



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Revised Agenda

### Board of Adjustment

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Tuesday, March 5, 2019

7:00 PM

Council Chambers

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#### 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

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

Alternates: Lucas Snyder  
Gary Cater

#### EX-PARTE COMMUNICATION

#### APPROVAL OF MINUTES

February 19, 2019

#### CORRESPONDENCE

None

#### OLD BUSINESS

None

#### NEW BUSINESS

- a. **Case Number:** **BOA 19-100003**  
**Owner:** 308 THIRD STREET SOUTH, LLC  
**Applicant:** MME FLORIDA, LLC  
**Agent:** Tara Tedrow, Esquire  
**Property Address:** 308 South 3<sup>rd</sup> Street  
**Parcel ID:** 175802-0000  
**Current Zoning:** C-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-342(e)(3)b., for a corner side yard setback of 0 feet, in lieu of 10 feet minimum, for an existing building; and 34-373(c) for a maneuvering space of 10.8 feet, in lieu of 23 feet required, and 34-373(d) for a parking area setback of 0 feet, in lieu of 5 feet required; for existing non-conforming parking (7 existing spaces), all to allow for substantial improvements to an existing non-conforming commercial property, for property legally described as Parcel 1: The South 68 feet of the North 98 feet of Lot 1, Block 34, Pablo Beach South and the South 27 feet of Lot 1, Block 34, Pablo Beach South. Parcel 2: Lot 2, Block 34, Pablo Beach South Parcel 3: Lot 3, Block 34, Pablo Beach South, Parcel 4: Lot 4, Block 34, Pablo Beach South.  
**Miscellaneous Info:** No previous variance requests, two previous conditional use requests (PC#18-95, PC# 29-18).

Notes: \_\_\_\_\_

- b. **Case Number:** **BOA 19-100005**  
**Applicant/Owner:** Conan M. Herring  
**Property Address:** 1503 North 8<sup>th</sup> Street  
**Parcel ID:** 175169-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-336(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; 34-336(e)(1)g., for an accessory structure setback of 3 feet in lieu of 5 feet required; 34-373(d) for a parking area setback of 1.5 feet in lieu of 5 feet required; all to allow a shed, a driveway expansion, and a pool addition to an existing single-family dwelling, for property legally described as Lot 7, Block 1, *Beach Homesites Unit 3.*  
**Miscellaneous Info:** No previous variance requests.

Notes: \_\_\_\_\_

- c. **Case Number:** **BOA 19-100006**  
**Applicant/Owner:** Richard Johnson and Angela Tekin  
**Agent:** Casa Design Build Management, Chad Whitman  
**Property Address:** 616 North 5<sup>th</sup> Street  
**Parcel ID:** 174209-0100  
**Current Zoning:** RS-2  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-337(e)(1)e., for lot coverage of 41%, in lieu of 35% maximum; for a driveway and patio additions to a new single-family dwelling, for property legally described as *North ½ of Lots 7, 8, and 9, Block 66, Pablo Beach North Replat.*  
  
**Miscellaneous Info:** No previous variance requests.

Notes: \_\_\_\_\_

- d. **Case Number:** **BOA 19-100007**  
**Applicant/Owner:** LeRoy H. Stecker, III  
**Property Address:** 1200 North 2<sup>nd</sup> Avenue  
**Parcel ID:** 177704-0010  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)**  
34-336(e)(1)e., for 48.1% lot coverage, in lieu of 35% maximum; 34-336(e)(1)g., for an accessory structure setback of 4 feet in lieu of 5 feet required; to allow the addition of a paver patio and pergola to an existing single-family dwelling, for property legally described as Lot 7, Block 3, *Pine Grove Unit 1.*  
  
**Miscellaneous Info:** One previous variance request (BOA# 13-100117).

Notes: \_\_\_\_\_

- e. **Case Number:** **BOA 19-100011**
- Applicant/Owner: Ossi Investments, LLC, Jack Ossi
- Property Address: 344 St. Augustine Boulevard
- Parcel ID: 180553-0100
- Current Zoning: RS-2/CPO
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**  
 34-337(e)(1)e., for 43.5% lot coverage, in lieu of 35% maximum; 34-337(e)(1)g., for an accessory structure (pool) setback of 2 feet in lieu of 5 feet required; to allow construction of a new single-family dwelling, for property legally described as *Proposed Lot 1, South Beach Village West aka Rio Beach (Unrecorded Plat) (Lots 8,9,10,13, and Part of Lots 14 & 15, Block 11, Replat of Atlantic Shores, Unit 1, Plat Book 14, pages 39-40, of Duval County)*.
- Miscellaneous Info: Two previous variance request (BOA#13-100189; BOA#14-100207).

