



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, May 1, 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
Alternates: Francis Reddington
Lucas Snyder

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES April 17, 2018

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS**a. Case Number: BOA 18-100018**

Applicant/Owner: Richard M. and Vivian M. Smith

Property Address: 1924 North 1st Street

Parcel ID: 175401-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2, for side yard setbacks of 6 feet each, in lieu of 10 feet required; for 34-340(e)(1)c.3, for a rear yard setback of 10 feet, in lieu of 30 feet required; 34-340(e)(1)f., for 54.2% lot coverage, in lieu of 35% maximum; 34-337(d), for a 0 feet parking area setback, in lieu of 5 feet required; 34-337(f), for a gravel parking area, in lieu of concrete or asphalt paving; to allow construction of a two-family dwelling, for property legally described as the South 31.00 feet of the East 85.00 feet of Lot 2, and the North 25.00 feet of the East 85.00 feet of Lot 3, Block 192, *Ocean Villa*.**

Miscellaneous Info: One previous variance request (BZA# 69-88).

Notes:

b. Case Number: BOA 18-100050

Applicant/Owner: William Cowden

Agent: David Benjamin, SurfSide Pools

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)g., for an accessory structure setback of 1 foot, in lieu of 5 feet required, for a paver walkway to ratify an existing non-conformity, for a single-family dwelling, for property legally described as Lot 7, Block 7, *Jacksonville Beach Heights*.**

Miscellaneous Info: Two previous variance requests; (BOA# 04-100133 and BOA# 17-100181).

Notes:

- c. **Case Number:** BOA 18-100051
Applicant/Owner: Robert Angelieri and Christine Benner
Agent: Christian Allen, Payne Roberts, LLC
Property Address: 175 South 21st Avenue
Parcel ID: 179303-0000
Current Zoning: RM-2 (RS-3 Standards)
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-338 (e)(1)c.1**, for a front yard setback of 15 feet, in lieu of 20 feet required; **34-338(e)(1)c.2**, for a corner side yard setback of 6 feet, in lieu of 10 feet required; and total side yards of 11 feet, in lieu of 15 feet required; **34-338(e)(1)c.3** for a rear yard setback of 10.17 feet in lieu of 30 feet required; **34-338(e)(1)e.**, for 50.2% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lot 3, except the Easterly 5 feet thereof and all of Lot 6, Block BB, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*.

Miscellaneous Info: Three previous variance requests and one conditional use request (PC#36-17, BOA# 406-84, BOA# 421-85 and BOA# 17-100104).

Notes:

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- d. **Case Number:** BOA 18-100055
Owner: Anne Biondo Trust
Applicant: Crescent 17, LLC
Agent: Scott Gay
Property Address: 216 South 1st Street
Parcel ID: 175661-0000
Current Zoning: RM-2 (RS-3 Standards)
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.1**, for a front yard setback of 14 feet, in lieu of 20 feet required; **34-338(e)(1)c.3**, for a rear yard setback of 6.2 feet, in lieu of 30 feet required; **34-338(e)(1)e.**, for lot coverage of 46%, in lieu of 35% maximum; **34-338(e)(1)g.**, for an accessory structure setback of 0 feet, in lieu of 5 feet required for patios and walkways; for 34-373, to allow a non-paved driveway, to rectify existing non-conformities for property legally described as the South 40 feet of Lot 1, Block 22, *Pablo Beach South*.

Miscellaneous Info: No previous variance requests.

Notes:

- e. **Case Number:** **BOA 18-100057**
Owner: Papa's Beach Real Estate Holdings, LLP
Applicant: Atkins Builders, Inc.
Agent: John Atkins
Property Address: 2016 North 1st Street
Parcel ID: 175405-0000
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340 (e)(4)h., for an accessory structure setback of 1 foot, in lieu of 5 feet required; 34-373(d), for a parking area setback of 4 feet, in lieu of 5 feet minimum; for property legally described as Lot 1 and Lot 2, Block 202, together with the West half of a closed alley, Ordinance No. 5386, (as Currently Monumented & Possessed) Ocean Villa Replat.**

Miscellaneous Info: One previous conditional use request (PC#58-17).

Notes:

- f. **Case Number:** **BOA 18-100058**
Applicant/Owner: Lisa Karr
Agent: Stella Knieriemen, Pools by Stella
Property Address: 2663 Merrill Boulevard
Parcel ID: 180859-1000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337 (e)(1)e., for 50% lot coverage, in lieu of 35% maximum; to add a pool and patio to an existing single family home; for property legally described as Lot 6, Block 4, Jacksonville Beach Heights.**

Miscellaneous Info: Two previous variance requests (BOA# 28-98 no letter found, and BOA# 32-2001).

Notes:

- g. Case Number: BOA 18-100059**
- Applicant/Owner: Travis A. Smith
- Property Address: 2009 Waterway Island Lane
- Parcel ID: 177729-8035
- Current Zoning: RS-1
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3, for a rear yard setback of 10 feet, in lieu of 30 feet required; and 34-336(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; for construction of a new single-family home; for property legally described as Lot 8, Preserve at Waterway Island.**

Miscellaneous Info: No previous variance requests.

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Tuesday, May 15, 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, April 17, 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, Scott Cummings
Alternates: Francis Reddington, Lucas Snyder

Also in attendance was Bill Mann, Director, Planning and Development, and Cathy Martinich, Permit Specialist.

Ex-parte Communications

No Ex-parte communications were disclosed.

Approval of Minutes

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

- March 6, 2018
- April 3, 2018

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **Case Number: BOA 18-100035**
Name of Applicant: Ryan G. Moore

Property Address: 709 South 11th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet required; and for 34-338(e)(1)c.2, for a side yard setback for accessory structure of 4.9 feet in lieu of 5 feet required; 34-338(e)(1)e., for 40% lot coverage in lieu of 35% maximum; to allow for a covered patio addition to an existing single-family dwelling, for property **legally described** as Lot 12, Block 108, *Oceanside Park*.

Applicant: Ryan Moore, 709 South 11th Avenue, Jacksonville Beach, FL 32250

Mr. Moore explained the hardship is they are not able to use the backyard because of lack of no shade. Currently, there is a deck in the backyard that they would like to extend an additional two feet. Mr. Moreland said because the lot meets the RS-3 zoning requirements, there is no hardship. Ms. Osewalt explained the requirements the Board has to follow. Mr. Mann said that they could still cover a portion of the existing deck, gaining some level of desired shade. Mr. Moreland recommended they consider taking out a portion of the driveway and use that lot coverage for the covered deck area in the rear yard.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to approve BOA# 18-100035, as amended to approve the current lot coverage, as it currently exists, in lieu of 40% requested, together with other requested variances.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, Francis Reddington, and Lucas Snyder.
The motion was approved, unanimously as modified.

(B) Case Number: BOA 18-100036

Name of Applicant: George and Janet Chrysakis

Property Address: 1038 Ruth Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 60.6% lot coverage, in lieu of 35% maximum; 34-337(e)(1)g., for an accessory structure setback of 0 feet in lieu of 5 feet required; to allow for the addition of paver patio and walkways around a pool for an existing single-family dwelling, for property **legally described** as Lots 21 and 22, Block 6, *Williams Coastal Boulevard Heights*.

Applicant: Janet and George Chrysakis, 1038 Ruth Avenue, Jacksonville Beach, FL 32250

Mr. Chrysakis explained his hardship is an undersized lot. He said the project is finished, and they are asking for the current lot coverage of 60.6%. Mr. Chrysakis stated that the pool company pulled a permit for the pool, and told them not to worry about the pavers; they had a contractor they used. Mr. Chrysakis said he was told permitting for the pavers was not necessary, and they would be installed after the pool was completed. He said, as is their first building experience, they believed the contractor. Ms. Osewalt and Mr. Moreland asked when he received the Code Enforcement letter requiring him to stop work, and that he was in violation. Discussion continued regarding the pavers, and reduction in lot coverage, for his undersized lot.

Public Hearing:

Spoke in opposition to the request.

Kyle Topping, 1817 Horn Street, Jacksonville Beach, FL 32250

Kevin Phillips, 1066 Ruth Avenue, Jacksonville Beach, FL 32250

The email message was sent in opposition to the request.

Amy Frank, 1125 Owen Avenue, Jacksonville Beach, FL 32250

Mr. Chrysakis responded to the opposing comments.

Ms. Osewalt closed the public hearing.

Mr. Mann explained to the Board Members that if they are contemplating issuing a reduction in lot coverage, the entire paver field might need to be removed, the land reworked, as opposed to just removing pavers to meet the lot coverage granted. He said the project must be properly permitted. The City will check existing, and post-development for grading, and ensure that the drainage is adequate. Mr. Mann commented that when backwashing a pool, the hose leads out to the street, and not drain into the backyard.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA# 18-100036, for 45% lot coverage, for the addition of a paver patio.

Roll Call Vote: Ayes - Sylvia Osewalt, Scott Cummings, and John Moreland.

Nays - Francis Reddington, and Lucas Snyder.

The motion was approved, with a 3 to 2 vote.

(C) **Case Number: BOA 18-100037**

Name of Applicant: Candice Treuel-Stidham

Property Address: 3081 St. Johns Boulevard

City of Jacksonville Beach Land Development Code Section(s) 34-337 (e)(1)e., for 52.8% 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** as Lot 1, Block 13, *Jacksonville Beach Heights*.

Applicant: Candice Treuel-Stidham, and Chad Stidham, 3081 St. Johns Boulevard, Jacksonville Beach FL, 32250

Mr. and Mrs. Stidham said their hardship is that their lot is nonconforming, and there is not much room for the children to play and be out by the pool. They explained SurfSide Pools has pulled a permit for the pool, and it has just been dug. They wanted to receive the variance approval before installing the paver patio. The plans show the only location to place furniture and have a play area on the paver deck. Ms. Osewalt explained that 49.9% lot coverage is the most the Board would approve. Mr. Stidham said if that were the most they would be allowed, they would gladly work with that percentage.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 18-100037, as amended, for 49.9% lot coverage, in lieu of 35% maximum, and in lieu of the 52.8% requested, to allow for a patio addition to a single-family home.

Roll Call Vote: Ayes – Scott Cummings, Francis Reddington, Lucas Snyder, John Moreland, and Sylvia Osewalt.
The motion was approved, unanimously.

(D) Case Number: BOA 18-100040

Name of Applicant: Laura and Steve Guillaume

Property Address: 3002 South Ocean Drive, Jacksonville Beach, FL 32250

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1, for a front yard setback of 23.9 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for a side yard setback for 7 feet in lieu of 10 feet each as required; 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet required; 34-336(e)(1)e., for a lot coverage of 71.1% in lieu of 35% maximum; to allow for construction of a new single-family dwelling for **legally described** as Lot 1, Block 11, *Atlantic Shores Ocean Front Section–Division “B”*.

Agent: Mark Macco, 3535 South 1st Street, Jacksonville Beach, FL 32250

Mr. Macco began by presenting new drawings that are an up-dated footprint, and more conservative design. The hardship is that it is a nonconforming, oceanfront lot. He described the plan for the dwelling, and parking, explaining that adjacent structures are similar in size and design. There is an existing structure on the lot, which will be torn down, and a new home will be built. The biggest request is for the rear yard setback and felt the 71.1% lot coverage calculation was generous by the Planning Department. Therefore, a lot coverage concession is possible. Mr. Mann explained that the new site plan submitted shows a sidewalk in the northerly side yard, which would require a variance, and may not be considered tonight, as formal notice for that specific variance had not been given. Questions were asked, and discussion continued regarding the FDEP (Florida Department of Environmental Protection), and Mr. Mann discussed some of the FDEP requirements and whatever is the most restrictive rear yard setback. Mr. Macco commented that the new footprint will be the same that the existing structure is now.

Public Hearing:

Spoke in opposition to the request.

Debi Cunningham, 3001 South 1st Street, Jacksonville Beach, FL 32250

Robert A. Grovenstein, 3007 South Ocean Drive, Jacksonville Beach, FL 32250

Spoke in favor of the request.

Lyn Wallace, 3002 South Ocean Drive, Jacksonville Beach, FL 32250

A letter was sent by the following person in favor of the request. [On file]
Mary Alexander, 15 South 30th Avenue, Jacksonville Beach, FL 32250

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Snyder, that BOA# 18-100040, be approved, as amended for lot coverage of 61.1%, in lieu of the 71.1% requested, and the 40% approved via a prior variance, together with the other requested variances, to allow for the construction of a single-family dwelling.

Roll Call Vote: Ayes – Lucas Snyder, John Moreland.
Nays - Francis Reddington, Sylvia Osewalt, and Scott Cummings
The motion was denied with a 2 to 3 vote.

(E) **Case Number: BOA 18-100043**

Name of Applicant: Roy Viteri

Property Address: 1916 North 1st Street

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)(e), for lot coverage of 56.9% in lieu of 35% maximum; 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet required; to allow for a driveway addition to an existing single-family dwelling, for property **legally described** as The South 27.00 feet of the East 85.00 feet of Lot 3, together with the North 29.00 feet of the East 85.00 feet of Lot 4, Block 192, *Ocean Villa*.

Agent: Frank Marrero, 181 Portsmouth Way, Ponte Vedra Beach, FL 32082

Mr. Marrero stated the hardship is the lot size, and when asked if the requested lot coverage is the best, he can use to achieve his goal, he replied yes. He said the existing driveway is stone and he would like to replace the stone with pavers, to the existing patio on the north side of the house, extending it to the property line. He stated the property is a vacation rental, [MDM Vacation Rentals.] Discussion ensued about the current hardscape and lot coverage, which was stated at approximately 50%, for the patio and decking.

Public Hearing:

The following people sent email messages in opposition of the request. [On file]
Sheri Ferline, 1809 North 1st Street #302, Jacksonville Beach, FL 32250
Lyle Reimann, 91 North 19th Avenue, Jacksonville Beach, FL 32250

The following person sent a letter in opposition of the request. [On file]
Maureen and William Modrak, 1809 North 1st Street, Jacksonville Beach, FL 32250

Mr. Marrero responded to the opposing comments.

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, that BOA# 18-100043, be disapproved, finding that the request was not the minimum necessary

to make reasonable use of the property.

Roll Call Vote: Ayes – Lucas Snyder, John Moreland, Sylvia Osewalt, Scott Cummings, and Francis Reddington
The motion was denied.

(F) **Case Number: BOA 18-100045**

Name of Applicant: William and Ann Pinner

Property Address: 1902 South 1st Street, Jacksonville Beach, FL 32250

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(2)c.1, for a front yard setback of 9.9 feet in lieu of 20 feet required; and 34-340 (e)(2)f., for lot coverage of 42.5% in lieu of 35% maximum; to allow for improvements to an existing single-family dwelling, and an addition of a detached garage for property **legally described** as Lot 1, North ½ Lot 2, Block AA, *Permenters Replat of South Pablo Beach*.

Applicant: William and Ann Pinner, 1902 South 1st Street, Jacksonville Beach, FL 32250

Mr. Pinner said the house was built in 1906 and has settled. To shim up the structure, and correct the stairway, they would have to relocate the stairway to the outside of the house, which would add a small increase in the floor area, along the south side of the house. Mr. Mann said that the addition of a garage would eliminate an existing nonconforming element of the property, per RS-3 standards, a one-car garage or carport is required for the property. Mr. Pinner said they would be removing an 8 x 10 shed and a portion of the deck. Discussion continued about parking.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Reddington, seconded by Mr. Cummings, that BOA# 18-100045 be approved, as presented.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, Francis Reddington, and Lucas Snyder.
The motion was approved, unanimously.

