



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, April 3, 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,
Thomas Buck,
Alternates: Francis Reddington, Lucas Snyder

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES March 20, 2018

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

a. Case Number: BOA 18-100024

Applicant: Frank Marrero
Owner: 122 15th Avenue North
Property Address: 122 North 15th Avenue
Parcel ID: 179993-0000
Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)e.**, for 75% lot coverage, in lieu of 65% maximum; and for 34-340(e)(3)g., for an accessory structure setback of 0 feet in lieu of 5 feet required; to allow for deck additions to an existing non-conforming multi-family dwelling, for property legally described as Lot 17, *Flagler Tract*.

Miscellaneous Info: No previous variance requests.

Notes:

b. Case Number: BOA 18-100027

Applicant/Owner: Trisa Saalfield
Property Address: 214 South 30th Avenue
Parcel ID: 180656-0000
Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e.**, for 45% lot coverage, in lieu of 35% maximum; for 34-336(e)(1)g., for an accessory structure setback of 4.2 feet in lieu of 5 feet required; to allow construction of a new single-family dwelling, for property legally described as Lot 12, Block 21, *Unit No. One, Atlantic Shores*.

Miscellaneous Info: One previous variance request (BZA 10-87).

Notes:

- c. **Case Number:** **BOA 18-100028**
Applicant/ Owner: DSM Renovation, LLC
Agent: Ben Broadfoot, Designer
Property Address: 10 San Pablo Circle North
Parcel ID: 178235-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336 (e)(1)c.**, for a rear yard setback of 15 feet, in lieu of 30 feet required; to allow construction of a new single-family dwelling, for property legally described as Lot 8, Block 3, *San Pablo Manor*.
- Miscellaneous Info: No previous variance requests.

Notes:

- d. **Case Number:** **BOA 18-100029**
Applicant/Owner: Martin T. Durkin
Property Address: 31 San Pablo Circle North
Parcel ID: 178246-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e.**, for 43.4% lot coverage, in lieu of 35% maximum; to add a front porch to an existing single-family dwelling, for property legally described as Lot 3, Block 4, *San Pablo Manor*.
- Miscellaneous Info: No previous variance requests.

Notes:

- e. **Case Number:** **BOA 18-100030**
 Applicant/Owner: Thomas M. and Taryn Hannah
 Property Address: 1213 North 10th Street
 Parcel ID: 175111-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2**, for 47.5% lot coverage in lieu of 35% maximum, to allow a pool deck and patio addition to an existing single family dwelling, for property legally described as Lot 11, Block 12, *Beaches Homesites Unit 2*.

 Miscellaneous Info: No previous variance requests.

Notes:

- f. **Case Number:** **BOA 18-100038**
 Applicant/Owner: Barbara and Robert Pape
 Property Address: 3809 Duval Drive
 Parcel ID: 181694-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2.**, for a northerly side yard setback of 7 feet in lieu of 10 feet required; and a southerly side yard setback of 3 feet in lieu of 10 feet required; **34-336(e)(1)e.**, for 43.2% lot coverage, in lieu of 35% maximum; **34-336(e)(1)g.**, for an accessory structure setback of 3 feet, in lieu of 5 feet required; to allow construction of a new single-family dwelling with a pool and patio (in the side yard), oceanfront, for property legally described as Lot 4, Block D-5, *Ponte Vedra*.

 Miscellaneous Info: No previous variance requests.

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Tuesday, April 17, 2018.**

There are eight (8) 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, March 20, 2018, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Sylvia Osewalt called the meeting to order.

ROLL CALL

Chairperson: Sylvia Osewalt
Vice-Chairman: Jeff Truhlar (*absent*)
Board Members: John Moreland, Thomas Buck, Scott Cummings
Alternates: Francis Reddington (*absent*), Lucas Snyder

Also in attendance was George Knight, Building Official, and Cathy Martinich, Permit Specialist.

Ex-parte Communications

Ex-parte communications were received by the Board members, as follows:

Mr. Cummings had a conversation with Mr. and Mrs. Smith, regarding their application, BOA# 18-100018. Ms. Osewalt announced BOA# 18-100018 for 1924 North 1st Street, has been deferred to the May 1, 2018, hearing.

Approval of Minutes

- None

CORRESPONDENCE:

Communications regarding applications will be read at the time the case is heard.

OLD BUSINESS: *None*

NEW BUSINESS:

(A) **Case Number: BOA 18-100013**
Name of Applicant: Richard A. Melkerson

Property Address: 1112 North 19th Street

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3, for a rear yard setback of 21.5 feet in lieu of 30 feet required; to allow a room addition over an existing rear yard patio of a single-family dwelling, for property **legally described** as Lot 28, Block 12, *Beach Homesites Unit Two*.

Agent:

Paul West, 593 Margaret Street, Neptune Beach, FL 32266, explained Mr. Melkerson had removed the dilapidated master bedroom and wants to rebuild it on the existing slab, exactly where it was previously. Ms. Osewalt asked about the existing blue tarp on the roof. The existing patio on the application is actually his foundation with existing plumbing from the previous master bedroom. The setback requested is only to rebuild the master bedroom that existed when he purchased the home in 1997. Ms. Osewalt and Mr. West discussed the previous variance that was granted in 2004 for lot coverage only. Discussion continued about previous variances and bringing the property into compliance. Mr. Melkerson said the roof damage from Hurricane Irma would be repaired at the same time the master bedroom is built.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Cummings stated standard lot size is 10,000 sq. feet and his is around 7,500 sq. feet, showing his hardship. Mr. Buck noted he is just trying to bring the property into compliance nothing more.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 18-100013, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, Thomas Buck and Lucas Snyder

The motion was approved, unanimously.

(B) Case Number: BOA 18-100015

Name of Applicant: Artur and Laura Draga

Property Address: 2107 South 1st Street

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1, for a front yard setback of 15.2 feet, in lieu of 20 feet required; 34-340(e)(3)c.2, for a southerly side yard setback of 4.8 feet and a northerly side yard setback of 6 feet each, in lieu of 10 feet required; 34-340(e)(3)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; 34-340(e)(3)e. for 66.5% lot coverage, in lieu of 65% maximum, to allow a third floor addition and substantial improvement to an existing multi-family dwelling property **legally described** as Lot 11, Block O, *Permenters Replat South Pablo or Atlantic Camp Grounds, except for the West 5 feet thereof.*

Applicant:

Laura Draga, 2107 South 1st Street, Jacksonville Beach, FL 32250, explained the hardship is an undersized lot, and a covered sitting porch is desired. Plans are also to add a third story to the existing 2nd floor for bedrooms and bathrooms only. Her mother-in-law will live in the first-floor unit, she and her family will live in the upstairs, two-story unit. A discussion ensued regarding parking, the driveway, lot coverage, the front yard variance request, and the undersized lot hardship.

Public Hearing:

No one came forward to speak about the case.

Mr. Buck read a letter in opposition from Susan Mullaney, 2043 South 2nd Street, Unit B, Jacksonville Beach, FL 32250

Ms. Osewalt closed the public hearing.

Discussion:

The Board continued the discussion on lot coverage, setbacks, parking and bringing the property into compliance.

Motion: It was moved by Mr. Buck, seconded by Mr. Moreland, to approve the application BOA 18-100015 and change 34-340(e)(3)c.1, for a front yard setback of 17.5 feet, in lieu of 20 feet required, as modified.

Roll Call Vote: Ayes - Scott Cummings, Thomas Buck, Lucas Snyder, and John Moreland.
Nays - Sylvia Osewalt.

The motion was approved as modified, with a 4 to 1 vote.

(C) **Case Number: BOA 18-100016**

Name of Applicant: Mark Darr, 99 Roscoe Boulevard, Ponte Vedra Beach, FL 32082

Property Address: 135 South 34th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e. for 44.7% lot coverage, in lieu of 35% Maximum, to allow construction of a new single family dwelling, for property legally described as the East 9.60 feet of Lot 15, All of Lot 16, and the West 10.00 feet of Lot 17, Block 6, *Atlantic Shores Ocean Front Section Division-B*.

Agent:

John Denneen, 1254 Neck Road, Ponte Vedra Beach, FL 32082, stated the lot is non-conforming, falls within the set back sidelines, and the lot coverage is needed to build the new two-story, three-car garage dwelling. He noted the swimming pool is calculated in the requested 44.7% lot coverage.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Discussion:

The Board briefly discussed the lot coverage.

Motion: It was moved by Mr. Moreland, seconded by Mr. Buck, to approve BOA# 18-100016 as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, Thomas Buck, Lucas Snyder, John Moreland and Sylvia Osewalt.

The motion was approved, unanimously.

(D) **Case Number: BOA 18-100019**

Name of Applicant: Dr. Thomas Walls and Mrs. Laura Matheny-Walls, 115 South 34th Avenue, Jacksonville Beach, FL 32250

Property Address: 115 South 34th Avenue, Jacksonville Beach, FL 32250

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 39% lot coverage, in lieu of 35% maximum, to allow a deck addition to an single family dwelling, for property **legally described** as Lot 20, Block 6, *Atlantic Shores Ocean Front Section Division-B*.

Applicant:

Laura Walls, 115 South 34th Avenue, Jacksonville Beach, FL 32250, stated they have a non-conforming lot, at only 6,250 square feet. They would like to extend the second floor and have an open deck, going out an additional eight feet. Mrs. Walls said they have three small children and wanted to extend it to place patio furniture there.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Discussion:

The Board briefly discussed the lot coverage and deck.

Motion: It was moved by Mr. Buck, seconded by Mr. Cummings, to approve BOA# 18-100019 as discussed.

Roll Call Vote: Ayes – Thomas Buck, Lucas Snyder, John Moreland, Sylvia Osewalt, and Scott Cummings.

The motion was approved, unanimously.

(E) **Case Number: BOA 18-100022**

Name of Applicant: Laura Lybrand, 1634 Westwind Drive, Jacksonville Beach, FL 32250

Property Address: 1634 Westwind Drive, Jacksonville Beach, FL 32250

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3., for a rear yard setback of 11 feet in lieu of 20 feet required; for 34-338(e)(1)e., for 55.5% lot coverage, in lieu of 35% maximum; to allow a screen porch addition to a single-family dwelling, for property **legally described** as Lot 10, *Ocean Pond, Unit Two*.

Applicant:

Ms. Lybrand, 1634, Westwind Drive, Jacksonville Beach, stated she has an extremely small lot, this is her second appearance before the board to extend her existing patio, and add a covered roof. She wants to be able to sit out back, have privacy, and be out of the sun.

Agent:

Scott Andrews, Colonial Construction, 12582 Hidden Gardens Drive, Jacksonville, FL 32258, stated they only want to extend into the rear yard setback eleven feet, to accommodate the nine by fifteen-foot patio. Ms. Osewalt asked about the neighbors that were in opposition at the previous hearing. Ms. Lybrand stated she was unable to reach the neighbor on Osceola, but the other neighbor Ms. Janet Jesiolowski, 1648 Westwind Drive, Jacksonville Beach, FL 32250, submitted a letter in favor of her request. Ms. Osewalt said she was concerned with the 55.5% lot coverage requested, 20% more lot coverage was a lot to ask for with the flooding the City deals with. Mr. Andrews said there was not a way to reduce it anymore. Discussion continued about drainage, removing existing concrete, to possibly replace with rock in exchange for the lot coverage for her patio.

Public Hearing:

No one came forward to speak about the case.

The following signed a petition submitted by the applicant in favor of the application:

- Mark Rogers, 1631 Westwind Drive, Jacksonville Beach
- Diana McGhee, 1507 Osceola Avenue, Jacksonville Beach
- Ralph Scheiding, 2505 Independence Drive, Jacksonville Beach

Ms. Osewalt closed the public hearing.

Discussion:

The Board discussed the lot coverage and the 11 foot rear yard setback.

Motion: It was moved by Mr. Buck, seconded by Mr. Moreland, to approve BOA# 18-100022, 34-338(e)(1)c.3., for a rear yard setback of 11 feet in lieu of 20 feet required; and amended for 34-338(e)(1)e., for 49.5% lot coverage, in lieu of 35% maximum; as presented and discussed.

Roll Call Vote: Ayes – Lucas Snyder, John Moreland, Scott Cummings, and Thomas Buck.
Nays – Sylvia Osewalt

The motion was approved as modified, with a 4 to 1 vote.

(F) Case Number: BOA 18-100023

Name of Applicant: John Morris, 211 Jardin De Mer Place, Jacksonville Beach, FL 32250

Property Address: 602 North 9th Street, Jacksonville Beach, FL 32250

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)(2), for a total side yard setback of 13.75 feet in lieu of 15 feet required; for 34-337(e)(1)(e), for 40% lot coverage, in lieu of 35% maximum; 34-337(e)(1)(g), for an accessory structure setback of 1 foot in lieu of 5 feet required; 34-337(f), to allow a turf block driveway, in lieu of paved; to allow for

construction of a new single-family dwelling, for legally described as Lot 7, Block 70 *Replat of Pablo Beach North*.

