



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, July 5, 2022

6:00 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 June 7, 2022

CORRESPONDENCE

OLD BUSINESS

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

Applicant:

Agent:

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 Consider: 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 for a medical use on the first floor of an existing commercial building.

NEW BUSINESS

A. **Case Number(s): BOA#22-100063**

Applicant: Tyrone Robinson

Agent: Bob Hamil - Henderson Pools

Owner: Tyrone Robinson

Property Address: 1457 Eastwind Drive N.

Parcel ID: 179459-3020

Legal Description: Lot 4, *Seabreeze Park*

Current Zoning: RS-3

Motion to Consider: 34-338(e)(1)e, for lot coverage of 44% in lieu of 35% maximum; and 34-373(d) for a driveway setback of zero '0' feet in lieu of 5 feet minimum along the southern property line, to allow for construction of a new swimming pool and pool deck and rectify existing driveway non-conformities at an existing single-family dwelling

B. Case Number(s): BOA#22-100064

Applicant: Edward W. Lane

Agent: N/A

Owner: Edward W. Lane

Property Address: 115 34th Avenue South

Parcel ID: 181555-0000

Legal Description: Lot 20, Block 6, *Atlantic Shores Ocean Front Section Division-B*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)c.2, for a side-yard setback of 6 feet in lieu of 10 feet minimum;

34-336(e) (1)e, for lot coverage of 43% in lieu of 35% maximum; and 34-373(f), for no paved access to the garage in lieu of paved wheel strips all to allow for construction of a new swimming pool deck, exterior stairs and a non-standard driveway design at an existing single-family dwelling

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Tuesday, July 12, 2022. This will be a special meeting to address the Magistrate's findings for 22 10th Avenue South

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, June 7, 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:

- May 17, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: 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

City of Jacksonville Beach Land Development 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.

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

Agent: Ian Brown, 1016 LaSalle Street, Jacksonville, stated the hardship is insufficient and noncompliant on-site parking.

Public Hearing:

The following spoke in support of the variance and answered additional questions:

- Eric Mott (the applicant), 100 Lora Street, Neptune Beach

The following submitted emails [on file] which were read into the record in support of the variance:

- Sammye Hostetler, no address provided
- Nina Maxwell, no address provided

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley and seconded by Mr. Moreland to approve BOA#22-100044 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion ensued about parking and an amended motion.

Amended Motion: It was moved by Mr. Curley, and seconded by Mr. Moreland, to limit the variance to use as a medical office and administration/clerical office.

A consensus was reached to reopen the public hearing.

Mr. Brown noted they would ask for a deferral if the approval was conditional.

Ms. Gonzalez closed the public hearing.

Discussion ensued about the amended motion and deferral.

Motion to Defer: It was moved by Mr. Curley, and seconded by Mr. Moreland, to table the item.

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

The motion to defer passed unanimously.

B. Case Number: **BOA#22-100046**
Applicant: Mitchell Tidwell - Sunshine Pools
Agent: Catherine Thompson
Owner: Jason Varney
Property Address: 1018 23rd Street North
Parcel ID: 179209-0550

City of Jacksonville Beach Land Development 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.

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

Applicant: Catherine Thompson, 1016 23rd Street North, Jacksonville Beach, represented the applicant and read a letter from the applicant. She stated the hardship was an undersized lot.

Public Hearing:

The following submitted an email [on file] which was read into the record in support of the variance:

- Cliff Raitz, 1002 23rd Street North, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, and seconded by Mr. Moreland, to approve BOA#22-100046 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion ensued about the undersized lot.

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

The motion passed unanimously.

C. Case Number: BOA#22-100047

Applicant: Atkins Builders, Inc. - John Atkins
Agent: John Atkins
Owner: Patricia Lindbloom
Property Address: 215 21st Avenue South
Parcel ID: 179317-0000

City of Jacksonville Beach Land Development 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.

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

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the hardship was an undersized lot.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#22-100047, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

D. Case Number: BOA#22-100048

Applicant: Atkins Builders, Inc. - John Atkins
Agent: John Atkins
Owner: Patricia Lindbloom
Property Address: 215 21st Avenue South
Parcel ID: 179317-0000

City of Jacksonville Beach Land Development 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.

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

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the hardship was an undersized lot.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100048, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

E. Case Number: BOA#22-100049

Applicant/Owner: Matthew & Sarah Philbin
Agent: Luis Rosero, Pro-Builders of Florida, LLC.
Property Address: 735 11th Street North
Parcel ID: 177736-0000

City of Jacksonville Beach Land Development 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.

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

Applicant: Matthew Philbin, 735 11th Street North, Jacksonville Beach, stated the hardship was an undersized lot.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100049, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

F. **Case Number:** BOA#22-100054
Applicant: Joanne Stirrett
Property Address: 1804 Ocean Pond Drive
Parcel ID: 179761-0618 (previously 179761-0620)

City of Jacksonville Beach Land Development 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.

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

Applicant: Joanne Stirrett, 1650 Ocean Pond Court, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Elmaleh, to approve BOA#22-100054, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

BOARD PROCEDURES

The Board discussed changing meeting times for all regular meetings from 7:00 P.M. to 6:00 P.M.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to change the start time of the Board of Adjustment Meetings from 7:00 P.M. to 6:00 P.M. for all regular meetings, effective July 1, 2022.

Discussion: None

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

Mr. Popoli noted an email invitation was sent about the Downtown Height Community Open House on July 11, 2022.

He reminded the Board members about a Special Board of Adjustment Meeting on July 12, 2022. He also stated City Council approved a contract with a selected vendor for the Comprehensive Plan and Land Development Code project.

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

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 8:11 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#22-100063

Zoning: RS-3
RE: 179459-3020
Legal: Lot 4, Seabreeze Park
Address: 1457 N Eastwind Drive

Request

Section(s): 34-338(e)(1)e, for lot coverage of 44% in lieu of 35% maximum; and 34-373(d) for a driveway setback of zero '0' feet in lieu of 5 feet minimum along the southern property line, to allow for construction of a new swimming pool and pool deck and rectify existing driveway non-conformities at an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1989) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-3 zoning district. The subject property is an irregular shape and is mostly rectangular, with a narrow and long extension that leads to the road. The lot is 60 feet wide on the north property line, 77 feet wide on the south property line. The property is 100 feet deep on the east property line and 130 feet deep on the west property line. The property is 8,944 square feet in area. The driveway extension is roughly 55 feet long and is 20 feet wide at the street, and widens to roughly 30 feet when it reaches the rest of the lot. The existing home was built in 1991. The existing lot coverage is 37.7%.

No previous variances, no open code cases, active pool permit.

Staff Analysis

The subject property was platted prior to the adoption of the current LDC. The lot is conforming in both area and lot width at the front plane of the house, though is only 20 feet at the street. The irregular shape of the lot creates a unique situation where the house is set back from the street substantially. It also necessitates an irregular driveway design. The driveway is currently on or near the southern property line, as it has to curve from the street to the garage entrance. This creates a wide curved area that is both long and large in area. The driveway is only roughly 800 square feet smaller than the house itself. The house being 1,914 square feet in area and the driveway being 1.155 square feet. This design of the lot necessitates the driveway and causes an excessive amount of lot coverage to be consumed by the



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driveway. This situation is unique to this lot in the 1989 plat. Only four lots out of 41 total have a similar design. This hardship results in the existing lot coverage to exceed 35% lot coverage, and is currently noted at 37.5%. A typical two car driveway is roughly 400 square feet in area at 20 feet in width, and a 20 foot front yard setback minimum. This driveway is at least 500 square feet larger than other lots in the neighborhood. The proposed pool deck is 500 square feet in area.

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;**

Staff does find that there are circumstances unique to the subject parcel of land. As noted above, the irregular shape of the lot and location of the existing home create an unusually large driveway that accounts for almost half of the exiting lot coverage, which is unique to this specific lot.



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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 subject lot was platted in 1989, and the home was built in 1991, these two elements are the cause of the hardship and were not created by the applicant.

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

Staff finds that the proposed variance **will not** confer special privileges. The request for a pool and pool deck is a typical accessory use for the single family RS-3 zoning district, and a use enjoyed by neighboring properties, including the neighbor immediately to the east.

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. If the subject property were a typical shape, they likely would not need to request the variance.

