



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, May 15, 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 None

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS

- a. **Case Number:** **BOA 18-100060**
Applicant/Owner: William A. MacQueen
Agent: Russ Brourque, SurfSide Pools
Property Address: 3906 Palm Way
Parcel ID: 181390-0100
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336 (e)(1)e.**, for 42% lot coverage, in lieu of 35% maximum; to allow a paver patio addition to an existing single-family dwelling, for property legally described as *Lot 9, Block 14, Ocean Terrace*.

Miscellaneous Info: One previous variance request (BOA# 16-100020).

Notes:

- b. **Case Number:** **BOA 18-100066**
Applicant/Owner: Tye and Catherine Wallace
Property Address: 709 North 4th Avenue
Parcel ID: 174143-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)d.**, for no garage or carport, in lieu of one garage or carport required; and **34-337(e)(1)e.**, for 47% lot coverage, in lieu of 35% maximum; to allow substantial improvements to an existing single-family dwelling, for property legally described as *the West 40 feet of Lot 8, and the East 20 feet of Lot 9, Block 58, Pablo Beach improvement Company Replat of Part of the Northern Portion of Pablo Beach*.

Miscellaneous Info: Two previous variance requests; (BOA# 04-100280 and BZA# 42-86).

Notes:

c. **Case Number:** BOA 18-100067
 Applicant/Owner: John Morrissey
 Property Address: 815 North 2nd Avenue
 Parcel ID: 174062-0000
 Current Zoning: RS-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)c.3., for a rear yard setback of 29 feet, in lieu of 30 feet required, and 34-337(e)(1)e., for 41.5% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling for property legally described as *the East 50 feet of Lot 6, Block 39, Pablo Beach North.*

Miscellaneous Info: One previous variance request (BOA# 18-100047).

Notes:

d. **Case Number:** BOA 18-100068
 Applicant/Owner: Thomas R. Bledsoe
 Agent: Bryan Green
 Property Address: 4096 Ponte Vedra Boulevard
 Parcel ID: 181746-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-373(f), for a gravel driveway, in lieu of paved, to make improvements to an existing single-family dwelling, for property legally described as *Lot 15, Block D10, Ponte Vedra Unit 2.*

Miscellaneous Info: No previous variance requests.

Notes:

- e. **Case Number:** BOA 18-100069
Applicant/Owner: Jason Hanna
Property Address: 3256 Horn Court
Parcel ID: 180933-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e.**, for 44% lot coverage, in lieu of 35% maximum, to allow for construction of a new single-family dwelling for property legally described as *Lot 9, Block 13, Jacksonville Beach Heights*.

Miscellaneous Info: No previous variance requests.

Notes:

- f. **Case Number:** BOA 18-100070
Applicant: SH Design, LLC
Owner: Tim and Karen Durden
Property Address: 3502 Isabella Boulevard
Parcel ID: 180806-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)(e)**, for 42% lot coverage, in lieu of 35% maximum; to allow for construction of a new single-family dwelling for property legally described as *Lot 22, Block 9, Ocean View Highlands*.

Miscellaneous Info: No previous variance requests.

Notes:

- g. **Case Number: BOA 18-100071**
 Applicant/Owner: James and Angelina Winter
 Agent: Gary Carlee, SurfSide Pools
 Property Address: 2909 Madrid Street
 Parcel ID: 180696-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% maximum; and 34-336(e)(1)g., for an accessory structure setback of 3.5 feet, in lieu of 5 feet required; to allow for a pool and paver patio addition to an existing single-family dwelling, for property legally described as *the North 60 feet of Lots 24 and 25, Block 24, Replat, Unit No. 1, Atlantic Shores.***

 Miscellaneous Info: No previous variance requests.

Notes:

- h. **Case Number: BOA 18-100081**
Appeal of the Planning and Development Director’s Interpretation of Land Development Code Section(s) 34-373 and 34-392 as it applies generally to properties located in the City, and as it applies to the proposed development of a residential town house project on the properties located at 1224 and 1236 North 1st Avenue.

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Tuesday, June 5, 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.



APPLICATION FOR VARIANCE

BOA No. 18-100060
HEARING DATE 5-15-2018

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 20 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: William A MacQueen **Telephone:** (386) 785-4861
Mailing Address: 3906 Palm Way **E-Mail:** wmacquee@gmail.com
Jacksonville Beach, FL 32250

Agent Name: Russ Brouque **Telephone:** 904-246-2464
Mailing Address: 313 Beach Boulevard **E-Mail:** russ@surfsidepools.net
Jacksonville Beach, Fl. 32250

Landowner Name: William A MacQueen **Telephone:** (386) 785-4861
Mailing Address: 3906 Palm Way **E-Mail:** wmacquee@gmail.com
Jacksonville 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: 3906 Palm Way Jacksonville Beach FL 32250
 Legal description of property (Attach copy of deed): 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). We purchased the home from a builder that obtained a variance to subdivide two lots into three. As a result, the standard driveway and home site cover a larger percentage of the property. With the addition of the pool and proposed paver pad - each of which are normal-sized - total coverage is 42%. Due to the grade of our lot, the pool sits out of the ground 6-24 inches. This variance will allow us to connect our home's covered patio to the pool's edge so it does not appear to stick out of the ground. We will not impact the original grade of the property and there are French drains at the north and south ends of the proposed paver pad.

*Please note: This lot is substandard. Standard lot being min of 10,000 sqft and this lot is significantly smaller at 10650 sq ft.
Applicant's Signature: [Signature] Date of Application: 3/21/18 is signif-

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): Section 34.336 (e)(1)e. for 42% lot coverage Ico 35% maximum
to allow a paver patio addition to an existing single family dwelling
 Existing Lot Coverage = 35.8%

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100060

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.

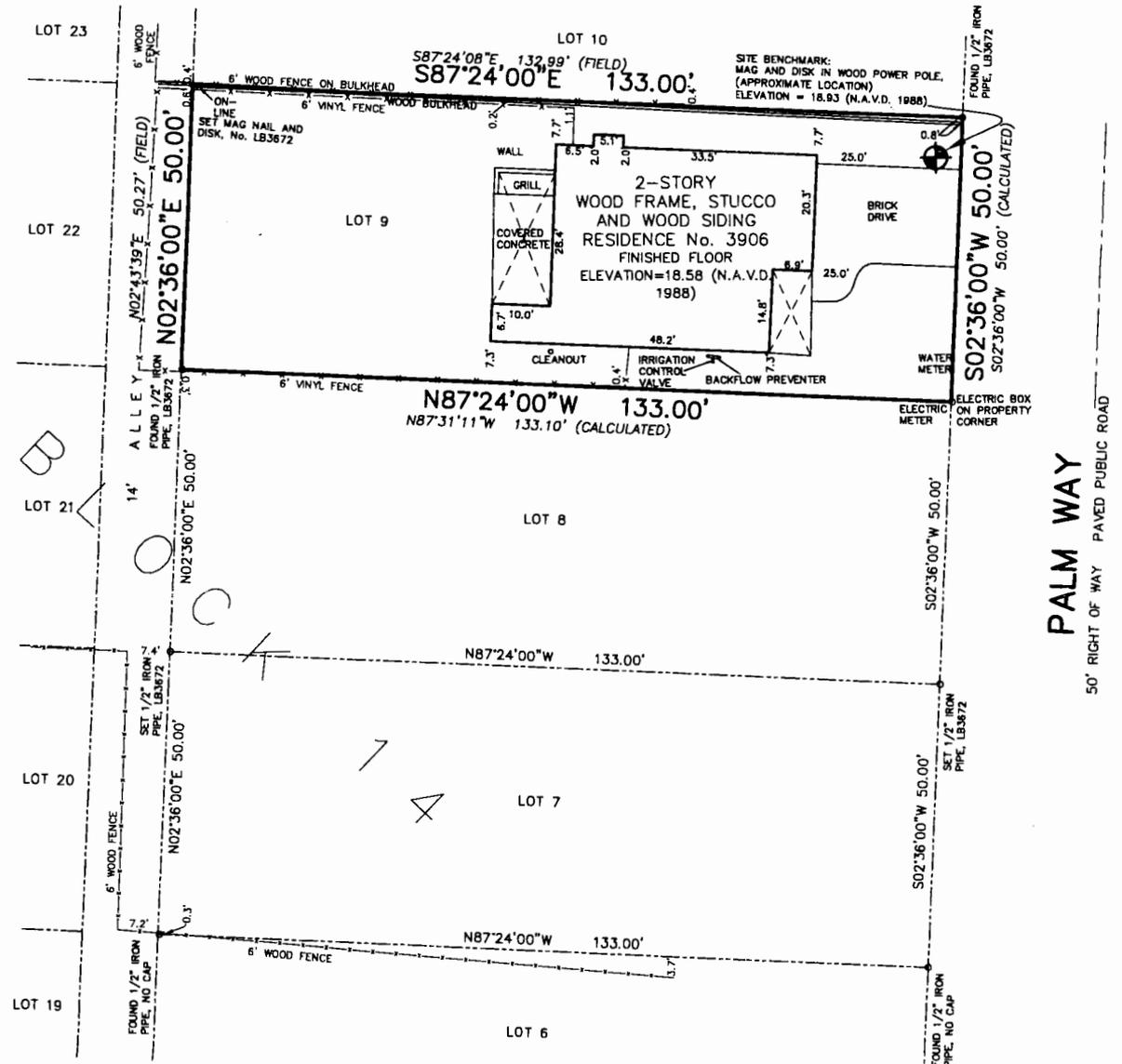
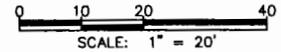
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	Previous owner subdivided 2 lots into 3. making our parcel smaller & coverage percentage higher
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Previous land owner
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	Original grade & drainage will remain intact. Builder improved drainage of parcel. Neighboring parcels have received similar
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. A variance previously resulted in our smaller lot size & neighboring parcels have received variances
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	RECEIVED
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	MAR 20 2018 18-100060 PLANNING & DEVELOPMENT

Existing

MAP SHOWING SURVEY OF

LOT 9, BLOCK 14, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT 7, BLOCK 14, BEING N87°24'00"W AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES AS PER PLAT.
 4. BENCHMARK: AS SHOWN HEREON (N.A.V.D. 1988).

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 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND REVISED CERTIFICATIONS- MARCH THE ORIGINAL RAISED SEAL OF A FLORIDA 13, 2017 LICENSED SURVEYOR AND MAPPER.

THIS SURVEY WAS MADE FOR THE BENEFIT OF WILLIAM A. MAGQUEEN; BBVA COMPASS; ST. JOHNS LAW GROUP; FIDELITY NATIONAL TITLE INSURANCE COMPANY.



