



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, August 21, 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 None

OLD BUSINESS None

NEW BUSINESS

- a. **Case Number:** **BOA 18-100131**
Applicant/Owner: Atkins Builders, Inc.
Agent: John Atkins
Property Address: 1100 South 4th Street
Parcel ID: 176761-0000
Current Zoning: RS-3
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(2)c.2, for a southerly side yard setback of 7.5 feet, and a northerly side yard setback of 5 feet for the south units, and a southerly side yard setback of 5 feet, and a northerly corner side yard setback of 7.5 feet for the north units, all in lieu of 10 feet required; 34-338(e)(2)c.3 for a rear yard setback of 20 feet in lieu of 30 feet required; 34-338(e)(2)f., for 39.5% lot coverage in lieu of 35% maximum; 34-373(f) for a gravel drive, in lieu of paved; to allow construction of two new two-family dwellings for property legally described as *Lots 1, 2, Block 115, Oceanside Park.***

Miscellaneous Info: One previous variance request (BOA# 18-100090).

Notes:

- b. **Case Number:** **BOA 18-100134**
Applicant/Owner: Alexander and Tatiana Wank
Property Address: 728 North 7th Avenue
Parcel ID: 174307-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.1, for a front yard setback of 10 feet, in lieu of 20 feet required; and 34-337(e)(1)c.2, for a side yard setback of 2.3 feet, in lieu of 7.5 feet required; and 34-377 for 1 parking space in lieu of 2 required; to enclose an existing carport to convert to a garage, for property legally described as *Lot 5, Block 78, Pablo Beach Improvement Company's Plat of Part Norther Portion of Pablo Beach.***

Miscellaneous Info: One previous variance request (BOA# 47-94).

Notes:

- c. **Case Number:** **BOA 18-100133**
Applicant/Owner: Ben and Stacey Chrisman
Property Address: 115 South 1st Street
Parcel ID: 175585-0000
Current Zoning: CBD/RS-3 Standards
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.1, for a front yard setback of 1.5 feet, in lieu of 20 feet required; and 34-338(e)(1)c.2, for a southerly side yard setback of 2.5 feet, in lieu of 5 feet minimum, and total side yards of 10.8 feet, in lieu of 15 feet required; and 34-338(e)(1)c.3, for a rear yard setback of 1 foot, in lieu of 30 feet required; 34-338(e)(1)e., for 90.8% lot coverage, in lieu of 35% maximum, to allow for re-construction of an existing single family dwelling for property legally described as *the south ½ of Lot 2 (except the easterly 88 feet), Block 11, Pablo Beach.***
- Miscellaneous Info:** One previous variance applications (BOA# 10-00119) and one conditional use request (PC# 22-18).

Notes:

- d. **Case Number:** **BOA 18-100135**
Applicant/Owner: Levi Frost
Property Address: 1630 Tanglewood Road
Parcel ID: 178512-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 36.2% lot coverage, in lieu of 35% maximum; to add a shed to an existing single-family dwelling, for property legally described as *Lot 16, Block 13, Ocean Forest Unit 3.***
- Miscellaneous Info:** No previous variance requests.

Notes:

- e. **Case Number:** **BOA 18-100140**
Applicant: Coastal Oaks Construction
Owner: Julia Russell
Property Address: 438 Lower 8th Avenue South
Parcel ID: 176394-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 39% lot coverage, in lieu of 35% maximum; for a new single-family dwelling, for property legally described as *Lot 6, Block 4, Oceanside Park.***
- Miscellaneous Info:** No previous variance requests.

Notes:

- f. **Case Number:** **BOA 18-100152**
Applicant: Coastal Construction Company, LLC
Agent: Peter W. Schwab
Owner: Renee Bourgeois
Property Address: 4045 Palm Way
Parcel ID: 181365-0020
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 5 feet, In lieu of 10 feet required; for a new single-family dwelling, for property legally described as *Lot 18, Block 11, Ocean Terrace.***
- Miscellaneous Info:** One previous variance request (BOA# 16-100128).

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is Wednesday, September 5, 2018.

There are four (4) scheduled case.

ADJOURNMENT**NOTICE**

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.



APPLICATION FOR VARIANCE

BOA No. 18-100131
HEARING DATE 8-21-2018

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

JUN 28 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: JOHN ATKINS Telephone: 405-3749
 Mailing Address: PO BOX 51262 E-Mail: ATKINSBUILDINGS@gmail.com
JAX BCH FL 32240
 Agent Name: JOHN ATKINS Telephone: 405-3749
 Mailing Address: PO BOX 51262 E-Mail: _____
JAX BCH FL 32240
 Landowner Name: ATKINS BUILDINGS INC Telephone: 405-3749
 Mailing Address: PO BOX 51262 E-Mail: _____
JAX BCH FL 32240

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 Real Estate Number: 1100 S. 4TH ST.
 Legal description of property (Attach copy of deed): _____
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). LOTS ARE UNDEVELOPED IN W/DM.

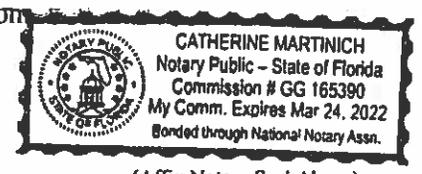
AFFIDAVIT

I, JOHN ATKINS, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE: [Signature] PRINT APPLICANT NAME: JOHN ATKINS DATE: 8/28/18

STATE OF FLORIDA, COUNTY OF DUVAL.
 Sworn to and signed before me this 28th day of June, 2018 by John Atkins, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC SIGNATURE: [Signature] PRINT NOTARY NAME: Catherine Martinich



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X
 CODE SECTION (S): Section 34-338 (e)(2)C.2 for a southerly side yard setback of 7.5' and a northerly side yard setback of 5' for the south units, and a southerly side yard setback of 5' and a northerly corner side yard setback of 7.5' for the north units, all in lieu of 10'. 34-338 (e)(2)C.3 for a rear yard setback of 20' ILO 30' required 34-338 (e)(2)F for 39.5% lot coverage ILO 35% (maximum) to allow construction of two new two family dwellings. 34-373 (F) for a gravel drive ILO paved.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100131

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is undersized in depth. RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	No	JUN 28 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	Many, if not all properties in the area do not comply with setbacks or lot coverage.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Variances have been granted to several of the other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting of the variance will actually enhance the surrounding properties and be an asset to the community.



CERTIFIED MAIL# 7017 3040 0000 2076 5314

June 22, 2018

Ref. BOA# 18-100131

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

Andrew Cone
3104 Purington Avenue
Fort Worth, TX 760103

RE: BOA# 18-100090
1100 South 4th Street
(Lots 1 and 2, Block 115, Oceanside Park)

Dear Mr. Cone,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, June 19, 2018, 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:

- Section 34-338(e)(2)c.2, for a southerly side yard setback of 7.5 feet and a northerly side yard setback of 5 feet for the south units, and a southerly side yard setback of 5 feet, and a northerly corner side yard setback of 7.5 feet, for the north units, all in lieu of 10 feet required;
- Section 34-338(e)(2)c.3, for a rear yard setback of 20 feet, in lieu of 30 feet required;
- Section 34-338(e)(2)f. for 52.8% lot coverage on south units, and 49.2% on the north units, in lieu of 35% maximum;
- Section 34-338(e)(2)h., for an accessory structure (walkway) setback of 1 foot, in lieu of 5 feet required;

To allow for two new, two-family dwellings.

The Board *denied* the request.

