



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, June 5, 2018

7:00 PM

Council Chambers

MEMORANDUM TO:

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

Board Members:

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

CALL TO ORDER

ROLL CALL

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

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES None

CORRESPONDENCE Email regarding BOA# 18-100085

OLD BUSINESS None

NEW BUSINESS

a. Case Number: BOA 18-100054

Applicant/Owner: Brian Seaton
Agent: Ben Broadfoot, Broadfoot Designs
Property Address: 7 Oakwood Road
Parcel ID: 178527-0000
Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e.**, for 48% lot coverage, in lieu of 35% maximum; 34-373(d) for a parking area setback of 1 foot in lieu of 5 foot required; and 34-373(f), for a partial gravel driveway, in lieu of paved; to allow a detached garage addition to an existing single-family dwelling, for property legally described as *Lot 3, Block 14, Ocean Forest, Unit 3.*

Miscellaneous Info: One previous variance request (BZA# 83-100040).

Notes:

b. Case Number: BOA 18-100075

Applicant/Owner: Willie Lane
Property Address: 1005 North 24th Street
Parcel ID: 179210-0320
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e.**, for 52% lot coverage, in lieu of 35% maximum; 34-373(e)(1)g., for an accessory structure (sidewalk) setback of 1 foot, in lieu of 5 feet required for a paver walkway, patio, and pool pavers, at an existing single family dwelling, for property legally described as *Lot 4, Block 89, Section "A" Jacksonville Beach.*

Miscellaneous Info: One previous variance request; (BOA# 14-100017).

Notes:

- c. **Case Number:** **BOA 18-100079**
Applicant/Owner: Andrew and Paige Gsell
Agent: Justin Belichis, Pratt Guys
Property Address: 1117 North 17th Street
Parcel ID: 179118-0000
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 17.6 feet, in lieu of 30 feet required; and 34-337(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; for the addition of a paver patio and a pergola, to an existing single-family dwelling for property legally described as *Lot 3, Block 48, Section "A" Jacksonville Beach.***

Miscellaneous Info: No previous variance requests.

Notes:

- d. **Case Number:** **BOA 18-100080**
Applicant/Owner: Johann Bergh
Agent: Stella Knierieman, Pools By Stella, Inc.
Property Address: 524 Barbara Lane
Parcel ID: 174957-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 40% lot coverage, in lieu of 35% maximum; to allow a pool and patio addition to a new single-family dwelling, for property legally described as *Lot 4, Block 1, Beach Homesites Unit One.***

Miscellaneous Info: No previous variance requests.

Notes:

- e. **Case Number:** **BOA 18-100082**
Applicant: Scott Glawe
Owner: Susan Glawe Revocable trust
Property Address: 217 North 18th Avenue
Parcel ID: 175431-0000
Current Zoning: C-1 to RM-2 Standards
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1., for a front yard setback of 9 feet, in lieu of 20 feet required; and for 34-340(e)(3)c.2., for an easterly side yard setback of 8 feet, in lieu of 10 feet required; for a substantial improvement to an existing dwelling unit, for property legally described as *Lot 7, together with the easterly 4.00 feet of Lot 6, Block 193, Elton Realty Company's Replat.***

Miscellaneous Info: No previous variance requests. One previous conditional use request (PC# 11-18)

Notes:

- f. **Case Number:** **BOA 18-100083**
Applicant/Owner: Orender Unlimited, LLC
Agent: Wade Olszewski, CPH, Inc.
Property Address: 391 South 16th Avenue
Parcel ID: 1763190100
Current Zoning: C-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-373(c), to allow 10 feet of maneuvering space, in lieu of 23 feet required, adjacent to 11 parking spaces for a proposed new 3,300 square foot office building; for property legally described as Lot 7, Block 154, *Pablo Beach South.***

Miscellaneous Info: Two previous variance requests (BOA# 18-100011 and BOA# 17-2001).

Notes:

- g. Case Number: BOA 18-100084**
Applicant/Owner: Stephen and Charlotte Jensen
Agent: Christi Elflein, Starr Sanford Design
Property Address: 3223 South Ocean Drive
Parcel ID: 181516-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2.**, for a northerly side yard setback of 7.5 feet, in lieu of 10 feet required; and a southerly side yard setback of 4 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for lot coverage of 49%, in lieu of 35% maximum; 34-373(f), for a turf block driveway, in lieu of paved; to allow construction of a new single-family dwelling, for property legally described as *Lot 11, Block 1, Atlantic Shores, Ocean Front Section "B"*.

Miscellaneous Info: One previous variance request (BZA# 25-87).

Notes:

- h. Case Number: BOA 18-100085**
Applicant: Gary Grider
Owner: First Christian Church of the Beaches, Inc.
Agent: Robert Meador
Property Address: 80 North 20th Avenue
Parcel ID: 174774-0000
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1.**, for a front yard setback of 18 feet, in lieu of 20 feet required; 34-340(e)(3)c.2., for a corner side yard setback of 10.4 feet, in lieu of 15.2 feet required; and 34-340(e)(3)c.3., for a rear yard setback of 10 feet, in lieu of 30 feet required; 34-340(e)(3)g., for an existing accessory structure (sidewalk) setback of 0 feet, in lieu of 5 feet required; 34-373(d) for an existing parking area setback of 1 foot, in lieu of 5 feet required; to allow construction of a new church building, for property legally described as *Lots 6, 7, Pritchards-Clarsen Replat.*

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Tuesday, June 19, 2018.**

There are three (3) 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. 18-100054
HEARING DATE 5-18

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 16 2018

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: BRIAN SEATON
 Mailing Address: 7 OAKWOOD RD
JAX BCH, FL 32250
 Agent Name: BEN BROADFOOT
 Mailing Address: 420 S THIRD ST
JAX BCH, FL 32250
 Landowner Name: BRIAN SEATON
 Mailing Address: 7 OAKWOOD RD
JAX BCH, FL 32250

Telephone: 904 497 2242
 E-Mail: bseaton@vericla.com
 Telephone: 904 242 8800
 E-Mail: _____
 Telephone: 904 497 2242
 E-Mail: bseaton@vericla.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 #

Street address of property and/or Real Estate Number: 7 OAKWOOD RD 178527-0000
 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). I DO NOT HAVE A GARAGE, need to be able to not park on street and get more storage

Applicant's Signature: Date of Application: 3-16-18

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 48% lot coverage ILO 35% maximum
Section 34-373 (d) for a parking area setback of 1' ILO 5' required and
(f) for a partial gravel driveway ILO paved. To allow a detached
garage addition to an existing single family dwelling.
 Existing Lot Coverage = 45.7%

Board of Zoning and Adjustment held
Monday, August 8, 1983.

Ref. PZA#
18-100054

Regular meeting of the Board of Zoning and Adjustment held on
Monday, August 8, 1983 at 7:00 p. m. in the Council Chamber of
City Hall.

- all to order The meeting was called to order.
- all Call Present: Charles Bassett, Guy Craig, Robert McClure, Robert
Miller, Martha Ann Sibley, Roy Smith, Jr., Jeanne Wyner.
- Also present were Ray McGlynn and Walter Henderson, Building Department.
- prov.Min. The minutes of the previous meeting were approved as written.
- 31-83 S.D.S. Properties, setback variance request and green area variance
for offices on South Third Street.
- otion to approve Mr. Craig moved to approve the variance request of 7.15 feet in the
rear yard and 4.5% of the green area, seconded by Mr. Bassett.
Vote resulted in four ayes and two nays by Mr. Smith and Mrs. Sibley
- 33-83 Rentschler-Locke, 102 32nd Avenue South, rear setback for screen
enclosure of patio. Mr. Rentschler presented a plot plan. The
existing building is now 19-1/2 feet from the rear property line.
- otion to approve Mr. Miller moved, seconded by Mr. Craig, to approve the request.
Vote resulted in all ayes.
- 35-83 Mr. Welden, 7 Oakwood Road, setback variance request. He wishes
to build a carport in front of his house. A variance of 11 feet
would be needed.
- otion to deny Mr. Miller moved, seconded by Mr. McClure to deny the request.
- objst.motion Mr. Craig moved a substitute motion to table this matter until
the next meeting, seconded by Mrs. Sibley. Vote resulted in all
ayes.
- 86-83 Mr. Anthony, Surfside Pools, 1919 Penman Road, screen enclosure
for pool.
- otion to approve Mr. Miller moved to approve the enclosure, seconded by Mrs.
Sibley. Vote resulted in all ayes.
- adjournment There being no further business, the meeting was adjourned.

cc: The Honorable Mayor and
Members of the City Council
City Manager
Ray McGlynn, Building Official
Chief Frank Brunson, Fire Department

aug 8

Chandra Medford

From: Steve Hyland <st.hyland@yahoo.com>
Sent: Friday, March 16, 2018 5:55 PM
To: Planning Division
Subject: Supportive of backyard structure being built at 7 Oakwood Rd.

Dear Planning Board,

We are writing to support the Seaton's backyard structure being built at 7 Oakwood Rd. We are owners on the same block at 13 Oakwood and we are fully supportive of this project. Thank you.

Steve Hyland
13 Oakwood Rd.
(770) 789-7150

Sent from my iPhone

Map of Boundary Survey Existing

LOT THREE (3), BLOCK FOURTEEN (14), OCEAN FORREST, UNIT THREE (3),

ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 33, 33A, AND 33B, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PROPERTY ADDRESS: 7 OAKWOOD ROAD, JACKSONVILLE BEACH, FLORIDA 32250

RECEIVED

MAY - 3 2018

PLANNING & DEVELOPMENT

FIP 1/2"

LOT 4
BLOCK 14

50' DRAINAGE
EASEMENT

METAL
SHED

METAL
SHED

LOT 3
BLOCK 14

FIP 1/2"

N64°28'05"E 110.59' (M)
N64°28'05"E 110.59' (P)

S73°06'38"E 99.27' (M)
S73°06'43"E 99.31' (P)

OAKWOOD ROAD
(PAVED) 60' R/W

X-CUT

COVERED
AREA

WATER
METER

PAVERS
STUCCO/CONC. HOUSE
PLANTER BOX
ONE STORY
POOL
PAVERS

ELECTRICAL
TRANSFORMER

POWER
POLE

FIP 1/2"

N66°53'17"E 110.00' (P)
N66°53'17"E 110.00' (M)

LOT 2
BLOCK 14

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	549.32' (P)	87.00' (P)	S30°04'09"E (P)	86.91' (P)
	549.32' (M)	86.44' (M)	S30°57'49"E (M)	86.35' (M)
C2	549.32' (P)	23.14' (P)	S24°19'18"E (P)	23.19' (P)
	549.32' (M)	23.17' (M)	S24°19'18"E (M)	23.17' (M)

CERTIFIED TO:
WELLS FARGO BANK N.A.
PONTE VEDRA TITLE, L.L.C.
BRIAN E. & LESLEY H. SEATON
HATHAWAY & REYNOLDS, PLLC
CHICAGO TITLE INSURANCE COMPANY

LEGEND: SET IRON (●) FOUND IRON (○) CONCRETE (■) 4' CHAIN LINK FENCE (---) 6' WOOD FENCE (---) 6' VINYL FENCE (---)

ABBREVIATIONS: R = Radius IP = Iron Pipe M = Measured Field Data PT = Point of Tangency A/C = Air Conditioning Unit
P = Platted IR = Iron Rod C = Calculated Data PC = Point of Curvature WM = Water Meter
D = Deed BR = Bearing Reference R/W = Right of Way ID = Identification JEA = Jacksonville Electric Authority

LAST FIELD DATE: 05/02/18 CAD: MK BARNES CONSULTING, LLC SIGNATURE DATE: 05/03/18 DRAWING SCALE: 1" = 30' JOB #: FL-18-9703

GENERAL NOTES:

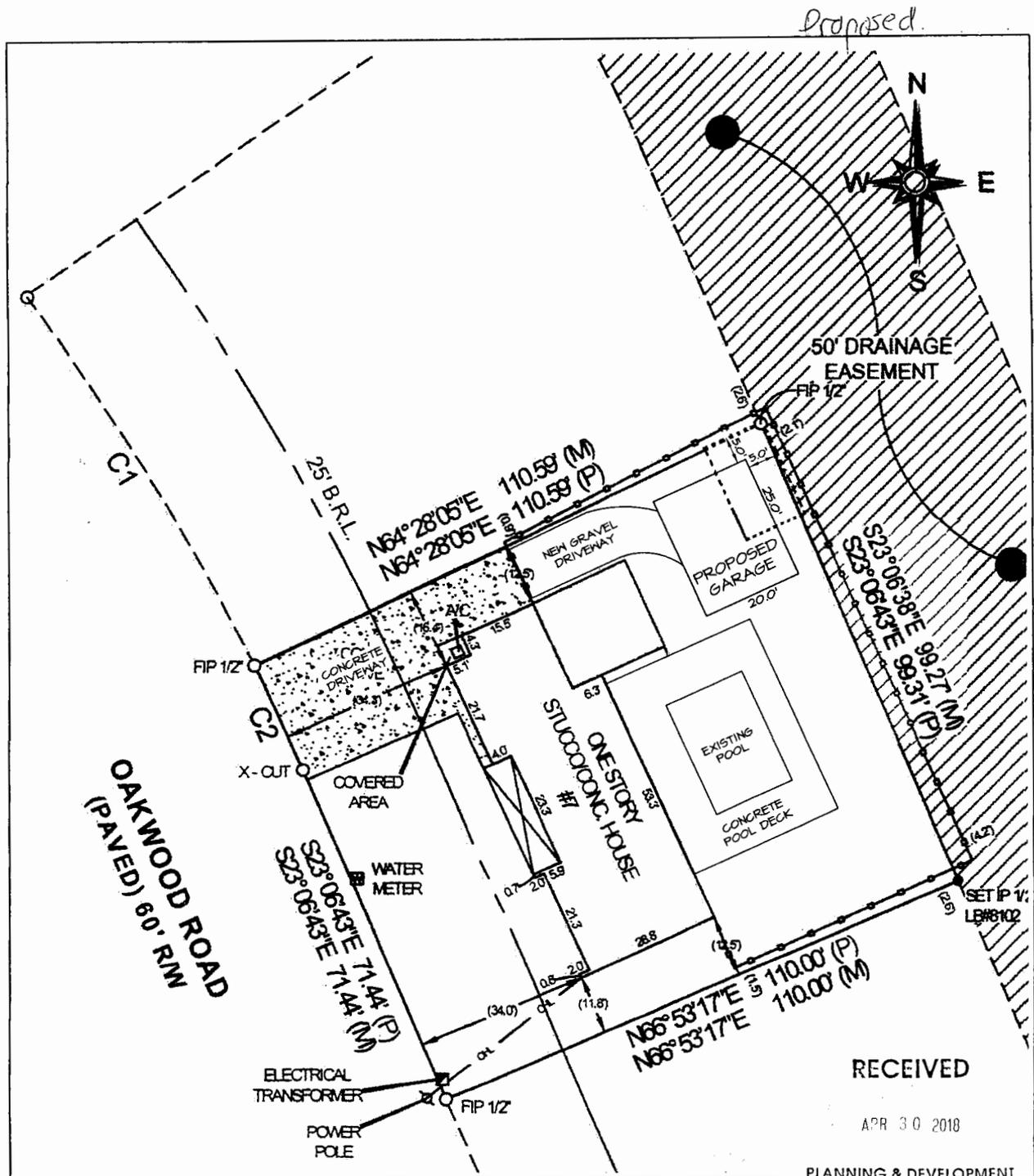
- Legal description provided by client.
- This survey represents a boundary survey to show above ground improvements; underground improvements or installations not located except as shown.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk & without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those the survey was prepared for.
- This survey was made without the benefit of abstract of title. Notice: There could be additional easements, covenants and restrictions or other matters of public record that may affect this parcel.
- Bearings shown are based on the chord bearing line: S. 24° 19' 18" E.
- Property hereon lies in floodzone X according to FEMA Flood Insurance rate map number 12031C0416H dated 06/03/13.

ON POINT
Land Surveyors

LB #8102 904-619-0308
2121 Corporate Square Blvd, Suite 130
Jacksonville, FL. 32216
OnPointLandSurveyors@gmail.com
www.OnPointLandSurveyors.com



THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.072 FLORIDA STATUTES.



Proposed



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APR 30 2018

PLANNING & DEVELOPMENT

SITE PLAN
SCALE: 1" = 20'

Variance Request:
41.6% Lot coverage
in lieu of 35%

Square Footage Information:	
Garage Addition- Unheated	500 SF
Project Area Information:	
Lot Square Footage:	10,687 SF
Existing Residence:	2,206 SF
Existing Concrete:	1,206 SF
Existing Pool Deck:	540 SF
Existing Lot Coverage	39.3%
Existing Shed Removed:	-248 SF
New Garage:	500 SF
Proposed Lot Coverage	41.6%

SHEET TITLE Variance Request SHEET # 91	CHECKED BY G5	DRAWN BY G5	DATE April 10 2018	<p>PROPOSED GARAGE FOR THE</p> <h2 style="margin: 0;">Seaton Residence</h2> <p>7 Oakwood Road Jacksonville Beach, Florida</p>	<p>VERNEY ARCHITECT 420 S. THIRD ST. 248-1150 JACKSONVILLE BEACH, FLORIDA</p> <p>BEN BROADFOOT • DESIGN 420 SOUTH THIRD STREET (904) 242-9800 JACKSONVILLE BEACH, FL 32250-6721</p>	REVISION DATE
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APPLICATION FOR VARIANCE

BOA No. 18-100075

HEARING DATE June 5, 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 - 6 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Lane, Willie Telephone: 710-8152
 Mailing Address: 1005 24th St. North E-Mail: Willie.Lane@bchsnr.com
Jacksonville Beach, FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: LANE, WILLIE Telephone: _____
 Mailing Address: 1005 24th St North 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

Ref # 179210-0320

Street address of property and/or Real Estate Number: 1005 24th St. North
 Legal description of property (Attach copy of deed): Lot 4, Block 89 Section "A" Jacksonville Beach
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Asking for variance for additional pavers around pool & approval for pavers encroaching on 5 ft side setback.
Total lot coverage 50%. We are working with the lot being at 5,040 sqft. While the minimum lot coverage is 7,500 sqft.

Applicant's Signature: Edward "Willie" Lane Date of Application: 4/6/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: 12%
 CODE SECTION (S): Section 34-337 (e)(i)e. for 52% lot coverage & 10 35% max. and (e)(i)g. for an accessory structure (sidewalk) setback of 1' & 5' required for a paver walkway, patio and pool pavers at an existing single family dwelling.
 Existing Lot Coverage 49% Approved for 42% (as was shown)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100075

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	Non Conforming lot
Special circumstances and conditions do not result from the actions of the applicant.	YES	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	
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	RECEIVED APR - 6 2018 PLANNING & DEVELOPMENT
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	

LANE

LOT: 5,096¢

House: 1,501¢

Driveway & Sidewalk: 372¢

35% 1,783

Two A/C Pads: 18¢

ORIGINAL 1,891

37%

owner added

Driveway & side walk pavers: 316¢

Paver Patio: 269¢

New Pool Deck 90¢

675¢

50%

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APR - 6 2018

18-100075

PLANNING & DEVELOPMENT



CERTIFIED MAIL # 7011 1150 0000 9180 7782

March 5, 2014

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

Bottom Line Ventures, Inc.
c/o Tim Millard
230 15th Street South
Jacksonville Beach FL 32250

RE: BOA# 14-100017
1005 24th Street North
(Lot 4, Block 89, Jacksonville Beach Section "A")

Dear Mr. Millard,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, March 4, 2014, 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:

- 34-337(e)(1)e, for 42% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

The Board **Approved** the request as written.