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

FINAL SURVEY- JANUARY 31, 2017

CHECKED BY: _____
 DRAWN BY: CL
 FILE: 2017-132

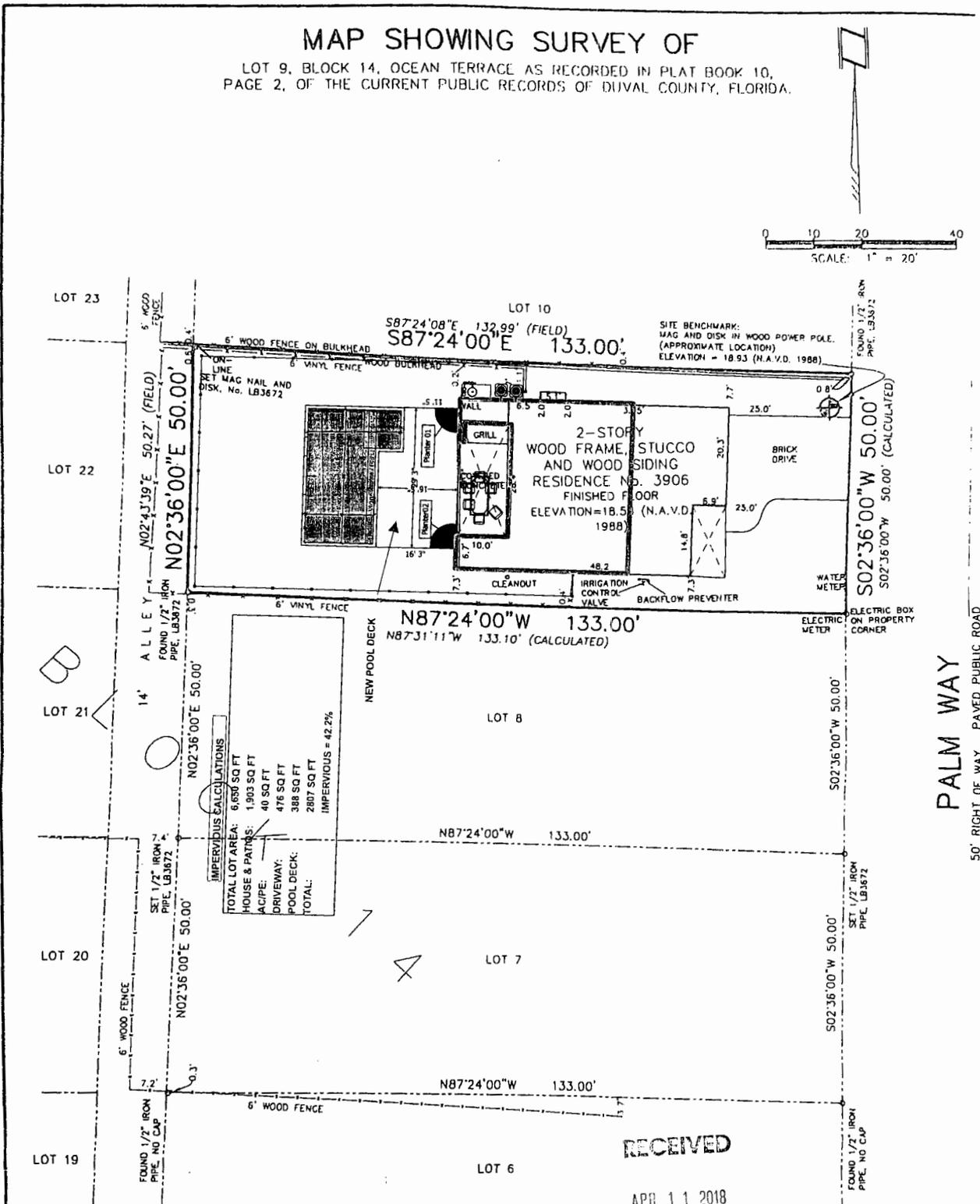
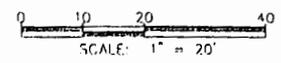
BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JANUARY 21, 2016
 SHEET 1 OF 1

Proposed

MAP SHOWING SURVEY OF

LOT 9, BLOCK 14, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



IMPERVIOUS CALCULATIONS

TOTAL LOT AREA: 6,650 SQ FT
 HOUSE & PATIOS: 1,903 SQ FT
 AC/PIPE: 40 SQ FT
 DRIVEWAY: 476 SQ FT
 POOL DECK: 388 SQ FT
 TOTAL: 2807 SQ FT
 IMPERVIOUS = 42.2%

RECEIVED

APR 11 2018

PLANNING & DEVELOPMENT

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT 7, BLOCK 14, BEING N87°24'00"W AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES AS PER PLAT.
 4. BENCHMARK: AS SHOWN HEREON (N.A.V.D. 1988).

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 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF WILLIAM A. MACQUEEN; BBVA COMPASS; ST. JOHNS LAW GROUP; FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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

NOT VALID WITHOUT THE SIGNATURE AND REVISED CERTIFICATIONS— MARCH 13, 2017

50' RIGHT OF WAY PAVED PUBLIC ROAD
 PALM WAY



APPLICATION FOR VARIANCE

BOA No. 18-100066
HEARING DATE 5-15-18

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

APR - 2 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: TYE WALLACE Telephone: (904) 477-2728
 Mailing Address: 709 4th Ave N. E-Mail: TYE@VOIDLIVE.COM
Jacksonville Bch, FL 32250

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

Landowner Name: TYE & CATHERINE WALLACE Telephone: (904) 477-2728
 Mailing Address: 709 4th Ave N. E-Mail: TYE@VOIDLIVE.COM
JACKSONVILLE 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 (18-591)

Street address of property and/or Real Estate Number: 709 4th Ave N. Jacksonville Bch FL 32250
 Legal description of property (Attach copy of deed): SINGLE FAMILY HOME
 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 omit carport/garage due to not enough space / too close to front easement. Our small family budget is limited and adding an additional carport/garage would put us over budget. Thank you for considering! Also, lot is nonconforming at 60ft wide.

Applicant's Signature: Tye Wallace Date of Application: 3/29/18

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)d for no garage or carport & one garage or carport required, and (e)(1)e. for 47% lot coverage & 35% maximum. To allow substantial improvements to an existing single family dwelling.

Existing Lot Coverage = 44%

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100066

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	Existing Non-Conforming Dwelling. Carport was already enclosed.
Special circumstances and conditions do not result from the actions of the applicant.	No	RECEIVED APR - 2 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.	NO	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	YES, Adding a carport would exceed my family's budget.
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 NO	Grant of VARIANCE Not Adversely affect adjacent LAND. It would be SAME AS EXISTING.

Ref. BDA # 18-100066

BOARD OF ZONING AND ADJUSTMENT
CITY OF JACKSONVILLE BEACH

MEMORANDUM OF ACTION, CASE NO. BZA 42-86 -84

The Board of Zoning at their meeting of 12-2-86
1984, considered the (application)(appeal) of Currier
Barrett (name) of 709 4th Ave N
(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 _____ 1984 and must be (reposted), (readvertised),
prior to the next meeting.

The action of the Board was by (unanimous) (4 aye),

(nay) vote.

12-2-86

Paul R. [Signature]
Chairman

Date

Chairman

Regular meeting of the Board of Zoning and Adjustment held on Tuesday, December 2, 1986 at 8:00 P.M. in the Council Chamber of the Community Center Building.

Call to order The meeting was called to order by Chairman Jolley.

Roll Call Present: Charles Jolley, Guy Craig, Richard Shore, Eloise Stevens

Absent: Harry Schnabel

Also present were Steven G. Lindorff, Planning and Development Director and Austin Wilson, Fire Marshal.

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

42-86 Carmen M. Barrett, 709 4th Avenue North, variance request for side
Barrett setback of 3½' in lieu of 5' required and 4' in lieu of 5' rear setback to replace existing metal utility shed which has rusted.

Mr. Barrett wishes to build a wooden utility shed on the existing slab, 11½' x 17'. There is a sewer line along one side.

No one in the audience objected to this variance.

Motion to Mr. Shore moved to grant the variance, seconded by Mrs. Stevens. Vote
approve resulted in all ayes.

43-86 Dan Crisp, 22nd Avenue South and 2nd Street, lots 1-5, Block V and lots
Crisp 8-12, Block W, Permenter's Replat of South Pablo, variance request for minimum site area of 3 acres required to ± .9 for PUD development.

Mr. Shore told the members that the Planning Commission will have to approve this rezoning and then it will have to be approved by the City Council. It could be a long drawn out process.

Motion to Mr. Shore moved to grant the variance subject to the final approval of
approve the City Council, seconded by Mrs. Stevens. Vote resulted in all ayes.

44-86 Bethlehem Lutheran Church, 1423 8th Avenue North, variance request for
Bethlehem 0' in lieu of 5' landscaping on 8th Avenue North and Palm Circle, and
Lutheran aisle width of 16' in lieu of 18' and 22' in lieu of 24'.
Church

Howard Baldwin was present representing the church. Grass will be planted on the right of way and the church will maintain it.

It was felt that this variance will not be detrimental to anyone and this will improve the appearance of the property.

Motion to Mr. Craig moved to approve the variance request, seconded by Mrs. Stevens.
approve Vote resulted in all ayes.

45-86 Mark A. Pionessa, lots 16, 17, 18, Block 16 and Block 2, Hanna's replat
Pionessa of Atlantic Shores, variance request for rear setback of 10' in lieu of 20' adjoining unopened street and 20% landscaping in lieu of 35%.

Discussion Mr. Jolley asked why Mr. Pionessa can not build a two story building and meet the required setbacks.

Mr. Pionessa prefers a single story building in this residential neighborhood. All parking will be in front by the street. The landscaping requirements are cut down to accommodate the parking requirements. His office will be located there. His hardship is that were this office located in a commercial zone it would only require 15% landscaping. 37th Avenue is included in the Redevelopment area and the plans show that this street will probably remain closed.

Mr. Mathis was asked if he will require additional time to consider this plan since he was improperly notified and he stated he would like more time.

A resident of the area is concerned about the rumor of a "Butler" building on this site. She prefers more landscaping and trees.

Madge Broward lives near this site and is concerned with the present heavy traffic in this area. She requested 30' before a driveway begins.

Shirley Channing is disturbed about the roads being cut through in the area.

Minutes of Board of Adjustment Meeting
Held Wednesday, September 8, 2004

“Before opening the meeting and requesting a motion on any of the applications before us this evening, beginning with myself, each of the members is requested to indicate for the record both the names of the persons and the substance of any ex-parte communications regarding any of the applications. An ex-parte communication refers to any meeting or discussion with person or citizen who may have an interest in this decision, which occurred outside of public hearing process.”

The Board members advised that they had no ex-parte communications:

Approval of Minutes

It was moved by Mr. Buck, seconded by Mr. Jolley, to approve the Minutes of the August 17, 2004, Meeting as presented.

Correspondence

Mr. Buck presented a letter from Nancy Gillion, BOA #04-100291, stating that she would be unable to attend this meeting and requesting that it be carried over to the next meeting.

It was moved by Mr. Buck, seconded by Mr. Jolley, to carry this item over to the September 21, 2004, meeting.

Roll call vote: Ayes – Buck, Hartkemeyer, Jolley, Knight and Hall. Motion carried unanimously.

The other correspondence pertained to an item on the agenda and was presented when that item was called.

Unfinished Business

There was no unfinished business.

Old Business

There was no old business.