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

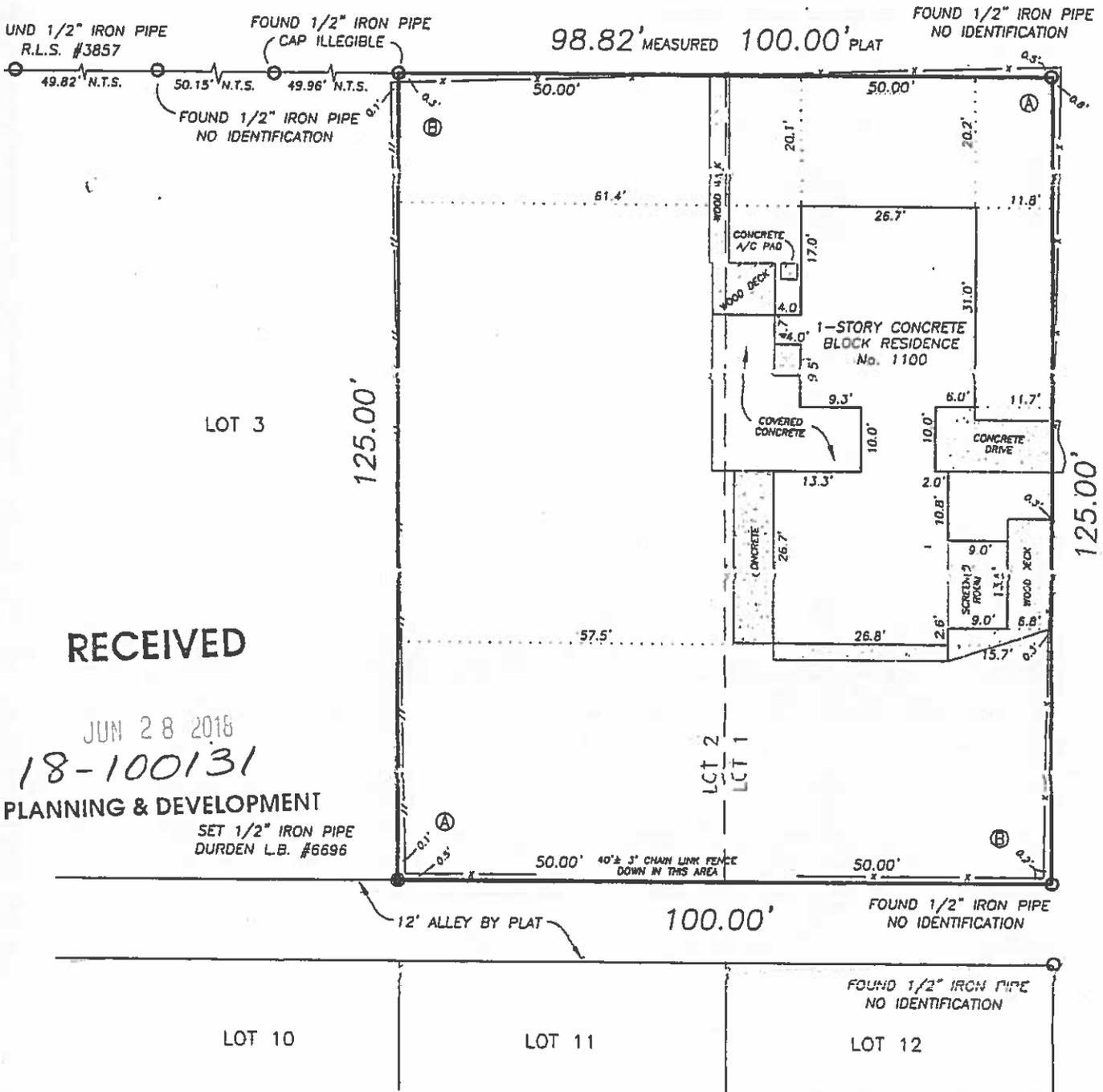
Sincerely,

George Knight
Building Official



MAP SHOWING BOUNDARY SURVEY OF:
LOTS 1 AND 2, BLOCK 115, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8,
13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

11TH AVENUE SOUTH
80' RIGHT-OF-WAY

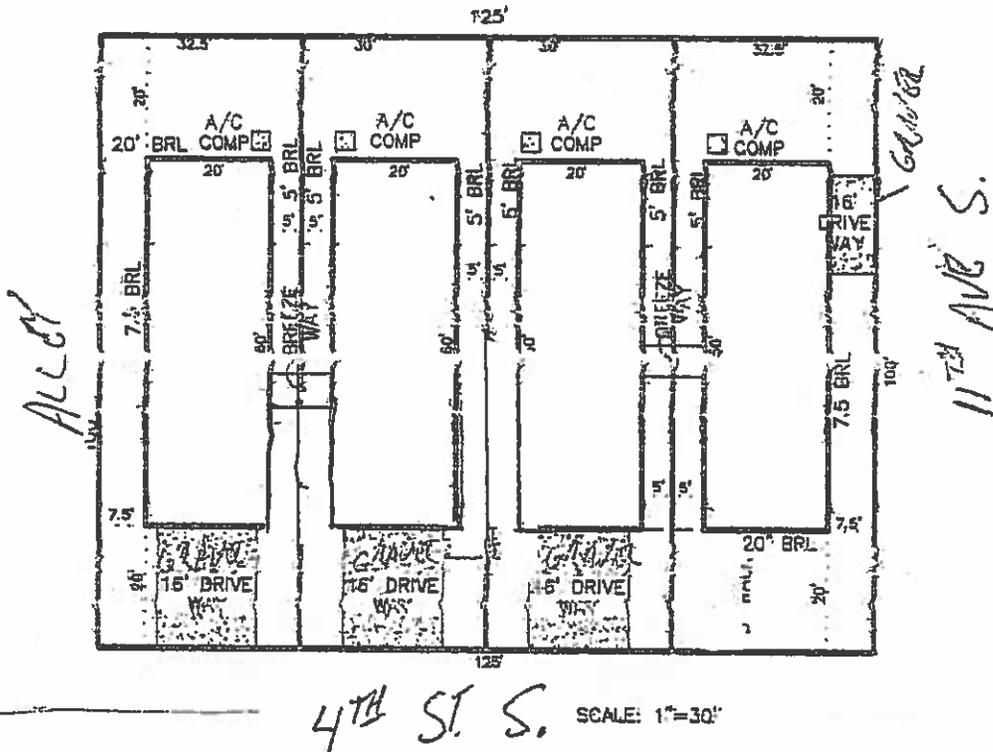


RECEIVED

JUN 28 2018
 18-100131
 PLANNING & DEVELOPMENT

SET 1/2" IRON PIPE
 DURDEN L.B. #6896

NOTES
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE
 RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120070,
 MAP/PANEL No. 12031C-0419-H, REVISED JUNE 3, 2013
 N.T.S. DENOTES NOT TO SCALE
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 115



LOT COVERAGE:

LOT SIZE: 12,500 S.F.

BUILDINGS: 4,800 S.F.

BREEZWAYS & PADS: 136 S.F.

TOTAL IMPERVIOUS: 4936 S.F.

% IMPERVIOUS: 39%

RECEIVED

JUN 28 2016

18-100131

PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 18-100132
HEARING DATE 8-21-2018

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

JUL - 2 2018

PLANNING & DEVELOPMENT

TAFIANA

APPLICANT INFORMATION

Applicant Name: ALEXANDER WANK & FRACA WANK Telephone: (678) 365-6058
 Mailing Address: 728 7th AVE N E-Mail: ALEXANDER.WANK@GMAIL.COM
JACKSONVILLE BEACH, FL 32250
 Agent Name: - Telephone: _____
 Mailing Address: - E-Mail: _____
 Landowner Name: - Telephone: _____
 Mailing Address: - E-Mail: _____

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

VARIANCE DATA

Street address of property AND Real Estate Number: 728 7th AVE N, JACKSONVILLE BEACH, FL 32250

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

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). we bought the house with the current carport in place, when checking for past variances, we only received attached in-accurate documentation by the previous owner. As a next step, we would like to enclose the carport and make it into a garage, including improvements to drainage etc. Our neighbors support our plans. Our lot is very small at only 50.00' wide, with only 6,250 sq. ft. total.

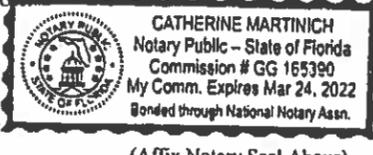
AFFIDAVIT

I, _____, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Alexander Wank ALEXANDER WANK 07/02/2018
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 2nd day of July, 2018 by Alexander Wank, who is personally known to me or has produced FLDL as identification

Catherine Martinich CATHERINE MARTINICH
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



(Affix Notary Seal Above)

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.1 for a front yard setback of 10' ± to 20' and (e)(1)c.2 for a sideyard setback of 2.3' ± to 7.5' to enclose an existing carport to convert to a garage.