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 excessive driveway size almost exactly accounts for the needed amount of lot coverage for the pool deck. Were the lot a regular shape, they would likely not require a variance so this is the minimum variance needed to address the driveway location and construct the pool deck.

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.



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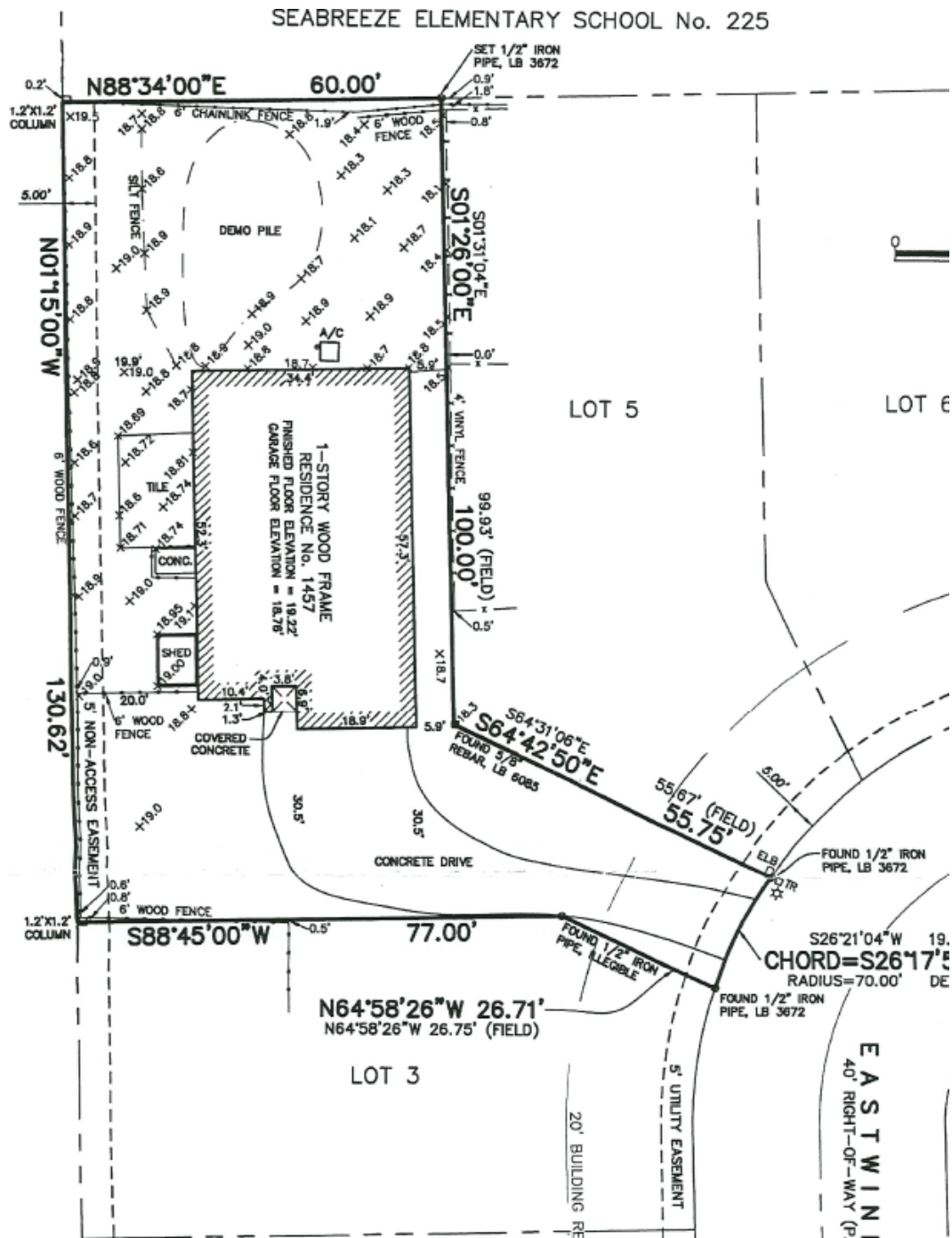
Staff Recommendation

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#22-100063**

Location Map (property boundaries are representative only)



Existing Survey





APPLICATION FOR VARIANCE

BOA No. 22-100063
HEARING DATE 7.5.22

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.

MAY 18 2022

APPLICANT INFORMATION

Applicant Name: Tyrone Robinson Telephone: 904-669-8012
Mailing Address: 1457 Eastwind Drive North E-Mail: Tyrone084@gmail.com
Jacksonville Beach 32250
Agent Name: Bob Hamil Telephone: 904-631-6268
Mailing Address: 725 McCollum Circle E-Mail: Hendersonpoolbuilders@gmail.com
Neptune Beach FL 32266
Landowner Name: Tyrone Robinson Telephone: _____
Mailing Address: 1457 Eastwind Drive North. E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 1457 Eastwind Drive North 179459-3020
Legal description of property (Attach copy of deed): Lot 4 Seabreeze Park
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Variance for Lot Coverage of 44% in Lieu of 35%

AFFIDAVIT

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

APPLICANT SIGNATURE

PRINT APPLICANT NAME

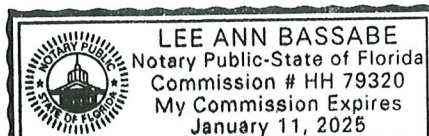
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of May, 2022, by Tyrone D Robinson, who is personally known to me or produced FL Drivers License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION:

RS-3

FLOOD ZONE: X

CODE SECTION (s):

34-338(e)(1)e, for lot coverage of 44% in lieu of 35% maximum; 34-373(d) for a driveway setback of zero '0' feet in lieu of 5 feet minimum along the southern property line, to allow for construction of a new swimming pool and pool deck and rectify existing driveway non-conformities at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100063

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot Shape + distance From the road make The Driveway unusually Large
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Purchased 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	Exceptionally Large Driveway Takes Coverage away from Pool Paved
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	Situation is unique To this property due To the shape of the Lot.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance 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	Having a Pool is Typical for the area.



RECEIVED
22-100063
MAY 18 2022

PLANNING & DEVELOPMENT

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Title America Real Estate Closings

10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w

FILE: **T33838**

Parcel ID#:179459-3020
SALE PRICE: \$332,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30th day of September, 2016 by

Stephanie T. Leynes, an unmarried woman,

whose post office address is 6701 St. Augustine Road, Jacksonville, FL 32217 herein called the Grantor, to

Tyrone Robinson and Rebecca Robinson, husband and wife,

whose post office address is 1457 Eastwind Dr N, Jacksonville Beach, FL 32250, hereinafter called the Grantees:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 4, of Seabreeze Park, according to the Plat thereof, as recorded in Plat Book 45, Page 22 and 22A, of the current Public Records of Duval County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

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.

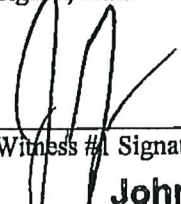
AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all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

RECEIVED
22-100063
MAY 18 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 the presence of:



Witness #1 Signature
John Gullett

Witness #1 Printed Name



Stephanie T. Leynes



Witness #2 Signature
Clinton J. Anderson

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of September, 2016 by Stephanie T. Leynes who is personally known to me or has produced Driver License as identification.