(G) **Case Number: BOA 18-100046**

Name of Applicant: Raymond Kletzing

Agent: Christopher White, Esq.

Property Address: 7 South 2nd Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.1, for a front yard setback of 1 foot in lieu of 20 feet required; 34-338(e)(1)c.2, for a side yard setback of 2.6 feet in lieu of 5 feet required; and a corner side yard of 0.75 feet in lieu of

10 feet required, for a total side yard setback of 3.3 feet in lieu of 15 feet required; and 34-338(e)(1)(e), for 63% lot coverage in lieu of 35% maximum to allow construction of a new single-family dwelling for property **legally described** as the South one-third (1/3) of the East one-half (1/2) of Lot 4, Block 11, *Pablo Beach South*.

Agent: Christopher White, Esq., 3520 Bay Island Circle, Jacksonville Beach, FL 32250

Mr. White explained the lot is 21 feet by 125 feet; a lot has been in existence since 1890's and the current structure, a duplex, was built in 1909, on a nonconforming lot. Mr. Kletzing applied for conditional use, which was granted, to place a single-family dwelling in the C1 zoning district, on the lot. He is proposing to stay within the existing structure footprint and replace it with a new dwelling. A discussion ensued regarding the property, and its location to the surrounding condominiums, and parking. Mr. White said the application process for the FDEP (Florida Department of Environmental Protection) would be submitted. Mr. Mann said the property is surrounded on the west side and north side by the adjacent condominiums. With the new use, the applicant is providing on-site parking.

Public Hearing:

The following person spoke in opposition to the request.

Patrick Early, *Waters Edge* Condominium's HOA President, 123 South 1st Street, #701, Jacksonville Beach, FL 32250

Mr. White responded to the opposing comments.

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Reddington, seconded by Mr. Snyder, that BOA# 18-100046 be approved, as written.

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

The motion was approved, unanimously.

(H) **Case Number: BOA 18-100047**

Name of Applicant: John Morrissey

Property Address: 815 North 2nd Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)d., for no garage or carport; 34-337(e)(1)e., for lot coverage of 37.8% in lieu of 35% maximum; 34-337(f.), for a gravel parking area in lieu of paved.

Or

Sec. 34-337(e)(1)d., for no garage or carport; 34-337(e)(1)e., for lot coverage of 39.2%, in lieu of 35% maximum, to allow for the construction of a new single-family dwelling for property **legally described** as the East 50ft of Lot 6, Block 39, *Pablo Beach North*.

Applicant: John Morrissey, 4913 Suarez Bluff Road, Fernandina Beach, FL 32034

Mr. Morrissey said the lot is a nonconforming lot, at only 50 feet wide, and that the RS-2 zoning lot with the requirement is 75 feet. His plan for the dwelling does not include a garage or carport because he feels that by placing it in front would be obtrusive to the neighborhood, and other houses in the neighborhood exist without garages or carports. Ms. Osewalt asked if he had considered a carport. Mr. Morrissey said adding a carport would not be acceptable for the house he wants to build. Discussion continued about the garage and carport.

Public Hearing:

Spoke in support of the request.

Joseph Rock, 627 North 11th Street, Jacksonville Beach, FL
Christopher Zambelli, 422 North 4th Avenue, Jacksonville Beach, FL
Agnes Morrissey, 4913 Suarez Bluff Road, Fernandina Beach, FL
Philip Gregory, 1215 North 14th Avenue, Jacksonville Beach, FL

Petition submitted with neighbors' signatures in support of the request. [On file]

Robert Schoenberg, 815 North 2nd Avenue, Jacksonville Beach, FL
Chad Barrett, 902 North 2nd Avenue, Jacksonville Beach, FL
Rob Monkomer, 917 North 2nd Avenue, Jacksonville Beach, FL
Christle Fenke, 305 North 9th Street, Jacksonville Beach, FL
Roy Pappé, 802 North 2nd Avenue, Jacksonville Beach, FL
Deborah L. Tompkins, 805 North 2nd Avenue, Jacksonville Beach, FL
Laura Baker, 801 North 2nd Avenue, Jacksonville Beach, FL

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland that BOA #18-100047, be denied as written.

Roll Call Vote: Ayes – Scott Cummings, Francis Reddington, John Moreland, and Sylvia Osewalt.
Nays - Lucas Snyder
The motion was denied with a 4 to 1 vote.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 9:10 P.M.

Submitted by: Cathy Martinich
Permit Specialist

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA No. 18-100018
HEARING DATE 3-20-2018
5-1-18

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).
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

JAN 31 2018

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Richard M. Smith and Vivian M. Smith **Telephone:** (904) 504-9390
Mailing Address: 1924 1st Street North Jacksonville Beach FL 32250 **E-Mail:** rsmit6185@yahoo.com

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

Landowner Name: Richard M. Smith and Vivian M. Smith **Telephone:** (904) 343-3471
Mailing Address: 1924 1st Street North Jacksonville Beach FL 32250 **E-Mail:** ems32211@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

RE# 175401-0000

Street address of property and/or Real Estate Number: 1924 1st Street North Jacksonville Beach FL

Legal description of property (Attach copy of deed): The South 31ft. of the East 85 ft. of lot 2, and the North 25 ft. of the East 85 ft. of lot 3, Block 192, Ocean Villa

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). RM-2 The lot of record is non conforming at 56'x85'. The existing triplex is below grade resulting in flooding. The existing structure was built in 1934 and has structural integrity issues. Requesting a North side yard set back of 6' in lieu of 10', a South side yard set back of 6' in lieu of 10', and a rear yard set back of 10' in lieu of 30', and a front setback of 20'. 54.2% lot coverage in lieu 35%, gravel drive in lieu of concrete. To allow for the construction of a new two family dwelling, to replace the existing triplex.

Applicant's Signature: [Signature] Vivian M. Smith Date of Application: 1-31-18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: _____
 CODE SECTION (S): 34-340 (EX) C-2 for side yard setbacks of 6' each in lieu of 10' required;
(EX) C-3 for a rear yard setback of 10' in lieu of 30' required;
(EX) F for 54.2% lot coverage in lieu of 35% maximum;
34-373 (F) for gravel vehicular use area in lieu of concrete or asphalt
paving, to allow construction of a two-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100018

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 is undersized in width and depth. 56'x85'. The building is below grade resulting in frequent flooding. The existing house was built in 1934 and has structural issues.
Special circumstances and conditions do not result from the actions of the applicant.	No	No modifications were made to the dimensions of the lot.
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	Many, if not all properties in the area do not comply with setbacks or lot coverage.
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	Similar variances have been granted to several of the other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The requested variance is the minimum variance that will allow for the construction of a reasonably sized two-family structure.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting of the variance will actually enhance the surrounding properties and be an asset to the community and would be in-compliance with neighboring properties.

RECEIVED
JAN 31 2018

PLANNING & DEVELOPMENT DEPARTMENT

Ref. BOA# 18-100018

11-1-88

BZA# 69-88

APPLICATION FOR VARIANCE

Chairman Board of Adjustment
City of Jacksonville Beach
15 North 3rd Street
Jacksonville Beach, Florida 32250

ZONING DISTRICT RM7

Dear Sir:

I, Yenetha Y. Fields of 1924 1st St. N.

Jax Beach having a identifiable financial
interest in real property located at 1924 1st St N

Jacksonville Beach, FL, legally described
as shown in documents attached

request a variance from the provisions of Sec.(s) 34-10.05 A 1
7' north setback of 8.7' in lieu of 20' required
of the Zoning Ordinance to wit: I would like to

put the deck shown on page 42, "Home
Plans for Outdoor Living" out from my living room
upstairs for my own enjoyment of life. My ^{to the north}

The reason for my request is: neighbor, Mr. Williams, has
his whole house out as far as I would go + I believe
he + Mr. Williams - to the South - would allow this.

I have received and read a copy of the Circumstances and Condi-
tions required for the granting of a variance and have appended
to this request the documentation required.

10/5/88
DATE

Yenetha Y. Fields
SIGNATURE

354 5652 - W
249-3056 - H
PHONE #

- Attachments:
- (1) Proof of ownership or financial interest.
 - (2) Property survey or dimensioned drawing, scale 1" = 10' indicating requesting variances.
 - (3) Plan to scale of the proposed structures/con-
struction.

Note - could be used for fire escape

P.S. My review, and other information, indicate the
City is encroaching on my property for the
sidewalk -- not that I mind, of course.

Ref: BZA# 18-100018

BOARD OF ZONING AND ADJUSTMENT
CITY OF JACKSONVILLE BEACH

MEMORANDUM OF ACTION, CASE NO. BZA _____

The Board of Zoning at their meeting of _____,

19__, considered the (application) (appeal) of _____

_____ (name) of _____ (address)

and decided as follows:

The (application) (appeal) was

_____ Granted

_____ Granted with stipulations attached thereto as follows:

_____ Denied for following reasons: _____

The application was carried over to the meeting of Next
Schedule Meeting, 19__ and must be (reposted) (readvertised), prior
to the next meeting.

The action of the Board was (unanimous () aye), () nay) vote.

DATE 11-1-88

David E. [Signature]
Acting CHAIRMAN

MAP SHOWING BOUNDARY SURVEY OF

THE SOUTH 31.00' OF THE EAST 85.00' OF LOT 2,
AND THE NORTH 25.00' OF THE EAST 85.00' OF LOT 3 BLOCK 192
OCEAN VILLA

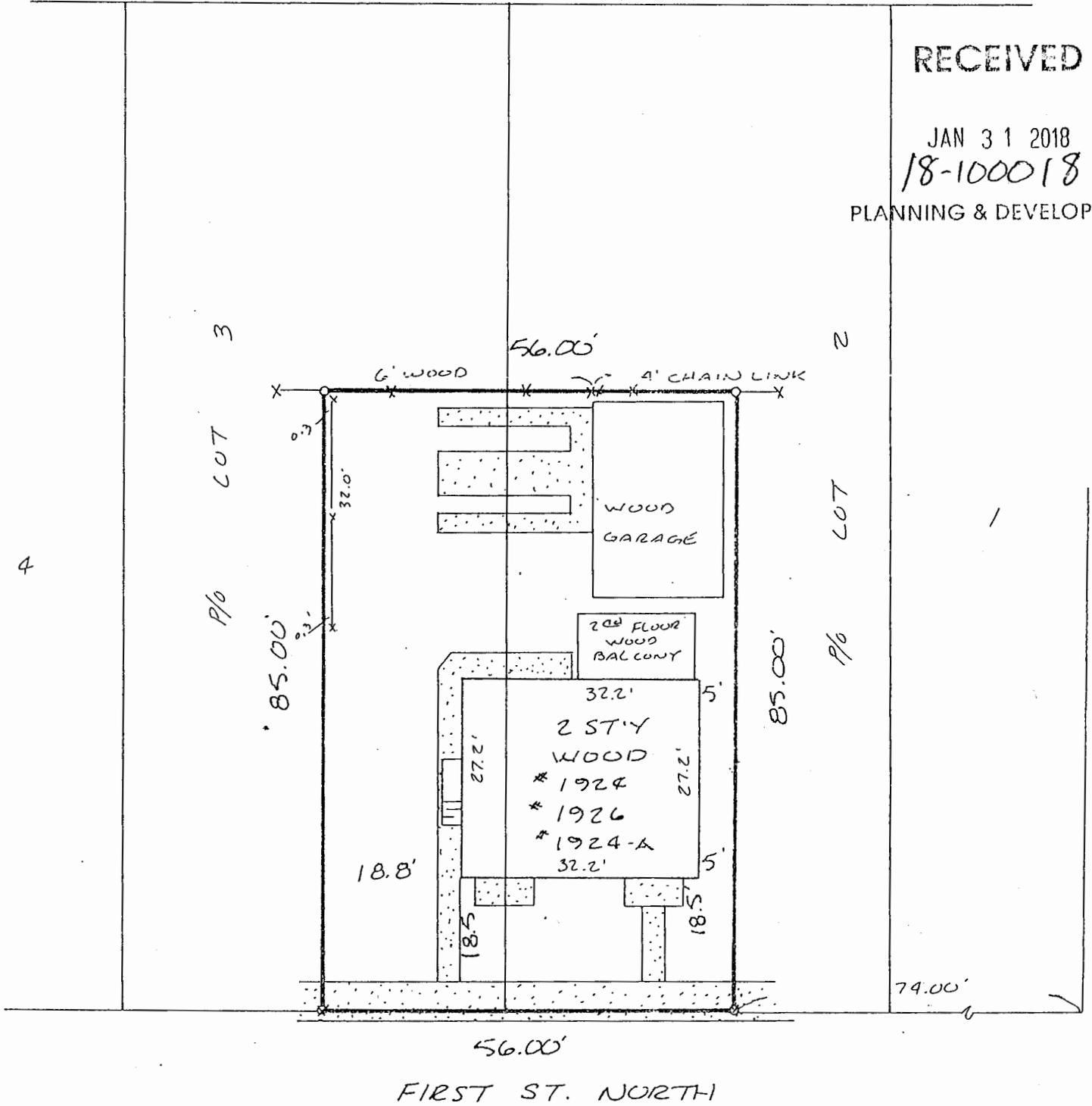
AS RECORDED IN PLAT BOOK 12 PAGES 37 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 CERTIFIED FOR: RICHARD M. SMITH; COASTLINE FEDERAL CREDIT UNION; OLD
REPUBLIC NATIONAL TITLE INS., CO.; BLANKENSHIP LAW FIRM

JACKSONVILLE BEACH
 TERRACE P.B. 15 PG 54
 12' ALLEY



RECEIVED

JAN 31 2018
 18-100018
 PLANNING & DEVELOPMENT



THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 1 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 4-17-89 AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.