↓

34-377 for 1 parking space in lieu of 2.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100132

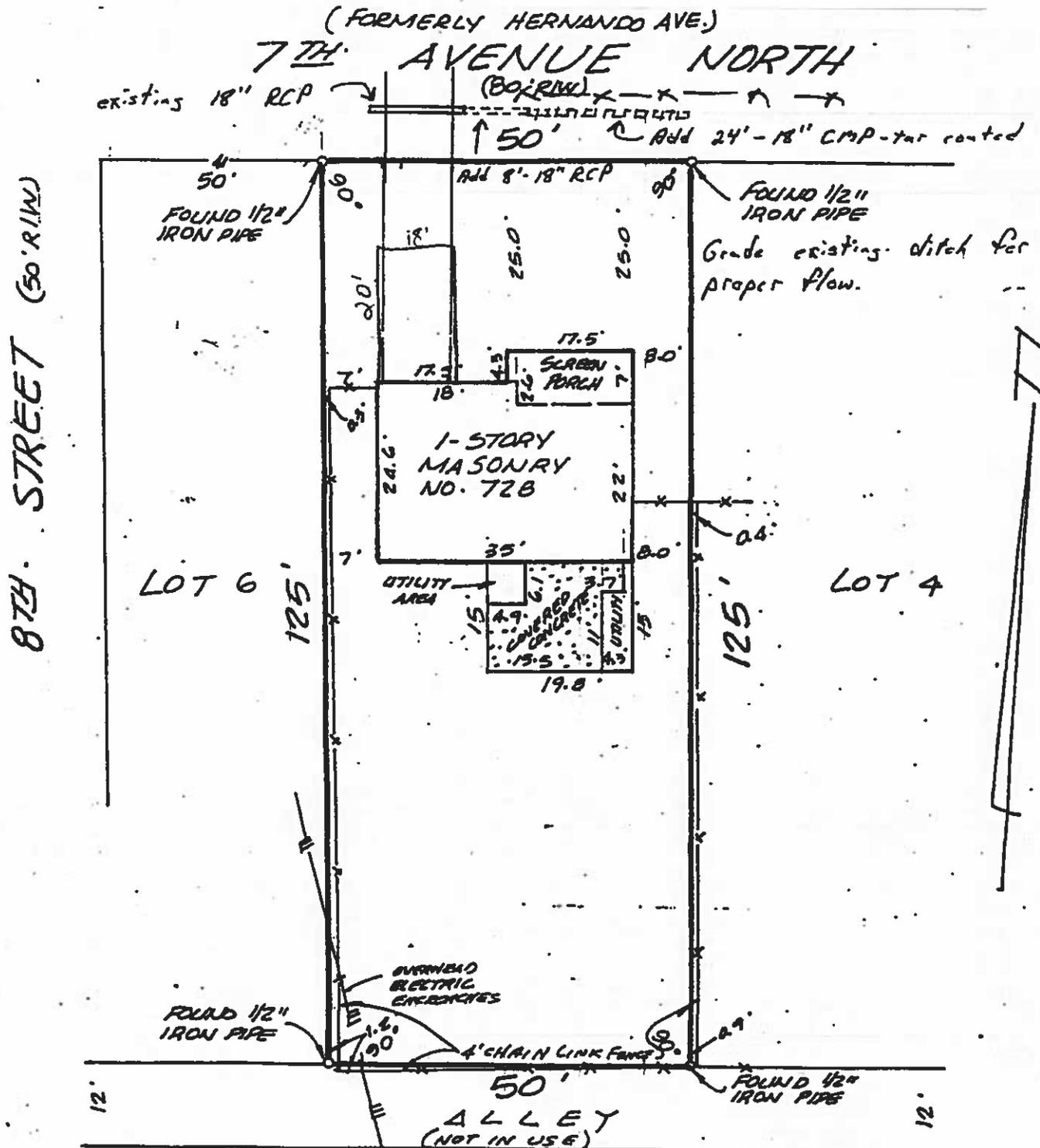
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUL - 2 2018</p>
Special circumstances and conditions do not result from the actions of the applicant.	No	<p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	<p>Several neighbors in the area do have garages and we are planning to improve the existing situation: looks, drainage, etc.</p>
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	

MAP SHOWING BOUNDARY SURVEY OF

LOT 5, BLOCK 78, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA AS RECORDED IN PLAT BOOK 5 PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



"NOTES"

- 1.) THE LAND SHOWN HEREON LIES IN FLOOD ZONE AXH AS PER FLOOD RATE INSURANCE MAP COMMUNITY PANEL NO. 120078 0001D DATED: 4-17-89
- 2.) ALL ANGLES ARE 90° DEGREES.
- 3.) ALL FENCES ARE 4" CHAIN LINK FENCE.

RECEIVED

JUL - 2 2018

18-100130

PLANNING & DEVELOPMENT
 1001 D YATES: AMERICAN

**CITY OF JACKSONVILLE BEACH, FLORIDA
APPLICATION FOR VARIANCE**

9/6
File No. 94-9164
Case No. 94-96

This form is intended for submittal, along with the required attachments, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. An application for a variance will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request. All applications for a variance shall be accompanied by a nonrefundable fee of \$100.00.

APPLICANT INFORMATION

Land Owner's Name: RON YATES Telephone No.: 241-7400

Mailing Address: 728 N. 7TH AVE
JACKSONVILLE BEACH, FL

Applicant's Name: RON YATES Telephone No.: 241-7400

Mailing Address: 728 N. 7TH AVE
JACKSONVILLE BEACH, FL

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent's Name: _____ Telephone No.: _____

Mailing Address: _____

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, if available:
728 N. 7TH AVE, JACKSONVILLE BEACH, FL

Legal Description of Property (Attach copy of deed):

JUL - 2 2018
18-100132
PLANNING & DEVELOPMENT

Current Zoning Classification: RS-2 Future Land Use Map Designation: _____

A boundary survey or plat of the land, prepared by a registered land surveyor, that shows the location of all existing improvements and includes all relevant setbacks from property lines, is required to be submitted as part of this application. The survey or plat must show all proposed additions or improvements added to the drawing, to scale, including all relevant setbacks.

Code section(s) from which a variance is requested: 9.3 in lieu of 20.

Sec. 34-337(e)(1)(c)(i) front yard

Reason for the variance request:
CARPORT ADDITION TO HOUSE MY \$20,000 VEHICLE, WITHOUT OBSTRUCTING THE VIEW FROM THE NEIGHBORS OR FROM THE TRAFFIC. THE CARPORT WILL NOT BE ENCLOSED.

Applicant's Signature Joel R. Yates Date of Application 8.1.94



City of Jacksonville Beach

904 / 249-2381

ELEVEN NORTH THIRD STREET

JACKSONVILLE BEACH, FLORIDA 32250

September 9, 1994

Mr. Ron Yates
728 N. 7th Avenue
Jacksonville Beach, FL 32250

RECEIVED

RE: Case # BOA-46-94
728 N. 7th Avenue

JUL - 2 2018

18-100132

PLANNING & DEVELOPMENT

Dear Mr. Yates:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. Tuesday, September 6, 1994 to consider your variance application.

As indicated in the application the variance requested was for a front yard setback of 9.3 feet in lieu of the 20 feet required to allow construction of a carport. Your request was granted as written.

You are required to obtain a building permit for this project. Please submit a building permit application along with two copies of your plans which shows construction detail and structural support, and two copies of your land survey to our office for review before you begin working on this project.

If you have any questions regarding this variance please feel free to call me at 904-247-6235.

Sincerely,

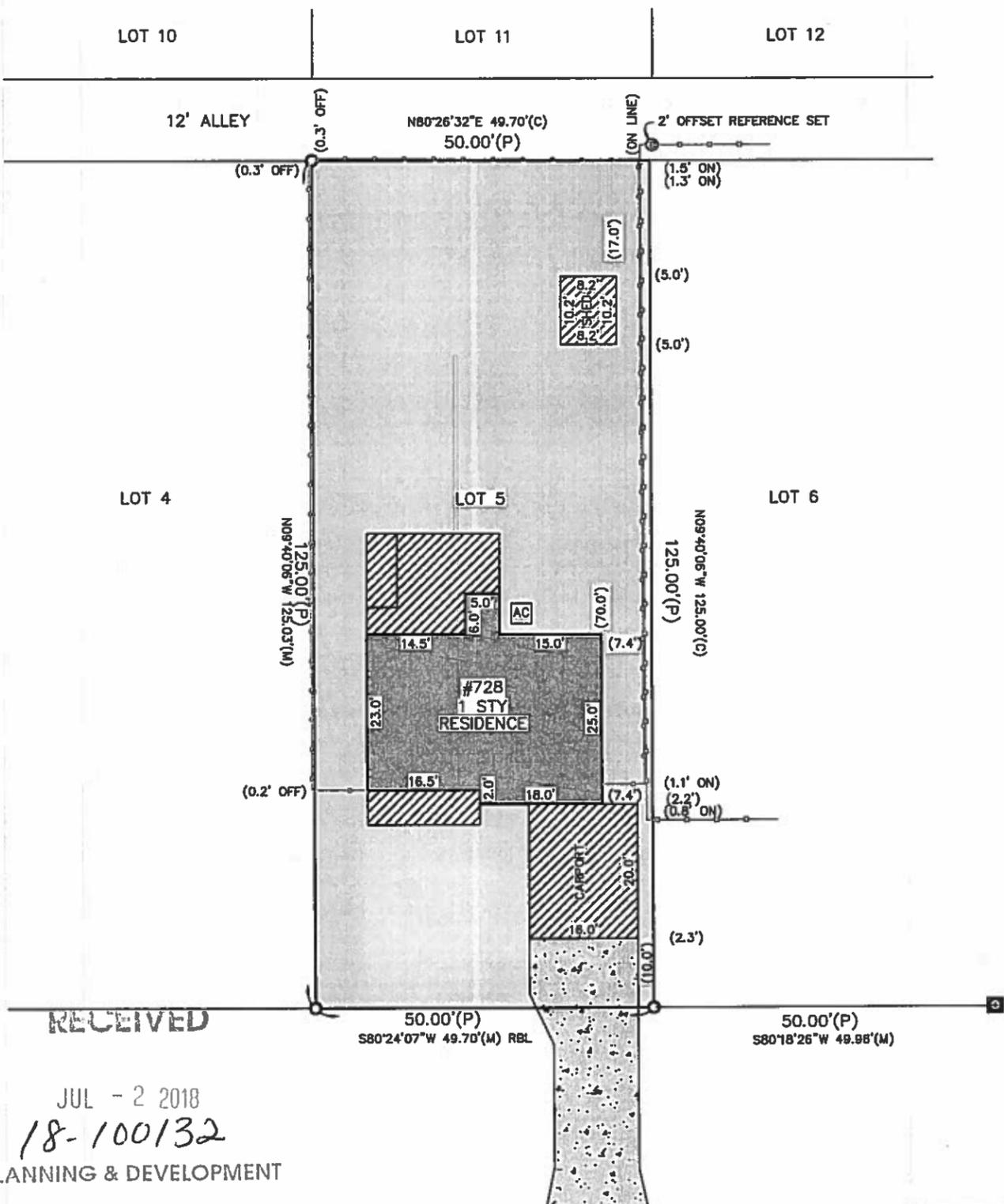
J. Lawrence Cooper, CEO
Building Official, City of Jacksonville Beach