SEAL



JOHN GULLETT
Notary Public, State of Florida
My Comm. Expires Dec 28, 2017
Commission No. FF 062474



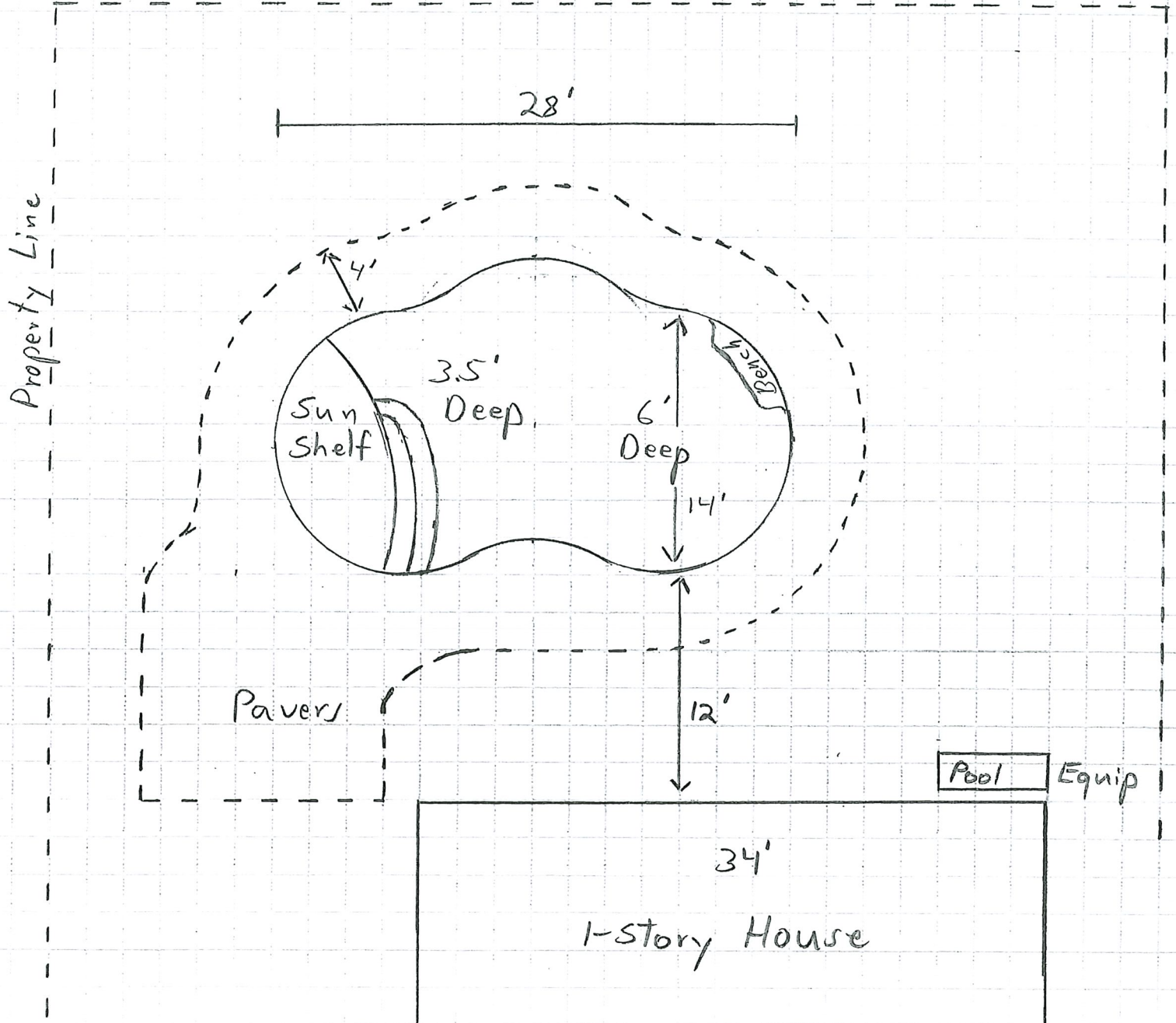
Notary Public
John Gullett

Printed Notary Name

My Commission Expires:

PROPOSED

Property Line



Tyrone Robinson
1457 Eastwind Dr. North
Jax Beach

Scale: $\frac{1}{8}" = 1'$

Henderson Pool Service
Bob Hamil 904-631-6268

RECEIVED
22-100063
MAY 18 2022

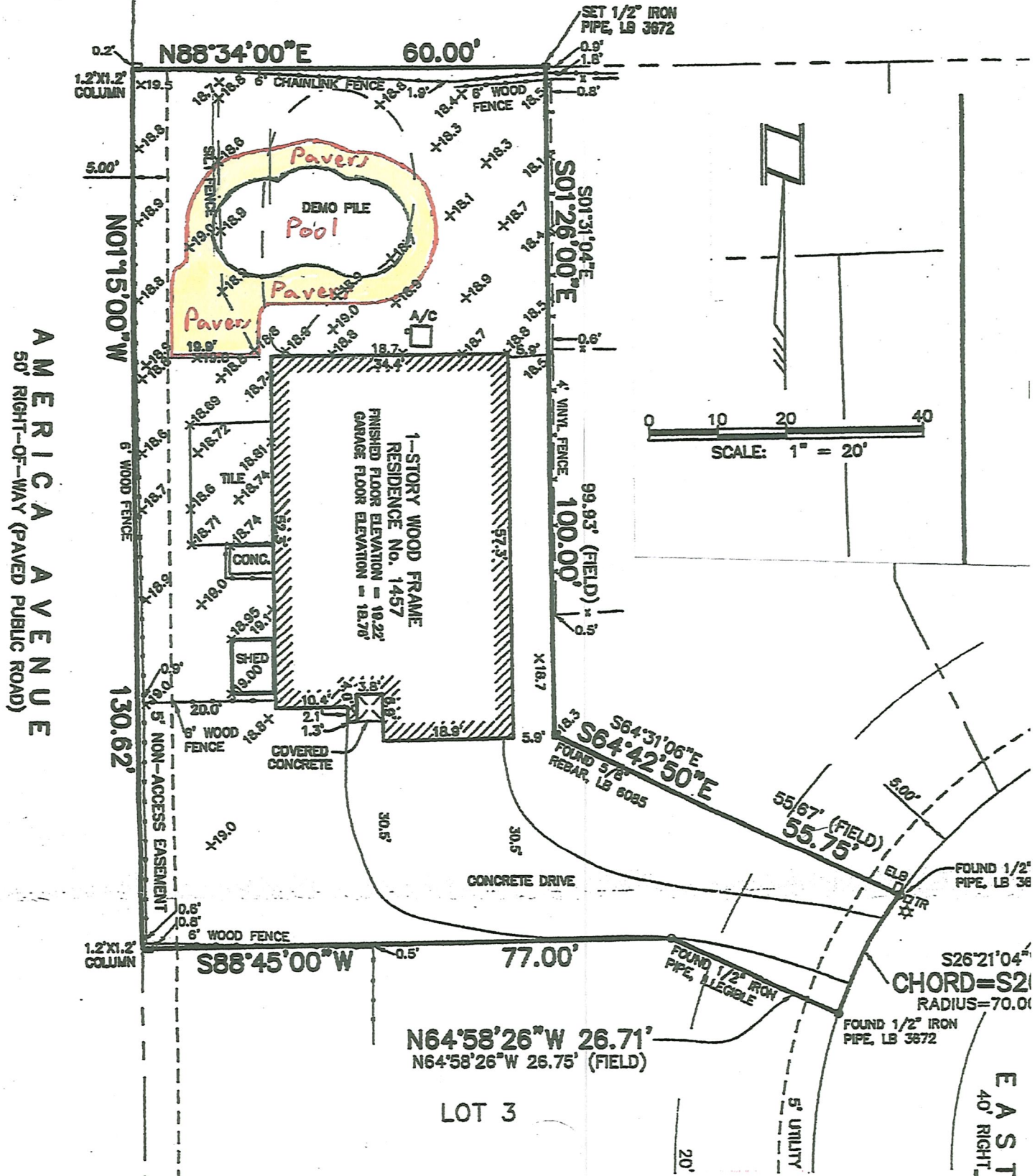
PLANNING & DEVELOPMENT

PROPOSED

MAP SHOWING SURVEY OF

LOT 4, SEABREEZE PARK, AS RECORDED IN PLAT BOOK 45, PAGES 2;
22A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SEABREEZE ELEMENTARY SCHOOL No. 225



IMPERVIOUS AREA:

LOT AREA	=	8,944	S.F.
BUILDING AREA	=	1,914	S.F.
CONCRETE DRIVE	=	1,155	S.F.
SHED/CONC. PAD	=	54	S.F.
CONCRETE PAD	=	25	S.F.
TILE	=	212	S.F.
A/C PAD	=	9	S.F.

TOTAL IMPERVIOUS AREA = 3,369 S.F.
EXISTING LOT COVERAGE = 37.7%

THIS SURVEY IS CERTIFIED TO:
TYRONE ROBINSON & REBECCA ROBINSON

1457 Eastwind Drive North
Jacksonville Beach

JASON D. BOATWRIGHT, P.S.M.

FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292

FLORIDA LICENSED SURVEYING and MAPPING BUSINESS No. LB 3672

RECEIVED

MAY 18 2022

00-100003

DATE:

FEBRUARY 22, 2022

SHEET 1 OF 1

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550



HENDERSON

POOL SERVICE, INC.

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22-100063
MAY 18 2022

PLANNING & DEVELOPMENT

May 5, 2022

LOT COVERAGE FOR ROBINSON RESIDENCE, at 1457 Eastwind Drive North

Lot Size: 8944 Square Feet

Existing Lot Coverage: 3369 Square Feet

Existing Lot Coverage Percentage: 37.7%

Add a Coping only Pool: 67.5 Square Feet

New Lot Coverage Percentage: $3436.5 \text{ Divided by } 8944 = 38.4\%$

Add 500 Square Feet of Pavers: $3436.5 + 500 = 3936.5 \text{ SF}$

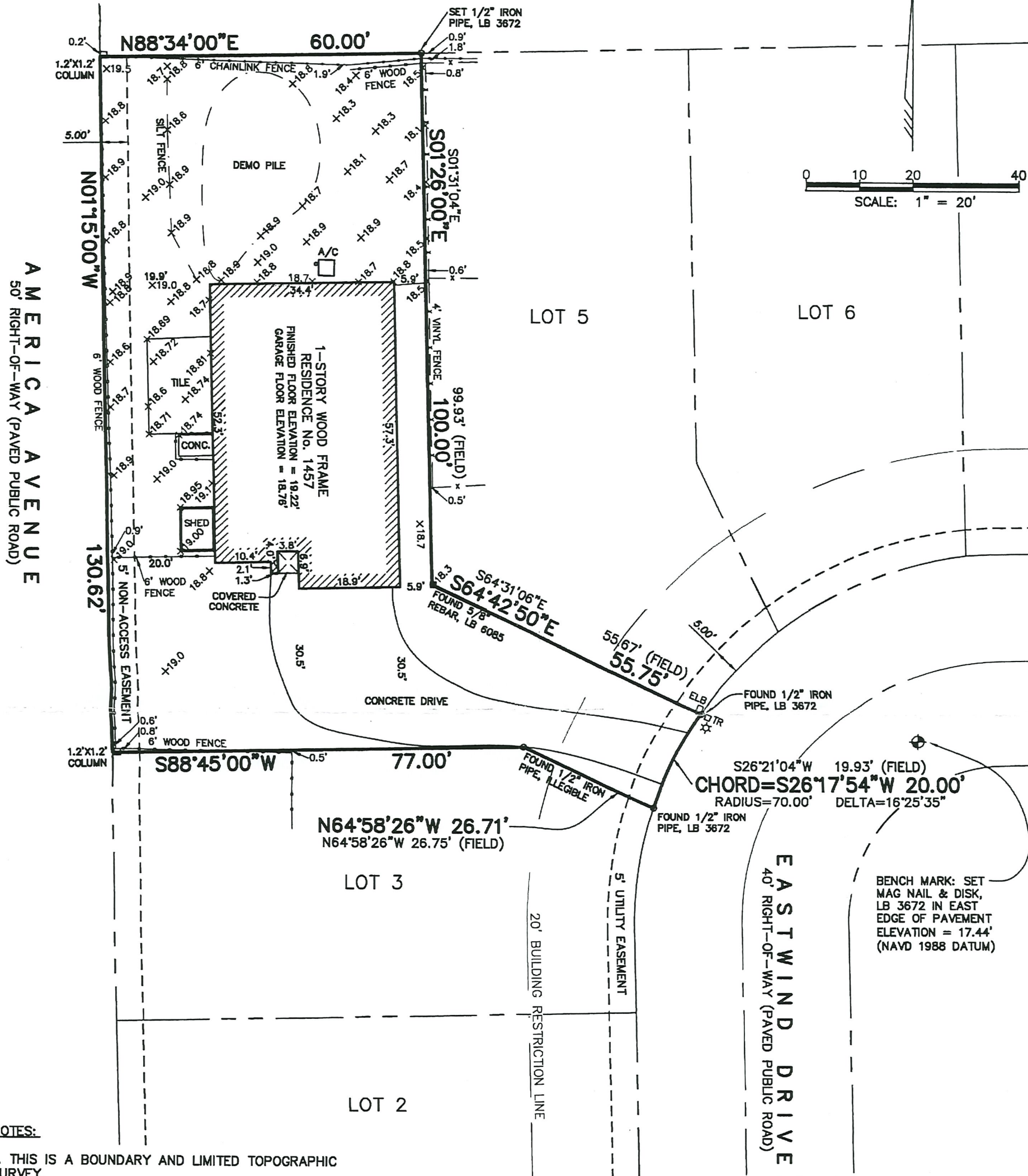
$3936.5 \text{ Divided by } 8944 = 44\% \text{ Lot Coverage.}$

EXISTING

MAP SHOWING SURVEY OF

LOT 4, SEABREEZE PARK, AS RECORDED IN PLAT BOOK 45, PAGES 22 & 22A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SEABREEZE ELEMENTARY SCHOOL No. 225



NOTES:

1. THIS IS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
2. BEARINGS BASED ON THE SOUTHEAST LINE OF LOT 4 BEING NORTH 64°58'26" WEST PER PLAT.
3. BUILDING RESTRICTION LINES SHOWN PER PLAT.
4. EASEMENTS SHOWN PER PLAT.
5. BENCHMARK WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION EPOCH 80 L1/L2 AND TRIMBLE VRS SOFTWARE. SITE BENCHMARK SHOWN HEREON.
6. ELB DENOTES ELECTRIC BOX.
7. TR DENOTES TELEPHONE RISER.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

IMPERVIOUS AREA:

LOT AREA	=	8,944	S.F.
BUILDING AREA	=	1,914	S.F.
CONCRETE DRIVE	=	1,155	S.F.
SHED/CONC. PAD	=	54	S.F.
CONCRETE PAD	=	25	S.F.
TILE	=	212	S.F.
A/C PAD	=	9	S.F.

TOTAL IMPERVIOUS AREA = 3,369 S.F.
EXISTING LOT COVERAGE = 37.7%

THIS SURVEY IS CERTIFIED TO: **ANNING & DEVELOPMENT**
TYRONE ROBINSON & REBECCA ROBINSON

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

CHECKED BY: _____
DRAWN BY: KJC-P
FILE: 2022-0191

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

DATE: FEBRUARY 22, 2022
SHEET 1 OF 1



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

BOA#22-100064

Zoning: RS-1
RE: 181555-0000
Legal: Lot 20, Block 6, Atlantic Shores
Address: 115 34th Avenue South

Request

Section(s): 34-336(e)(1)c.2, for a side-yard setback of 6 feet in lieu of 10 feet minimum; 34-336(e) (1)e, for lot coverage of 43% in lieu of 35% maximum; and 34-373(f), for no paved access to the garage in lieu of paved wheel strips all to allow for construction of a new swimming pool deck, exterior stairs and a non-standard driveway design at an existing single-family dwelling

Existing Conditions

The subject property is legal of nonconforming lots 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 subject lot is 50 feet in width and 125 feet in depth, with an area of 6,250 square feet. The subject home was constructed in 2016. The current lot coverage exceeds 35%, and also exceeds the previously approved 39%.

BOA#18-100019 for 39% lot coverage in lieu of 35% lot coverage for the construction of a rear deck.

Staff Analysis

The subject lot is substandard in lot area and lot width. The request is multifaceted and requires consideration of each element. First, though the property was previously approved for 39% lot coverage, the current survey, though marked as proposed, is technically an "as-built" survey showing the property as it is currently after construction, with the exclusion of the small rear staircase from the upper deck to the ground. This is truly proposed and has not been built yet. The applicant submitted for a pool permit, and upon completion of the coping only pool, the applicant was required to submit the as-built survey. Once reviewed it became apparent that the unpermitted pool deck improvements pushed the lot coverage past 39%, and also led to the redesign and rebuilding of the driveway in a form that doesn't meet the code requirements for minimum driveway design. The current driveway consists of horizontal lines of alternating paving and artificial turf. Section



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

34-373(f) requires, at a minimum, 18 inch paver strips from the street to the garage. The home previously had a fully paved driveway, but the driveway was sacrificed to allow for more lot coverage in the rear. The rear stairs will require a setback encroachment but will provide a secondary egress from the upstairs deck and is accounted for in the revised lot coverage calculation on the proposed site plan. The stairs have not been constructed yet. Whether this situation is a result of the applicant or their contractor, it's clear that the pool deck and driveway situation exceeds the limits of the previous variance as could have been avoided.

