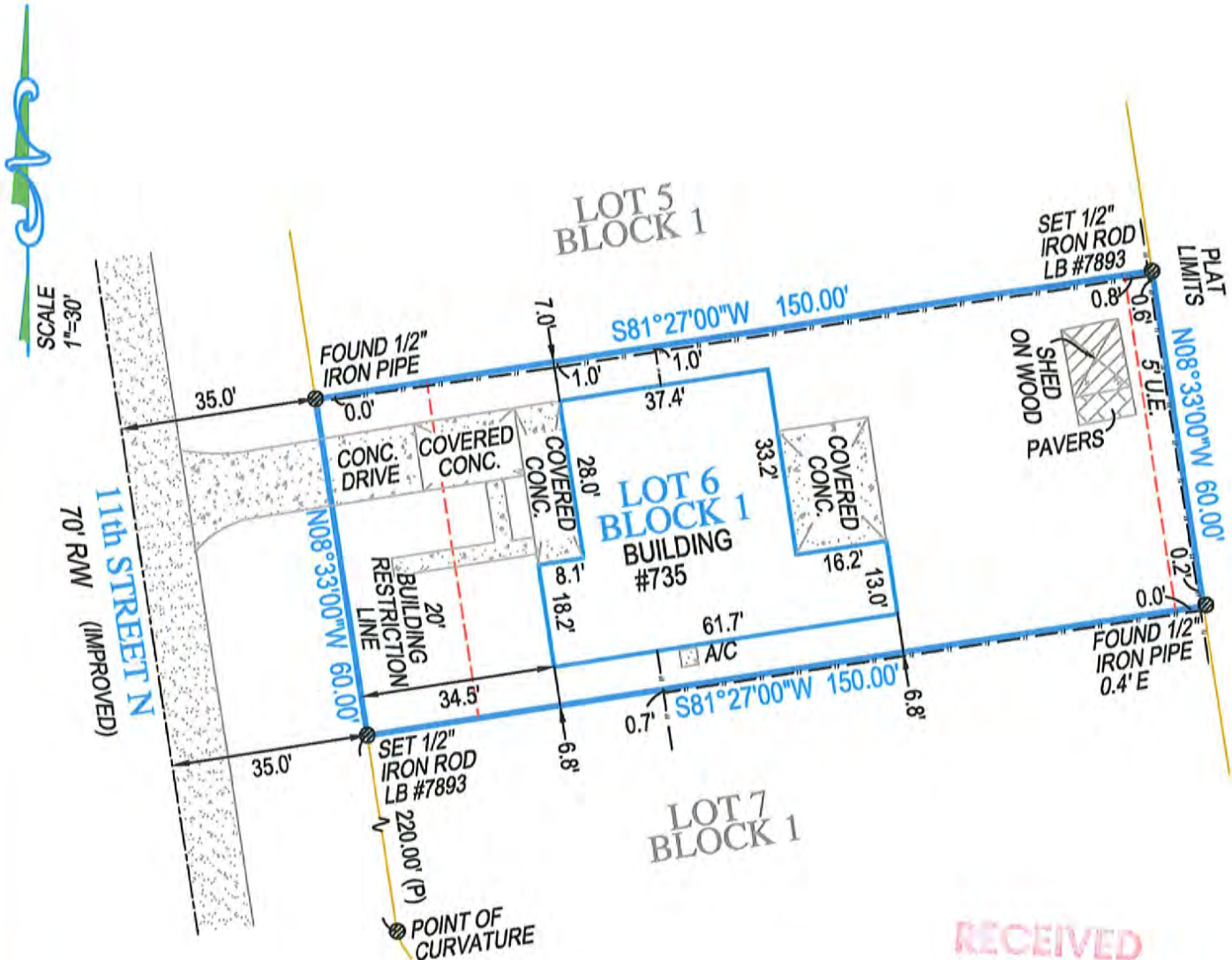
GENERAL NOTES:

- 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.



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>

EXISTING BOUNDARY SURVEY



SURVEY NOTES
CONCRETE DRIVE CROSSES OVER THE BOUNDARY LINE AND INTO RIGHT OF WAY ON THE WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 5' U.E. AT REAR OF PROPERTY.

RECEIVED
22-100049
APR 25 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.

Kenneth Osborne

Digitally signed by Kenneth Osborne
Date: 2018.04.17 21:15:38 -04'00'



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>

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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



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

BOA#22-100054

Zoning: RS-3
RE: 179161-0618
Legal: Lot 58, Ocean Pond Unit 3
Address: 1804 Ocean Pond Drive

Request

Section(s): 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of required 15 feet total; and 34-338(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for construction of a new single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1989) located in the Residential Low future land use category. The property is currently zoned Residential Single Family: RS-3. The subject lot is irregular in shape, having one side at an obscure angle and the other at a curve, leading to different sides having varying depths as follows: rear width, 50 feet, southern side length of 116 feet, a northern side length of 98 feet, and a front width length of 42 feet. Overall area is 4,349 square feet. The property has been part of an adjoining lot, as a rear yard of an existing home. The owner is requesting to use this existing lot on its own, to build a new single family home. The applicant is requesting to reduce the combined setback, and increase the lot coverage to accomplish this request.