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

Sincerely,

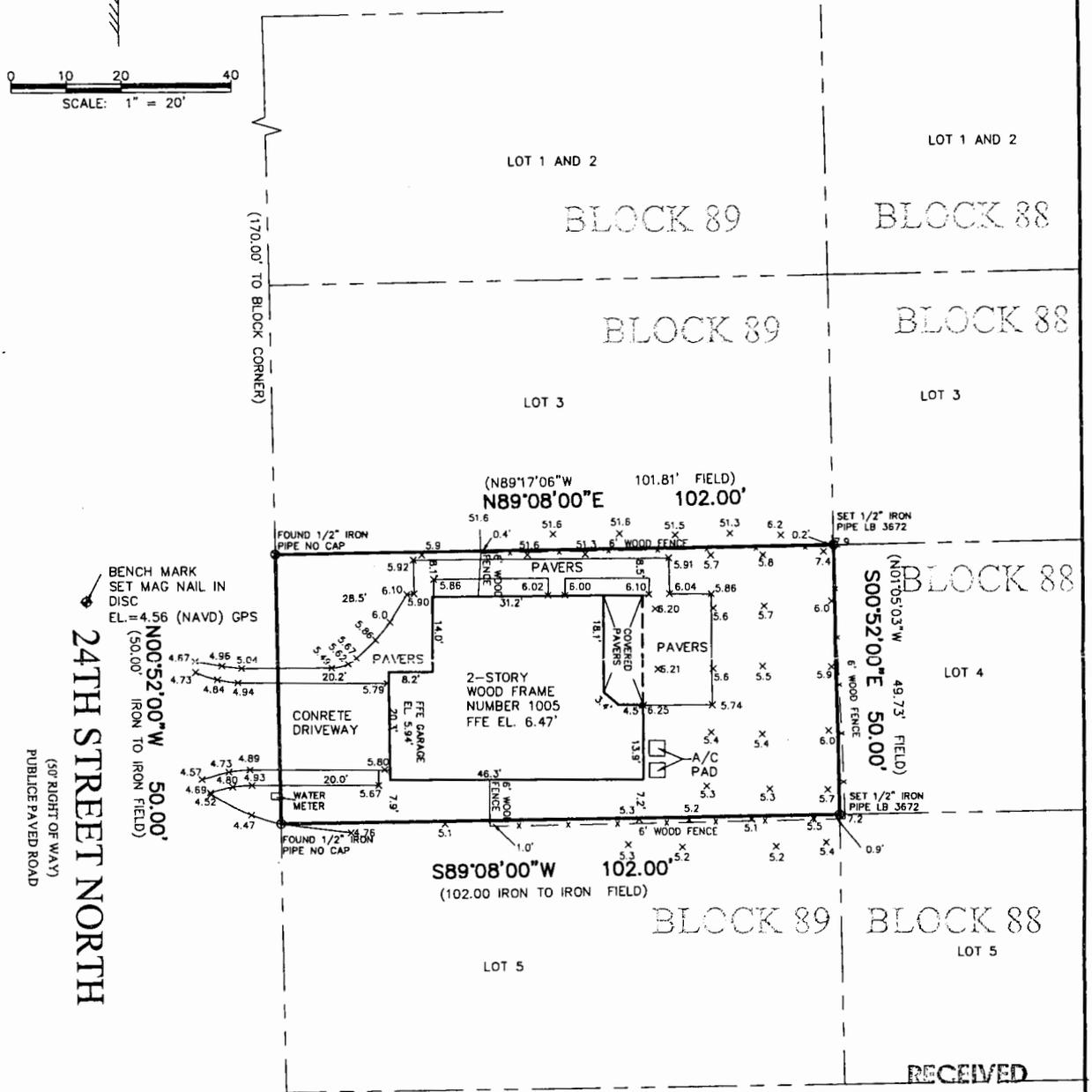
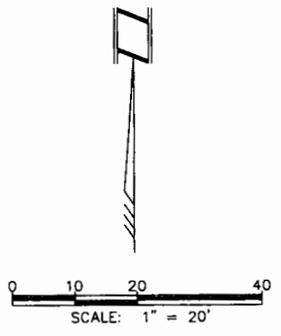

Jon Hays, CBO
Building Department



Existing

MAP SHOWING SURVEY OF LOT 4 BLOCK 89, SECTION "A" JACKSONVILLE BEACH, AS RECORD IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

11TH AVENUE (50' RIGHT OF WAY) PUBLIC PAVED ROAD



- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY
 2. BEARING ARE BASE ON THE WESTERLY LINE OF LOT 4 BLOCK 89, BEING SOUTH 00°52'00" EAST, AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES PER PLAT.
 4. BENCH MARK SET MAG NAIL IN DISC IN THE WEST EDGE OF PAVEMENT OF 24TH STREET NORTH AS SHOWN HEREON ELEVATION= 4.56 NAVD 1988.
 5. BENCH MARK SET BY GPS OBSERVATIONS USING SPECTRA PRECISION EPOCH 50 RUNNING TRIMBLE VRS SOFTWARE.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 12031C0416H, 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."

APR 25 2018
18-919
PLANNING & DEVELOPMENT
THIS SURVEY WAS MADE FOR THE BENEFIT OF EDWARD LANE

BOATWRIGHT LAND SURVEYORS, INC.
DONN W. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 3295
FLORIDA LICENSED PLANNING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: AC
FILE: 2018-548

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

DATE: APRIL 16, 2018
SHEET 1 OF 1

Kroposed

MAP SHOWING BOUNDARY SURVEY OF

LOT 4, BLOCK 89, SECTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
EDWARD W. LANE
WELLS FARGO BANK, NA
AMERICA'S CHOICE TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY



24th STREET NORTH
(50' RIGHT OF WAY)

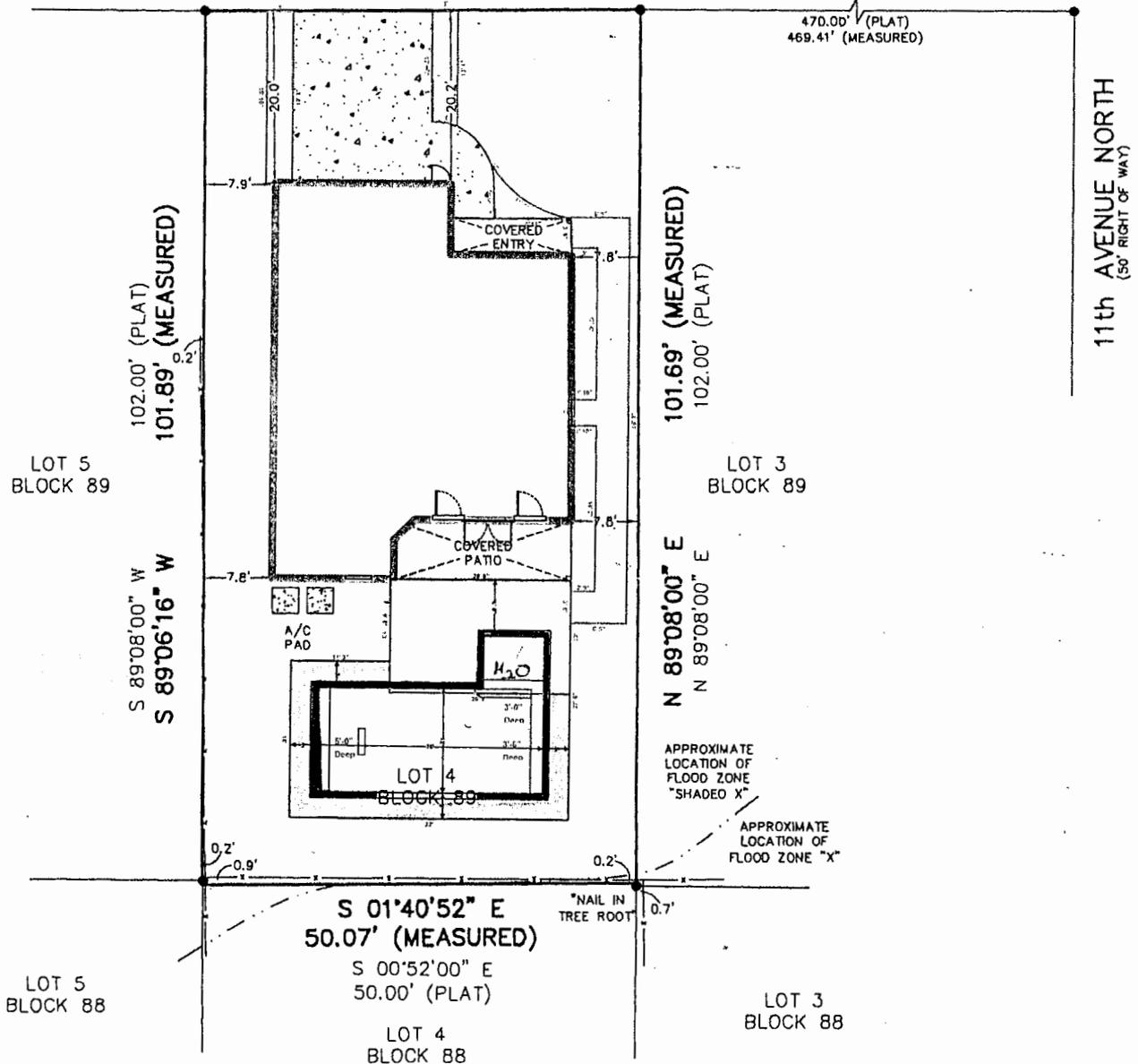
N 00°52'00" W
50.00' (PLAT)

N 01°27'02" W
50.12' (MEASURED)

BLOCK CORNER

470.00' (PLAT)
469.41' (MEASURED)

11th AVENUE NORTH
(50' RIGHT OF WAY)



RECEIVED

APR - 6 2018
18-100075
PLANNING & DEVELOPMENT

LEGEND:

- = SET 1/2" REBAR STAMPED PSM #8148
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER
- X- = FENCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- (stippled) = CONCRETE



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

America's Choice TITLE COMPANY

REVISIONS	
DATE	DESCRIPTION

JOB # 25730

DATE OF FIELD SURVEY: 12-4-2014

SCALE: 1" = 20'

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF N 89°08'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X & SHADED X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: JUNE 3, 2013, COMMUNITY NUMBER: 120078 PANEL 0416 H.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHT OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 4720.07, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146 STATE OF FLORIDA
LICENSE # 18083 No. 7469

LAND SURVEYS ○

CONSTRUCTION SURVEYS ○

SUBDIVISIONS ○



APPLICATION FOR VARIANCE

BOA No. 18-100079

HEARING DATE 6-5-2018

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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PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Andrew and Paige Gsell Telephone: 404-695-0009
 Mailing Address: 1117 17th Street N, Jacksonville Beach, FL 32216 E-Mail: perrandall@gmail.com

Agent Name: Pratt Guys, Justin Belichis Telephone: 904-737-4652
 Mailing Address: 6967 Phillips Highway, Jacksonville, FL 32216 E-Mail: justin@prattguys.com

Landowner Name: Andrew and Paige Gsell Telephone: 404-695-0009
 Mailing Address: 1117 17th Street N, Jacksonville Beach, FL 32216 E-Mail: perrandall@gmail.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.

Ret # 179118-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 1117 17th Street N Jacksonville Beach, FL 32216

Legal description of property (Attach copy of deed): Primary Residence

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Unable to fully enjoy our outdoor property to the same standard allotted to others in our zoning district. The small increase in impervious outdoor space will provide us with the peace of mind necessary to fully appreciate our property for years to come.

Applicant's Signature: Andrew Gsell Date of Application: 17 APR 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) c.3. for a rear yard setback of 17.6' ± to 30' and (e)(1)e. for 42% lot coverage ± to 35% max. for an addition of a paver patio and a pergola to an existing single family dwelling

Existing lot coverage = 38%

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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	Our lot size is only 5068 square feet. If our lot was the full 7500 square feet IAW Article VII, Division 2, Sec. 34-337, Residential Single Family, RS-2 then we would be well under the 35 percent limit.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Based off of the attached proposed pervious calculations, our increase of 4 percent (and 42 percent overall pervious) is under the Administrative Variance limit of 10 percent.
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	RECEIVED APR 17 2018
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	PLANNING & DEVELOPMENT
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		
Pervious	3163	62.41%
Impervious	540	11%
Enclosed	1260	25%
Unenclosed	105	2%
Total Lot	5068	
Total Impervious		38%
Proposed		
Impervious (after existing patio removal)	410	8%
Paver Patio	325	6%
Paver Border for Fire Pit	25	0%
Enclosed	1260	25%
Unenclosed	105	2%
Total Impervious		42%

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APR 17 2018

18-100079

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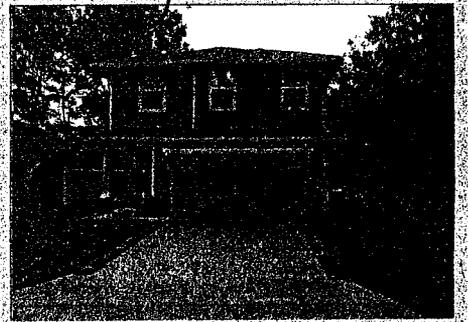
ORDERED BY:

The Closing Table

Real Estate Closing Agent
The Power to Choose

2180 W STATE ROAD 434, SUITE 2112 | LONGWOOD, FL 32779
OFFICE: 407-788-6228 | FAX: 321-400-1032

Existing



PROPERTY ADDRESS: 1117 N 17TH STREET, JACKSONVILLE, FLORIDA 32250

SURVEY NUMBER: FL1705.4368

FIELD WORK DATE: 5/24/2017

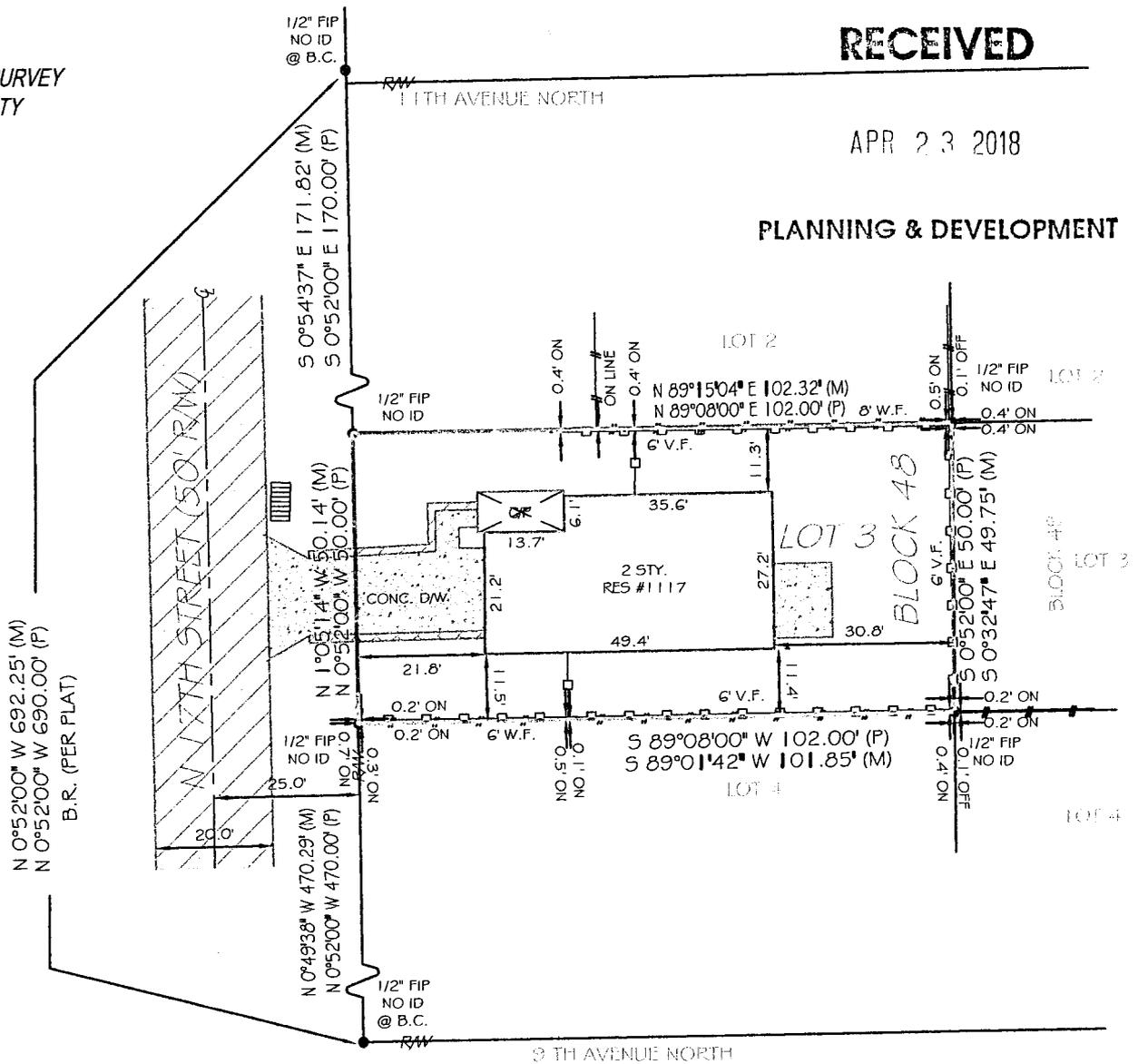
REVISION DATE(S): (REV.3 4/20/2018) (REV.2 4/9/2018) (REV.1 5/26/2017)

17054368
BOUNDARY SURVEY
DUVAL COUNTY

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APR 23 2018

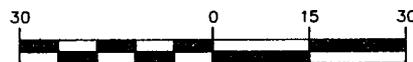
PLANNING & DEVELOPMENT



C. Boyd Allen

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Engineers in Chapter 5J-17 of the Florida Administrative Code.

LAST DATE OF FIELD WORK: 5/24/17.
THIS IS NOT AN UPDATED SURVEY.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: AIRS1797356

DATE: 05/26/17

BUYER: ANDREW GSELL AND PAIGE GSELL

SELLER: RICHARD DUANE WILLIAMS

CERTIFIED TO: ANDREW GSELL AND PAIGE GSELL; THE CLOSING TABLE INC.; STEWART TITLE GUARANTY COMPANY; NAVY FEDERAL CREDIT UNION

This is page 1 of 2 and is not valid without all pages.



Florida Land Title Association

AFFILIATE MEMBERS



LAND SURVEYORS, INC.