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 by a substantial amount.



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

Staff **does** find that circumstances are a result of the applicant. The home had a previous variance for 39% lot coverage. This fact was either known or available to the applicant. The removal of the driveway to increase lot coverage in the rear is compounding the lot coverage question by now creating two issues where one existed. Additionally, the pool permit was for a coping only pool, the pool deck was added after the fact.

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

Staff finds that the proposed variance **will** confer special privileges. The use of the required driveway lot coverage to increase the rear paved area is a special privilege. Additional lot coverage above 35% had been previously granted, and the design of the pool deck exceeded that coverage so much so the driveway had to be sacrificed to allow for it.

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

Staff **does not** find that literal interpretation of the code would deprive the applicant of rights and privileges. The applicant could have built a smaller pool deck, or used pervious material such as the artificial turf used on the driveway in the rear. Additionally, had the driveway been reduced to ribbon strips, it would have still met the minimum requirements of the code.

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

Staff **does not** find that the requested variances are the minimum variance needed to accommodate the proposed new home. The driveway lot coverage may in fact be less if ribbon strips were used, but this is an unknown because the driveway has been installed as noted on the survey.

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



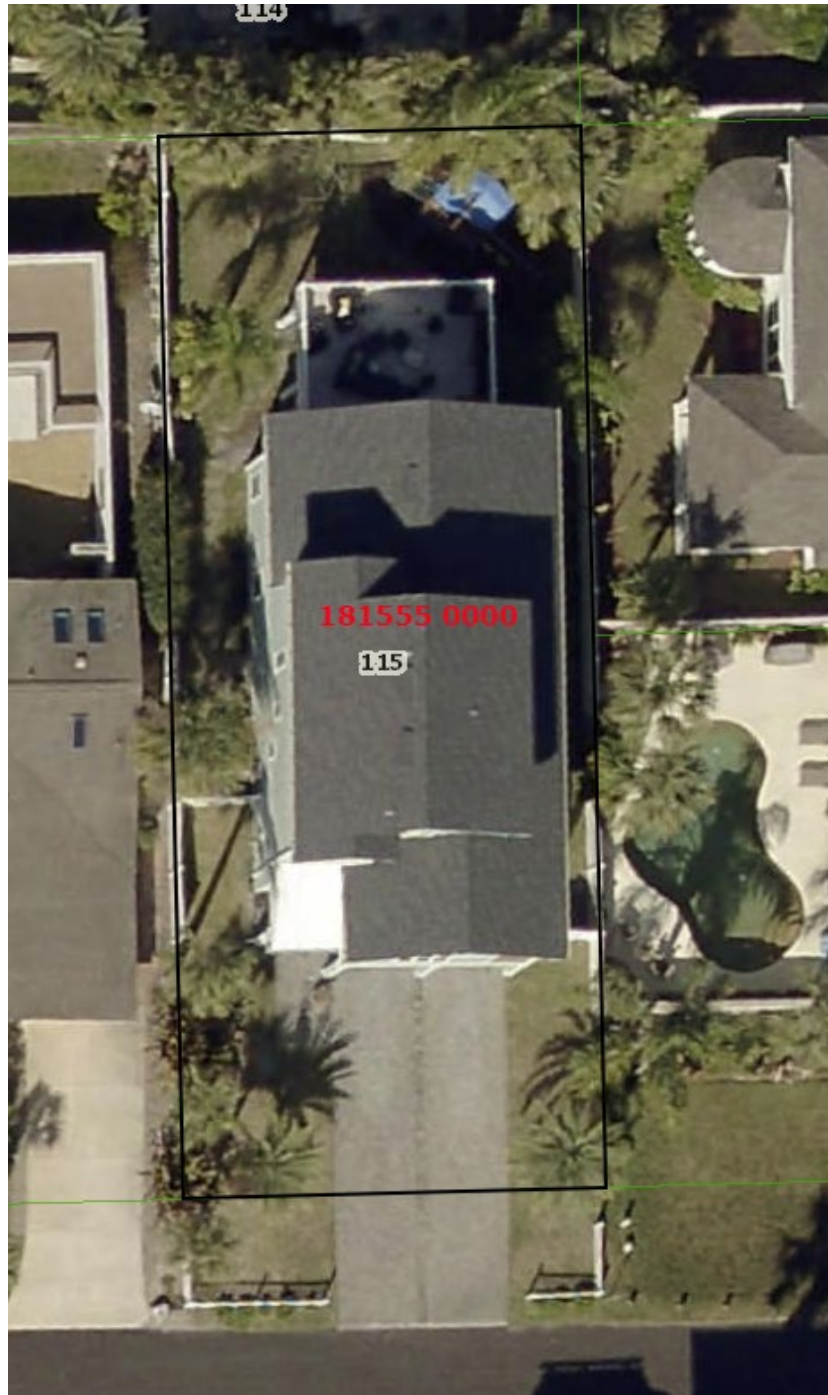
City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

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

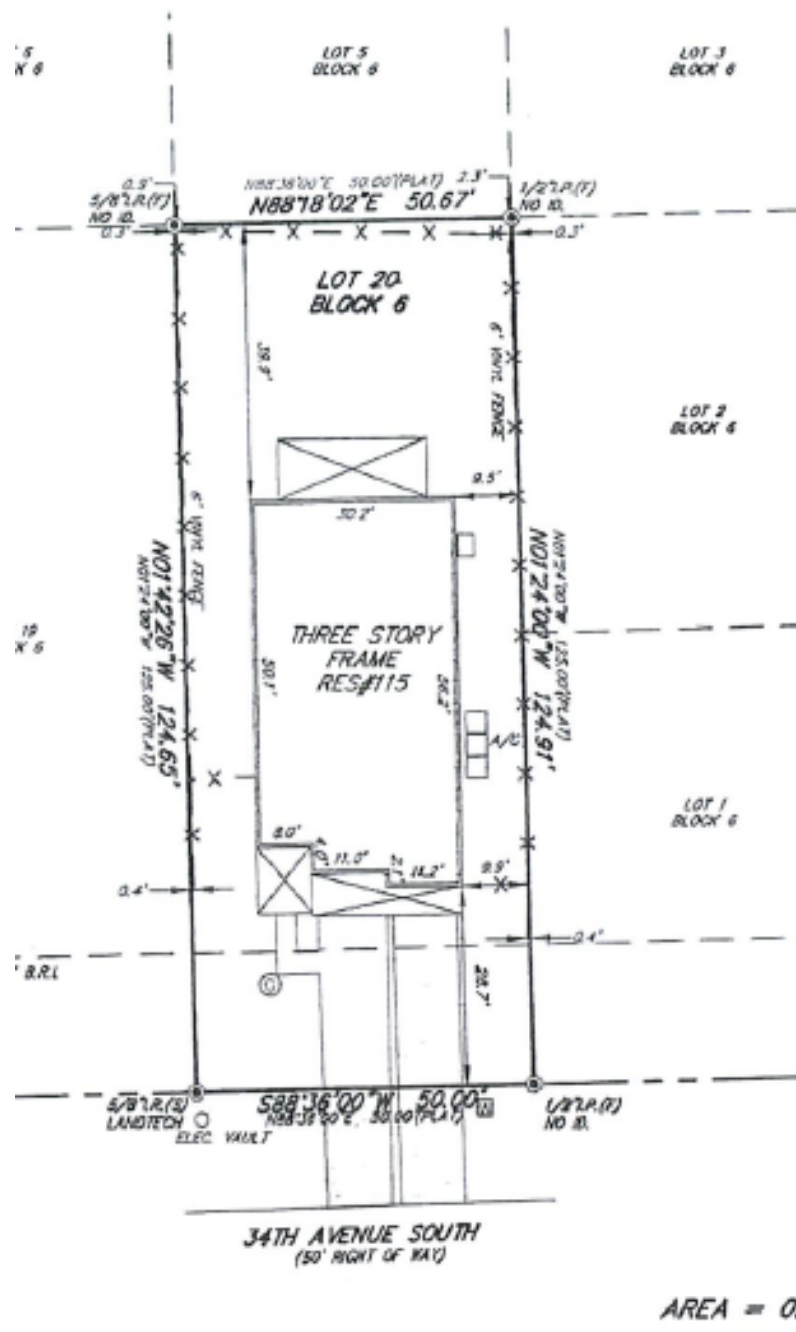
Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Denial in part of BOA#22-100064 for the request for no driveway, and Approval in part of BOA#22-100064 for the stair setback and lot coverage.**