Notes: \_\_\_\_\_

**PLANNING DEPARTMENT REPORT** The next scheduled meeting is **Wednesday, March 20, 2019.**

There are four (4) 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.*



Ms. Osewalt questioned the agent whether the property today is for single-family or two-family use, since previous variances for this property were requested for multi-family, yet this variance request is for single-family use. The agent and the property owner, William Kilgannon, 202 25<sup>th</sup> Avenue South, Jacksonville Beach, stated they are unsure which use it is assigned. The current square footage of the lot is 3,269 square feet, and the total impervious area is 2,354 square feet. The property has been existing as is for at least sixteen years. Ms. Osewalt stated 72% lot coverage is rarely granted by the Board and asked whether there can be any reductions in property size. Mr. Phillips reiterated there would be no additions to lot coverage once the leak is fixed and the concrete is replaced.

Mr. Knight commented the property was originally developed for multi-family use, which allows 65% lot coverage, according to RM-2 zoning. Its use was later changed to single-family, and has created this obstacle. Discussion ensued regarding the history of the property and allowed lot coverage. Mr. Cummings consulted the agent regarding specific changes that can be made to reduce the lot coverage.

**Public Hearing:**

No one came before the Board to speak about this case.

Mr. Reddington closed the public hearing.

**Discussion:**

Mr. Moreland commented since the lot coverage issue was not addressed in 2003 when the last variance was granted, this property can be approved for 72% lot coverage.

**Motion:** It was moved by Mr. Moreland to approve BOA# 19-100001, as presented and discussed, for meeting the criteria for reasonable use of property.

**Motion failed due to lack of a second.** Mr. Cummings commented he feels uncomfortable granting the homeowner 72% lot coverage and believes it can be lowered to 65%. Mr. Knight commented due to the small lot size and its width, the property can reach 65% lot coverage with simple adjustments.

**Motion:** It was moved by Mr. Cummings, and seconded by Ms. Osewalt, to approve BOA# 19-100001, as presented and discussed, for 65% lot coverage, in lieu of 35% maximum, and everything else as described, based upon the Land Development Code.

**Roll Call Vote:** Ayes –Scott Cummings, John Moreland, Sylvia Osewalt, Gary Cater, and Francis Reddington

The motion was approved unanimously.

**(B) Case Number: BOA 19-100002**

**Applicant/Owner:** Lilyan V. Fleming  
**Agent:** Howard Fleming  
**Property Address:** 1602 North 7<sup>th</sup> Street

**City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e.**, for 40.7% lot coverage, in lieu of 35% maximum; to allow existing improvements that exceeds permitted work to remain at an existing single-family dwelling, for property legally described as Lot 1, Block 8, *Surf Park Unit One*.

**Owner:** Mr. Fleming stated the property exists as is since the time of its construction in 1953, and it exceeds the lot coverage maximum according to the Land Development Code. Ms. Osewalt commented the lot is already substandard. Board members and homeowner discussed the history of changes made to the property. Mr. Knight stated the owner replaced the old concrete with new brick pavers.

**Public Hearing:**

No one came before the Board to speak about this case. Mr. Reddington closed the public hearing.

**Discussion:**

There was no further discussion regarding this case.

**Motion:**

It was moved by Ms. Osewalt, and seconded by Mr. Moreland, to approve BOA# 19-100002, as applied and discussed tonight, because it meets all the requirements of the standards.

**Roll Call Vote:**

Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, Gary Cater, and Francis Reddington

The motion was approved unanimously.

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, March 5, 2019**. There are five (5) scheduled case.