11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913
LB# 7337 | P: 866.735.1916 | F: 866.744.2882

Professional Surveyor, No. 2112, Public St., Suite 216, Orlando, FL 32816

LEGAL DESCRIPTION:

LOT 3, BLOCK 48, SECTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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APR 23 2018

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF N00°52'00"W IS BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF N 17TH STREET, SECTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLANNING & DEVELOPMENT

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter SJ-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original sealed seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

LINE TYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE	IRON FENCE
STRUCTURE	OVERHEAD LINES
CENTERLINE	SURVEY TIE LINE
CHAIN-LINK or WIRE FENCE	WALL OR PARTY WALL
EASEMENT	WOOD FENCE
EDGE OF WATER	VINYL FENCE

SURVEYOR'S LEGEND

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT	BRICK or TILE
CONCRETE	COVERED AREA
WATER	WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK	FIRE HYDRANT
CENTERLINE	END OR SET MONUMENT
CENTRAL ANGLE or DELTA	GWYRE OR ANCHOR
COMMON OWNERSHIP	MANHOLE
CONTROL POINT	TREE
CONCRETE MONUMENT	UTILITY OR LIGHT POLE
CATCH BASIN	WELL
ELEVATION	

(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.L. ACCELS EASEMENT
(D) DEED	ELEV. ELEVATION	NAV088 NORTH AMERICAN VERTICAL DATUM OF 1988	R/W RIGHT OF WAY	AN.E. ANCHOR EASEMENT
(F) FIELD	EM ELECTRIC METER	ENT. ENCLOSURE	RES. RESIDENCE	C.M. COMMON OWNERSHIP
(M) MEASURED	ENCL. ENCLOSURE	NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929	RGE. RANGE	C.U. CITY UTILITY EASEMENT
(P) PLAT	ENT. ENTRANCE	O.C.S. ON CONCRETE SLAB	S.B.L. SET BACK LINE	D.E. DRAINAGE EASEMENT
(R) RECORD	EUB ELECTRIC UTILITY BOX	O.G. ON GROUND	S.C.L. SURVEY CLOSURE LINE	D.M. DRAINAGE AND UTILITY EASEMENT
(S) SURVEY	F.F. FINISHED FLOOR	D.R.B. OFFICIAL RECORD BOOK	S.T.L. SURVEY TIE LINE	E.E. EASEMENT
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O.R.V. OFFICIAL RECORD VOLUME	S.W. SEAWALL	E.L.E. EGRESS EASEMENT
A/C AIR CONDITIONING	F/DH FOUND DRILL HOLE	O/A OVERALL	S/GD SET GLUE DISC	O.E. OBLIGATION EASEMENT
B.C. BLOCK CORNER	FCM FND. CONCRETE MONUMENT	O/S OVERSET	S/W SIDEWALK	L.A.E. LIMITED ACCESS EASEMENT
B.F.P. BACKFLOW PREVENTOR	FIP FOUND IRON PIPE	OFF OUTSIDE OF SUBJECT PARCEL	SCR. SCREEN	L.L.B. LANDSCAPE BUFFER EASEMENT
B.R. BEARING REFERENCE	FIPC FOUND IRON PIPE & CAP	OH. OVERHANG	SEC. SECTION	L.L. LANDSCAPE EASEMENT
B.R.L. BUILDING RESTRICTION LINE	FIR FOUND IRON ROD	OH.L OVERHEAD LINES	SEP. SEPTIC TANK	L.L.B. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
B/W BAY/BOX WINDOW	FIRC FOUND IRON ROD & CAP	ON INSIDE OF SUBJECT PARCEL	SEW. SEWER	M.E. MAINTENANCE EASEMENT
B.L.O.G. BUILDING	FN FOUND NAIL	P.B. PLAT BOOK	SIRC SET IRON ROD & CAP	P.U.E. PUBLIC UTILITY EASEMENT
BLK. BLOCK	FN&D FOUND NAIL AND DISC	P.C. POINT OF CURVATURE	SN&D SET NAIL & DISC	R.O.E. ROOF OVERHANG EASEMENT
BM BENCHMARK	FND. FOUND	P.C.C. POINT OF COMPOUND CURVATURE	SQ.FT. SQUARE FEET	R.W. REPAIR EASEMENT
BSMT. BASEMENT	FPKN FOUND PARKER-KALON NAIL	P.C.P. POINT OF COMPOUND CURVATURE	STY. STORY	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
C. CURVE	FRSPK FOUND RAILROAD SPIKE	P.I. POINT OF INTERSECTION	SV SEWER VALVE	T.E. TECHNOLOGICAL UTILITY EASEMENT
C.B. CONCRETE BLOCK	GAR. GARAGE	P.O.B. POINT OF BEGINNING	T.O.B. TOP OF BANK	T.E. TECHNOLOGICAL UTILITY EASEMENT
C.L.F. CHAIN LINK FENCE	GM GAS METER	P.O.C. POINT OF COMMENCEMENT	TBM TEMPORARY BENCHMARK	
C.O. CLEAN OUT	ID. IDENTIFICATION	P.P. PINCHED PIPE	TEL. TELEPHONE FACILITIES	
C.V.G. CONCRETE VALLEY GUTTER	ILL. ILLEGIBLE	P.R.C. POINT OF REVERSE CURVATURE	TWP. TOWNSHIP	
C/L CENTER LINE	INST. INSTRUMENT	P.R.M. PERMANENT REFERENCE MONUMENT	TX TRANSFORMER	
C/P COVERED PORCH	INT. INTERSECTION	P.T. POINT OF TANGENCY	TY.P. TYPICAL	
C/S CONCRETE SLAB	L. LENGTH	P/E PODL EQUIPMENT	U.R. UTILITY RISER	
CATV CABLE TV RISER	LB# LICENSE # - BUSINESS	PG. PAGE	U.G. UNDERGROUND	
CH CHORD BEARING	LS# LICENSE # - SURVEYOR	PLS PROFESSIONAL LAND SURVEYOR	UR UTILITY RISER	
CHIM. CHIMNEY	M.B. MAP BOOK	PLT PLANTER	V.F. VINYL FENCE	
CONC. CONCRETE	M.E.S. MITERED END SECTION	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.F. WOODEN FENCE	
COR. CORNER	M.F. METAL FENCE	R RADIUS or RADIAL	W/C WITNESS CORNER	
CSW CONCRETE SIDEWALK	MES MITERED END SECTION		W/F WATER FILTER	
D.F. DRAIN FIELD	MH MANHOLE		WM WATER METER/VALVE BOX	
D.H. DRILL HOLE	N.R. NON RADIAL		WV WATER VALVE	
D/W DRIVEWAY				

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and Insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at: www.surveystars.com/Products/Tools/Hash-Calculator.aspx

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

- Download the Hash Calculator available at: www.surveystars.com/Products/Tools/Hash-Calculator.aspx
- Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
- Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
- Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
- If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 - Select a printer with legal sized paper.
 - Under "Print Range", click select the "All" toggle.
 - Under the "Page Handling" section, select the number of copies that you would like to print.
 - Under the "Page Scaling" selection drop down menu, select "None."
 - Uncheck the "Auto Rotate and Center" checkbox.
 - Check the "Choose Paper size by PDF" checkbox.
 - Click OK to print.
- TO PRINT IN BLACK + WHITE:**
- In the main print screen, choose "Properties".
 - Choose "Quality" from the options.
 - Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR: ANDREW GSELL AND PAIGE GSELL

10% OFF

OF FUTURE SURVEYING SERVICES ON THIS PROPERTY, UP TO \$500

*Offer valid for fence stakeouts and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.

Exhibit "A"

***Lot 3, Block 48, Section "A" Jacksonville Beach, according to the Plat thereof,
recorded in Plat Book 18, Page 33, of the Public Records of Duval County, Florida.***

PLANNING & DEVELOPMENT

RECEIVED

APR 17 2018

APR 17 2018

18-100079

RECEIVED

PLANNING & DEVELOPMENT

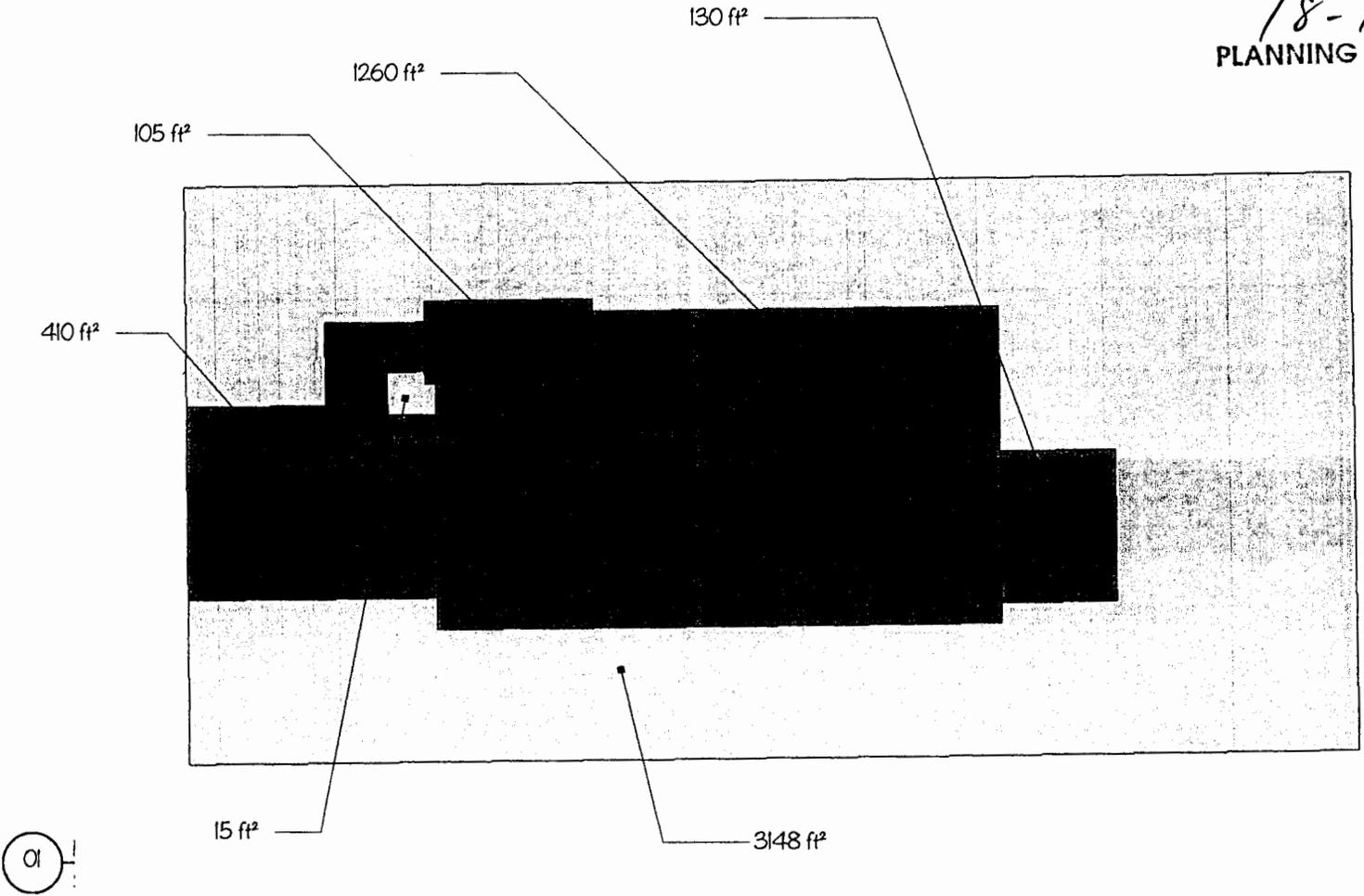
RECEIVED

APR 17 2018

18-100079
PLANNING & DEVELOPMENT

Existing Pervious Calculations

-  Pervious Total = 3163 ft² (62%)
-  Impervious Total = 1905 ft² (38%)



CLIENT Gsell	SHEET NAME
ADDRESS	SCALE @ 1" X 8.5"
STREET ADDRESS 1	DESIGN BY:
STREET ADDRESS 2	DOCUMENTATION BY:



REVISIONS	
MM/DD/YY	REMARKS
1 --/--/--	--
2 --/--/--	--
3 --/--/--	--
4 --/--/--	--
5 --/--/--	--

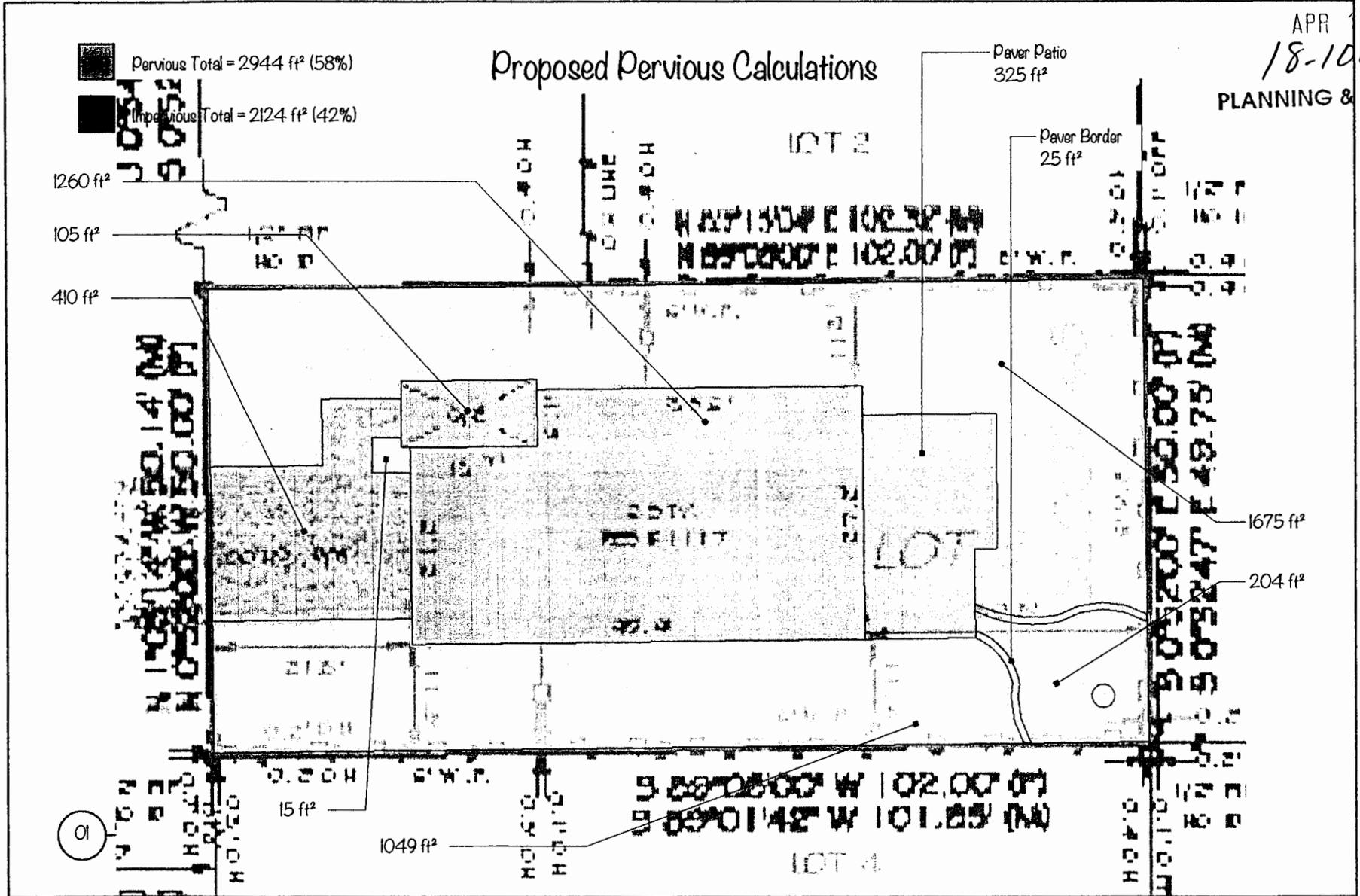
A 01

APR 17 2018
18-100079

PLANNING & DEVELOPMENT

Proposed Pervious Calculations

Pervious Total = 2944 ft² (58%)
 Impervious Total = 2124 ft² (42%)



CLIENT Gsell	SHEET NAME
ADDRESS	SCALE @ 1" X 8.5"
STREET ADDRESS 1	DESIGN BY:
STREET ADDRESS 2	DOCUMENTATION BY:

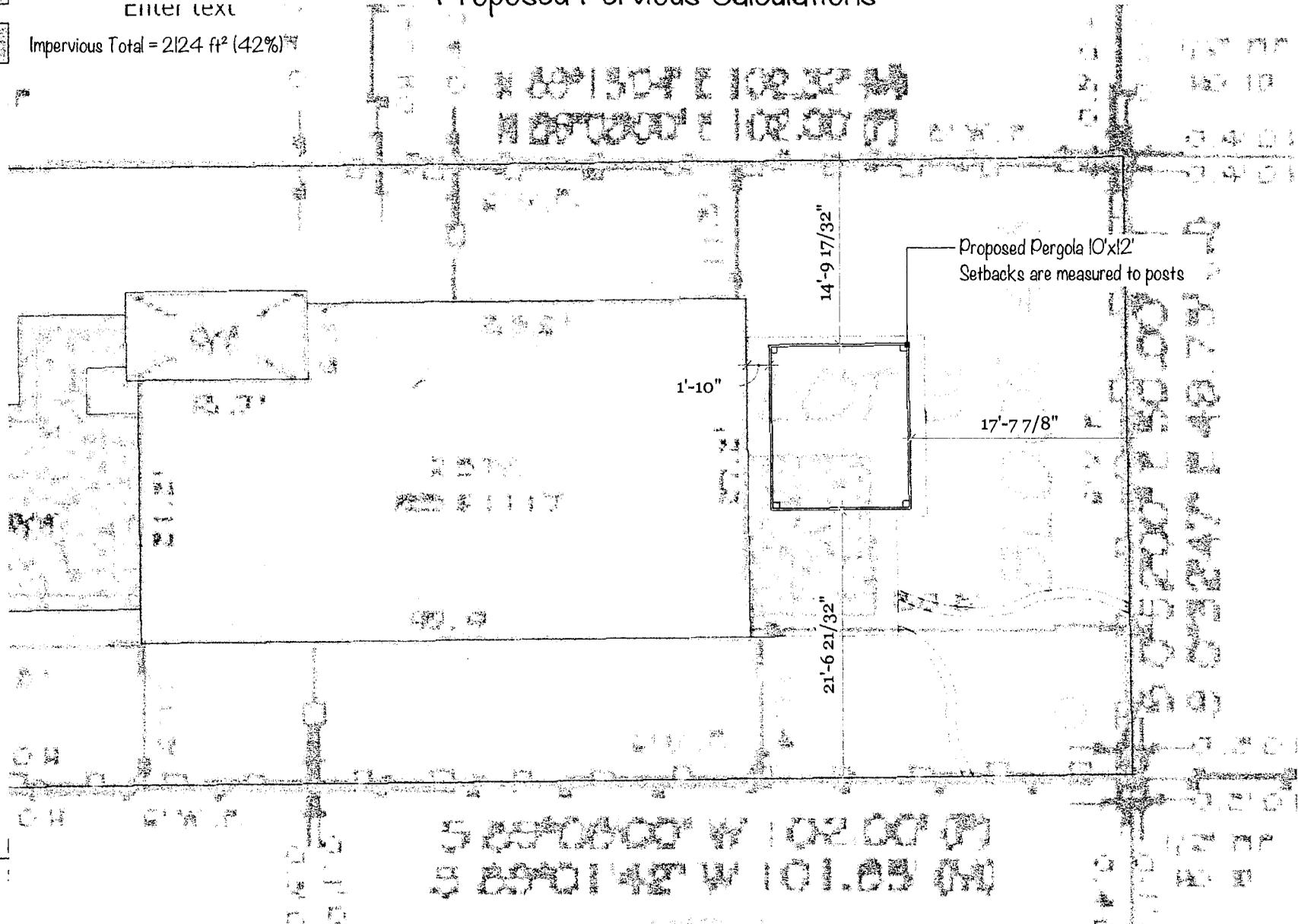


REVISIONS	
MM/DD/YY	REMARKS
1	/ / -
2	/ / -
3	/ / -
4	/ / -
5	/ / -

A 02

-  Pervious Total = 2944 ft² (58%)
-  Impervious Total = 2124 ft² (42%)

Proposed Pervious Calculations



01

CLIENT Gsell	SHEET NAME
ADDRESS	SCALE @ 1/8" X 8.5"
STREET ADDRESS 1	DESIGN BY:
STREET ADDRESS 2	DOCUMENTATION BY:

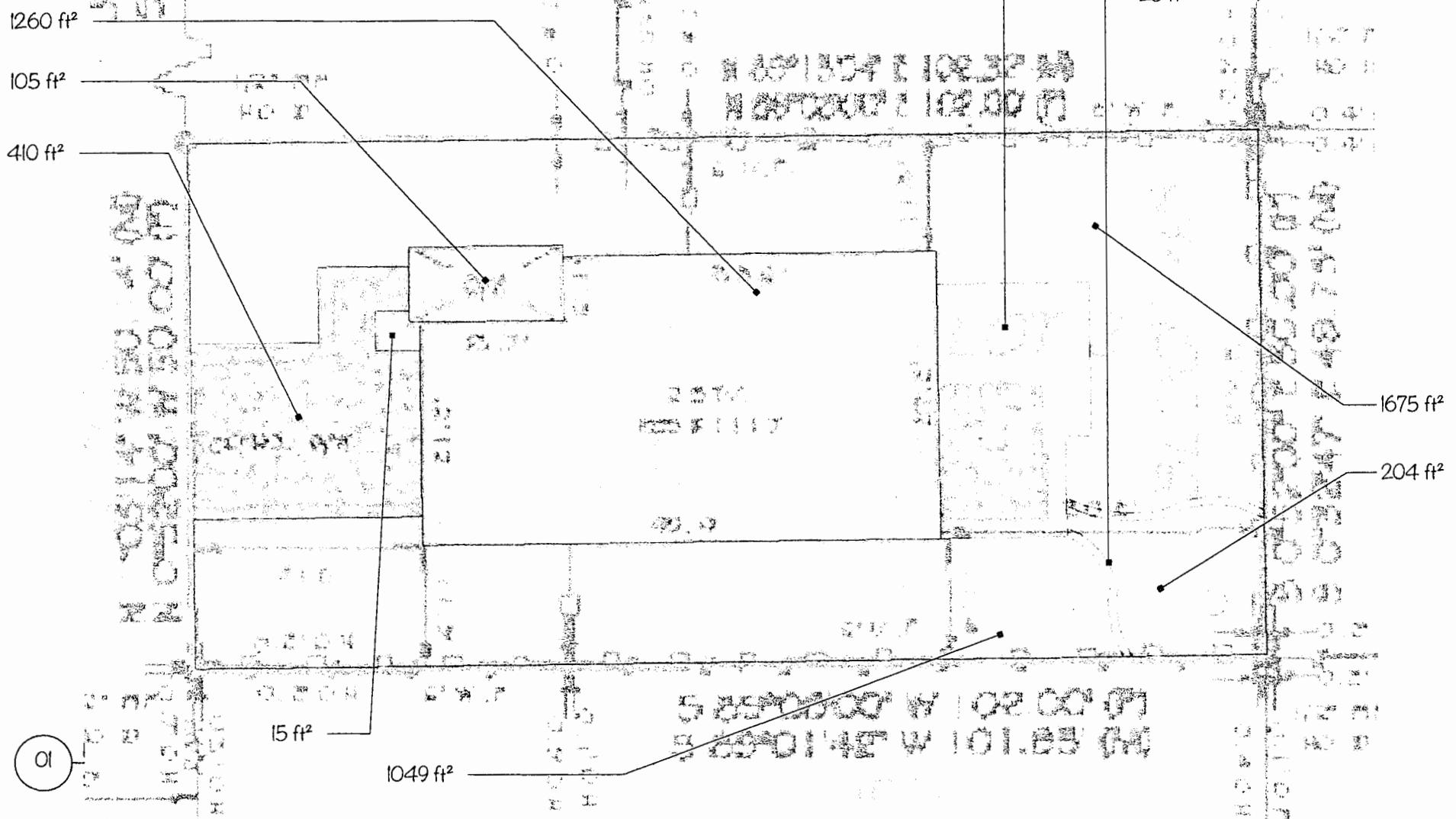


REVISIONS	
MM/DD/YY	REMARKS
1	-
2	-
3	-
4	-
5	-

A 03

Proposed Pervious Calculations

Pervious Total = 2944 ft² (58%)
 Impervious Total = 2124 ft² (42%)



01

CLIENT Gsell	SHEET NAME
ADDRESS	SCALE @ 11" X 8.5"
STREET ADDRESS 1	DESIGN BY:
STREET ADDRESS 2	DOCUMENTATION BY:



REVISIONS	
MM/DD/YY	REMARKS
1	---/---/---
2	---/---/---
3	---/---/---
4	---/---/---
5	---/---/---

A 02



APPLICATION FOR VARIANCE

BOA No. 18-100080

HEARING DATE 6-5-2018

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 23 2018

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Johann Bergh Telephone: 9046358655
 Mailing Address: 524 Barbara Lane E-Mail: jbergh1@gmail.com
Jax Bch., FL 32250
 Agent Name: Pools by Stella, Inc. Telephone: 9046625588
 Mailing Address: 315 9th Ave So. E-Mail: stella@poolsbystella.com
Jax Bch., FL 32250
 Landowner Name: Johann Bergh Telephone: 9046358655
 Mailing Address: 524 Barbara Lane E-Mail: jbergh1@gmail.com
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.