Appeal of variance request for ocean pond subdivision setbacks: a complex variance request to reduce interior side yard setbacks for the narrow lots for the Ocean Pond Subdivision was denied by the BOA in 1990. Appeals of BOA decisions were appealable to the City Council. Council approved the appeal, granting the variance. The variance allows for a single (one or the other) side yard setback of 2 feet for this specific lot in the Ocean Pond subdivision, but did not address the overall combined setback of 15 feet. Additionally, a previous variance was approved for a rear yard setback of 20 feet in lieu of 30 feet.

Staff Analysis

The Ocean Pond subdivision has some unique features and challenges that make development more complicated than a standard lot in the City. The subdivision as a whole was granted a complex set of variances that changed the setbacks for many of the lots, and not consistently. This application pertains to Lot 58. Additionally, to add to the complexity, many of the historic records for this project were staff was



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unable to locate. This lot in essence has the following entitlements approved through past variances: 1) one side yard setback may be 2 feet in lieu of 5, 2) the rear yard may be 20 feet in lieu of 30. The two requests for this specific lot in this application address the two remaining issues to accomplish this design, mainly the combined yard setback and the lot coverage. The lot is roughly 1,700 square feet shy of 6,000 square feet as required by RS-3 standards, and is only 50 feet wide. The lot clearly substandard in width and area, and given the irregular shape, development of the lot requires a creative site plan with an elongated and irregular shaped house.

Minimum Dimensional Standards

- 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: Fifteen (15) feet total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - 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. Garages or carports 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.



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Review of Criteria

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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in width and area. The subject property along with the majority of the lots in this subdivision were granted variances in an attempt to make them buildable, but failed to rectify all the inconsistencies with the code.

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

Staff **does not** find that circumstances are a result of the applicant. The applicant lives in the subdivision, and their lot was part of the original variances required for construction, obtained by the developer in 1990. These lots were platted in this condition in 1989 and are legal nonconforming lots.

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. The surrounding homes in this area are all part of a complete subdivision that included may variances to address needed relief from development constraints, approval of this variance will allow the applicant to build a modest sized home with an attached garage in a single family 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 use of the property as a site for a single family home is the reasonable use of the property and granting additional lot coverage would allow the construction of the proposed home.

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



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Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed new home. The applicant has proposed a minimally designed home footprint and garage, and is not requesting to overbuild the lot, but build a modest single family home. Were this a properly sized lot for the RS-3 zoning district, the lot coverage would be near 30%. Additionally the irregular shape of the lot makes utilization of the lot area difficult.

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#22-100054**

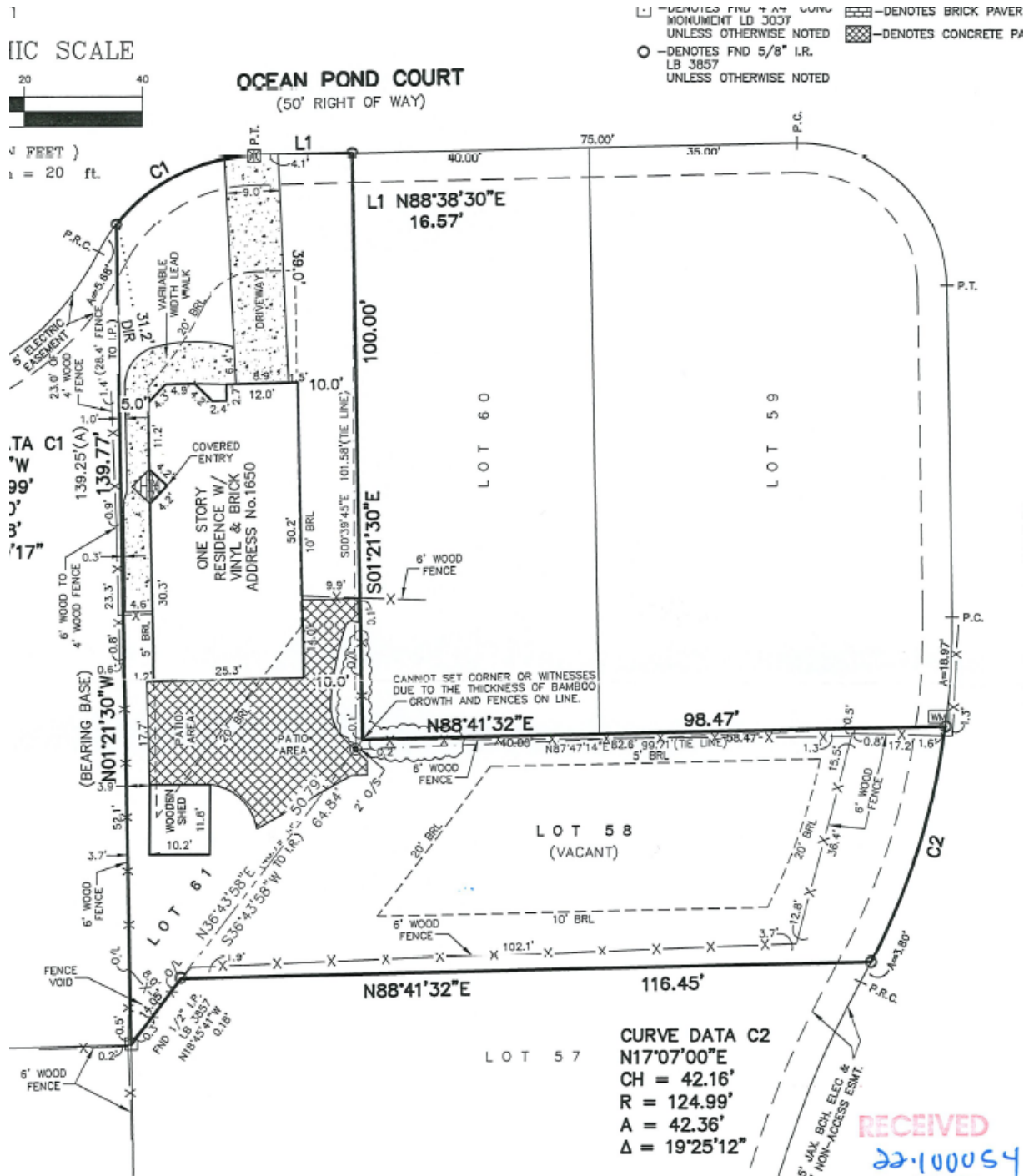
Location Map (property boundaries are representative only)