Applicant:

John Morris, 211 Jardin De Mer Place, Jacksonville Beach, FL 32250, stated they are planning to tear down the existing structure and build a new single-family dwelling, on their 50 by 125-foot undersized lot. He said the accessory structure is a portable shed, which would be removed as soon as construction is completed. It is used to store construction materials during the project. Mr. Buck asked if he would be willing to add that constraint into the motion. Mr. Morris agreed. He said they would like to use turf block instead of any concrete, and they only want a staircase on the exterior. A discussion ensued about the project, the previous variance, and lot coverage.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Discussion:

There was no discussion on this application.

Motion: It was moved by Mr. Moreland, seconded by Mr. Buck to approve BOA# 18-100023 as written, except for an accessory structure setback of 1 foot in lieu of 5 feet required, which is for a shed and will be for the duration of construction only.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, Thomas Buck, and Lucas Snyder

The motion was approved, unanimously.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:28 P.M.

Submitted by: Cathy Martinich
Permit Specialist

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA No. 18-100024

HEARING DATE 4-3-2018

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

FEB - 6 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: FRANK MARRERO Telephone: 973-954-1564
 Mailing Address: 181 PORTSMOUTH BAY AVENUE E-Mail: FRANKSR@marropropco
PONTE VEDRA, FL. 32081 PERTIES.NET
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

• Landowner Name: 122 15th Avenue North, LLC Telephone: 201-460-8112
 Mailing Address: 181 PORTSMOUTH BAY AVENUE E-Mail: FRANK@MARREROPROPERTY
PONTE VEDRA, FL. 32081 NET

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.

Ref # 173993-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 122 15th Avenue North
 Legal description of property (Attach copy of deed): _____

• 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 ONLY CHANGES ARE TO FILL IN THE AWKWARD VOIAS OF THE ESIENCE WITH NEW DECK SPACE

Applicant's Signature: [Signature] Date of Application: 2/6/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: _____
 CODE SECTION (S): Section 34-340 (e)(3)(e) for 75% lot coverage ILO 65% maximum and Section 34-340 (e)(3)(g) for an accessory structure setback of 0' ILO 5' required to allow for deck additions to an existing non-conforming multi-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-150024

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	EXISTING NON-CONFORMING SITE CONDITIONS, WHERE THE AWKWARD SHAPED RESIDENCE WAS BUILT TO THE PROPERTY LINE PRIOR TO CURRENT SET-BACK REQUIREMENTS
Special circumstances and conditions do not result from the actions of the applicant.	NO	THE RESIDENCE WAS ALREADY BUILT TO THE PROPERTY LINE RECEIVED
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	FEB - 6 2018 PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	THE NEW DECK(S) IN QUESTION ADD VALUE & QUALITY OF LIVING TO THIS BEACH HOME; AS WELL AS IMPROVING THE LOOK OF THE NEIGHBORHOOD
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	THE ONLY CHANGES ARE TO FILL IN THE AWKWARD VOIDS OF THE EXISTING RESIDENCE WITH NEW DECK SPACE
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	THE ADJACENT PROPERTY IS CURRENTLY VACANT. THERE IS NO STRUCTURE ON THE ADJACENT PROPERTY

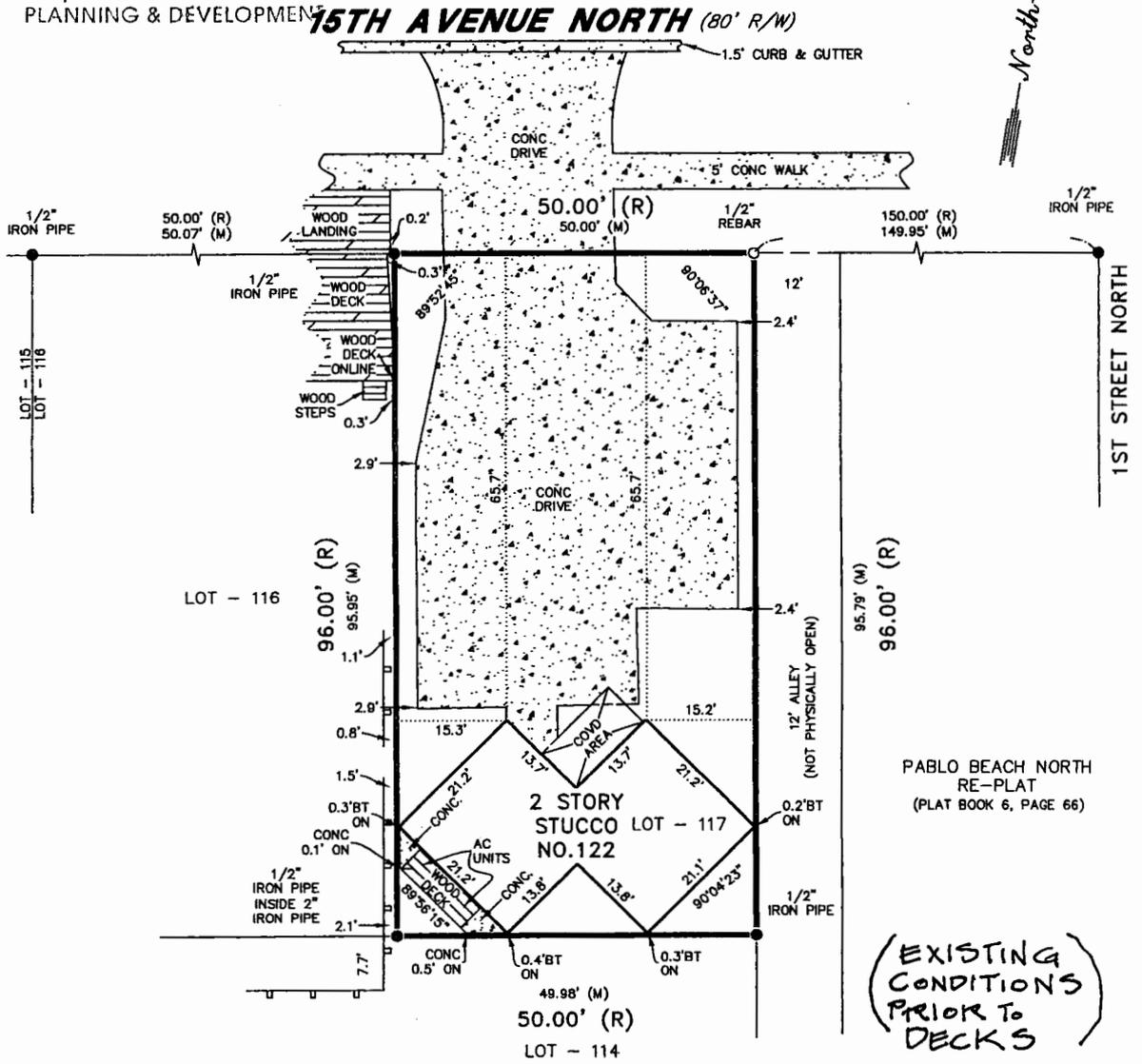
MAP SHOWING BOUNDARY SURVEY OF LOT 117 ACCORDING TO THE PLAT OF FLAGLER TRACT

AS RECORDED IN PLAT BOOK 15, PAGE(S) 50 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

CERTIFIED TO:
FRANK MARRERO

FEB - 6 2018
18-100024
PLANNING & DEVELOPMENT



FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS

3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaefer*
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 68772 DATE 02/10/2017
SCALE: 1" = 20' DRAFTER ECA

GENERAL NOTES:

- BEARINGS ARE BASED ON PLAT BOOK 15, PAGE 50
- STRUCTURE NO. 122 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 412 DATED 06/03/2013
- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY
- THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.L.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
- THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP.
- UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

L	AC	= AIR CONDITIONER	PSM	= PROFESSIONAL SURVEYOR & MAPPER
E	BRL	= BUILDING RESTRICTION LINE	R	= RADIUS
G	BT	= BUILDING TIE	(R)	= RECORD
E	BYN	= BETWEEN	RLS	= REGISTERED LAND SURVEYOR
N	CC	= COMPUTED FROM RECORD	R/W	= RIGHT OF WAY
D	CLR	= COVENANTS & RESTRICTIONS	(TYP)	= TYPICAL
N	CH	= CHORD		
	CHRD	= CHORD		
	CONRD	= CAN NOT READ		
	CONC	= CONCRETE		
	CIVD	= COVERED		
	EB	= ELECTRIC BOX		
	ET	= ELECTRIC TRANSFORMER & PAD		
A	JEA	= JACKSONVILLE ELECTRIC AUTHORITY		
B	L	= LENGTH OF ARC		
B	LB	= LICENSED BUSINESS		
R	LS	= LICENSED SURVEYOR		
E	MD	= MEASURED		
V	N&D	= NAIL & DISC		
E	ORB	= OFFICIAL RECORDS BOOK		
I	DRV	= OFFICIAL RECORDS VOLUME		
A	PC	= POINT OF CURVE		
T	PC	= POINT OF COMPOUND CURVE		
I	PEP	= POOL EQUIPMENT PAD		
O	PI	= POINT OF INTERSECTION		
N	PRC	= POINT OF REVERSE CURVE		
S	PRM	= PERMANENT REFERENCE MONUMENT		
	PT	= POINT OF TANGENCY		
	PLS	= PROFESSIONAL LAND SURVEYOR		
			○	SET IRON PIPE OR REBAR
			○	"ASSOC SURVY" OR L.B. 5488
			○	FOUND IRON PIPE OR PIN (IP)
			○	FOUND CONCRETE MONUMENT (CM)
			○	CROSS CUT OR DRILL HOLE
			○	NAIL & DISC
			○	CHAIN LINK FENCE
			○	METAL FENCE
			○	WIRE FENCE
			○	WOOD FENCE
			○	VINYL FENCE
			○	OVERHEAD UTILITY
			○	FIRE HYDRANT
			○	PHONE RISER
			○	WATER METER
			○	UTILITY POLE
			○	DIAMETER
			○	GLY ANCHOR
			○	CENTRAL ANGLE

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

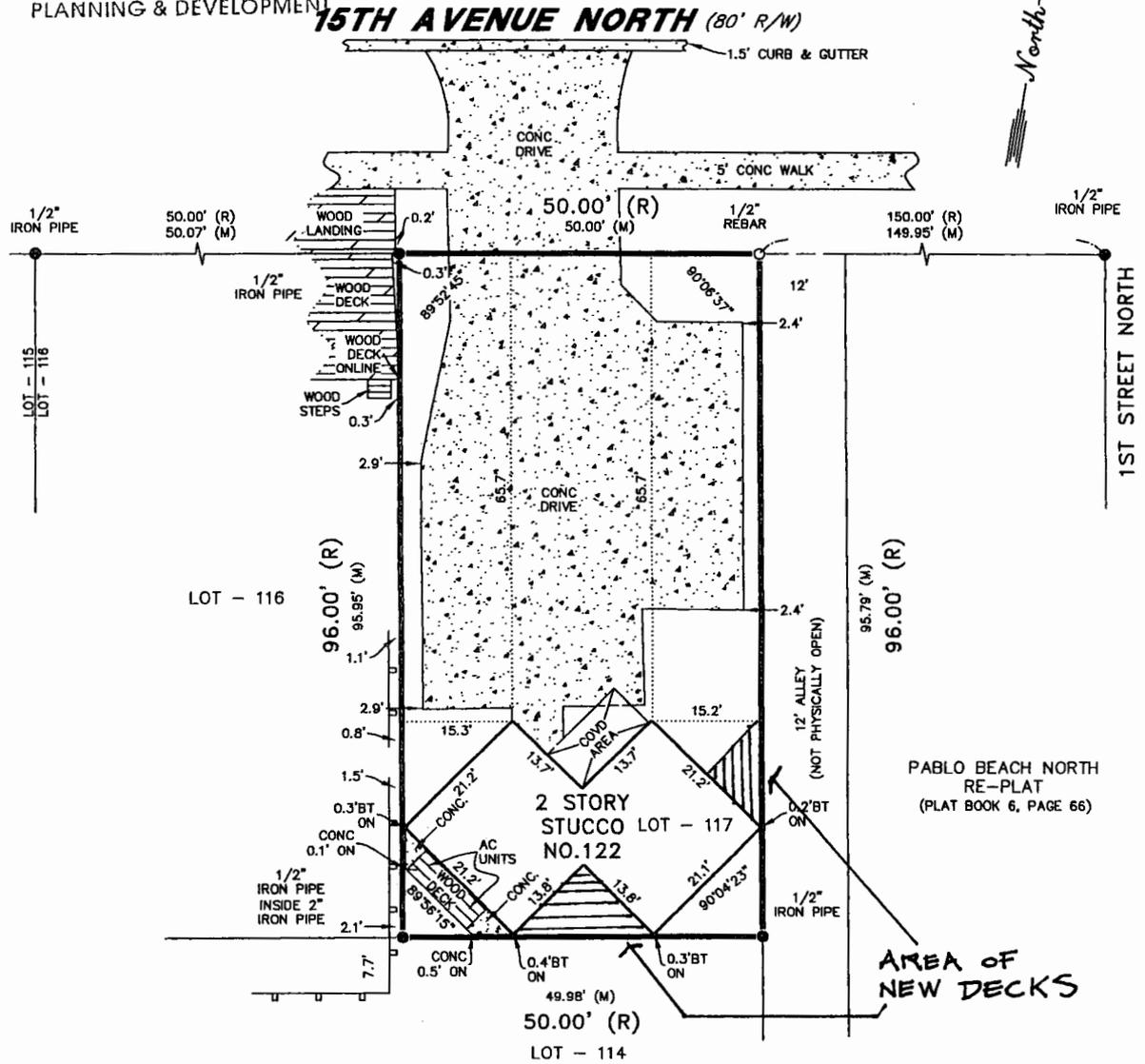
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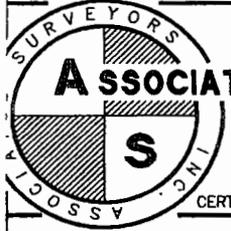
RECEIVED