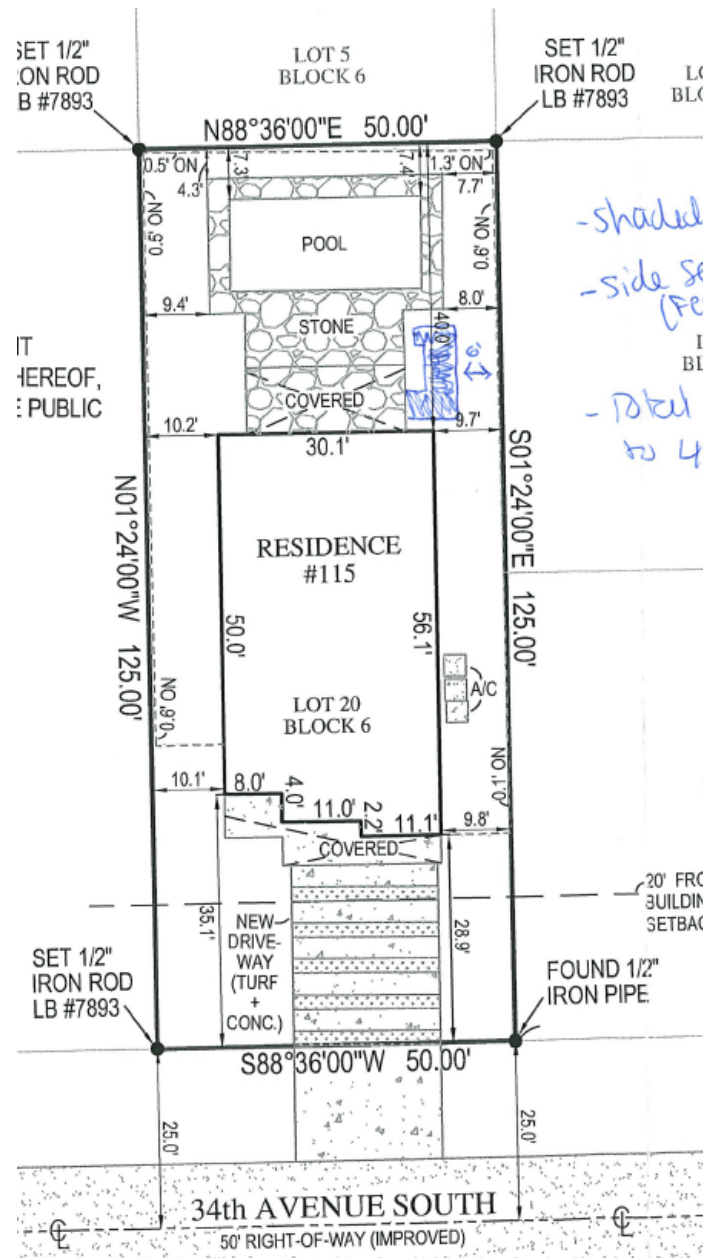
Location Map (property boundaries are representative only)



Existing Survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100064
HEARING DATE 7-5-22

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

MAY 18 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Edward W Lane **Telephone:** 904 710 8152
Mailing Address: 115 34th Ave S. **E-Mail:** WLaneRealtor@gmail.com
Jax Beach FL 32250
Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____
Landowner Name: Edward W Lane **Telephone:** 904 710 8152
Mailing Address: 115 34th Ave S **E-Mail:** _____
Jax 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: 115 34th Ave S. RE: 181555-0000
Legal description of property (Attach copy of deed): _____
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Lot coverage, side setback for staircase, and driveway (horizontal turf strips between concrete).

AFFIDAVIT

I, Edward W Lane, 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.

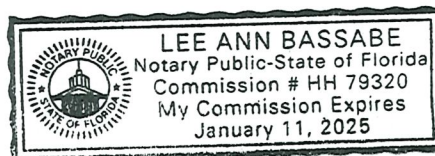
Edward W Lane Edward W Lane 5/17/2022
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of May, 2022, by Edward W. Lane, who is personally known to me or produced FL Drivers License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: AE.X-shaded

CODE SECTION(S):

34-336(e)(1)c.2, for a side-yard setback of 6 feet in lieu of 10 feet minimum; 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; and 34-373(f), for no paved access to the garage in lieu of paved wheel strips all to allow for construction of a new swimming pool deck, exterior stairs and a non-standard driveway design at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100064

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

RECEIVED

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.

MAY 18 2022
PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	non conforming lot
Special circumstances and conditions do not result from the actions of the applicant.	yes	
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	There is precedent in granting these requests.
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	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Asking for just enough to complete lot coverage to include tree stumps.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	no effect to adjacent land.

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22-100064
MAY 18 2022

To whom it may concern,

My wife, Marion, and I have three variance requests.

PLANNING & DEVELOPMENT

Lot Coverage:

When we bought our home in March 2021, the survey showed a lot coverage of 43.5% (see old survey). When we finalized our proposed plans for a pool, hardscape and landscape, the proposed impervious lot coverage totaled 41.8%, and I approached the city about the need for a variance. We all collectively assumed since I was under the current lot coverage total that a variance was not needed. Therefore, it came as a surprise when the city rejected the request to close the permit due to lot coverage issues pool company when the pool company turned in the "as-built" survey upon completion. Once I had a new survey in hand, I approached the city to show that we had reduced the lot coverage from what it was when we bought the home, they pulled records to show the previous owners were only approved for 39%. We ask that the city please approve our existing lot coverage of 41.8%

Driveway:

As part of our effort to decrease lost coverage during our landscape/hardscape projects, we designed a new driveway with horizontal strips of artificial turf (see photos). The "final" survey the pool company turned in to close out the permit differs from the final survey we have here because we had the surveyors come to do the field work after the pool was completed so we could close out the permit at the request of Epic Pools. The driveway was scheduled to be done within 2 months, so rather than waiting we obliged the request from Epic Pools and had survey done. Since the new driveway design was decreasing lot coverage, we did not think this would be a problem.

When we brought our new survey to the city to apply for a variance for the lot coverage, they quickly pointed out that the driveway was not to code. We were completely unaware of the code and this came as a surprise since we worked with a local, reputable landscape company for the design and work. We trusted the work would be completed to Jacksonville Beach code. This was a costly job, and we had no idea that the design was not to code, and not we do not have budget left to change the driveway. We are asking the board to please approve of this request to allow us to keep the driveway as it currently is.

Stairs:

We would also like to request a variance for the side set back to allow for a staircase off the balcony in the rear of our home. Due to our narrow lot, our home was built with the main living space on the 2nd floor. The interior stairs lead down to the front door, and there or no stairs to quickly get to the 1st floor from the back of the house. We have two small children and 2 dogs. The lack of a quick way to the backyard from the main living space presents not only an inconvenience, but also safety issues in the event an emergency were to happen in the backyard. The staircase in back coming off the balcony will allow much quicker access to the pool and backyard from the main living space. We currently have 9.7 feet on the East side of the house. The stairs will extend 3.6 feet from the house towards the fence leaving just over 6 feet from fence to stairs. This will add no more than 1% of lot coverage, likely much less. We ask that the city please approve the variance related to the set-back so that we can build the stairs.

Thank you so much for your time and consideration. You can reach me Edward (Willie) Lane at 904-710-8152 or Willie.Lane@Compass.com.