Ref#174957-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 524 Barbara 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). - The lot is 7,474 sq ft which is just shy of the zoning standards for a minimum sized lot (7,500 sq ft).

- Knowing that a variance was required the size of the project was kept to an absolute minimum with a total pool decking of 305 sq. ft. & a pool surface area of 317 sq. ft.

Applicant's Signature: [Signature] Date of Application: 4/20/18

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 40% lot coverage ILO 35% max.
to allow a pool and patio addition to a new single family dwelling

Existing Lot Coverage = 35%

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100080

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 given parcel of land is smaller than the dimensional standards for minimum lot area.
Special circumstances and conditions do not result from the actions of the applicant.		RECEIVED APR 23 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.		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	There are similar homes with similar lot sizes that also have pools within a 3 block radius (one of which is right next door)
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We are asking for a 5% increase, from 35 to 40. It is the minimum needed for this pool and the owners have no further plans for the
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	property. The variance will be used for the pool only. The property elevation will remain the same. The pool design has a rock bed

paver deck to help with drainage.

Existing

MAP SHOWING BOUNDARY SURVEY OF

LOT 4, BLOCK 1, BEACH HOMESITES UNIT ONE, AS RECORDED IN PLAT BOOK 20, PAGES 72 AND 72-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
DSM RENOVATIONS, LLC
BRYAN C. GOODE III, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

RECEIVED

APR 23 2018

18-100080

PLANNING & DEVELOPMENT

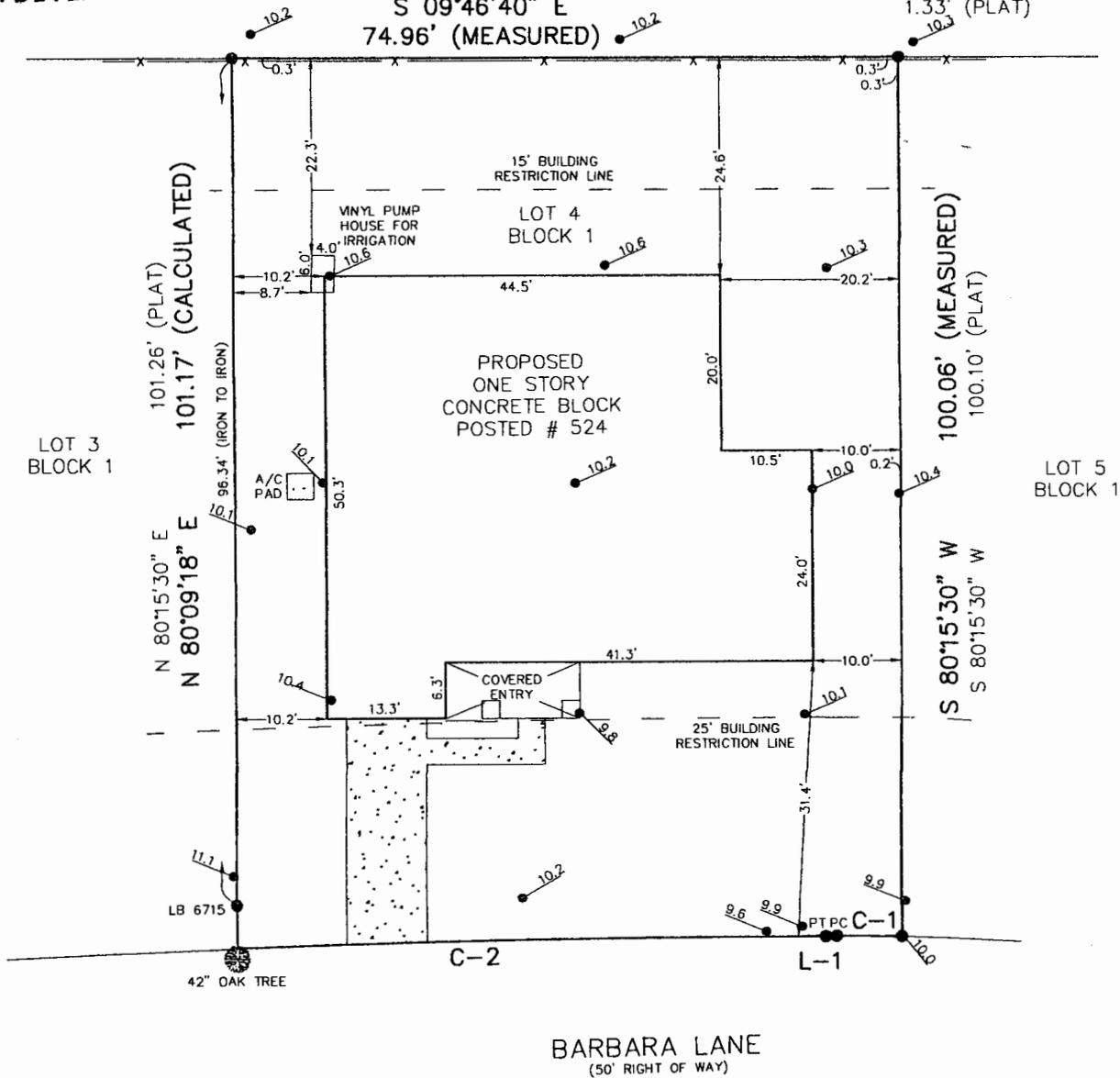
BENCHMARK
SET 60d NAIL
ELEVATION= 10.36
NAVD 1988 DATUM

FIFTH STREET
(50' RIGHT OF WAY)

S 09°44'30" E
75.00' (PLAT)
S 09°46'40" E
74.96' (MEASURED)

C-1	C-2
N 09°06'59" W	N 10°46'00" W
7.35' (CHORD)	66.19' (CHORD)
(MEASURED)	(CALCULATED)
N 09°01'55" W	N 10°50'04" W
7.80' (CHORD)(PLAT)	65.88' (CHORD)(PLAT)
R=314.85' L=7.80'	R=1678.00' L=65.89'

L-1
N 11°54'38" W
1.26' (MEASURED)
N 09°44'30" W
1.33' (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

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF S 80°15'30" W ALONG THE SOUTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
- 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 120078, PANEL 0417 H.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION
11-29-17	SITE PLAN
12-6-17	FOUNDATION PLAN
12-8-17	ADD ELEVATIONS

JOB # 33627-C DATE OF FIELD SURVEY: 8-30-17

SCALE: 1" = 20'

Ray Thompson SURVEYING, Inc.

Going the DISTANCE for You

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

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.07, FLORIDA STATUTES.

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

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS

1800A 18th 100080

Proposed

MAP SHOWING BOUNDARY SURVEY OF

LOT 4, BLOCK 1, BEACH HOMESITES UNIT ONE, AS RECORDED IN PLAT BOOK 20, PAGES 72 AND 72-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

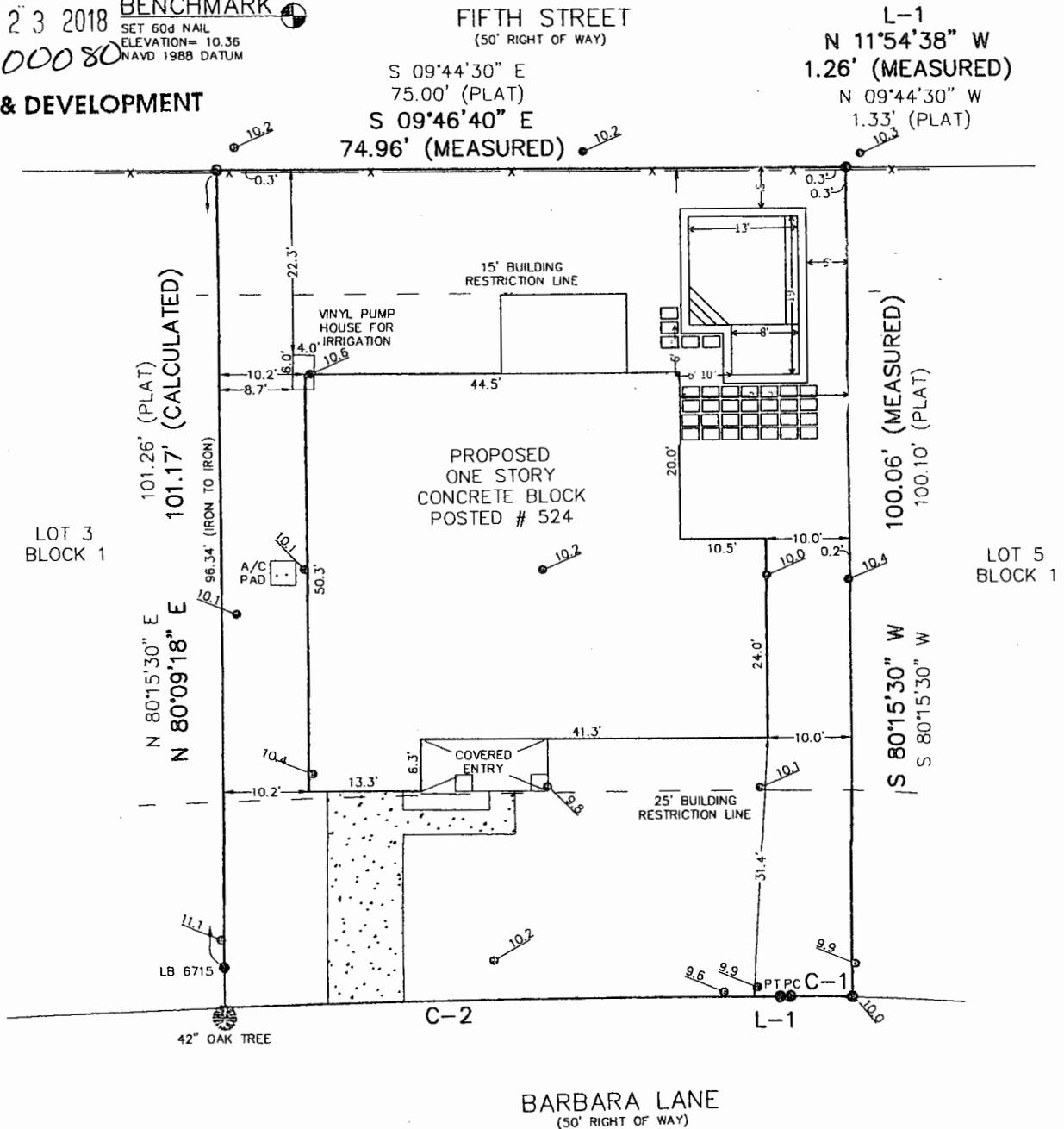
CERTIFIED TO:
DSM RENOVATIONS, LLC
BRYAN C. GOODE III, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

RECEIVED

APR 23 2018 BENCHMARK
18-100080 SET 60d NAIL
ELEVATION= 10.36
NAVD 1988 DATUM

PLANNING & DEVELOPMENT

C-1	C-2
N 09°06'59" W	N 10°46'00" W
7.35' (CHORD)	66.19' (CHORD)
(MEASURED)	(CALCULATED)
N 09°01'55" W	N 10°50'04" W
7.80' (CHORD)(PLAT)	65.88' (CHORD)(PLAT)
R=314.85' L=7.80'	R=1678.00' L=65.89'



LEGEND:

- x- = FENCE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
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- PRC = POINT OF REVERSE CURVATURE
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NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF S 80°15'30" W ALONG THE SOUTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
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REVISIONS

DATE	DESCRIPTION
11-29-17	SITE PLAN
12-6-17	FOUNDATION PLAN
12-8-17	ADD ELEVATIONS

JOB # 33627-C

DATE OF FIELD SURVEY: 8-30-17

SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

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

CERTIFICATE

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

LAND SURVEYS

O

CONSTRUCTION SURVEYS

LAND SURVEYS

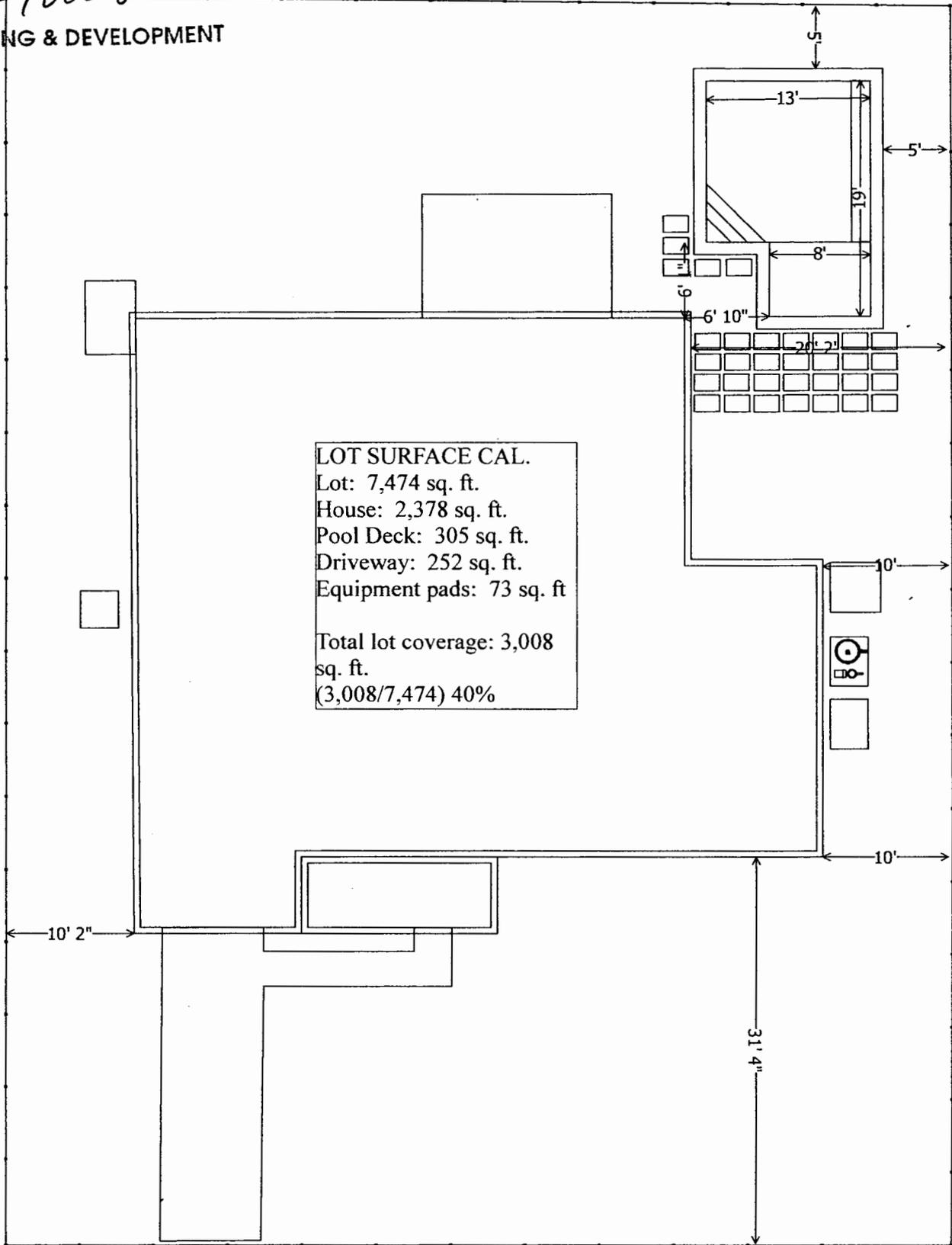
SUBDIVISIONS

RECEIVED

APR 23 2018

18-100080

PLANNING & DEVELOPMENT





APPLICATION FOR VARIANCE

BOA No. 18-100082

HEARING DATE 6-5-2018

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 24 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Scott Glawe Telephone: (904) 868-9230
 Mailing Address: 217 18th Avenue North E-Mail: glawescott@yahoo.com
Jacksonville Beach, FL 32250

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

Landowner Name: Susasn Glawe Revocable Trust Telephone: (904) 233-4577
 Mailing Address: 1656 Park Terrace West E-Mail: sueglawe@yahoo.com
Atlantic Beach, FL 32233

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 # 175431-0000

Street address of property and/or Real Estate Number: 217 18th Avenue North, Jacksonville Beach

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). Property has been used as a single family residence since 1996. The original and current occupant wishes to raise the home and add a one bedroom, 700 square foot apartment on the first floor.

Request is to retain the original footprint of the house with a side yard setback of 8' on the east side of property.

Applicant's Signature: [Signature] Date of Application: 4-24-2018

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 to RM-2 Standards FLOOD ZONE: X

CODE SECTION (S): Section 34-340 (e)(3)C.1. for a front yard setback of 9' ILO 20' required and (e)(3)C.2. for an easterly sideyard Setback of 8' ILO 10' required for a substantial improvement to an existing dwelling unit.

Conditional Use Approval for ME in C-1 Zoning.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100082

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 new building will retain the original footprint of the current building. Side yard setback on east side of property will be 8'.
Special circumstances and conditions do not result from the actions of the applicant.	NO	RECEIVED APR 24 2018 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	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.	NO	
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	



CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8859

April 24, 2018

Rick Glawe
1656 Park Terrace W.
Atlantic Beach, FL 32233

RE: **Planning Commission Case: PC# 11-18**
Conditional Use Application for multiple-family residential use located in
a *Commercial, limited: C-1* zoning district, for property located at 217 N.
18th Avenue.

The City of Jacksonville Beach Planning Commission met on Monday, April 23,
2018 in Council Chambers to consider your **Conditional Use Application** for
multiple-family residential use located in a *Commercial, limited: C-1* zoning
district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land
Development Code.

The request was **Approved**.