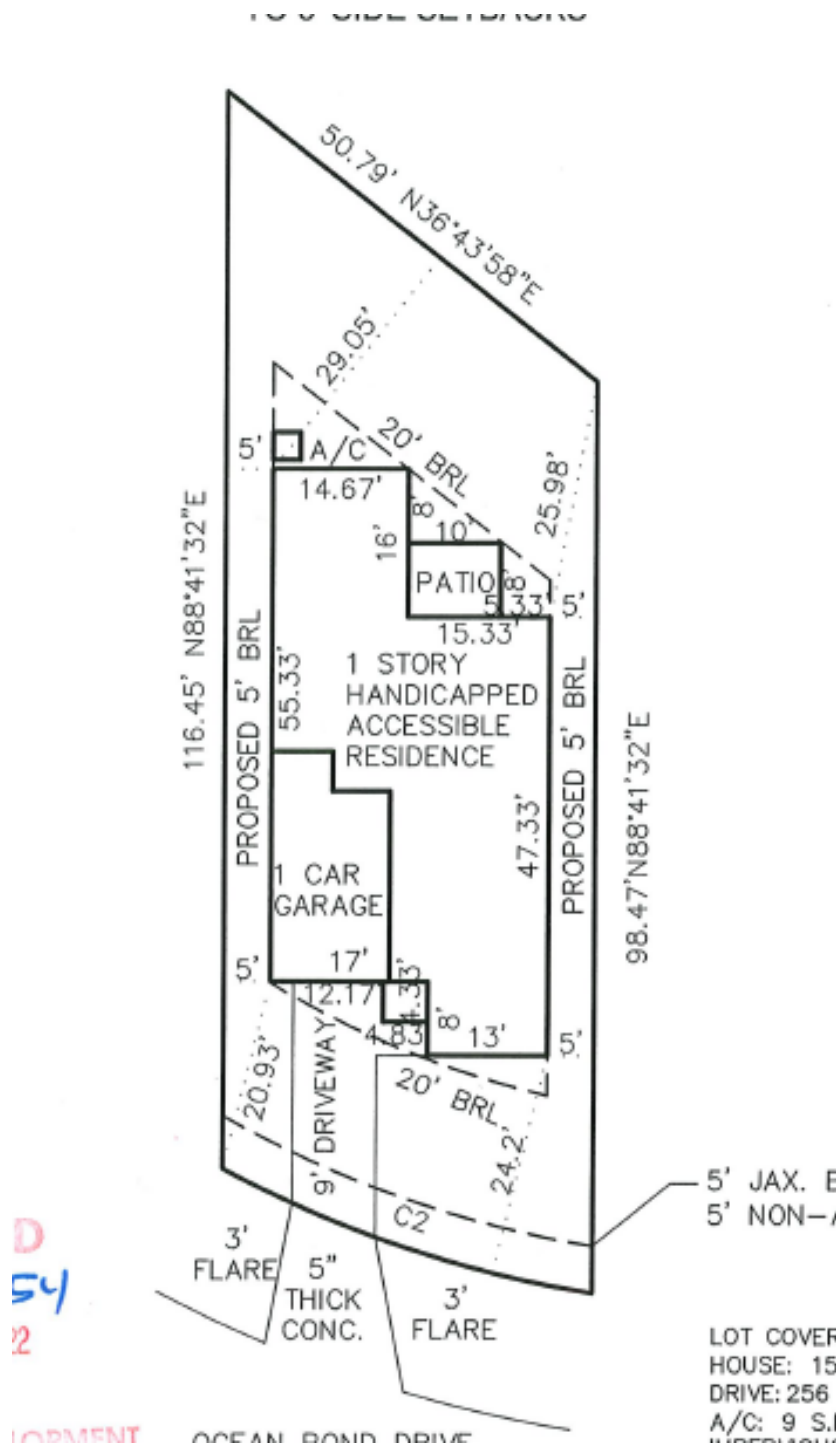


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Existing Survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100054

HEARING DATE 6-7-22

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.

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Joanne Stirrett Telephone: 904-626-5576
 Mailing Address: 1650 Ocean Pond Ct E-Mail: ringja@comcast.net
Jacksonville Beach FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: Joanne Stirrett Telephone: 904-626-5576
 Mailing Address: 1650 Ocean Pond Ct E-Mail: ringja@comcast.net
Jacksonville Beach FL 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 1809 Ocean Pond Dr. 179761-0618

Legal description of property (Attach copy of deed): _____

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

Accessibility is the reason for the request in that a 2-story home is not feasible for the homeowner and a narrower home is not possible with the lot restrictions

AFFIDAVIT

I, Joanne Stirrett, 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.

Joanne Stirrett
 APPLICANT SIGNATURE

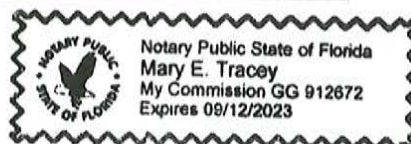
Joanne Stirrett
 PRINT APPLICANT NAME

4-9-2022
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 2022, by Joanne Stirrett, who is personally known to me or produced _____ as identification.

Mary E. Tracey
 NOTARY PUBLIC SIGNATURE
Mary E. Tracey
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3

FLOOD ZONE: X

CODE SECTION (S):

34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of required 15 feet total; and 34-338(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 22-100054

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.

APR 13 2022

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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	Accessibility is the reason for this request in that a 2 story home is not feasible for the home owner and a narrower home is not possible with the lot restrictions.
