



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Amended Agenda

Board of Adjustment

Tuesday, October 16, 2018

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Board of Adjustment
City of Jacksonville Beach, Florida

Board Members:

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

CALL TO ORDER

ROLL CALL

Sylvia Osewalt (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Scott Cummings, Francis Reddington

Alternates: Lucas Snyder
Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

October 2, 2018

CORRESPONDENCE

None

OLD BUSINESS

None

NEW BUSINESS

- a. **Case Number:** BOA 18-100166
- Applicant:** Regency Centers
- Owner:** Julian Jackson Investment Company, Inc.
- Agent:** Wade Olszewski, CPH, Inc.
- Property Address:** 2218 South 3rd Street
- Parcel ID:** 179696-0000
- Current Zoning:** C-1
- Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s) 34-342(e)5, 93.3% lot coverage, in lieu of 85% maximum; and 34-373(c) for 13.5 feet turning space, in lieu of 23 feet required; and 34-373(d) for 0 foot parking area setback, in lieu of 5 feet required; and 34-377 for 11 parking spaces, in lieu of 13 required; and 34-425(b)(1) for no right-of-way adjacent landscaping, in lieu of a 5 foot strip required; to allow substantial renovations to an existing commercial building for properties legally described as Lots 3 and 4, Block 12, *Ocean Park*.**
- Miscellaneous Info:** No Previous Variance Requests.

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Wednesday, November 7, 2018.**

There are two (2) scheduled cases.

ADJOURNMENT

NOTICE

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.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request 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.

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, extension 10, no later than one business day before the meeting.

**Minutes of Board of Adjustment Meeting
held Tuesday, October 2nd, 2018 at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Scott Cummings called the meeting to order. Prior to Roll Call, Mr. Cummings explained there are only four Board members present, and any cases that result in a tie would not be approved. The applicants were given the opportunity to postpone the hearing of their case until the next meeting.

ROLL CALL

Chairperson: Sylvia Osewalt (*Absent*)
Vice-Chairwoman: Jeff Truhlar (*Absent*)
Board Members: Scott Cummings Francis Reddington John Moreland
Alternates: Lucas Snyder (*Absent*) Gary Cater

Director of Planning and Development Bill Mann was also present.

EX-PARTE COMMUNICATIONS: *None*

APPROVAL OF MINUTES:

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

- June 5th, 2018
- August 21st, 2018
- September 5th, 2018
- September 18th, 2018

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 18-100162

Applicant/Owner: Taylor and Sara Thompson
Agent: Randy McKnight
Property Address: 3218 Horn Court

City of Jacksonville Beach Land Development Code Section(s) 34-377(e)(1)e., for 44% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property located at 3218 Horn Court, legally described as Lot 10, Block 13, Jacksonville Beach Heights.

Agent: Randy McKnight, 4987 Christina Lane South, Jacksonville, FL, explained that his hardship is a 6000 square foot substandard lot, and he would like to increase the lot coverage to 44% to match the size of the neighborhood's homes. Mr. Cummings stated he is familiar with the community.

Public Hearing:

No one came forward to speak about the case.
Mr. Cummings closed the public hearing.

Discussion:

Mr. Reddington stated the discussed lot is undersized, and Mr. Cummings agreed.

Motion: It was moved by Mr. Reddington, and seconded by Mr. Moreland, to approve BOA# 18-100162, as written and read.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Francis Reddington, and Gary Cater.

The motion was approved unanimously.

(B) Case Number: BOA 18-100163

Applicant/Owner: Stefan Kirshenbaum
Property Address: 125 South 3rd Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-340 (e)(1)c.2, for a westerly side yard setback of 4 feet, in lieu of 10 feet required; and 34-340 (e)(1)f., for 49.6% lot coverage, in lieu of 35% maximum; to allow for an addition to an existing two-family dwelling for **property located** at 125 South 3rd Avenue, **legally described** as the westerly 40 feet of the southerly 80 feet, of Lot 7, Block 22, *Pablo Beach South*.