RECEIVED

MAY 19 2022

PLANNING & DEVELOPMENT

Prepared By:

Gibraltar Title Services, LLC
Attn: Kristen Arranz
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Return To:

Gibraltar Title Services, LLC
Attn: David Ubbens
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Order No.: GTS-2120239

Property Appraiser's Parcel I.D. (folio) Number:
181555-0000

WARRANTY DEED

THIS WARRANTY DEED dated March 4, 2021, by Laura R. Walls, whose post office address is 3678 Eastbury Drive, Jacksonville, Florida 32224-1658 and Thomas D. Walls, whose post office address is 3326 Royal Palm, Jacksonville Beach, Florida 32250-2330, wife and husband (the "Grantor"), to Marion Elizabeth Lane and Edward William Lane, wife and husband, whose post office address is 115 34th Avenue South, Jacksonville Beach, Florida, 32250-6046 (the "Grantee").

INITIAL HERE

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Duval, State of Florida, viz:

Lot 20, Block 6, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION - B, a subdivision according to the plat thereof recorded in Plat Book 17, Page 22, of the Public Records of Duval County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

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



Ref. only #22-100064

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 0660 0000 0995 3456

March 22, 2018

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MAY 18 2022

PLANNING & DEVELOPMENT

Dr. Thomas Walls
Mrs. Laura Matheny-Walls
115 South 34th Avenue
Jacksonville Beach, FL 32250

RE: BOA# 18-100019
115 South 34th Avenue
(Lot 20, Block 6, *Atlantic Shores Ocean Front Section Division-B*)

Dear Dr. and Mrs. Walls,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, March 20, 2018, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-336(e)(1)e., for 39% lot coverage, in lieu of 35% maximum;

To allow a deck addition to an single family dwelling.

The Board **approved** the request as discussed.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

George Knight, CBO
Building Department

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net
www.jacksonvillebeach.org



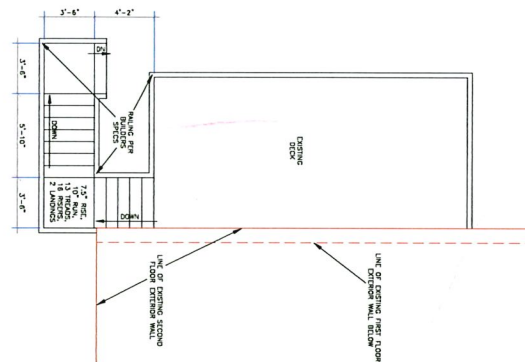


RECEIVED
22-100064
MAY 18 2022

PLANNING & DEVELOPMENT

22-100064
MAY 18 2022

PLANNING & DEVELOPMENT

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

This will add no more than 32 sq ft of coverage (8 6x6 posts).

THE LANE RESIDENCE, 115 34TH AVENUE SOUTH JAX. BEACH STAIRCASE FOR 2ND FLR DECK

JACKSONVILLE, FLORIDA

(904)386-1011 OR (904)444-2103

MEHM HOME DESIGNS
assumes no liability for any home constructed from these plans. It is the responsibility of the purchaser/builder or contractor to verify all dimensions prior to proceeding with construction. Contractor must verify compliance with all local building

【用法】 口服。每次 10~20 粒，每日 3 次。

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 120078
PANEL: 12031C0419
SUFFIX: J
FIRM DATE: 11/02/2018

LEGAL DESCRIPTION:

LOT 20, BLOCK 6, ATLANTIC SHORES OCEAN FRONT
SECTION DIVISION-B, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 17, PAGE 22, OF THE PUBLIC
RECORDS OF COUNTY, FLORIDA.

TOTAL AREA CALCULATION: 6,250 S.F.

-IMPERVIOUS FEATURES-

EXISTING RESIDENCE = 1,618 SQ.FT. or 25.9 %
NEW DRIVEWAY (CONCRETE) = 310 SQ.FT. or 5.0 %
FRONT ENTRY = 160 SQ.FT. or 2.6 %
REAR COVERED PATIO = 206 SQ.FT. or 3.3 %
CONCRETE PADS = 27 SQ.FT. or 0.4 %
POOL DECK = 442 SQ.FT. or 7.1 %
(TOTAL IMPERVIOUS = 2,613 SQ.FT. or 41.8 %)

-PERVIOUS FEATURES-

NEW DRIVEWAY (TURF) = 200 SQ.FT. or 3.2 %
POOL = 342 SQ.FT. or 5.5 %
OPEN SPACE = 2,971 SQ.FT. or 47.5 %
(TOTAL PERVIOUS = 3,513 SQ.FT. or 56.2 %)

NOTES:

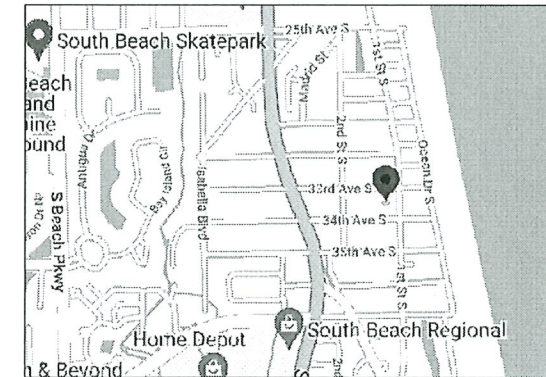
1. LEGAL DESCRIPTION PROVIDE BY CLIENT.
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERNLY PROPERTY LINE, HAVING A BEARING OF N88°36'00"E.

*ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC. ON: 02-16-2021.
SURVEY JOB #464928.

DATE OF FIELD WORK: 03-29-2022
DATE OF MAP: 03-31-2022

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



VICINITY MAP
NOT TO SCALE

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.88	NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D.29	NATIONAL GEODETIC VERTICAL DATUM 1929
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
C	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
CONC.	CONCRETE
---	CHAIN LINK FENCE
---	WOOD FENCE
---	MISCELLANEOUS FENCE

REVISIONS:

1. ADDED PERVIOUS/IMPERVIOUS DRAINAGE
CALCULATIONS: 02-23-2022
2. ADDED NEW DRIVEWAY: 03-29-2022

MAY 25 2022

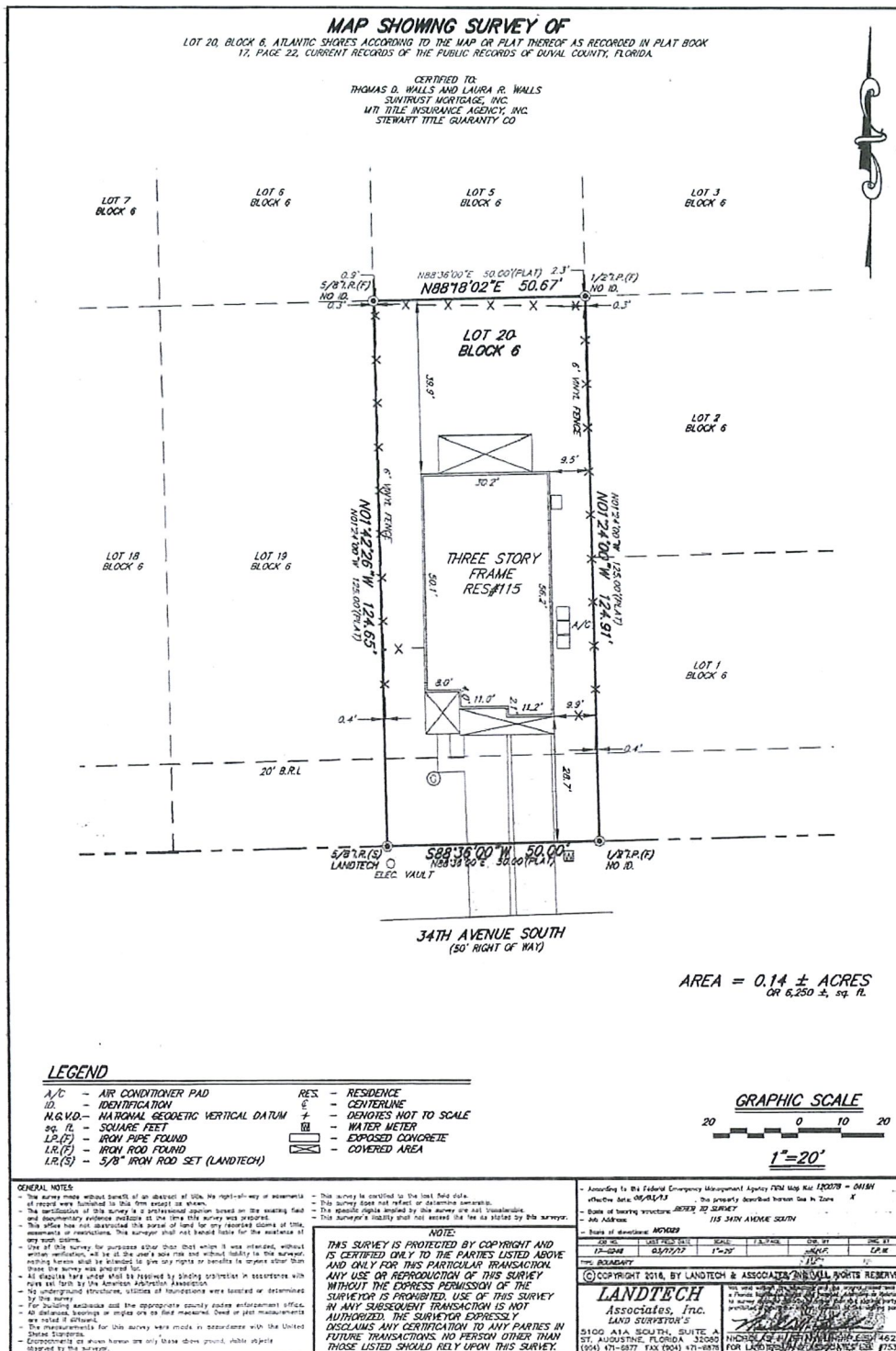
PLANNING & DEVELOPMENT

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
A RAISED EMBOSSED SEAL AND SIGNATURE.

BOUNDARY SURVEY OF:
115 34TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250
PREPARED FOR:
WILLIE LANE

Project
C-474888
Date
03/29/2022
Scale
1" = 20'
Sheet
1 OF 1

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net
COMPASS SURVEYING
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576



Survey from when we bought the home,
 Over 43.5% Lot Coverage

22-100064
 MAY 18 2022

PLANNING & DEVELOPMENT

EXISTING.

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 120078
PANEL: 12031C0419
SUFFIX: J
FIRM DATE: 11/02/2018

LEGAL DESCRIPTION:

LOT 20, BLOCK 6, ATLANTIC SHORES OCEAN FRONT
SECTION DIVISION-B, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 17, PAGE 22, OF THE PUBLIC
RECORDS OF COUNTY, FLORIDA.

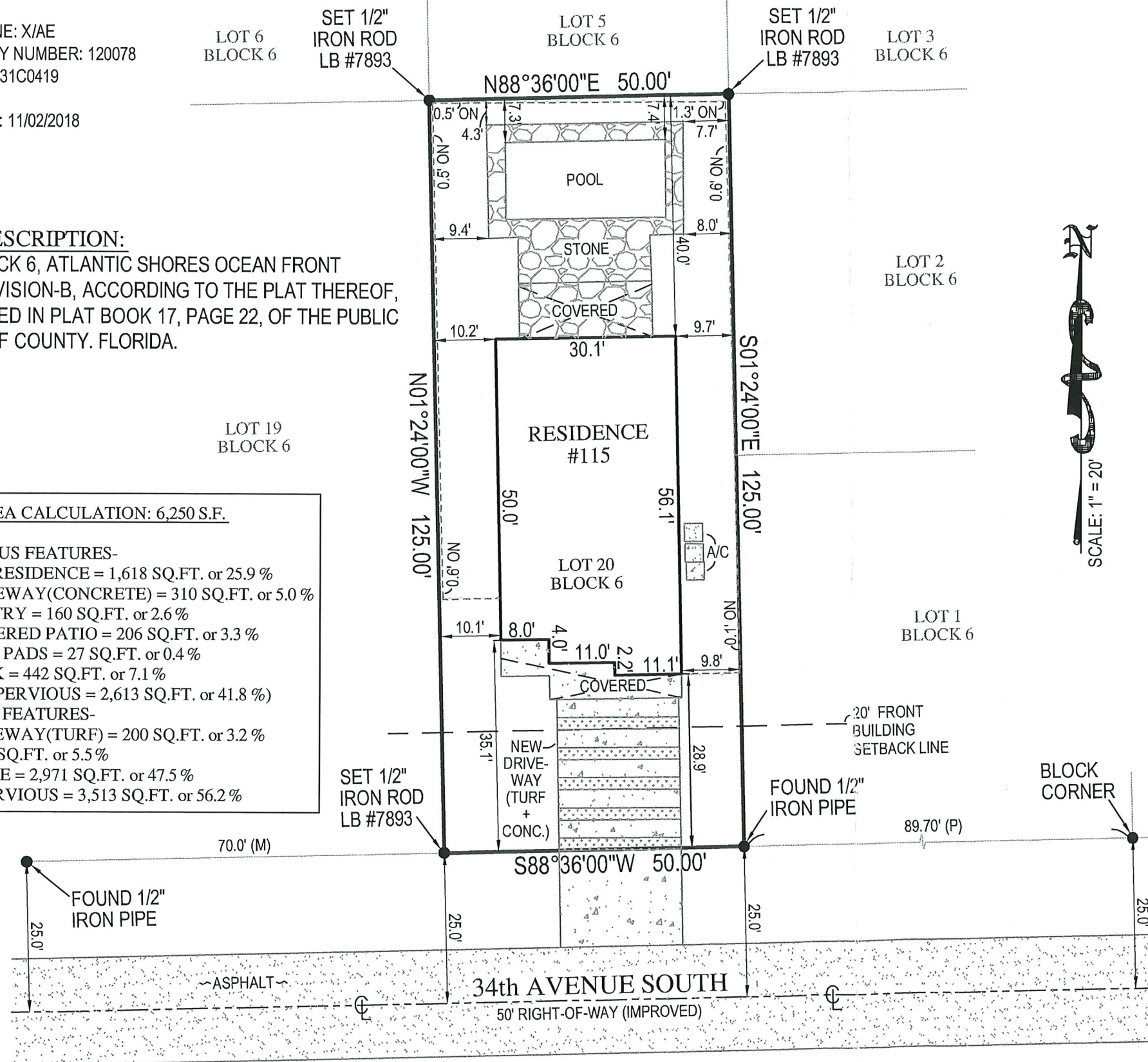
TOTAL AREA CALCULATION: 6,250 S.F.

-IMPERVIOUS FEATURES-

EXISTING RESIDENCE = 1,618 SQ.FT. or 25.9 %
NEW DRIVEWAY(CONCRETE) = 310 SQ.FT. or 5.0 %
FRONT ENTRY = 160 SQ.FT. or 2.6 %
REAR COVERED PATIO = 206 SQ.FT. or 3.3 %
CONCRETE PADS = 27 SQ.FT. or 0.4 %
POOL DECK = 442 SQ.FT. or 7.1 %
(TOTAL IMPERVIOUS = 2,613 SQ.FT. or 41.8 %)

-PERVIOUS FEATURES-

NEW DRIVEWAY(TURF) = 200 SQ.FT. or 3.2 %
POOL = 342 SQ.FT. or 5.5 %
OPEN SPACE = 2,971 SQ.FT. or 47.5 %
(TOTAL PERVIOUS = 3,513 SQ.FT. or 56.2 %)

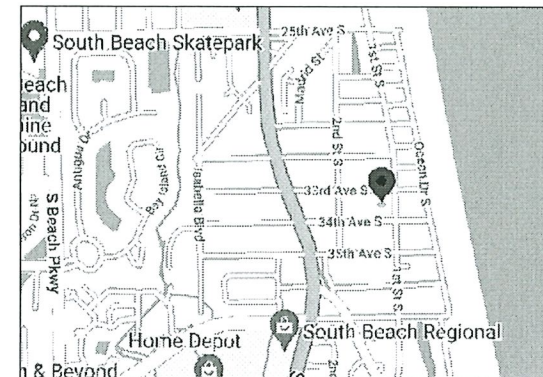


NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT.
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERNLY PROPERTY LINE, HAVING A BEARING OF N88°36'00"E.

*ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC. ON: 02-16-2021.
SURVEY JOB #464928.

DATE OF FIELD WORK: 03-29-2022
DATE OF MAP: 03-31-2022



VICINITY MAP
NOT TO SCALE

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.88	NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D.29	NATIONAL GEODETIC VERTICAL DATUM 1929
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
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(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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PREPARED FOR:
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