CERTIFIED TO:
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FEB - 6 2018
18-100024
PLANNING & DEVELOPMENT



FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



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904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaefer*
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 68772 DATE 02/10/2017
SCALE: 1" = 20' DRAFTER ECA

- GENERAL NOTES:
- BEARINGS ARE BASED ON PLAT BOOK 15, PAGE 50
 - STRUCTURE NO. 122 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 417 DATED 06/09/2013
 - THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 - JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY
 - THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
 - THE HEAVY LINES SHOWN HEREON MAY NOT INDICATE ACTUAL OWNERSHIP.
 - UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

L	AC	= AIR CONDITIONER	PSM	= PROFESSIONAL SURVEYOR & MAPPER
E	BT	= BUILDING RESTRICTION LINE	R	= RADIUS
G	BTN	= BUILDING TIE	(R)	= RECORD
E	CD	= BETWEEN	RLS	= REGISTERED LAND SURVEYOR
N	CO	= COMPUTED FROM RECORD	R/W	= RIGHT OF WAY
D	CSR	= COVENANTS & RESTRICTIONS	(TYP)	= TYPICAL
I	CH	= CHORD		
O	<CNDR>	= CAN NOT READ		
	CONC	= CONCRETE		
	COVD	= COVERED		
	EB	= ELECTRIC BOX		
	ET	= ELECTRIC TRANSFORMER & PAD		
	JEA	= JACKSONVILLE ELECTRIC AUTHORITY		
	LA	= LENGTH OF ARC		
	LB	= LICENSED BUSINESS		
	LS	= LICENSED SURVEYOR		
	(M)	= MEASURED		
	N&B	= NAIL & BISC		
	ORB	= OFFICIAL RECORDS BOOK		
	DRV	= OFFICIAL RECORDS VOLUME		
	PC	= POINT OF CURVE		
	PCO	= POINT OF COMPOUND CURVE		
	PEQ	= POINT OF EQUIPMENT PAD		
	PI	= POINT OF INTERSECTION		
	PRC	= POINT OF REVERSE CURVE		
	PRM	= PERMANENT REFERENCE MONUMENT		
	PTS	= POINT OF TANGENCY		
	PLS	= PROFESSIONAL LAND SURVEYOR		
			○	= SET IRON PIPE OR REBAR
			○	= "ASSOC SURVY" OR LB. 5488
			○	= FOUND IRON PIPE OR PIN (IP)
			○	= FOUND CONCRETE MONUMENT (CM)
			○	= CROSS OUT OR DRILL HOLE
			○	= NAIL & DISC
			○	= CHAIN LINK FENCE
			○	= METAL FENCE
			○	= WIRE FENCE
			○	= WOOD FENCE
			○	= VINYL FENCE
			○	= OVERHEAD UTILITY
			○	= FIRE HYDRANT
			○	= PHONE RISER
			○	= WATER METER
			○	= UTILITY POLE
			○	= DIAMETER
			○	= GUY ANCHOR
			○	= CENTRAL ANGLE



APPLICATION FOR VARIANCE

BOA No. 18-100027
HEARING DATE 4-3-2018

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

FEB 13 2018

APPLICATION INFORMATION

Applicant Name:	<u>Trisa Saalfeld</u>	Telephone:	<u>904 662-4410</u>
Mailing Address:	<u>214 30th Ave S.</u>	E-Mail:	<u>trisaSaalfeld@comcast.net</u>
	<u>Jax Beach FL 32250</u>		
Agent Name:	<u>SCOTT RAE</u>	Telephone:	<u>727.493.2422</u>
Mailing Address:	<u>345 S. ROSCOE BLVD.</u>	E-Mail:	
	<u>PONTE VEDRA BEACH, FL 3208</u>		
Landowner Name:		Telephone:	
Mailing Address:		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.

Ref # 180656-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 214 30th Ave South Jax Beach, FL 32082

Legal description of property (Attach copy of deed): lot 12, block 21, R/P Unit No. 1, Atlantic Shores

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 EXISTING HOUSE EXCEEDS THE 35% LOT COVERAGE PER'D. THE EXISTING HOUSE IS TO BE DEMOLISHED TO MAKE WAY FOR A NEW SINGLE FAMILY RESIDENCE, THE EXISTING POOL IS TO REMAIN. THE PROPOSED 45% IMPERVIOUS LOT COVERAGE WILL ALLOW FOR NEW HOME & APPROPRIATE HARD SCAPING.

Applicant's Signature: Trisa Saalfeld Date of Application: 2-9-18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____

CODE SECTION (S): Sect 34-336(e)(1)(e) for 45% lot coverage ILO 35% max.

Sect 34-336(e)(1)(g) for an accessory structure setback of 4.2' ILO 5'

To allow for construction of new single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100027

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	SMALL LOT W/ EXISTING POOL; PROPOSED 45% HARDSCAPE & IMPERVIOUS ALLOW FOR REASONABLE DEVELOPMENT OF PROPERTY.
Special circumstances and conditions do not result from the actions of the applicant.	NO	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	
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	
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	<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">FEB 13 2018</p> <p style="text-align: right;">PLANNING & DEVELOPMENT</p>

Ref. BOA#
BZA# 10-87

City of Jacksonville Beach



904 / 249-2381 • ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

April 8, 1987

Ron Sapp
214 30th Avenue South
Jacksonville Beach, Florida 32250

Dear Mr. Sapp:

The Board of Zoning and Adjustment met on April 7, 1987 and considered your request for variance for rear setback of 24' in lieu of 30' required to construct a rear deck with roof.

The variance was granted by the Board.

Sincerely,

Mary Davis

Mary Davis
Recording Secretary

cc: file

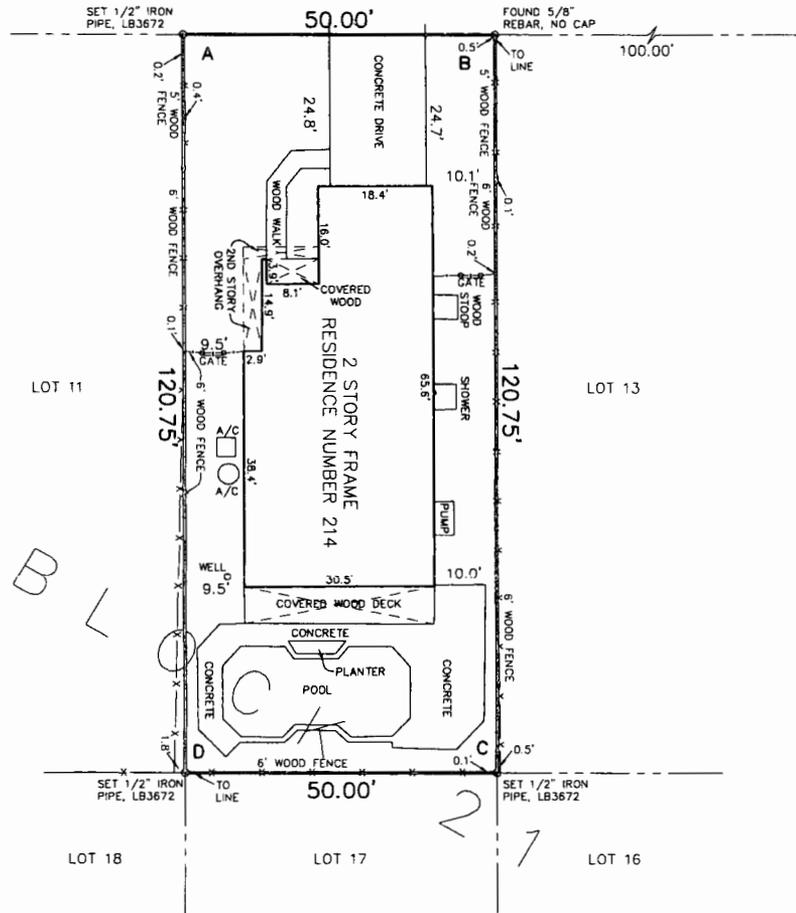
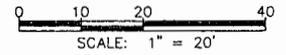
Existing

MAP SHOWING SURVEY OF

LOT 12, BLOCK 21, REPLAT UNIT NO. 1 ATLANTIC SHORES AS
RECORDED IN PLAT BOOK 14, PAGE 39, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

30TH AVENUE SOUTH FORMERLY ARAGON ST.

50' RIGHT OF WAY PAVED PUBLIC ROAD



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
 A = 90°00'00"
 B = 90°00'00"
 C = 90°00'00"
 D = 90°00'00"
4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X"
(AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS WELL AS CAN BE DETERMINED FROM THE FLOOD
INSURANCE RATE MAP NUMBER 121013C0419H, REVISED
JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF
JAMES R. SAALFIELD.

RECEIVED

FEB 13 2018
18-100027
PLANNING & DEVELOPMENT

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

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

CHECKED BY: _____
DRAWN BY: PGP
FILE: 2017-0822

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

DATE: JUNE 16, 2017
SHEET 1 OF 1

PROJECT INFO:

PROJECT DESCRIPTION:
NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE
PROJECT ADDRESS:

214 30TH AVENUE SOUTH
 JAX BEACH, FL.
 32082

ZONE: RS-1
LOT SIZE: 6,037.5 SF
SETBACKS:

STREET / FRONT 25'
SIDE 10'
REAR 30'

MAX. BLDG. HEIGHT:
 35'

MAX. LOT COVERAGE:
BUILDING FOOTPRINT = 35%
 LOT SF = 6,037.5 SF
 6,037.5 SF @ 35% =
 2,113.12 SF ALLOWABLE
BLDG. FOOTPRINT = 1,781 SF
 2,113.12 SF - 1,781 SF = 332.12 SF

PROPOSED
BUILDING FOOTPRINT = 45%
 LOT SF = 6,037.5 SF
 6,037.5 SF @ 45% =
 2,716.87 SF ALLOWABLE
BLDG. FOOTPRINT = 1,781 SF
 2,716.87 SF - 1,781 SF =
 935.87 SF ALLOWABLE

PROPOSED IMPERVIOUS SF:
 BLDG. FOOTPRINT 1,781 SF
 ENTRY IMPERVIOUS 76 SF
 DRIVEWAY 224 SF
 EAST PAVERS 103 SF
 EAST PATIO 44 SF
 POOL / REAR YARD 488 SF
TOTAL 2,716 SF