JLC/ks:var-ap

This is a Double Sided Document

This is a Double Sided Document

This is a Double Sided Document



North 7th Avenue

(80' R/W 20' ASPHALT)
(HERNANDO AVENUE ON PLAT)

- = CONCRETE
- = YARD
- = COVERED OR ENCLOSED

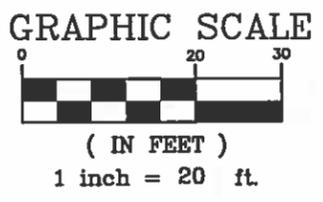
MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GRX2 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).



PLEASE SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, CERTIFICATIONS, FHA/VA WELL AND SEPTIC TANK DIMENSIONS (if applicable), LEGEND, SYMBOLS, ABBREVIATIONS, NOTES, SIGNATURE AND SEAL ETC.

SHEET 2 OF 2 ALONE DOES NOT CONSTITUTE A FLORIDA BOUNDARY SURVEY

PLAT HEREON CONTAINS NO ANGLES OR BEARINGS FOR COMPARISON TO FIELD MEASURED VALUES



Sheet 2 of 2

Boundary Survey # 042518.4 for Wank

Jacksonville Beach, FL June 29th, 2018
Alexander Wank
+1 678 365-6058
alexander.wank@icloud.com

VARIANCEW APPLICATION FOR CARPORT
AT 728 7TH AVE N, JACKSONVILLE BEACH, FL 32250

RECEIVED

JUL - 2 2018

18-100132

PLANNING & DEVELOPMENT

Dear City of Jacksonville Beach team,

My neighbors Tatiana Franca Wank and Alexander Wank living at
728 7th Avenue North
Jacksonville Beach, FL 32250

Are applying for a variance for their carport, which they also want to enclose in
the future. I have no objections to their plans and can state the carport has been
in the current position on the lot since at least: 15 years

I support their plan and think it will be a nice improvement to the neighborhood
and the curbside appeal.

My name is:

Greg Burghardt

I am fine w/ making area better

& more secure as it currently is a hazard
& drainage issue along street

My address is:

576 7th Ave

Jacksonville Beach, FL 32250



Jacksonville Beach, FL June 29th, 2018
Alexander Wank
+1 678 365-6058
alexander.wank@icloud.com

VARIANCEW APPLICATION FOR CARPORT
AT 728 7TH AVE N, JACKSONVILLE BEACH, FL 32250

Dear City of Jacksonville Beach team,

My neighbors Tatiana Franca Wank and Alexander Wank living at
728 7th Avenue North
Jacksonville Beach, FL 32250

Are applying for a variance for their carport, which they also want to enclose in
the future. I have no objections to their plans and can state the carport has been
in the current position on the lot since at least: *12 years*

I support their plan and think it will be a nice improvement to the neighborhood
and the curbside appeal.

My name is:

*Frances M Lamb
129 7th Ave North
JAX BCH 32250
904 294 2139*

My address is:

Jacksonville Beach, FL 32250

RECEIVED

JUL - 3 2018
18-100132
PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 18-100133
HEARING DATE 8-21-2018

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

JUL -5 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Ben & Stacy Chrisman Telephone: (904)654-8083
 Mailing Address: 115 1st Street South E-Mail: Indianaben@mac.com
Jacksonville Beach, FL 32250

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

Landowner Name: Same Telephone: _____
 Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property AND Real Estate Number: 115 1st Street South
 Legal description of property (Attach copy of deed): Block 11, Plat Book 3, Page 28, South Lot 2
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). We intend to tear down the existing house and build a new home in the same footprint, which is closer to the property lines than current codes. The total lot size to build is 62' x 32.75 with an 8'-9" EASEMENT on the north for neighbors house to the east. Existing variance 10-100119

AFFIDAVIT

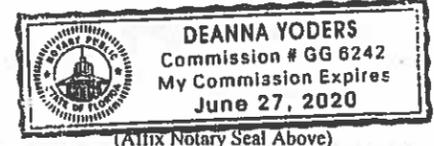
I, Ben Chrisman, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature] Ben Chrisman 5 July 2018
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 5 day of July, 2018 by Benjamin Chrisman who is personally known to me or has produced [Signature] as identification.

[Signature] Deanna Yoders
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: CBD/RS-3 Standards FLOOD ZONE: AO

CODE SECTION (S): Section 34-338(e)(1)c.1 for a front yard setback of 1.5' ILO 20' and (e)(1)c.2 for a southerly side yard setback of 2.5' ILO 5' minimum and total side yards of 10.8' ILO 15' required and (e)(1)c.3 for a rear yard setback of 1' ILO 30' required and (e)(1)e for 90.8% lot coverage ILO 35% maximum. To allow for re-construction of an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100133

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	Hardship of Re-Building on a Small Lot. The Existing House Re-Build will appear aesthetically
Special circumstances and conditions do not result from the actions of the applicant.		better than a remodel on add on. The new Footprint will be ≈ 62' x 22'.
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.		RECEIVED JUL - 5 2018 PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Currently Legally Non-Compliant to already have a house Footprint close to the Property Lines.
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	Will Re-Build the new House within the Existing proposed Footprint to the current Building Codes & Standards.

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

September 22, 2010

Ben Chrisman and Stacey Troehler
115 1st Street South
Jacksonville Beach, FL 32250

RE: BOA #10-100119
115 1st Street South

RECEIVED

JUL - 5 2010
18-100133
PLANNING & DEVELOPMENT

Dear Mr. Chrisman and Ms. Troehler:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, September 21, 2010 to consider your variance application.

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

- 34-338(e)(1)c.2, for 5 feet total for both side yards in lieu of 15 feet required and for a southerly side yard of 0 feet in lieu of 5 feet minimum; and
- 34-338(e)(1)c.3, for 1 a foot rear yard in lieu of 30 feet required

To allow for improvements to a single family dwelling.

The results of the meeting were:

- Approved

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

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

Sincerely,

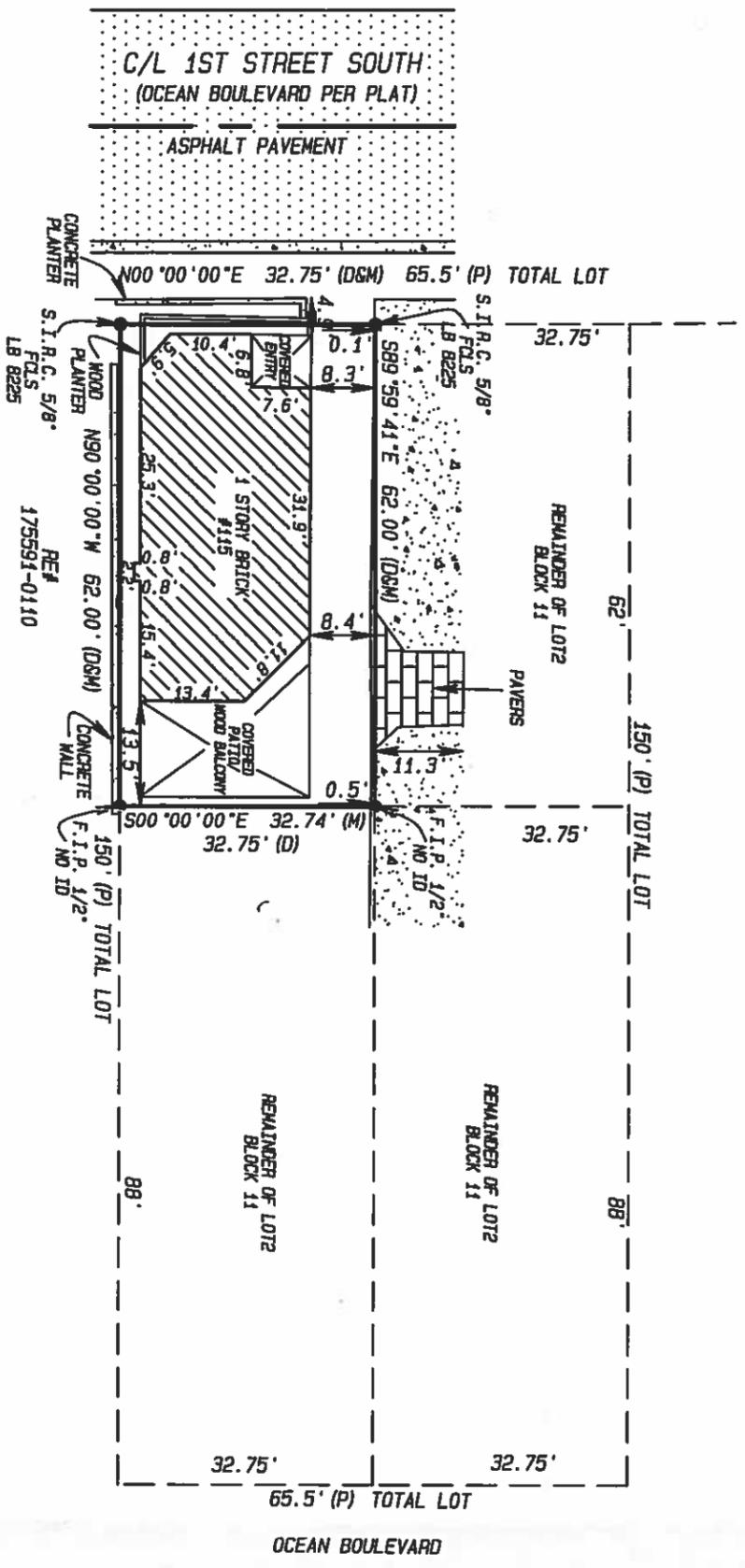
Jon Hays, CBO
Building Department

MAP OF BOUNDARY SURVEY

DESCRIPTION:

THE SOUTH 1/2 OF LOT 2 (EXCEPT THE EASTERLY 88 FEET), BLOCK 11, PABLO BEACH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SCALE: 1" = 30'



EXISTING

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CLYDE O. VAN KLEECK
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PLANNING & DEVELOPMENT

JUL - 5 2018
18-100133

RECEIVED



DO NOT APPLY WHICH ARE NOT SHOWN IN PUBLIC RECORDS OF SAID COUNTY.
IF
AND/OR MAN-MADE ITEMS INCLUDING BUILDING MATERIAL, OR PLASTIC UTILITY ON BLOCKS MAY BE ON

BEFORE
BLOCK 11, WAS

OTHER
IS SURVEY.

AGENCY
RECTIVE 06/03/2013,
TO LIE IN ZONE "A08X".

AN ABSTRACT,
INSURANCE.

US THEREOF
OTHERWISE.

OTHERWISE.

- (D) DEED
- P.I. POINT OF INTERSECTION
- A/C AIR CONDITIONING UNIT
- R RADIOS
- L ARC LENGTH
- PB PHONE BOX
- CB CABLE BOX
- EB ELECTRIC BOX
- OHE OVERHEAD ELECTRIC
- C.L.F. CHAIN LINK FENCE
- M.F. MOOD FENCE
- C.B. CHORD BEARING
- WM WATER METER
- MP MUD POLE
- C CURVE
- CONCRETE MONUMENT
- POINT OF CURVATURE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- CURB & GUTTER
- RIGHT OF WAY
- CENTERLINE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- FOUND PLAT

FIELD SURVEY DATE	
PLOT PLAN	BOUNDARY 06/28/2018
FORMBOARD	FOUNDATION
FINAL	

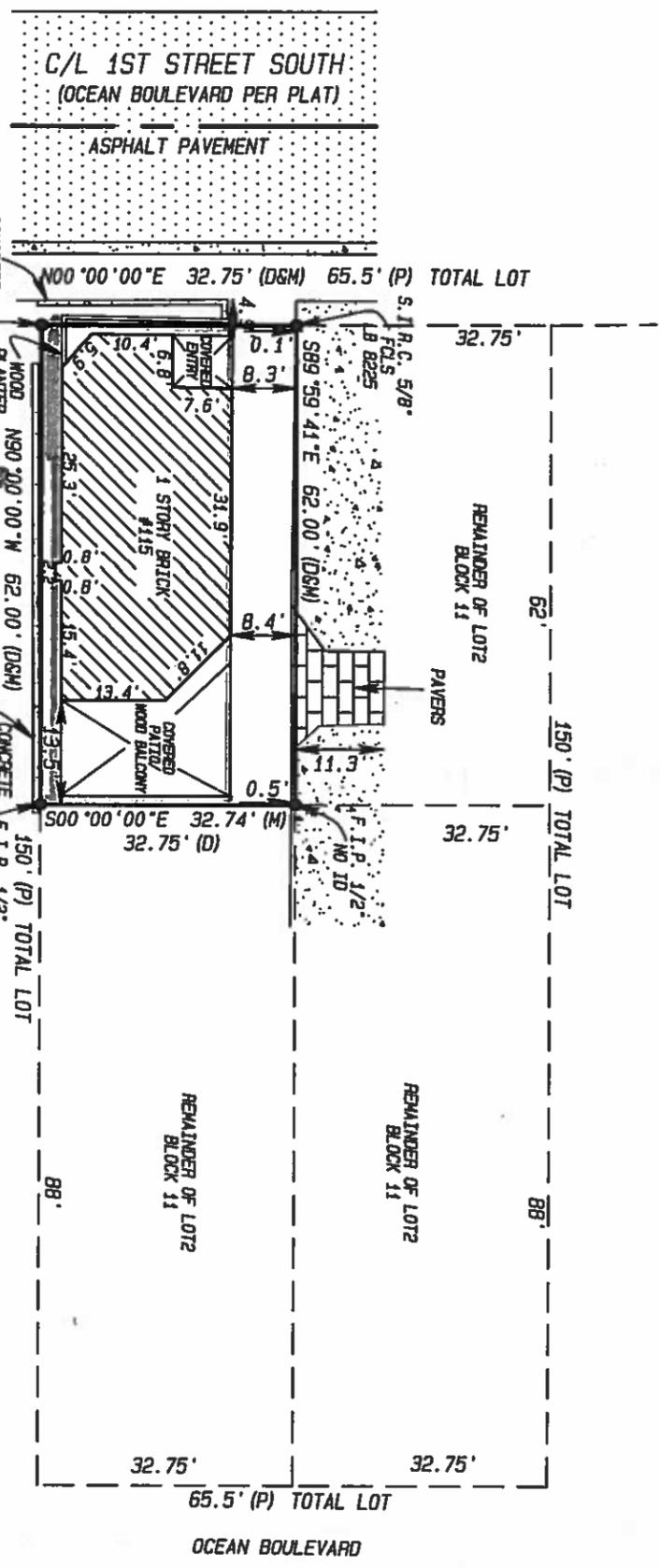
FIRST COAST LAND SURVEYORS, INC.
3161-4 ST JOHNS BLUFF ROAD S., JACKSONVILLE, FL. 32246
PHONE (904) 779-2062 FAX (904) 779-7784
CERTIFICATE NO. LB 8225
WWW.FIRSTCOASTLANDSURVEYING.COM

PROJECT INFORMATION	
ORDER NO:	28997
DRAWN BY:	KMP
REVIEWED BY:	HF
CHECKED BY:	VAN

MAP OF BOUNDARY SURVEY

DESCRIPTION:
 THE SOUTH 1/2 OF LOT 2 (EXCEPT THE EASTERLY 88 FEET), BLOCK 11, PABLO BEACH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SCALE: 1" = 30'



Proposed New House Foot Print
Square Off Corner

AND/OR MAN-MADE ITEMS
 INCLUDING: BUILDING MATERIAL,
 OR PLASTIC UTILITY
 ON BLOCKS MAY BE ON
 TP.
 NOT APPLY WHICH ARE NOT SHOWN
 IN PUBLIC RECORDS OF SAID COUNTY.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CLYDE O. VAN KLEECK
 FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546
 NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PLANNING & DEVELOPMENT
 18-100133