Please remove the public notice posted on the property. Please provide a copy of
this letter with your building permit. 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



Proposed

MAP OF

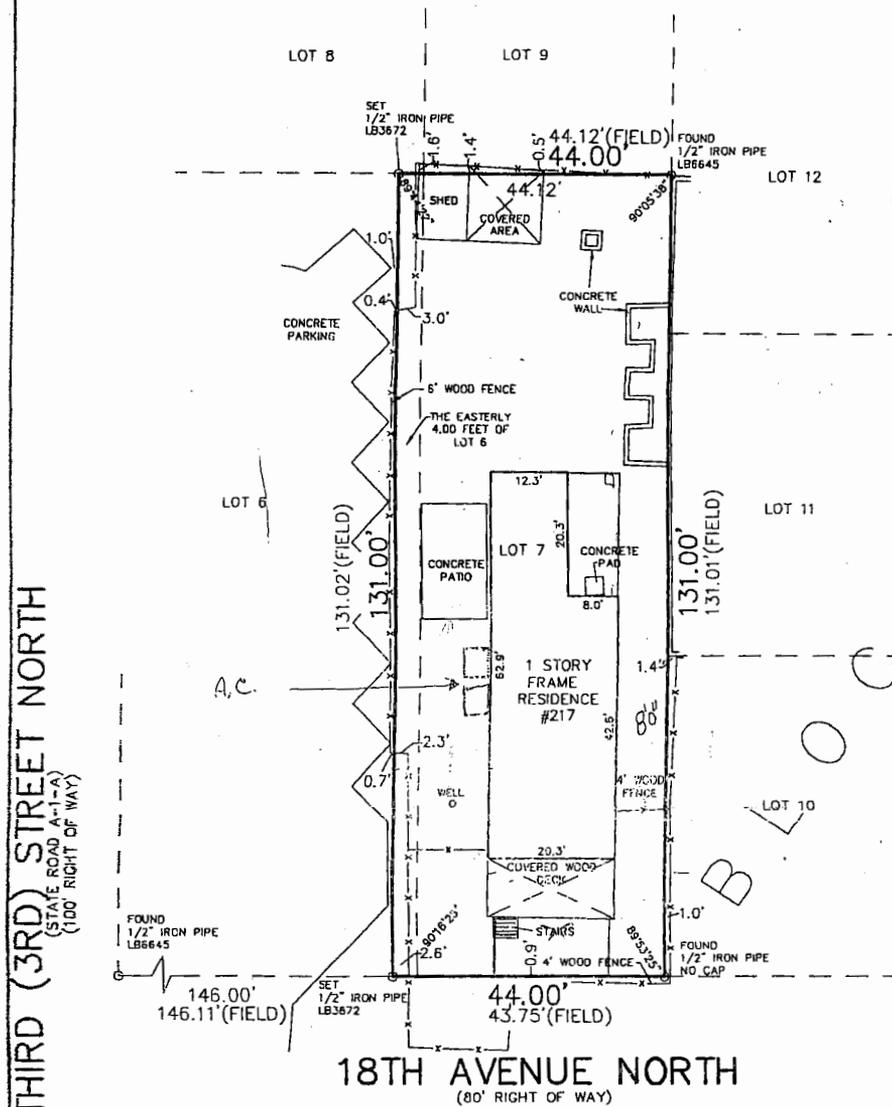
LOTS 7 TOGETHER WITH THE EASTERLY 4.00 FEET OF LOT 6, BLOCK 193, ELTON REALTY CO'S REPLAT, AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

APR 21 2018

Remove 18-100082

PLANNING & DEVELOPMENT



Add

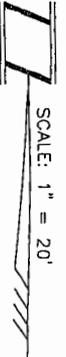
193

BLOCK

2 unit multi family

THIRD (3RD) STREET NORTH
(STATE ROAD A-1-A)
(100' RIGHT OF WAY)

18TH AVENUE NORTH
(80' RIGHT OF WAY)



NOTES:

- THIS IS A BOUNDARY SURVEY.
- NO BUILDING RESTRICTION LINE AS PER PLAT.
- ANGLES AS PER FIELD SURVEY.
- NOTES EXTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120078 0001 D REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS MAP WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

RECEIVED

APR 24 2018

PLANNING & DEVELOPMENT

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

CREATED BY: <i>Donn Boatwright</i>
DRAWN BY: AS
FILE: 2007-2054

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

DATE: AUGUST 15, 2007
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 18-100083
HEARING DATE 6-5-2018

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 24 2018

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Orender Unlimited, LLC **Telephone:** (904) 372-4859
Mailing Address: 2320 3rd Street South, Suite 5 **E-Mail:** donna@orenderunlimited.com
Jacksonville Beach, FL 32250
Agent Name: CPH, INC. Wade Olszewski **Telephone:** (904) 332-0999
Mailing Address: 5200 Belfort Road, Suite 220 **E-Mail:** wadeo@cphcorp.com
Jacksonville, FL 32256
Landowner Name: Orender Unlimited, LLC **Telephone:** (904) 372-4859
Mailing Address: 0 16th Ave. South **E-Mail:** donna@orenderunlimited.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

Re# 176319-0100

Street address of property and/or Real Estate Number: 391 16th Ave. South, Jacksonville Beach
 Legal description of property (Attach copy of deed): 3-28 04-3S-29E .15, Pablo Beach South, Lot 7, Block 154
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Subject property is a corner lot with dimensions of 50' x 131' (0.15 acres), which is extremely substandard for a commercially zoned property. The dimensions and required buffers do not allow for the complete parking maneuvering space onsite per City code. The applicant proposes to develop a 3 story office building with parking on the first level. The applicant also proposes to improve the 4th Street right of way, per City paving standards and has reviewed the plan with the City Public Works and Planning Departments.

Applicant's Signature:  Date of Application: 4/18/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 10' of FLOOD ZONE: X
 CODE SECTION (S): Section 34-373 (C) to allow ~~no~~ onsite maneuvering spaces adjacent to 11 parking spaces for a proposed new 3,300 sf office building.
in lieu of 23' required

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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.

RECEIVED

APR 30 2018

PLANNING & DEVELOPMENT

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	This is a substandard commercial parcel that is also a corner lot. The building will meet required setbacks, but the full parking maneuverability requirements cannot be met onsite. The 4th Street right of way will be improved per City standards and as discussed in a pre-application meeting with the Public Works and Planning Departments.
Special circumstances and conditions do not result from the actions of the applicant.	YES	The size of this property requires variances for any kind of feasible development. There is adjacent developed retail to the east, office to the north and residential across the right of way to the west. The proposed office use is a good step down use between the commercial and residential uses and matches the current office uses along the 4th Street corridor.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	Granting the variance will allow a feasible use of the property, while utilizing the zoning and land use that has been in place on this property for the past 30 years. The proposed project is very similar to a recently approved office project at 1030 2nd Street South, except this project has been able to provide for all required parking spaces onsite.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	The literal interpretation of the code would only allow for 6 parking spaces onsite. This would allow for only an 1,800 SF stand alone office building, which is not feasible in this location due to current land and development costs and rents.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The applicant is proposing to construct a 3,300 SF office building. Due to the size and requirements to construct a 3 story office with parking on the first level, this is the minimum size that is feasible for the location.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	Granting the variance will allow a long vacant parcel and unmaintained right of way to be developed to modern standards and create jobs and increase the local tax base.

Exhibit A

The Land

Lot 7, Block 154, PABLO BEACH SOUTH, according to plat thereof as recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida.

Parcel Identification No.: 176319-0100

RECEIVED

APR 24 2018

18-106083

PLANNING & DEVELOPMENT

{28266294;2}



March 15, 2018

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

Wade Olszewski
CPH, Inc.
5200 Belfort Road, Su 220
Jacksonville, FL 32256

RE: BOA# 18-100011
391 South 16th Avenue
(Lot 7, together with the South one half of a 12 foot wide Public Alley adjacent to this lot, all being in Block 154, *Pablo Beach South*)

Dear Mr. Olszewski,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 20, 2018, to consider Orender Unlimited, 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:

- 34-337(a)1, for two 8-foot wide parking spaces, in lieu of 9 feet required;
- 34-337 for 8 off-street parking spaces, in lieu of 14 required;

To allow construction of a 4,200 square foot professional office building.

The Board *denied* the request.

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,

George Knight, CBO
Building Department



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

August 24, 2001

Kirk Lichty
 PO Box 49133
 Jacksonville Bch FL 32250

RE: Case No. # 74-2001
 391 S. 16th Ave.

Dear Kirk Lichty:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. on August 21, 2001 to consider your variance application.

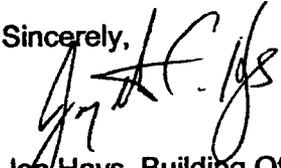
As indicated in the application, the request was for the following:

- Section 34-377 for 4 spaces in lieu of 13 required, to allow construction of a 2,500 square foot retail store.

The results of the meeting were:

- Denied as written.

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,

 Jon Hays, Building Official
 Planning & Development Dept.

C:\Baker\BOA\resultsdenied.doc

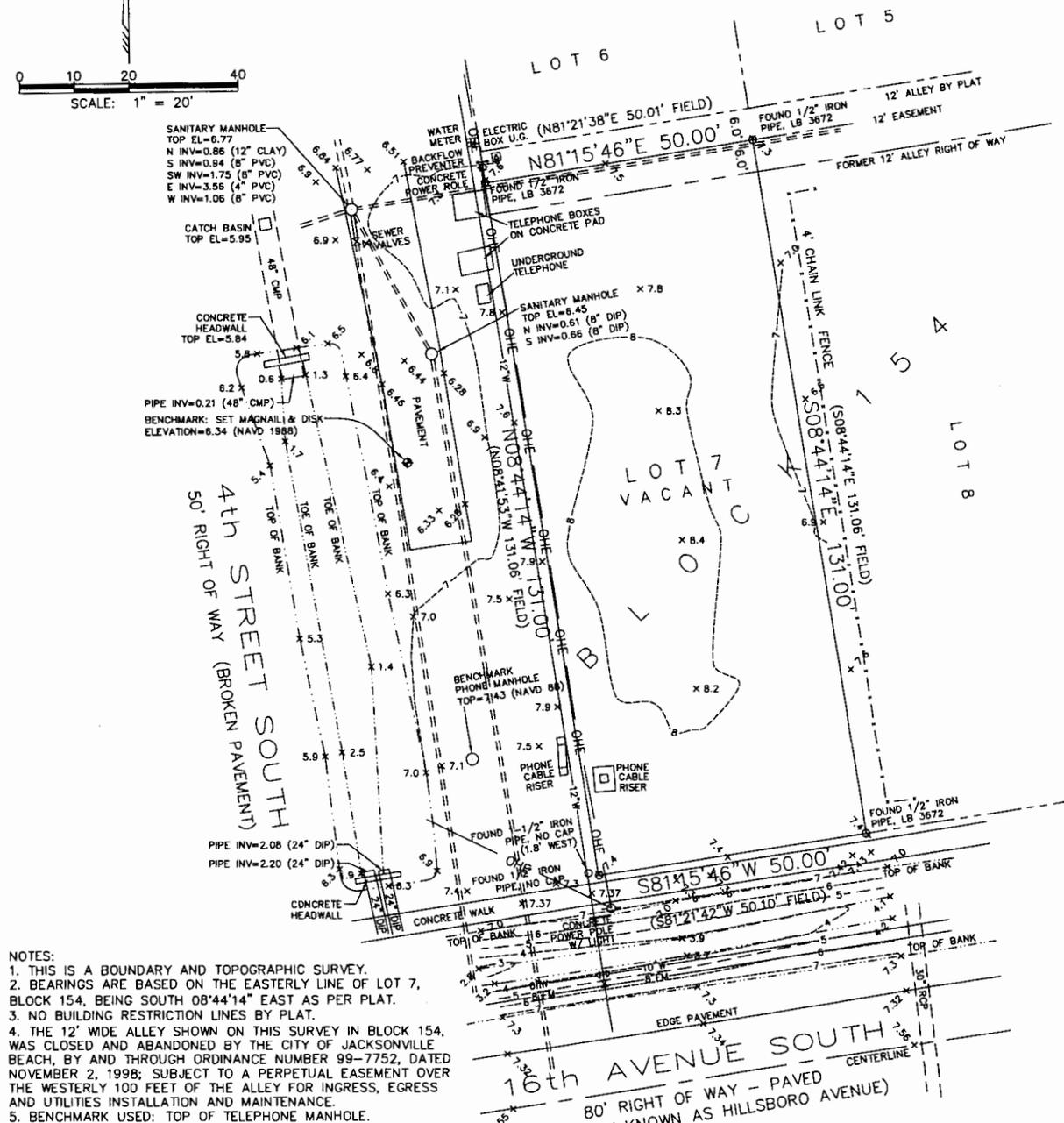
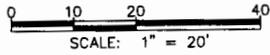
SENDER COM	ACTION ON DELIVERY						
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<table border="1"> <tr> <td>A. Received by (Please Print Clearly) <i>Kirk Lichty</i></td> <td>B. Date of Delivery <i>8/27/01</i></td> </tr> <tr> <td>C. Signature <i>[Signature]</i></td> <td><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</td> </tr> <tr> <td>D. Is delivery address different from item 1? If YES, enter delivery address below:</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </table>	A. Received by (Please Print Clearly) <i>Kirk Lichty</i>	B. Date of Delivery <i>8/27/01</i>	C. Signature <i>[Signature]</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee	D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No
A. Received by (Please Print Clearly) <i>Kirk Lichty</i>	B. Date of Delivery <i>8/27/01</i>						
C. Signature <i>[Signature]</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee						
D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No						
<p>1. Article Addressed to:</p> <p><i>Kirk Lichty</i> <i>PO Box 49133</i> <i>Jacksonville Bch</i> <i>FL 32250</i></p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>						
<p>2. Article Number (Copy from service label)</p> <p><i>7099 3400 0000 1883 7803</i></p> <p>PS Form 3811, July 1999</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p style="text-align: right;">102505-00-M-1780</p>						



Existing

MAP SHOWING SURVEY OF

LOT 7, TOGETHER WITH THE SOUTH ONE HALF OF A 12 FOOT WIDE PUBLIC ALLEY ADJACENT TO THIS LOT, ALL BEING IN BLOCK 154, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 7, BLOCK 154, BEING SOUTH 08°44'14" EAST AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES BY PLAT.
 4. THE 12' WIDE ALLEY SHOWN ON THIS SURVEY IN BLOCK 154, WAS CLOSED AND ABANDONED BY THE CITY OF JACKSONVILLE BEACH, BY AND THROUGH ORDINANCE NUMBER 99-7752, DATED NOVEMBER 2, 1998; SUBJECT TO A PERPETUAL EASEMENT OVER THE WESTERLY 100 FEET OF THE ALLEY FOR INGRESS, EGRESS AND UTILITIES INSTALLATION AND MAINTENANCE.
 5. BENCHMARK USED: TOP OF TELEPHONE MANHOLE. ELEVATION=7.43 (NAVD 1988)
 6. BENCHMARK SHOWN HEREON ESTABLISHED BY GPS OBSERVATIONS IN NAVD 1988 DATUM.
 7. GPS RUN USING SPECTRA PRECISION EPOCH 50 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.
 8. WATER LINE AND FORCE MAIN PER CITY OF JACKSONVILLE BEACH UTILITY MAP J-66.
 9. INV DENOTES INVERT.
 10. EL DENOTES ELEVATION.
 11. CMP DENOTES CORRUGATED METAL PIPE.
 12. DIP DENOTES DUCTILE IRON PIPE.

16th AVENUE SOUTH
(FORMERLY KNOWN AS HILLSBORO AVENUE)
80' RIGHT OF WAY - PAVED
CENTERLINE

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18-100083
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THIS SURVEY WAS MADE FOR THE BENEFIT OF ORENDER UNLIMITED, LLC; CHICAGO TITLE INSURANCE COMPANY; AKERMAN LLP; DOREEN ABBOTT, TRUSTEE.

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

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

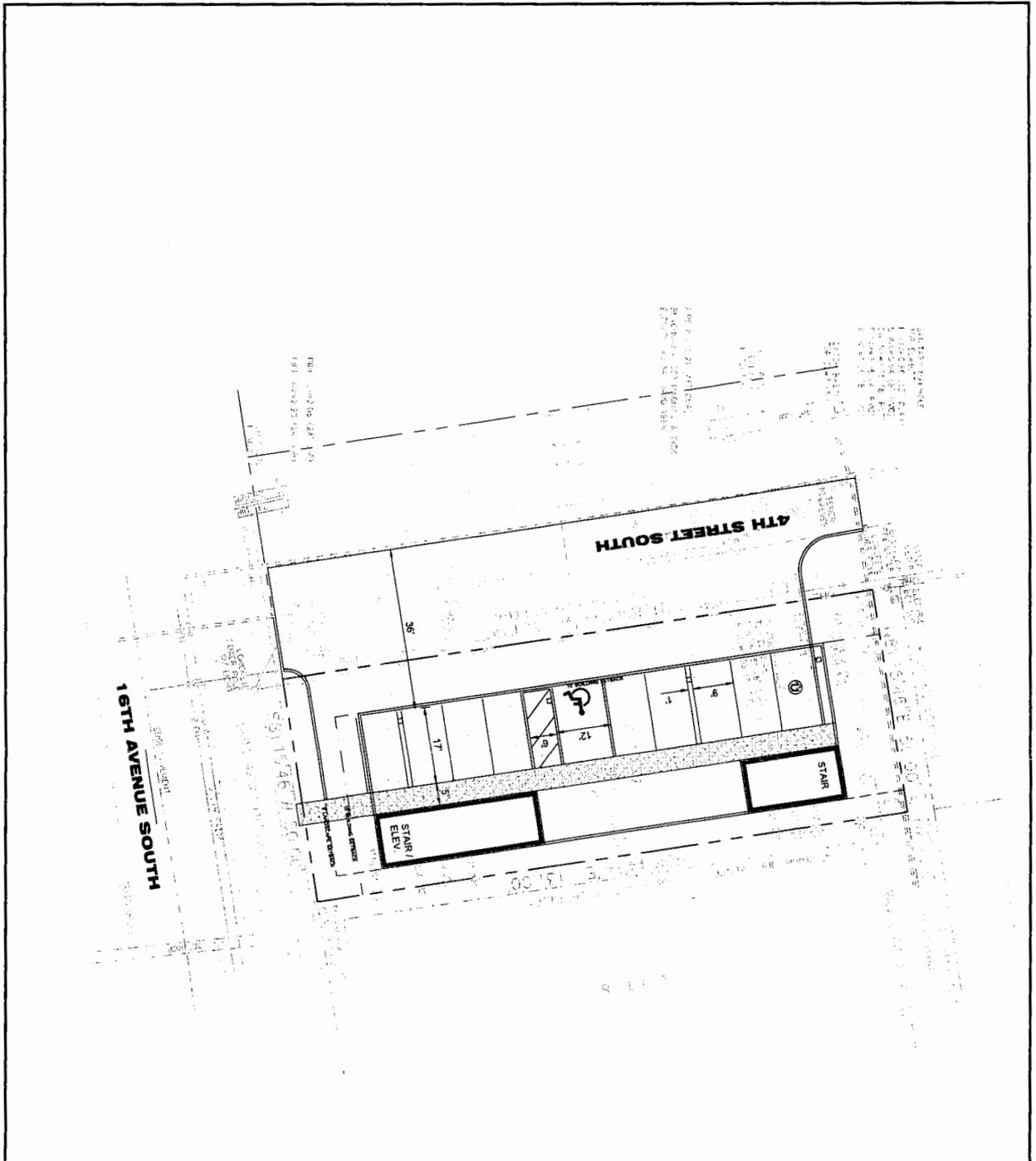
DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. 3295
FLA. LIC. SURVEYING AND MAPPING BUSINESS No. 3672

SCALE:
DRAWN BY: DAF
FILE: 2017-1535

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

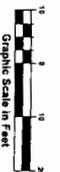
DATE:
NOVEMBER 20, 2017
SHEET 1 OF 1

Proposed



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PARKING INFORMATION	
TYPE	1 Standard Spaces per 100 sq. ft.
ADDITIONAL	1.25 sq. ft. per 111 sq. ft. of building area
TOTAL REQUIRED	11
TOTAL PROVIDED	11

SITE AREA	
PROPOSED AREA CALCULATIONS	6,550 SF (0.15 AC)
PERMITTED AREA, 1.5811 AC (121,111 SF)	
PERMITTED AREA, 1.5811 AC (121,111 SF)	
TOTAL	121,111 SF (2.78 AC)

THIS LAYOUT AND ALL DIMENSIONS, INCLUDING BUT NOT LIMITED TO, ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

CONCEPTUAL SITE PLAN

ORENDER UNLIMITED, LLC
4TH STREET SOUTH
DUVAL COUNTY / FLORIDA

Sheet No. **CON-5**

DATE: 04/11/18

DESIGNER: [Signature]

DATE: 04/11/18

NO. DATE REVISION

gph
GENERAL PLANNING & DEVELOPMENT
A Full Service
A E Firm
10000 W. US Highway 1
Suite 100
Orlando, FL 32837
Tel: 407.226.1111
Fax: 407.226.1112
www.gphinc.com



APPLICATION FOR VARIANCE

BOA No. 18-100084
HEARING DATE 6-5-2018

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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APPLICATION INFORMATION

Applicant Name: Stephen and Charlotte Jensen Telephone: (904) 838-0203
 Mailing Address: 3223 Ocean Dr. E-Mail: sfjensen58@gmail.com
Jacksonville Beach, FL 32250

Agent Name: Christi Elflein, Starr Sanford Design Telephone: (904) 477-2207
 Mailing Address: 370 4th Ave. S. E-Mail: christi@starrsanford.com
Jacksonville Beach, FL 32250

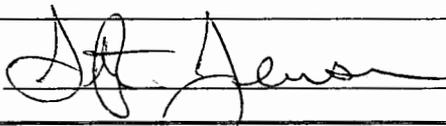
Landowner Name: Stephen and Charlotte Jensen Telephone: (904) 838-0203
 Mailing Address: 3223 Ocean Dr. E-Mail: sfjensen58@gmail.com
Jacksonville Beach, FL 32250

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.