Special circumstances and conditions do not result from the actions of the applicant.	Yes No	I bought the lot as is.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes No	The variance I'm asking for will fit in the neighbor.
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 No	Without the variance I will not be able to build a house on my lot.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Accessibility is the reason for this request. A 2 story home is not feasible for the homeowner and a narrower home is not possible with the lot restrictions.
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 would not be contrary to the public interest.

RECORD & RETURN TO: RICHARD T. MOREHEAD
920- C THIRD STREET
NEPTUNE BEACH, FL 32266

CORPORATE WARRANTY DEED

THIS INDENTURE, Made this 20th day of November, 1995, between OCEAN POND DEVELOPERS, INC. and LANIER LAND AND TIMBER, INC., d/b/a OCEAN POND JOINT VENTURE, Grantor,

and JOANNE GITTER, a single woman

whose post office address is:
Grantee, GRANTEES' SSN:

WITNESSETH, that said Grantor, for and in consideration of the sum of (TEN AND NO/100 DOLLARS), and other good and valuable consideration 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 Grantees' heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

LOT 58, OCEAN POND UNIT THREE, ACCORDING TO PLAT THEREOF
AS RECORDED IN PLAT BOOK 45, PAGES 95 AND 95A, OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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

PARCEL IDENTIFICATION NO.: 179761-0620.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
[Signature]

OCEAN POND DEVELOPERS, INC.

BY: [Signature]
DANIEL T. CRISP, III, Vice President

LANIER LAND AND TIMBER, INC.

BY: [Signature]
J. RANDALL LANIER, President

[Signature]
TENA WILKES
[Signature]
THERESA M. HOWARD

RECEIVED
22-100054
APR 13 2022

PLANNING & DEVELOPMENT

Bk: 8232
Pg: 689 - 690
Doc# 95241521
Filed & Recorded
12/06/95
10:59:55 A.M.