New Business

Case: BOA #04-100276

Location: Lots 8 & 9 4, Block 58, Pablo Beach North; 709 North 4th Avenue

Applicants: Mark & Betty Williams

Motion: It was moved by Mr. Buck, seconded by Mr. Jolley, to approve a request for a front yard of 9 feet in lieu of 20 feet required and for 42% lot coverage in lieu of 35% maximum; to allow for improvements to a single-family dwelling.

The applicant stated that he wished to build a carport onto the front of the house.

Minutes of Board of Adjustment Meeting
Held Wednesday, September 8, 2004

Mr. Knight opened a public hearing and asked if anyone wished to speak either in favor of or in opposition to the request? Seeing no one, he closed the public hearing.

There followed a brief discussion concerning the reluctance to grant front yard variances.

Roll call vote: Nays – Buck, Hartkemeyer, Jolley, Knight and Hall. Motion was denied unanimously.

Case: BOA #04-100278

Location: Lot 2, 3 and 6, Block D2, Ponte Vedra S/D; 4213 Duval Drive

Applicant: Mary Wayne Dixon

Motion: It was moved by Mr. Buck, seconded by Mr. Jolley, to approve a request for a northerly side yard of 7.25 feet in lieu of 10 feet required and for 45% lot coverage in lieu of 35% maximum; to allow for improvements to a single family dwelling.

Terry Simmons, architect for the project, advised the Board that the applicant wishes to add a stairway and a balcony to the second story garage addition and a new greenhouse.

Mr. Knight opened a public hearing and asked if anyone wished to speak either in favor of or in opposition to the request?

Mark Williams, 709 4th Avenue North, Jacksonville Beach, spoke in favor.

James Boyett, 4115 Duval Drive, Jacksonville Beach, spoke in opposition.

Mr. Buck read a letter from Katherine Waddell, 4203 Duval Drive, in favor.

Seeing no one else who wished to address the Board, Mr. Knight closed the public hearing.

The Board held a brief discussion concerning the lack of a hardship and the fact that there were other alternatives available in regards to the stairs.

It was moved by Mr. Jolley, seconded by Mr. Buck, and passed, to vote on the requests separately.

Roll call vote on the northerly side yard – Nays – Hartkemeyer, Jolley, Knight, Hall and Buck. Motion was denied unanimously.

Roll call vote on the lot coverage – Nays – Jolley, Knight, Hall, Buck and Hartkemeyer. Motion was denied unanimously.

Case: BOA #04-100280

Location: Lots 10, 11 (ex E 32 ft), N ½ Lot 12 (ex E 32 ft), Block 4, Atlantic Shores; 140 South 35th Avenue

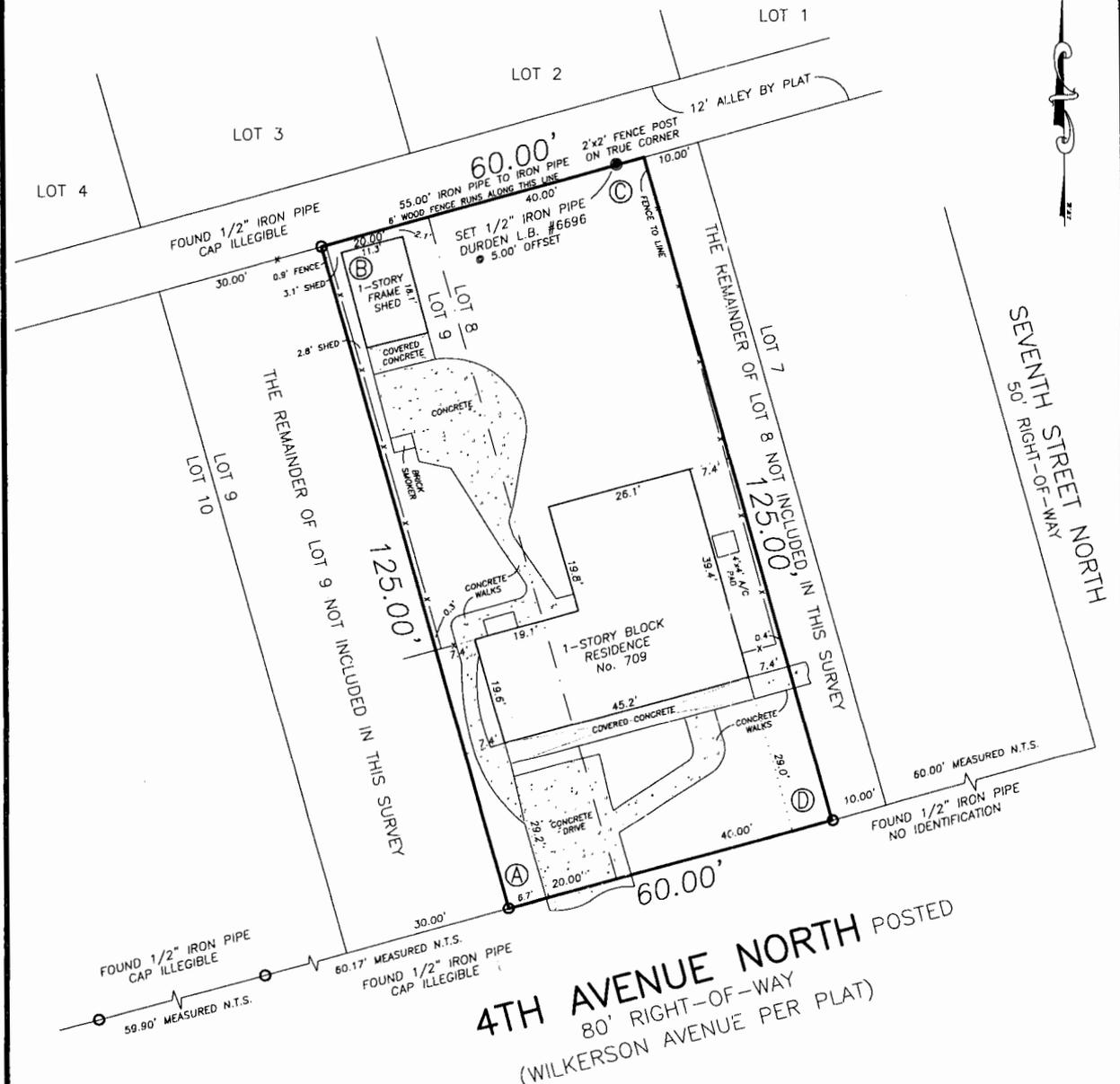
Applicant: Marshall Reddy

Motion: It was moved by Mr. Buck, seconded by Mr. Jolley, to approve a request for a front yard of 17 feet in lieu of 25 feet required and for an easterly side yard of 5 feet in lieu of 10 feet required; to allow for improvements to a single-family dwelling.

Existing

MAP SHOWING BOUNDARY SURVEY OF:

THE WEST 40.00 FEET OF LOT 8 TOGETHER WITH THE EAST 20.00 FEET OF LOT 9, BLOCK 58, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-H, REVISED JUNE 3, 2013

N.T.S. DENOTES NOT TO SCALE
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 58
 —X— DENOTES 4' WOOD FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED

4TH AVENUE NORTH POSTED
 80' RIGHT-OF-WAY
 (WILKERSON AVENUE PER PLAT)

RECEIVED

APR - 2 2018

CERTIFIED TO: 18-100066
 TYE B. WALLACE PLANNING & DEVELOPMENT

ANGLE TABLE

A	= 89°50'00"
B	= 90°09'00"
C	= 89°57'00"
D	= 90°05'00"

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.

Tye B. Wallace
 T. B. WALLACE, JR.
 470
 STATE OF FLORIDA
 FLORIDA REGISTERED LAND SURVEYOR NO. 470
 H. BRUCE DURDEN, JR.
 REGISTERED LAND SURVEYOR

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.

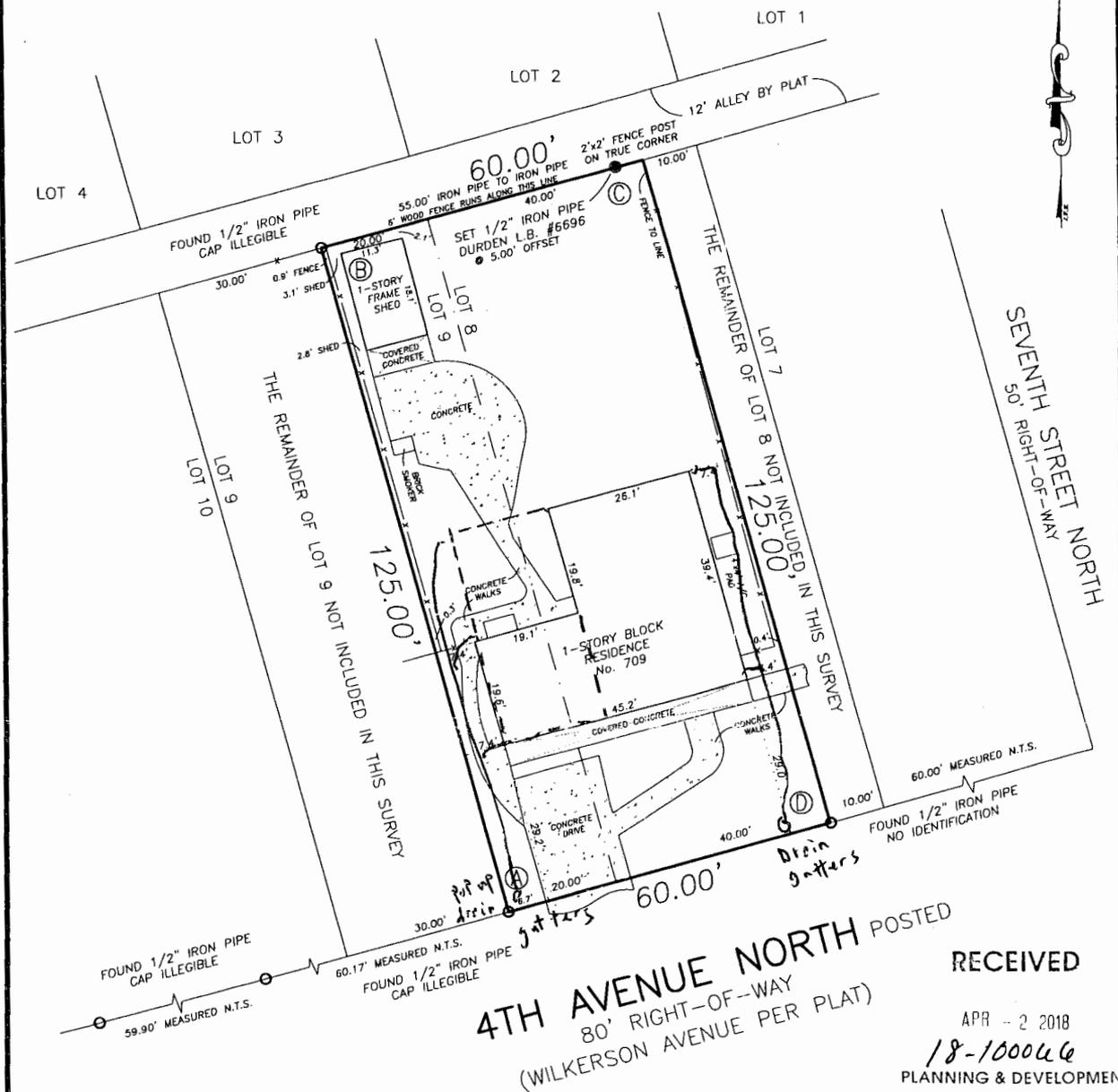
SIGNED AUGUST 10 2018
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 17496

