



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, November 21, 2017

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

John Moreland (Chairperson), Sylvia Osewalt (Vice-Chairperson), Scott Cummings, Thomas Buck, Jeff Truhlar,
Alternates: Francis Reddington, Chase Sams

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES September 6, 2017, October 17, 2017, and November 7, 2017

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** BOA 17-100181
Applicant/Owner: William Cowden
Property Address: 2919 Merrill Boulevard
Parcel ID: 180872-0050
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e.**, for 47% lot coverage in lieu of 35% maximum; to allow a swimming pool and a screen enclosure addition to an existing single-family dwelling, for property **legally described** as Lot 7, Block 7, *Jacksonville Beach Heights*.

Miscellaneous Info: One previous variance request (BOA# 04-100132).

Notes:

- b. **Case Number:** BOA 17-100185
Applicant/Owner: Jeffery B. Hall
Property Address: 605 Upper 8th Avenue South
Parcel ID: 176466-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3.**, for a rear yard setback of 20 feet in lieu of 30 feet required; to allow a covered patio addition to an existing single-family dwelling for property **legally described** as Lot 19, Block 7, *Oceanside Park*.

Miscellaneous Info: One previous variance request (BOA# 17-100106).

Notes:

- c. **Case Number:** **BOA 17-100186**
Applicant/Owner: William and Elizabeth D. Lassiter
Property Address: 737 South 13th Avenue
Parcel ID: 176791-0010
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.1., for a front yard setback of 15 feet in lieu of 20 feet required; 34-337(e)(1)c.2., for a westerly side yard of 5 feet, in lieu of 8.1 feet required and for 11.9 feet total side yards, in lieu of 15 feet required; 34-337(e)(1)e., for lot coverage of 48%, in lieu of 35% maximum; to allow additions to an existing single-family dwelling for property legally described as Lot 7, Block 128, *Oceanside Park*.**
- Miscellaneous Info:** No previous variance requests.

Notes:

- d. **Case Number:** **BOA 17-100189**
Applicant/Owner: DNA Investments Florida LLC
Agent: David Palaj
Property Address: 122 South 9th Street
Parcel ID: 175656-0000
Current Zoning: RM-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-339(e)(4)c.2., for side yard setbacks and a corner side yard setback of 7.5 feet in lieu of 10 feet required; 34-339(e)(4)h., for accessory structure setbacks of 2.2 feet, in lieu of 5 feet required; 34-373(d), for parking area setback of 2.2 feet, in lieu of 5 feet required; to allow construction of two three-unit townhouse structures, for property legally described as Lots 7 and 8, Block 20, *Pablo Beach South*.**
- Miscellaneous Info:** No previous variance requests.

Notes:

- e. **Case Number:** **BOA 17-100190**
Applicant/Owner: Lindsey Kock
Agent: Gary Carlee
Property Address: 3845 Grande Boulevard
Parcel ID: 181396-0220
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 49.6% lot coverage in lieu of 35% maximum; to allow a swimming pool and patio addition to a single-family dwelling, for property legally described as Lot 23, Block 14, Ocean Terrace.**
- Miscellaneous Info:** One previous variance request (BOA# 16-100024).

Notes:

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, December 5, 2017**. There is one (1) scheduled case.

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 Wednesday, November 7, 2017, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER

Chairman John Moreland called the meeting to order.

ROLL CALL

Chairman: John Moreland
Vice-Chairwoman: Sylvia Osewalt
Board Members: Thomas Buck (*absent*) Scott Cummings Jeff Truhlar
Alternates: Francis Reddington Chase Sams (*absent*)

Ex-parte Communications

No ex-parte communications were received by the Board members.

Approval of Minutes

It was moved by Ms. Osewalt, and seconded by Mr. Cummings, and passed unanimously to approve the following minutes:

- August 15, 2017
- October 3, 2017

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

(A) Case Number: BOA 17-100178

Name of Applicant: George and Ann Spyerer

Name of Agent: William Hurley

Property Address: 3824 Tropical Terrace

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3., for a rear yard setback of 19 feet, in lieu of 30 feet required; 34-336(e)(1)e., for 43% lot coverage, in lieu of 35% maximum required; to allow

replacement of an existing screen room addition to a single-family dwelling, for property legally described Lot 10, Block 8, *Ocean Terrace*.

Applicant: The agent for the applicants, Ms. Maya Guzemont, 538 Park Avenue, Suite 1, Orange Park, FL, 32073 attended the meeting on behalf of Mr. William Hurley, Agent, who was not available. Ms. Guzemont stated the Speyerer's want to replace the screened roof with a new three-inch composite roof on their patio screen room. She explained the building application process became complicated as the existing screen room was not to code, and a variance was required for a rear yard setback.

Mr. Moreland asked if the screen room was built without permits, and is considered non-compliant by City code, would this request bring the existing structure into compliance so that it could be repaired. Ms. Guzemont stated yes.

Ms. Osewalt asked to clarify would they need a setback if a regular roof is installed with the use of the same platform. Mrs. Ireland explained there should have been a setback when it was originally constructed as it is attached to the primary structure, and would have to adhere to the 30 foot rear yard setback whether it is a hard covered roof or not. The only time a screened-in enclosure is required to be five (5) feet from a property line is when it is over a pool. Discussion ensued about the composite roof.

Mrs. Speyerer, 3824 Tropical Terrace, Jacksonville Beach said the existing concrete floor is staying as is the screening; they would not be adding more space, or electrical service to the patio, just the new composite roof to the screened lanai.

Public Hearing:

No one wished to speak at this time about the application.

Motion: It was moved by Ms. Osewalt, and seconded by Mr. Cummings, to approve BOA 17-100178 as discussed.

Roll Call Vote: Ayes - Cummings, Moreland, Osewalt, Truhlar, and Reddington. The motion to approve as discussed passed unanimously.

(B) Case Number: BOA 17-100179

Name of Applicant: Michael Murtagh

Property Address: 1026 South 2nd Street Unit B

City of Jacksonville Beach Land Development Code Section(s) 34- 340(e)(4)c.3., for a rear yard setback of 22.5 feet in lieu of 30 feet required; 34-340(e)4.e., for 72.3% lot coverage, in lieu of 65% maximum; to allow a second-story rear yard deck addition, to an existing townhouse unit; for property legally described South 16.25 feet of North 42.5 feet of Lots 11 and 12, Block 103, *Pablo Beach*.

Applicant: Michael Murtagh, 1026 South 2nd Street, Unit B, Jacksonville Beach, was asked by Mr. Moreland to describe his hardship. Mr. Murtagh explained he came before the Board a few months ago with the same request, but the size of the deck was much larger than the Board would approve. Because he did not understand the application process and was denied, the Board recommended he scale down the plans to meet the same dimensions similar to the decks at his four-unit townhomes; he then could re-apply.

Ms. Osewalt asked him to confirm if he already has 72.3% lot coverage. He said the lot coverage would not be affected, as the proposed decking would be covering an existing ground-floor concrete patio. After his application was denied, he met with Mr. Mann who explained the lot coverage is calculated on the total four townhome units and not just his property.

Mr. Cummings and Ms. Osewalt asked if the decks on the other two units had been approved. Mr. Murtagh was not sure of the date but thought the approvals were given approximately in 2005.

Public Hearing:

Mr. Moreland read speaker cards for Joel Meeker, 1026 South 2nd Street, Unit C and Kimberly & Daniel Fico, 1026 South 2nd Street, Unit D, who are in support of Mr. Murtagh's request but did not wish to speak in front of the Board.

Motion: It was moved by Ms. Osewalt, and seconded by Mr. Cummings, to approve BOA 17-100179.

Roll Call Vote: Ayes – Cummings, Moreland, Osewalt, Truhlar and Reddington. The motion passed unanimously.

Adjournment

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:30 P.M.

Submitted by: Catherine Martinich
Permit Specialist

Approval:

Chairman

Date:

**Minutes of Board of Adjustment Meeting
Held Wednesday, October 17, 2017, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

Vice-Chairwomen Sylvia Osewalt called the meeting to order.

Roll Call

Chairman: John Moreland (*absent*)
Vice-Chairwoman: Sylvia Osewalt
Board Members: Thomas Buck Scott Cummings Jeff Truhlar (*absent*)
Alternates: Francis Reddington
Chase Sams

Ex-parte Communications

None.

Approval of Minutes

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

- August 1, 2017

Correspondence:

There was none.

Old Business:

There was none.

Old Business:

(A) Case Number: BOA 17-100174

Name of Applicant/Owner: Patrick and MacKenzie Welch

Property Address: 3847 Tropical Terrace

City of Jacksonville Beach Land Development Code Section(s) 34-336(e) (1)c.3., for a rear yard setback of 20 feet, in lieu of 30 feet required; 34-336(e)(1)e., 44% lot coverage, in lieu of 35% maximum required; to allow for a room addition to an existing single-family dwelling, for property **legally described** Lot 20, Block 4, Ocean Terrace.

Applicant: The applicant, Mr. Patrick Welch, 3847 Tropical Terrace, Jacksonville Beach, stated they needed additional space with the expansion of their family. Mr. Cummings noted the lot is substandard for that zoning district. He noted there were no adjacent parcels to the rear of the lot so neighbors would not be affected. Mr. Cummings asked about the wooden deck currently on the back of the house. Mr. Welch explained they would be removing the deck and building the room addition in its place.

Public Hearing:

There was no one from the public present to speak about the application.

Discussion:

Mr. Buck stated the request was minimal and with no one living behind him, there should be minimal impact on the adjacent parcels.

Mr. Cummings stated this request was similar to others in the neighborhood.

Motion: It was moved by Mr. Buck, and seconded by Mr. Cummings, to approve BOA 17-100174 as read into the record.

Roll Call Vote: Ayes – Cummings, Buck, Reddington, Osewalt, and Sams.
The motion was approved unanimously.

(B) Case Number: BOA 17-100175

Name of Applicant/Owner: Josh Spalten, SH Design, LLC

Agent: Matt Henson

Property Address: 3209 Horn Court

City of Jacksonville Beach Land Development Code Section(s) 34- 337(e) (l)e., for 42.7% lot coverage, in lieu of 35% maximum, to allow for a pool and patio addition to an existing single-family dwelling, for property **legally described** Lot 5, Block 12 Jacksonville Beach Heights.

Applicant: The agent, Mr. Matt Henson, 3157 Chapel Wood Lane, stated he is the construction manager for the applicant. He stated this was a substandard lot and they needed additional lot coverage for a pool and patio. He added they had taken steps to reduce coverage with their driveway and walkways. Mr. Buck asked if this was the minimal amount, they could request. Mr. Henson stated it was and it was in line with others in the neighborhood.

Mr. Reddington asked why they didn't apply for a variance when they first started construction. Mr. Henson stated midway through the project the new buyer wanted a pool.

Public Hearing:

There was no one from the public present to speak about the application.

Discussion:

Mr. Buck noted they had approved several pools in this area of substandard lots, and they had taken steps to minimize coverage. Mr. Cummings noted it is the norm of what is happening in the area already.

Motion: It was moved by Mr. Cummings, and seconded by Mr. Reddington, to approve BOA 17-100175 as read into the record.

Roll Call Vote: Ayes – Buck, Osewalt, Reddington, Sams, and Cummings.
The motion was approved unanimously.

(C) Case Number: BOA 17-100176

Name of Applicant: Peter & Ann Hill

Owner: Scott Parks

Property Address: 1816 North 2nd Street

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2., for a northerly side yard of 5.6 feet and a southerly side yard of 5.7 feet, each in lieu of 10 feet required; 34-340(e)(1)h., for an accessory structure (sidewalk) setback of 1.5 feet, in lieu of 5 feet required; 34-340(e)(1)f., for lot coverage of 40%, in lieu of 35% maximum; to allow construction of a new two family dwelling; for property **legally described** Lot 12, Block 183, Elton Realty Company's Replat of Block 173,183,193, and 203, of Pablo Beach.

Applicant: The agent, Mr. Peter Hill, 1409 4th Avenue North, Jacksonville Beach, stated the lot was of substandard size. Ms. Osewalt asked if this was the least they could request. Mr. Hill responded with they had less width than was standard in this zoning category. He stated he requires the side setbacks to allow for two – 2-car garages for the dwelling. Mr. Hill stated they could replace the paved sidewalk with stepping stones if need be.

Mr. Buck stated there was a lot of property in the back and asked why they didn't move it back some allowing more room in the front. Mr. Hill responded saying the important issues are with the side yards. He added the other properties were about 20 feet off the front as well.

Mr. Cummings stated the side entryway was not the most pleasing and asked if it could be changed. Mr. Hill stated it would not fit in the front and this was the only option. Mr. Hill stated he could put stepping stones and not a sidewalk to address concerns with the sidewalk variance.

Public Hearing:

There was no one from the public present to speak about the application.

Motion: It was moved by Mr. Buck, and seconded by Mr. Reddington, to approve BOA 17-100176, to allow for a northerly side yard of 5.6 feet, and a southerly side yard of 5.7 feet; each in lieu of 10 feet required and for lot coverage of 40% lot coverage, in lieu of 35% maximum required; and, removing the accessory structure (sidewalk) setback of 1.5 feet, in lieu 5 feet required from the variance request.

Roll Call Vote: Ayes – Sams, Buck, Osewalt, and Reddington.

Nays – Cummings.

The motion to approve the application as amended carried 4-1.

Adjournment

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:25 P.M.

Submitted by: Amber Maria Lehman

Approval:

Chairman:

Date:

Minutes of Board of Adjustment Meeting
held Wednesday, September 6, 2017, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER

Chairman John Moreland called the meeting to order.