(2)

22-100054

Department of Health • Vital Statistics

STATE OF FLORIDA
MARRIAGE RECORD

TYPE IN UPPER CASE
USE BLACK INK

This license not valid unless seal of Clerk,
Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

Recorded in Public
Records 07/16/2010 at
11:16 AM OR Book 15308
Page 1072, Instrument #
2010164615,
Jim Fuller Clerk of the
Circuit Court
Duval County, FL

2010 ML 1652196

(APPLICATION NUMBER)

APPLICATION TO MARRY

1. GROOM'S NAME (First, Middle, Last) TIMOTHY WILLIAM STIRRETT			2. DATE OF BIRTH (Month, Day, Year) 07/21/1966		
3a. RESIDENCE - CITY, TOWN, OR LOCATION JACKSONVILLE BEACH		3b. COUNTY DUVAL		3c. STATE FLORIDA	
4. BIRTHPLACE (State or Foreign Country) ALABAMA					
5a. BRIDES NAME (First, Middle, Last) JOANNE GAYLE GITTER			5b. MAIDEN SURNAME (If different) TRIBLE		
6. DATE OF BIRTH (Month, Day, Year) 04/23/1961					
7a. RESIDENCE - CITY, TOWN, OR LOCATION JACKSONVILLE BEACH		7b. COUNTY DUVAL		7c. STATE FLORIDA	
8. BIRTHPLACE (State or Foreign Country) ILLINOIS					

WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.

9. SIGNATURE OF GROOM (Sign full name using black ink) Timothy William Stirrett		10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 06/14/2010	
11. TITLE OF OFFICIAL DEPUTY CLERK		12. SIGNATURE OF OFFICIAL (Use black ink) Jim Fuller	
13. SIGNATURE OF BRIDE (Sign full name using black ink) Joanne Gayle Gitter		14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 06/14/2010	
15. TITLE OF OFFICIAL DEPUTY CLERK		16. SIGNATURE OF OFFICIAL (Use black ink) Jim Fuller	

LICENSE TO MARRY

AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.

17. COUNTY ISSUING LICENSE DUVAL		18. DATE LICENSE ISSUED 06/14/2010		18a. DATE LICENSE EFFECTIVE 06/17/2010		19. EXPIRATION DATE 08/16/2010	
20a. SIGNATURE OF COURT CLERK OR JUDGE - JIM FULLER BY Jim Fuller				20b. TITLE CLERK OF CIRCUIT COURT		20c. BY D.C. AR	

CERTIFICATE OF MARRIAGE

I HEREBY CERTIFY THAT THE ABOVE NAMED GROOM AND BRIDE WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

21. DATE OF MARRIAGE (Month, Day, Year) July 10, 2010		22. CITY, TOWN, OR LOCATION OF MARRIAGE Jacksonville, Florida	
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) Katherine A. Lemaster		23c. ADDRESS (Of person performing ceremony) 100 Alsace Court Porto Vedra Bch FL 32082	
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or notary stamp) KATHERINE A. LEMASTER MY COMMISSION # DD 868281 EXP. 05/19/13		24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) A. J. ...	
		25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) Margaret Scarborough	

INFORMATION BELOW FOR USE BY VITAL STATISTICS ONLY - NOT TO BE RECORDED

GROOM	26. SOCIAL SECURITY NUMBER 594051717	27. RACE WHITE	28. WERE YOU EVER PREVIOUSLY MARRIED? ☒ NO ☐ YES	IF ANSWER IS 'YES' TO ITEM 28, THEN COMPLETE ITEMS 29a, 29b, and 29c		
				29a. NO. OF THIS MARRIAGE 01	29b. LAST MARRIAGE ENDED BY (DEATH, DIVORCE OR ANNULMENT) DIVORCE	29c. DATE LAST MARRIAGE ENDED (Mo., Day, Year)
BRIDE	30. SOCIAL SECURITY NUMBER 392809984	31. RACE WHITE	32. WERE YOU EVER PREVIOUSLY MARRIED? NO ☒ YES	IF ANSWER IS 'YES' TO ITEM 32, THEN COMPLETE ITEMS 33a, 33b, and 33c		
				33a. NO. OF THIS MARRIAGE 02	33b. LAST MARRIAGE ENDED BY (DEATH, DIVORCE OR ANNULMENT) DIVORCE	33c. DATE LAST MARRIAGE ENDED (Mo., Day, Year) 05/23/1983

REFERENCE

TO: Lester Griffis, City Manager
FROM: Steven G. Lindorff, Planning and Development Director
SUBJECT: Appeal of Denial of Setback Variances, Daniel T. Crisp, III, Miscellaneous Lots in Ocean Pond Subdivision
DATE: August 13, 1990

=====

At their meeting on July 17, 1990, the Board of Adjustment met and held a public hearing on a request to reduce the side yards required for a "zero lot detached single family residential dwelling" in an RS-3 zone from 10 feet and 5 feet to 10 feet and 2 feet on 45 lots in Ocean Pond Subdivision located along America Avenue south of Seabreeze Avenue. As indicated on the application, the purpose of the request was "to harmonize the general intent and purpose of the ordinance ie., a zero lot line home is one in which one side is built on a side line of the lot."

A copy of the minutes of the Board of Adjustment meeting which summarizes the discussion leading to the denial of the variance request, along with other maps and documents, is attached. As noted, two residents of the City spoke against granting the request.