B-9141

Proposed

MAP SHOWING BOUNDARY SURVEY OF:

THE WEST 40.00 FEET OF LOT 8 TOGETHER WITH THE EAST 20.00 FEET OF LOT 9, BLOCK 58, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



4TH AVENUE NORTH POSTED
 80' RIGHT-OF-WAY
 (WILKERSON AVENUE PER PLAT)

RECEIVED

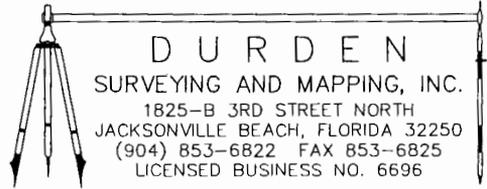
APR - 2 2018
 18-100066
 PLANNING & DEVELOPMENT

NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-H, REVISED JUNE 3, 2013
 N.T.S. DENOTES NOT TO SCALE
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 58
 -X- DENOTES 4" WOOD FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED

RECEIVED

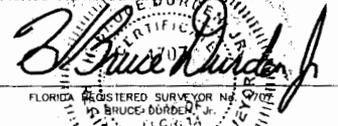
18-591
 PLANNING & DEVELOPMENT
 CERTIFIED TO: TYE B. WALLACE

ANGLE TABLE	
A	= 89°50'00"
B	= 90°09'00"
C	= 89°57'00"
D	= 90°05'00"



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



SIGNED: _____
 SCALE: 1" = 100'
 WORK ORDER NUMBER: 17496

B-9141



APPLICATION FOR VARIANCE

BOA No. 18-100067

HEARING DATE 5-15-18

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

MAR 20 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: John Morrissey Telephone: 904.277.8017
 Mailing Address: 4913 Suarez Bluff Rd E-Mail: agnes.morrissey@comcast.net
Fernandina Beach FL 32034

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

Landowner Name: Mr. Robert Schoenborn Telephone: 904.614.2588
 Mailing Address: 815 2nd Ave. N, E-Mail: _____
Jacksonville 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

815 North 2nd Avenue

Street address of property and/or Real Estate Number: 174062-0000

Legal description of property (Attach copy of deed): east 50' of lot 6, Blk 39, Pablo Beach North, as recorded in Plat Book 3, pages 28 of the current Public Records of Brevard Co. FL.

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). This under-sized non-conforming lot is 6250 s.f. - 16.6% smaller than the IRS-2 minimum lot size of 7500 s.f. - yet subject to the same setbacks and lot coverage restrictions as the larger minimum lot. On an undersized lot, it is particularly hard to meet the IRS-2 requirements of covered garage/carport and paved driveway, while also complying with the specified setbacks and restricted lot coverage. We are seeking minor variances: 1' less in setbacks at the rear, and 5% greater lot coverage.

Applicant's Signature: John Morrissey Date of Application: 3-20-2018

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) C3 for a rear yard setback of 29' ± to 30' and (e)(1)e. for 41.5% lot coverage ± to 35% maximum. To allow construction of a new single family dwelling.

Vacant Lot

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO. 18-100067

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.

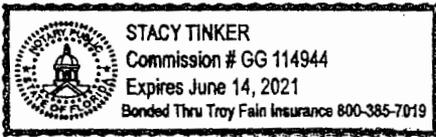
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	the non-conforming nature of this diminished lot size creates a hardship in complying with all the zoning requirements and restrictions.
Special circumstances and conditions do not result from the actions of the applicant.	yes	platted lot of record 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 20 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	other houses on the street (north side) with the same zoning appear to have greater lot coverage than 40%, so denial of this variance request would deprive this lot the same rights enjoyed by others
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	A 1' less rear setback and 5% greater lot coverage is the minimum variance that would still allow reasonable use of this parcel.
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	this variances are entirely consistent with the existing character of the neighborhood.

March 5, 2018

I, Robert Schoenborn, owner of the property directly west of 815 2nd Ave N, RE# 174062-0000, authorize John Morrissey to apply for a zoning variance regarding this property.

ROBERT SCHOENBORN
Robert Schoenborn 3/5/18



Signed before me on
Stacy Tinker
March 5th, 18
Doveal
3/5/18

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MAR 20 2018
18-100067
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF

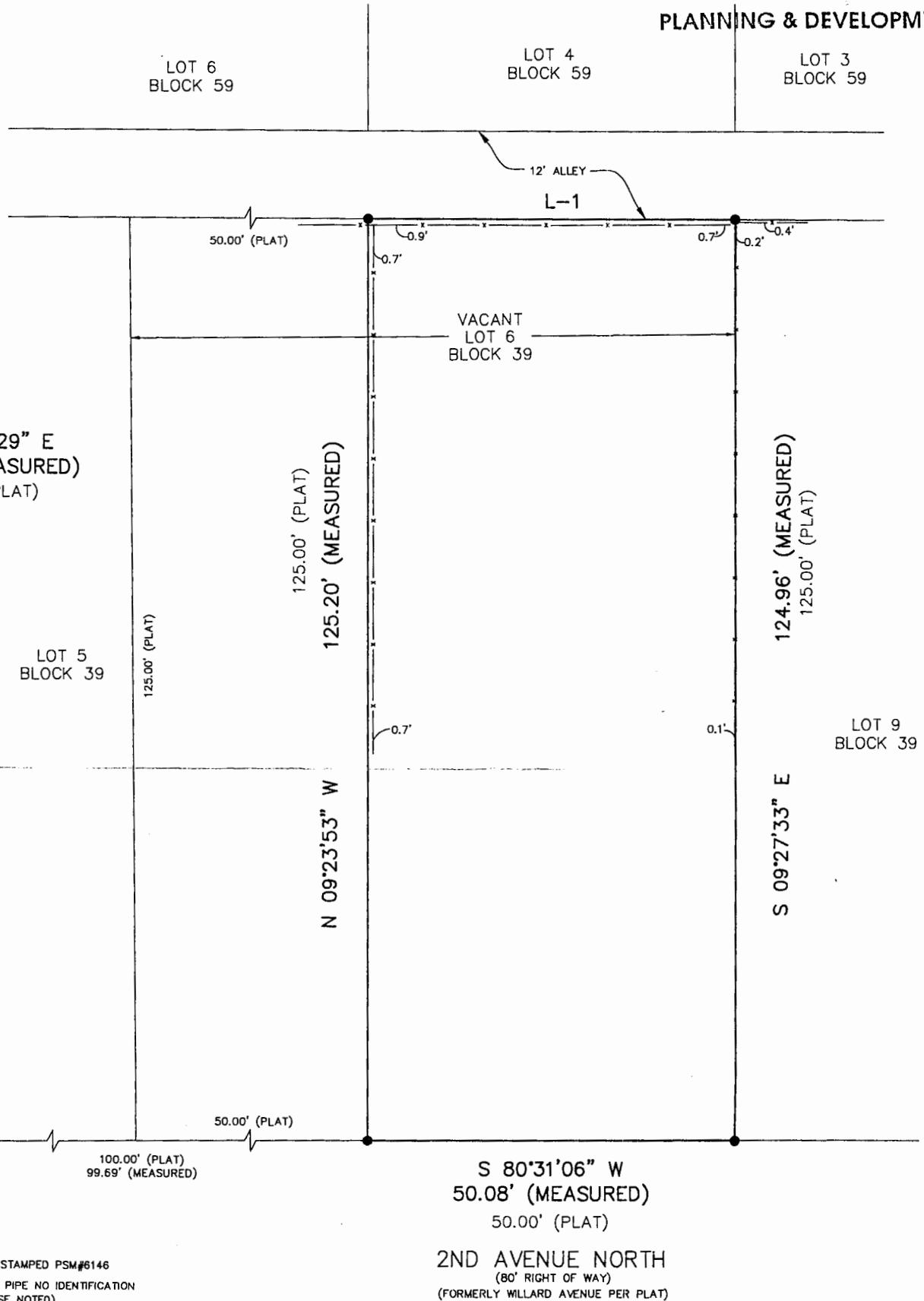
EAST 50 FEET OF LOT 6, BLOCK 39, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGES 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

CERTIFIED TO:
 JOHN P. MORRISSEY
 BRYAN C. GOODE III, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MAR 20 2018
 18-100067

PLANNING & DEVELOPMENT



LEGEND:

- x - = FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 09°23'53" W ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE " X ", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120077, PANEL 0417 H.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 34578

DATE OF FIELD SURVEY: 2-19-18

SCALE: 1" = 20'



Ray Thompson SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 420.27, FLORIDA STATUTES.

Raymond Thompson
 RAYMOND THOMPSON
 REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
 LICENSE BUSINESS #47469

LAND SURVEYS

○

CONSTRUCTION SURVEYS

○ SUBDIVISIONS

MAP SHOWING BOUNDARY SURVEY OF

EAST 50 FEET OF LOT 6, BLOCK 39, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGES 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

RECEIVED

CERTIFIED TO:
 JOHN P. MORRISSEY
 BRYAN C. GOODE III, P.A.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MAR 20 2018

18-150067

PLANNING & DEVELOPMENT
 BLOCK 59

LOT 6
 BLOCK 59

LOT 4
 BLOCK 59



L-1
 N 80°47'29" E
 49.94' (MEASURED)
 50.00' (PLAT)

LOT 5
 BLOCK 39

125.00' (PLAT)

125.00' (PLAT)
 125.20' (MEASURED)

N 09°23'53" W

124.96' (MEASURED)
 125.00' (PLAT)

LOT 9
 BLOCK 39

S 09°27'33" E

9TH STREET NORTH
 (50' RIGHT OF WAY)

BLOCK CORNER

100.00' (PLAT)
 99.69' (MEASURED)

50.00' (PLAT)