**ADJOURNMENT**

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

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date



# APPLICATION FOR VARIANCE

BOA NO. 19-100003  
HEARING DATE 3-5-2019

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

JAN 10 2019

RECEIVED

### APPLICANT INFORMATION

Applicant Name: MME FLORIDA, LLC Telephone: PLANNING & DEVELOPMENT  
 Mailing Address: 106 E College Ave, Suite 810 E-Mail: \_\_\_\_\_  
Tallahassee, FL 32301  
 Agent Name: Tara Tedrow, Esquire Telephone: (407) 418-6361  
 Mailing Address: 215 N. Eola Drive E-Mail: Tara.Tedrow@lowndes-law.com  
Orlando, FL 32801  
 Landowner Name: 308 THIRD STREET SOUTH, LLC Telephone: \_\_\_\_\_  
 Mailing Address: 24733 Harbour View Drive E-Mail: \_\_\_\_\_  
Ponte Vedra Beach, FL 32082

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

PL# 175802 - 0000

### VARIANCE DATA

Street address of property AND Real Estate Number: 308 S 3rd Street, Jacksonville Beach, FL 32250  
 Legal description of property (Attach copy of deed): \*See attached Warranty Deed  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
See attached description of requested variances.

### AFFIDAVIT

I, Tara Tedrow, 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]  
APPLICANT SIGNATURE

Tara Tedrow  
PRINT APPLICANT NAME

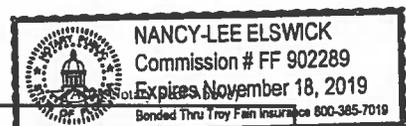
1-9-19  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 19 day of January, 2019, by Tara Tedrow, wife  
 is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE

NANCY LEE ELSWICK  
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 FLOOD ZONE: AE & X  
 CODE SECTION (S): Section 34-342 (e)(3) b. for a corner sideyard setback of 0' ± 10' minimum for an existing building and 34-373 (c) for a maneuvering space of 10.8' ± 23' and (d) for a parking area setback of 0' ± 5' for existing non conforming parking (7 existing spaces) all to allow for substantial improvements to an existing non conforming commercial property.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100003

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

**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. 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	Special circumstances exist which are peculiar to this parcel of land and are not applicable to other parcels of land in the same zoning district. The existing parking lot does not meet current parking requirements and it is not possible to bring the parking lot into full compliance with current code requirements due to lot constraints. A parking lot built to code will be added on the vacant lots located behind as shown in the attached site plan. The existing parking and additional parking are required to meet parking code requirements.
Special circumstances and conditions do not result from the actions of the applicant.	YES	Special circumstances and conditions do not result from actions of the applicant. The property dimensions and parking layout is existing today through no fault of the applicant and would require variances for any feasible development under current code. The applicant is not requesting to expand any conditions which would require any additional variances.
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 not confer the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land in the same zoning district. Instead the requested variance would allow for the refurbishment of the existing property and continued legal use of the property utilizing the zoning and future land use that is currently in place.
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 and enforcement of the terms and provisions of the 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 by not allowing for feasible on-site parking.
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 the variance requested is the minimum required to make possible reasonable use of the land. Furthermore, the applicant is proposing to refurbish the existing building and is not proposing any additional square footage or improvements that would require additional variances. The existing parking is required to meet code minimum parking requirements.
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 be generally consistent with the purposes, goals, objectives and policies of the comprehensive plan and this Code, will not adversely affect adjacent land, and will allow for the refurbishment of an existing building, create jobs, increase the local tax base, and improve the property aesthetics.

## Variance Requests

The applicant is requesting a variance to allow for the continued use of the nine existing parking stalls located along 3<sup>rd</sup> Street South in front of the existing building. The applicant is proposing to refurbish the existing retail building and construct twenty one additional parking spaces and landscaping at the rear of the site to meet current parking requirements of 1 space per 200 sf ( $5,690 \text{ sf} / 200 = 29$  parking stalls). The new parking spaces will be constructed in accordance with current code requirements. The following variance items are being requested for the existing parking spaces, existing vehicular use area, and existing building setback only.