45% IMPERVIOUS PROPOSED

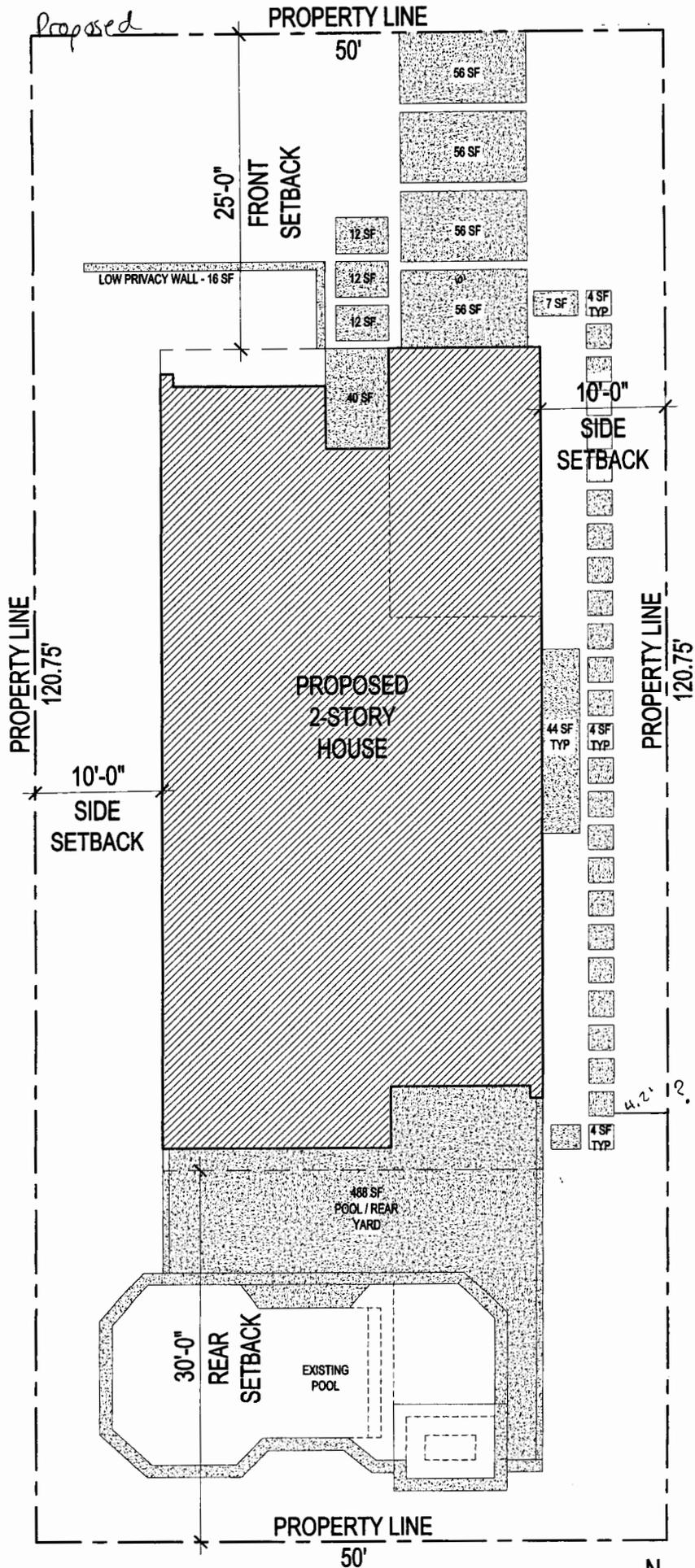
RECEIVED

FEB 13 2018
 18-100027
 PLANNING & DEVELOPMENT

1

COVER SHEET / SITE PLAN

1/8" = 1'-0"





APPLICATION FOR VARIANCE

BOA No. 18-100028

HEARING DATE 4-3-2018

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

FEB 13 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: DSM Renovation LLC Telephone: (904) 239-0059
 Mailing Address: 1433 A1A South E-Mail: dsmcph@comcast.net
Ponte Vedra Beach, 32082
 Agent Name: BEN BROADFOOT, DESIGNER Telephone: 9-318-2075
 Mailing Address: 420 S. THIRD ST. E-Mail: _____
JACKSONVILLE BEACH
 Landowner Name: same Telephone: _____
 Mailing Address: _____ 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/or Real Estate Number: 10 San Pablo Circle N / 178235-0000
 Legal description of property (Attach copy of deed): 27-97 38-2S-29E, Lot 8 Blk 3
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Constructing new residence. Respectfully request variance for Land Development Code 34-336 Residential, single-family: RS-1(e)(1) c3 for a rear yard of 15 feet in lieu of 30 feet required. The home requires a five foot variance. The open covered porch is ten feet in depth.

Applicant's Signature: [Signature] Date of Application: 2/14/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____
 CODE SECTION (S): Sect 34-336(e)(1)(c) for a rear yard setback of 15' ILO 30' minimum. to allow for construction of a new single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100028

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.	No	
Special circumstances and conditions do not result from the actions of the applicant.	No	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
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.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		RECEIVED
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	FEB 13 2018 PLANNING & DEVELOPMENT

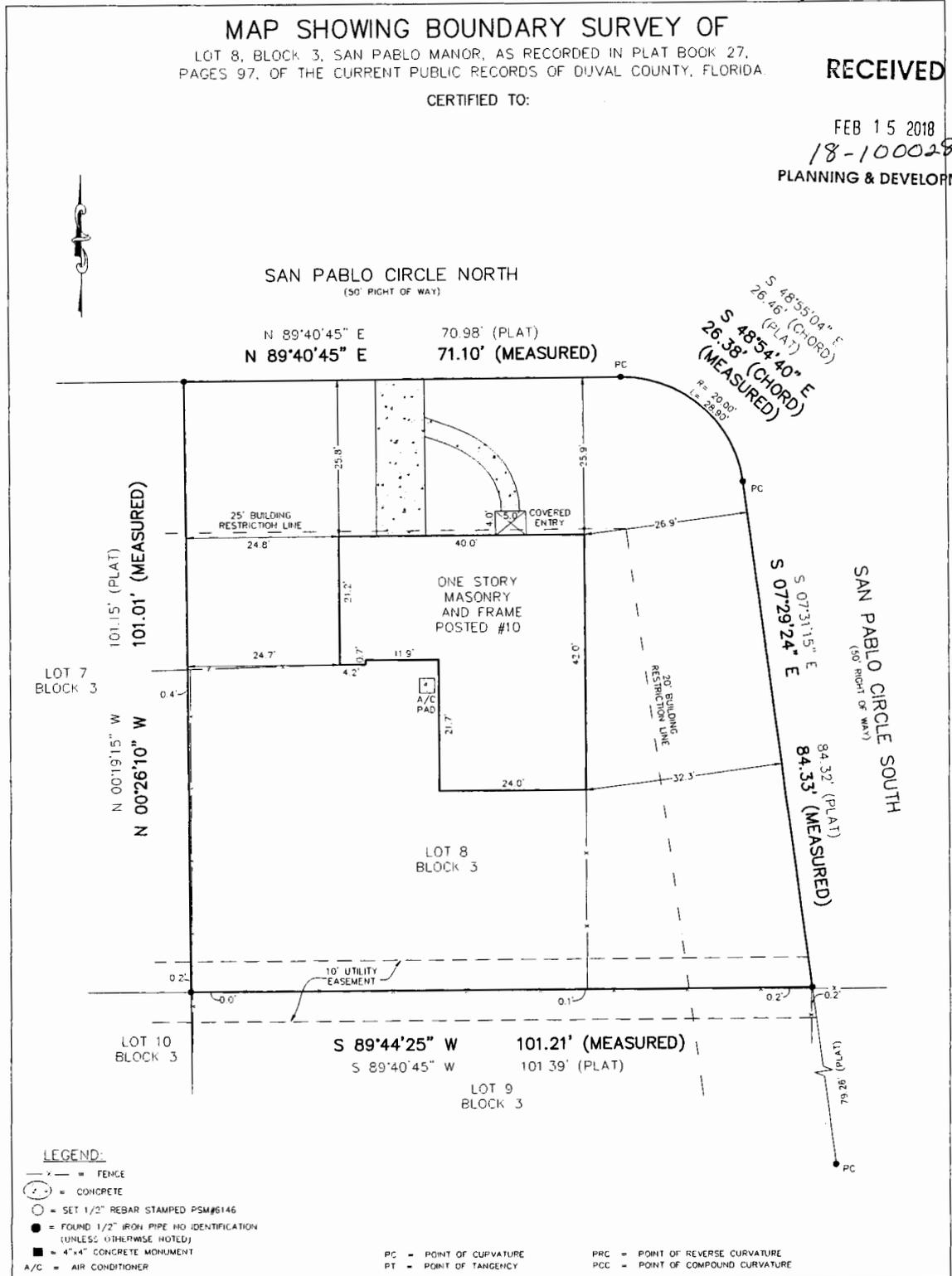
Existing

MAP SHOWING BOUNDARY SURVEY OF LOT 8, BLOCK 3, SAN PABLO MANOR, AS RECORDED IN PLAT BOOK 27, PAGES 97, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

CERTIFIED TO:

FEB 15 2018
18-100028
PLANNING & DEVELOPMENT



LEGEND:

- x - = FENCE
- - - = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE

NOTES:

- 1 BEARINGS ARE BASED ON THE PLAT BEARING OF N 89°40'45" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
- 2 BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120077, PANEL 0417_H.
- 3 THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED UNLESS OTHERWISE STATED. NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- 4 THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 33398 DATE OF FIELD SURVEY: 08-02-17 SCALE: 1" = 20'



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

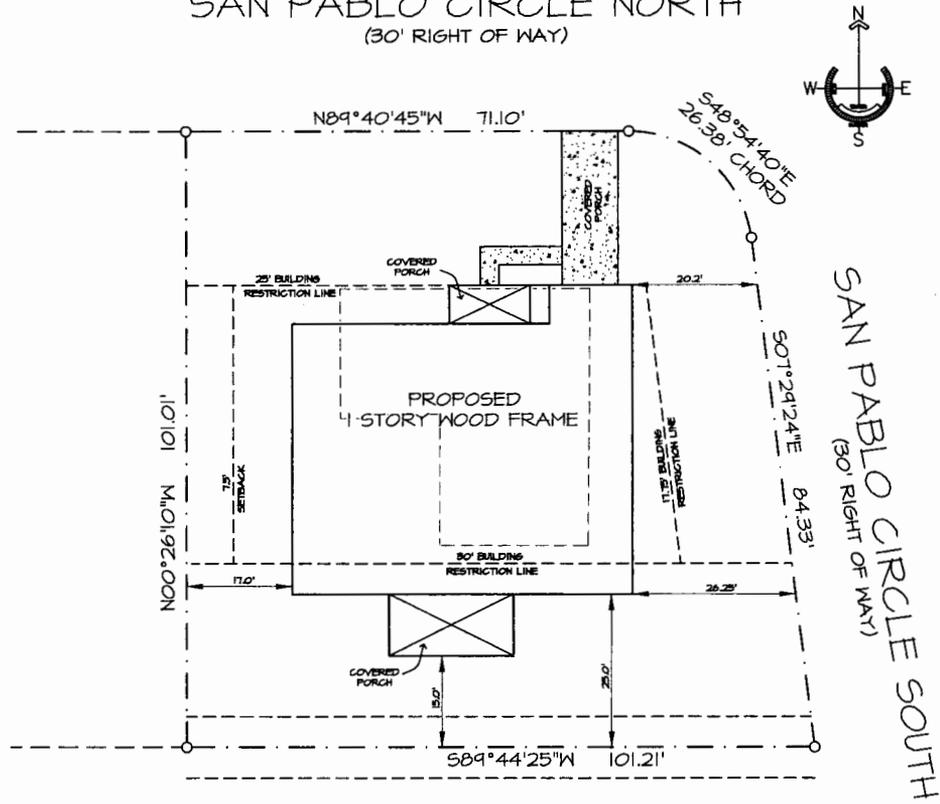
CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MEASURERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.07, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND APPRAISER #6146 STATE OF FLORIDA
LICENSE BUSINESS # 7469

LAND SURVEYS CONSTRUCTION SURVEYS SUBDIVISIONS

Proposed

SAN PABLO CIRCLE NORTH
(30' RIGHT OF WAY)



Site Area	9,446 SF
Conc. Drive & Sidewalk	274 SF
Total House w/ Porches	2,772 SF
Total Proposed Lot Coverage	3,046 SF
Proposed Lot Coverage	32.2%

HOUSE- 5' over Rear Setback
PORCH- 15' over Rear Setback

SITE PLAN
SCALE: 1" = 20'

RECEIVED

MAR 26 2018

PLANNING & DEVELOPMENT

SHEET TITLE Site Plan SHEET 21	CHECKED BY DRAWN BY PROJ. NO. DATE	BBB G5	VARIANCE SITE PLAN FOR <h2 style="margin: 0;">DSM Renovations</h2> <p>#10 San Pablo Circle North Jacksonville Beach, Florida 32250</p>	 BEN BROADFOOT • DESIGN 1261 MAYPORT ROAD (904) 242-8800 ATLANTIC BEACH, FL 32233	10 San Pablo Circle North
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APPLICATION FOR VARIANCE

BOA No. 18-100029
HEARING DATE 4/3/18

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). - attached
2. Proof of ownership (copy of deed or current property tax notification). - attached tax notification
3. If applicant is not owner, notarized written authorization from owner is required. - owner
4. Non-refundable processing fee of \$250.00 (due at the time of application submittal). - check
5. Completed application.