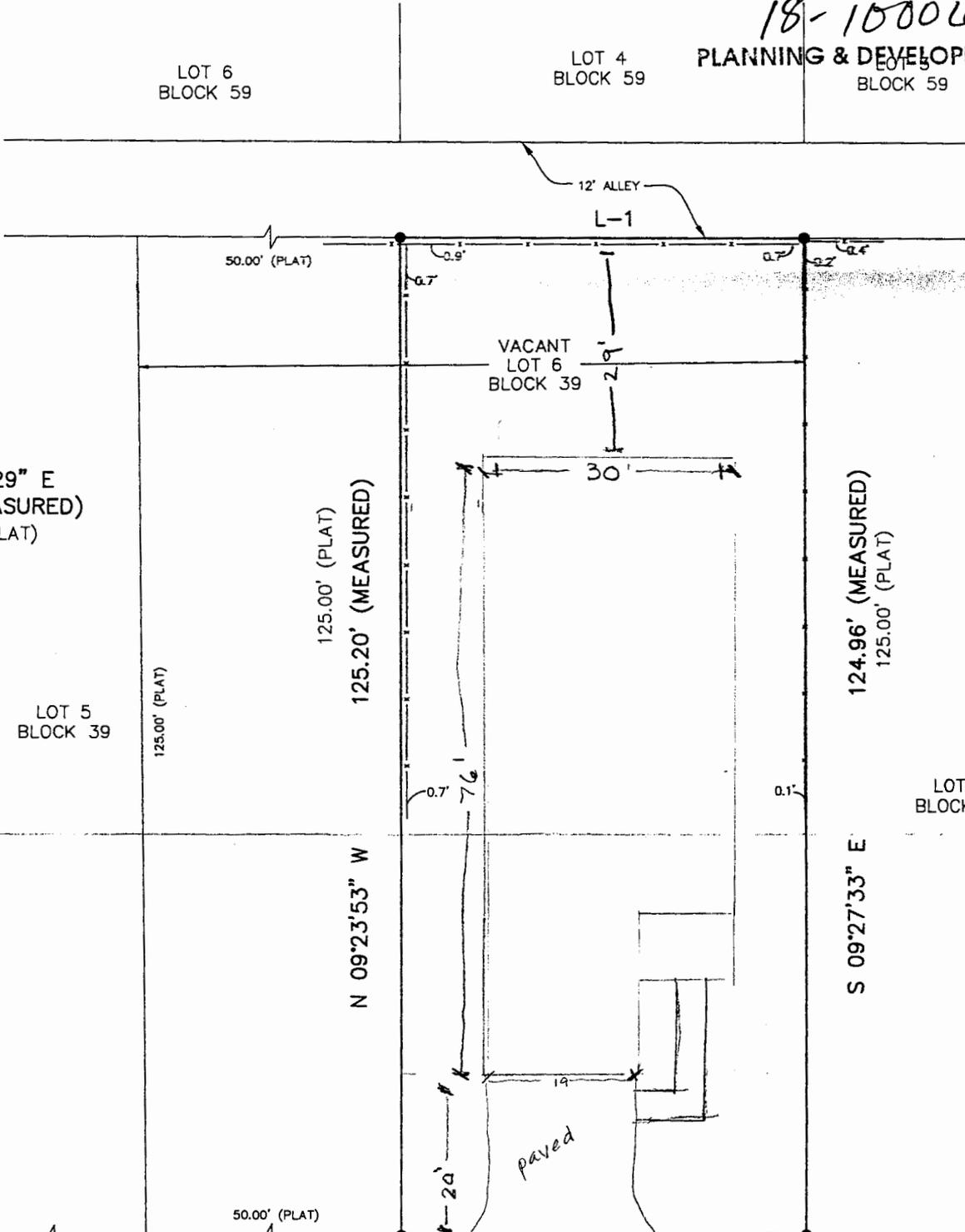
S 80°31'06" W
 50.08' (MEASURED)
 50.00' (PLAT)

2ND AVENUE NORTH
 (80' RIGHT OF WAY)
 (FORMERLY WILLARD AVENUE PER PLAT)

LEGEND:

- x — = FENCE
- ⊙ = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE





APPLICATION FOR VARIANCE

BOA No. 18-100068
HEARING DATE 5-15-2018

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 22 2018

APPLICATION INFORMATION

Applicant Name:	<u>THOMAS R BLEDSOE</u>	Telephone:	<u>917-747-7718</u>
Mailing Address:	<u>1565 Park Terrace E</u> <u>Atlantic Beach, FL 32233</u>	E-Mail:	<u>trb@wrendp.com</u>
Agent Name:	<u>BRYAN GREEN</u>	Telephone:	<u>904-662-1781</u>
Mailing Address:	<u>3810 Tropical Terrace</u> <u>Jacksonville Beach FL 32250</u>	E-Mail:	<u>bgreen@</u> <u>oneelevenconstruction.com</u>
Landowner Name:	_____	Telephone:	_____
Mailing Address:	_____	E-Mail:	_____

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

VARIANCE DATA

Street address of property and/or Real Estate Number: 4096 PONTE VEDRA BLVD PONTE VEDRA BEACH, FL 32082

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). We would like to use pea gravel in lieu of parking requirement 34-373 (f)

Reason: To reduce lot coverage % and for sustainable / environmental design strategies to enhance the overall green building holistic design strategies.

Applicant's Signature:  Date of Application: 03/19/2018

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (S): Section 34.337 (f) for a gravel driveway ILO paved. To make improvements to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100068

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 22 2016

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	To reduce lot coverage % and for sustainable / environmental design strategies to enhance the overall green building holistic design strategies.
Special circumstances and conditions do not result from the actions of the applicant.	YES	To reduce lot coverage % and for sustainable / environmental design strategies to enhance the overall green building holistic design strategies.
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	To reduce lot coverage % and for sustainable / environmental design strategies to enhance the overall green building holistic design strategies.
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	To reduce lot coverage % and for sustainable / environmental design strategies to enhance the overall green building holistic design strategies.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	To reduce lot coverage % and for sustainable / environmental design strategies to enhance the overall green building holistic design strategies.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	To reduce lot coverage % and for sustainable / environmental design strategies to enhance the overall green building holistic design strategies.



APPLICATION FOR VARIANCE

BOA No. 18-100069

HEARING DATE 5-15-2018

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

APR - 3 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Jason Hanna Telephone: (904) 613-5207
 Mailing Address: 93 Jardin De Mer E-Mail: jason.hanna@jacksonvillebeach.com
Jacksonville Beach, FL, 32250

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

Landowner Name: Jason Hanna Telephone: _____
 Mailing Address: 93 Jardin De Mer E-Mail: _____
Jacksonville 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: 3256 Horn Ct Re# 180933-0000
 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). Sub-standard lot creates hardship that prevents me from building a house that matches the value of the land and the other houses in the neighborhood

Applicant's Signature: [Signature] Date of Application: 4/3/18

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)e for 44% lot coverage ILO 35% maximum to allow for construction of a new single family dwelling.

Variant Lot

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100069

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	RECEIVED APR - 3 2018
Special circumstances and conditions do not result from the actions of the applicant.	No	PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	non-conforming lot
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	No	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes No	

Existing

MAP SHOWING SURVEY OF

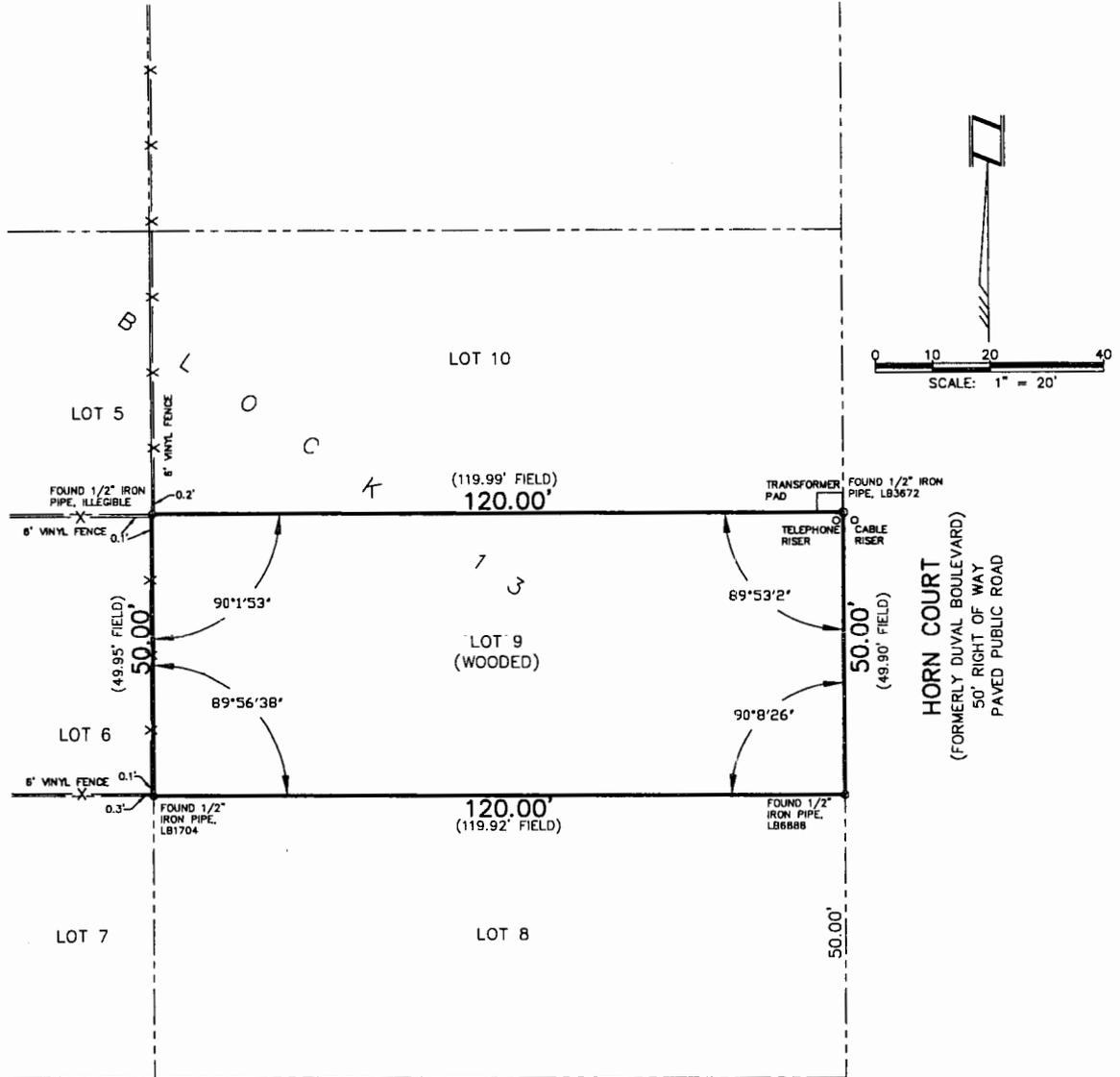
LOT 9, BLOCK 13, JACKSONVILLE BEACH HEIGHTS AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

APR - 3 2018

18-100069

PLANNING & DEVELOPMENT



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. NORTH PROTRACTED FROM PLAT.
3. INTERIOR ANGLES AS SHOWN.
4. NO BUILDING RESTRICTION LINES PER PLAT.

SEMINOLE STREET

50' RIGHT OF WAY
PAVED PUBLIC ROAD

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE ESTABLISHED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JASON HANNA.