JUL - 5 2018

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- (D) DEED
- P.I. POINT OF INTERSECTION
- A/C AIR CONDITIONING UNIT
- R RADIUS
- L ARC LENGTH
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- CB CABLE BOX
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- C.I.F. CHAIN LINK FENCE
- M.F. MOOD FENCE
- C.B. CHORD BEARING
- MM MOOD METER
- WP WATER METER
- C CURVE

FIELD SURVEY DATE	
PLAT PLAN	06/28/2018
BOUNDARY	
FORMBOARD	
FOUNDATION	
FINAL	

FIRST COAST LAND SURVEYORS, INC.
 3161-4 ST JOHNS BLUFF ROAD S, JACKSONVILLE, FL. 32246
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 WWW.FIRSTCOASTLANDSURVEYING.COM

PROJECT INFORMATION	
ORDER NO:	28997
DRAWN BY:	KMP
REVIEWED BY:	HF
CHECKED BY:	VAN



APPLICATION FOR VARIANCE

BOA No. 18-100135
HEARING DATE 8-21-2018

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED
JUL - 6 2018

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Levi Frost Telephone: 814-329-0058
 Mailing Address: 1630 Tanglewood Rd E-Mail: Frost-Levi@gmail.com
Jacksonville Beach FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Levi Frost Telephone: 814-329-0058
 Mailing Address: 1630 Tanglewood Rd E-Mail: Frost-Levi@gmail.com
Jacksonville Beach FL 32250

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

VARIANCE DATA

RE # 178512-0000

Street address of property AND Real Estate Number: 1630 Tanglewood Rd Jacksonville Beach 32250
 Legal description of property (Attach copy of deed): Lot 16 Block 13 Ocean forest Unit 3
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). We have a sub standard size lot and we are looking to add extra storage space.

AFFIDAVIT

I, Levi Frost, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Levi Frost APPLICANT SIGNATURE Levi Frost PRINT APPLICANT NAME 7-6-18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6th day of July, 2018 by Levi Frost, who is personally known to me or has produced FL Driver license as identification.

[Signature] NOTARY PUBLIC SIGNATURE Chandram Medford PRINT NOTARY NAME CHANDRA M. MEDFORD
 Commission No. FF 986250
 Expires December 21, 2018
 Notary Public State of Florida
 (Affix Notary Seal Above)

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 36.2% lot coverage 210 35% to add a shed to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100135

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.

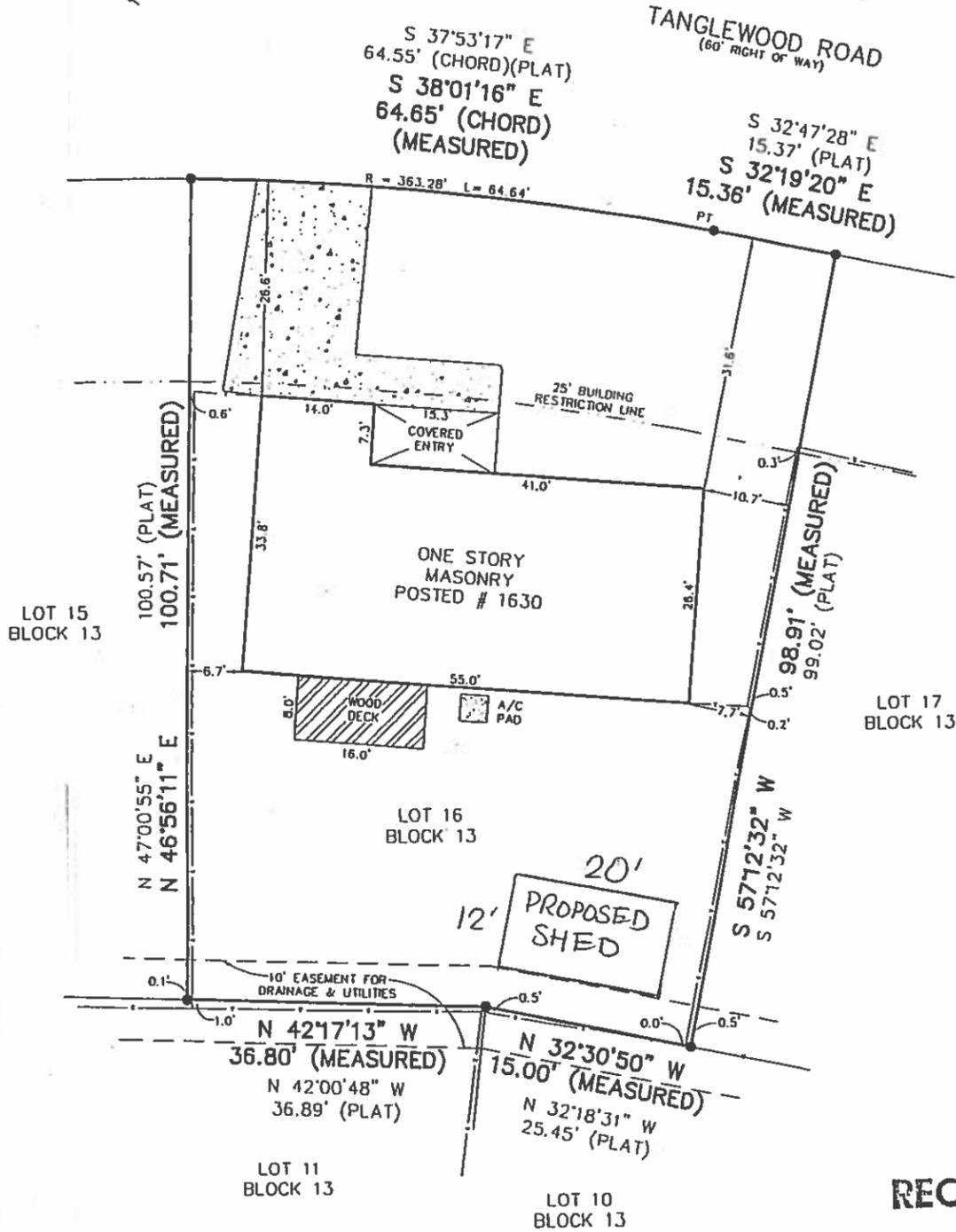
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	Sub standard lot size
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Purchased the lot as is.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	Others have been granted similar variances.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Others have been granted similar variances.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">JUL - 6 2018</p> <p style="text-align: right;">PLANNING & DEVELOPMENT</p>
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	

Proposed

MAP SHOWING BOUNDARY SURVEY OF LOT 16, BLOCK 13, OCEAN FOREST UNIT THREE, AS RECORDED IN PLAT BOOK 29, PAGES 33, 33-A AND 33-B, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
LEVI JAMES FROST
CBC NATIONAL BANK
AMERICA'S CHOICE TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY



RECEIVED

JUL - 6 2018
18-100135
PLANNING & DEVELOPMENT

LEGEND:

- = 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
- X- = FENCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- (with dots) = CONCRETE

	Ray Thompson SURVEYING, Inc. <i>Going the DISTANCE for You</i> 1825 University Boulevard West Jacksonville, Florida 32217 (Phone) 904-448-5125 (Fax) 904-448-5178		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION								
	REVISIONS														
DATE	DESCRIPTION														
JOB # 30246	DATE OF FIELD SURVEY: 06-23-16	SCALE: 1" = 20'													
NOTES: 1: BEARINGS ARE BASED ON THE PLAT BEARING OF S 57°12'32" W ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SUBJECT PARCEL. 2: BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP. DATED: JUNE 3, 2013, COMMUNITY NUMBER: 120078 PANEL 0416.H. 3: 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. 4: 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 472.021, FLORIDA STATUTES. RAYMOND THOMPSON REGISTERED SURVEYOR AND MAPPER # 6146 STATE OF FLORIDA LICENSE # 18183 NO. 7469													
LAND SURVEYS ○	CONSTRUCTION SURVEYS ○	SUBDIVISIONS ○													



APPLICATION FOR VARIANCE

BOA No. 18-100140
HEARING DATE 8-21-2018

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

APPLICANT INFORMATION

Applicant Name: Coastal oaks Construction Telephone: 904 206 9999
 Mailing Address: 3010 3rd Street S E-Mail: Ryan@CoastalOaksConstruction.com
JACKSONVILLE BEACH, FL 32250
 Agent Name: Greg Barnett Telephone: 904 229-6622
 Mailing Address: 3010 3rd Street S E-Mail: Greg@CoastalOaksConstruction.com
JACKSONVILLE BEACH, FL 32250
 Landowner Name: Sula Russell Telephone: _____
 Mailing Address: 4810 HANOVER AVE E-Mail: _____
RICHMOND VA 23226

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 Real Estate Number: 438 Lower 8th Ave S 176394 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). _____

see attached

RECEIVED

AFFIDAVIT

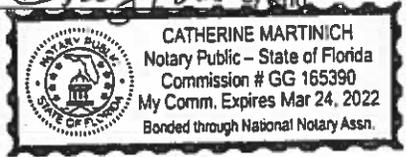
I, GREG BARNETT, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

JUL 10 2018

APPLICANT SIGNATURE: [Signature] PRINT APPLICANT NAME: Greg Barnett DATE: 7/10/18
 STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 10th day of July, 2018 by Greg Barnett
 is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-337 (c)(i)e. for 39% lot coverage ILO 35% for a new single family dwelling.