Applicant: Stefan Kirshenbaum, Smyrna, Georgia, explained it is hard for his disabled wife to use the stairs and other home features in order to perform daily functions. Mr. Mann helped clarify Mr. Kirshenbaum's explanation and stated he has an exceptionally substandard lot that is only about half the square footage a standard lot would be, and that is a type of hardship. The applicant is requesting a small second story addition for a laundry room and a bathtub. He has spoken to his next-door neighbor on the eastern side of his property regarding this request.

Mr. Mann commented this is the only unit amongst the four unit project with a side yard lacking a variance request. Mr. Kirshenbaum reiterated he is requesting for 105 square feet addition on the second floor, only.

Public Hearing:

The following Jacksonville Beach residents were in favor of the agenda item, but did not wish to speak:

- Todd and Jennifer Kirshenbaum, 1378 Eastwind Drive, Jacksonville Beach

Mr. Truhlar closed the public hearing.

Discussion:

The Board agreed the lot is substandard. Mr. Moreland stated that if the other three lots in the parcel were granted this variance, then this request sounds reasonable, and Mr. Cummings agreed.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 18-100163, as submitted and discussed.

Roll Call Vote: Ayes – John Moreland, Francis Reddington, Scott Cummings, and Gary Cater.

The motion was approved unanimously.

(C) Case Number: BOA 18-100164

Applicant/Owner: Julie Scott
Agent: Gary Carley
Property Address: 1030 North 24th Street

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 37.3% lot coverage, in lieu of 35% maximum; to allow for a room addition to an existing single-family dwelling, for property located at 1030 North 24th Street, legally described as Lot 4, and the North ½ of Lot 5, Block 33, Section "A" Jacksonville Beach.

Applicant: Agent Gary Carley, 1129 Sebago Ave South, Atlantic Beach, and Julie Scott, 1030 North 24th Street, Jacksonville Beach, stated that while the 15,750 square foot lot itself conforms to the RS-2 zoning code, the 35% coverage maximum limit would not allow for a room addition for their family or for the beautification of the property's front. Mr. Carley stated the hardship is the 35% lot coverage restriction, as no other municipality in Northeast Florida has that restriction. Mr. Cummings explained on the flip side, that there are many other undersized lots that still abide by Code, and Code says that a land hardship needs to be present for a variance to be approved.

Discussion ensued between Board members and the owner regarding any alterations that can be made to the property and that would possibly not needing a variance. Ms. Scott stated she spoke with her neighbors to the right, left, and across from her, and they were in favor of her request.

Public Hearing:

No one came forward to speak about the case.
Mr. Cummings closed the public hearing.

Discussion:

The Board agreed there are other ways the owner can maintain a conforming lot with the room addition Mr. Carley requested for in the variance.

Motion: It was moved by Mr. Reddington, and seconded by Mr. Moreland, to deny BOA# 18-100164, as submitted and discussed.

Roll Call Vote: Ayes – Francis Reddington, Scott Cummings, John Moreland, and Gary Cater.

The motion to deny was approved unanimously.

(D) Case Number: BOA 18-100165

Applicant/Owner: Jeffrey Toler
Property Address: 1025 Owen Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3, for a rear yard setback of 23 feet, in lieu of 30 feet required; and 34-337(e)(1)e., for 48% lot coverage, in lieu of 35% maximum; to allow a room addition to an existing single-family dwelling, for **property located** at 1025 Owen Avenue, **legally described** as Lots 8 and 9, Block 6, *Williams Coastal Boulevard Heights*.

Applicant: Jeffrey Toler, 1025 Owen Avenue, Jacksonville Beach, stated he has a 5,750 square foot substandard lot, and he requesting for a 14x20 room addition to accommodate his expanding family.

Public Hearing:
No one came forward to speak about the case.
Mr. Cummings closed the public hearing.

Discussion:
Mr. Reddington stated the applicant has adequately provided a hardship.

Motion: It was moved by Mr. Reddington, and seconded by Mr. Moreland, to approve BOA# 18-100165, as submitted and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Francis Reddington, and Gary Cater.