Zero lot line detached dwellings are permitted in the RS-3 zone by special exception. The special exception allows the reduction in minimum lot widths from 60 feet to 40 feet, but requires that the yards be a total of 15 feet with one yard to be not less than 5 feet. This latter setback is the same for all residential uses in the RS-3 zone whether single family, duplex, or zero lot line detached. The developer has previously been granted a rear yard setback variance from 30 feet required to 20 feet on most of the lots in the subdivision.

The appeal of the denied variance has been properly advertised and posted and is ready to be considered by the City Council at their regular meeting on August 20, 1990.

Variances approved
on appeal by City
Council 8/20/90

RECEIVED
22-100054
APR 13 2022

PLANNING & DEVELOPMENT

Done

Print 4684167.pdf

REFERENCE

100%

November 8, 1990

Mr. Jose A. Hill, Jr.
Richard P. Clarson & Associates, Inc.
1643 Naldo Avenue
Jacksonville, Florida 32207

Dear Pepe:

I have researched the variances granted for Ocean Pond, Units I, II and III and have listed them below.

Lot 6, rear setback of 17' in lieu of 30' required.

Lot 5, front setback of 18' in lieu of 20' required.

~~Lots~~ 2, 9, 10, 11, 11, 28, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47,
48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 66, 67, 68, 69,
70, 71, 72, 73, 74, 75, 76, 77, 78, side setback of 2' in lieu of 5' required.

Lot 14, rear setback of 24' in lieu of 30' required.

Lot 69, rear setback of 25' in lieu of 30' required.

Lot 4, side setback of 3.6' in lieu of 5' required.

Hope this helps you on this project. If I can be of any further help just give me a call.

Sincerely,

Mary Davis

Mary Davis
Administrative Secretary

cc: file

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22-100054
APR 13 2022

PLANNING & DEVELOPMENT

REFERENCE

Minutes of Regular City Council Meeting, held Monday, August 20, 1990, at 8:00 P.M., in the City Council Chambers, Community Center Building.

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22-100054
MAY 23 2022

PLANNING & DEVELOPMENT

Call to Order	The meeting was called to order by Mayor McCormick.
Salute/Invoc.	Salute to the Flag, and Invocation was by Mayor McCormick.
Roll Call	Roll Call was as follows: Present: Mayor Reid T. McCormick Councilmembers: Wilmer Clark Bennie Furlong Fland Sharp Rick Shore Absent during Roll Call, Councilman Bill Cooper arrived approximately 8:10. Councilman Bob Marsden, absent. Also present were City Manager Lester Griffis, City Attorney Stephen Stratford, and City Clerk Bruce Corbitt.
Approval of Min.	It was moved by Councilman Clark, seconded by Councilman Sharp, and passed, to approve the Minutes of the Regular Meeting of August 6, 1990, as presented.
Res. "a"	It was moved by Councilman Clark, seconded by Councilman Shore, and passed, to move Resolution "a" to the top of the Agenda.
Res.of Esteem	Mayor McCormick presented "Resolution of Esteem" to Mr. Merrill Wilson, lifeguard, for his heroic actions in saving three persons from drowning on July 21, 1990.
Motion	It was moved by Councilman Clark, seconded by Councilman Shore, and passed, to adopt the Resolution of Esteem.
Council "a"	Councilman Clark presented request for Septic Tank Septic Permit: Lot 27, Block 47, Section A; 1120 17th Street North; Alice Kahoe.
Motion	It was moved by Councilman Clark, seconded by Councilman Shore, to approve the request. Roll Call vote resulted in all ayes by Councilmembers: Clark, Cooper, Furlong, Sharp, Shore, and Mayor McCormick. Councilman Marsden being absent.
Council "b"	Councilman Clark presented report of Planning Commission recommendation to approve rezoning of a 3.32 acre site on Marsh Landing Parkway from I-1 (Industrial) to PUD (Planned Unit Development), Robert G. Bruce.

Minutes of Regular City Council Meeting,
held Monday, August 20, 1990

Motion It was moved by Councilman Clark, seconded by Councilman Shore, to approve the recommendation. Roll Call vote resulted in the following: Cooper, yes; Furlong, yes; Sharp, no; Shore, yes; Clark, yes; Mayor McCormick, yes. Councilman Marsden being absent.

Council "c" Councilman Clark presented request of denial of setback variances, Daniel T. Crisp, III, miscellaneous lots in Ocean Pond Subdivision.

Motion It was moved by Councilman Clark, seconded by Councilman Cooper, to approve the appeal.

Discussion Councilman Shore stated that in view of the fact that 43 lots are involved in this issue, Council should re-view the ordinance involved before granting these variances. This is an RS-3 zone, and was given a Special Exception for zero lot line to build the project. Council needs to keep in mind that variances go with the property, not with the owner. This ordinance should be reviewed.