ROLL CALL

Chairman: John Moreland
Vice-Chairwoman: Sylvia Osewalt
Board Members: Thomas Buck Scott Cummings Jeff Truhlar
Alternates: Francis Reddington (*absent*) Chase Sams

Ex-parte Communications

Mr. Moreland reported he received ex-parte communications in support of Case No. BOA 17-100025. Mr. Buck stated he received a phone call in support of the same case.

Approval of Minutes

There were no minutes to approve.

Correspondence

Mr. Moreland reported he received two letters in which he would address during the applicable case.

OLD BUSINESS:

(A) Case Number: BOA 17-100025

Name of Applicant: Richard Withers

Property Address: 1198 Beach Boulevard

City of Jacksonville Beach Land Development Code Section(s): 34-343(e)(5), for 97% lot coverage, in lieu of 85% maximum; to allow construction of a new commercial building, for property legally described as Part of Castro Y Ferrer Grant, Sec. 38, Township 2S, Range 29E.

Applicant: The applicant, Mr. Mack McCuller, 225 Water Street, Jacksonville, stated this was a case heard in July and they were requesting a waiver to be permitted to refile their application without a year delay. He noted this was not a hearing on the merits of the case but just to request the waiver of the one-year requirement. He stated there were three material mistakes of fact in the prior

hearing. First, the lot coverage is 100%, because the lot is already paved. Secondly, Mr. McCuller noted this is a legal non-conforming structure, and they should not need a variance. He added the calculation shows there is 7% pervious land area on the site.

Mr. Mann asked if that was based on the original variance application. Mr. McCuller stated it was. Mr. McCuller stated the third mistake of fact was the explanation of the FDOT right-of-way, which provides approximately 13% of the pervious area.

Mr. Moreland asked if there already exists 7% and there is an additional amount of pervious coverage, why would they need to come back. Mr. McCuller stated they don't meet the 15% on site, as required by Code. He also stated the Code requires four votes in order for them to proceed.

Ms. Osewalt asked about the lot coverage. Mr. McCuller stated they have 100% lot coverage today, by definition, and would be vested in what they have there currently.

Public Hearing:

No one wished to come forward and speak on the matter.

Discussion:

Mr. Mann asked about the percentage lot coverage, noting it was staff's calculation. He noted they needed to calculate the amount of lot coverage. Mr. Mann stated if it were 7% pervious, they would not need the year's delay to file.

Mr. Richard Withers, the applicant, stated there was a lawsuit pending in Circuit Court. Mr. Mann explained why the applicant was present to ask for a waiver of the year's delay, noting the applicant thought there were material mistakes of facts.

City Attorney, Susan Erdelyi, noted there is litigation pending in this case. She stated if they were allowed to come back before the Board for a vote, it could extend the record on the litigation. A discussion ensued on whether the material mistakes were discussed at the prior hearings and whether they influenced the Board's decision. As explained by Mr. Moreland, an affirmative vote would permit the applicant to refile their application without a year's delay.

Roll Call Vote: Ayes – Buck, Cummings, and Moreland.

Nays – Osewalt and Truhlar.

The request for reconsideration of variance application BOA 17-100025 was denied, as four required affirmative votes were not attained.

(B) Special Magistrate Report and Recommendation Pursuant to Section 70.51, Florida Statutes: Application BOA 16-100187

City Attorney, Susan Erdelyi, noted that the Board previously had wanted to hear the report at the end of the meeting. Mr. Moreland noted four people wished to speak on this case but agreed to postpone it until the end of the meeting.

NEW BUSINESS

(A) Case Number: BOA 17-100124

The case was withdrawn by the applicant.

(B) Case Number: BOA 17-100130

Name of Applicant: Brandon Andrews

Property Address: 525 Patricia Lane

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e, for 46.5% lot coverage, in lieu of 35% maximum; 34-336(e)(1)g, for a 2 foot northerly and a 2 foot westerly accessory structure setback, each in lieu of 5 feet required; 34-337(d) for a parking area setback of 2 feet in lieu of 5 feet required; to allow a driveway and detached garage addition to an existing single-family dwelling, for property legally described as Lot 6, Block 6, *Beach Homesite Unit 1*.

Applicant: The applicant, Mr. Brandon Andrews, 525 Patricia Lane, stated the lot was substandard in size. He added they were required to have a garage, and at this time they have a carport, but it's a teardown structure. He stated any addition in living space would require set-up where the garage currently located. He noted they would need to put the garage in the back of the property. The addition to the house would not need a variance, but access to the garage would require a variance.

Mr. Mann noted the house is non-conforming in size as well. In response to Mr. Buck, he stated there were no complaints from the neighbors.

Public Hearing:

No one wished to come forward and speak on the matter.

Discussion:

Mr. Buck noted both the house and lot were substandard and thought there were legitimate reasons for the request.

Mr. Mann stated any drainage issues would be addressed in project review, noting a reverse crown would be a good design.

Motion: It was moved by Mr. Buck, and seconded by Mr. Cummings, to approve the application.

Roll Call Vote: Ayes – Cummings, Moreland, Osewalt, Truhlar, and Buck.
The motion to approve the application was approved unanimously.

(C) Case Number: BOA 17-100132

Name of Applicant: Robert Twigg

Property Address: 517 Patricia Lane

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3., for a rear yard setback of 25 feet, in lieu of 30 feet required to allow for a room addition to an existing single-family dwelling unit for property legally described as Lot 2, Block 6, Beach Homesite Unit 1.

Applicant: The applicant, Mr. Robert Twigg, 517 Patricia Lane, stated the house footprint is small for the lot and the five feet is not running the entire length of the house.

Mr. Moreland noted the shape of the lot created a problem. Mr. Twigg agreed the lot shape is problematic. Mr. Mann noted it is not a substandard lot, but the geometry of the lot could be a reason for the variance.

Public Hearing:

No one wished to come forward and speak on the matter.

Discussion:

Mr. Cummings stated because the lot is in a pie shape, the variance was justified.

Motion: It was moved by Mr. Cummings, and seconded by Mr. Truhlar, to approve the application as written, stated and presented.

Roll Call Vote: Ayes –Osewalt, Truhlar, Buck, Cummings, and Moreland.
The motion to approve the application was approved unanimously.

(D) Case Number: BOA 17-100133

Name of Applicant: Robert and Maria Burke

Property Address: 1228 North 2nd Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e, for 37.6% lot coverage, in lieu of 35% minimum; 34-336(e)(1)g for an accessory structure setback of 2 feet in lieu of 5 feet required; to allow a detached garage addition in the rear yard of an existing single-family dwelling unit, for property legally described as west ½ of Lot 9, and all of Lot 10, Block 3, Pine Grove Unit One.

Applicant: The applicant, Mr. Robert Burke, 1228 2nd Avenue North, stated he would like a garage on the property. He stated only one location would work for a garage. Previously, for the last 18 years, they had been parking on the property

behind them. He stated there would be an increase in traffic from the nine condos across the street. He noted the hardships created from locating the garage elsewhere on the property. Mr. Burke stated he talked to his neighbors and they submitted letters in support of the request. He noted the side yard of 2 feet is in effect 5 feet due to the location where the neighbor's fence was built.

Mr. Cummings asked if they could ask him to rescind the variance on the east side to grant this one. Mr. Burke stated he would agree to that.

Public Hearing:

Ms. Osewalt read two letters into the record in support of the proposed variance.

Discussion:

Mr. Buck noted applicant's neighbor was in favor of it, and the driveway would be permeable. He thought the lot coverage request was minimal.

Motion: It was moved by Mr. Truhlar, and seconded by Mr. Cummings, to approve the application, and to rescind the approval of Application BOA #11-100133.

Roll Call Vote: Ayes – Buck, Cummings, Moreland, Osewalt, and Truhlar.
The motion to approve, as amended, passed unanimously.

(E) Case Number: BOA 17-100135

Name of Applicant: Jamie and Susanna Pearl

Name of Agent: Chris Harman

Property Address: 115 North 12th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.1., for a front yard setback of 0 feet in lieu of 20 feet required; 34-338(e)(1)c.2 for a westerly side yard of 1 foot in lieu of 5 feet required; and side yards totaling 13 feet, in lieu of 15 feet required; and 34-338(e)(1)c.3 for a rear yard setback of 27 feet in lieu of 30 feet required; to allow for substantial improvements to an existing non-conforming single-family structure for property legally described as west 45 feet of Lot 1, Block 132, Replat Part Pablo Beach North.

Applicant: The applicant, Mr. Chris Harman, 2174 Featherwood Drive East, Atlantic Beach, noted he was here on behalf of the applicant. He added they are replacing what was damaged by Hurricane Matthew with no change in footprint.

Public Hearing:

No one wished to come forward and speak on the matter.

Discussion:

Mr. Buck stated because this was pre-existing and the house was built in the 30's and this was being reconstructed from storm damage, he was in approval.

Mr. Mann stated because the improvement exceeded 50% of the costs, they had to get approval for all non-conformities.

Motion: It was moved by Mr. Cummings, and seconded by Mr. Truhlar, to approve the application, as written.

Roll Call Vote: Ayes – Buck, Cummings, Moreland, Osewalt, and Truhlar.
The motion to approve the application was approved unanimously.

(F) Case Number: BOA 17-100136

Name of Applicant: Kenneth Massey

Property Address: 792 Holly Drive

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1., for a front yard setback of 20 feet, in lieu of 25 feet required; and 34-336(e)(1)e for 44.5% lot coverage in lieu of 35% maximum; to allow construction of a single-family dwelling with pool and accessory building for property legally described as Lot 5, Block 11, Pine Grove Unit 2.

Applicant: The applicant, Mr. Kenneth Massey, 792 Holly Drive, stated the lot was non-conforming. He explained he bought the lot from Ms. Stewart on 792 Holly Drive. Mr. Mann stated legally they have to refer to 728. But because they already have it assigned, it's 792.

Mr. Buck asked about the previous variance. Mr. Massey noted Ms. Stewart needed to address her garage situation.

Public Hearing:

No one wished to come forward and speak on the matter.

Discussion:

Mr. Buck stated the lot was substandard at 7150 square feet. He thought asking for the setback and lot coverage variance was consistent with past requests. Mr. Truhlar asked about line of sight issues. Ms. Osewalt stated the five feet wouldn't make much of a difference.

Motion: It was moved by Mr. Cummings and seconded by Mr. Truhlar, to approve the application, as written.

Roll Call Vote: Ayes – Osewalt, Truhlar, Buck, and Cummings, and Moreland.
The motion to approve the application was approved unanimously.

(G) Case Number: BOA 17-100137

Name of Applicant: Russell Cox

Property Address: 605 North 12th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1., for a front yard setback of 20 feet, in lieu of 25 feet required; 34-336(e)(1)c.2 for a westerly side yard setback of 7.5 feet, in lieu of 10 feet required; and 34-336(e)(1)e for 45% lot coverage, in lieu of 35% maximum; to allow for a garage and room addition to an existing dwelling unit for property legally described as Lot 6, Block 5, Beach Homesites, Unit One.

Applicant: The applicant, Mr. Russell Cox, 605 12th Avenue North, noted the lot size was non-conforming. He stated he was requesting to add an addition and garage to the unit. He said the increase asked for is 2%. He noted the pool and deck are already onsite.

He explained he is requesting 5 feet in the front yard and not the backyard. He said he was building the garage over the old carport.

Public Hearing:

No one wished to come forward and speak on the matter.

Motion: It was moved by Mr. Buck, and seconded by Mr. Truhlar to approve the application, as shown and discussed.

Roll Call Vote: Ayes – Truhlar, Buck, Cummings, Moreland, and Osewalt.
The motion to approve the application was approved unanimously.

OLD BUSINESS

(A) Report from City Attorney: Special Magistrate Report and Recommendation Pursuant to Section 70.51, Florida Statutes: Application BOA 16-100187

Ms. Erdelyi stated this was a continuation of consideration of the Special Magistrate's Report for the above-referenced case. She stated on July 18th, 2017, the Board heard from the two attorneys and asked to give notice to those who spoke at the original hearing. She then provided the background on the case. She noted the property owner wanted to change from four condominiums to four townhomes and provided the details on the variance request. Ms. Erdelyi noted they could build six condominiums by right. She then reviewed the various site plan submitted by the developer.

Mr. Moreland asked what the options are, saying they can accept the recommendations from the Special Magistrate, ignore them, or accept some modifications.

Public Comment

Ms. Ana Lee, 2653 Isabella Boulevard., Unit #4, stated it was in the best interest of the community to have the least amount of density on that property. Mr. Moreland noted if they went with the Special Magistrate's order, the property owner would give up the right for building the six units on the property.

Mr. Donald Lee, 2653 Isabella Boulevard., Unit #4, expressed his support for the four townhome units rather than the six condominium units. Mr. Mann responded to a question stating it is multi-family and they could put apartments there.

Ms. Wendy Lovett, 2653 Isabella Boulevard., Unit #3, stated if they were permitted to build six condominium units, it would result in more traffic. She thought four townhomes with homeowners was preferable to apartments or condominiums.

Mr. Michael Garbee, 403 St. Augustine Boulevard., stated he did not have a problem with the variance and thought four townhome units was preferable to what could otherwise be developed. Mr. Sams asked if he was at the original hearing. Mr. Garbee stated he did not have a problem with the proposal at the time.

The applicant's attorney, Mr. Sid Ansbacher, 780 N. Ponce de Leon Boulevard., St. Augustine, noted he had previously agreed to additional public input. He reviewed the results of the public input during the Special Magistrate hearing, noting there were four in favor and three opposed. He said the narrow throat of the subject property makes parking and access problematic. He requested they enter an order consistent with the Special Magistrate's recommendation and they would waive the right to build six units. Mr. Mann asked the opinion on the new plan. Mr. Ansbacher stated the point of the statutes is to accommodate, and by having the minimum variance, the new plan is accepted.