Re# 181516-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 3223 Ocean Dr, Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): 15-92 10-3S-29E R/P PT DIV B ATLANTIC SHORES LOT 11 BLK 1
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Please see attached.

Applicant's Signature:  Date of Application: 4-24-18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AO/VE

CODE SECTION (S): Section 34-336 (e)(1)c.2. for a northerly sideyard setback of 7.5' ILO 10' required and a southerly sideyard setback of 4' ILO 10' required. and (e)(1)e. for lot coverage of 49% ILO 35% max.

Section 34-373(f) for a turf block driveway ILO paved, to allow construction of a new single family dwelling.

Existing Lot Coverage = 65%

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100084

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	Please see attached. RECEIVED APR 24 2018 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Please see attached.
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	Please see attached.
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	Please see attached.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Please see attached.
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	Please see attached.

Mr. Bill Mann
Planning Director
Planning and Development Department
City of Jacksonville Beach
11 N. 3rd Street
Jacksonville Beach, FL 32250

April 23, 2018

Re: 3223 Ocean Drive Variance Application Authorization

Dear Mr. Mann,

Starr Sanford Design has submitted on our behalf an Application for Variance for 3223 Ocean Drive, Jacksonville Beach, FL 32250. The purpose of this letter is to grant Starr Sanford Design authorization to represent us as our agent.

Thank you for your consideration. We look forward to working with you on this project.

Sincerely,


Stephen and Charlotte Jensen
Property Owners

CC: Starr Sanford Design

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Application for Variance
3223 Ocean Drive, Jacksonville Beach, FL 32250

Justification for Variance

3223 Ocean Drive was platted prior to the implementation of the modern day zoning districts in Jacksonville Beach. The property is now zoned, Residential, Single Family (RS-1). RS-1 requires a minimum lot size of 10,000 sq. ft. with a minimum lot width of 90 ft. at the building line. This lot is pie shaped, 50-58 ft. wide by 156-166 ft. deep with a lot size of approximately 8,500 sq. ft., which is 15% smaller than the minimum required lot size. It is therefore a non-conforming RS-1 lot, not meeting either the minimum lot size or the minimum lot width at the building line. Literal enforcement of the Land Development Code, RS-1 regulations, would create an undue and unnecessary hardship.

Currently, there is an existing house on the property that does not meet the required zoning setbacks or lot coverage. We are proposing to remove this house and replace it with a new single family home that will improve upon setbacks and lot coverage, however variances are still needed because it is a non-conforming lot.

The following variances are requested:

Side Yard Setbacks

RS-1 Regulation: 10 ft.

Proposed Northern Side Yard Setback: 7 ft. 6 in.

Proposed Southern Side Yard Setback: 4 ft.

Please note: The proposed house is designed around a side courtyard. The closest point of the house will be setback 10 ft. from the southern side yard property line with a large portion of the house setback more than 25 ft from the southern side yard property line. A small plunge pool will be located within the courtyard, setback 7 ft. from the southern side yard property line. The requested 4 ft. side yard setback is to the edge of the patio that wraps around the plunge pool.

Lot Coverage

RS-1 Regulation: 35%

Existing Lot Coverage: 65%

Proposed Lot Coverage: 49%

Please refer to the attached site plan and lot coverage exhibits for detailed information.

Driveway Material

Turf block is proposed to be used as the driveway material. Turf block will provide a 40% pervious and 60% impervious ratio for the purposes of calculating lot coverage.

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18-100084

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Variance Application Standards and Conditions

Standard #1: 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.

Applies? Yes

Explanation: The RS-1 zoning district sets the minimum lot size at 10,000 sq. ft. and a minimum lot width of 90 ft. at the building line. The lot size of 3223 Ocean Dr. is 8,500 sq. ft. which is 15% smaller than the minimum lot size with only approximately 57 ft. of width at the building line. The setback and lot coverage requirements on this non-conforming lot create a hardship on the lot because of its small size. Variances are needed to design an appropriately proportioned single family house. The existing house is proposed to be removed and a new house is proposed. The proposed house will improve upon the impact of the house on the land with greater front yard and side yard setbacks and less lot coverage. However, a variance is still needed for both setbacks and lot coverage because of the nonconforming size of the lot.

Standard #2: Special circumstances and conditions do not result from the actions of the applicant.

Applies? Yes

Explanation: Special circumstances and conditions will not result from the construction of the proposed home. The proposed home will be similar in size and setbacks to its neighbors. The front yard setback will be greater than the required 25 ft. to allow for off street parking and the rear yard setback will be greater than the required 30 ft. to allow for alignment with neighboring properties along the oceanfront. This rear setback has already been approved by the Florida DEP. The side yard setback variances requested are consistent with neighboring properties. For example, the adjacent neighbors to the north and south have side yard setbacks of 6 to 7 ft.

Standard #3: 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.

Applies? Yes

Explanation: Granting this variance will not confer upon this property any special privileges. The proposed home will be similar in size to its neighbors with similar setbacks. And the proposed home will improve upon current setbacks and lot coverage of the existing home. Specifically, the front yard setback is currently 19.5 ft. rather than the 25 ft. required in the RS-1 zoning district. The proposed home will provide a greater front yard setback than is required to allow for cars to park off the street and in front of the garage. Additionally, the lot coverage will be greatly improved from 65% to 49%.

Standard #4: 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.

Applies? Yes

Explanation: Literal interpretation and enforcement of the RS-1 zoning district would cause an unnecessary hardship on this substandard sized property. The proposed home size and setbacks will be consistent with neighboring properties. Front yard and rear yard setback requirements will be adhered to and lot coverage will be improved from 65% to 49%.

Standard #5: Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.

Applies? Yes

Explanation: The side yard variance and the lot coverage variance will allow for a reasonable use of the parcel of land for a single family residential home.

Standard #6: 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.

Applies? Yes

Explanation: 3223 Ocean Drive has a Future Land Use designation of Low Density Residential and a zoning designation of Residential, Single Family (RS-1). The proposed single family home is consistent with the purposes, goals, objectives and policies of these codes and will not adversely affect adjacent lands.

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Ref. BOA 18-100084

City of Jacksonville Beach



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

June 17, 1987

Mr. John L. Green
3223 South Ocean Drive
Jacksonville Beach, Florida 32250

Dear Mr. Green:

The Board of Zoning and Adjustment met on June 16, 1987 and considered your request for variance at the above address.

A variance was granted for a north side setback of 9' for the house and garage and 7' for the bay window; also, front setback of 19.5'.

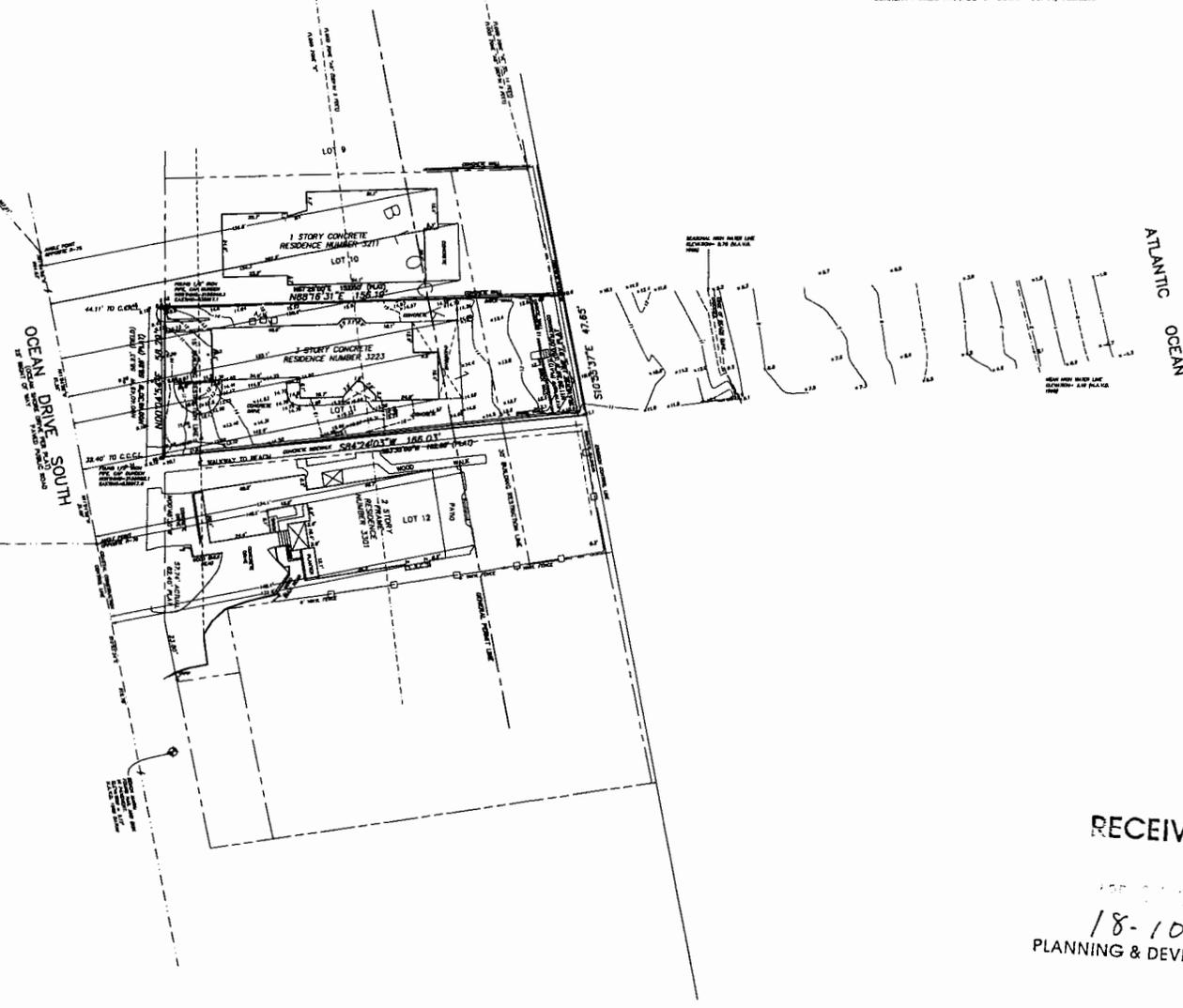
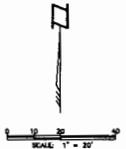
You may now receive your building permit for the above residence.

Sincerely,

Mary Davis

Mary Davis
Recording Secretary

cc: file



NOTES:
 1. THIS IS A TOPOGRAPHIC SURVEY.
 2. BEARINGS BASED ON A CALCULATED LINE BETWEEN DEPARTMENT OF NATURAL RESOURCES MONUMENT NUMBERS 72-81-232 AND 78-81-231 FOR THE COASTAL CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA, BASED ON GPS OBSERVATIONS.
 3. THE CURRENT COASTAL CONSTRUCTION CONTROL LINE IS RECORDED IN MAP BOOK C, PAGES 72 THROUGH 73H, DUVAL COUNTY, RECORDED JULY 21, 1982.
 4. MEAN HIGH WATER LINE (MHW) DETERMINED USING EXTENDED DATUM FOR THE STATION 872-028 (JACKSONVILLE BEACH, MHW = 2.10 (NAVD 1988), THE RANGE = 0.00).
 5. SEASONAL HIGH WATER LINE (SHWL) AS DEFINED BY FLORIDA STATUTES CHAPTER 163.05 (FLA. STAT. "Seaward High-water line" means the line formed by the intersection of the mean plane and the extension of 100 percent of the low water mean sea level plane that meets high water. STATE CODE, § 163.05 (2) (a) RANGE, PAGES 2.10 - (1.5) (2) (a) - 8.17 (NAVD 1988).
 6. CONVEYANCE BASED ON STATE PLANE COORDINATE SYSTEM, EAST ZONE, ADJUST FOR THE RECORDED COASTAL CONSTRUCTION CONTROL LINE AND CONVERTED TO NAD 83 BY THE USGS CODE 811.
 7. BENCH MARK USED: FOUND CONCRETE "A" MONUMENT WITH BRASS DISK AND ALUMINUM AT INTERSECTION OF 3RD AVENUE SOUTH AND 3RD STREET SOUTH, ELEVATION = 87.94 M.A.S.L. 1988 DATUM. SEE BENCHMARK SHOW HEREIN.
 8. THE PREVIOUS CONTROL LINE AS RECORDED IN PLAT BOOK 13, PAGES 92, 93A & 93B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IS THE CASTLEBERRY PROPERTY LINE FOR PREMISE LARGES IN SAID COUNTY.
 9. THE OWNER OF RECORD FOR THE DUVAL COUNTY PROPERTY APPRAISERS OFFICE IS STEPHEN JENSEN.
 10. ONE (1) INCH SCALE OF THE PREVIOUS OFFICE NO. 11,132 (EQUIPMENT AND FURNISHES) IS SHOWN AS PER OFFICIAL RECORDS BOOK COPY PAGE TWO OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 11. THE CONTROL POINT LINE SHOWN AS PER OFFICIAL RECORDS BOOK COPY PAGE TWO OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 12. ELEVATION ON THIS SURVEY ARE IN M.A.S.L. 1988 DATUM TO CORRECT TO M.A.S.L. 1929 DATUM, ADD 1.17 TO ELEVATIONS.

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THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "A" (AREA OUTSIDE THE 100 YEAR ANNUAL CHANCE FLOODPLAIN) FLOOD ZONE "AO" (DEPTH 2) AND FLOOD ZONE "AE" (1) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0101A, REISSUED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED BEAN OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY WAS MADE FOR THE BENEFIT OF STEPHEN AND CHARLOTTE JENSEN.

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

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Location Map

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Prepared by: Starr Sanford Design
 370 Fourth Avenue South
 Jacksonville Beach, FL 32250
 starrsanforddesign.com
 Prepared for: 3223 Ocean Drive S.
 Jacksonville Beach, FL 32250
 Date Prepared: October 2017
 Source: Google Maps, 2017



North

Site Aerial



Prepared by: Starr Sanford Design
370 Fourth Avenue South
Jacksonville Beach, FL 32250
starrsanforddesign.com
Prepared for: 3223 Ocean Drive S.
Jacksonville Beach, FL 32250
Date Prepared: October 2017
Source: Google Earth, 2017

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North

Existing Site Photos



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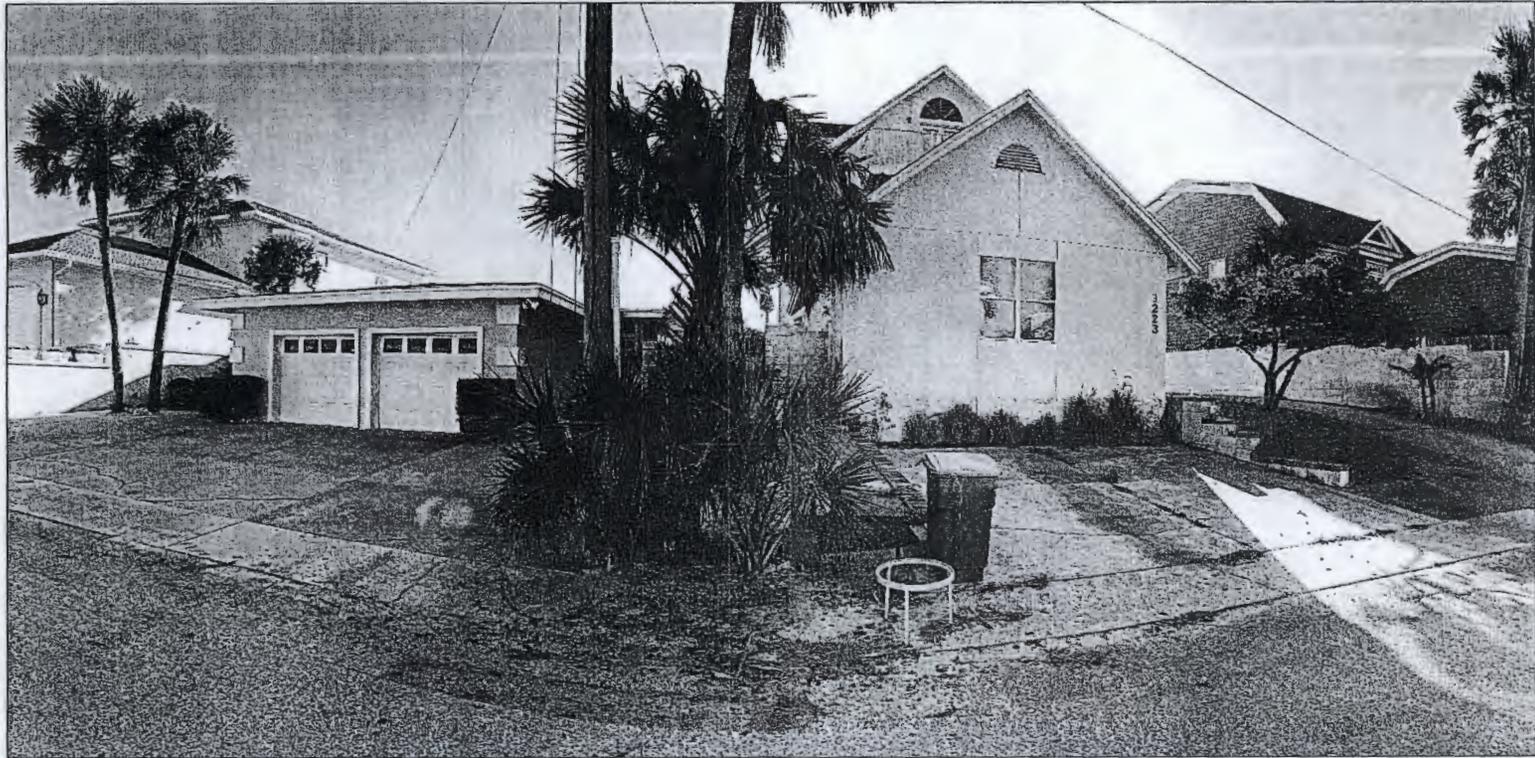
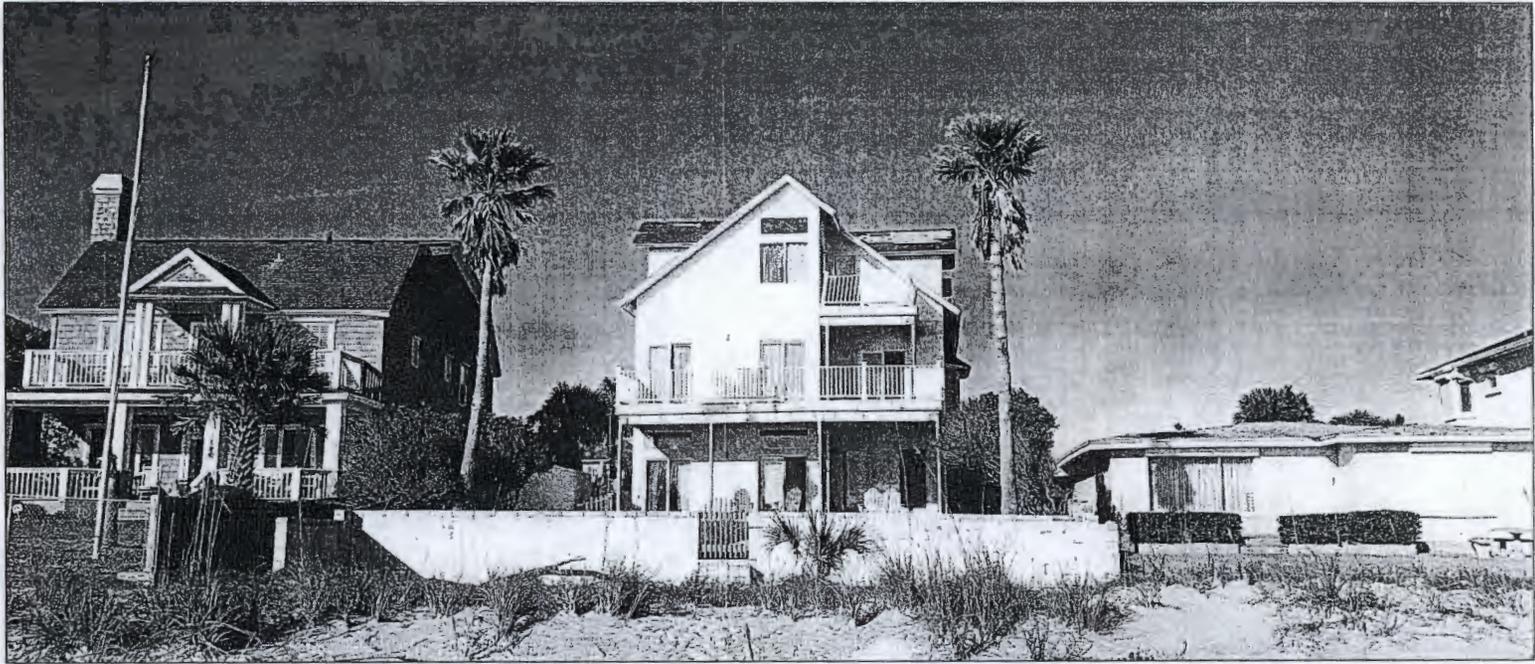