AUTHORIZATION FOR THIRD PARTY REPRESENTATION
(Owner's Property)

This Agreement is made and entered into by and between Coastal Oaks Investment Properties Inc, a Florida Limited Liability Company, whose address is 3010 3rd St S Unit C Jacksonville Beach Fl 32250 ("Buyer") and Julia Russell Whose address is 4810 Hanover Ave Richmond Va 23226 ("Owner").

If Owner is married, both husband and wife must be parties to this Agreement.

This Agreement is for the authorization by the Owner to the Buyer to apply for a land variance for the property listed as

438 Lower 8th ave S
Jacksonville Beach Fl 32250
1763940000

RECEIVED

JUL 11 2018
18-100140
PLANNING & DEVELOPMENT

WITNESSETH:

WHEREAS, Owner is desirous of entering into this Agreement,

WHEREAS, Buyer is in the business of constructing single family residential dwellings;

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements herein contained, Buyer and Owner hereby agree as follows:

I have carefully read and reviewed its terms, and I agree to its provisions.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year as set forth below.

"Buyer"

"Owner"

COASTAL OAKS INVESTMENT PROPERTIES INC a Florida
corporation

By: CAROL BARNETT
Print Name:
Its: MANAGER

July 11, 2018
Date

Julia V. Russell
Owner
Eric Russell - Attorney in Fact
Owner
11 July 2018
Date

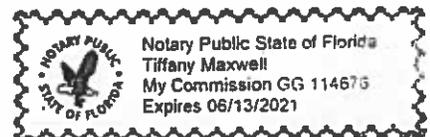
Sworn to and subscribed before me

This 11 day of July, 2018.

Tiffany Maxwell

(Notary Signature)

Print Name:
Personally known X or



Variance Application for 438 Lower 8th ave S

Hardship—The lot located at 438 Lower 8th Ave S is considered a substandard lot covering 5,000 Sq ft (50x1100) Vs a standard lot of 7,500 Sq Ft. We are proposing to build a new single family residence with room for an in ground pool on the property and are requesting a lot coverage increase to 1950 sq ft or 39%

RECEIVED

JUL 10 2018

18-100140

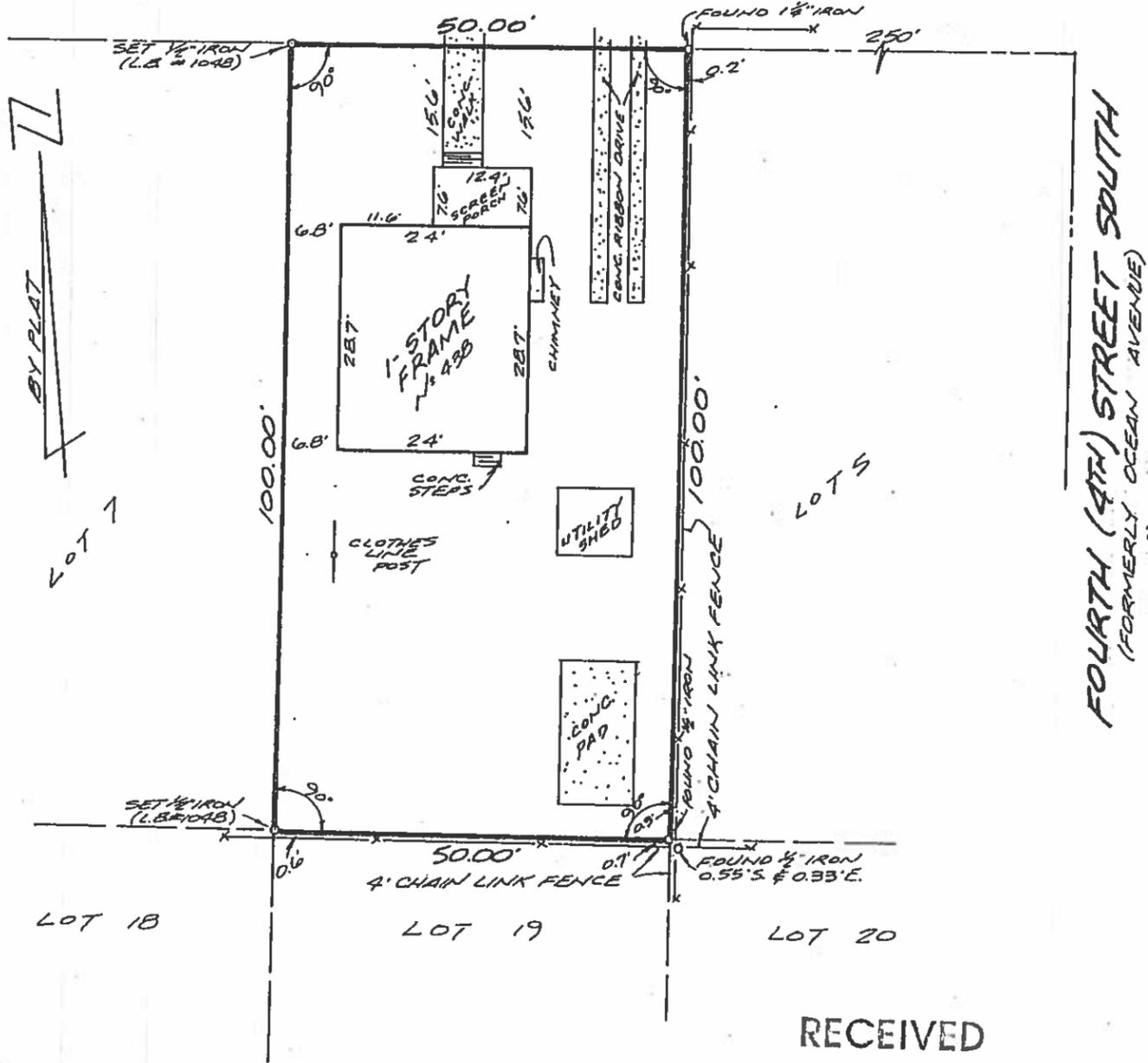
PLANNING & DEVELOPMENT

MAP SHOWING SURVEY OF

LOT 6, BLOCK 4, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR: CHRISTINE WALSH.

LOWER EIGHTH (8TH) AVENUE SOUTH
(FORMERLY BRENZER STREET)
50'R/W



RECEIVED

THIS IS A BOUNDARY SURVEY.
NO BUILDING RESTRICTION LINE BY PLAT.
THIS PROPERTY LIES IN FLOOD ZONE 'C', WHICH
IS IN THE AREA OF MINIMAL FLOODING.

JUL 11 2016
18-100140
PLANNING & DEVELOPMENT

**H. A. DURDEN
& ASSOCIATES INC.**
LAND SURVEYORS
Post Office Box 50670
830 Beach Boulevard
Jacksonville Beach, Florida 32260

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.07 Florida Statutes.

Henry M. Sigamore
REGISTERED SURVEYOR NO. 4177 FLA.

SIGNED OCTOBER 14 19 85

SCALE: 1"=20'

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.



APPLICATION FOR VARIANCE

BOA No. 18-100152
HEARING DATE 8-21-18

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

AUG - 2 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: COASTAL CONSTRUCTION COMPANY, LLC Telephone: 904-303-3526
 Mailing Address: 404 N. HARBOR LIGHTS DR. E-Mail: buildingbycoastal@gmail.com
PONTE VEDRA, FL 32081
 Agent Name: PETER W. SCHWAB Telephone: 904-303-3526
 Mailing Address: 404 N. HARBOR LIGHTS DR. E-Mail: buildingbycoastal@gmail.com
PONTE VEDRA, FL 32081
 Landowner Name: RENEE BOURGEOIS Telephone: 904-303-3526
 Mailing Address: 404 N. HARBOR LIGHTS DR. E-Mail: buildingbycoastal@gmail.com
PONTE VEDRA, FL 32081

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 Real Estate Number: 4045 PALM WAY, JACKSONVILLE BEACH, FL 32250 ^{PARCEL # 181365.0000} ^{0020 NEW} ^{Let}
 Legal description of property (Attach copy of deed): LOT 18, BLOCK 11 OCEAN TERRACE PB10, Pg 2 DUFAL COUNTY
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). APPLICANT IS REQUESTING A CHANGE IN THE SETBACKS FROM 7 1/2' ON THE NORTH SIDE AND 7 1/2' ON THE SOUTH SIDE TO NEW SETBACKS OF 5' ON THE NORTH SIDE AND 10' ON THE SOUTH SIDE. STRUCTURE IS THE SAME STRUCTURE PREVIOUSLY APPROVED BY THE BOARD FOR A VARIANCE.
THANK YOU.