Councilman Sharp stated he could see a problem of having two feet on one side and ten feet on the other side. A problem which may arise is that there could be a small strip of property between the wall of one house and someone build a fence on their property line, unless a deed restriction of some kind can be applied to prevent this from happening. Councilman Sharp asked if there is some way to take care of this situation.

Mr. Stratford stated that Council can change the ordinance they are presently operating under.

Councilwoman Furlong asked what the property was zoned when it was purchased.

Mr. Steve Lindorff, Planning & Development Director, advised that the property was zoned RS-3, and Mr. Crisp was given a Special Exception to construct zero lot line single-family dwellings.

Subst. Motion A substitute motion was made by Councilwoman Furlong to allow Mr. Crisp variances on ten (10) lots with the zoning as it is.

No second.

CONTINUED FROM PG 2

Councilman Clark indicated he would prefer to have the ordinance redrawn to permit 0-setbacks on a 0-lot line. The present ordinance is unclear as to this particular zoning classification.

Councilman Cooper concurred to drawing an ordinance to clarify the definition to 0-lot line and the setbacks.

Councilman Shore stated if we go to a true 0-lot line, we would have "0", possibly 13, and a 2-foot easement. We could have 0, 11, and 2, and have 2 more square feet of space allowing for a nice side yard, and would free up more space for Crisp to build single story homes.

Councilman Clark agreed he would like to see the ordinance corrected, and believes it would be fair to go ahead and grant this variance at this time, due to the fact that we do not have an ordinance which specifically speaks to this issue.

Mayor McCormick stated that it appears that Council needs to make a decision to vote on the motion as it is now, or to make a substitute motion to grant Mr. Crisp some relief at this time and revisit the ordinance.

Dan Crisp

Mr. Dan Crisp came forward to address the Council on this issue, explaining that these lots are small, and the extra footage would give him the room to build a three-bedroom, two-bath, two-car garage home. Mr. Crisp called attention to the Rip Tide subdivision saying that it is one of the most successful neighborhoods in the entire area. In less than two years, sixty-nine homes have been sold, and there is a ten-foot separation between the houses. He is asking for twelve feet between these houses.

D. Braverman

Don Braverman, 2703 America Avenue, came forward, and spoke in favor of Mr. Crisp's request, stating this will enable him to build homes with a better appearance and will increase the value of the area.

L. Davis

Levi Davis, 1547 Westwind Drive, came forward, and spoke against the variance request.

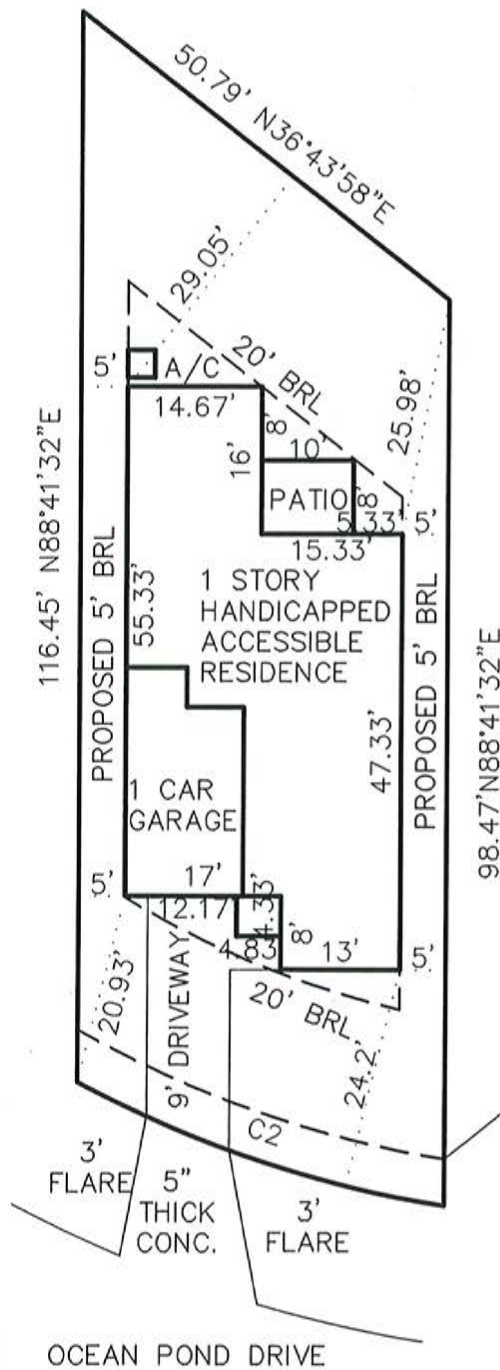
Call for
Question

Call for Question was made by Councilman Cooper.

Vote

Roll Call vote to approve Mr. Crisp's appeal resulted in the following: Furlong, yes; Sharp, yes; Shore, no; Clark, yes; Cooper, yes; Mayor McCormick, yes. Councilman Marsden being absent.