APPLICATION INFORMATION

Applicant Name: Martin T. Durkin Telephone: 904-625-3777
 Mailing Address: 31 San Pablo Cr N E-Mail: fitmarty@gmail.com
Jacksonville Beach FL 32250
 Agent Name: none Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: same as applicant Telephone: RECEIVED
 Mailing Address: _____ 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

PLANNING & DEVELOPMENT

Street address of property and/or Real Estate Number: 31 San Pablo Cr N Ret# 178246-0000
 Legal description of property (Attach copy of deed): 27-97 38-25-29E San Pablo Manor Lot 3 Blk 4
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Requesting variance to exceed 35% lot coverage. Need a front porch as shown on the attached survey. It is not realistic for us to remove any of the existing coverage on the lot which is all currently being used and removal of any existing coverage would create a hardship.
 Applicant's Signature: Martin T Durkin Date of Application: 2/14/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____
 CODE SECTION (S): Section 34-336 (e)(1)(e) for lot coverage of 43.4% ILO 35% max
to add a front porch to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100029

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 area 3 RECEIVED FEB 14 2018
Special circumstances and conditions do not result from the actions of the applicant.	No	PLANNING & DEVELOPMENT Existing lot of record
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	Others have received similar variances.
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	Others have received similar variances.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Only asking for a small porch.
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.	No	No impact to neighbors.



APPLICATION FOR VARIANCE

BOA No. 18-100030
HEARING DATE 4-3-2018

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

FEB 15 2018

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: THOMAS (MARK) HANNAH & TARYN HANNAH **Telephone:** 352-284-0694
Mailing Address: 1213 10TH STREET NORTH **E-Mail:** taryn.hannah@yahoo.com
JACKSONVILLE BEACH, FL 32250

Agent Name: GARY CARLEE **Telephone:** 904-246-2666 X133
Mailing Address: 313 BEACH BLVD **E-Mail:** gary@surfsidepools.net
JAX BEACH, FL 32250

Landowner Name: THOMAS & TARYN HANNAH **Telephone:** 352-284-0694
Mailing Address: 1213 10TH STREET N **E-Mail:** taryn.hannah@yahoo.com
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/or Real Estate Number: 1213 10TH ST N. JAX BEACH, FL 32250

Legal description of property (Attach copy of deed): LOT 11, BLOCK 12, BEACH HOMESITES-UNIT 2, PLAT BOOK 21 PG34

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). NON CONFORMING LOT ONLY 7500 SQ FT. 35% ISR PRECLUDES A POOL DECK INSTALLATION

Homeowner Requests An Increase in Coverage to 46.4%

Ret# 175111-0000

Applicant's Signature: *Mark Hannah* Date of Application: 2/13/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____

CODE SECTION (S): Section 34-336(e)(1)(e) for 47.5% lot coverage iLo 35% max to allow a pool deck and patio addition to an existing single family dwelling

* RS-1 Min Lot size is 10,000 SF

* Actual lot size 7500 SF

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100030

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	NON-CONFORMING LOT RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	YES	FEB 15 2018 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	
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	POOL DECK AREA DESIGNED TO MINIMIZE LOT COVERAGE AND MAXIMIZE AESTHETICS AND USE
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	

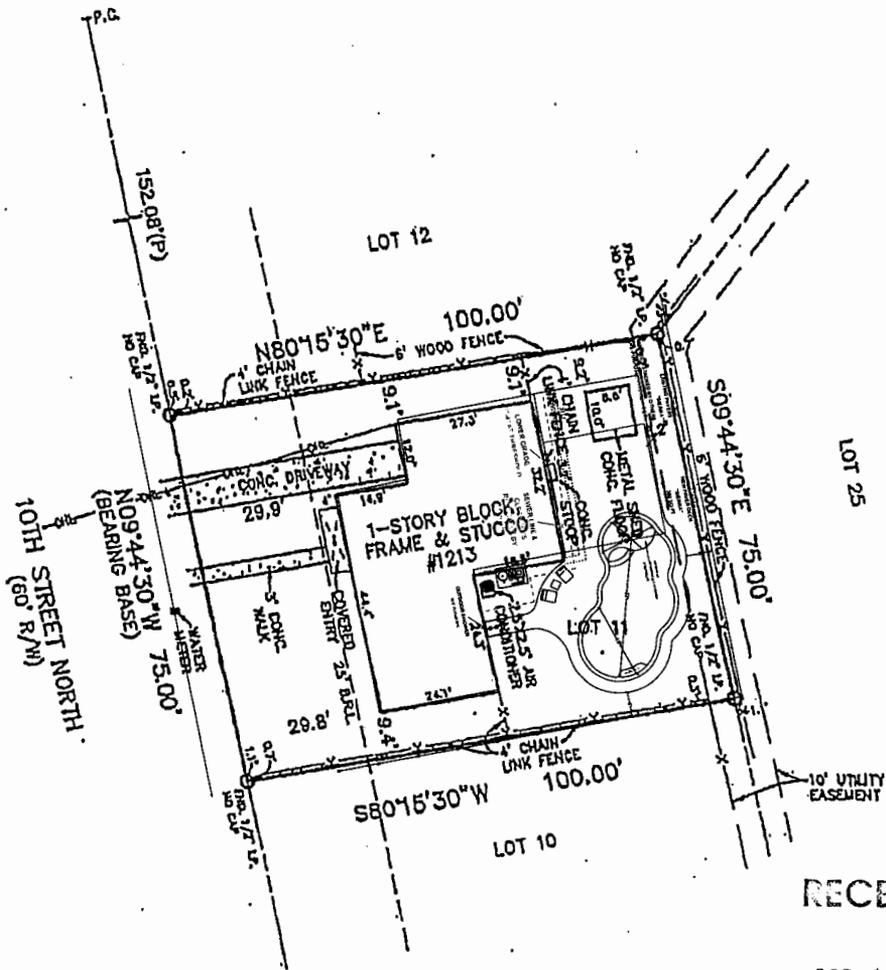
MAP SHOWING BOUNDARY SURVEY OF LOT 11, BLOCK 12, AS SHOWN ON MAP OF BEACH HOMESITES UNIT TWO

AS RECORDED IN PLAT BOOK 21, PAGES 34 & 34A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: DEANCAR, LLC; WATSON TITLE SERVICES OF N. FL., INC.;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCALE: 1"=30'

DATE: 05/13/14



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THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS BASED ON PLAT AS SHOWN UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0417H FOR DUVAL COUNTY, FLORIDA, DATED 06-03-13.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(804) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED IN THIS DRAWING

A	=	ARC LENGTH	N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM
(AOT)	=	ACTUAL	MON	=	MONUMENT
B.R.L.	=	BUILDING RESTRICTION LINE	P	=	POINT OF CURVATURE
CD	=	CHORD DISTANCE	P.C.	=	POINT OF COMPOUND CURVATURE
CONC.	=	CONCRETE	P.I.	=	POINT OF INTERSECTION
C	=	CENTERLINE	P.P.C.	=	POINT OF REVERSE CURVATURE
Δ	=	DELTA	P.T.	=	POINT OF TANGENCY
ESMT	=	EASEMENT	R/W	=	RIGHT OF WAY
F.F.	=	FIRST FLOOR ELEVATION	R	=	RADIUS
FRD.	=	FOUND	RAD	=	RADIAL
IP.	=	IRON PIPE	T	=	TANGENT
IR.	=	IRON ROD	W	=	WITNESS
IRL	=	IRON ROD LINE(S)			

ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

Samuel C. Cooler

PROFESSIONAL SURVEYOR & MAPPER NO. LS 8078

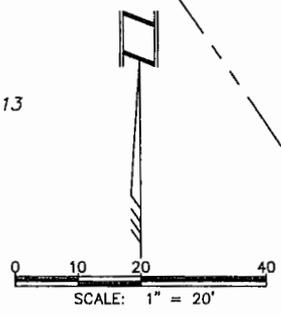


MAP SHOWING SURVEY OF

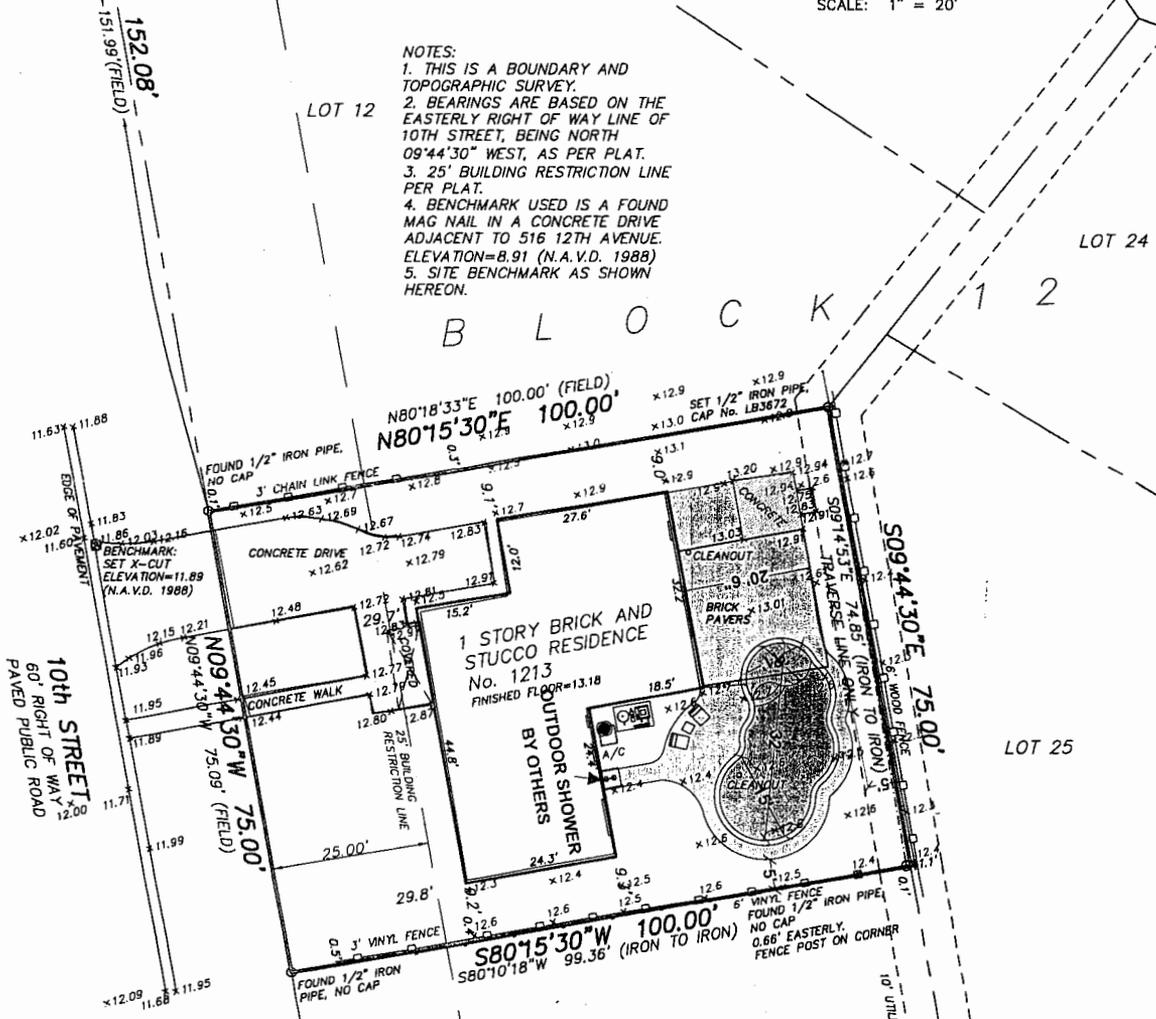
LOT 11, BLOCK 12, BEACH HOMESITES UNIT TWO, AS RECORDED IN PLAT BOOK 21, PAGES 34 AND 34A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS	
TOTAL LOT AREA:	7,500 SQ FT
HOUSE:	1,759 SQ FT
DRIVEWAY/WALKWAY:	784 SQ FT
POOL & COPING:	433 SQ FT
POOL DECK:	936 SQ FT
TOTAL IMPERVIOUS AREA:	3479 SQ FT
IMPERVIOUS = 46.30%	

BARRIERS:
FENCE & DOOR/WINDOW ALARMS UP TO CODE



- NOTES:**
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF 10TH STREET, BEING NORTH 09°44'30" WEST, AS PER PLAT.
 3. 25' BUILDING RESTRICTION LINE PER PLAT.
 4. BENCHMARK USED IS A FOUND MAG NAIL IN A CONCRETE DRIVE ADJACENT TO 516 12TH AVENUE. ELEVATION=8.91 (N.A.V.D. 1988)
 5. SITE BENCHMARK AS SHOWN HEREON.



THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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MAR 2 2018

THIS SURVEY WAS MADE FOR THE BENEFIT OF HANNAH THOMAS.

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

PLANNING & DEVELOPMENT

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

CHECKED BY: _____
DRAWN BY: CL
FILE: 2018-273

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

DATE: FEBRUARY 27, 2018
SHEET 1 OF 1

Florida Building Code 6th Edition (2017) Residential
Conforms to Chapter 42

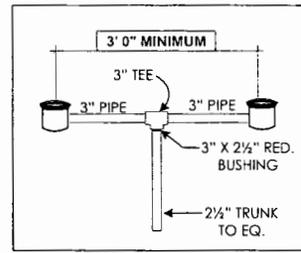
&
2017 National Electrical Code

- NO OVERHEAD ELECTRIC IN POOL AREA
- NO UNDERGROUND UTILITIES IN POOL AREA
- FINISH GRADE TO SLOPE AWAY FROM POOL
- VGB COMPLIANT MAIN DRAIN
- DRAINAGE DETAIL - FINISH GRADE SLOPE AWAY FROM POOL
- GROUNDING & BONDING DETAIL

AN UNDERGROUND BONDING CONDUCTOR MADE OF A SINGLE #8 AWG BARE SOLID COPPER WIRE BURIED TO A MINIMUM DEPTH OF 4 INCHES TO 6 INCHES BELOW SUB GRADE, AND 18 INCHES TO 24 INCHES FROM INSIDE THE WALL OF A SWIMMING POOL OR SPA WILL BE USED.

SITE PLAN

POOL 32' 0" X 15' 0"
W/ 3 WALL RETURNS
STUB OUT FOR FUTURE
CLEANER



DIMENSIONS TAKEN FROM
EDGE OF WATER TO
PROPERTY LINE

- SAFETY BARRIERS:**
1. FENCE
 2. DOOR & WINDOW ALARMS ACCORDING TO POOL SAFETY CODE.

THIS DRAWING IS AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE OF THE SWIMMING POOL. IT IS NOT MEANT TO BE AN EXACT RENDITION.

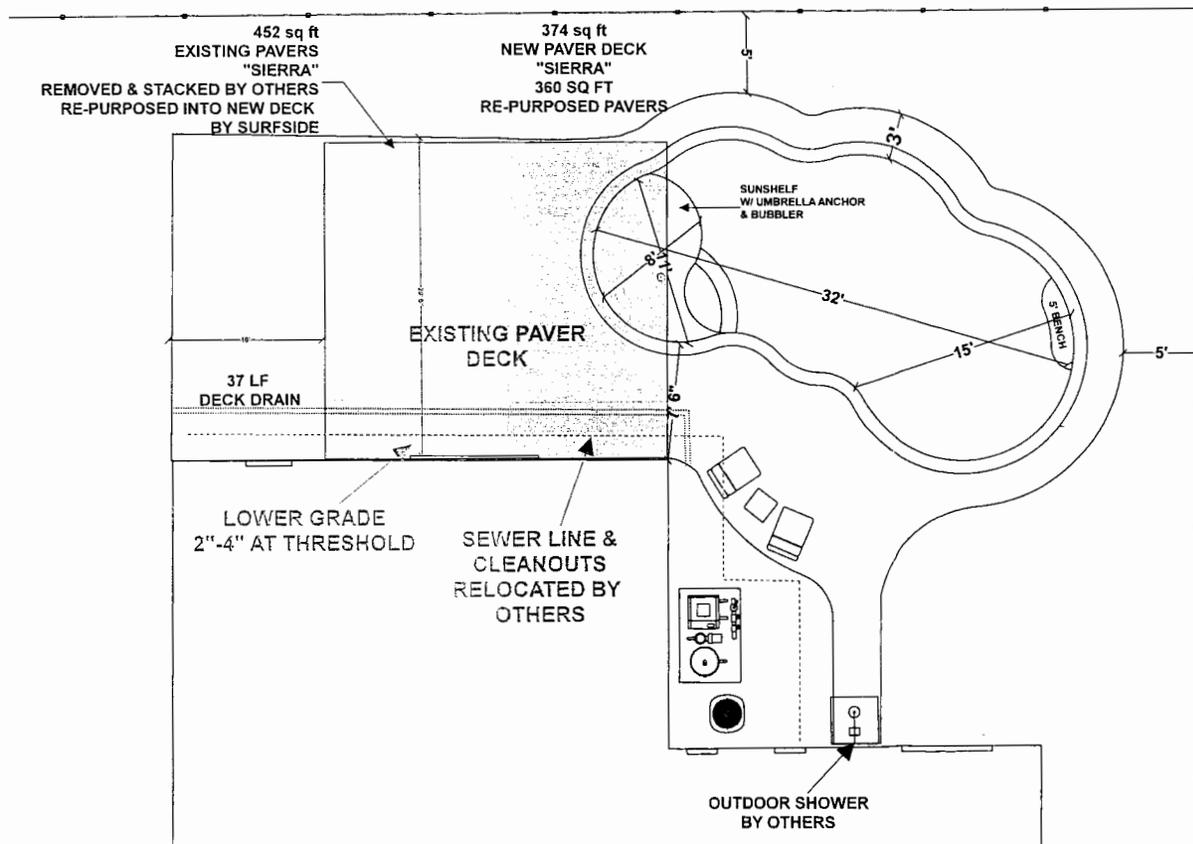
SCALE: 1/8" = 1'
PAGE NUMBER: 5 - VARIANCE
CONTRACT DATE: FEB 13, 2018
DRAWN DATE: FEB 14, 2018
PRINTED DATE: FEB 14, 2018
DRAWN BY: GARY CARLEE

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FEB 15 2018
18-100030
PLANNING & DEVELOPMENT



JOB# HANNAH
DESIGNED FOR: MARK & TARYN HANNAH
1213 10TH ST N
ADDRESS: JACKSONVILLE BEACH, FL 32250
SUBDIVISION: JAX BEACH
SALESPERSON: GARY CARLEE





APPLICATION FOR VARIANCE

BOA No. 18-100038

HEARING DATE 4-3-2018

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.

APPLICATION INFORMATION

Applicant Name: Barbara and Robert Pape Telephone: (904) 285-8934
 Mailing Address: 1203 Salt Creek Island Drive E-Mail: bpape@kenroyhane.com
Ponte Vedra Beach, FL 32082
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Same Telephone: _____
 Mailing Address: _____ E-Mail: _____

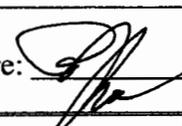
Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and/or Real Estate Number: 3809 Duval Drive, Jacksonville Beach FL
 Legal description of property (Attach copy of deed): Lot 4 Block D-5 PONTEVEDRA Plat Book 15 pg 48-48A
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary).
Please see the attached letter

Re # 1811694-0000

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Applicant's Signature:  _____ Date of Application: FEB 23 2018

PLANNING & DEVELOPMENT

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AO
 CODE SECTION (S): Section 34-336(e)(1)(e) for a northerly sy setback of 7' ILO 10' required and a southerly sy setback of 3' ILO 10' required. Section 34-336(e)(1)(e) for 43.2% lot coverage ILO 35% max. Section 34-336(e)(1)(g) for an accessory structure setback 3' ILO 5' required to allow for construction of a new single family dwelling with a pool and patio (in the sideyard) oceanfront.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100038

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.

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PLANNING AND 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	Newer DEP requirements make siting within overall code setbacks considerably more difficult while trying to achieve comparable size and amenities
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Necessary hurricane standards and protections and reasonable Jacksonville beach standards make construction more challenging today than in past years
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	Other properties have been granted similar lot coverage and positioning
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	Square footage and size of pool and home is not in excess of other like properties. Without the variance sizes will be compressed to less than market comparable properties
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We have worked with Jax Beach and DEP planners to cut wherever possible on size but still create 4 BR + pool
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	Property will be more attractive than existing home, better landscaped and visually have a more open look and feel

Dear Board Members,

We are seeking variances to side setback and lot coverage requirements for a new 4BR home/ pool to be built on land at 3809 Duval Drive. This home would be built after demolition of the current home.

The current home on the property is 31 feet wide, for the majority of its width, and since 1993 a variance for side setbacks of 4 feet have been on record which would permit a wider house. Unfortunately, the house's aging electrical, plumbing, and other systems necessitate rebuilding vs. remodeling and claiming this additional space.

DEP requirements specify building on pilings with no habitable spaces on the ground level, with the bottom joist of habitable level approximately 16' above sea level. Jacksonville Beach requirements don't allow height construction to exceed 35 feet above the crown of the road for a flat roof house design.

Effectively, we are left with a box in the air with finite dimensions, in which it is difficult to achieve the home square footage and placement of a small pool that would allow for the best usage and enjoyment of an expensive oceanfront lot.

Neighbors remodeling or building homes prior to the advent of the newer, stricter hurricane requirements have been able to place larger square footage homes, pools, and other structures on similarly sized land, due to ability to build on or near grade rather than on elevated pilings.

We have worked with architects and home designers, plus planning officials in Jacksonville Beach and Tallahassee, to clearly understand the requirements. All have cooperatively worked with us to allow us to find the best compromises possible.

While we have been able to adhere to front, rear and overall height requirements, we are seeking 7 and 11 foot side setbacks for the home, resulting in a widest point of 32' (1' wider than the current home which also has additional overhangs of roof and doorways), and a 3 foot setback on the south side for a small side yard pool and decking. Offsets and indentations in design help create a smaller, less boxy feel.

Regarding lot coverage, at 44% we have minimized the impervious portions of the property to the greatest extent that we can, considering presence of a pool with decking, and no on-street parking for visitors allowed on Duval Drive. We will be eliminating some concrete areas that currently extend beyond the existing structure to return to more greenspace. We also intend to use through-drainage artificial turf in some of the areas considered impervious.

Thank you for your consideration of this request.

Respectfully,



Barbara and Bob Pape

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18-100038

FEB 23 2018

PLANNING & DEVELOPMENT

Cathy Martinich

To: Bob Pape; Heather Ireland
Subject: RE: 3809 Duval Drive

Good Morning Mr. Pape,

The agendas will go out today, and I will include this email message and the attached pictures for their review, and email the YouTube video to them. Thank you.

From: Bob Pape [mailto:bpape@kenroyhome.com]
Sent: Monday, March 26, 2018 8:50 AM
To: Heather Ireland <hireland@jaxbchfl.net>; Cathy Martinich <CMartinich@jaxbchfl.net>
Subject: 3809 Duval Drive

Good Morning,

I hope that you both enjoyed the great weather this weekend. Unfortunately back to work on a rainy miserable Monday.

We met with our neighbors last Wednesday evening at an open house to show our plans, answer questions etc. They were very enthusiastic about what we were doing. All in attendance (including the homes directly bordering us on the north and south) signed a sheet saying that they were in favor of our proposal and several volunteered to attend and speak on our behalf at the meeting if it would help.

I had prepared the attached 2 sheets showing how our new proposal would actually provide more clearance and open space vs the current house and yard, and one neighbor asked if I had shared that with the Board. I said no, but that you were sending out info early this week and that I would send it to see if it could be included. I understand that by tearing down the house that the current setbacks are eliminated, but I and the neighbors felt that it would show the Board that the new plans actually create more clearance and space than the current 3 foot and 0 ft accessory setbacks (patios, and paths) and that a contemporary design without eaves puts our new structure's widest point further from their properties than the current house.

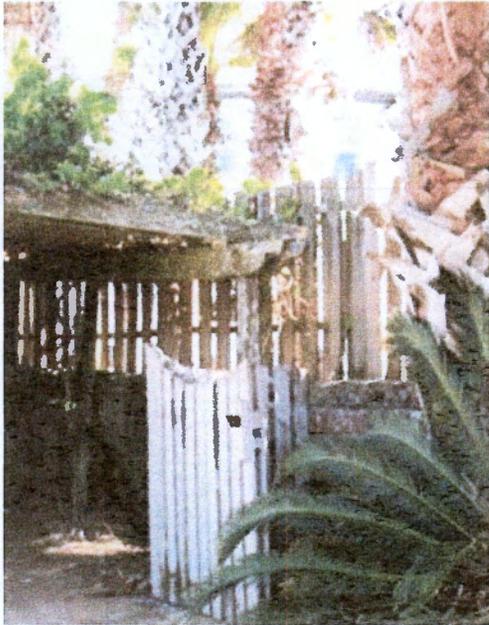
If this can go with the initial packet, or with the 3D animation a few days after, we would really appreciate it. Can you please let me know when those items are sent out and what was included.

Thanks for your help. It's greatly appreciated as we try to navigate this process with the City and DEP.