The motion was approved unanimously.

(E) Case Number: BOA 18-100159

Applicant/Owner: Alex Sifakis

Appeal of the Planning and Development Director's Interpretation of Land Development Code Section(s) 34-373(d), 34-393(c), and 34-339(e)(4)(h), as it applies generally to properties located in the city, and as it applies to the proposed development of residential townhomes on the **properties located** at 1010 North 2nd Avenue, 314 and 322 North 12th Avenue, and 0 North 4th Avenue.

Applicant: Alex Sifakis, 340 8th Street, Atlantic Beach, is appealing the City of Jacksonville Beach ruling on interior lot lines on townhomes. He referred to statements by Mr. Loretta and townhomes' lot criteria to support his case [on file]. He is concerned with interpretation of sections 34-373(d),

34-393(c), and 34-339(e)(4)(h) of Land Development Code, which he has previously discussed with the City's Planning Commission, and remarked that in 2016, there was a change of interpretation by the current Board.

Public Hearing:

The following Jacksonville Beach residents spoke in opposition to the agenda item:

- Jim Sorrell, 1410 Pinewood Road, Jacksonville Beach, asked the Board to follow facts stated by City ordinances.
- Mary Phillips, 934 North 10th Street, Jacksonville Beach, stated that parking and drainage are two major issues facing Jacksonville Beach today, and the Board should do its best to eliminate any stressors to this issue. She identified JWB Real Estate; BCEL 5, LLC; BCEL 7, LLC; BCEL 9, LLC; and BCEL 10, LLC as currently holding 34 properties in the 32250 zip code and using them to provide passive income for investors. She urged the Board to deny the appeal.
- Tony Komarek, 533 South 11th Avenue, Jacksonville Beach, stated he was personally impacted by the projects and provided a printout of the outcomes of previous variance requests involving Mr. Sifakis [on file]. He spoke about Code interpretation issues relating to interior line setbacks and parking and referred to Mr. Loretta's money donations as likely influencers.

Mr. Sifakis explained his reasoning behind his appeal of the Land Development Code to the residents.

Discussion:

Mr. Mann gave the Board members a copy of the May 22nd, 2018 Board of Adjustment letter sent to Mr. Sifakis, and explained that Mr. Sifakis has attempted to appeal the same interpretation of the Land Development Code before the Board in the past (BOA# 18-100081). The letter states that his request has been denied. Mr. Mann later followed with explanations of Land Development Code facts and added there is ongoing litigation in regards to this interpretation issue.

Mr. Moreland stated he changed his mind in 2016 regarding the Land Development Code interpretation, because it created garage problems. Mr. Cummings agreed with Mr. Moreland and added it was not a sudden change, but a timely one in observation of the changes in the city in the previous years.

Motion: It was moved by Mr. Reddington, and seconded by Mr. Moreland, to deny BOA# 18-100159, as written and discussed.

Roll Call Vote: Ayes – John Moreland, Francis Reddington, Gary Cater, and Scott Cummings.

The motion to deny was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, October 16, 2018**. There is one (1) scheduled case.

ADJOURNMENT

There being no further business coming before the Board, Mr. Cummings adjourned the meeting at 8:00 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairman

Date

Draft



APPLICATION FOR VARIANCE

BOA No. 18-100166
HEARING DATE 10-16-2018

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, 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 \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

SEP - 4 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Regency Centers Telephone: 9045987642
 Mailing Address: One Independent Drive, Suite 114 E-Mail: ChrisRuen@regencycenters.com
Jacksonville, FL 32202
 Agent Name: CPH, Inc. Wade Olszewski Telephone: 904-332-0999
 Mailing Address: 5200 Belfort Road, Suite 220 E-Mail: wadeo@cphcorp.com
Jacksonville, FL 32256
 Landowner Name: Julian Jackson Invest Co, Inc. Telephone: _____
 Mailing Address: PO Box 24930 E-Mail: _____
Jacksonville, FL 32241