8411 BAYMEADOWS WAY SUITE #2, JACKSONVILLE, FLORIDA 32256 (904) 731-7235

LEGEND

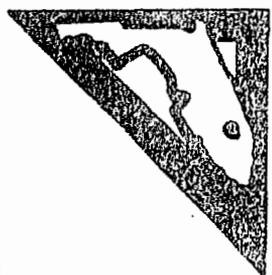
- CONC. MON
- IRON COR.
(SET WITH CAP # LS 4144)
- X— FENCE
- IRON COR. (FOUND)
- ⊗ CROSS CUT
- B.R.L. BUILDING RESTRICTION LINE
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- COV. COVERED AREA
- ⊕ CENTERLINE
- A/C AIR CONDITIONING PAD
- (R) RADIAL DISTANCE
- ▨ CONCRETE

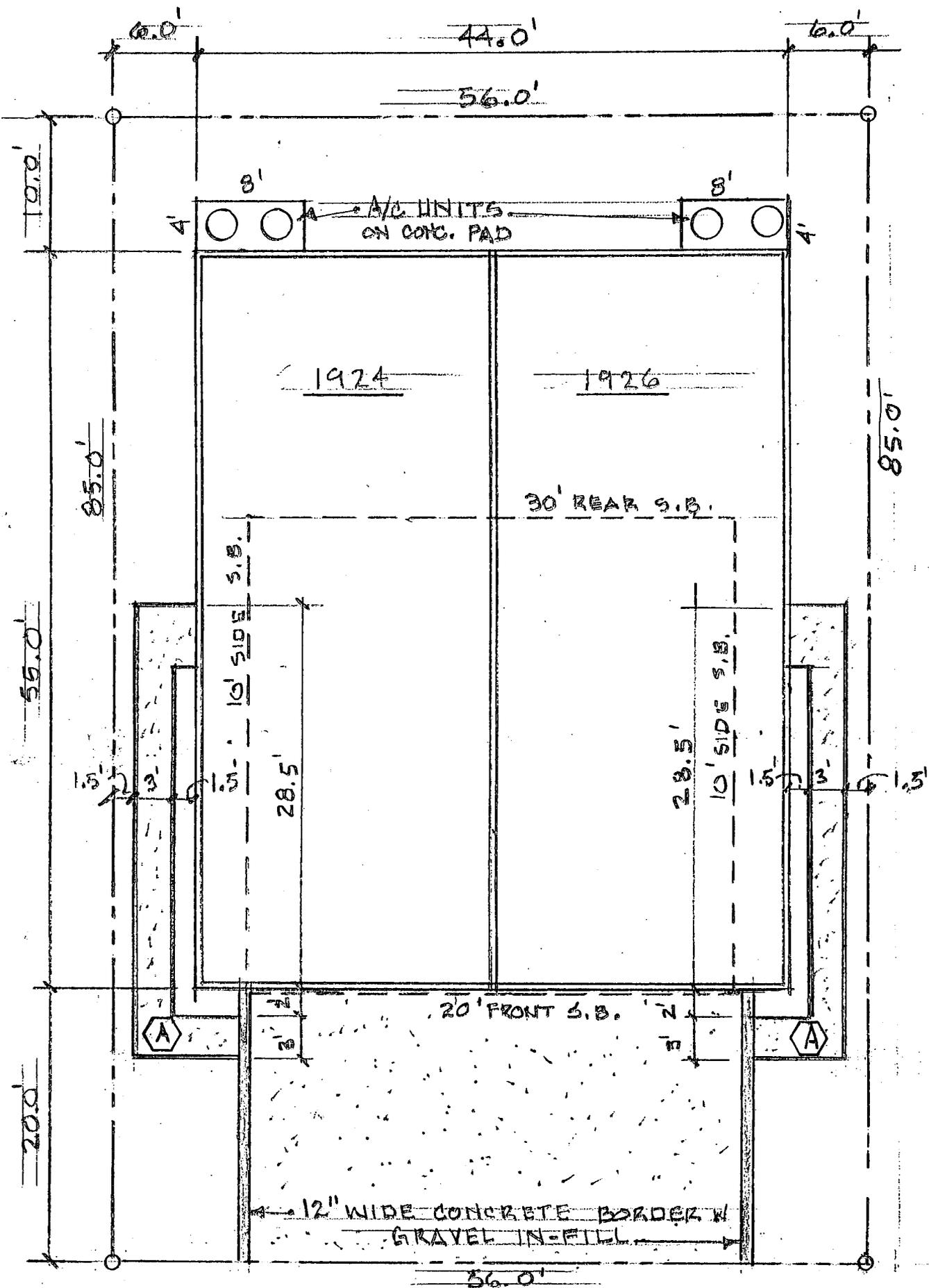
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1"=20'

DATE: 6-18-99

LARRY C. EDDY, STATE OF FLORIDA
 GLENDA M. BROADSTREET, P.S.M. No. 5814
 REGISTERED SURVEYOR AND MAPPER,
 STATE OF FLORIDA (LB #4921)





FIRST ST. NORTH

(A) 3' WIDE GRAVEL WALK W/ 8" X 8" RAILROAD TIES BORDER.

- ZONING R.M.-2 - DUPLEX 35% LOT COVERAGE
- LOT SIZE 4,760 S.F.
- PROPOSED LOT COVERAGE BUILDING 2,470 S.F.
- ALL OTHER IMPERVIOUS 159 S.F.
- TOTAL COVERAGE 2,579 S.F.
- $2,579 \text{ S.F.} \div 4760 \text{ S.F.} = 54.2\%$

SMITH DUPLEX

1924 & 1926

FIRST ST. NORTH

JACKSONVILLE BEACH, FLA.

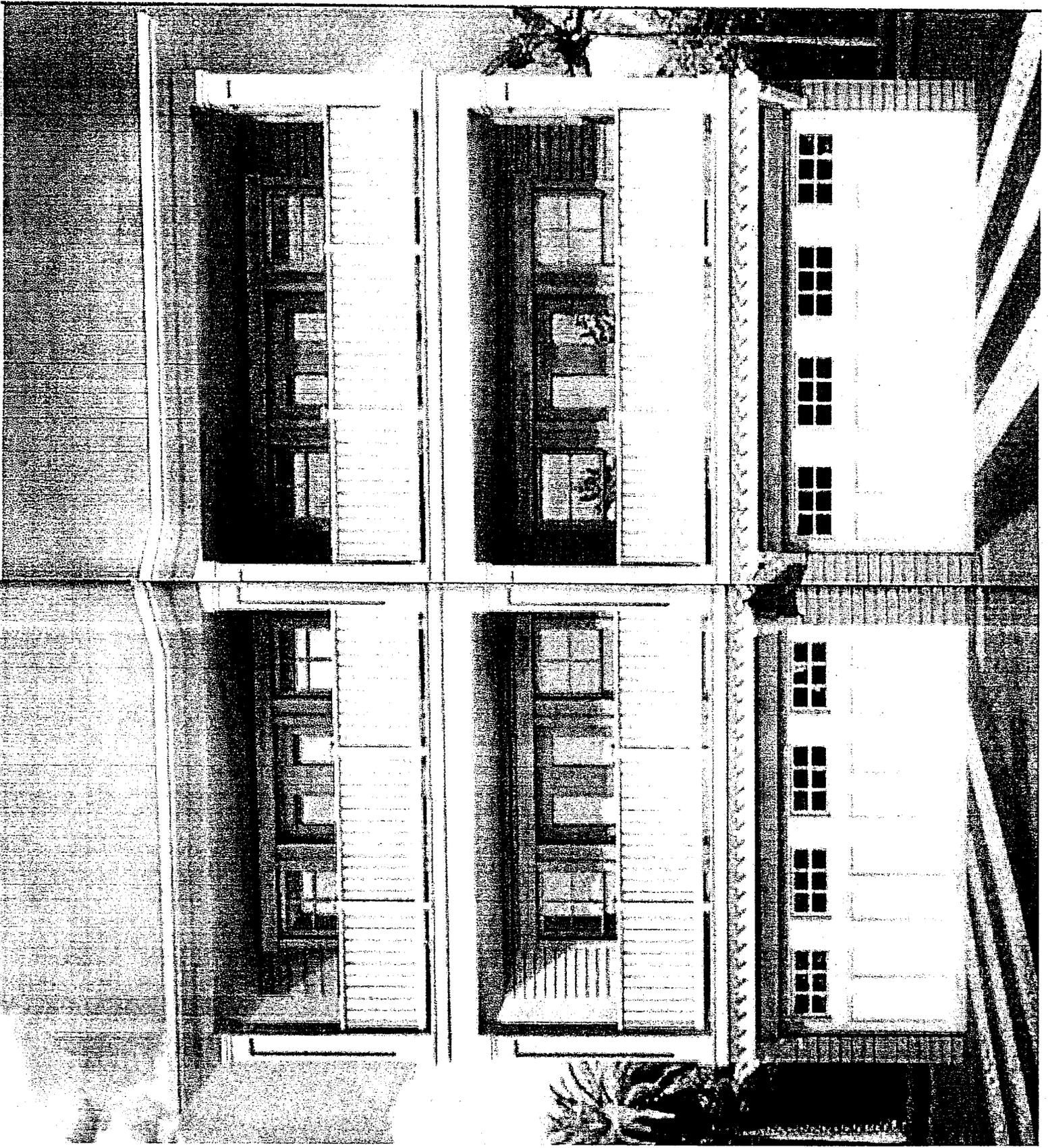
RECEIVED

JAN 31 2018

18-100018

PLANNING & DEVELOPMENT

REVISIONS TO SUBJECT - 1744 1 STREET UNIT 1





APPLICATION FOR VARIANCE

BOA No. 18-100050

HEARING DATE 5/1/18

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).
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.

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: William Cowden Telephone: 994-1295
 Mailing Address: 2919 Merrill Blvd E-Mail: WCowden8621@Att.net
Jax Beach, FL 32250
 Agent Name: DAVID BENJAMIN - Surfside Pools Telephone: 246-2666 EXT 135
 Mailing Address: 313 Beach Blvd E-Mail: dbenjamin@SurfsidePools.net
Jax Beach, FL 32250
 Landowner Name: William Cowden Telephone: 994-1295
 Mailing Address: 2919 Merrill Blvd E-Mail: WCowden8621@Att.net
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: 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). Request to keep side walk & paver pad (existing) that encroach on the 5 ft. side set back.

Applicant's Signature: D. Benjamin / William Cowden Date of Application: 3/3/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-337 (e)(1)g. for an accessory structure setback of 1' 140 5' required for a paver walkway to ratify an existing non conformity for a single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100050

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	Due to the size of this lot, it is hard to meet impervious requirement
Special circumstances and conditions do not result from the actions of the applicant.	YES	This is normal circumstances in this area
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 variances have been granted in this area
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	Elderly couple with wife being disabled, needs sidewalk and access to back yard
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	Existing side walk and curvial to access back yard
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	Sidewalk is at existing grade



Pools • Spas • Service

Jacksonville Beach Building Department
11 3rd Street North
Jacksonville Beach, FL 32250

RECEIVED

Attn: Variance Application Submittal
Re: Variance Scheduled

MAR 13 2018
18-100050
PLANNING & DEVELOPMENT

Project Address: **2919 Merrill Blvd., Jacksonville Beach, FL. 32250**
Permit Number: **17-2429**

As discussed with George Knight, a variance application has been submitted for review to get approval for the paver walkway and driveway on the property. The homeowner understands that if variance is denied, they will have to remove the pavers in these areas. These pavers are unrelated to the swimming pool and screen enclosure, and we ask that there will be no holds on these permits as we wait for this decision.

Thank you,

John C. Scott III, President
SurfSide Pools and Spas
313 Beach Blvd.
Jacksonville Beach, FL, 32250

William Cowden
Homeowner
2919 Merrill Blvd.
Jacksonville Beach, FL 32250

[Handwritten Signature]
PRESIDENT
3/13/18

[Handwritten Signature]
3-13-2018

[Handwritten Signature]
NOTARY PUBLIC



Devany Wellman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF937185
Expires 11/18/2019

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

Ref. BOA # 18-100050

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 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 P. Hays
BUILDING OFFICIAL
Jonathan Hays, CEO
Building Department

Attachment(s)

JCH/LP

7099 3400 0000 1886 1792

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only: No Insurance Coverage Provided)</i>			
Article Sent In			
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			

Mailed Via Reg Mail

Ref BOA # 100050

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)

JCH/LP



Ref # 18-100050

November 27, 2017

William Cowden
2919 Merrill Road
Jacksonville Beach, FL 32250

RE: BOA# 17-100181
2919 Merrill Road
(Lot 7, Block 7, Jacksonville Beach Heights)

Dear Mr. Cowden,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, November 21, 2017, to 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 47% lot coverage in lieu of 35% maximum;

The Board **approved** the request as read and provided.

To allow a swimming pool and a screen enclosure addition to an existing single-family dwelling.

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,

Heather Ireland, AICP
Planning and Development

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

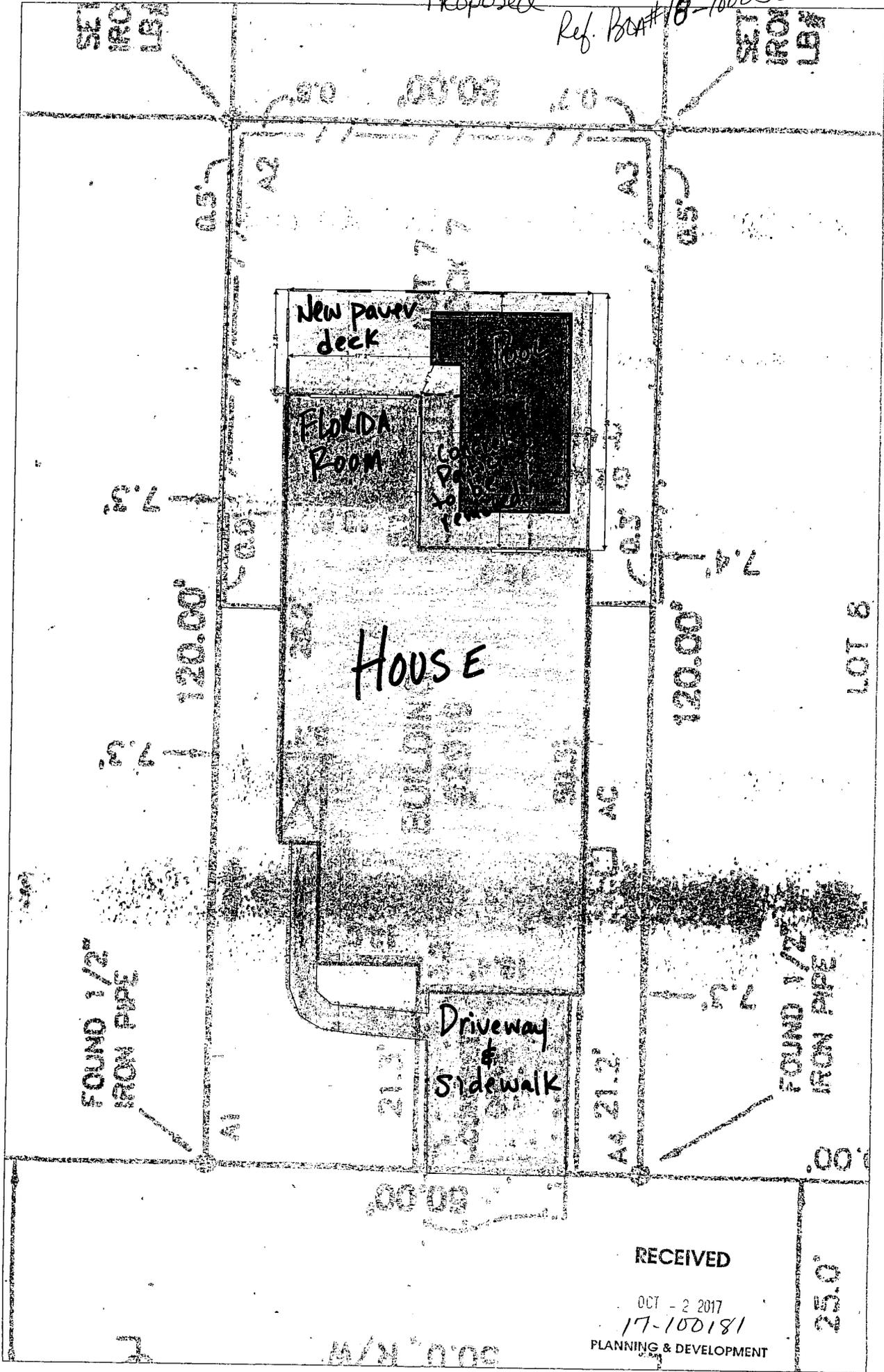
www.jacksonvillebeach.org



PROPOSED Ref. BOA #18-10000

SE 1/4 IRO 197

SE 1/4 IRO 197



RECEIVED

OCT - 2 2017
17-100181

PLANNING & DEVELOPMENT

25.0'

LOT 8



APPLICATION FOR VARIANCE

BOA No. 18-100051
HEARING DATE 5-1-2018

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

MAR 1 2 2018

APPLICATION INFORMATION

Applicant Name: <u>Payne Roberts LLC</u>	PLANNING & DEVELOPMENT
Mailing Address: <u>3721 Dupont Station Ct. S.</u>	Telephone: <u>904 337 0609</u>
<u>Jacksonville, FL 32217</u>	E-Mail: <u>morealclp@gmail.com</u>
Agent Name: <u>Payne Roberts LLC</u>	Telephone: <u>904 337 0609 x 100</u>
Mailing Address: <u>3721 Dupont Station Ct. S.</u>	E-Mail: <u>morealclp@gmail.com</u>
<u>Jacksonville, FL 32217</u>	
Landowner Name: <u>Robert Angelieri & Christine Benner</u>	Telephone: <u>904-241-2902</u>
Mailing Address: <u>175 21st Ave S.</u>	E-Mail: <u>angelieri.raku@gmail.com</u>
<u>Jacksonville Beach, FL 32250</u>	

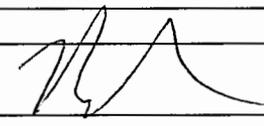
Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and/or Real Estate Number: 175 21st Ave S 32250 (Lot 3)

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

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). You cannot build anything on this lot and also adhere to current zoning setback requirements. A variance must be granted. It is a non-conforming lot

Applicant's Signature:  Date of Application: 3/14/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

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

CODE SECTION (S): Section 34-338(e)(1)C.1 for a front yard setback of 15' 140 20' required.