Discussion:

Mr. Buck asked if they needed to put the new file number in the motion. Mr. Mann stated was the attorney's number. Ms. Erdelyi stated they should reference the new site plan. She stated the new one would reference the new drawing dated July 6, 2017. Mr. Mann reviewed the original variance request. Ms. Erdelyi reviewed the Special Magistrate's recommendations versus the original request.

Motion: It was moved by Mr. Buck and seconded by Mr. Truhlar to approve the Special Magistrate's recommendations dated June 12, 2017, which includes the revised site plan for the 4-unit townhouses dated July 6, 2017.

Roll Call Vote: Ayes – Cummings, Moreland, Truhlar and Buck
Nays – Osewalt.

The motion to approve the Special Magistrate's recommendation was approved 4-1.

Planning Director's Report

Mr. Mann addressed legislation on medical marijuana dispensaries. He reported the City currently has a moratorium. He noted the State legislature passed legislation which states you can regulate them like pharmacies, or can prohibit them. He canvassed the Board members on their opinions to add insight as the City moves forward regarding this matter.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:37 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval: _____

Chairman

Date: _____



APPLICATION FOR VARIANCE

BOA No. 17-100181

HEARING DATE 11-21-17

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

OCT - 2 2017

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: William Cowden Telephone: 994-1295
 Mailing Address: 2919 Merrill Blvd E-Mail: WCOUDEN@ATT.NET
Jacksonville Beach, FL 32250 WCOUDEN@ATT.NET
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: WILLIAM COWDEN Telephone: _____
 Mailing Address: 2919 MERRILL BLVD. E-Mail: WCOUDEN@ATT.NET
JACKSONVILLE BEACH FL 32250 WCOUDEN@ATT.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.

VARIANCE DATA

Street address of property and/or Real Estate Number: 2919 Merrill Blvd
 Legal description of property (Attach copy of deed): LOT 7, Block 7, Jacksonville Beach Heights
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Installation of swimming pool & screen enclosure to help with wife's rehab and continuing future therapy.
Need to add 221 sq.ft. of paver deck, 3% of total lot.
Total lot coverage after pool & deck completion to be 47%.
See attached calculations.
 Applicant's Signature: William Cowden Date of Application: 9-29-2017

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: N/A
 CODE SECTION (s): 34-337(e)(1)e for 47% lot coverage, in lieu of
35% maximum, to allow a swimming pool and screen enclosure addition
to an existing single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100181

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.	YES	Installation of swimming pool & screen enclosure to help with wife's rehab & my back problems. Need to add 221 sq ft. of paved deck 3% of total lot. TOTAL lot coverage after pool & deck completion will be 47% B
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.	NO	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	NO	
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	Installation of swimming pool & screen enclosure to help with wife's rehab & my back problems. Need to add 221 sq ft of paved deck. 3% of total lot. TOTAL lot coverage after pool & deck completions will be 47%.

WILLIAM AND VELMA COWDEN

2919 MERRILL BLVD

JACKSONVILLE BEACH, FL 32250

LOT 7, BLOCK 7 JACKSONVILLE BEACH HEIGHTS

EXISTING LOT CALCULATION

TOTAL LOT: 6,000 SQ. FT.

HOUSE: 1,771 SQ. FT.

FLORIDA ROOM: 190 SQ. FT.

SIDEWALK AND DRIVEWAY: 450 SQ. FT.

CONCRETE PATIO: 240 SQ. FT. (TO BE REMOVED)

EXISTING TOTAL LOT COVERAGE 2,651 SQ. FT. **(44%)**

NEW LOT CALCULATION

HOUSE: 1,771 SQ. FT.

FLORIDA ROOM: 190 SQ. FT.

SIDEWALK AND DRIVEWAY: 450 SQ. FT.

NEW PAVER DECK: 461 SQ. FT.

NEW TOTAL LOT COVERAGE 2,872 SQ. FT. **(47%)**

TOTAL AREA REQUESTED IN ADDITION TO EXISTING IS 221 SQ. FT. (3%)

RECEIVED

OCT - 2 2017

17-100181

PLANNING & DEVELOPMENT

City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

May 6, 2004

Gregory and Kimberly Arena
2919 Merrill Boulevard
Jacksonville Beach, FL 32250

RE: BOA 04-100132
2919 Merrill Boulevard

Dear Mr. and Mrs. Arena:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on May 4, 2004 to consider your variance application.

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

- 34-337 (e) (1) e: for 44% lot coverage in lieu of 35% maximum

To allow for a ^{building} swimming pool addition

The results of the meeting were:

- *Approved.*

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

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

Sincerely,

Jonathan Hays
BUILDING OFFICIAL
Jonathan Hays, CEO
Building Department

Attachment(s)

RECEIVED

2017

17-100181
PLANNING & DEVELOPMENT

JCH/LP

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
Article Sent To		Arena 04-100132	
Postage	\$	Postmark Here	
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		
Name (Please Print Clearly) (to be completed by mailer)			
Street, Apt. No., or PO Box No.			
City, State, ZIP+4			

7099 3400 0000 1886 1792

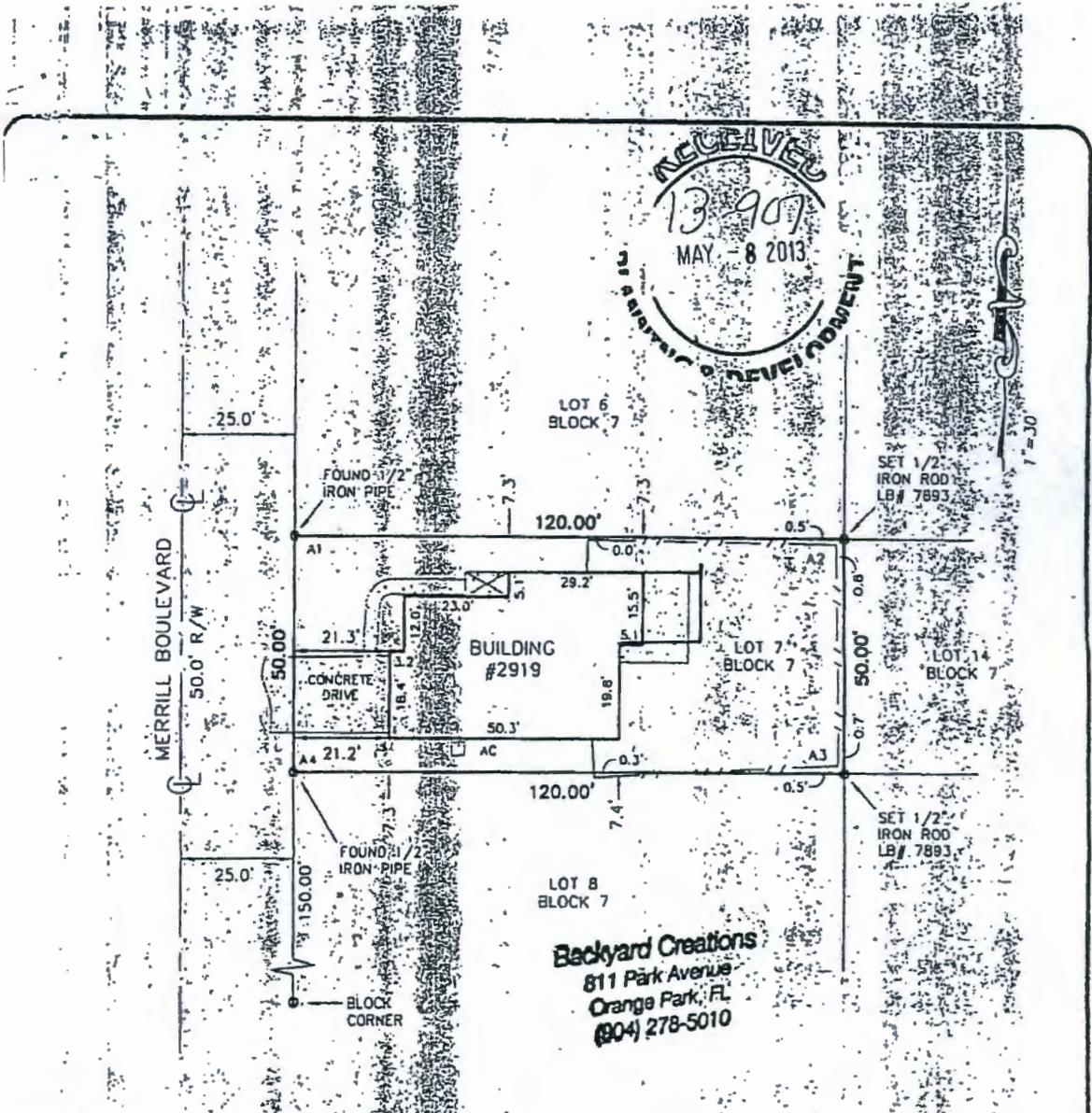
RECEIVED

OCT - 2 2017

17-100181

PLANNING & DEVELOPMENT

RECEIVED
13-907
MAY - 8 2013
PLANNING & DEVELOPMENT



SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY

CONCRETE DRIVE CROSSING PROPERTY BOUNDARY ON WESTERLY SIDE OF LOT

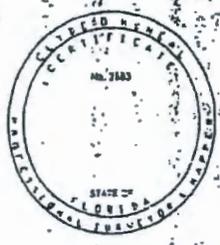
William B. Cowden
Robert J. Cowden

A1 = 90°00'00" (P)
A2 = 90°00'00" (P)
A3 = 90°00'00" (P)
A4 = 90°00'00" (P)

PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

LB 7893



SURVEYOR'S CERTIFICATE

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

Clyde McNeal
Clyde McNeal
2011.03.29 10:43:48



TARGET SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576

(SIGNED) *[Signature]*
CLYDE D. MCNEAL PROFESSIONAL SURVEYOR AND MAPPER #2183

Mailed Via Reg Mail

June 1, 2004

Gregory and Kimberly Arena
2919 Merrill Boulevard
Jacksonville Beach, FL 32250

RE: BOA 04-100132
2919 Merrill Boulevard

Dear Mr. and Mrs. Arena:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on May 4, 2004 to consider your variance application.

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

- 34-337 (e) (1) e: for 44% lot coverage in lieu of 35% maximum

To allow for improvements to a single family dwelling.

The results of the meeting were:

- *Approved.*

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

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

Sincerely,

Jonathan Hays, CBO
Building Department

Attachment(s)

RECEIVED

OCT - 2 2017

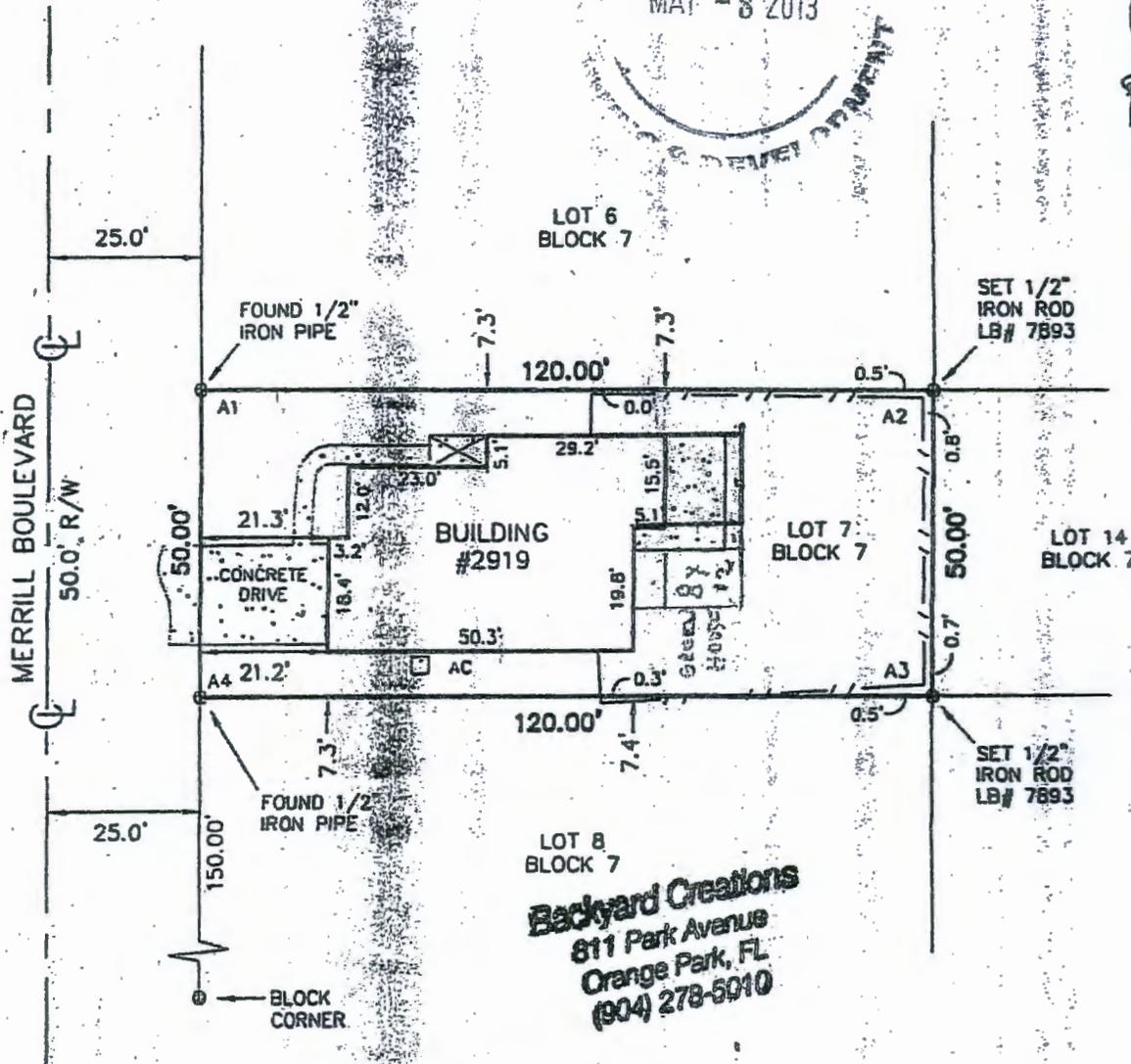
17-100181

PLANNING & DEVELOPMENT

JCH/LP

Existing

13-907
MAY - 8 2013



1"=30'