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/or Real Estate Number: 2218 3rd Street South, Jacksonville Beach
 Legal description of property (Attach copy of deed): 13-30 04-3S-29E, Ocean Park, Lots 3,4, Block 12
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). The subject property is a corner lot with approximate dimensions of 79' x 91' (0.17 acres), which is substandard for a commercially zoned property. The property dimensions do not permit sufficient space for requisite internal circulation [34-373(b)], parking spaces [34-377], landscaping [34-425] and onsite buffers [34-425], per Code sections cited. The applicant proposes to refurbish the existing retail building, restripe parking spaces and add landscaping on-site per the attached site plan and requests variances for the existing remaining non-conformities. No new improvements requiring any variances are proposed.

Applicant's Signature: [Signature] Date of Application: 9-4-18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 FLOOD ZONE: AE (2018)
 CODE SECTION (S): Section 34-342(e)5 for 93.3% Lot Coverage ILo 85% Maximum
Section 34-373(c) for 13.5' turning space ILo 23' required.
Section 34-373(d) for 0' parking area setback ILo 5' required
Section 34-377 for 11 parking spaces ILo 13 required
Section 34-425 (b)(1) for no right-of-way adjacent landscaping, in lieu of a 5' strip required, to allow substantial renovations to an existing commercial building

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100166

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.

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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	Special circumstances exist which are peculiar to this parcel of land, which are not applicable to other parcels of land in the same zoning district, because this is a substandard commercial parcel that is also a corner lot with existing commercial buildings constructed on the northern and western boundary lines. The applicant proposes to refurbish the existing building and parking lot. The existing parking lot does not meet current code requirements and it is not possible to bring the parking lot into full compliance with current code requirements due to lot constraints. Landscape islands and pedestrian access will be added to the site as shown on the site plan attached to this application.
Special circumstances and conditions do not result from the actions of the applicant.	YES	Special circumstances and conditions do not result from actions of the applicant. The property dimensions and adjacent buildings exist today through no fault of the applicant and would require variances for any feasible development under the current code. The existing building on-site and parking lot are in disrepair and are proposed to be refurbished. The applicant is not requesting to expand any conditions which would require any additional variances.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	Granting the variance will not confer the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land in the same zoning district. Instead the variances requested would permit the refurbishment of the existing structure and improvement of the property and continued legal use of the property utilizing the zoning and land use that has been in place for the past 30+ years.
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	The literal interpretation and enforcement of the terms and provisions of the 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 by not allowing for any parking spaces on-site.
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 the variances requested is the minimum required to make possible reasonable use of the land because without the variances there would be no on-site parking at all. Furthermore, the applicant is proposing to refurbish the existing building and is not proposing any additional square footage or improvements that would require additional variances.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	Granting the variance will be generally consistent with the purposes, goals, objectives and policies of the comprehensive plan and this Code, will not adversely affect adjacent land, and will in fact allow an outdated building to be refurbished to modern standards, create jobs, increase the local tax base and improve the property aesthetics.

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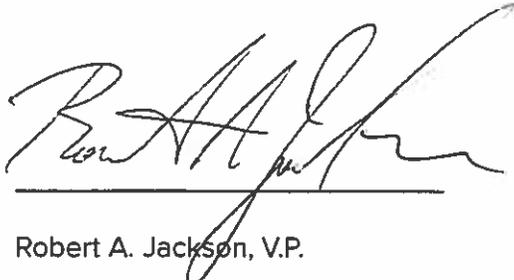
SEP - 4 2018

Robert A. Jackson, V.P.
50 3rd Avenue S.
Suite 1002
Jacksonville Beach, FL 32250
(904) 334-1315
rajackson2@att.net
9th August 2018

PLANNING & DEVELOPMENT

RE: 2218 3RD STREET SOUTH, JACKSONVILLE BEACH, FL

This document authorizes **Regency Centers Acquisition, LLC** or any agent of theirs permission to request and present information and documents as it relates to the property owned by **Julian Jackson Investment Company, Inc.** located at 52218 3rd Street S., Jacksonville Beach, FL.