"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: JOB
FILE: 2017-1479

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: OCTOBER 18, 2017
SHEET 1 OF 1

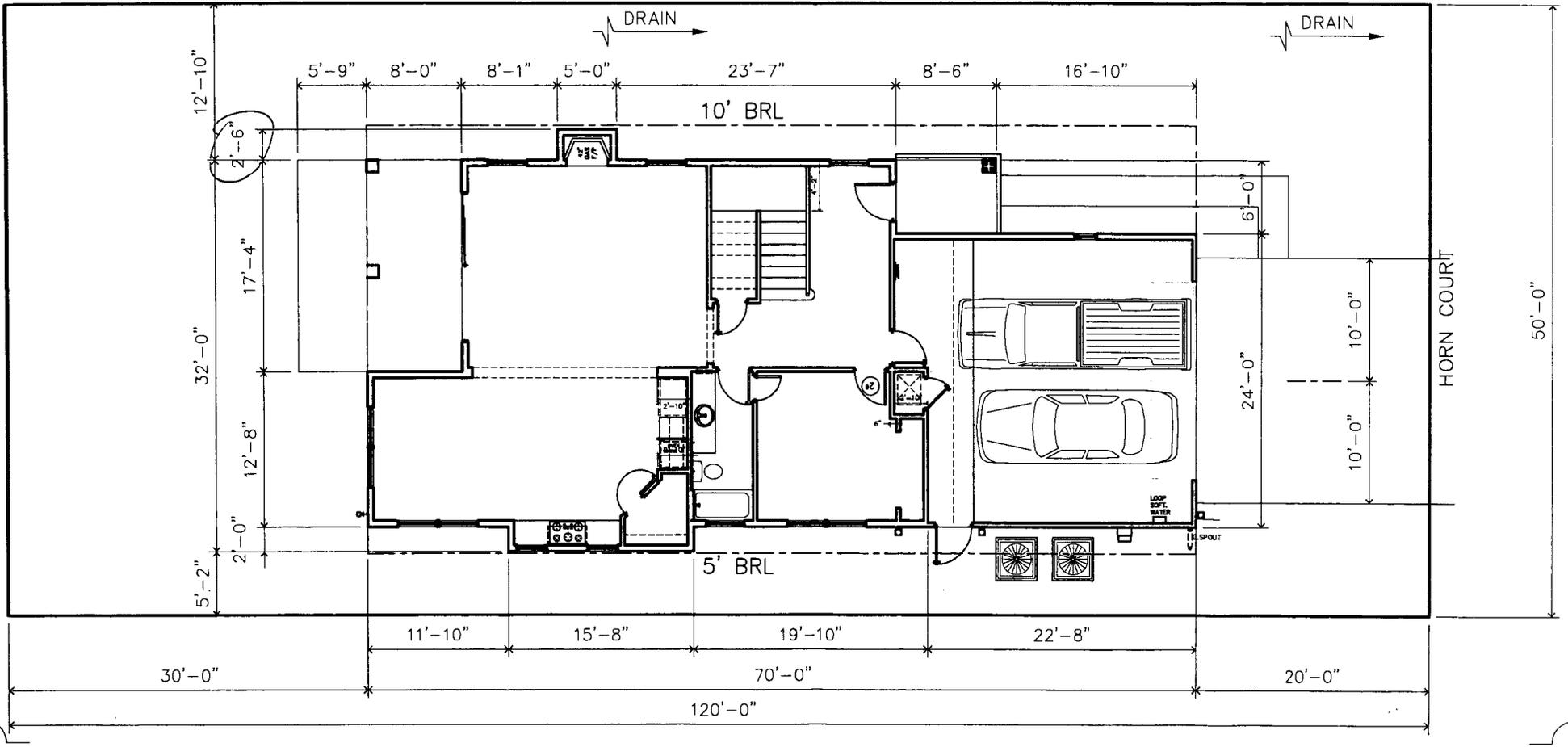
Proposed



RECEIVED

APR 3 2018
18-100069
PLANNING & DEVELOPMENT

AREA TABULATION	
PROPOSED BUILDING LOT COV. = (44%)	
44% OF 6000 SF (LOT) =	2640 S.F.
1ST FLOOR A/C & GARAGE:	1853 S.F.
1ST FLOOR PORCHES:	190 S.F.
A/C EQUIPMENT:	25 S.F.
DRIVEWAY & SIDEWALK:	472 S.F.
REAR YARD DECK:	100 S.F.
BUILDING LDT COVERAGE PROVIDED:	2640 S.F.





APPLICATION FOR VARIANCE

BOA No. 18-100070

HEARING DATE 5-15-18

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

APR - 3 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: SH Design, LLC. **Telephone:** 904-339-1126
Mailing Address: 803 3rd Street S. Suite #1 **E-Mail:** jhuntley@shdesignjax
Jacksonville Beach, Fla. 32250

Agent Name: Stephen B. Williams c/o Edgewater Companies **Telephone:** 904-241-8687
Mailing Address: 11437 Central Pkwy. Suite 107 **E-Mail:** steve@edgewatercom
Jax, Fla. 32224 steve@edgewatercompaniesinc

Landowner Name: Tim & Karen Durden **Telephone:** 904-476-5046
Mailing Address: 555 34th Ave. S. **E-Mail:** tdurden904@aol.cc
Jacksonville Beach Fla. 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

aka 3502 Isabella Blvd.

Street address of property and/or Real Estate Number: U ISABELLA BLVD. JAX. BEACH RE#180806-UUUU
 Legal description of property (Attach copy of deed): Lot 22 Block 9 Oceanview Highlands

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). RS-2 Zoning requires minimum 7500 SF Lot Size. Subject Lot only has 6000
We respectfully request a variance of 42% of lot coverage in-lieu of 35% to allow construction of a single home and swimming pool. Please note that applicant is not requesting for any front, rear or side yard va

Applicant's Signature: *[Signature]* Date of Application: 4-2-18

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)(e for 42% lot coverage ILO 35% maximum to allow for the construction of a new single family dwelling.

Vacant Lot

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100070

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	
Special circumstances and conditions do not result from the actions of the applicant.	Yes	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">APR - 3 2018</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
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	

From: Tim & Karen Durden
555 34th Ave. S.
Jacksonville Beach, Florida 32250
tdurden904@aol.com
904-476-5046

To: City of Jacksonville Beach
Board of Adjustment
11 N. 3rd Street
Jacksonville Beach Fla. 32250

RE: Authorization to Apply For Variance
Lot 22 Block 9 Oceanview Highlands
RE Parcel # 180806-0000

RECEIVED

APR - 3 2018
18-100070
PLANNING & DEVELOPMENT

To Whom it May Concern,

We Tim & Karen Durden as owner's of the above described property are aware and authorize applicant SH Design, LLC. and Stephen B. Williams as Agent to make the application for variance to this board.

If you have any questions feel free to contact me thru the address, phone or e-mail information above.

Respectively,

Timothy S. Seck

3-30-18
date

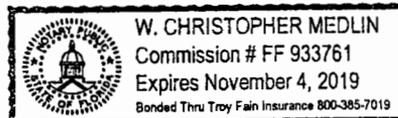
Karen L. Durden

3/30/18
date

[Signature]
notary signature

03/30/2018
date

STATE OF FLORIDA
COUNTY OF Duval
The foregoing instrument was acknowledged before me this
30 day of March 2018
by
 PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION
Florida DL x2
Type of Identification





CERTIFIED MAIL # 7017 0660 0000 0986 8484

Ref. BOA#
18-100076

July 24, 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

Lony and Carla Taylor
PO Box 47402
Jacksonville, FL 32247

RE: BOA# 17-100105
3502 Isabella Boulevard
(Lot 22, Block 9, *Ocean View Highlands*)

Dear Mr. and Mrs. Taylor,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, July 18, 2017 to consider your application for a variance from the requirements of the Land Development Code.

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

- Sec. 34-336(e)(1)c.2., for side yards of 7.5 each, in lieu of 10 feet required;
- Sec. 34-336(e)(1)e., for 49% lot coverage, in lieu of 35% maximum;

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

Due to lack of representation on your behalf, the Board **denied** this application, as no hardship was presented.

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

Sincerely,

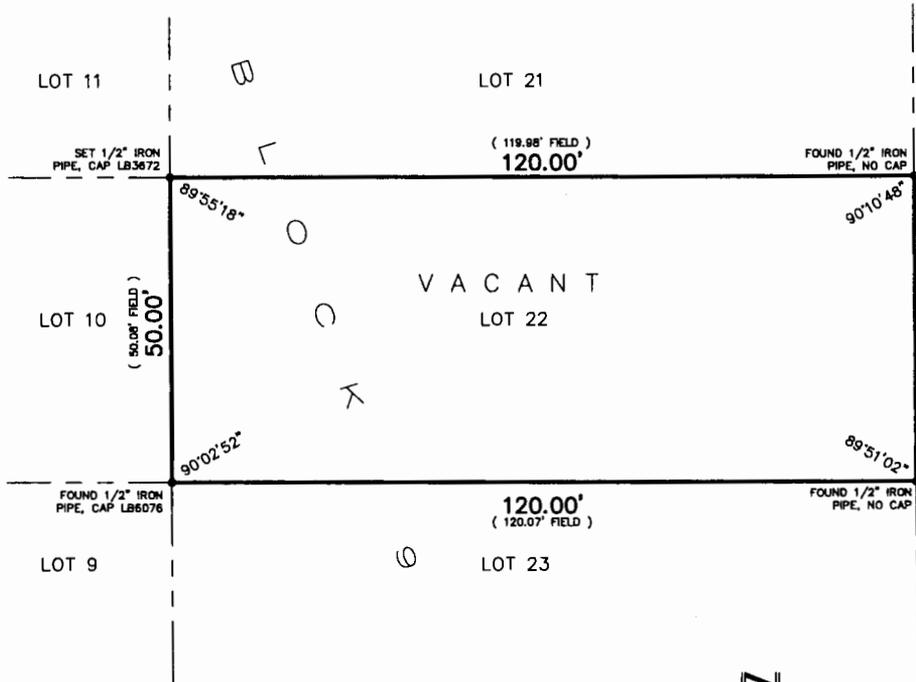
William C. Mann III, AICP
Planning and Development Director



Existing

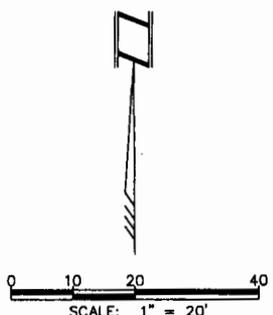
MAP SHOWING SURVEY OF

LOT 22, BLOCK 9, OCEAN VIEW HIGHLANDS AS RECORDED IN PLAT BOOK 11,
PAGE 36 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



ISABELLA BOULEVARD
50' RIGHT OF WAY PAVED PUBLIC ROAD
(FORMERLY FLORIDA BOULEVARD)

- NOTES
1. THIS IS A BOUNDARY SURVEY.
 2. NO BUILDING RESTRICTION LINES PER PLAT.
 3. INTERIOR ANGLES AS PER FIELD SURVEY.
 4. NORTH PROTRACTED FROM PLAT.



THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

RECEIVED
APR - 3 2018
18-100070
PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF GREENE ALONZA TAYLOR, IV & CARLA SUE TAYLOR; FIRST COAST TITLE SERVICES, and WESTCOR LAND TITLE INSURANCE COMPANY.