AFFIDAVIT

I, PETER W. SCHWAB, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Peter W. Schwab
APPLICANT SIGNATURE

PETER W. SCHWAB
PRINT APPLICANT NAME

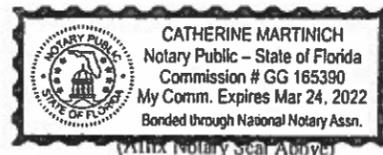
8/1/18
DATE

STATE OF FLORIDA, COUNTY OF DUVAL

Sworn to and signed before me this 2nd day of August, 2018 by Peter W. Schwab, who is personally known to me or has produced _____ as identification.

Catherine Martinich
NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
PRINT NOTARY NAME



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) & 2, for a northerly side yard setback of 5' ILO 10' required, for a new single family dwelling.



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BOA No. 18-100152
HEARING DATE 8-21-18

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AUG - 2 2018

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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

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Peter W. Schwab
APPLICANT SIGNATURE

PETER W. SCHWAB
PRINT APPLICANT NAME

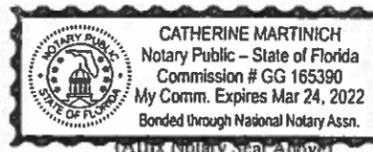
8/1/18
DATE

STATE OF FLORIDA, COUNTY OF DUVAL

Sworn to and signed before me this 2nd day of August, 2018 by Peter W. Schwab, who is personally known to me or has produced _____ as identification.

Catherine Martinich
NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
PRINT NOTARY NAME



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) & 2, for a northerly side yard setback of 5' ILO 10' required, for a new single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100152

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	NO	
Special circumstances and conditions do not result from the actions of the applicant.	NO.	APPLICANT USED THE WRONG SETBACK INFORMATION WHEN LAYING OUT THE HOUSE FOR CONSTRUCTION. I USED 5' ON THE NORTH AND 10' ON THE SOUTH IN COMPLIANCE.
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.	LOT 17 TO THE SOUTH OF THIS PROPERTY (LOT 18) HAS BEEN APPROVED USING THE SAME SETBACKS THAT NOW EXIST ON LOT 18
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	LOT 17 TO THE SOUTH OF THIS LOT 18 ALREADY HAS THE SAME SETBACKS THAT I AM REQUESTING FOR LOT 18.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	RECEIVED
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	AUG 2 2018 BOARD PLANNING & DEVELOPMENT

COASTAL CONSTRUCTION COMPANY, LLC

404 N Harbor Lights Drive
Ponte Vedra Beach, FL 32081

Phone: (904) 303-3526
Fax: (904) 819-9202

To: Board of Adjustment

From: Peter Schwab

Re: Setback Variance for 4045 Palm Way, Jacksonville Beach, Fl.

Members,

I recently built a new home at the above referenced address and at the time of laying out the home at the site, I incorrectly used the setback guidelines approved for lot 17 in laying out the house on lot 18. The approved setbacks for lot 18 were 7.5' on the north side and 7.5' on the south side. The setbacks I used in laying out the house are 5' on the north side and 10' on the south side, which are the same setbacks that exist in lot 17 which were approved in a prior variance request. I apologize for the mistake. I do not believe that the approval of this request will create a hardship for anyone. I appreciate the boards consideration in this matter.

Respectfully,



Peter W. Schwab

Coastal Construction Company, LLC

RECEIVED

AUG - 2 2018

18-100152

PLANNING & DEVELOPMENT



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4628 9606

August 19, 2016

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

www.jacksonvillebeach.org

Ms. Renee (McCuller) Bourgeois
4045 Palm Way
Jacksonville Beach, FL 32250

RE: BOA# 16-100128
4037 Palm Way
(Lot 18, Block 11, *Ocean Terrace*)

Dear Ms. Bourgeois,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 16, 2016, 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:

- 34-336(e)(1)c.2, for side yards of 7.5 feet each in lieu of 10 feet required and
- 34-336(e)(1)e, for 41.4% lot coverage in lieu of 35% maximum

To allow for construction of a new single family dwelling and swimming pool.

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,

William C. Mann III, AICP
Planning and Development Director



RECEIVED

AUG - 2 2016
18-100/52
PLANNING & DEVELOPMENT

PERMIT # 17-2030



RECEIVED

AUG - 2 2018

18-100152

OCEAN TERRACE SOUTH BEACH
(Plat Book 67, pages 143 - 148)

ADDITIONAL NOTES:
1) AT THE TIME OF THIS SURVEY, WAS PERFORMED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE(S): "X" (UNSHADED) NAVD '88 DATUM, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY CITY OF JACKSONVILLE BEACH, COMMUNITY No. 12067B, MAP NUMBER 12031CD418H, WITH AN EFFECTIVE DATE OF JUNE 03, 2013.

ANY PERSON, FIRM, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS SURVEY TO MAKE A FLOOD DETERMINATION SHOULD BE AWARE THAT THE DETERMINATION PROVIDED BY THIS FIRM IS PROVIDED AS A COURTESY, AND THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY, FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF SJ-17, FLORIDA ADMINISTRATIVE CODE.
FURTHER MORE, SINCE THE TIME OF THIS SURVEY, THIS FLOOD DETERMINATION MAY HAVE BEEN SUPERSEDED BY EITHER: (a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, (b) A LETTER OF MAP REVISION (LOMAR), OR (c) A LETTER OF MAP REVISION BASED ON FILL (LOMAR-F), ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

A LOCAL GOVERNMENTAL AGENCY (CITY AND/OR COUNTY) MAY HAVE A DIFFERENT INTERPRETATION OF THE LOCATION OF THE FLOOD ZONE, AND THE GOVERNMENTAL AGENCY LOCATION MAY BE USED BY THE BODY OF POLITIC, IN ORDER FOR PERMITS, CERTIFICATES OF OCCUPANCY, AND/OR FLOOD INSURANCE POLICIES.

2) THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SURVEY, AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEY AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SURVEY SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) ANGLES SHOWN HEREON ARE BASED ON ANGLES TURNED IN THE FIELD BETWEEN EXISTING MONUMENTATION FOUND, THERE ARE NO BEARINGS SHOWN ON THE RECORD PLAT.

4) MEASUREMENTS FOR THE ACTUAL STRUCTURE AND ALSO FROM FROM THE STRUCTURES FRONT AND SIDES, ARE TO THE FOUNDATION WALL, AND NOT TO THE BUILDING WALL.

MAP SHOWING BOUNDARY SURVEY OF
LOTS 18, BLOCK 11

OCEAN TERRACE

AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

Certified to:

Nathan Aydelette and Patricia Aydelette;
Crockett Law P.L.L.;
Old Republic National Title Insurance Company;
LendSure Mortgage Corp.

BLOCK 11, OCEAN TERRACE
(Plat Book 10, page 2)

RECEIVED

JUL 31 2018

PLANNING & DEVELOPMENT

(Now known as) PALM WAY
POINCIANNA BOULEVARD (Plat)

JULY 27, 2016/FINAL SURVEY, JOB No. 44075, F.D. 597, PAGE 12

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES:

LEGEND		DATE
□	DENOTES CONCRETE MONUMENT	AUGUST 2, 2016
x-x	DENOTES FENCE	SCALE
○	DENOTES 1/2" IRON PIPE SET (AS NOTED)	1" = 20'
●	DENOTES IRON PIPE FOUND (AS NOTED)	JOB NO.
x	DENOTES CROSS CUT	42274
		P. BOOK(S)
		488
		PAGE(S)
		23
		COMPUTER FILE NAME
		42274 OCEAN TERRACE.DWG

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY			
P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	W.F.	WIRE FENCE
P.O.B.	POINT OF BEGINNING	C.L.F.	CHAIN LINK FENCE
P.O.R.	POINT OF REVERSE CURVATURE	W.P.F.	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W/	WITH
P.C.C.	POINT OF COMPOUND CURVE	O.H.L.	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH=	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
P.B.	PAGE	I.P.	IRON PIPE
D.R.L.	BUILDING RESTRICTION LINE	C.C.C.	CONCRETE

A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LD 6664
 PROFESSIONAL LAND SURVEYORS
 5047 LUELLA STREET
 JACKSONVILLE, FLORIDA 32207
 OFFICE: (904) 346-1755
 FAX: (904) 346-1756

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER SJ-17.0, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.017, FLORIDA STATUTES.

[Signature]
 JONATHAN B. BOWAN, STATE OF FLORIDA,
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