Robert A. Jackson, V.P.

Florida Driver License
J&Jo - 761-47-026-0

NOTARY:



10TH OF AUGUST, 2018

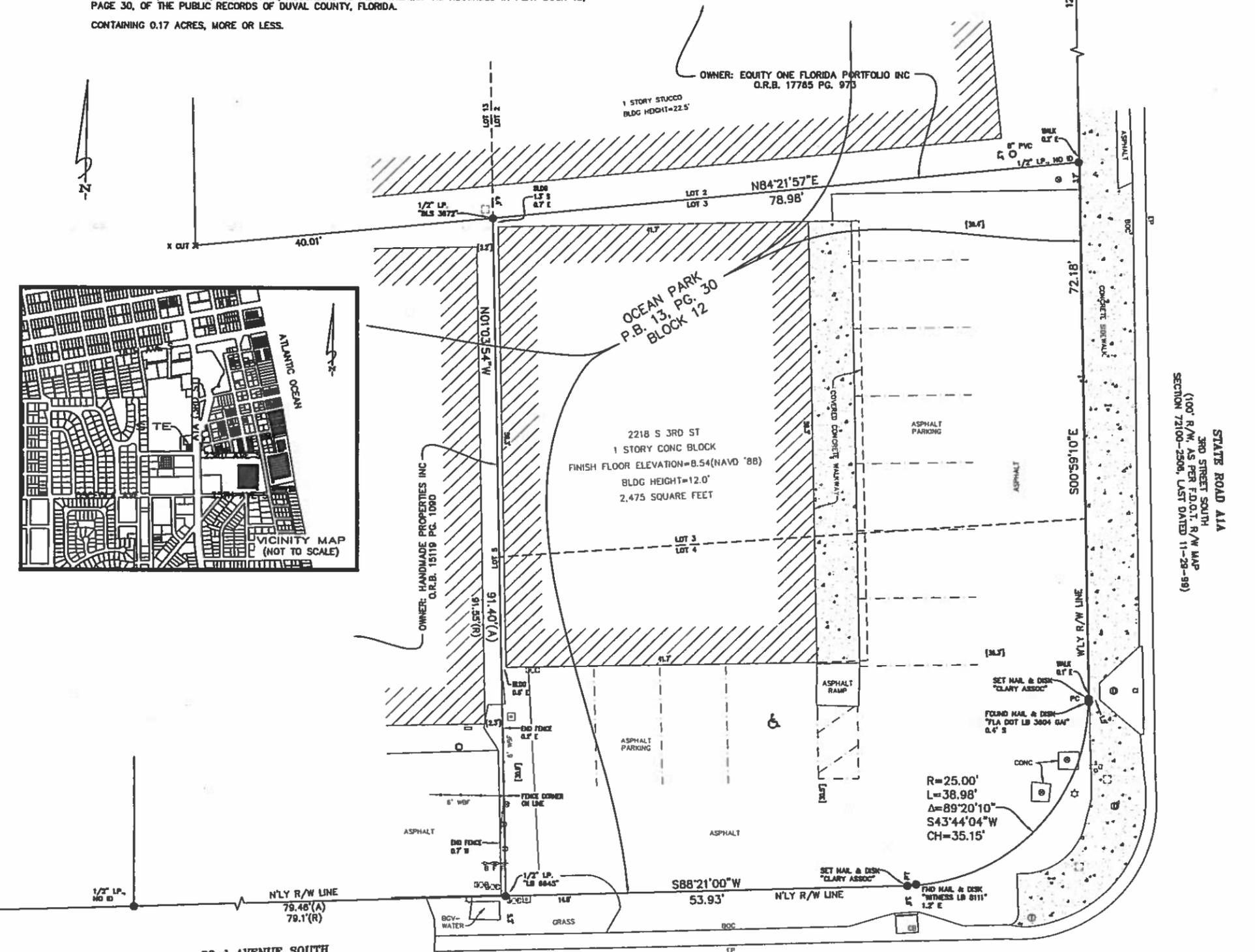
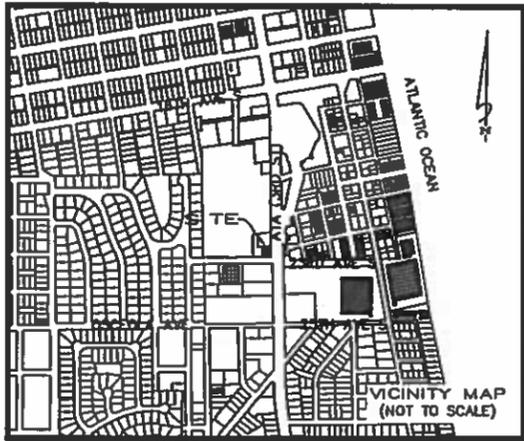