Section 34-338(e)(1)C.2 for a corner side yard setback of 6' 140 10' required, and total side yards of 11' 140 15' required

Section 34-338(e)(1)C.3 for a rear yard setback of 10-17' 140 30' required.

Section 34-338(e)(1)E for 50.2% lot coverage 140 35% maximum to allow for construction of a new single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100051

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.

MAR 14 2010

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	City was deeded the esky 5 ft. of land back in 1931. Current owner has maintained it.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Newly identical density and improvements made to lots nearby.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	No special privileges will exist if this variance is granted.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Many parcels nearby have been given the same variance or more setbacks.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This variance and the setbacks requested is the minimum needed.
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	Absolutely. This parcel will be used the same as adjacent land.

Robert Anglieri - Robert Angelieri

Christine Benner

175 21st Ave S

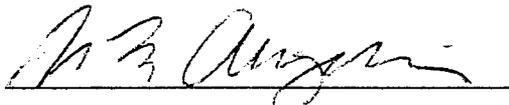
Jacksonville Beach, FL 32250

February 13, 2018

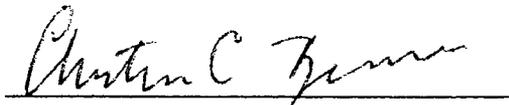
To Whom It May Concern:

We hereby give authorization to Payne Roberts LLC to make application for a variance with the city of Jacksonville Beach for the property address listed above.

Sincerely,



Robert Anglieri Robert Angelieri



Christine Benner

RECEIVED

FEB 14 2018
18-100051
PLANNING & DEVELOPMENT

The foregoing instrument was acknowledged (optional language: or affirmed or attested to - as client designates) by ~~ROBERT ANGIERI~~ ~~CHRISTINE BENNER~~ who has placed his/her signature on this instrument before me personally and who is known to me or has produced DRIVERS LICENSE as identification and who did take an oath, this 15TH day of FEBRUARY, 2018

My commission expires: June 13 2020

Notary Public Signature 





Ref. 18-100057

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

Rick Johnston
3582 Ocean Drive South
Jacksonville Beach, FL 32250

RE: BOA# 17-100104
3510 Ocean Drive South
(A part of Lots 8, 9, 10, and 11, Block 5, *Atlantic Shores*. (Lot B)

Dear Mr. Johnston,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 1, 2017, to consider South Jax Beach, LLC's *application* for a variance from the requirements of the Land Development Code.

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

- Sec. 34-336(e)(1)c.1., for a front yard setback of 18 feet, in lieu of 25 feet required;
- 34-336(e)(1)c.2., for a northerly side yard of 6.5 feet, and a southerly side yard of 8.2 feet, each in lieu of 10 feet required;
- 34-336(e)(1)c.3., for a rear yard setback of 10 feet, in lieu of 30 feet required;
- 34-336(e)(1)e., for 48.7% lot coverage, in lieu of 35% maximum;

To allow construction of a new single-family dwelling with pool.

The Board **denied** the request finding that the requested variance is not the minimum necessary to allow reasonable use of the lot.

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





CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8637

Ref 18-100051

August 15, 2017

Robert B. Angelieri
175 21st Avenue South
Jacksonville Beach, FL 32250

RE: **Planning Commission Case: PC# 36-17**
Conditional Use Application for a proposed single-family residential use located in a *Residential, multiple family: RM-2* zoning district, located at 175 21st Avenue South.

Mr. Angelieri,

The City of Jacksonville Beach Planning Commission met on Monday August 14, 2017 in Council Chambers to consider your **Conditional Use Application** for a proposed single-family residential use located in a *Residential, multiple family: RM-2* zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code.

The request was **Approved**.

Please remove the public notices posted on the property. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

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



Ref 18-100051

Regular meeting of the Board of Adjustment held on Tuesday, April 2, 1985 at 8:00 P.M. in the Council Chamber, Community Center Building.

11 to order The meeting was called to order by Richard Shore, Chairman.

11 Call Present: Guy Craig, Charles Jolley, Reid McCormick, Rick Shore, David Polovina

Also present were Steven Lindorff, Planning and Development Director, Walter Henderson, Acting Building Official and Gerald Lute, Fire Marshal.

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

1-85 Robert Angelieri, 2nd Street and 21st Avenue South, variance request for 18" cantilever setback on 2nd floor on the west, south and east.

Mr. Shore reported on the previous dates Mr. Angelieri had been before the Board and the variances previously granted.

tion to appr. Mr. Jolley moved, seconded by Mr. Polovina to approve the variance request.

scussion Mr. Angelieri stated that the second floor was 9' off the ground. The bedrooms are on the second floor and he would like the additional space. He believes the house is more attractive with this cantilever.

Mr. Shore feels there should be no further encroachment in the front yard.

Mr. Angelieri had not designed the house and had not had his plans drawn at the time he applied for the setback variances. He could have designed the house to fit the setbacks granted. There was a discussion on the variances previously granted. Mr. Lindorff read the conditions of a hardship.

Mr. polovina does not feel there is a hardship involved. There was no mention of a cantilever in the original application.

te on motion Vote on the motion to approve resulted in one aye - Mr. Jolley and 4 nays. The motion failed.

2-85 Helen B. Tinsley, 1230 Penman Road, garage enclosure exception request.

tion to app. Mr. Jolley moved to approve, seconded by Mr. McCormick. Vote resulted in all ayes.

3-85 E. L. Overton, 640 North Third Street, variance request for driveway entrance from 6th Avenue North and eliminate two parking spaces.

tion to appr. Mr. Jolley moved to approve the variance as requested, seconded by Mr. Polovina.

scussion Mr. Lindorff told the Board that D.O.T. would not approve a curbcut on Third Street. Mr. Overton received a temporary Certificate of Occupancy to move into the building since he lost his lease on the old building and had to move. Building permits will no longer be issued if proper approvals have not been obtained from necessary state agencies and temporary Certificate of Occupancies will no longer be issued. Mr. Overton will have to meet the provisions of the Ordinance in regards to landscaping and water retention. To get the required parking, part of the building would have to be removed.

te to appr. Vote on the motion to approve resulted in all ayes.

Ref 18-100051

Regular meeting of the Board of Adjustment held on Tuesday, December 18, 1984 at 8:00 p.m. in the Council Chamber of the Community Center Building, Jacksonville Beach, Florida.

Call to order

The meeting was called to order by Mr. Craig.

Roll Call

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

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

Approval of minutes

The minutes of the previous meeting were approved as written.

406-84 Angelieri

Robert Angelieri, 21st Avenue and 2nd Street South, variance request for rear yard setback of 10' in lieu of 30' and corner setback of 10' in lieu of 20'.

Motion to approve

Mr. McCormick moved to approve the variance request, seconded by Mr. Polovina. Vote resulted in all ayes.

407-84 Maxwell

Darlene Maxwell, 903 13th Street North, garage enclosure exception request. to enlarge living area for their large family.

Motion to approve

Mr. Shore moved to approve the garage enclosure exception, seconded by Mr. McCormick. Vote resulted in all ayes.

Motion to waive 30 day period

Mr. Jolley moved to waive the 30 day waiting period for permit issuance, seconded by Mr. Shore. Vote resulted in all ayes.

408-84 Kokai

August Kokai, corner setback of 10' in lieu of 20', 10th Avenue South and 6th Street.

Motion to approve

Mr. McCormick moved to approve the variance as requested, seconded by Mr. Polovina. Vote resulted in 4 ayes, Mr. Shore abstaining.

409-84 Dixon

Charles Dixon, 15th Avenue South and 6th Street, corner setback of 10' in lieu of 20'.

Motion to approve

Mr. Shore moved to approve the variance and waive the 30 day waiting period for permit, seconded by Mr. McCormick. Vote resulted in all ayes.

410-84 Village of PV Pacific Realty

Village of Ponte Vedra, Reflections Apartments, AIA at J. Turner Butler, variance request for parking, 2 spaces in lieu of 2.25.

Discussion

T. R. Hanlon represented Pacific Realty and asked for a reduction in parking. Four lakes for drainage on the property have reduced above ground space for green area, buildings and recreation. They feel the site plan is well balanced and pleasing. The required parking would reduce the green area and recreation facilities. They feel 2 spaces would be adequate for this particular development.

Mr. Craig feels 2.25 spaces is more desirable.

Mr. Shore told Mr. Hanlon that this Board believes adequate parking should be provided.

Mr. Bob McClure, Planning Commission, came forward and stated that the Planning Commission has approved the site plans for the developer to go ahead with his final plans however they also have concerns with less than the required parking. There appears to be adequate land to provide parking.

Mr. Polovina stated that this Board in the last year has approved only one parking variance for one space. He feels the development will be good for the City.

**MAP SHOWING BOUNDARY SURVEY OF LOT 3, EXCEPT THE
EASTERLY 5 FEET THEREOF AND ALL OF LOT 6, BLOCK "BB"
AS SHOWN ON MAP OF PERMENTER'S REPLAT OF SOUTH PABLO
OR ATLANTIC CAMP GROUNDS**

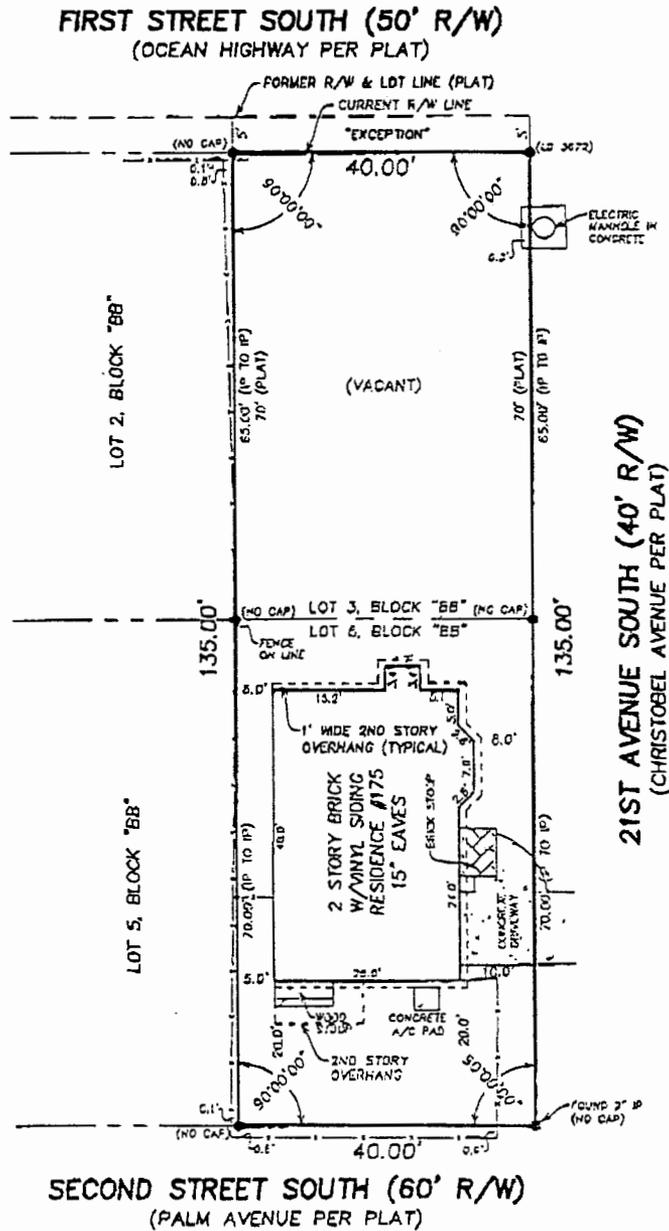
AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGEND	
●	FOUND 1/2" IRON (AS NOTED)
○	SET 1/2" IRON (LB 1704)
IP	IRON PIPE
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
—	8' WOOD FENCE W/TIES TO FACE

NOTES:

1. THE NORTH ARROW SHOWN HEREON IS APPROXIMATE AND FOR PICTORIAL PURPOSES ONLY. TRUE NORTH MAY VARY.
2. THE PROPERTY SURVEYED HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12007B-0002D, DATED APRIL 17, 1989.
3. INFORMATION SHOWN THUS: (PLAT) REFERS TO ABOVE MENTIONED PLAT BOOK 9, PAGE 44.

CERTIFIED TO:
ROBERT B. ANGELIERI



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MAR 14 2018
18-100051
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 EIGHT-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.

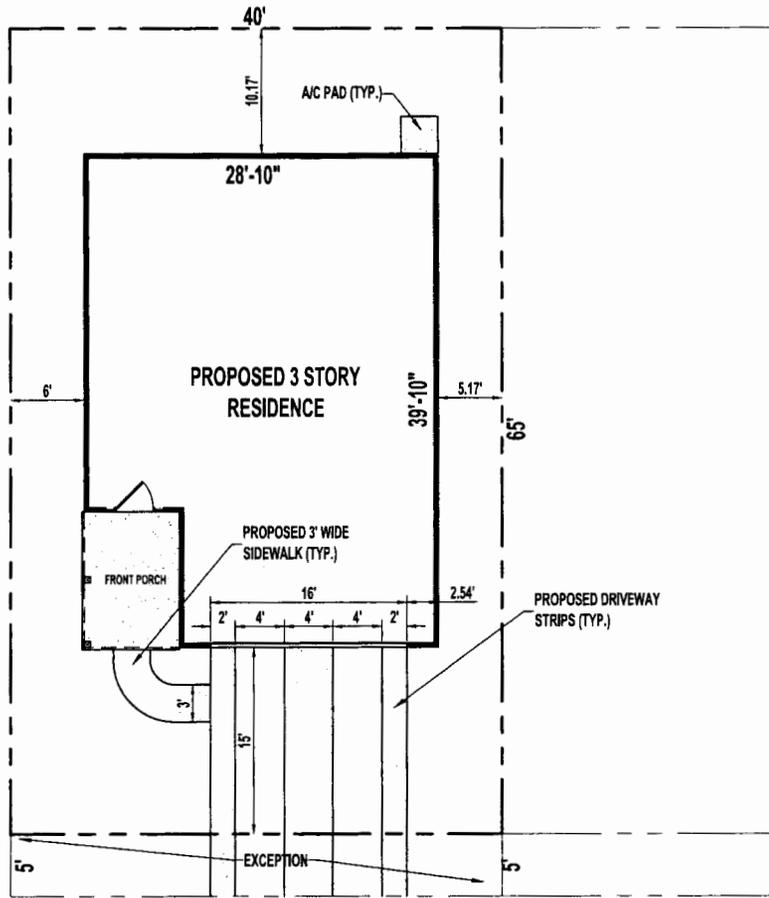
SURVEYED: JULY 27, 2012
SCALE: 1"=20'
FIELD BOOK: B2B PAGE: 62
FIELD BOOK: PAGE:

CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
1643 WALDO AVE., JACKSONVILLE, FL 32207
(904) 396-2823 LB NO. 1704

REGISTERED SURVEYOR NO. 4487, FLORIDA
JOSE A. HILL JR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL



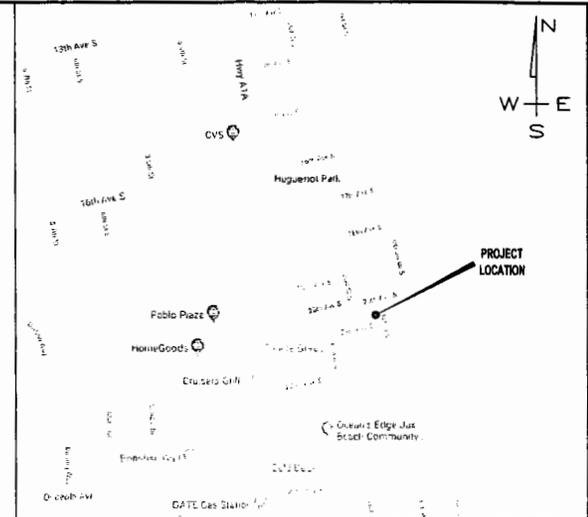
21ST AVENUE SOUTH
(40' RIGHT OF WAY)



1ST STREET SOUTH
(50' RIGHT OF WAY)

SITE PLAN

SCALE: 1" = 10'



VICINITY MAP
N.T.S.