Backyard Creations
811 Park Avenue
Orange Park, FL
(904) 278-5010

NOTES
FENCES NEAR THE OF THE PROPERTY
DRIVE CROSSING PROPERTY ON WESTERLY SIDE OF LOT

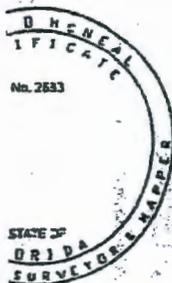
William S. Cowden
Christina J. Cowden

A1=	90°00'00"	(P)
A2=	90°00'00"	(P)
A3=	90°00'00"	(P)
A4=	90°00'00"	(P)

PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

LB #7893



SURVEYORS CERTIFICATE

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

Clyde McNeal

McNeal
Clyde McNeal, C.S.
S.U.S.
Date: 2011.03.25 10:43:46 -0500



TARGET SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576

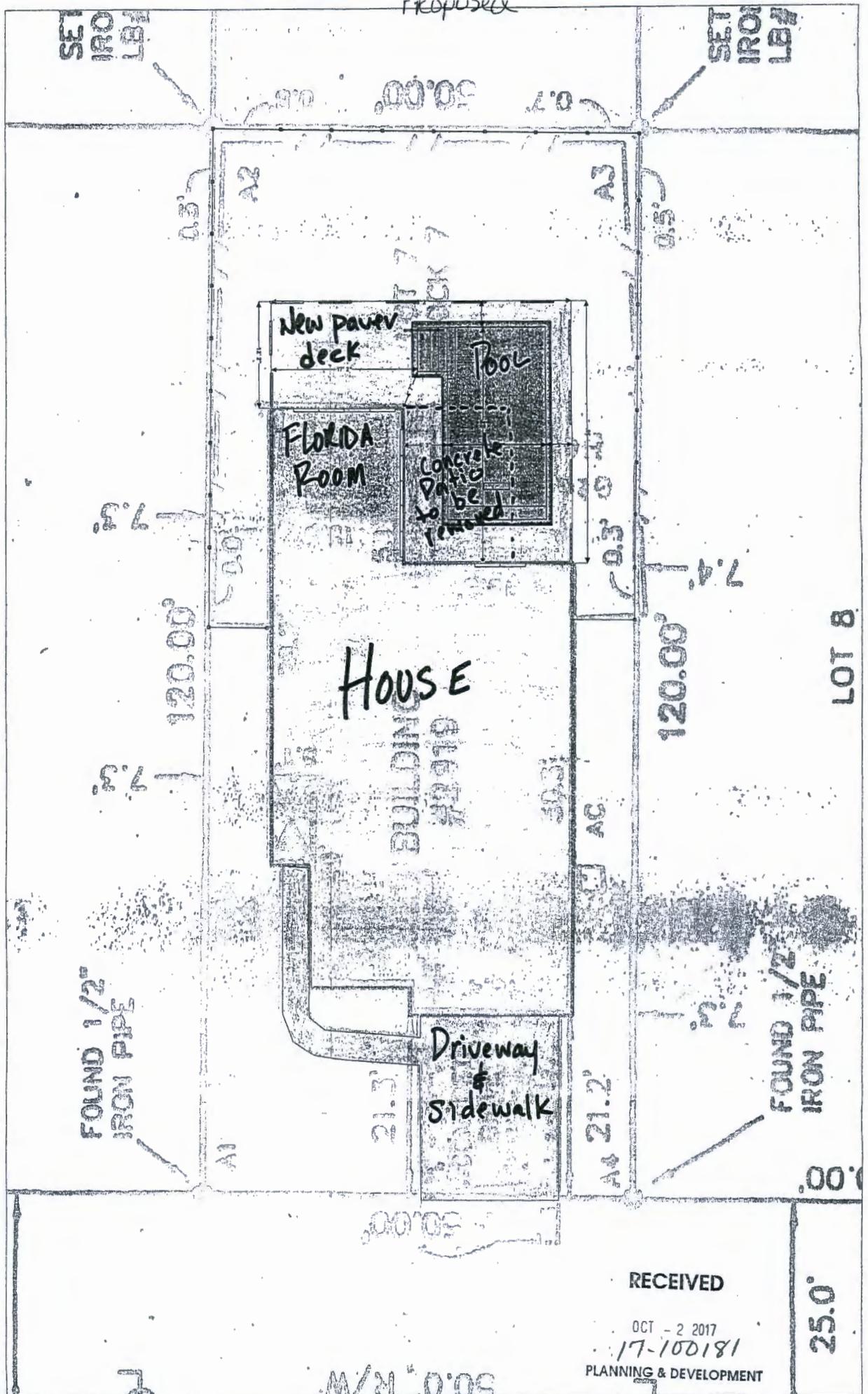
RECEIVED

OCT - 2 2017

17-100187

PLANNING & DEVELOPMENT

C. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2693

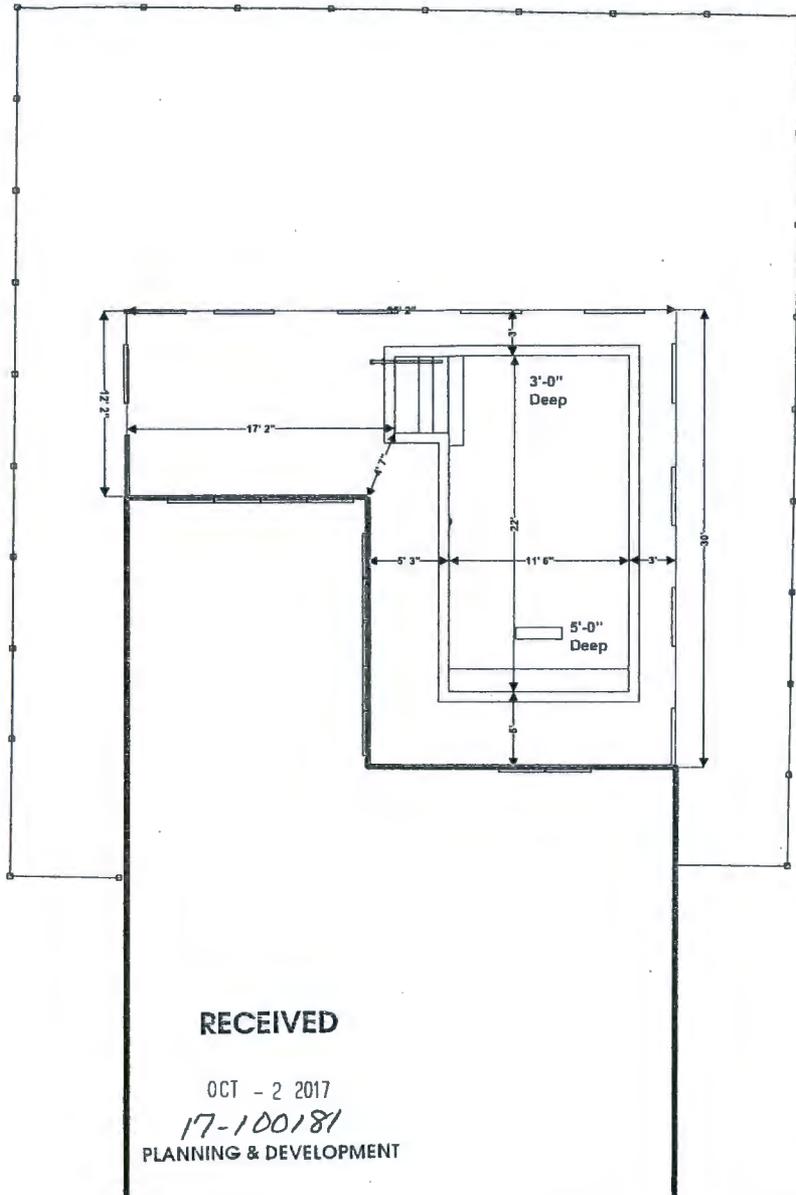


RECEIVED
 OCT - 2 2017
 17-100181
 PLANNING & DEVELOPMENT

LOT 8

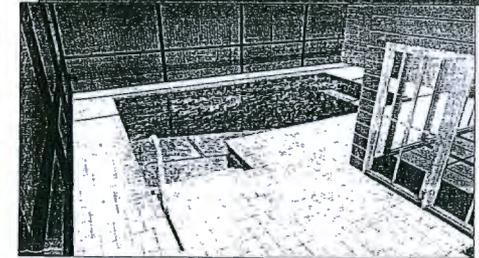
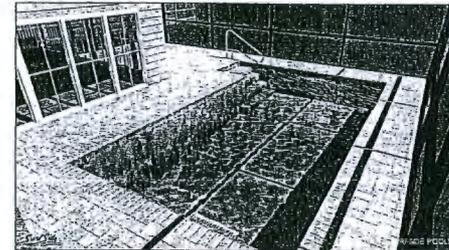
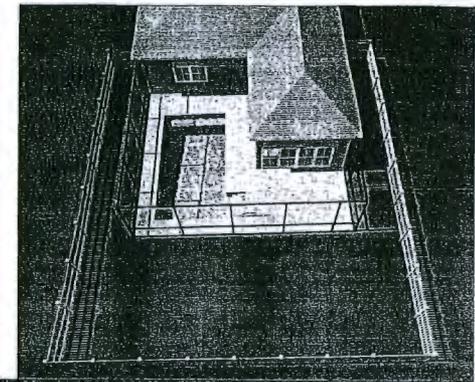
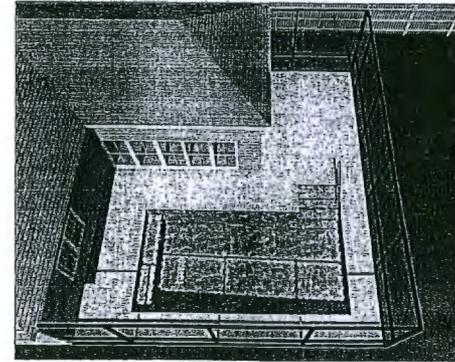
25.0'

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



RECEIVED

OCT - 2 2017
17-100181
PLANNING & DEVELOPMENT



Pools • Spas • Service

NAME: COWDEN, WILLIAM

ADDRESS: 2919 MERRILL BLVD

CITY: _____ STATE: _____

JOB#: _____

THIS DRAWING IS AN ARTISTIC INTERPRETATION OF THE APPEARANCE OF THE SWIMMING POOL. NOT MEANT TO BE AN EXACT RENDITION. I HAVE REVIEWED AND I GIVE MY APPROVAL TO PROCEED WITH THE DESIGN OF THIS PROJECT.

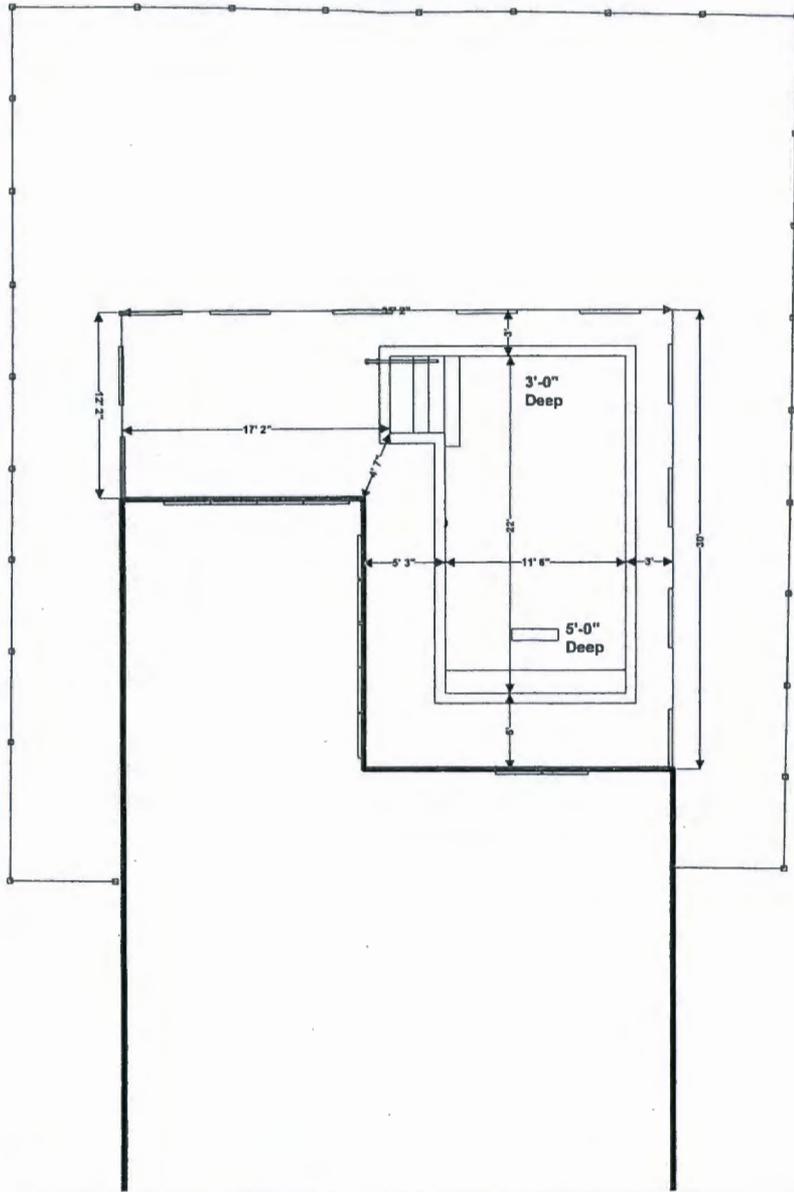
x *William Cowden*

9-29-2017

Customer Signature

Date

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



RECEIVED

OCT - 2 2017

PLANNING & DEVELOPMENT



NAME: COWDEN, WILLIAM
 ADDRESS: 2919 MERRILL BLVD
 CITY: _____ STATE: _____
 JOB#: _____

THIS DRAWING IS AN ARTISTIC INTERPRETATION OF THE APPEARANCE OF THE SWIMMING POOL. NOT MEANT TO BE AN EXACT RENDITION. I HAVE REVIEWED AND I GIVE MY APPROVAL TO PROCEED WITH THE DESIGN OF THIS PROJECT.