An ALTA/NSPS Land Title Survey Map Showing A Boundary Survey of

LOT 3 AND 4, BLOCK 12, OCEAN PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 13,
PAGE 30, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CONTAINING 0.17 ACRES, MORE OR LESS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a) & (b), 7(a), (b), & (c), 8, 9, 11, 13, 16, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/03/2018.

Existing



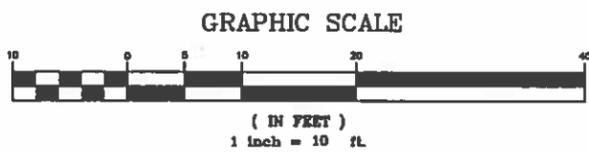
GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A, AS S00°59'10"E, PER F.D.O.T. R/W MAP SECTION 72100-2508, LAST DATED 11-29-99.
- INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
- THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0419H, COMMUNITY NO. 120078, DATED JUNE 03, 2013. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 170454-B, WITH AN EFFECTIVE DATE OF DECEMBER 06, 2017 (PARCEL B).
- THE LANDS SHOWN HEREON ARE ZONED "C-1" (COMMERCIAL, LIMITED ZONING DISTRICT), PER THE CITY JACKSONVILLE BEACH ZONING MAP (MAP NO. A-123 ZONING, DATED 12-7-1995), AT TIME OF SURVEY.
- THE LANDS SHOWN HEREON HAVE TEN (10) REGULAR PARKING SPACES AND ONE (1) HANDICAP PARKING SPACE.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) AND ARE REFERENCED TO NGS BENCHMARK V323 1970, ELEVATION 7.09 (NAVD '88).

PER JACKSONVILLE BEACH, FLORIDA - CODE OF ORDINANCES
CHAPTER 34 - LAND DEVELOPMENT CODE

ARTICLE VII - ZONING DISTRICTS
DIVISION 1. - GENERAL
Sec. 34-342. - Commercial limited: C-1

- (a) Dimensional standards. The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the C-1 Zoning District.
- Minimum lot area: None.
 - Minimum lot width: None.
 - Minimum yards:
 - Front yard: Ten (10) feet.
 - Side yard: None, except where adjacent to streets. If adjacent to a street ten (10) feet, for a corner lot, the side yard on the corner shall be ten (10) feet.
 - Rear yard: None. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.
 - Floor area: None.
 - Maximum lot coverage: Eighty-five (85) percent.
 - Height: Thirty-five (35) feet.