CITY OF JACKSONVILLE BEACH REQUEST FOR VARIANCE TO 5' SIDE SETBACKS



CURVE DATA C2
N17°07'00"E
CH = 42.16'
R = 124.99'
A = 42.36'
 $\Delta = 19^{\circ}25'12''$



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APR 13 2022

PLANNING & DEVELOPMENT

5' JAX. BCH ELEC &
5' NON-ACCESS ESMT.

LOT COVERAGE:
HOUSE: 1540 S.F./4349 = 35.4%
DRIVE: 256 S.F./4349 = 5.9%
A/C: 9 S.F. / 4349 = .2%
IMPERVIOUS AREA:
1540 + 256 + 9 /4349 = 41.5%

Lot 58 Ocean Pond Phase Three

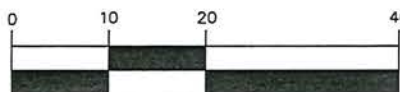
SCALE: 1" = 20'			PLAT BOOK 45 PAGE 95-95A.	
DATE: 04-07-22	DRAWN BY: LP		OF THE CURRENT PUBLIC RECORDS OF Duval COUNTY, FL	
REVISED:			LOT SQ. FT.	JOB #
REVISED:			4349	BN21-012

EXISTING

MAP SHOWING BOUNDARY SURVEY OF LOTS 58 & 61 AS SHOWN ON MAP OF OCEAN POND PHASE THREE

AS RECORDED IN PLAT BOOK 45 PAGES 95 & 95A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: JOANNE STIRRETT

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

- ⊙ - DENOTES SET 5/8" I.R. LB 3857 UNLESS OTHERWISE NOTED
- ⊠ - DENOTES FND X-CUT IN CONCRETE NO I.D.
- ⊡ - DENOTES FND 4"x4" CONC MONUMENT LB 3857 UNLESS OTHERWISE NOTED
- ⊙ - DENOTES FND 5/8" I.R. LB 3857 UNLESS OTHERWISE NOTED
- WM - DENOTES WATER METER
- ▨ - DENOTES CONCRETE
- ▩ - DENOTES BRICK PAVERS
- ▤ - DENOTES CONCRETE PAVERS

OCEAN POND COURT
(50' RIGHT OF WAY)

CURVE DATA C1
S62°58'22"W
CH = 25.99'
R = 30.00'
A = 26.88'
Δ = 51°20'17"

LOT 62

LOT 60

LOT 59

OCEAN POND DRIVE
(50' RIGHT OF WAY)

LOT 58
(VACANT)

LOT 57

CURVE DATA C2
N17°07'00"E
CH = 42.16'
R = 124.99'
A = 42.36'
Δ = 19°25'12"

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22-100054
APR 13 2022

RECERTIFICATION & COMBINE LOTS; W.O. #196274; 12-22-21 (FIELD)
PLOT PLAN & ELEV. & TREE; W.O. #93-3067; 06-05-93 (FIELD)
FINAL; W.O. #91-1056; 03-19-91 (FIELD)
FOUNDATION; W.O. #91-784; 02-27-91 (FIELD)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE:
SIDE/FRONT TIES ARE TO THE FOUNDATION.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD
INSURANCE RATE MAP 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M INDEX DATE 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend

COV.	= COVERED	F.F.E.	= FINISH FLOOR ELEVATION
FND.	= FOUND	A/C	= AIR CONDITIONER
ESMT.	= EASEMENT	I.D.	= IDENTIFICATION
CONC.	= CONCRETE	P.R.M.	= PERMANENT REFERENCE MONUMENT
MON.	= MONUMENT	P.T.	= POINT OF TANGENCY
I.P.	= IRON PIPE	P.C.P.	= PERMANENT CONTROL POINT
I.R.	= IRON ROD	P.C.	= POINT OF CURVE
Δ	= DELTA ANGLE	P.R.C.	= POINT OF REVERSE CURVE
CH	= CHORD	P.C.C.	= POINT OF COMPOUND CURVE
A	= ARC LENGTH	B.R.L.	= BUILDING RESTRICTION
R	= RADIUS	F.P.&L.	= FLORIDA POWER & LIGHT (TYP.)
(C)	= CALCULATED	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
(D)	= DEED	NAVD	= NORTH AMERICAN VERTICAL DATUM
(P)	= PLAT	N.T.S.	= NOT TO SCALE
(R)	= RADIAL LINE	LB	= LICENSED BUSINESS
⊠	= CENTER LINE	P.I.	= POINT OF INTERSECTION
R/W	= RIGHT-OF-WAY	EOW	= EDGE OF WATER
(A)	= ACTUAL	TOB	= TOP OF BANK
(W)	= WITNESS		

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE
SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN
AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
MICHAEL A. GARRETT, No. 6643

SCALE 1"=20'

DATE 02-21-91

FLORIDA REGISTERED SURVEYOR AND MAPPER