x William Cowden 9-29-2017
 Customer Signature Date

RECEIVED

OCT - 2 2017
 17-100181
 PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 17-100185

HEARING DATE 11-21-17

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

OCT - 2 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Jeffery B. Hall Telephone: 954-304-3242
 Mailing Address: 140 Palm Circle E-Mail: JBH0007@gmail.com
Flagler Beach FL

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: Jeffery B. Hall Telephone: 11
 Mailing Address: 140 Palm Circle E-Mail: 11
Flagler Beach FL 32136

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: 605 Upper 8th Ave S.
 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). A VARIANCE WAS GRANTED FOR 0% COVERAGE AND WE THOUGHT THAT WAS THE ONLY ISSUE. NOW WE FIND THAT THE ROOF ALSO REQUIRES A SETBACK VARIANCE, EVEN THOUGH ITS OVER THE SAME PATIO. REQUEST IS TO PUT A ROOF OVER THE AREA. REQUESTING 11' RELIEF FROM SETBACK
 Applicant's Signature: [Signature] Date of Application: 9-29-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: NIA
 CODE SECTION (S): 34-337(e)(1) C-2 for a rear yd setback of 20' in lieu of 30' required, to allow a covered patio addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

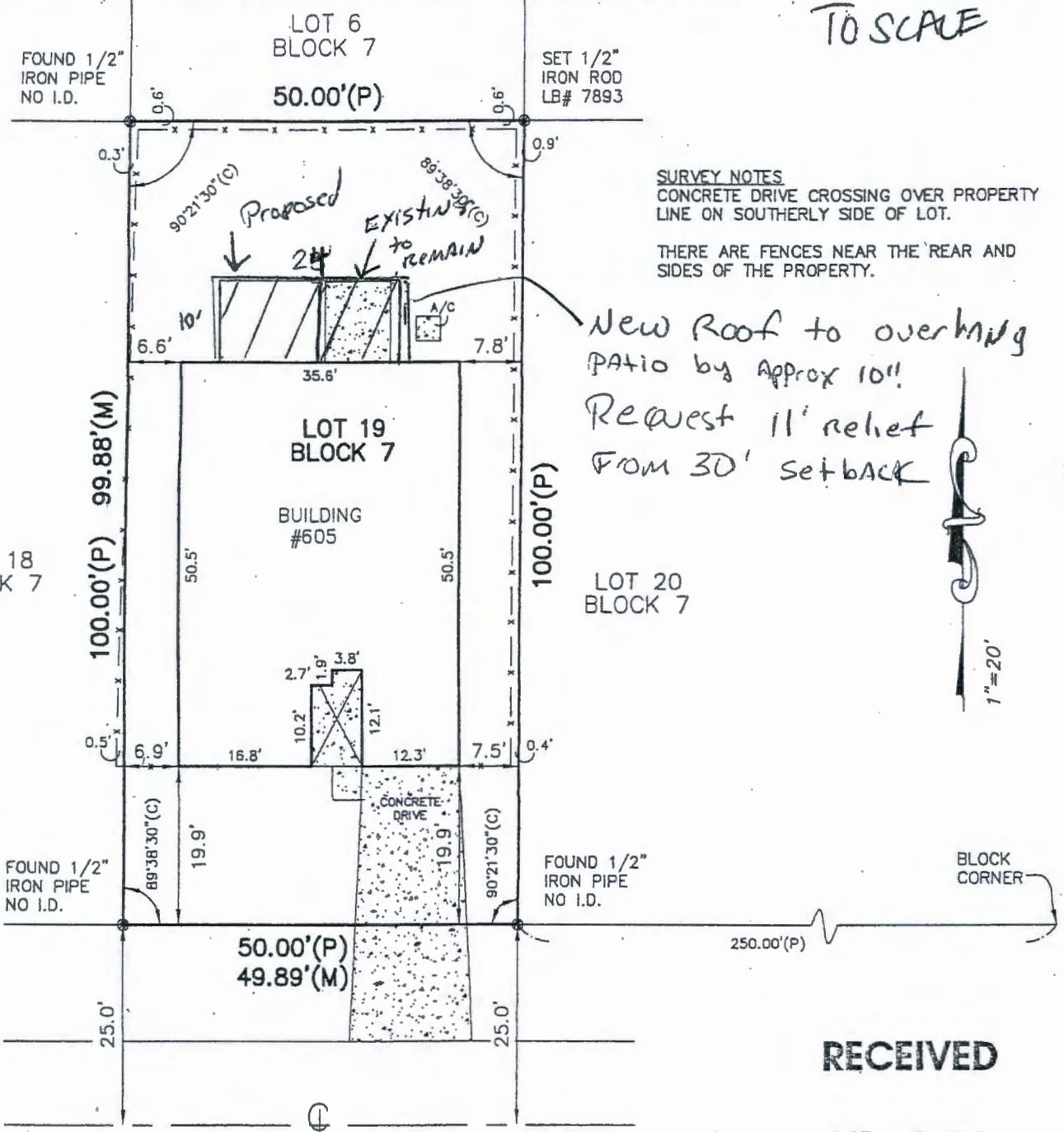
BOA No. 17-100185

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	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT - 2 2017</p>
Special circumstances and conditions do not result from the actions of the applicant.	NO	<p style="text-align: center;">PLANNING & DEVELOPMENT</p>
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	<p>Many properties in JB have structures closer to the property line than we plan</p>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	<p>Requesting 11' Relief from Rear setback to accommodate Roof over patio.</p>
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	

TO SCALE



SURVEY NOTES
 CONCRETE DRIVE CROSSING OVER PROPERTY LINE ON SOUTHERLY SIDE OF LOT.
 THERE ARE FENCES NEAR THE REAR AND SIDES OF THE PROPERTY.

*New Roof to overhanging patio by approx 10"
 Request 11' relief from 30' setback*



RECEIVED

OCT - 2 2017

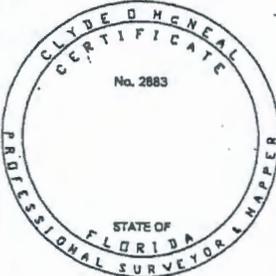
UPPER 8th AVENUE S.(F)
 CLARK STREET(P)
 50' R/W (IMPROVED)

PLANNING & DEVELOPMENT

PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

LB #7893



SURVEYORS CERTIFICATE

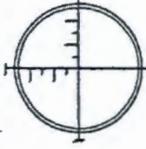
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Clyde O. McNeal

Digitally signed by Clyde O. McNeal
 DN: cn = Clyde O. McNeal, c = US
 Date: 2014.08.18 17:25:04-0400

(SIGNED) *[Signature]*

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883



TARGET SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 FACSIMILE (561) 640-0576
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576



CERTIFIED MAIL# 7016 1370 0001 1148 9650

August 17, 2017

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

www.jacksonvillebeach.org

Jeffery B. Hall
140 Palm Circle
Flagler Beach, FL 32136

RE: BOA# 17-100106
605 Upper 8th Avenue South
(Lot 19, Block 7, *Oceanside Park*)

Dear Mr. Hall,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 15, 2017, to consider your application for a variance from the requirements of the Land Development Code.

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

- Sec. 34-337(e)(1)e., for 46.6% lot coverage, in lieu of 35% maximum;

To allow a patio addition to an existing single-family dwelling.

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

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

Sincerely,

William C. Mann III, AICP
Planning and Development Director



RECEIVED

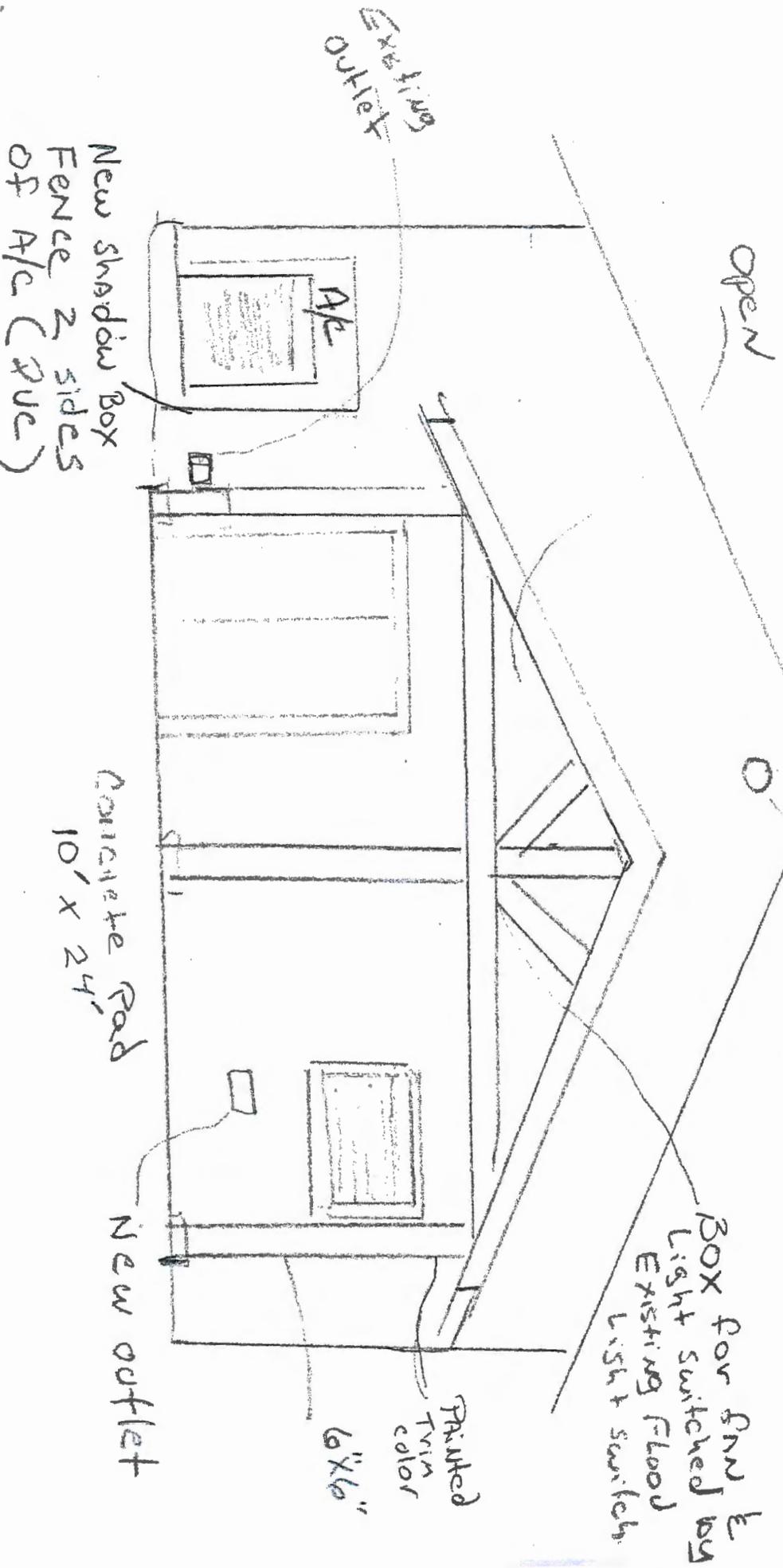
OCT - 2 2017

RECEIVED

OCT - 2 2017

PLANNING & DEVELOPMENT

1. New roof Decked with 1 X 6 - Painted House Trim color
2. New roof-galvalume roofing material
3. Concrete painted/sealed
4. wood painted color of House Trim
5. There is a Tilt "Patch" at the ceiling
Line that needs to be covered. Mitch knows
6. Must be careful about Dumping water on A/C
"Gutter?"



Open

Existing Flood light to be capped,

BOX for fmv light switched by Existing Flood light switch

Painted trim color 6" x 6"



APPLICATION FOR VARIANCE

BOA No. 17-100186

HEARING DATE 11/21/17

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.

OCT - 5 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: William W. & Elizabeth D. Lassiter Telephone: (904) 904-891-0962
 Mailing Address: 1031 1st St. South, Unit 404 E-Mail: W.lassiter@comcast
Jacksonville Beach, FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: same as above 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: 737 13th Ave. South
 Legal description of property (Attach copy of deed): lot 7, Blk. 128, Oceanside Park, as rec. in P.Bk. 8, pg. 13
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Minimum lot width is 50' not the 75' used for zoning stds. We are requesting a minimum 5' variance to allow for the addition of a full room width on the west side of the existing structure. Additionally, 10' added to the rear (North). We would like to increase the carport (South) by 10'.