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

Stephen W. Crews
STEPHEN W. CREWS, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

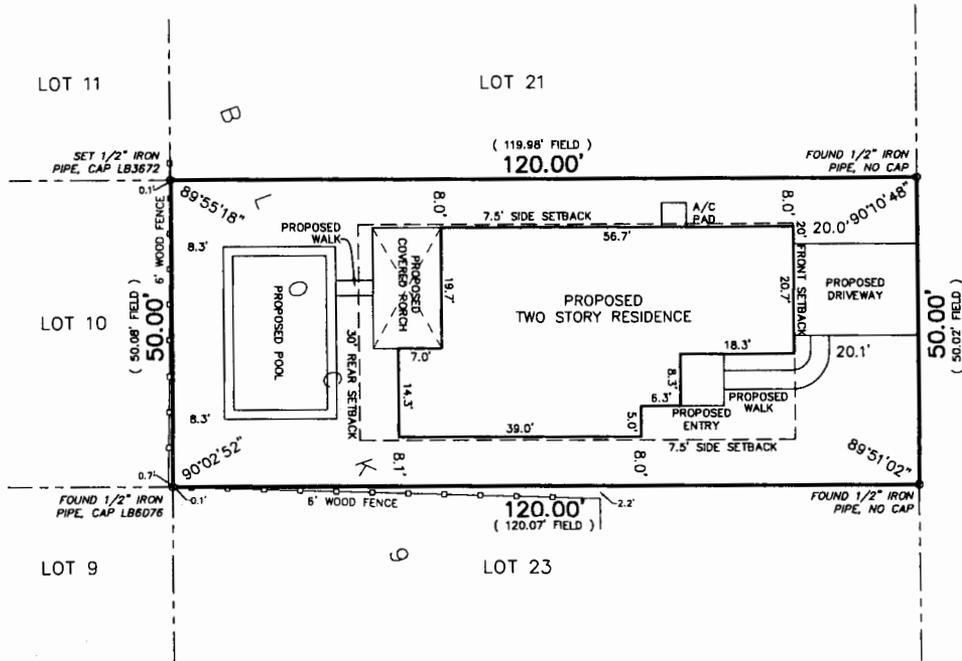
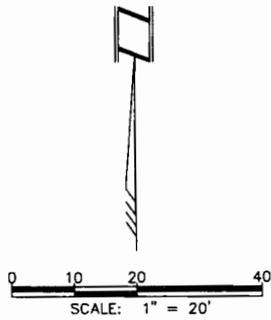
CHECKED BY: _____	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: _____
DRAWN BY: SWC		MAY 23, 2017
FILE: 2017-0691		SHEET 1 OF 1

B2017-1001

PROPOSED

PLOT PLAN OF

LOT 22, BLOCK 9, OCEAN VIEW HIGHLANDS AS RECORDED IN PLAT BOOK 11,
PAGE 36 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



ISABELLA BOULEVARD
 50' RIGHT OF WAY, PAVED PUBLIC ROAD
 (FORMERLY FLORIDA BOULEVARD)

IMPERVIOUS:

HOUSE INCLUDING GARAGE = 1751 SQUARE FEET
 CONCRETE AREAS = 668 SQUARE FEET
 POOL DECK = 129 SQUARE FEET

OVERALL LOT AREA = 6007 SQUARE FEET
 PERCENTAGE OF IMPERVIOUS = 42%

RECEIVED

APR - 3 2018

18-100070
 PLANNING & DEVELOPMENT

NOTES:

1. THIS IS A PLOT PLAN.
2. NO BUILDING RESTRICTION LINES PER PLAT.
3. INTERIOR ANGLES AS PER FIELD SURVEY.
4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS MAP WAS MADE FOR THE BENEFIT OF SH DESIGN.

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

STEPHEN W. CREWS, P.S.M.
 FLORIDA LIC. SURVEYOR and MAPPER No. LS5996
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
 DRAWN BY: DAF
 FILE: 2018-0487

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

DATE: MARCH 29, 2018
 SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 18-100071
HEARING DATE 5-15-201

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 30 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: James + Angelina Winter Telephone: (904) 246-6477
 Mailing Address: 2909 Madrid St E-Mail: angawinter@yahoo.com
Jacksonville Beach, FL 32250
 Agent Name: Gary Carlee Telephone: 904-246-2666 x133
 Mailing Address: 813 Beach Blvd E-Mail: _____
Sax Beach, FL
 Landowner Name: James + Angelina Winter Telephone: (904) 246-6477
 Mailing Address: 2909 Madrid St E-Mail: angawinter@yahoo.com
Jacksonville 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: 2909 Madrid St
 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). We are currently zoned for RS2 Lot 7500 sq ft. New Con Farming currently at 16000 sq ft Non-conforming lot - To install paver decking around pool - Hardscape up to 3'6" to property line in Rear of Yard
 Applicant's Signature: [Signature] Date of Application: 4-2-18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): Section 34-336 (e)(1)e for 50 % lot coverage 140 35% maximum, and (e)(1)g for an accessory structure setback of 35' 140 5' required to allow for a pool and paver patio addition to an existing single family dwelling.
 Existing Lot Coverage = 38.7%

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100071

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.

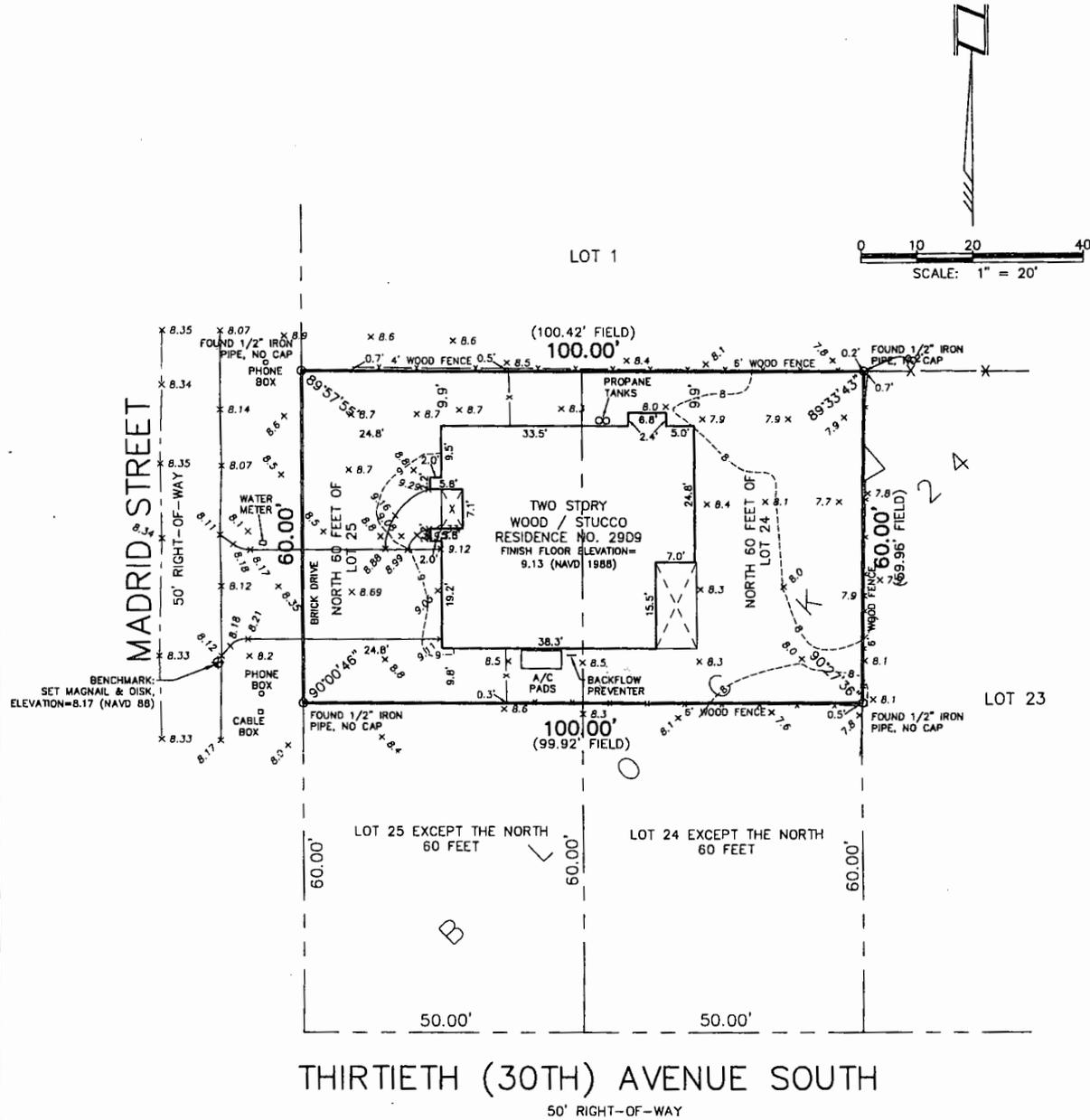
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	<p><i>NON CONFORMING LOT</i></p> <p>RECEIVED</p>
Special circumstances and conditions do not result from the actions of the applicant.	YES	<p>MAR 30 2018</p> <p>PLANNING & DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	
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	

Existing

MAP SHOWING SURVEY OF

NORTH 60 FEET OF LOTS 24 AND 25, BLOCK 24, REPLAT, UNIT NO. 1, ATLANTIC SHORES, AS RECORDED IN PLAT BOOK 14, PAGES 39 AND 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



THIRTIETH (30TH) AVENUE SOUTH

50' RIGHT-OF-WAY

- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. ANGLES PER FIELD SURVEY.
 3. NORTH PROTRACTED FROM PLAT.
 4. NO BUILDING RESTRICTION LINES PER PLAT.
 5. BENCHMARK USED: FOUND MONUMENT, STAMPED NGS DLS 702 AT THE NORTHEAST CORNER INTERSECTION OF 3RD STREET SOUTH AND 33RD AVENUE SOUTH. ELEVATION=9.74 (NAVD 88). BENCHMARK OBTAINED FROM LABINS WEBSITE.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419, REVISED JUNE 03, 2013 FOR DUVAL COUNTY, FLORIDA.

RECEIVED

THIS SURVEY WAS MADE FOR THE BENEFIT OF JAMES S. WHITER.