PROPOSED SITE STATISTICS

	SQUARE FEET	ACRES	PERCENT OF SITE
SITE AREA	2,600 SF	0.060 AC	100.0%
BUILDING FOOTPRINT AREA	1,146 SF	0.026 AC	44.2%
CONCRETE / PAVER AREA	157 SF	0.004 AC	6.0%
TOTAL IMPERVIOUS AREA	1,366 SF	0.030 AC	50.2%
TOTAL PERVIOUS AREA	1,234 SF	0.030 AC	49.8%

PROPOSED 3 STORY RESIDENCE
175 21ST AVENUE SOUTH | JACKSONVILLE BEACH, FL

Shields CAD Services
1420 1st Street | Neptune Beach, FL 32266
Phone: (904) 241-1540
Website: www.scsjax.com | Email: bshields@gmail.com

PAYNE ROBERTS, LLC
3271 Dupont Station Court South
Jacksonville, FL 32217
(904) 337-0609

Date 03-12-18
Scale AS SHOWN
Job
Sheet A0.1

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18-100051

PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 18-100055
HEARING DATE 5-1-18

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).
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.

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MAR 16 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name:	<u>CRESENT 17, LLC</u>	Telephone:	<u>904-249-1003</u>
Mailing Address:	<u>P.O. Box 50338</u> <u>JAX BCH, FL 32240</u>	E-Mail:	<u>SCOTT @ JSRSTZ.COM</u>
Agent Name:	<u>SCOTT GAY</u>	Telephone:	<u>904-982-8872</u>
Mailing Address:	<u>3948 S. THORO ST #291</u> <u>JAX BCH, FL 32250</u>	E-Mail:	<u>SCOTT @ COMCAST.NET</u>
Landowner Name:	<u>ANNE BIONDO TRUST</u>	Telephone:	<u>904-241-0707</u>
Mailing Address:	<u>103 37TH AVE S. 216 1ST ST S</u> <u>JAX BCH, FL 32250</u>	E-Mail:	<u>152251522544@YAHOO.COM</u>

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: 175661-0000 216 1ST ST S.
 Legal description of property (Attach copy of deed): SEE ATTACHED SURVEY
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). SEE ATTACHED EXHIBIT "A"

Applicant's Signature: _____ Date of Application: _____

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

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

CODE SECTION (S): Section 34-338 (e)(1)c.1 for a front yard setback of 14' ILO 20'
(e)(1)c.3 for a rear yard setback of 6.2' ILO 30' (e)(1)e for lot coverage of 46% ILO 35%
(e)(1)g. for an accessory structure setback of 0' ILO 5' for patios + walkways.
Section 34-373 to allow a non paved driveway, to rectify existing non-conformities.

* House to be demolished and rebuilt in same footprint.

EXHIBIT "A"

Front yard (East) of 18'3" in lieu of 20' required. Rear yard (West) of 6'2" in lieu of 30' required. South side yard of 6' in lieu of 10' required. Variance request to allow for the substantial renovation of the existing single family structure.

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VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100055

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	BUILDING CONSTRUCTED PRIOR TO ADOPTION OF LDC
Special circumstances and conditions do not result from the actions of the applicant.	YES	BUILDING CONSTRUCTED PRIOR TO ADOPTION OF LDC 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.	YES	MAR 16 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	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	APPLICANT SEELS TO CONSTRUCT IMPROVEMENTS ON EXISTING FOOTPRINT
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	GRANTING VARIANCE WOULD UNDER VETTER THE ALLOWED DENSITY.

February 20, 2018

City of Jacksonville Bch
11 N Third St
Jacksonville Bch, FL 32250

RE: Parcel 175661 0000
216 1st ST S

Dear Sir:

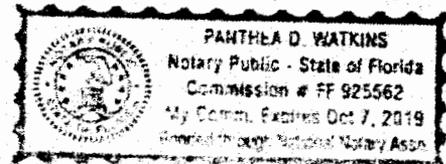
This will authorize Cresent 17, LLC or its assigns, to submit the attached variance application on the above referenced parcel.

Furthermore, Scott Gay will represent Cresent 17, LLC before the Board of Adjustment.

Sincerely,

Anne Biondo Trust

Sincerely



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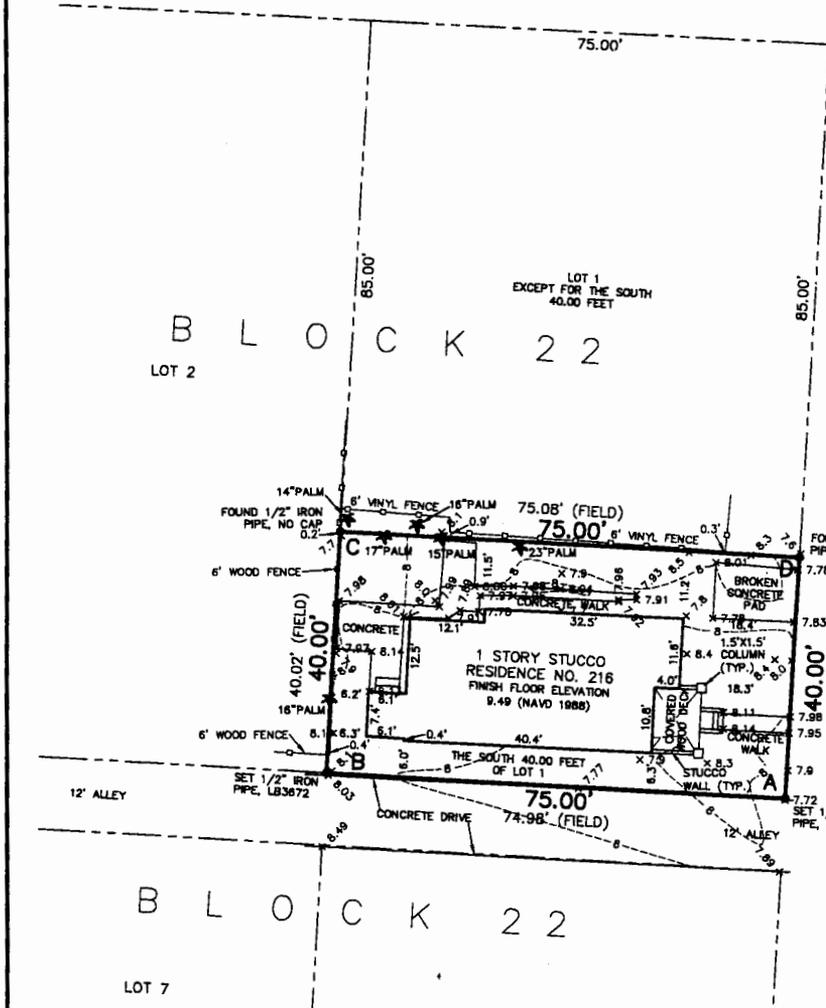
MAP SHOWING SURVEY OF

THE SOUTH FORTY (40) FEET OF LOT 1, BLOCK 22, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SECOND (2ND) AVENUE SOUTH
(FORMERLY GRIFFITH AVENUE)
80' RIGHT OF WAY (PAVED PUBLIC ROAD)



0 10 20 40
SCALE: 1" = 20'



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PLANNING & DEVELOPMENT
FIRST (1ST) STREET SOUTH
50' RIGHT OF WAY (PAVED PUBLIC ROAD)

IMPERVIOUS:
BUILDING = 974 SQUARE FEET
CONCRETE = 409 SQUARE FEET

TOTAL LOT = 3001 SQUARE FEET
PERCENTAGE OF IMPERVIOUS=46%

- NOTES:**
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
 - NO BUILDING RESTRICTION LINE PER PLAT.
 - INTERIOR ANGLES ARE AS FOLLOWS:
A: 90°00'17"
B: 90°07'58"
C: 89°49'47"
D: 90°01'58"
 - BENCHMARK USED IS FOUND MAGNAIL & DISK, LB 3672 IN FRONT OF RESIDENCE NO. 319 1ST STREET SOUTH. ELEVATION = 7.61 (NAVD 1988) PER GPS OBSERVATION.
- 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 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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

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: DAF
FILE: 2018-0378

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

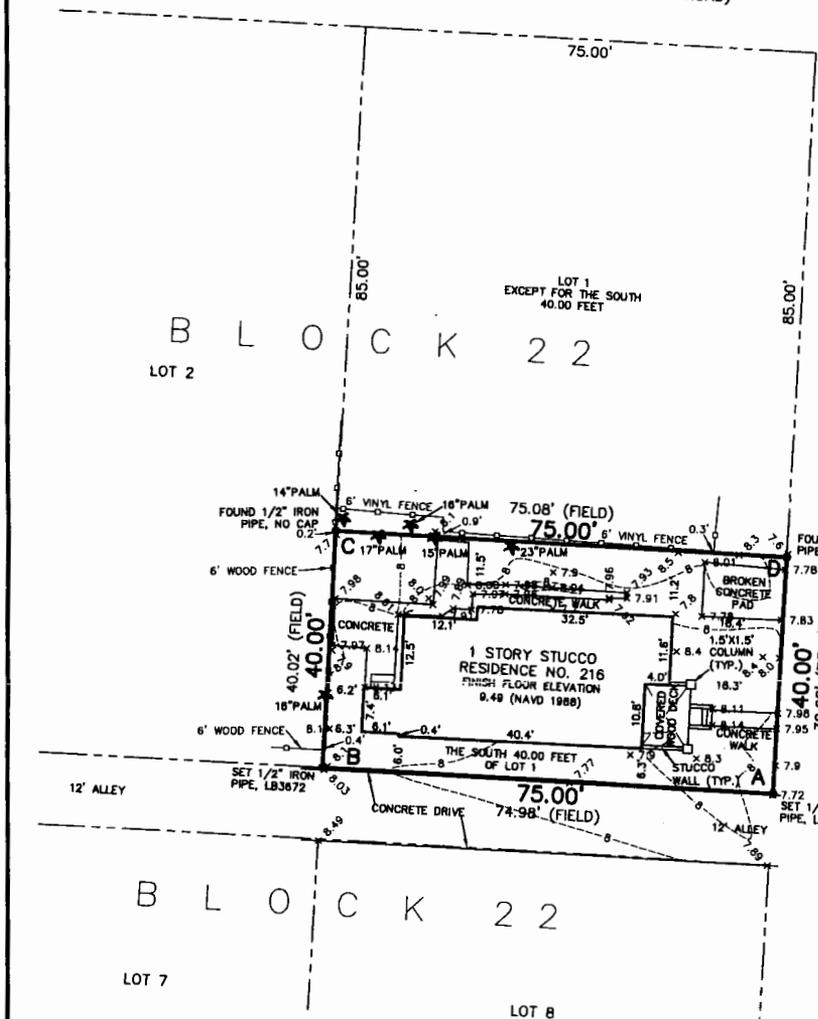
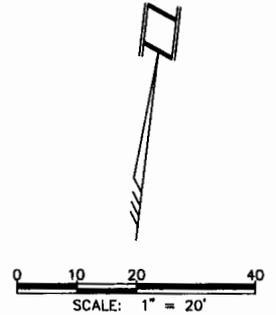
DATE:
MARCH 07, 2018
SHEET 1 OF 1

Existing

MAP SHOWING SURVEY OF

THE SOUTH FORTY (40) FEET OF LOT 1, BLOCK 22, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SECOND (2ND) AVENUE SOUTH (FORMERLY GRIFFITH AVENUE) 80' RIGHT OF WAY (PAVED PUBLIC ROAD)



IMPERVIOUS:

BUILDING = 974 SQUARE FEET
CONCRETE = 409 SQUARE FEET

TOTAL LOT = 3001 SQUARE FEET
PERCENTAGE OF IMPERVIOUS=46%

NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. NO BUILDING RESTRICTION LINE PER PLAT.
3. INTERIOR ANGLES ARE AS FOLLOWS:
A: 90°00'17"
B: 90°07'58"
C: 89°49'47"
D: 90°01'58"
4. BENCHMARK USED IS FOUND MAGNAIL & DISK, LB 3672 IN FRONT OF RESIDENCE NO. 319 1ST STREET SOUTH. ELEVATION = 7.61 (NAVD 1988) PER GPS OBSERVATION.

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 12031C0417H, 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."