Applicant's Signature: [Signature] Date of Application: 10-4-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: N/A
 CODE SECTION (S): 34-337(e)(1)(C)-1 for a front yd setback of 15', in lieu of 20' required;
(e)(1)(C)-2 for a westerly side yard of 5', in lieu of 3-1' required, and for 11-9'
total side yards, in lieu of 15' required; (e)(1)(e) for lot coverage of 43% in
lieu of 35% to allow additions to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100186

RECEIVED

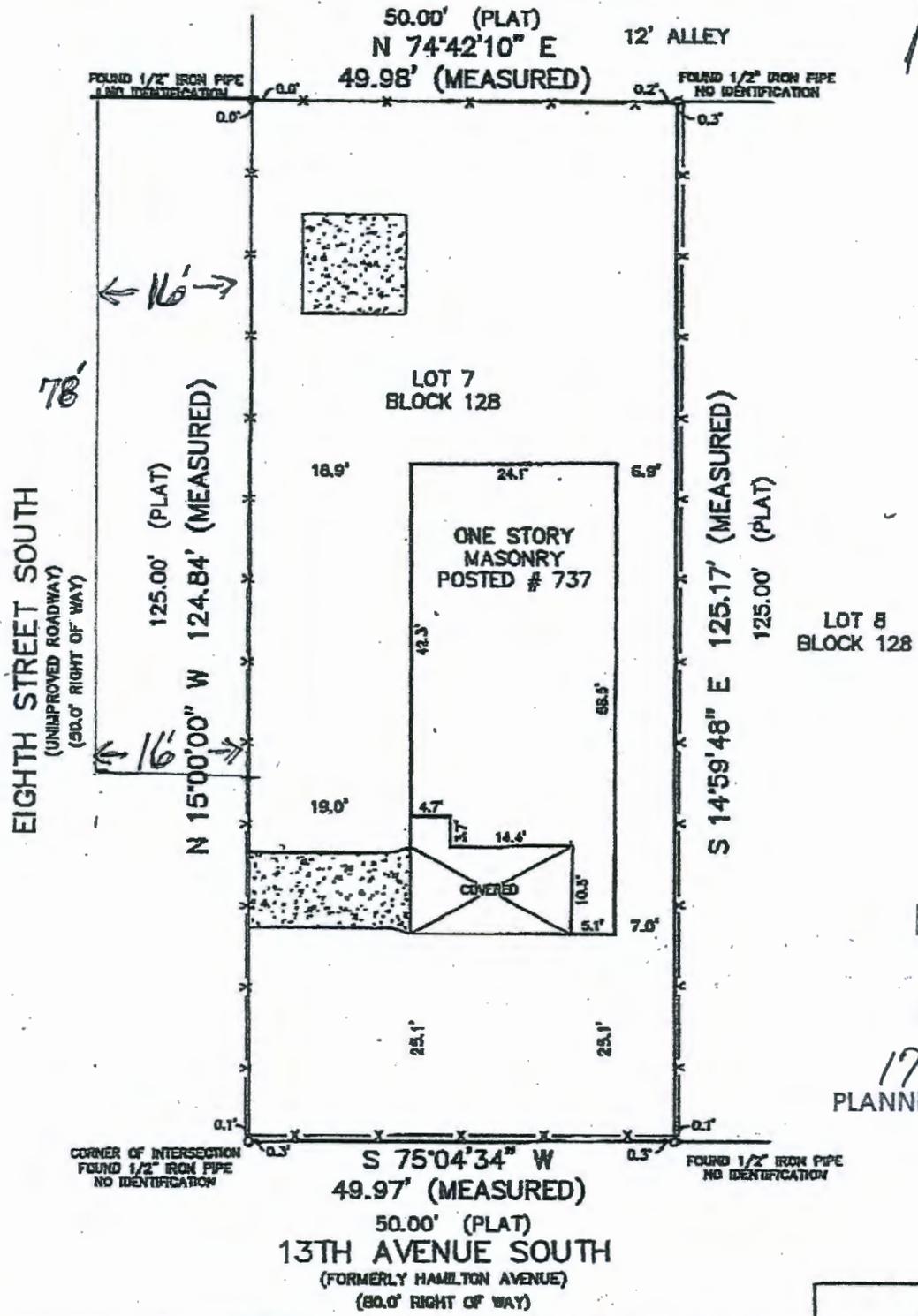
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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 **PLANNING & DEVELOPMENT** have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This is an end street with no immediate neighbor to the west. An easement has already been granted and fenced.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot is only 50' wide not the 75' required in the city zoning standards Lot was always only 50'.
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	End street properties have already been granted variances Driveway on this property has always been accessed from 8th St South unimproved.
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	Without a variance it would not be possible to remodel and update the existing structure nor improve square footage.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Building improvement would make the property more valuable as well as liveable. Appearance of structure would be enhanced
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 variance requested is primarily to the west and rear with no adverse affects on adjacent properties. The 10' variance on the south side would enable additional auto parking.

Existing

MGM TITLE & ESCROW, INC.
STEWART TITLE GUARANTY COMPANY



RECEIVED

OCT - 5 2017
17-100186
PLANNING & DEVELOPMENT

NOTES	ACCEPTED BY

REVISIONS	
DATE	DESCRIPTION

JOB # 06-0346 | DATE OF FIELD SURVEY: 04-17-06 | DATE OF ISSUE: 04-18-06 | SCALE: 1" = 20'



NOTES:
 1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 15°00'00" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
 2. BY GRAPHIC PLOTTING ONLY, THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1989, COMMUNITY NUMBER 120078, PANEL 0002 D.
 3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE

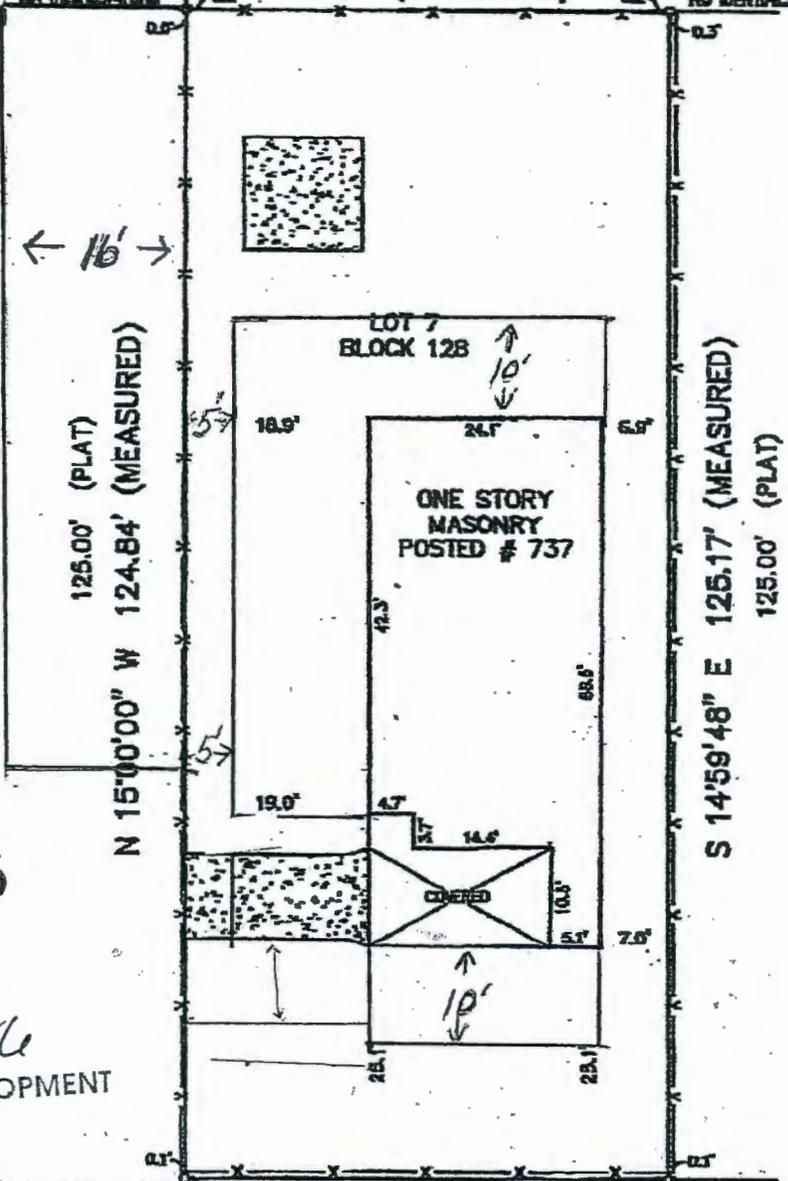
Proposed

MGM TITLE & ESCROW, INC.
STEWART TITLE GUARANTY COMPANY

50.00' (PLAT)
N 74°42'10" E
12' ALLEY
49.98' (MEASURED)

FOUND 1/2" IRON PIPE NO IDENTIFICATION

78'
EIGHTH STREET SOUTH
(UNIMPROVED ROADWAY)
(80.0' RIGHT OF WAY)



125.00' (PLAT)
N 15°00'00" W 124.84' (MEASURED)

S 14°59'48" E 125.17' (MEASURED)
125.00' (PLAT)

LOT 8
BLOCK 128

CORNER OF INTERSECTION
FOUND 1/2" IRON PIPE
NO IDENTIFICATION

S 75°04'34" W
49.97' (MEASURED)
50.00' (PLAT)
13TH AVENUE SOUTH
(FORMERLY HAMILTON AVENUE)
(80.0' RIGHT OF WAY)

FOUND 1/2" IRON PIPE
NO IDENTIFICATION

RECEIVED

OCT - 5 2017
17-100186
PLANNING & DEVELOPMENT

ACCEPTED BY		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION

JOB # 06-0346 | DATE OF FIELD SURVEY: 04-17-06 | DATE OF ISSUE: 04-18-06 | SCALE: 1" = 20'



NOTES:
1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 15°00'00" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY, THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1989, COMMUNITY NUMBER 12007A, PANEL 0002 D.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.



APPLICATION FOR VARIANCE

BOA No. 17-100189

HEARING DATE 11-21-2017

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

OCT - 9 2017

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

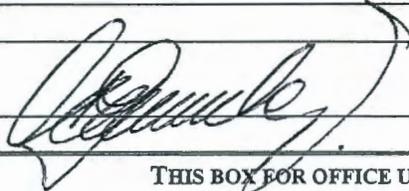
Applicant Name: DNA INVESTMENTS FLORIDA LLC Telephone: 904 305-3112
 Mailing Address: 9799 MINING DRIVE UNIT #1 E-Mail: _____
JACKSONVILLE, FL 32257
 Agent Name: DAVID PALAJ Telephone: 904 305-3112
 Mailing Address: 12480 Arrowleaf Lane E-Mail: davidpalaj@comcast.net
JACKSONVILLE FL 32225
 Landowner Name: DNA INVESTMENTS FL LLC Telephone: _____
 Mailing Address: same as above 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

aka 130 So. 9th St. Lot #175656-0000

Street address of property and/or Real Estate Number: 122 9th Street South Jax Beach FL 32250
 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). _____

Applicant's Signature:  Date of Application: 10/9/2017

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: N/A
 CODE SECTION (S): 34-339(e)(4)c-2 for side yard setbacks and a corner side yard setback of 7-5', in lieu of 10' required; (e)(4) h. for accessory structure setbacks of 2-2', in lieu of 5' required; 34-373(d) for parking area setback of 2-2', in lieu of 5' required, to allow construction of two three-unit townhouse structures

① For side yards and an easterly corner
side yard setback of 7.5', in lieu
of 10' required

(sidewalk)

② Accessory structure^v setback of
—' in lieu of 5' required

③ Parking Area setback of —', in lieu
of 5' required.

RECEIVED

OCT - 9 2017

17-100189

PLANNING & DEVELOPMENT

October 9, 2017

DNA Investments Florida LLC

9799 Mining Drive unit # 1

Jacksonville Florida 32257

904 305-3112

TO: COJB Planning & Development and BOA

RE: 122 9th Street S

Please consider approving the following variances for the above property/project.

- 1 - For side yards and an east corner site yard of 7.5 feet in lieu of 10 feet required.
- 2 - Accessory structure setback of 0 feet in lieu of 5 feet required.
- 3 - Parking area setback of 0 feet in lieu of 5 feet required.