Sincerely,

Bob Pape

3809 DUVAL DRIVE SOUTH SIDE SETBACK - CURRENT HOME



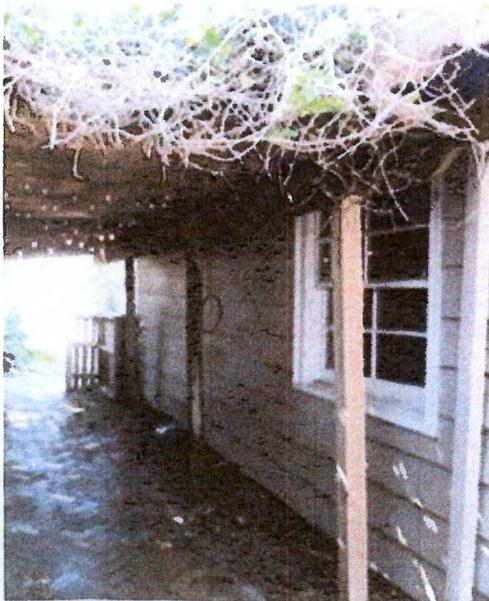
Ila Extends to Property Line



3-4 Ft Cinder Block Wall and Pergola on Property Line



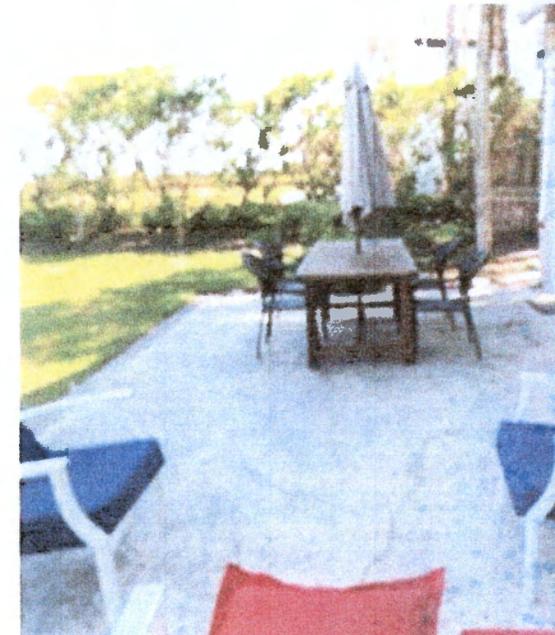
Brick Patio/Path within 1 ft of P



oward front of property



Cover over front door extends 3 ft over brick patio



Rear Concrete Patio to be remov

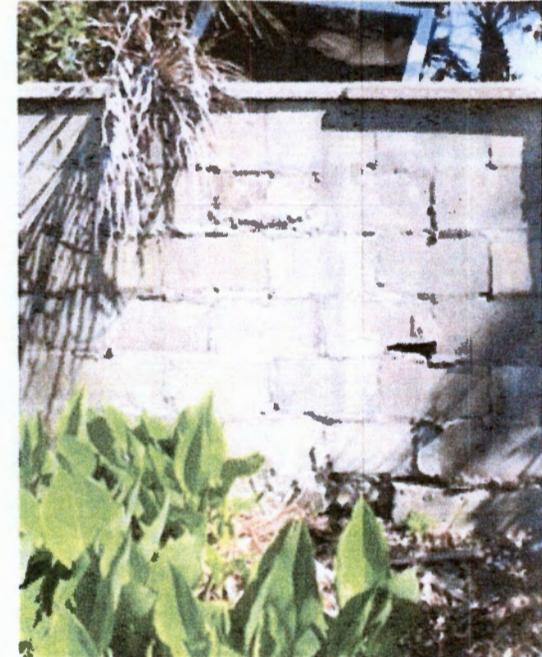
3809 DUVAL DRIVE NORTH SIDE SETBACK - CURRENT HOME



6-12 Ft Tall Vine Covered



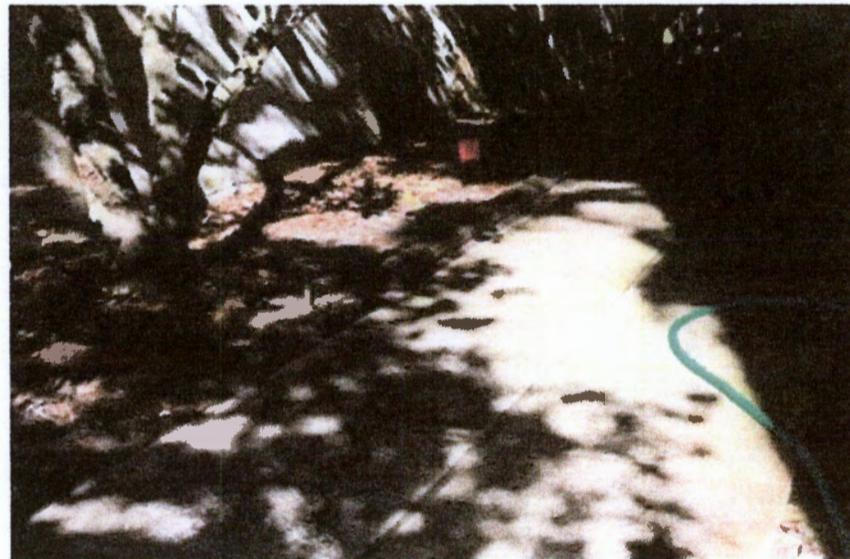
Concrete Paver Path within 3 ft of Boundary Wall



Cinder Block Wall 6 Ft Exposed



Wall 6 Ft Exposed Masonry



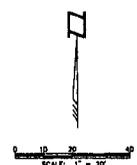
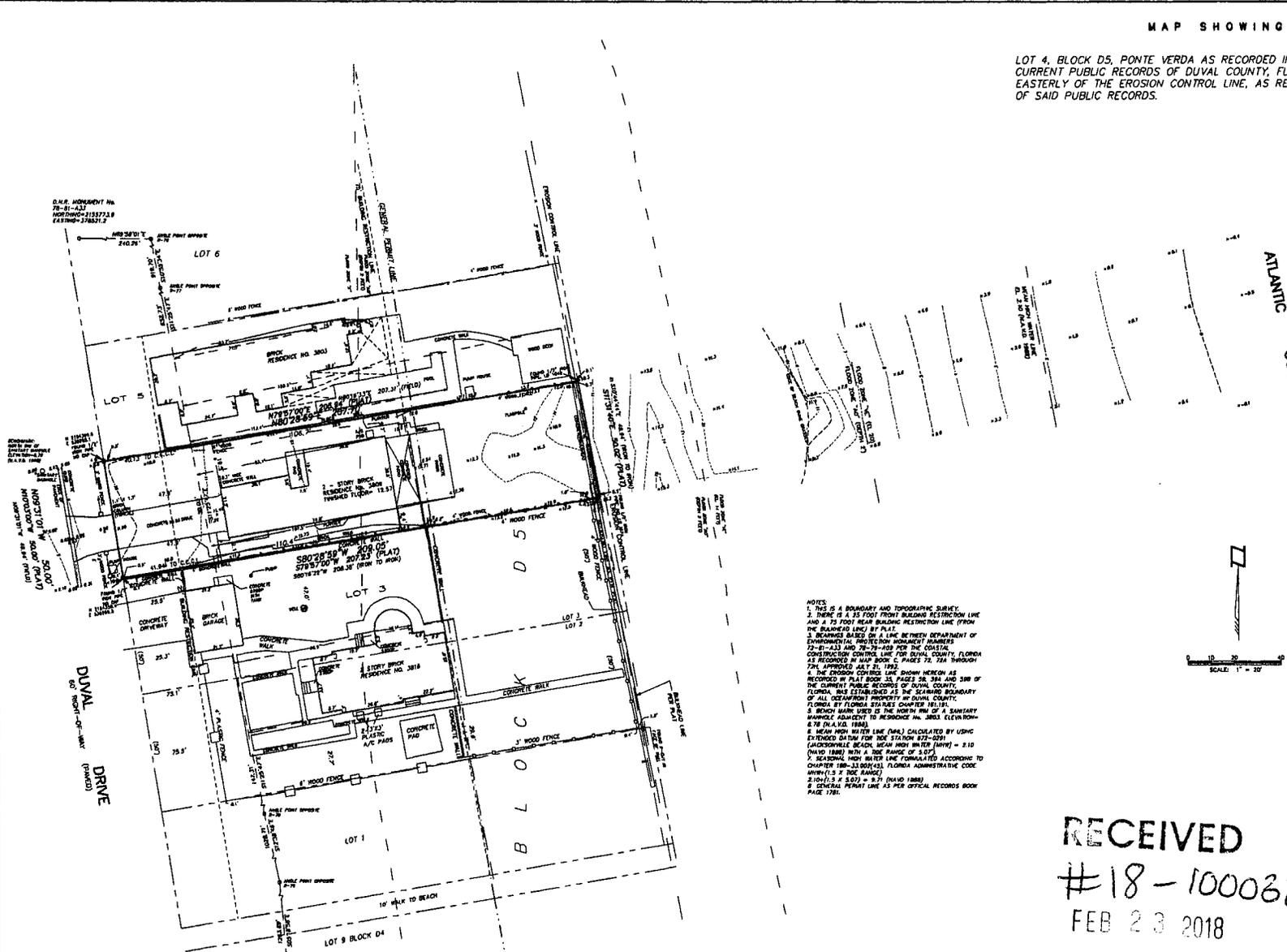
Cinder Block Wall with Paver Path Within 3 Ft



Eaves Extend 3 Ft Beyond 31 Ft

MAP SHOWING SURVEY OF

LOT 4, BLOCK D5, PONTE VERDA AS RECORDED IN PLAT BOOK 15, PAGES 4B AND 4BA OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPTING THEREFROM THOSE LANDS LYING EASTERLY OF THE EROSION CONTROL LINE, AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A AND 59B OF SAID PUBLIC RECORDS.



NOTES
 1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. THERE IS A 35 FOOT FRONT BUILDING RESTRICTION LINE AND A 75 FOOT REAR BUILDING RESTRICTION LINE (FROM THE BALANCED LOT) BY PLAT.
 3. BEARINGS DATED ON A LINE BETWEEN DEPARTMENT OF ENVIRONMENTAL PROTECTION MONUMENT MARKETS 72E-113 AND 72E-123 FOR THE COASTAL CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGES 72, 73A THROUGH 73E, APPROVED JULY 31, 1992.
 4. THE EROSION CONTROL LINE BOUNDARY HEREIN AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A AND 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, HAS ESTABLISHED AS THE SEAWARD BOUNDARY OF ALL DEVELOPED PROPERTY IN DUVAL COUNTY, FLORIDA BY FLORIDA STATUTES CHAPTER 18, 19.
 5. BEACH MARK USED IS THE NORTH END OF A SANITARY MANHOLE ADJACENT TO RESIDENCE NO. 3803, ELEVATION - 6.70 (D.A.S.D., 1988).
 6. MEAN HIGH WATER LINE (MHW) CALCULATED BY USING EXTENDED DATUM FOR TIDE STATION 8727-0291 (JACKSONVILLE BEACH) NEAR HIGH WATER (HW) = 5.10 (MAY 1988) WITH A TIDE RANGE OF 5.07'.
 7. SEASONAL HIGH WATER LINE FORMULATED ACCORDING TO CHAPTER 18B-33.00(4)(3), FLORIDA ADMINISTRATIVE CODE (HURVILL & JOE RANGE).
 8. 2.00(1.5 x 5.07) = 8.71 (MAY 1988).
 9. GENERAL PERMIT LINE AS PER OFFICIAL RECORDS BOOK PAGE 1781.

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PLANNING & DEVELOPMENT

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONES "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "AO" (DEPTH 3 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 18010CA19H, REVISED JUNE 1, 2013 FOR DUVAL COUNTY, FLORIDA.

D.M.R. MONUMENT No. 78-78-209
 NORTHING=2151721.9
 EASTING=378448.3

THIS SURVEY WAS MADE FOR THE BENEFIT OF ROBERT J. PAPE AND BARBARA J. PAPE.

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

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

D.E.P. UPDATE: SEPTEMBER 16, 2017
 D.E.P. UPDATE: AUGUST 24, 2018

EXISTING

MAP SHOWING SURVEY OF

LOT 4, BLOCK D5, PONTE VERDA AS RECORDED IN PLAT BOOK 15, PAGES 4B AND 4BA OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPTING THEREFROM THOSE LANDS LYING EASTERLY OF THE EROSION CONTROL LINE, AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A AND 59B OF SAID PUBLIC RECORDS.