THIS SURVEY WAS MADE FOR THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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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: DAF
FILE: 2018-0378

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

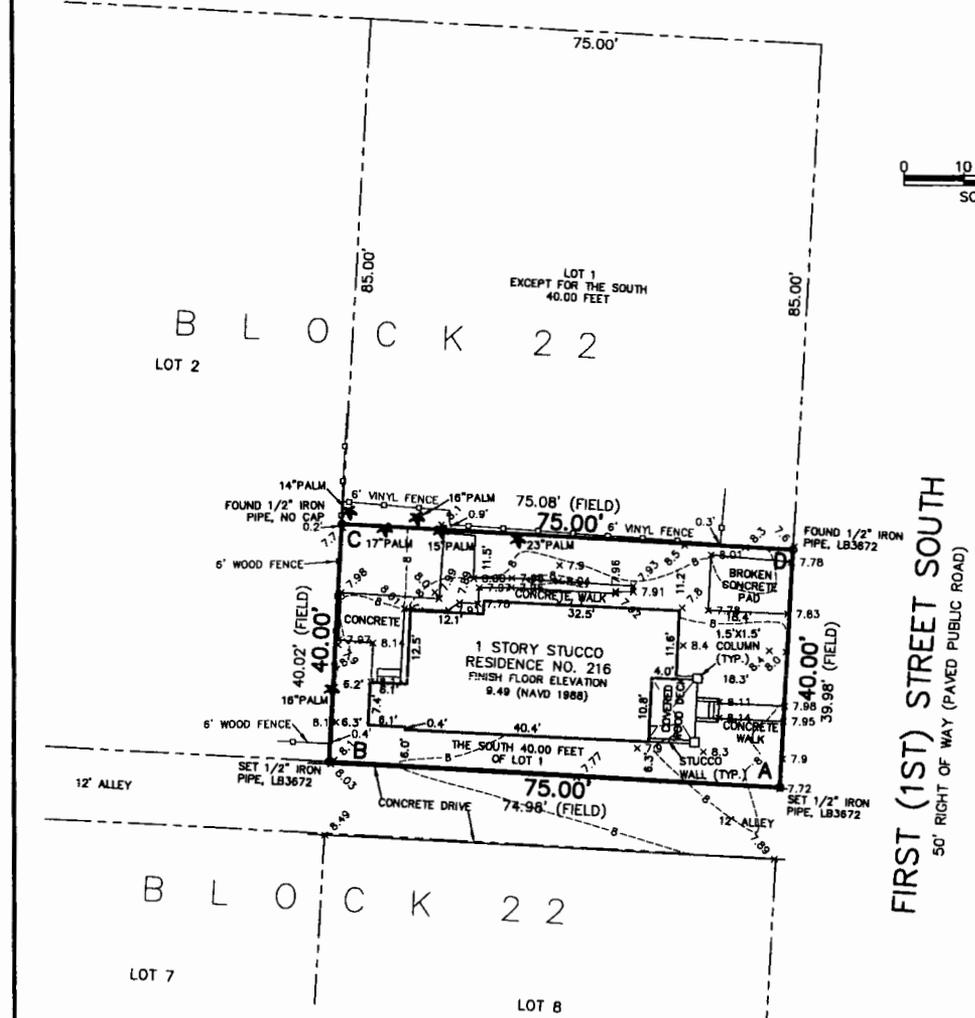
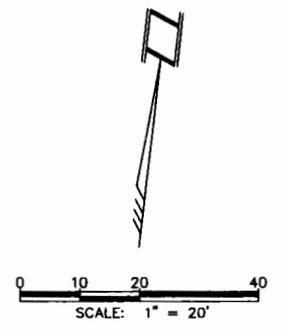
DATE:
MARCH 07, 2018
SHEET 1 OF 1

Proposed

MAP SHOWING SURVEY OF

THE SOUTH FORTY (40) FEET OF LOT 1, BLOCK 22, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SECOND (2ND) AVENUE SOUTH (FORMERLY GRIFFITH AVENUE) 80' RIGHT OF WAY (PAVED PUBLIC ROAD)



IMPERVIOUS:
BUILDING = 974 SQUARE FEET
CONCRETE = 409 SQUARE FEET

TOTAL LOT = 3001 SQUARE FEET
PERCENTAGE OF IMPERVIOUS=48%

- NOTES:**
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
 2. NO BUILDING RESTRICTION LINE PER PLAT.
 3. INTERIOR ANGLES ARE AS FOLLOWS:
A: 90°00'17"
B: 90°07'58"
C: 89°49'47"
D: 90°01'58"
 4. BENCHMARK USED IS FOUND MAGNAIL & DISK, LB 3672 IN FRONT OF RESIDENCE NO. 319 1ST STREET SOUTH. ELEVATION = 7.61 (NAVD 1988) PER GPS OBSERVATION.
- 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 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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"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: DAF
FILE: 2018-0378

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

DATE:
MARCH 07, 2018
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 18-100057
HEARING DATE 5-1-2018

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.

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MAR 19 2018

APPLICATION INFORMATION

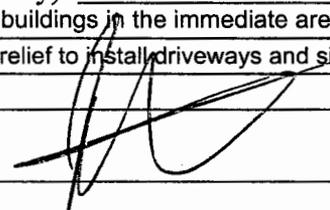
PLANNING & DEVELOPMENT

Applicant Name: Atkins Builders, Inc. **Telephone:** (904) 465-3749
Mailing Address: PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com
Jacksonville Beach, FL 32240
Agent Name: John Atkins **Telephone:** (904) 465-3749
Mailing Address: 286 S. 1st St. **E-Mail:** _____
Jacksonville Beach, FL 32250
Landowner Name: Papas Beach Real Estate Holdings, LLP **Telephone:** _____
Mailing Address: 3556 Valencia Road **E-Mail:** _____
Jacksonville, FL 32205

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: 2016 N. 1st St. ^{RE#} 175405-0000
 Legal description of property (Attach copy of deed): LOTS 1 & 2 BLOCK 202, TOGETHER WITH THE WEST HALF OF A CLOSED ALLEY ORDINANCE 5386, PLAT BOOK 12
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Lots are in RM-2 Zoning that provides for 65% lot coverage. Single family attached homes are limited to 35% lot coverage. Most if not all buildings in the immediate area do not comply with all setbacks.
Applicant is only asking for relief to install driveways and side walks on the interior units.

Applicant's Signature:  Date of Application: 5/1/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-340 (e)(4)H for accessory structure setback of 1' to 5'
Section 34-373 (d) for a parking area setback of 4' to 5' minimum.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100057

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	RECEIVED MAR 19 2018 PLANNING & DEVELOPMENT
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	Many, if not all properties in the area do not comply with setbacks or lot coverage.
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	Variances have been granted to several of the other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the number of permitted units on this parcel from a possible of 11 to 4.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting of the variance will actually enhance the surrounding properties and be an asset to the community.

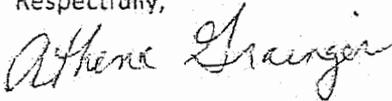
Pappas Beach Real Estate Holdings, LLP

November 15, 2017

Dear City of Jacksonville Beach,

Please allow this letter to serve as our authorization for John Atkins and Atkins Builders, Inc. to submit a development plan approval application on our property located at 2016 N. 1st Street in Jacksonville Beach, FL.

Respectfully,



Athena Grainger
Partner

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MAR 19 2018

18-100057
PLANNING & DEVELOPMENT





CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8774

January 9, 2018

John Atkins
Atkins Builders, Inc.
P.O. Box 51262
Jacksonville Beach, FL 32240

RE: **Planning Commission Case: PC# 58-17**
Concept Plat Application for a proposed four-unit townhouse project in a *Residential, multiple family: RM-2* zoning district, located at 2016 1st Street N.

The City of Jacksonville Beach Planning Commission met on Monday, January 8, 2018 in Council Chambers to consider your **Concept Plat Application** for a proposed four-unit townhouse project in a *Residential, multiple family: RM-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code, for property located at 2016 1st Street North.

The request was Approved.

Pursuant to Section 34-504 of the Land Development Code, within one (1) year of receipt of a concept plan for plat, a development order for a development plan for plat shall be submitted pursuant to the procedures and standards of section 34-251 et seq., or the concept plan for plat shall become null and void.

Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

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



Existing

RECEIVED

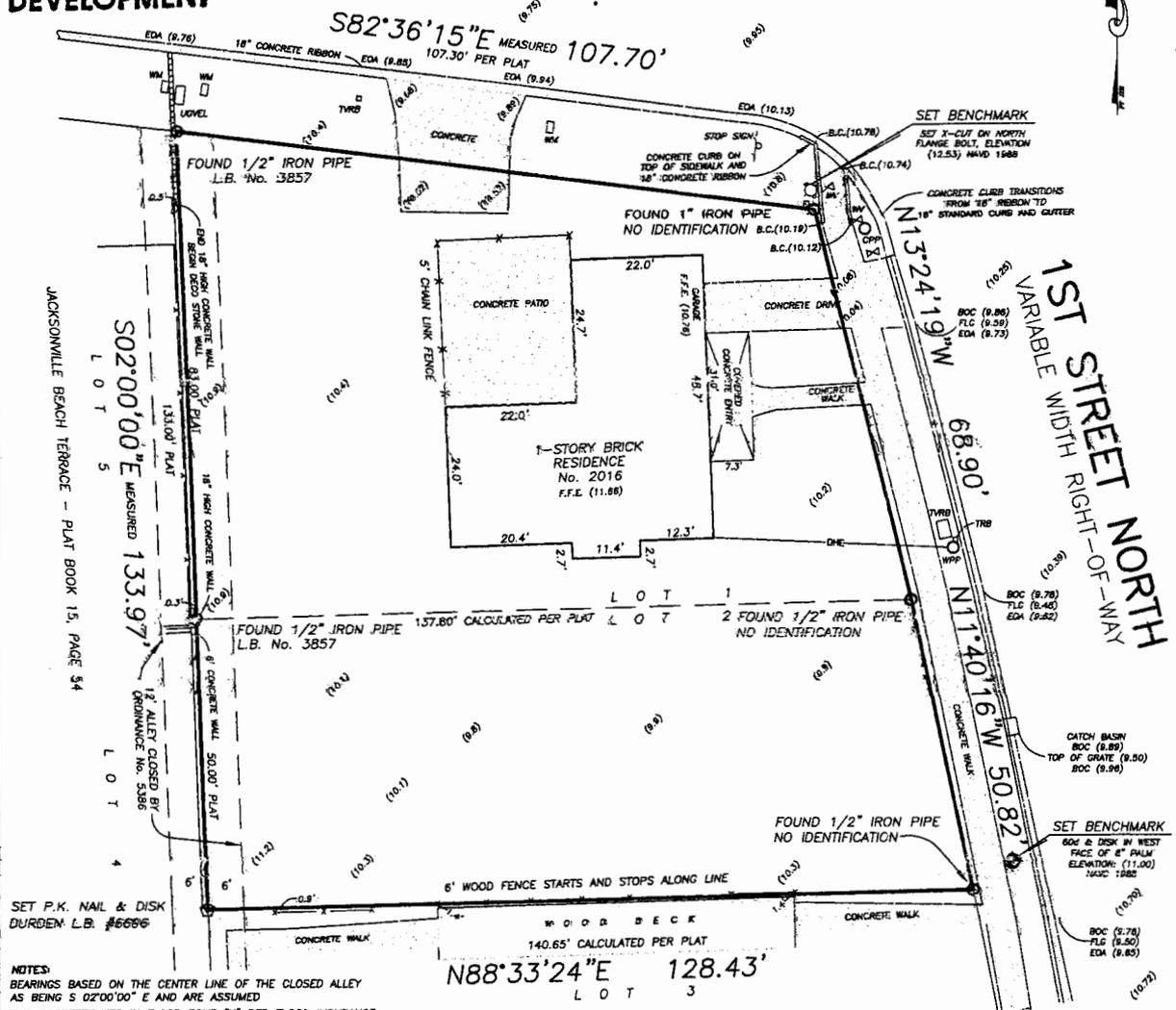
MAP SHOWING BOUNDARY SURVEY OF:

LOT 1 AND LOT 2, BLOCK 202, TOGETHER WITH THE WEST HALF OF A CLOSED ALLEY ORDINANCE NO. 5386 (AS CURRENTLY MONUMENTED & POSSESSED) OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

MAR 9 2018

18-100057 LANNING & DEVELOPMENT

20TH AVENUE NORTH 50' RIGHT-OF-WAY



NOTES: BEARINGS BASED ON THE CENTER LINE OF THE CLOSED ALLEY AS BEING S 02°00'00\"/>

- LEGEND: TRB DENOTES TELEPHONE RISER BOX TVRB DENOTES TELEVISION RISER BOX WM DENOTES WATER METER WPP DENOTES WOOD POWER POLE WCP DENOTES CONCRETE POWER POLE WNV DENOTES WATER VALVE FV DENOTES FIRE HYDRANT BOC DENOTES BOC OF CURB FLC DENOTES FLOW LINE GUTTER EDA DENOTES EDGE OF ASPHALT UVEL DENOTES UNDERGROUND ELECTRIC VAULT

SPECIAL NOTES: THERE IS A NOTE SCRIBED ON THE RECORD PLAT SHOWING A TAKING BUT NO INFORMATION WAS PROVIDED TO CONFIRM OR DENY SAID TAKING THIS SURVEY IS BASED ON WHAT IS MONUMENTED & POSSESSED AS LOTS 1 AND 2, BLOCK 202 IN ITS CURRENT CONFIGURATION. SAID DEED BOOK 655, PAGE 431 AND 432 IS NOT DEPICTED ON THIS SURVEY DUE TO MATHEMATICAL ERRORS AND SAID DESCRIPTION DID NOT DESCRIBE ANY PART OF LOT 1, BLOCK 202.

CERTIFIED TO: PAPAS BEACH REAL ESTATE HOLDINGS LLP

REVISED DECEMBER 22, 2016 TO ADD SURVEY REPORT

DURDEN SURVEYING AND MAPPING, INC. 1825-B 3RD STREET NORTH JACKSONVILLE BEACH, FLORIDA 32250 (904) 853-6822 FAX 853-6825 LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code.

H. Bruce Durden, Jr. FLORIDA REGISTERED SURVEYOR No. 4707 H. BRUCE DURDEN, JR.

SURVEYOR'S NOTE: THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED: DECEMBER 21, 2016 SCALE: 1\"/>