Sincerely

David Palaj

RECEIVED

OCT - 9 2017
17-100189
PLANNING & DEVELOPMENT

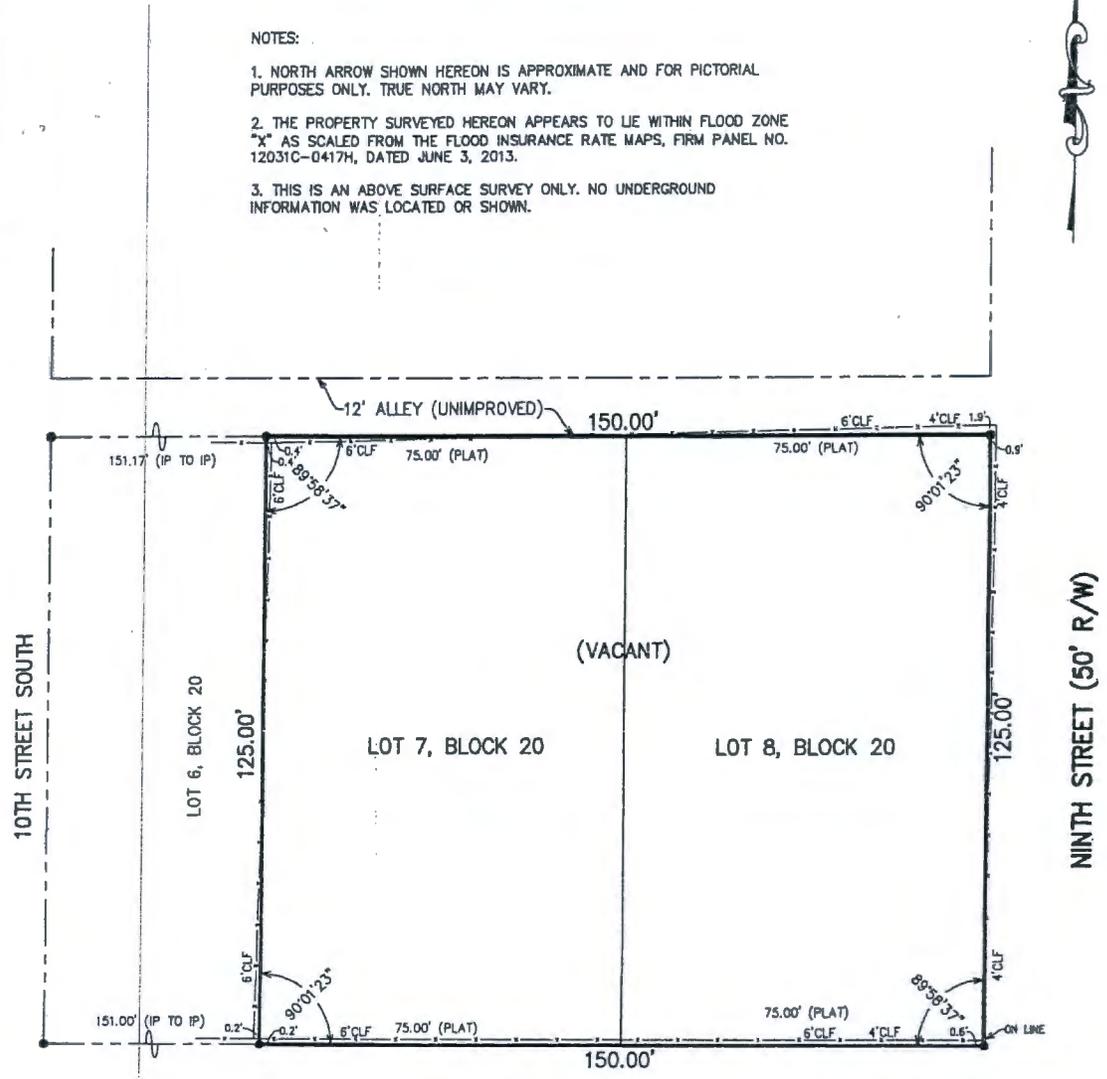
LEGEND	
●	FOUND 1/2" IRON (NO CAP)
○	SET 1/2" IRON (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
IP	IRON PIPE
CLF	CHAIN LINK FENCE
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
---	FENCE, AS NOTED, W/TIES TO FACE

**MAP SHOWING BOUNDARY SURVEY OF
LOTS 7 AND 8, BLOCK 20 AS SHOWN
ON MAP OF PABLO BEACH SOUTH
AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA**

**CERTIFIED TO:
JOHN & KAREN CAINE**

NOTES:

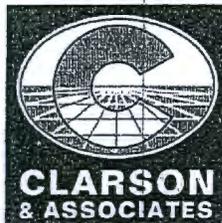
1. NORTH ARROW SHOWN HEREON IS APPROXIMATE AND FOR PICTORIAL PURPOSES ONLY. TRUE NORTH MAY VARY.
2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, FIRM PANEL NO. 12031C-0417H, DATED JUNE 3, 2013.
3. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION WAS LOCATED OR SHOWN.



**2ND AVENUE SOUTH (80' R/W)
(GRIFFITH AVENUE BY PLAT)**

RECEIVED

OCT - 9 2017
17-100189
PLANNING & DEVELOPMENT

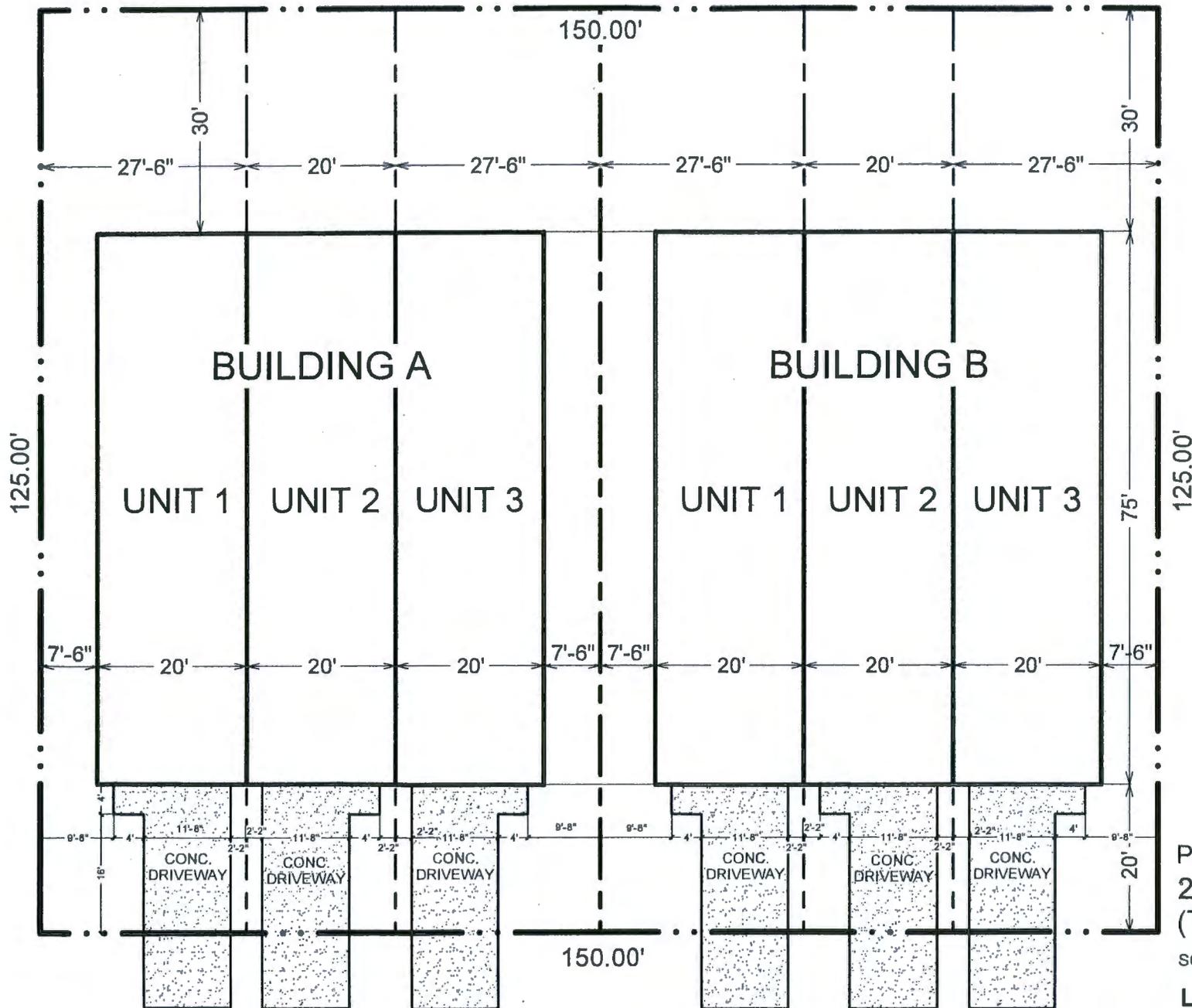


I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

SURVEYED: MAY 17, 2017
SCALE: 1"=30'
FIELD BOOK: 903 PAGE: 34
DRAFTED BY: RAE SURVEYOR: WDP

CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
1643 HALDO AVE., JACKSONVILLE, FL., 32207
(904) 396-2623 LB NO. 1705
William D. Pinkston
REGISTERED SURVEYOR NO. 5793, FLORIDA
WILLIAM D. PINKSTON
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

12' ALLEY (UNIMPROVED)



RECEIVED

OCT 27 2017

PLANNING & DEVELOPMENT

NINTH STREET (50' R/W)

Proposed Site Plan for
2 - 3 UNIT TOWNHOMES
(TWO STORY)

SCALE 1" = 20'-0"

Lot Coverage 56.0%

2ND AVENUE SOUTH (80' R/W)



APPLICATION FOR VARIANCE

BOA No. 17-100190
HEARING DATE 11-21-2017

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
OCT 10 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Lindsey Kock
Mailing Address: 3845 Grande Blvd
Jax Beach, FL 32250
Agent Name: Gary Carter - Surfside Pools
Mailing Address: 313 Beach Blvd
Jax Beach 32250
Landowner Name: Lindsey Kock
Mailing Address: 3845 Grande Blvd
Jax Beach, FL 32250

Telephone: 904-599-5865
E-Mail: lindsey_kock@yahoo.com
Telephone: 246-2666 x13
E-Mail: gary@surfsidepools.net
Telephone: 904-599-5865
E-Mail: lindsey_kock@yahoo.com

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: 3845 Grande Blvd
 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). 35% impervious ratio precludes a pool installation. Grading, swales and elevations are in place to drain toward the drop inlets and yard drains at the rear of our property eliminating impact to adjacent properties.

Applicant's Signature: Lindsey Kock Date of Application: 10/9/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S): <u>34-336(e)(1)(e) - for 49.6% lot coverage in lieu of 35% maximum to allow a swimming pool and patio addition to a single-family dwelling</u>	

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100190

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.

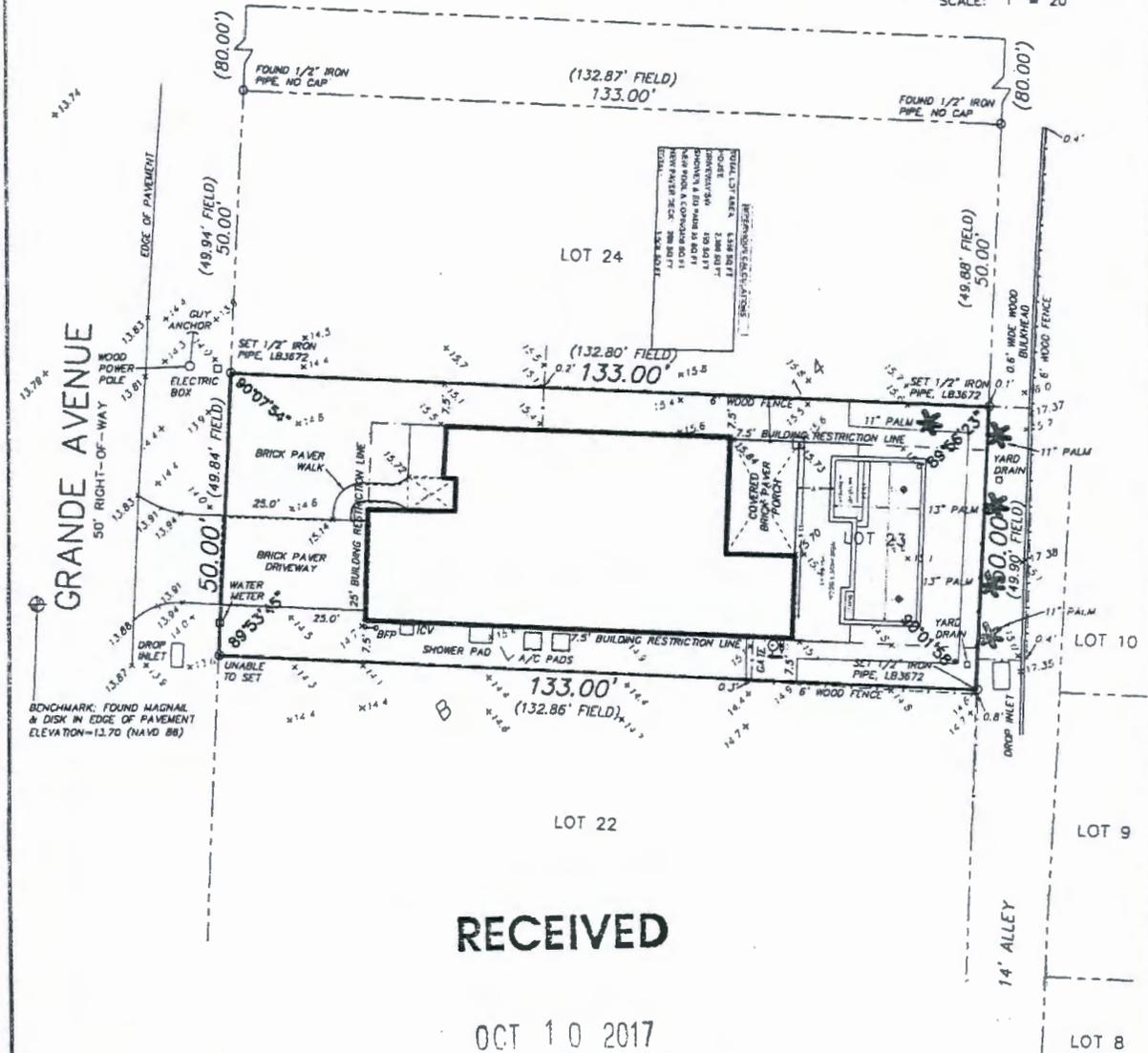
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	This property was engineered with swales, drop inlets and elevations to drain away from adjacent properties as indicated on survey.
Special circumstances and conditions do not result from the actions of the applicant.	YES	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	Variances of up to 50% ISR have been approved by the city for parcels of similar nature
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	other parcels have been able to build swimming pools with a 50% ISR
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT 10 2017</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
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 PLOT PLAN OF

LOT 23, BLOCK 14, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RIP TIDE
PLAT BOOK 44, PAGES 92, 92A,
92B, 92C, 92D, 92E, 92F

0 10 20 40
SCALE: 1" = 20'



BENCHMARK: FOUND MAGNAIL & DISK IN EDGE OF PAVEMENT ELEVATION=13.70 (NAVD 88)

RECEIVED

OCT 10 2017
17-100190

PLANNING & DEVELOPMENT

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NORTH PROTRACTED FROM PLAT.
 3. INTERIOR ANGLES ARE AS SHOWN ON SURVEY.
 4. NO BUILDING RESTRICTION LINES PER PLAT.
 5. BFP DENOTES BACKFLOW PREVENTER.
 6. ICV DENOTES IRRIGATION CONTROL VALVE.
 7. BENCHMARK USED IS FOUND MAGNAIL & DISK ELEVATION=13.70 (NAVD 88).