- NOTES
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. THERE IS A 25 FOOT FRONT BUILDING RESTRICTION LINE AND A 75 FOOT REAR BUILDING RESTRICTION LINE FROM THE BALDHEAD LINE BY PLAT.
 3. MEASURES BASED ON A LINE BETWEEN DEPARTMENT OF ENVIRONMENTAL PROTECTION MONUMENT NUMBERS 22-B-1433 AND 22-B-1438 PER THE COASTAL CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA AS RECORDED IN MAP BOOK C, PAGES 72, 73A THROUGH 73H APPROVED JULY 21, 1982.
 4. THE EROSION CONTROL LINE, JOCKEN HEREON AS FORMER IN PLAT BOOK 15, PAGES 4B, 4BA AND 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WAS ESTABLISHED AS THE SEASIDE BOUNDARY OF ALL OCEANFRONT PROPERTY IN DUVAL COUNTY, FLORIDA BY FLORIDA STATUTES CHAPTER 161.19.
 5. BRICK MARY USED IS THE NORTH END OF A SANITARY MANHOLE ADJACENT TO RESIDENCE NO. 3803, ELEVATION 4.78 (N.A. V.S. 1988).
 6. MEAN HIGH WATER LINE (MHW) CALCULATED BY USING EXTENDED DATUM FOR TIDE STATION 872-0281 (ARLINGTONS BEACH, MEAN HIGH WATER (MHW)) = 2.10 (M.A.S. 1988) WITH A TIDE RANGE OF 3.07.
 7. SEASONAL HIGH WATER LINE FORMULATED ACCORDING TO CHAPTER 16A-13.02(4)(5), FLORIDA ADMINISTRATIVE CODE: MHW+1.5 X TIDE RANGE.
 8. 110+1.5 X 3.07 = 8.71 (DAVID 1988)
 9. GENERAL PERMIT LINE AS PER OFFICIAL RECORDS BOOK PAGE 1782.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONES "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "AO" (DEPTH 2 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 120210101M, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

D.M.S. MONUMENT NO. 78-29-452 NORTHING=215772.9 EASTING=37944.9

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RANGED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING BUSINESS.

D.E.P. UPDATE: SEPTEMBER 16, 2017
D.E.P. UPDATE: AUGUST 24, 2016

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#18-100038
FEB 23 2018

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF ROBERT J. PAPE AND BARBARA J. PAPE.

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPING No. LS 3295
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 3672

Proposed

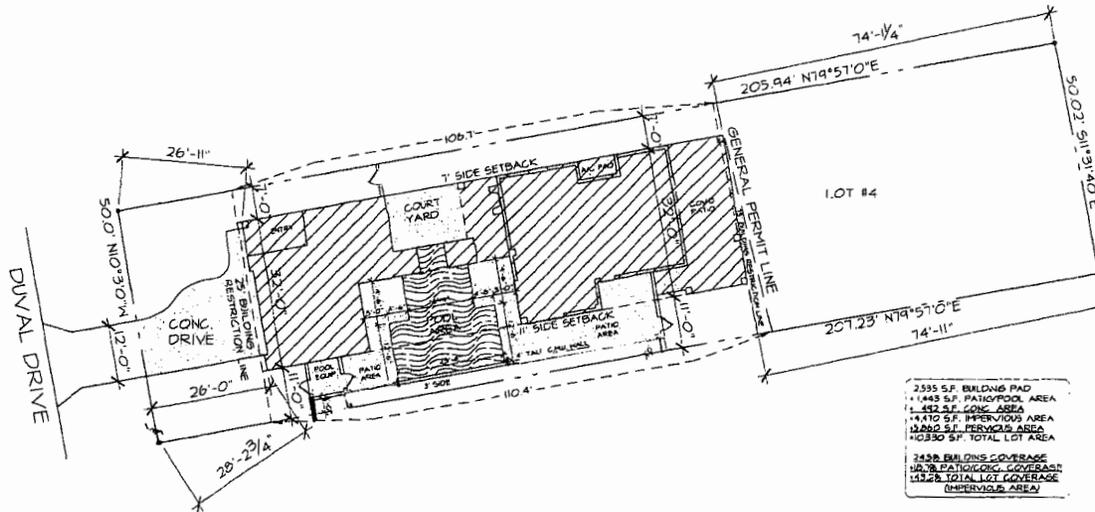
TABLE OF CONTENTS

- SP1 - COVER SHEET/ SITE LAYOUT
- 1 - 1st. & 2nd. FLOOR PLANS
- 2 - 3rd. FLOOR PLAN & ROOF LAYOUT
- 3 - EXTERIOR ELEVATIONS
- E1 - ELECTRICAL FIXTURE LAYOUTS
- F1 - TYP. FLASHING DETAILS
- S1.0 - STRUCTURAL

A RESIDENTIAL PROJECT FOR:
3809 DUVAL DRIVE
Jacksonville Beach, Florida 32250

Area Totals

Living	803 sf
Hall	228 sf
2nd Floor	155 sf
2nd Floor	155 sf
Total Living	1491 sf
entry	48 sf
garage	324 sf
1st fl. Substructure	376 sf
1st fl. concrete	355 sf
1st fl. roof area	342 sf
2nd fl. area	342 sf
2nd fl. terrace	274 sf
Total Building Footprint	3711 sf
Roof Structure	142 sf
Roof Deck	1073 sf
Total Project Area	4627 sf



2,535 S.F. BUILDING PAD
 1,445 S.F. PATIO/POOL AREA
 1,492 S.F. CONC. AREA
 4,410 S.F. IMPERVIOUS AREA
 10,800 S.F. PERVIOUS AREA
 10,330 S.F. TOTAL LOT AREA

2,458 BUILDING COVERAGE
 10,788 PATIO/POOL COVERAGE
 143,238 TOTAL LOT COVERAGE
 (PER 2015 CODE)

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PLANNING & DEVELOPMENT

Site Plan Notes

1. No in lot survey
2. Floor Design and location shown on this site plan.
3. Landscaping design as shown.

NOTICE: PROVISIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND SHALL BE SUBJECT TO APPROVAL AND MODIFICATION BY THE CITY.

Site Plan
 Scale: AS NOTED

- CURRENT BUILDING CODE: FLORIDA BUILDING CODE
- CURRENT PLUMBING FBC
- CURRENT MECHANICAL FBC
- CURRENT FIRE PREVENTION CODE
- CURRENT NATIONAL ELECTRIC CODE
- CURRENT JACKSONVILLE BEACH LAND DEVELOPMENT CODE

- WIND SPEED = 130 M.P.H.
- THIS BUILDING IS NOT IN THE WIND-BORNE DEBRIS REGION.
- EXPOSURE CLASSIFICATION = ENCLOSED BUILDING
- BUILDING CLASSIFICATION = CATEGORY II (RESIDENTIAL)
- OCCUPANCY CLASSIFICATION: GROUP R3 (RESIDENTIAL)
- CONSTRUCTION TYPE: SB (UNPROTECTED, UNSPRINKLERED)

- All electrical wiring to be in accordance with current NEC. Provide arc-fault circuit interrupters in accordance with 210.12
- A foundation survey shall be performed and a copy of the survey shall be on site for the building inspectors use prior to framing inspection.

DATE: 02/23/18
 TIME: 10:00 AM
 BY: [Signature]

A CUSTOM PLAN DESIGNED FOR
PAPE RESIDENCE
 3809 DUVAL DRIVE
 JACKSONVILLE BEACH, FL.

Drawn By: [Signature]
 Date: 02/15/18
 PERMANENT 21-1011 REV. 12/12

Sheet no:
SP

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WATER

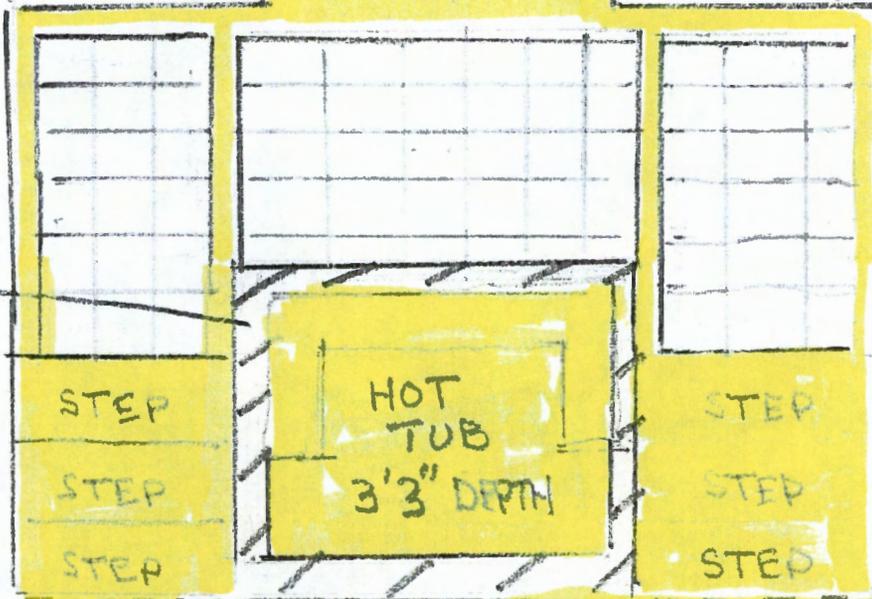
Fountain
Below
Stairs

Depth
1 FT

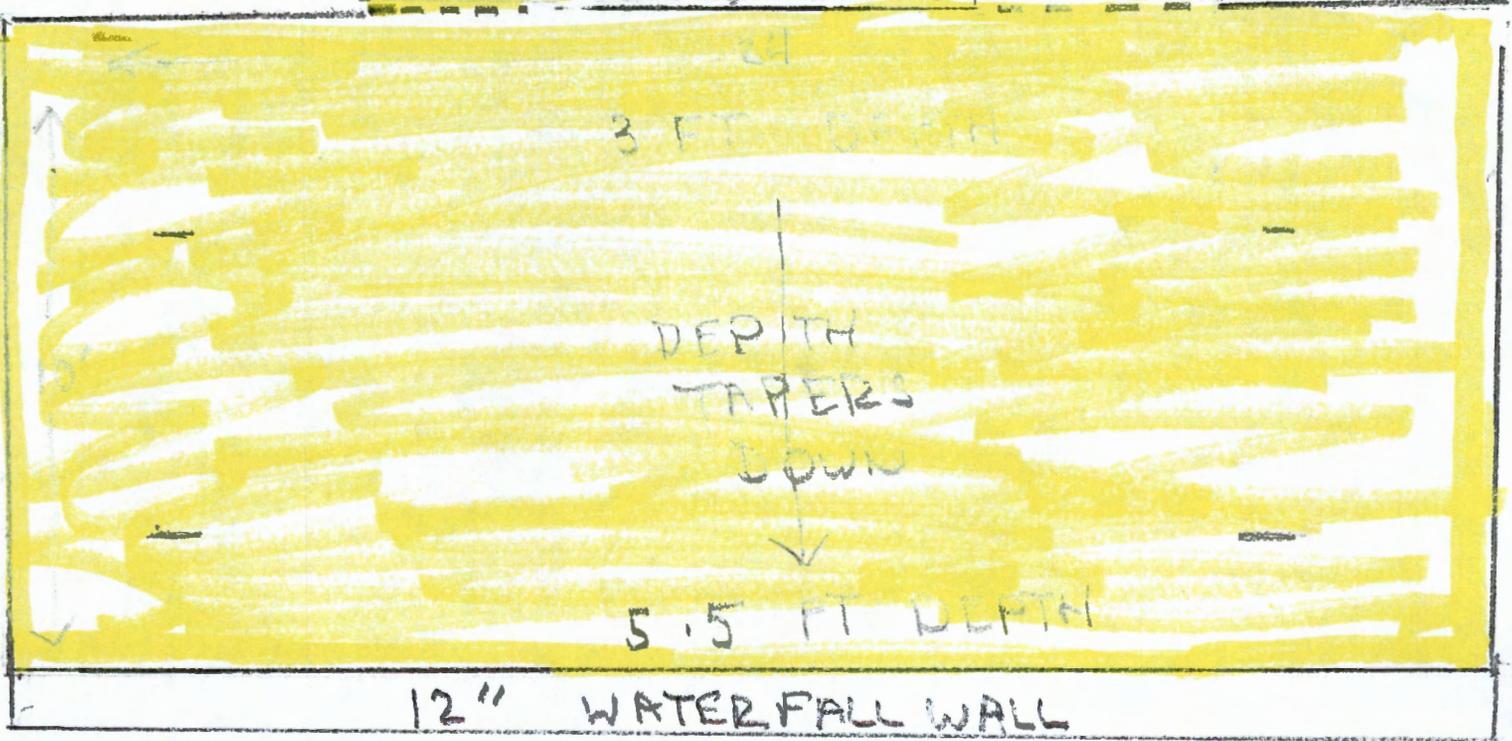


PAVERS

HOT
TUB WALLS
12" TALL



WATER
PATHS
BETWEEN
WALKWAYS
DEPTH 1 FT



4' Tall

DETAIL OF "POOL AREA"