B-8989

Proposed

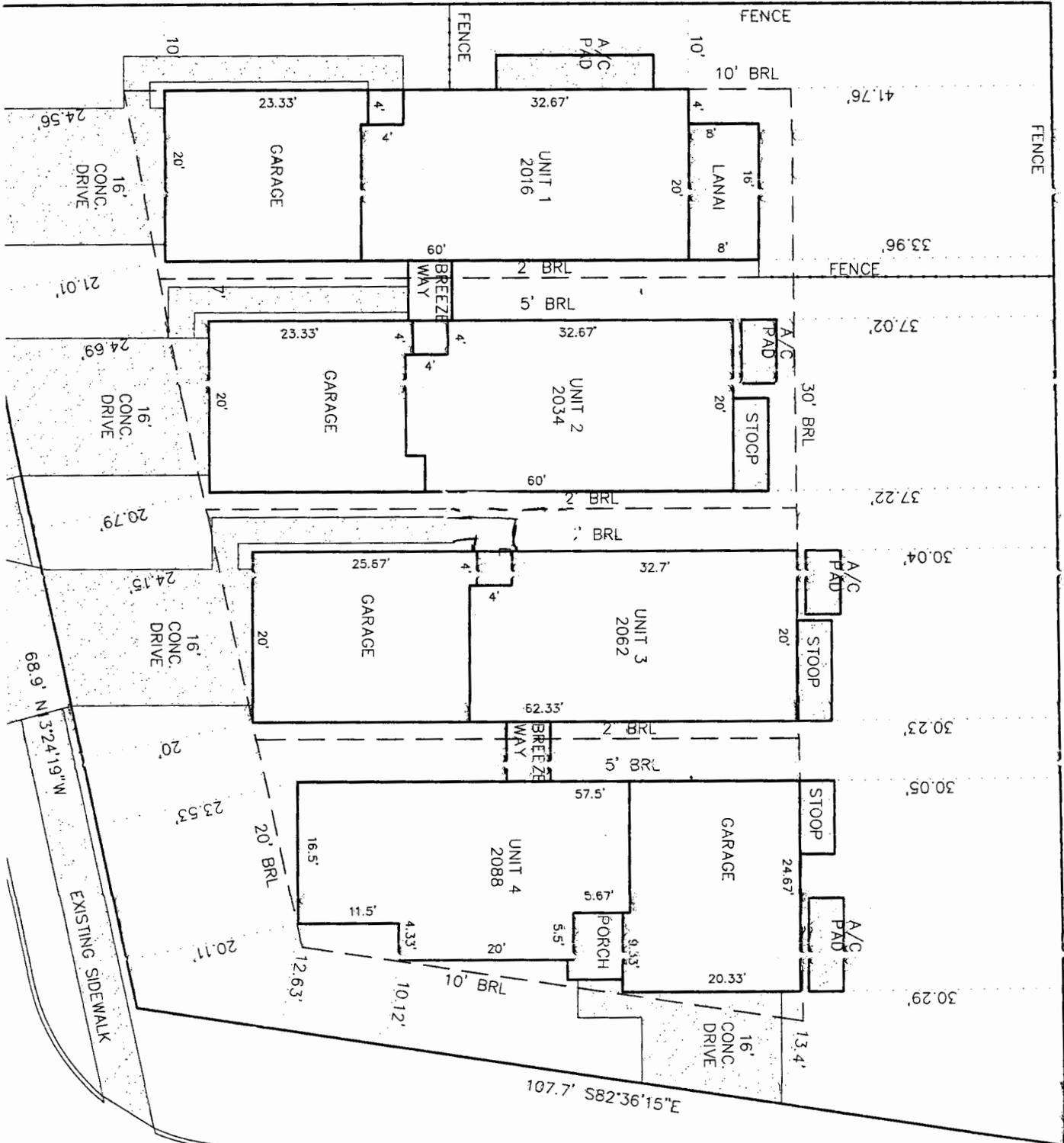
RECEIVED

MAR 19 2018

18-100057

PLANNING & DEVELOPMENT

128.43' N88°33'24"E



20TH AVENUE NORTH

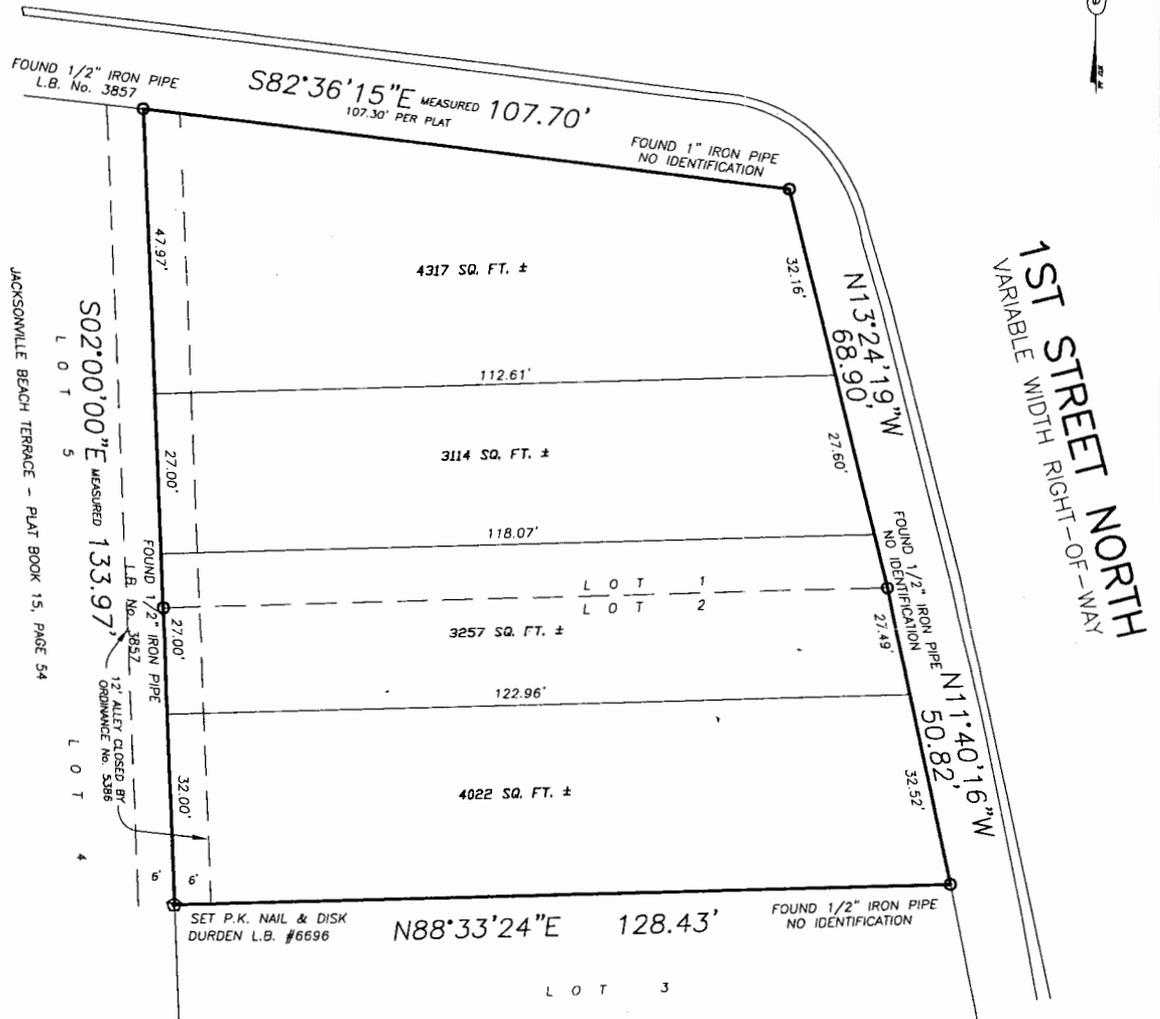
Proposed #1

MAP SHOWING MAP OF

LOT 1 AND LOT 2, BLOCK 202, TOGETHER WITH THE WEST HALF OF A CLOSED ALLEY ORDINANCE NO. 5386 (AS CURRENTLY MONUMENTED & POSSESSED) OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

20TH AVENUE NORTH

50' RIGHT-OF-WAY



FOUND 1/2" IRON PIPE L.B. No. 3857

47.97'

112.61'

27.00'

27.00'

27.00'

32.00'

FOUND 1/2" IRON PIPE L.B. No. 3857

17' ALLEY CLOSED BY ORDINANCE No. 5386

JACKSONVILLE BEACH TERRACE - PLAT BOOK 15, PAGE 54

LOT 5

LOT 4

6'

6'

582°36'15"E MEASURED 107.70'
107.30' PER PLAT

FOUND 1" IRON PIPE NO IDENTIFICATION

N13°24'19"W
68.90'

FOUND 1/2" IRON PIPE NO IDENTIFICATION

N11°40'16"W
50.82'

SET P.K. NAIL & DISK DURDEN L.B. #6696

N88°33'24"E 128.43'

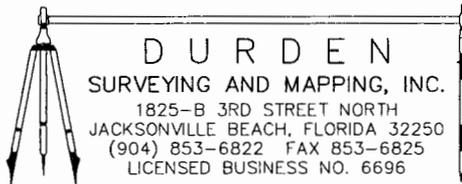
FOUND 1/2" IRON PIPE NO IDENTIFICATION

RECEIVED

18-100057
MAR 19 2018

PLANNING & DEVELOPMENT

CERTIFIED TO:
PAPPAS BEACH REAL ESTATE HOLDINGS LLP



SURVEYOR'S NOTE:
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code.

Bruce Durden, Jr.
FLORIDA REGISTERED SURVEYOR
15, BRUCE DURDEN, JR.

SIGNED: DECEMBER 14, 2018
SCALE: 1" = 20'
WORK ORDER NUMBER: 17838

B-8989



APPLICATION FOR VARIANCE

BOA No. 18-100058
HEARING DATE 5-1-18

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).
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.

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MAR 20 2018

APPLICATION INFORMATION

Applicant Name: Lisa Karr Telephone: PLANNING & DEVELOPMENT (904) 703-9341
 Mailing Address: 2663 Merrill Blvd E-Mail: _____
Jax Bch, FL 32250
 Agent Name: Stella Knieriemen / Pools by Stella Telephone: (904) 662-5588
 Mailing Address: 315 9th Ave So E-Mail: stella@poolsbystella.com
Jax Bch FL 32250
 Landowner Name: Lisa Karr Telephone: _____
 Mailing Address: 2663 Merrill Blvd. E-Mail: _____
Jax Bch 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: 2663 Merrill Blvd
 Legal description of property (Attach copy of deed): Lot 6, Block 4 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). Therapy & exercise pool. The lot is non-conforming & is smaller than the minimum lot size. The existing deck will be removed & replaced with decking to match pool coping. Finished elevation will match existing elevation.
 Applicant's Signature: [Signature] Date of Application: 3/13/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-337 (e)(i)(e) for 50% lot coverage ILO 35% maximum.
To add a pool and patio to an existing single family home.

 Existing lot Coverage = 49%.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100058

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.

MAR 20 2018

PLANNING & DESIGN 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 too small
Special circumstances and conditions do not result from the actions of the applicant.	yes	non conforming too small
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	non conforming too small
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 parcel of land is below the dimensional standards for Jax Bch in both lot area & width.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	current deck is to be removed & replaced *
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	Project will not effect current lot drainage.

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MAR 20 2018
18-100058
PLANNING & DEVELOPMENT

Name Affidavit

File No: 2013-8-35

STATE OF FLORIDA

COUNTY OF DUVAL

RE: Property Street Address 2663 Merrill Blvd
Jacksonville Beach, Florida 32250

Lot 6, Block 4, Jacksonville Beach Heights, according to the map or plat thereof, as recorded in
Plat Book 11, Page(s) 40, of the Public Records of Duval County, Florida.

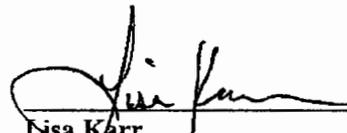
ON THIS DAY, before me the undersigned, personally appeared

Lisa Karr

Who, being first duly sworn, deposes and says that

Lisa Karr

Is one and the same person as **Lisa Worsham**



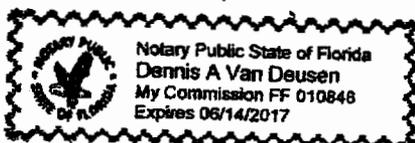
Lisa Karr
2663 Merrill Blvd
Jacksonville Beach, Florida 32250

Sworn to and subscribed before me on



Notary Public
Notary Printed Name Dennis A. Van Deusen
My Commission Expires: 06/14/2017

(Seal)



Location ID/Subdivision . . : 420390 *ERROR*
PARCEL NUMBER : 180866.0008.
P.L.E. NUMBER : 180866-0008
Location address : 2662 MERRILL BLVD
Primary related party . . : STEVENSON, SUSAN G.

Press Enter to continue.

Code	App	Date	Note	Text
VARI	BP	11/06/01	S	BOA#32-2001 APPROVED 4-3-01 FOR A REAR YARD OF 20.19' ILO 26' REQ'D. & FOR 50% LOT COVERAGE ILO 46% MAX TO ALLOW FOR AN ADDITION TO AN EXISTING SINGLE FAM DWEL.
VARI	BP	4/14/98	S	BOA#28-98 4/7/98 MTG VAR APPROVED FOR REAR YARD OF 26' IN LIEU OF 30'

F2=Address F3=Exit F5=All notes F9=Parcel notes
F12=Cancel F13=Display description F16=Rel pty data F17=Subset

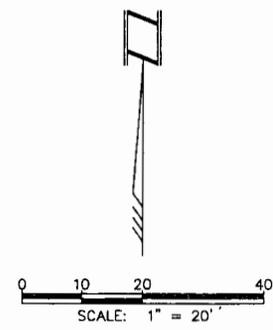
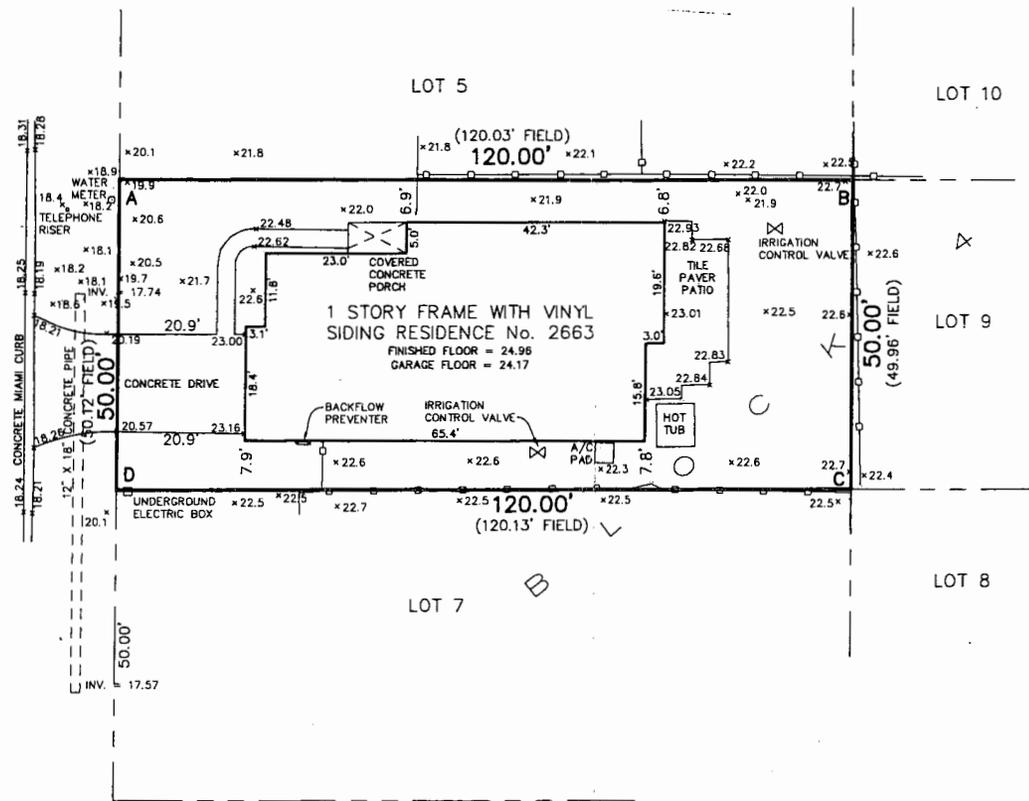
MAP SHOWING SURVEY OF

LOT 6, BLOCK 4, JACKSONVILLE BEACH HEIGHTS AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Existing

BENCH MARK: SET MAGNAIL & DISK (LB3672) IN EDGE OF PAVEMENT. ELEVATION = 18.34 N.A.V.D. 1988

MERRILL BOULEVARD
50' RIGHT OF WAY PAVED PUBLIC ROAD



- NOTES
1. THIS IS A TOPOGRAPHIC SURVEY.
 2. NO BUILDING RESTRICTION LINES PER PLAT.
 3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 90°06'20"
B = 90°00'57"
C = 90°03'41"
D = 89°49'02"
 4. NORTH PROTRACTED FROM PLAT.
 5. BENCH MARK USED IS A NAIL & DISK (LB3672) IN A 17" PINE TREE IN SOUTH BEACH PARK AT THE END OF HORN STREET. ELEVATION = 21.47 N.G.V.D. 1927 CONVERTED TO 20.37 N.A.V.D. 1988 USING CORPSCON 6.0.1. SET BENCH MARK AS SHOWN HEREON.
 6. ALL ELEVATIONS SHOWN HEREON ARE IN N.A.V.D. 1988 DATUM.