THE PROPERTY SHOWN HEREON APPEARS TO LIE 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. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF CHRIS J. KOEK AND LINDSEY B. KOEK; MOVEMENT MORTGAGE, LLC; ST. JOHN'S LAW GROUP AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

[Signature]
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."

TOPOGRAPHIC SURVEY - JULY 7, 2017
FINAL - MAY 26, 2017
REVISED PLOT PLAN - JULY 8, 2016

CHECKED BY: _____ DRAWN BY: DAF FILE: 2017-0932	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: JANUARY 29, 2015 SHEET 1 OF 1
---	--	--

JACKSONVILLE BEACH

CERTIFIED MAIL# 7012 2210 0002 4628 7183

April 12, 2016

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

Cox Development Group
Russell T. Cox
735 11th Street North
Jacksonville Beach, FL 32250

RE: BOA# 16-100023
3845 Grande Boulevard
(Lot 23, Block 14, *Ocean Terrace*)

Dear Mr. Cox,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 5, 2016, to consider the above application for a variance from the requirements of the Land Development Code.

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

- 34-336(e)(1)c.2, for a southerly side yard of 9.8 feet and a northerly side yard of 5.1 feet in lieu of 10 feet required;
- 34-336(e)(1)c.3, for a rear yard of 29.9 feet in lieu of 30 feet required;
- 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum;
- 34-373(d), for a parking area setback of 2 feet in lieu of 5 feet required; and
- 34-373(f), for a turf block drive in lieu of paving

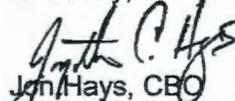
The Board ***Amended*** and ***Approved*** the request as follows:

- 34-336(e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet required;
- 34-336(e)(1)e, for **40%** lot coverage in lieu of 35% maximum; and
- 34-373(f), for a turf block drive in lieu of paving

All to allow for a single family dwelling on Lot 23.

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

Sincerely,


Jon Hays, CBO
Building Department



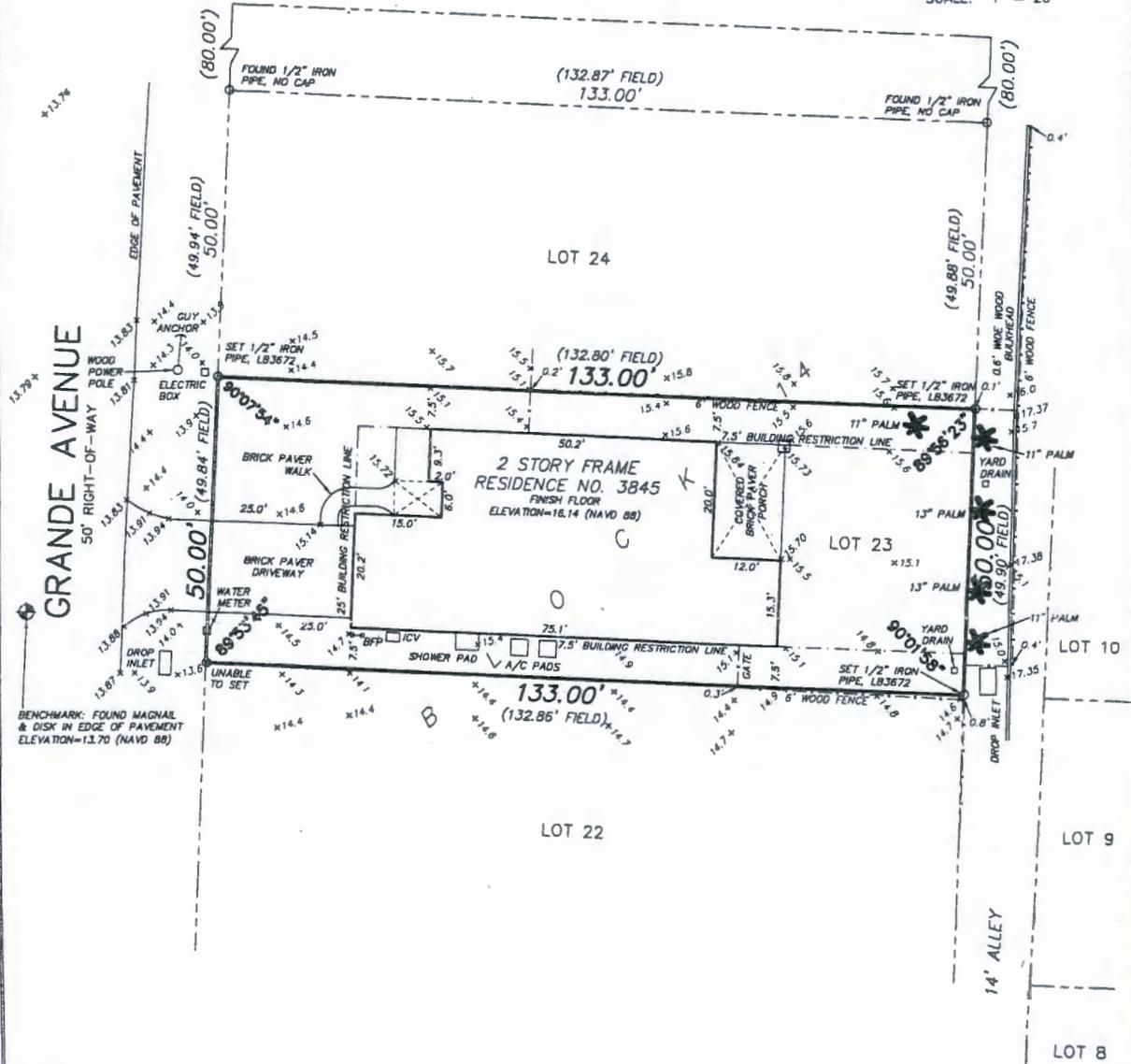
RECEIVED

OCT 10 2017
17-100190
PLANNING & DEVELOPMENT

MAP SHOWING PLOT PLAN OF

LOT 23, BLOCK 14, OCEAN TERRACE AS RECORDED IN PLAT
BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

RIP TIDE
PLAT BOOK 44, PAGES 92, 92A,
92B, 92C, 92D, 92E, 92F



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NORTH PROTRACTED FROM PLAT.
 3. INTERIOR ANGLES ARE AS SHOWN ON SURVEY.
 4. NO BUILDING RESTRICTION LINES PER PLAT.
 5. BFP DENOTES BACKFLOW PREVENTER.
 6. ICV DENOTES IRRIGATION CONTROL VALVE.
 7. BENCHMARK USED IS FOUND MAGNAIL & DISK ELEVATION=13.70 (NAVD 88).

THE PROPERTY SHOWN HEREON APPEARS TO LIE 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. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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

TOPOGRAPHIC SURVEY - JULY 7, 2017
FINAL - MAY 26, 2017
REVISED PLOT PLAN - JULY 8, 2016

THIS SURVEY WAS MADE FOR THE BENEFIT OF
CHRIS J. KOEK AND LINDSEY B. KOEK;
MOVEMENT MORTGAGE, LLC; ST. JOHNS LAW
GROUP AND FIDELITY NATIONAL TITLE
INSURANCE COMPANY.

Donn W. Boatwright
JOHN W. BOATWRIGHT
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: DAF
FILE: 2017-0932

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

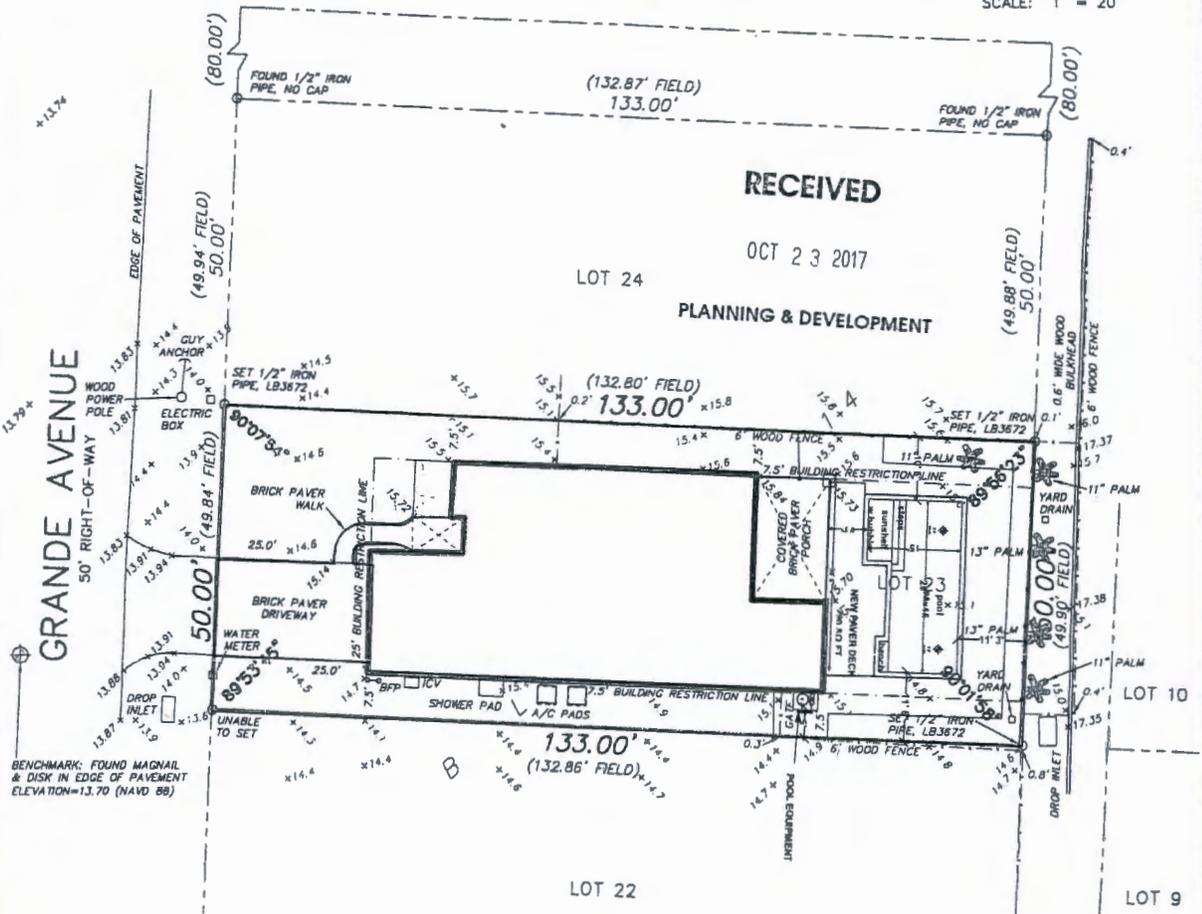
DATE: JANUARY 29, 2015
SHEET 1 OF 1

MAP SHOWING PLOT PLAN OF

LOT 23, BLOCK 14, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RIP TIDE
PLAT BOOK 44, PAGES 92, 92A, 92B, 92C, 92D, 92E, 92F



IMPERVIOUS CALCULATIONS

NAME: CHRIS & LINDSEY KOEK
ADDRESS: 3945 GRANDE BLVD
CITY: JACKSONVILLE BEACH STATE: FL

TOTAL LOT AREA:	5,580 SQ FT
HOUSE:	2,366 SQ FT
DRIVEWAY/SW:	499 SQ FT
SHOWER & EQ PADS:	95 SQ FT
NEW POOL & COPING:	80 SQ FT
NEW PAVER DECK:	290 SQ FT
TOTAL:	3,568 SQ FT
	IMPERVIOUS = 49.4%

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NORTH PROTRACTED FROM PLAT.
 3. INTERIOR ANGLES ARE AS SHOWN ON SURVEY.
 4. NO BUILDING RESTRICTION LINES PER PLAT.
 5. BFP DENOTES BACKFLOW PREVENTER.
 6. ICV DENOTES IRRIGATION CONTROL VALVE.
 7. BENCHMARK USED IS FOUND MAGNAIL & DISK ELEVATION=13.70 (NAVD 88).

THE PROPERTY SHOWN HEREON APPEARS TO LIE 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. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF CHRIS J. KOEK AND LINDSEY B. KOEK; MOVEMENT MORTGAGE, LLC; ST. JOHNS LAW GROUP AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

[Signature]
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."

TOPOGRAPHIC SURVEY - JULY 7, 2017
FINAL - MAY 26, 2017
REVISED PLOT PLAN - JULY 8, 2016

CHECKED BY: _____
DRAWN BY: DAF
FILE: 2017-0932

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

DATE: JANUARY 29, 2015
SHEET 1 OF 1