Prepared by:
Starr Sanford Design
370 4th Avenue South
Jacksonville Beach, FL
starrsanforddesign.com

Prepared for:
Jensens Residence
3223 Ocean Drive S.
Jacksonville Beach, FL
Date Prepared: April 2018

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Existing Site Photos - Neighborhood



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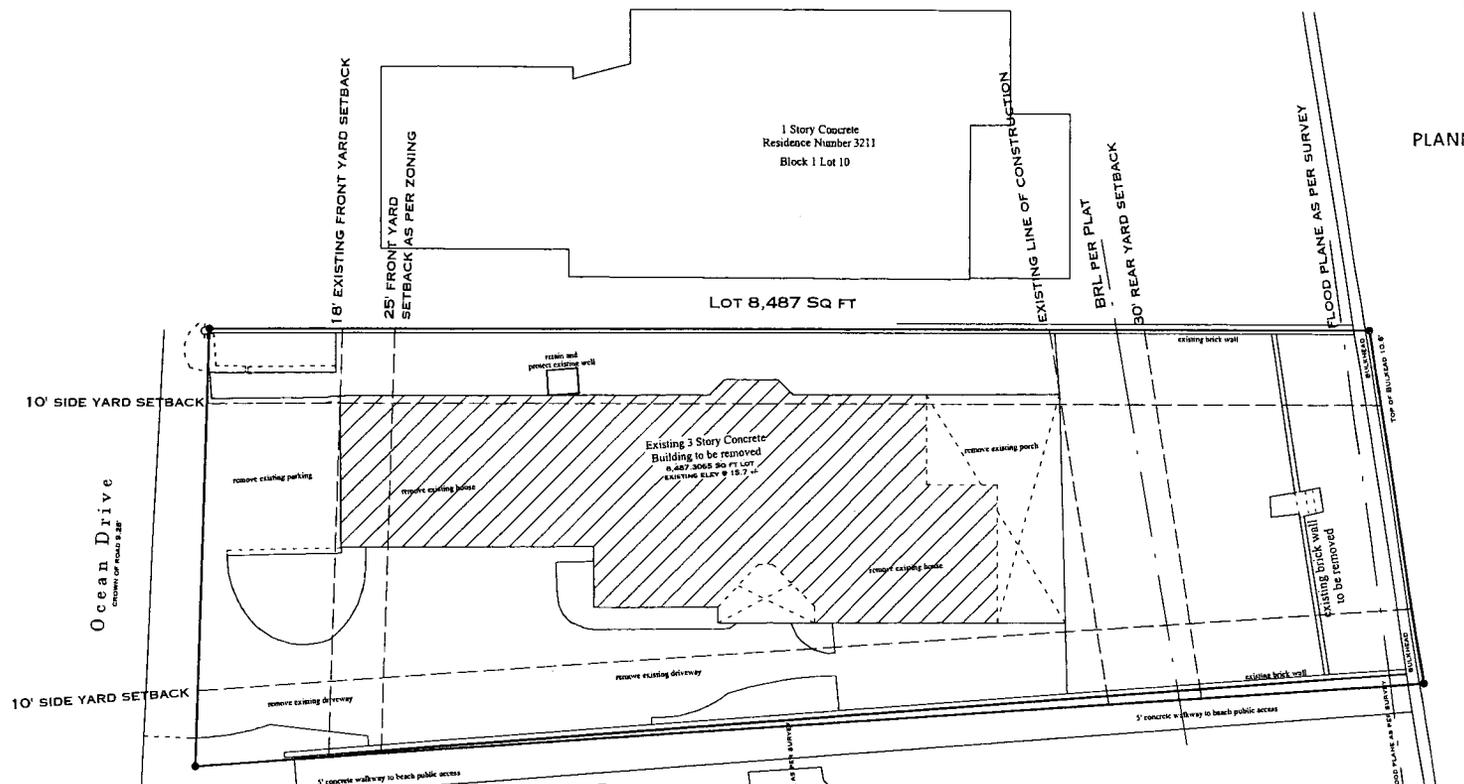


Prepared by:
Starr Sanford Design
370 4th Avenue South
Jacksonville Beach, FL
starrsanforddesign.com

Prepared for:
Jensens Residence
3223 Ocean Drive S.
Jacksonville Beach, FL
Date Prepared: April 2018

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Existing Lot Coverage Calculations

Existing Site Plan	Sq. Ft.	%
Lot Size	8487	100%
Existing Impervious Roofed Structures	2591	31%
Existing Driveway	2101	25%
Existing Additional Concrete	845	10%
Existing Total Impervious	5537	65%

Existing and Demolition Site Plan



Jensen Residence
 4223 Ocean Drive, Jacksonville Beach, FL
 www.starford.com (904) 767-8761

GRAND ME
 Variance Submittal

Project #:
 17016
 Date:
 4/23/18
 Revised:

Sheet

A2

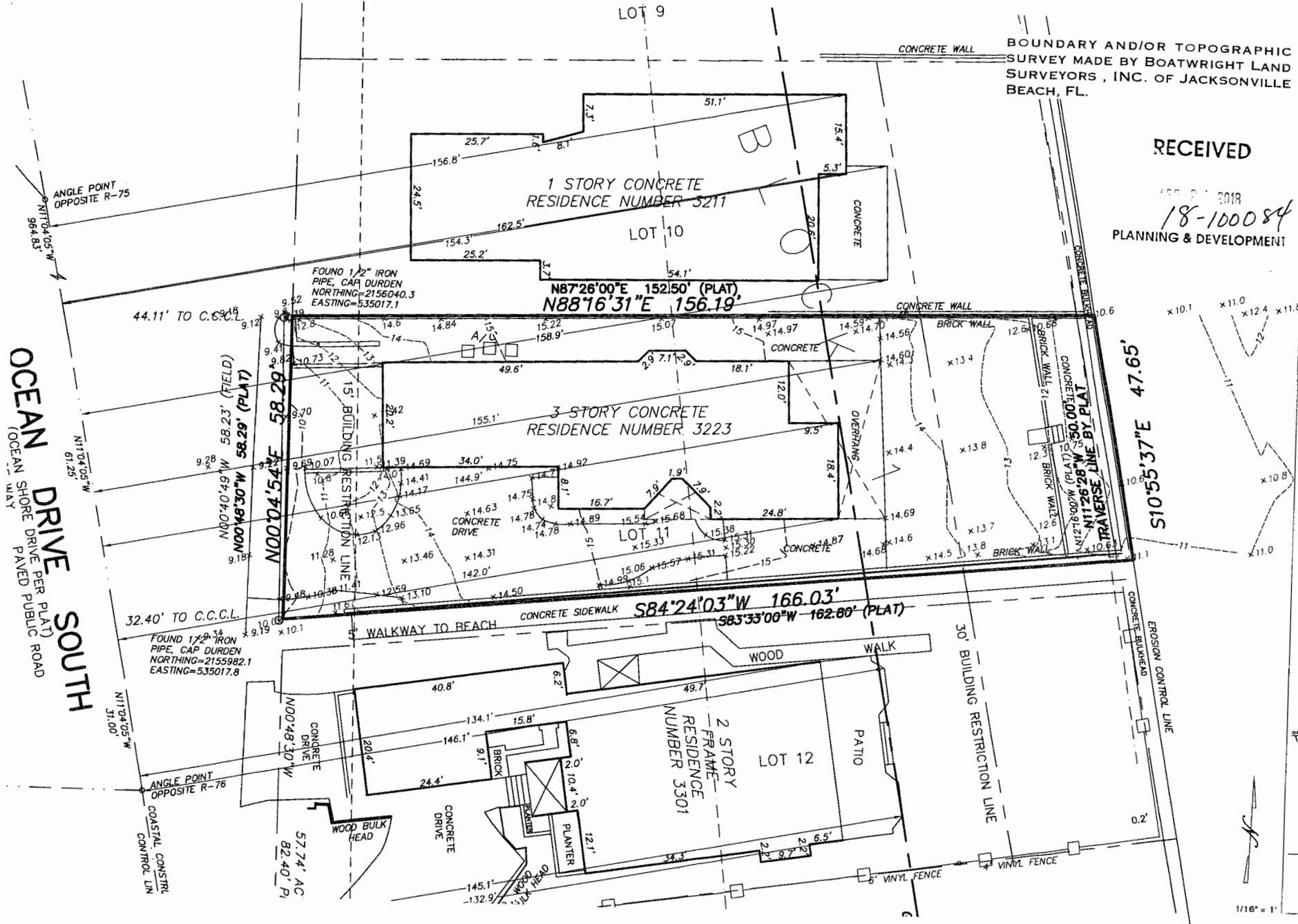
1/16" = 1'



BOUNDARY AND/OR TOPOGRAPHIC SURVEY MADE BY BOATWRIGHT LAND SURVEYORS, INC. OF JACKSONVILLE BEACH, FL.

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18-100084
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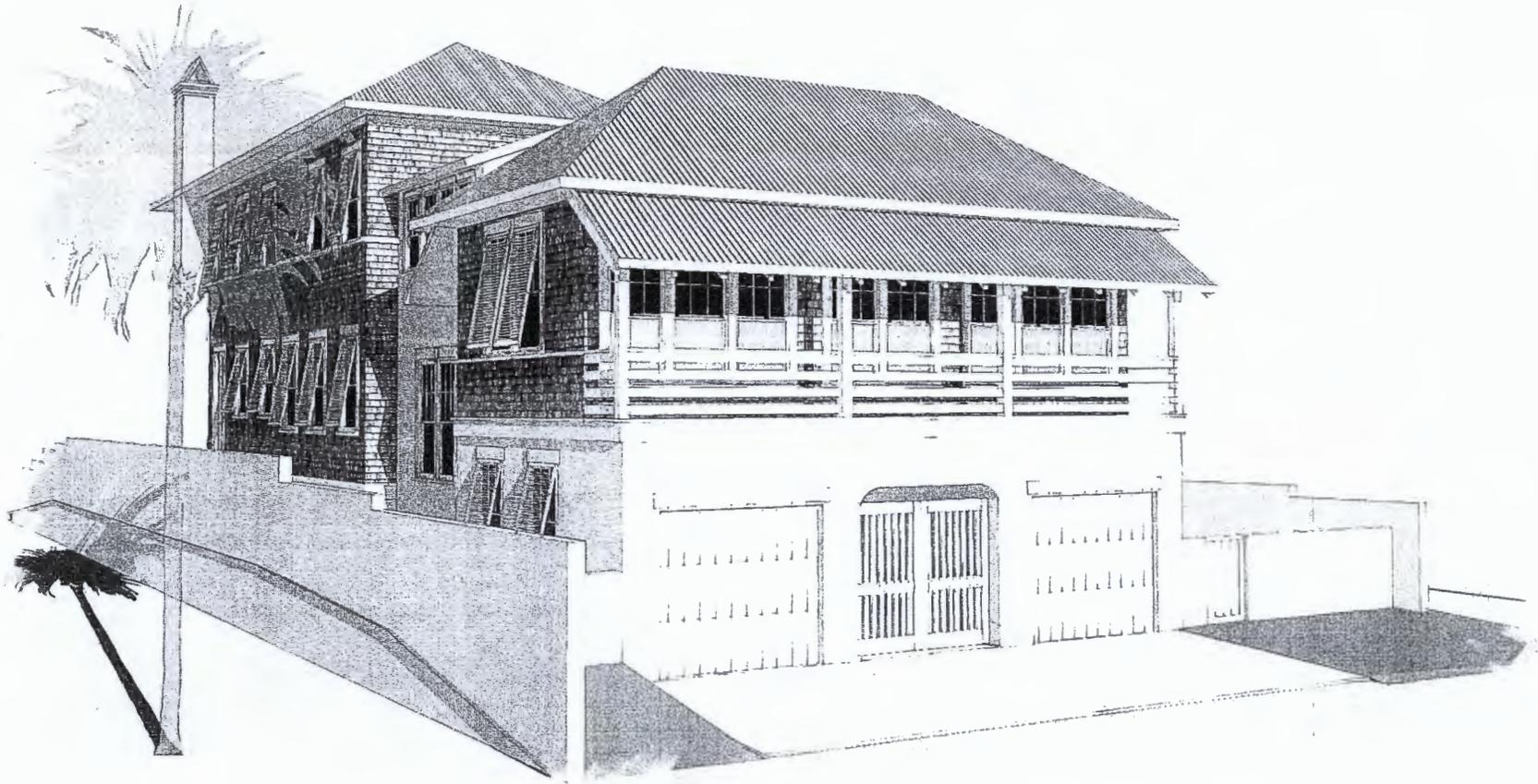
OCEAN DRIVE SOUTH
OCEAN SHORE DRIVE PAVED PUBLIC ROAD
ANGLE POINT OPPOSITE R-75
ANGLE POINT OPPOSITE R-76
COASTAL CONTROL LINE

Jensen Residence
3223 Ocean Drive, Jacksonville Beach, FL
www.sanfordresidential.com (904) 767-6263

DRAWN M.S.
Variance Submittal
Project #: 17016
Date: 4/23/18
Revised:
Sheet
A1
1/16" = 1'

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18-100084
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Isometric Street Elevation

Jensen Residence
3228 Ocean Drive, Jacksonville Beach, FL
www.starford.com (904) 787-9761

Project #:

17016

Date:

4/23/18

Revised:

Sheet

A5

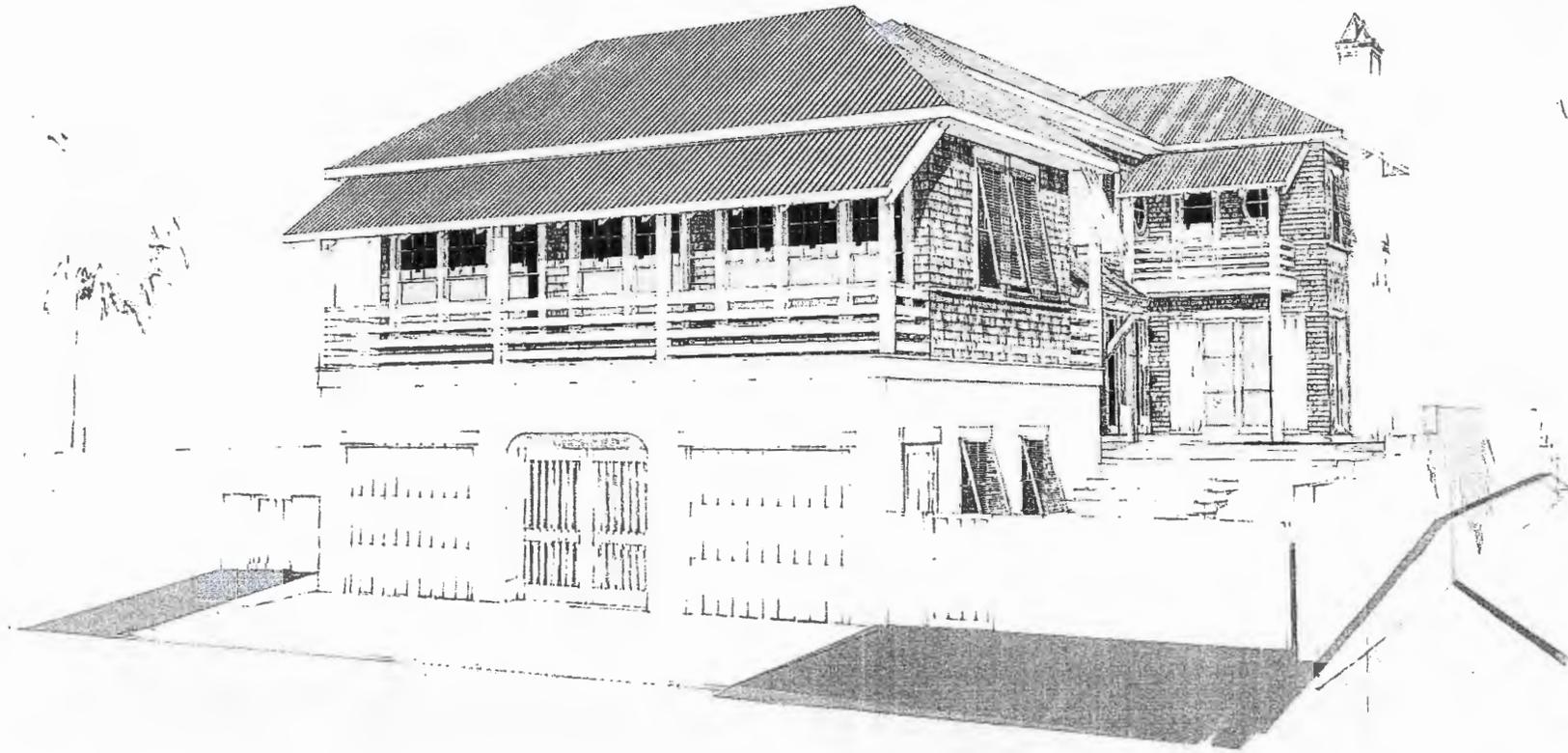
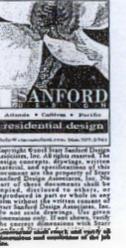
NTS

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Isometric Street Elevation

Jensen Residence
3223 Ocean Drive, Jacksonville Beach, FL
www.stanforddesign.com (904) 767-8761

Variance Submittal

Project #: 17016
Date: 4/23/18
Revised:

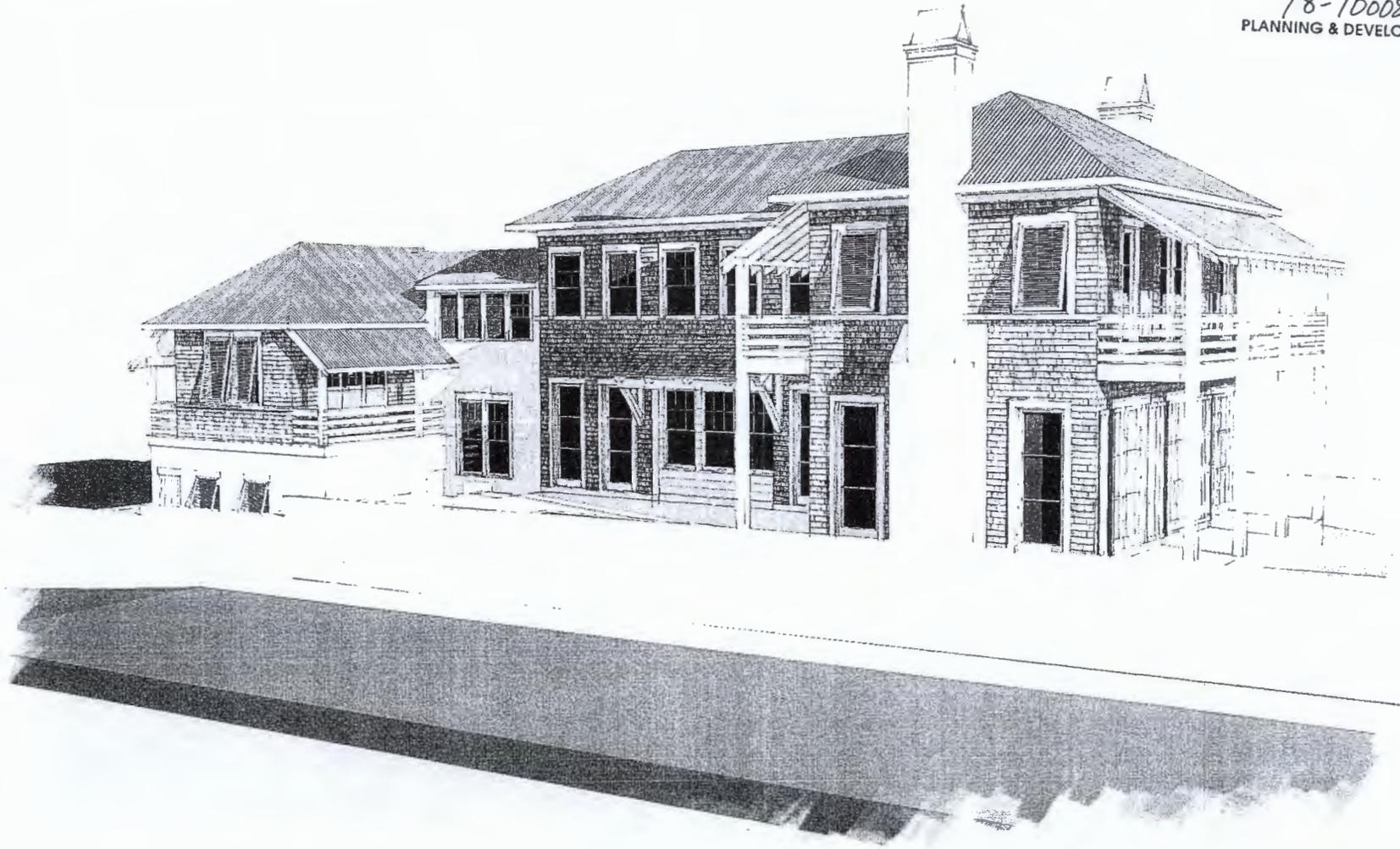
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18-100084
PLANNING & DEVELOPMENT



Isometric Elevation

Jensen Residence
3223 Ocean Drive, Jacksonville Beach, FL
www.starrsanford.com (904) 707-9761

Drawn: M.E.
Variance Submittal

Project #: 17016
Date: 4/23/18
Revised:

Sheet
A7

NTS

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18-100084

PLANNING & DEVELOPMENT



Isometric Elevation

Jensen Residence
 3223 Osea Drive, Jacksonville Beach, FL
 www.starrettlee.com (904) 707-9761

Stamp: 18-100084

Variance Submittal

Project #:

17016

Date:

4/23/18

Revised:

Sheet

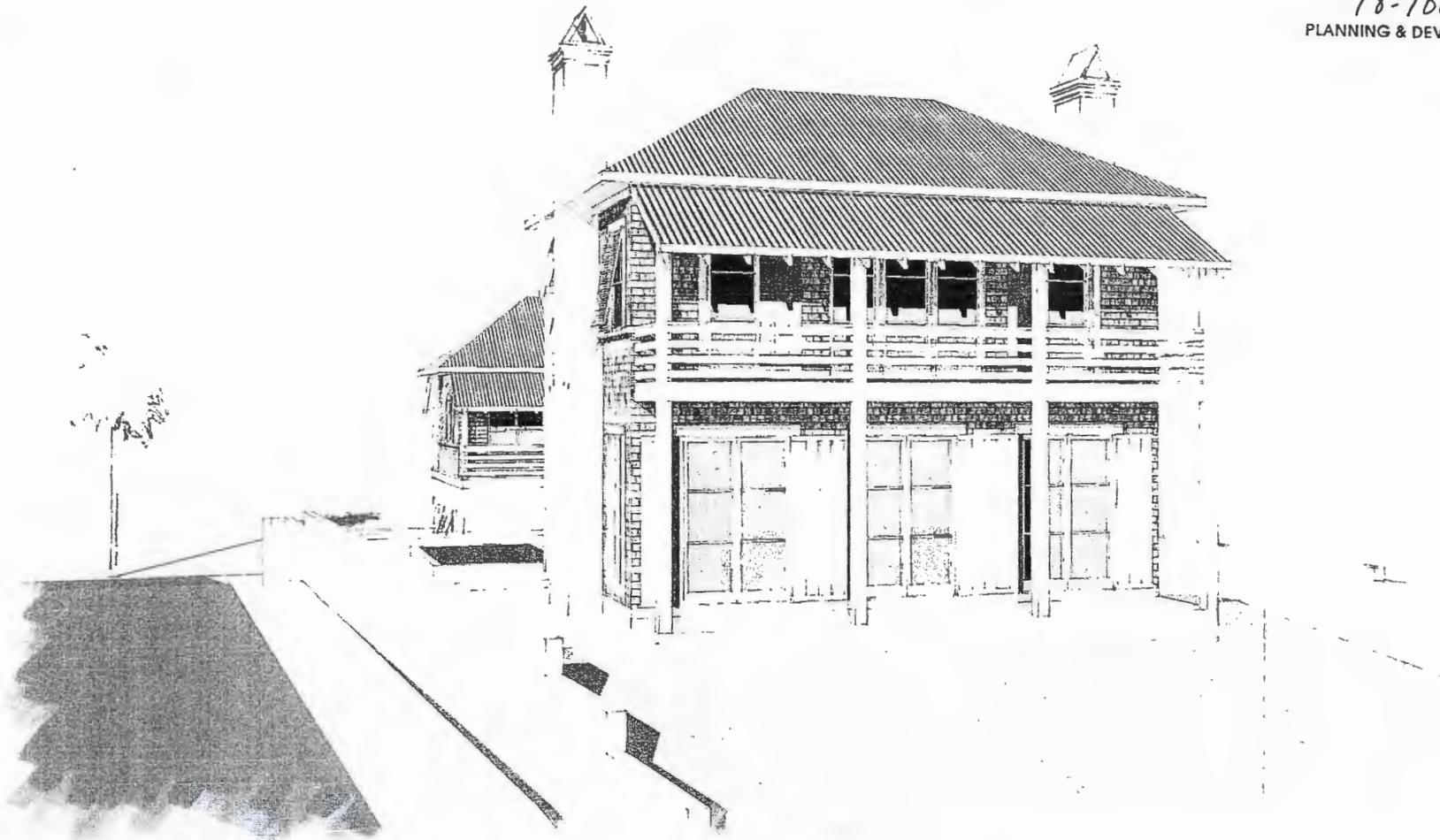
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APR 24 2018
18-100084

PLANNING & DEVELOPMENT



Isometric Beach Elevation

Jensen Residence
3223 Ocean Drive, Jacksonville Beach, FL
www.anforddesign.com (904) 247-9761

Approved by
Variance Submittal

Project #: 17018
Date: 4/23/18
Revised:

Sheet
A9

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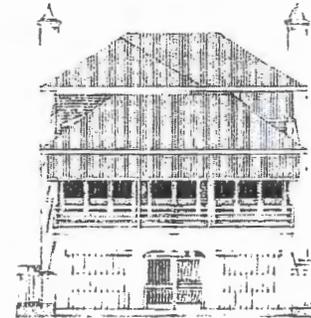
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APR 24 2018

18-10084
PLANNING & DEVELOPMENT



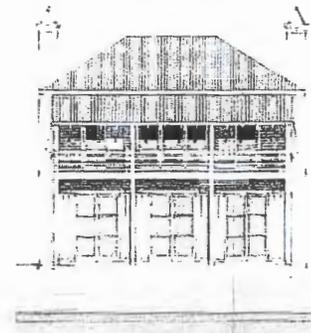
North Elevation



Front Elevation



South Elevation



Beach Elevation

Jensen Residence
3223 Ocean Drive, Jacksonville Beach, FL
www.sanfordplanning.com (904) 707-8761

Variance Submittal

Project #: 17016
Date: 4/23/18
Revised:

Sheet
A10

NTS



APPLICATION FOR VARIANCE

BOA No. 18-100085
HEARING DATE 6-5-2018

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

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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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APPLICATION INFORMATION

Applicant Name: Gary Grider Telephone: (904) 463-4606
 Mailing Address: 2057 Vela Norte Ct E-Mail: griderconstructioninc@yahoo.com
Atlantic Beach, FL 32233
 Agent Name: Robert Meador Telephone: (904) 861-4339
 Mailing Address: 1147 Kings Road E-Mail: mkmrcom@comcast.net
Neptune Beach, FL 32266
 Landowner Name: First Christian Church of the Beaches, Inc Telephone: (904) 246-2010
 Mailing Address: 2125 Ocean Front E-Mail: office@fc2b.org
Neptune Beach, FL 32266

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: 80 20th Ave North / 174774-0000
 Legal description of property (Attach copy of deed): 9-4 28-2S-29E Pritchards-Clarsen R/P Lots 6,7
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Existing structure has deteriorated and need to replace due to repair & renovation costs and needs of church. Asking for 2 ft variance on West (front), 20 ft variance on East (back) and 4.625 ft on Northeast corner (side).
Irregular lot shape would limit size of replacement structure, do not want to impose on neighbors to East and South any more than existing structure, West property line is 37 to 44 ft from edge of street because of 50 ft right-of-way. North setback averages 15 ft.

Applicant's Signature: *Gary Grider* Date of Application: 4/23/18

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X

CODE SECTION (S): 34-340(EX3)C-1. for a front yd setback of 13', in lieu of 20' required;
34-340(EX3)C-2. for a corner side yd setback of 10-4', in lieu of 15-2' required;
" (3)C-3 for a rear yd setback of 10', in lieu of 30' required
" (3)g. for an existing accessory structure (sidually) setback of 0', in lieu of 5' required
34-373(d) for an ^{existing} parking area setback of 1', in lieu of 5' required to allow construction of a new church use building

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100085

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.		RECEIVED APR 24 2018
Special circumstances and conditions do not result from the actions of the applicant.		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.		
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
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.		

Reference for
BOA # 100085

Planning Commission Minutes
June 12, 1989
Page 2

- Sofran discussion Mr. Jenkins stated that D.O.T. surveys show 25,000 cars a day passing that location and he feels that traffic out of the outparcels should exit only at the main entrance where it will have the protective benefit of a traffic light.
- John Dickinson, member of the Committee, stated a lot of time has been spent in reviewing and making amendments to this plan. They request that the plan be considered as approved by the Committee, the Developer and Mr. Gilmore, and then later consider the D.O.T.'s decision. He asked the members to consider approving the plan without the D.O.T. item.
- Motion to appr. Mr. Wilson moved to recommend approval of the plan subject to final decision by the D.O.T. as to one-way or two-way traffic at the outparcels. Vote resulted in all ayes.
- Mr. Quimby thanked the Committee for their work on this project.
- 19-89 Mowers G. Barry Mowers, 637 Lower 8th Avenue South, Special Exception for home occupation in RS-2 zone.
- Linda Fisher was present to represent her husband and stated they would like to have an electrical contractor business by appointment only and this exception is needed to obtain an Occupational License and business telephone only. There will be no sign, and no traffic coming to their residence.
- Mr. Connelly asked if the truck at that location would stay.
- Mrs. Fisher stated "yes", this is a recreational vehicle used for camping and would also be used in the business.
- Motion to appr. Mr. Connelly moved to approve, seconded by Mr. Wilson. Vote resulted in all ayes.
- 20-89 Yeary Raymond Yeary, 671 14th Avenue South, Special Exception for Home Occupation.
- Mr. Yeary would like to have a mortgage consultant business at his home. There would be no one coming to his house, only a business phone.
- Motion to appr. Mr. Wilson moved to approve, seconded by Mr. Connelly. Vote resulted in all ayes.
- 21-89 Church First Christian Church, 36-38 20th Avenue North, Special Exception for church use.
- John Hibbard stated the church has purchased this property and would like to use the house for the church nursery and a Sunday School class.
- Mr. Connelly asked which building would be used by the church.
- Mr. Hibbard stated the one on the corner was purchased by the church.
- Motion to appr. Mr. Connelly moved to approve, seconded by Mr. Wilson. Vote resulted in all ayes.
- Adjournment There being no further business, the meeting was adjourned.

★ Now addressed
as # 80 20th Ave N.
M

John Quimby
Chairman

ATTEST: Mary Davis
Secretary

James R. Kail
Theresa R. Rankin
85 19th Ave N
Jacksonville Beach, Florida 32250

To: Department of Planning and Development
Adjustment Board
Jacksonville Beach

Re: BOA 18-100085 80 20th Ave North

Date: May 23, 2018

We hereby oppose the granting of any set-back variances associated with the above referenced application. The proliferation of encroachments into and onto designated setback areas in this residential neighborhood is already at maximum saturation. In addition, the granting of variance on this piece of property does not keep with the character of the adjacent properties which have complied with the Jacksonville Beach Ordinances.

Of particular concern is the request for a rear yard setback of 10 feet in lieu of 30 feet. The back wall of the proposed structure would "close up" the open feeling we currently enjoy in our back yard.

We are also very concerned about the noise that may emanate from the structure as the rear of the building is close to our bedroom. In an effort to mitigate this potential nuisance, we ask that the building comply with all setbacks.

Please keep in mind this is a RESIDENTIAL AREA. The addition of an oversized structure that does not comply with current setback standards is unacceptable.

Existing

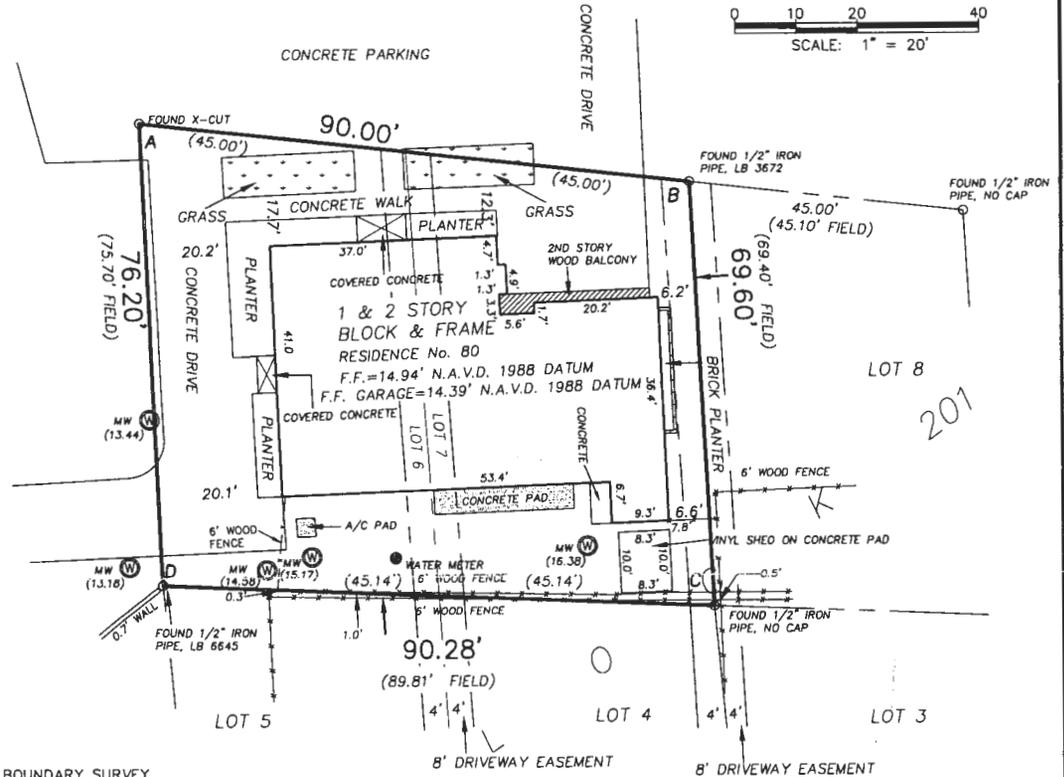
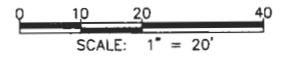
MAP SHOWING SURVEY OF

LOT 6 AND LOT 7, PRITCHARD-CLARSEN REPLAT OF BLOCK 201, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 9, PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

20TH AVENUE NORTH

RIGHT OF WAY VARIES PAVED PUBLIC ROAD

1ST STREET NORTH
50' RIGHT OF WAY PAVED PUBLIC ROAD



- NOTES:**
- THIS IS A BOUNDARY SURVEY
 - NORTH PROTRACTED FROM PLAT
 - MW, DENOTES MONITORING WELL
 - FF, DENOTES FINISH FLOOR ELEVATION
 - NO BUILDING RESTRICTION LINES AS PER PLAT.
 - INTERIOR ANGLES ARE LABELLED THUS:
 - A=80°13'44"
 - B=99°17'14"
 - C=84°44'37"
 - D=94°44'25"
 - ELEVATIONS AS SHOWN HEREON WERE ESTABLISHED BY GPS OBSERVATIONS IN N.A.V.D. 1988 DATUM.
 - GPS RUN USING SPECTRA PRECISION EPOCH 50 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.

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18-100085

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 NUMBER 12031C 0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

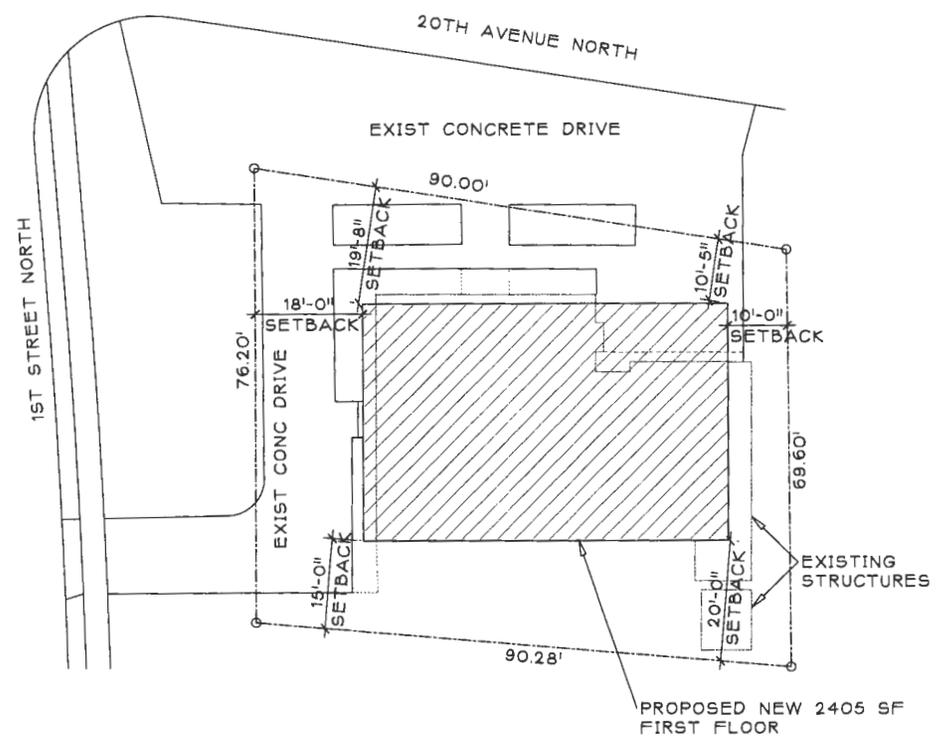
THIS SURVEY WAS MADE FOR THE BENEFIT OF FIRST CHRISTIAN CHURCH OF THE BEACHES.

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

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

CHECKED BY: _____	BOATWRIGHT LAND SURVEYORS, INC.	DATE: MARCH 7, 2018
DRAWN BY: PJP		SHEET 1 OF 1
FILE: 2018-0366		1711 SOUTH 5th STREET, JACKSONVILLE BEACH, FLORIDA 241-8550

Proposed



↑ PROPOSED SITE PLAN
1" = 20'-0"

	PROPOSED SETBACK	EXISTING SETBACK	REQUIRED SETBACK
FRONT (WEST)	18'-0"	20'-1"	20'-0"
SIDE (NORTH)	VARIABLES: 10'-5" TO 19'-8"	12'-3"	15'-3"
REAR (EAST)	10'-0"	6'-2"	30'-0"
SIDE (SOUTH)	VARIABLES: 15'-0" TO 20'-0"	12'-11"	10'-0"

AREAS:	
LOT	6467 SF
STRUCTURE	2405 SF
EXIST PAVEMENT	1770
TOTAL COVERAGE	4175 SF
	64.6%

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APR 24 2018
18-100085
PLANNING & DEVELOPMENT

4/22/18
YOUTH BUILDING
FIRST CHRISTIAN CHURCH
80 20TH AVENUE NORTH
JACKSONVILLE BEACH, FLORIDA
Fisher & Simmons Architects, Inc.