LEGEND

- | | |
|---|-------------------------------------|
| A = DELTA ANGLE | ⊙ = STORM DRAIN MANHOLE |
| BGV = BELOW GROUND VAULT | ⊘ = UNDERGROUND TELEPHONE MANHOLE |
| BLDG = BUILDING | ☆ = GUY ANCHOR |
| BOC = BACK OF CURB | ⊞ = TELEPHONE WIRING PEDESTAL |
| CB = CATCH BASIN | ⊥ = WATER VALVE |
| CH = CHORD DISTANCE | ○ = SEWER CLEANOUT |
| CI = CURB INLET | ⊕ = UTILITY JUNCTION BOX |
| EP = EDGE OF PAVEMENT | ⊖ = WATER METER |
| F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | ⊙ = ELECTRIC METER |
| FND = FOUND | ⊙ = GUARD POST |
| F.P. = FINANCIAL PROJECT | ☆ = LIGHT POLE |
| LP. = IRON PIPE | ⊞ = WIRING PULL BOX |
| L = ARC LENGTH | ⊞ = PEDESTRIAN CROSSING SIGNAL |
| NO. = NUMBER | ⊞ = BACKFLOW PREVENTER |
| NO ID = NO IDENTIFICATION | ⊞ = HANDICAP PARKING SPACE |
| O.R.B. = OFFICIAL RECORDS BOOK | ⊙ = FOUND IRON, SIZE/TYPE AS NOTED |
| PC = POINT OF CURVATURE | ⊙ = NAIL & DISK, SIZE/TYPE AS NOTED |
| PG. = PAGE | |
| PRC = POINT OF REVERSE CURVATURE | |
| PT = POINT OF TANGENCY | |
| PVC = POLYVINYL CHLORIDE PIPE | |
| R/W = RIGHT OF WAY | |
| R = RADIUS | |
| WBF = WOOD BOARD FENCE | |
- — — — — = FENCE LINE
- - - - - = PAVEMENT STRIPING

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.07, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING (CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE).

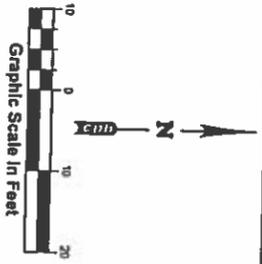
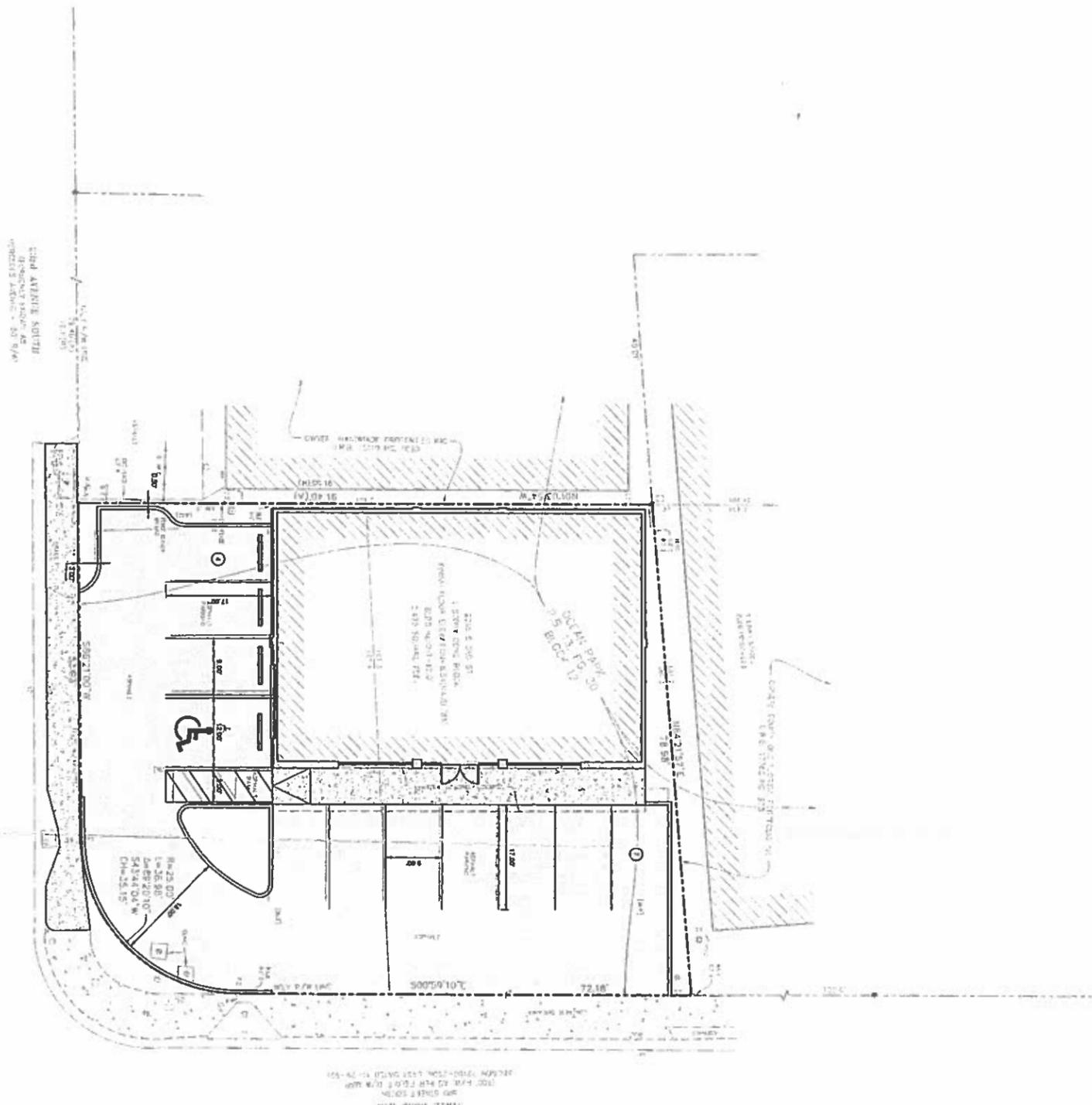
THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOCIATES.COM