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MAR 20 2018
18-100058
PLANNING & DEVELOPMENT

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 No. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

DESOTO STREET
50' RIGHT OF WAY PAVED PUBLIC ROAD

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF LISA KARR



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

CHECKED BY: _____ DRAWN BY: SWC FILE: 2018-0196

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

DATE: FEBRUARY 8, 2018

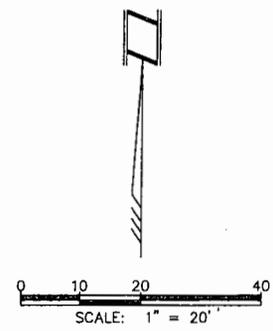
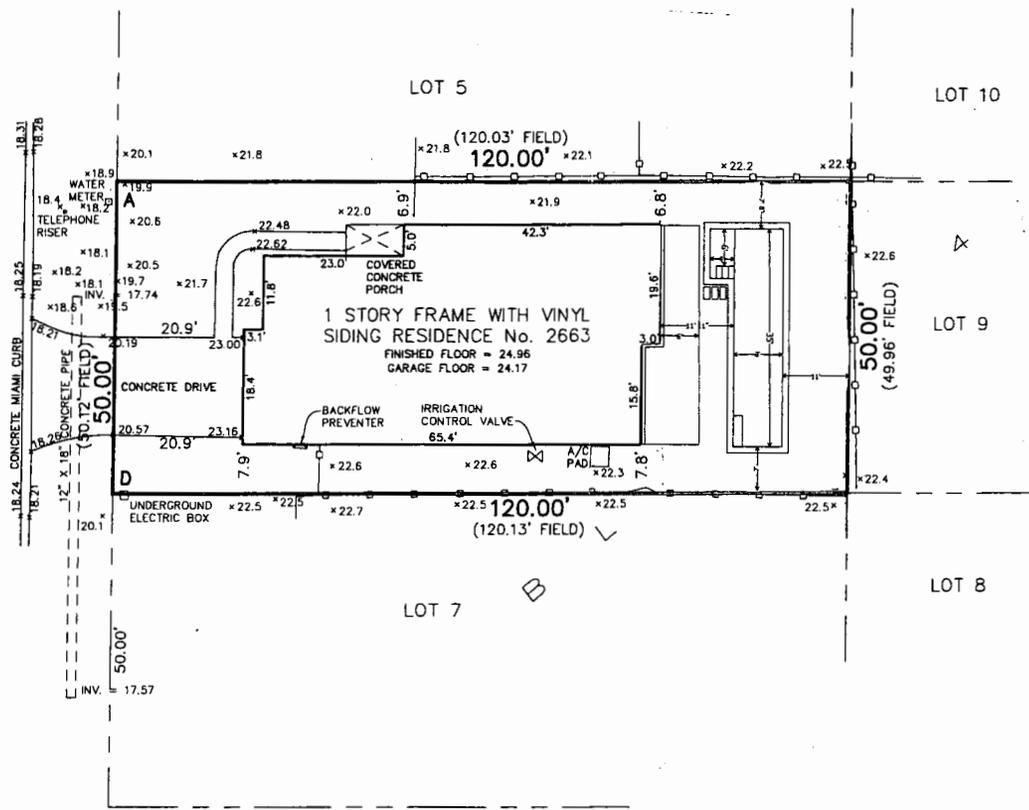
SHEET 1 OF 1

MAP SHOWING SURVEY OF

LOT 6, BLOCK 4, JACKSONVILLE BEACH HEIGHTS AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Proposed

MERRILL BOULEVARD
 50' RIGHT OF WAY PAVED PUBLIC ROAD
 BENCH MARK: SET MAGNAIL & DISK (LB3672) IN EDGE OF PAVEMENT. ELEVATION = 18.34 N.A.V.D. 1988



- NOTES
- THIS IS A TOPOGRAPHIC SURVEY.
 - NO BUILDING RESTRICTION LINES PER PLAT.
 - INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
 A = 90°06'20"
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 D = 89°49'02"
 - NORTH PROTRACTED FROM PLAT.
 - BENCH MARK USED IS A NAIL & DISK (LB3672) IN A 17" PINE TREE IN SOUTH BEACH PARK AT THE END OF HORN STREET. ELEVATION = 21.47 N.G.V.D. 1927 CONVERTED TO 20.37 N.A.V.D. 1988 USING CORPSCON 6.0.1. SET BENCH MARK AS SHOWN HEREON.
 - ALL ELEVATIONS SHOWN HEREON ARE IN N.A.V.D. 1988 DATUM.

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MAR 26 2018
 18-100058
 PLANNING & DEVELOPMENT

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 No. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

DESOTO STREET
50' RIGHT OF WAY PAVED PUBLIC ROAD

THIS SURVEY WAS MADE FOR THE BENEFIT OF LISA KARR



DONN W. BOATWRIGHT, P.S.M.
 FLORIDA LICENSED SURVEYOR and MAPPER No. LS 3295
 FLORIDA LICENSED 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: SWC	FILE: 2018-0196	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: FEBRUARY 8, 2018	SHEET 1 OF 1
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APPLICATION FOR VARIANCE

BOA No. 18-100059

HEARING DATE 5-1-2018

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.

MAR 20 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: TRAVIS A. SMITH Telephone: 904-236-1455
 Mailing Address: 2900 N. Canal Street E-Mail: rccgjax@me.com
Jacksonville FL 32209
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: TRAVIS A. SMITH Telephone: 904-236-1455
 Mailing Address: 13848 HAZARD LANDING WAY APT 11 E-Mail: rccgjax@me.com
Jacksonville FL 32224

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

VARIANCE DATA

Street address of property and/or Real Estate Number: 2009 WATERWAY ISLAND LANE
 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). Irregular shape LOT and drive way. Try to preserve OAK TREES on lot. Requesting driveway to go around 30" oak (driveway may come closer to property line). Requesting 42.1% lot coverage due to irregular shape driveway. Requesting to approximate rear set back (20') with covered porch to 20' to preserve 22", 25", & 44" OAK trees.
 Applicant's Signature: [Signature] Date of Application: 3-20-18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AE
 CODE SECTION (S): Section 34-336(e)(1)C3 for a rear yard setback of 10' ILO 30' and (e)(1)e for 42% lot coverage ILO 35% for construction of a new single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100059

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	IRREGULAR SHAPE of the LOT
Special circumstances and conditions do not result from the actions of the applicant.	YES	RECEIVED MAR 20 2018
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	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	
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	WE HAVE SPOKEN WITH OUR NEIGHBORS AND THEY AGREE WITH OUR REQUEST.

A NEW CUSTOM RESIDENCE FOR: TRAVIS & ERIN SMITH

2009 WATERWAY ISLAND LANE
JACKSONVILLE BEACH, FL 32250

Site Coverage Tabulation

Zoning	RS-1
Lot Width	85' Variers
Lot Size	14,959 SF
New First Floor	1,930.75 SF
New Garage	1,058.50 SF
New Entry Porch	220 SF
New Outdoor Living	288 SF
New Outdoor Dinning/Grill	198 SF
Pool Coping	1,024 SF
A/C and Pool Equip. Pad	96 SF
Driveway	1,808 SF
<u>Pool Deck Pads</u>	<u>242 SF</u>
Total SQ. FT.	6,865.25
Lot Cover. Total	45.89%



Site Location

1 - LOCATION
N.T.S.



PROJECT NAME
SMITH FAMILY RESIDENCE
2009 Waterway Island Lane - Jacksonville, FL 32250

DESIGNED BY
RIVER CITY CONSTRUCTION GROUP
2900 North Canal Street, Jacksonville, Florida 32209
CGC 1516581

SHEET INDEX

1-01	Cover Sheet / Utility Map
1-02	Site Plan
2-01	1st Floor Plan
2-02	2nd Floor Plan
2-03	3rd Floor Plan
2-04	4th Floor Plan
2-05	5th Floor Plan
2-06	6th Floor Plan
2-07	7th Floor Plan
2-08	8th Floor Plan
2-09	9th Floor Plan
2-10	10th Floor Plan
2-11	11th Floor Plan
2-12	12th Floor Plan
2-13	13th Floor Plan
2-14	14th Floor Plan
2-15	15th Floor Plan
2-16	16th Floor Plan
2-17	17th Floor Plan
2-18	18th Floor Plan
2-19	19th Floor Plan
2-20	20th Floor Plan

REVISIONS

REV.	DATE	DESCRIPTION

RECEIVED
MAR 20 2018
18-100059
1.01
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF LOT 8 PRESERVE at WATERWAY ISLAND

AS RECORDED IN PLAT BOOK 67, PAGES 14, 15 and 16 OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.



NOTE: DIMENSIONS SHOWN HEREON TO THE PROPERTY LINE(S) ARE SHOWN TO THE FOUNDATION OF THE STRUCTURE. THE BUILDING RESTRICTION LINES SHOWN HEREON WERE PROVIDED TO THIS FIRM BY THE BUILDER, AND WERE NOT VERIFIED TO BE ACCURATE BY THIS FIRM.

UTILITY SYMBOL	DESCRIPTION
○	UTILITY PILE
□	ELECTRIC SERVICE METER
○	TELEPHONE PUMP PILE
○	WATER METER
○	WATER METER
○	UTILITY ROVER

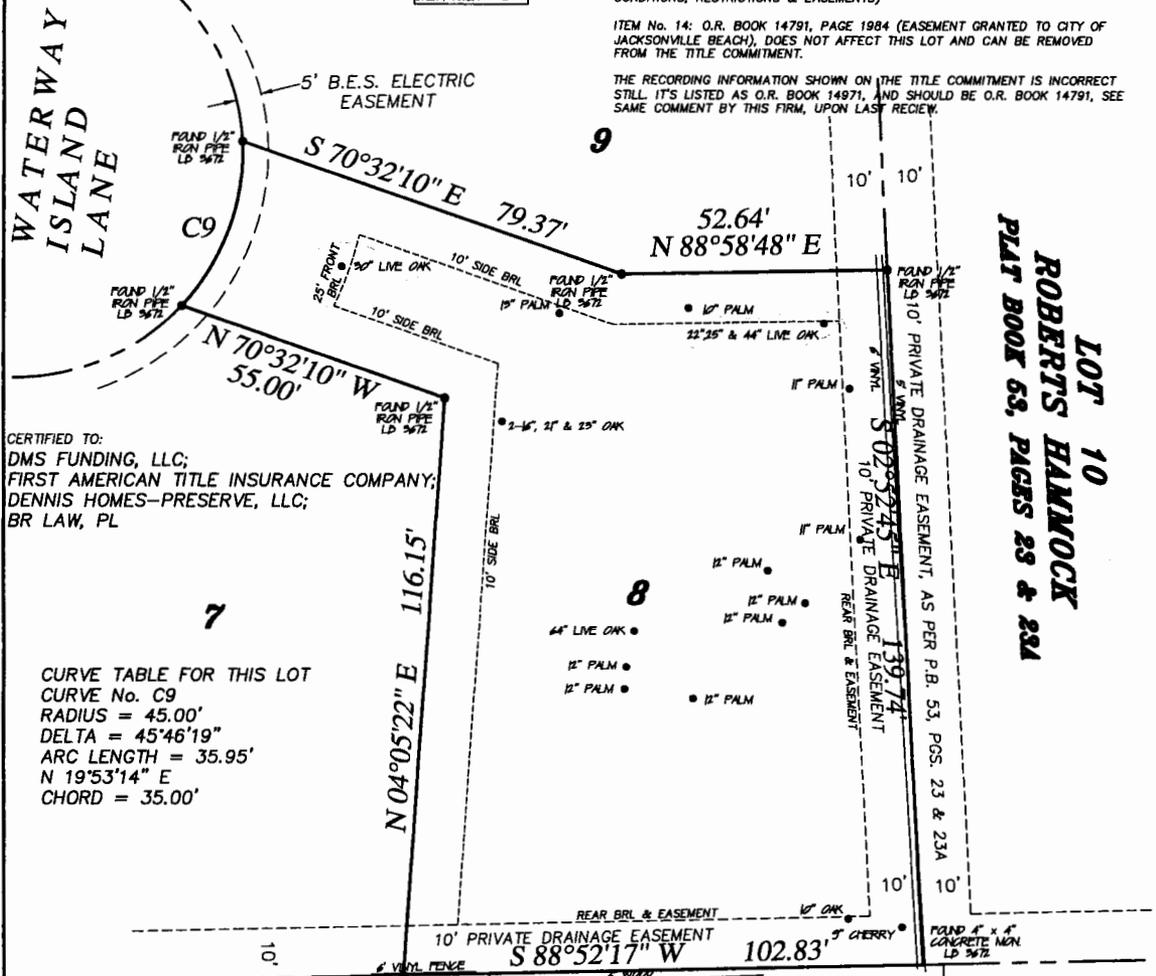
SURVEYOR'S COMMENTS REGARDING THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 2080-3271906, WITH AN EFFECTIVE DATE OF DECEMBER 01, 2014 at 8:00 a.m.

THE SUBJECT PROPERTY IS SUBJECT TO:
ITEM No. 12: P.B. 67, PAGES 14-16 (RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT)

ITEM No. 13: O.R. BOOK 16778, PAGE 1399 (DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS)

ITEM No. 14: O.R. BOOK 14791, PAGE 1984 (EASEMENT GRANTED TO CITY OF JACKSONVILLE BEACH), DOES NOT AFFECT THIS LOT AND CAN BE REMOVED FROM THE TITLE COMMITMENT.

THE RECORDING INFORMATION SHOWN ON THE TITLE COMMITMENT IS INCORRECT STILL IT'S LISTED AS O.R. BOOK 14971, AND SHOULD BE O.R. BOOK 14791, SEE SAME COMMENT BY THIS FIRM, UPON LAST REVIEW.



CERTIFIED TO:
DMS FUNDING, LLC;
FIRST AMERICAN TITLE INSURANCE COMPANY;
DENNIS HOMES-PRESERVE, LLC;
BR LAW, PL

CURVE TABLE FOR THIS LOT
CURVE No. C9
RADIUS = 45.00'
DELTA = 45°46'19"
ARC LENGTH = 35.95'
N 19°53'14" E
CHORD = 35.00'

RECEIVED

MAR 20 2018
18-100059 LOT 6
PLANNING & DEVELOPMENT

BES = BEACHES ENERGY SERVICES

OCEAN FOREST UNIT No. 10
PLAT BOOK 45, PAGES 71 & 1A

LOT 7 LOT 8

NOTES:

- BEARINGS ARE BASED ON THE CENTERLINE OF SUNSET VIEW DRIVE AS B 19°17'54" E AS PER PLAT.
- THIS IS A MAP TO PLAT PLAN OF THE PROPOSED RESIDENCE AND IMPROVEMENTS.
- ELEVATIONS SHOWN THIS (50) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES: "AE (BPE 5) '86 DATUM AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER: 1303C 04A H; MAP REVISED DATE: JUNE 3, 2015.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY			
P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
PRM.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	WF	WIRE FENCE
P.O.B.	POINT OF BEGINNING	CLP	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	WPF	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
PT	POINT OF TANGENCY	W/L	WITH
P.C.C.	POINT OF COMPING CURVE	OL	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	FM	FIELD MEASURED
PI	POINT OF INTERSECTION	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R. V.	OFFICIAL RECORDS VOLUME	CH=	CHORD BEARING & DISTANCE EQUALS
DB	DEED BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
PE	PAGE	IP	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

LEGEND		DATE
□	REPRESENTS CONCRETE MONUMENT	SEPTEMBER 10, 2014
X-X	REPRESENTS FENCE	SCALE
○	REPRESENTS 1/2" IRON PIPE SET (AS NOTED)	1" = 30'
●	REPRESENTS 1/2" IRON PIPE FOUND LD 3/4"	JOB NO.
X	REPRESENTS CROSS CUT	P. BOOK(S)
		PAGE(S)
		COMPUTER FILE NAME
		LOT 10DW9

A & J LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LD 6664
PROFESSIONAL LAND SURVEYORS
5847 WELLS STREET
JACKSONVILLE, FLORIDA 32207
OFFICE: (904) 346-1799
FAX: (904) 346-1796

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 4702, FLORIDA STATUTES.

JONATHAN B. BOWMAN, STATE OF FLORIDA,
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4800