MAR 10 2018
18-100071
PLANNING & DEVELOPMENT

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

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

CHECKED BY: _____	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: MARCH 19, 2018
DRAWN BY: DAF		SHEET 1 OF 1
FILE: 2018-376		

Proposed

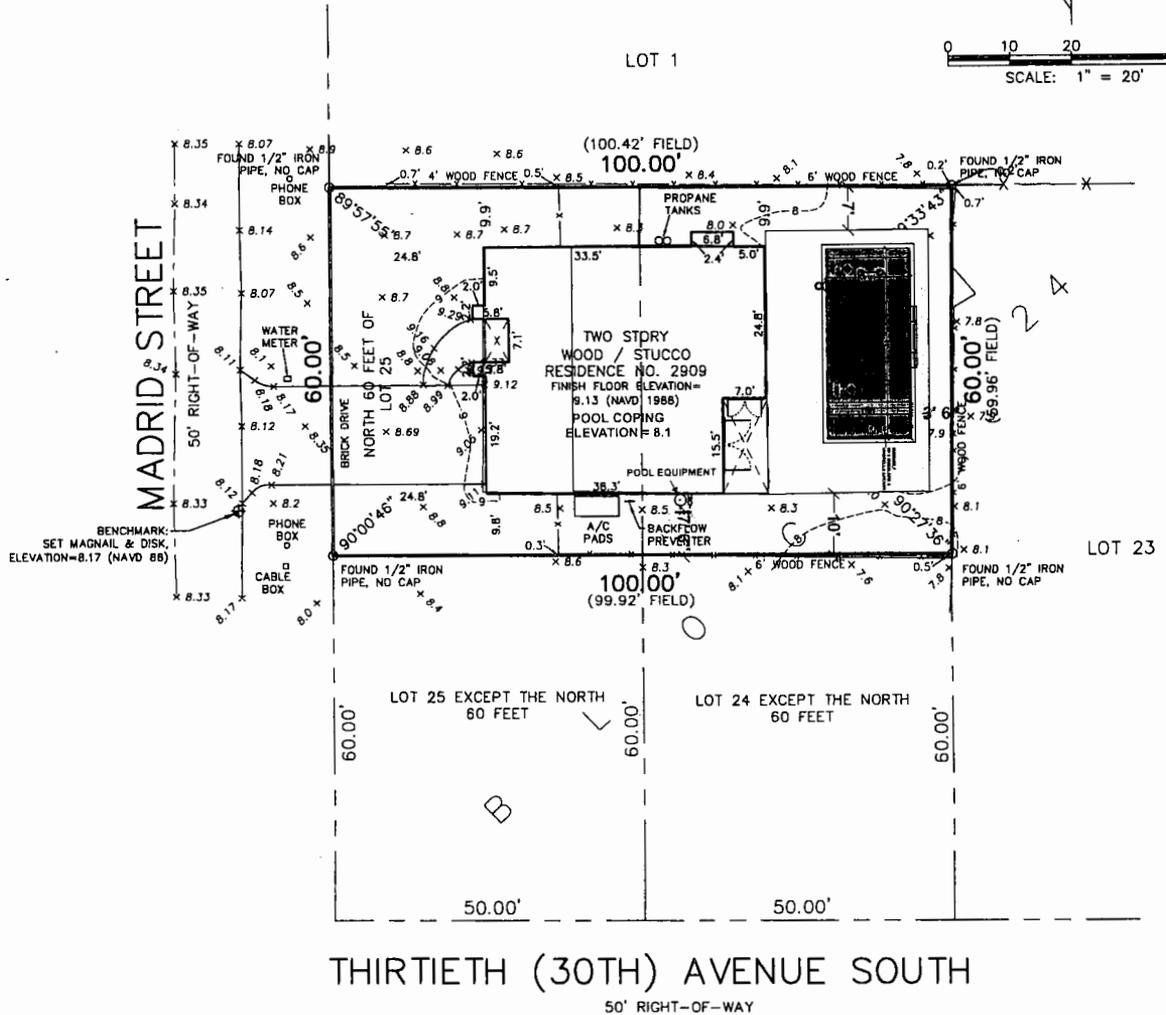
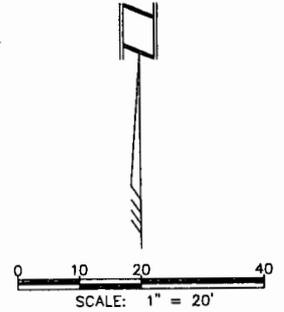
MAP SHOWING SURVEY OF

NORTH 60 FEET OF LOTS 24 AND 25, BLOCK 24, REPLAT, UNIT NO. 1, ATLANTIC SHORES, AS RECORDED IN PLAT BOOK 14, PAGES 39 AND 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

BARRIERS:
FENCE & ALARMS
UP TO POOL SAFETY CODE

MEASUREMENTS ARE FROM
EDGE OF DECK COPING TO
PROPERTY LINE

SCALE: 1/20" = 1'



THIRTIETH (30TH) AVENUE SOUTH

50' RIGHT-OF-WAY

NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. ANGLES PER FIELD SURVEY.
3. NORTH PROTRACTED FROM PLAT.
4. NO BUILDING RESTRICTION LINES PER PLAT.
5. BENCHMARK USED: FOUND MONUMENT, STAMPED NGS DLS 702 AT THE NORTHEAST CORNER INTERSECTION OF 3RD STREET SOUTH AND 33RD AVENUE SOUTH. ELEVATION=9.74 (NAVD 88). BENCHMARK OBTAINED FROM LABINS WEBSITE.

TOTAL LOT AREA:	6,000 SQ FT
HOUSE & COVERED PORCH:	833 SQ FT
DRIVEWAY/WALKWAY:	447 SQ FT
POOL & COPING:	419 SQ FT
POOL DECK:	632 SQ FT
TOTAL:	2,912 SQ FT
	IMPERVIOUS = 48.5%

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419, REVISED JUNE 03, 2013 FOR DUVAL COUNTY, FLORIDA.

RECEIVED

APR - 6 2018

THIS SURVEY WAS MADE FOR THE BENEFIT OF JAMES S. WINTER.

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

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

CHECKED BY: _____
DRAWN BY: DAF
FILE: 2018-376

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MARCH 19, 2018
SHEET 1 OF 1

April 9, 2018

RECEIVED

Bill Mann
Planning and Development Director
City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

APR - 9 2018
18-100081
PLANNING & DEVELOPMENT

RE: Amended Appeal of interpretation pursuant to Section 34-21, Land Development Code

Mr. Mann,

Per Section 34-21(e), Land Development Code ("LDC"), I am respectfully amending my request for an appeal to the Board of Adjustment of your interpretation of the LDC that driveways are "parking areas" per Section 34-373, LDC and must comply with the requirements of Section 34-373, LDC to also include an appeal of your interpretation that walkways and patios are "accessory structures." Attached is your formal interpretation.

If you have any questions please do not hesitate to contact me.

Sincerely

Alex Sifakis



DEPARTMENT OF PLANNING &
DEVELOPMENT

City of Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

[Phone] 904.247.6231

[Fax] 904.247.6107

[E-Mail

Planning@jaxbchfl.net]

www.jacksonvillebeach.org

March 29, 2018

Alex Sifakis, Pres.
JWB Real Estate Capital
7563 Philips Highway – Suite 109
Jacksonville, FL 32256

Re: Requested Zoning Information

Mr. Sifakis,

This letter is written in response to your letter dated March 6, 2018, (attached) requesting certain zoning information relative to BCEL 5's proposed six-unit townhouse project at 1224 1st Ave. N. in Jacksonville Beach. The following information is provided in the order it was requested in that letter.

1. Paved driveways providing and/or accessing required off-street parking constitute parking areas in the context of Land Development Code Section 34-373(d).
2. Concerning "driveways as shown on the development plans submitted" (second line, second pg of your letter), we have no development plan application on file for this project. Generally, apartments or a condominium with the same footprint as shown on your approved concept plat application would not require the variances I think you may be referring to, as the original property would not be subdivided into multiple smaller parcels. In many instances, variances for fee-simple townhouse lots are needed due to the creation of property lines between individual units/lots.
3. Section 34-342 contains the standards for the underlying *Commercial, general: C-2* zoning district in which the property is located. However, your project is an approved conditional use for multifamily residential use, per Sec. 34-339 residential, multifamily: RM-1 standards. Section 34-339(e)(4) *Townhouse dwellings* provides the relevant dimensional standards for RM-1 compliant townhouse dwellings. Per Section 339(e)(4)h, accessory structures must be located five feet from any property line or principal or accessory structures. As a practical matter, a sidewalk or patio that provides pedestrian access to a principal or accessory structure may be situated adjacent to the structure it is providing access to. The primary reason for the setback requirement from property lines is to prevent



significant grade changes and impervious surfaces near property lines that may cause water runoff onto adjacent properties.

I believe the information above adequately addresses the various questions posed in your March 6, 2018 letter and subsequent email.

Please call me at 247-6231, or email me at bmann@jaxbchfl.net, if you require any other zoning related information relative to your project.

Trustfully,

A handwritten signature in black ink, appearing to read 'William C. Mann', with a long horizontal flourish extending to the right.

William C. Mann, AICP, FRA-RP
Director, Planning and Development Department

C: Susan Erdelyi, City Attorney
2018 Zoning Verif. File

March 6, 2018

Bill Mann
Planning and Development Director
City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

RE: Interpretation pursuant to Section 34-21, Land Development Code

Mr. Mann,

My company (BCEL 5) has submitted a development plan application for townhouses located at 1224-1236 1st Avenue North, Jacksonville Beach, Florida (the "Property"). The Property is zoned C-1 and has received a conditional use for multi-family development. The property currently has a variance for the rear yard setback.

I have been informed by Heather Ireland in your office that variances will be needed for the "patio and walkway setbacks" and "driveway/parking area/loading area setbacks from the property lines" in order to process the development plan application. Ms. Ireland has provided that the patio and walkways are "accessory structures" and the driveways are "parking areas" per Section 34-373(d), Land Development Code (the "LDC"). Please see attached email chain enclosed.

Driveways

Section 34-373(d), LDC provides as follows,

Parking area setbacks. Off-street parking areas shall be located at least ten (10) feet from any corner and five (5) feet from any established right-of-way or property line unless otherwise stated in the LDC. Below ground parking garages on oceanfront lots are exempt from setback requirements, provided that they shall be constructed no closer than three (3) feet from any property line, shall be completely roofed and covered, and such roof or cover shall not be elevated more than six (6) inches above the crown of the abutting street.

I am respectfully requesting from you, as the director of planning and development, a formal interpretation of the LDC, as to whether driveways connecting residential garages to rights-of-way constitute "parking areas" for purposes of Section 34-347(d), LDC and therefore must be five (5) feet from any established right-of-way or property line.

As part of your interpretation, *if* driveways constitute “off-street parking areas” please advise as to whether the driveways as shown on the development plans submitted for the Property would be allowed without a variance if the proposed development was sited identically to that proposed but the development was for apartments or condominiums and the driveways were under a single ownership and thus no property line existed between the proposed driveways.

Walkways/Patios

Section 34-399(c), LDC provides the following list of “accessory structures”,

- (1) Swimming pools, tennis courts and similar recreational facilities.
- (2) Detached garages and carports.
- (3) Utility sheds and workshops.
- (4) Boat houses, docks, piers and similar structures.
- (5) Doghouses and similar structures for housing household pets.
- (6) Gazebos, cabanas and other similar structures.
- (7) Non-commercial television and radio antennas not exceeding a height of fifteen (15) feet above roof line.
- (8) Barbecue pits.
- (9) Vegetable gardens, non-commercial greenhouses, and similar uses.
- (10) Any use customarily accessory to the permitted and conditional uses in the RM-1 zoning district.

Section 34-399(e)(1)(h), LDC provides as follows:

Accessory structures. All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

Section 34-342, LDC provides as follows:

The following uses are permitted as accessory uses in the C-1 zoning district. (1) Any use customarily accessory to the permitted and conditional uses in the C-1 zoning district.

Section 34-342, LDC does not provide any setback requirements for accessory uses.

I am also requesting from you, as the director of planning and development, a formal interpretation of the LDC, as to whether walkways and patios are “accessory uses” and therefore must five (5) feet from any property line or principal or accessory structures. As part of your interpretation please advise that *if* “walkways and patios” are accessory structures, why are said items as proposed for the Property required to be five (5) feet from any property line, principle or accessory structure when the Property is located in a zoning district (C-1) which has no setback requirements for accessory structures?

If you have any questions please do not hesitate to contact me.

Sincerely

Alex Sifakis