GREGORY B. CLARY, P.S.M. CERT. 11592

Proposed

J:\2018\08\DWG_Current_Plan_SchR9116 - C11 RDP.dwg 08/20/18 10:21:31 AM Schroeder, David_csh - Standard.rvt



NOTE:
 THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT.

SITE DATA INFORMATION:

SITE PARCEL NUMBERS:
 1. 2018 AND STREET FRONT 7218 S.F. (017A)
 2. 7218 S.F. (017A)
TOTAL 14436 S.F.

ON-SITE LAND INFORMATION:

CURRENT FUTURE LAND USE: COMMERCIAL
PROPOSED FUTURE LAND USE: COMMERCIAL
CURRENT ZONING: C-1
PROPOSED ZONING: C-1

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXISTING LAND USE	COMM.LTD	ROW	ROW	COMM.LTD
PROPOSED LAND USE	COMM.LTD	ROW	ROW	COMM.LTD
EXISTING ZONING	C-1	ROW	ROW	C-1
PROPOSED ZONING	C-1	ROW	ROW	C-1

FLOOD ZONE INFORMATION:
 HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" (SPECIAL HAZARD AREA) AS WELL AS BEING DETERMINED FROM THE FLOOD DAMAGE PREVENTION ACT, REVISION, REVISED JUNE 3, 2015 FROM DAVAL COUNTY, FLORIDA.

PERVIOUS / IMPERVIOUS AREAS:

USE TYPE	AREA (S.F.)	PERCENT (%)
PERVIOUS AREA	4,218 S.F.	29.2%
IMPERVIOUS AREA	10,218 S.F.	70.8%
TOTAL SITE AREA	14,436 S.F.	100%

PARKING INFORMATION:

PARKING REQUIRED:
 11 SPACES
 2,475 S.F. (200' x 12 SPACES)

**PARKING SPACES PROVIDED = 11 (INC. 1 ADA SPACE)
 A PROPOSED SHARED PARKING AGREEMENT WITH THE PABLO PLAZA SHOPPING CENTER WILL PROVIDE THE ADDITIONAL REQUIRED SPACES.**

PLANNING & DEVELOPMENT

RECEIVED
 SEP - 4 2018

regency centers
 PABLO PLAZA CONVENIENCE STORE
 CITY OF JACKSONVILLE BEACH / FLORIDA

No.	Date	Revision
1	08/20/18	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

Sheet No. **G11**

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