1. Variance to reduce parking aisle from 23' to 10.8' (Section 34-373(b))
2. Variance to allow for off-street turning and maneuvering into public alley (Section 34-373(c))
3. Variance to reduce parking area setback from 10' from any corner and 5' from any ROW to 0' (Section 34-373(d))
4. Variance to remove curbs and wheel stop requirement at public right of ways (Section 34-373(e))
5. Variance to reduce vehicular use area landscape buffer width from 5' to 0' (Section 34-425(b)(1))
6. Variance to reduce vehicular use area interior landscaping requirement from 10% to 0% (Section 34-425(c))
7. Variance to reduce side yard setback from 10' to 0' (Section 34-342(e)(3))

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JAN 10 2019

19-100003

PLANNING & DEVELOPMENT

Conditional Use Application  
City of Jacksonville Beach

Re: Agent Authorization

To Whom It May Concern:

I, Tnessa Anderson as Member of 308 THIRD STREET SOUTH LLC, a Florida limited liability company, the owner of the real property located at 308 S. 3<sup>rd</sup> Street, Jacksonville Beach, Florida 32250 (the "Property"), do hereby authorize Tara L. Tedrow to execute, apply for and obtain any applications, permits or other documents related to improvements and approvals for their use of the Property as a medical marijuana treatment center dispensing facility.

Sincerely,

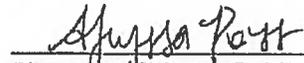
308 THIRD STREET SOUTH, LLC, a  
Florida limited liability company

  
Name: Tnessa Anderson

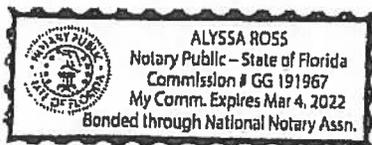
STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 03 day of Nov, 2018 by Tnessa Anderson, as Manager/Member of 308 THIRD STREET SOUTH LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced Florida Drivers License as identification.

(NOTARY SEAL)

  
Signature of Notary Public

Alyssa Ross  
Typed or Printed Name of Notary  
Commission No.: GG191967  
My Commission Expires: March 4, 2022



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JAN 10 2019  
19-100003  
PLANNING & DEVELOPMENT



**CERTIFIED MAIL RECEIPT# 7017 3040 0000 2076 5413**

Ref. BOA #  
19-100003

December 11, 2018

Tara Tedrow, Esq.  
215 N Eola Drive  
Orlando, FL 32801

RE: **Planning Commission Case: PC# 29-18**  
**Conditional Use Application** for a Medical Marijuana Treatment Center  
Dispensing Facility, for property located at 308 3rd Street South  
(*Medmen*).

The City of Jacksonville Beach Planning Commission met on Monday, December 10, 2018 in Council Chambers to consider your **Conditional Use Application** for a Medical Marijuana Treatment Center Dispensing Facility, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d) (23) of the Jacksonville Beach Land Development Code, for property located at 308 3rd Street South (former *33 Star* retail location; Applicant - *Medmen*).

**The request was Approved.**

Please remove the public notice posted on the property. Please provide a copy of this letter with any applications or building permits. 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





# City of Jacksonville Beach

904 / 249-2381

• ELEVEN NORTH THIRD STREET •

JACKSONVILLE BEACH, FLORIDA 32250

May 9, 1995

Ref. BOA#  
19-100003

Mark Wainwright  
Atlantic Commercial Properties  
8761 Perimeter Park Blvd., Suite 200  
Jacksonville, FL 32216

RE: Planning Commission Case #PC 18-95  
308 South 3rd Street

Dear Mr. Wainwright:

The City of Jacksonville Beach Planning Commission met on Monday, May 8, 1995 in the Council Chambers to consider your conditional use application.

As indicated in the application, the request was for an approval of a conditional use to Section 34-342 (d)(2) and (6) of the Jacksonville Beach Land Development Code to allow recreational vehicle sales/service in a C-1 (Commercial, limited) zoning district. Your request was granted as written.

Should you have any further questions relative to this matter, please feel free to contact me at (904) 247-6232.

Sincerely,

*Marie Hobbs*

Marie Hobbs  
Senior Secretary

cc: Jonathan R. Swatek - First Coast Golf & Industrial Carts, Inc.

## Heather Ireland

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**From:** Tedrow, Tara L. <Tara.Tedrow@lowndes-law.com>  
**Sent:** Friday, February 01, 2019 5:05 PM  
**To:** Heather Ireland; Femal@kimley-horn. com' 'Matt.  
**Subject:** Fwd: EXTERNAL : Medmen

Hi, Heather! Please see below for a letter of support. Thanks!

Tara L. Tedrow  
Land Use & Commercial Real Estate Attorney  
Lowndes, Drosdick, Doster, Kantor & Reed  
215 N Eola Dr, Orlando, FL 32801  
407-418-6361

Sent from my iPhone

Begin forwarded message:

**From:** Candyce Breidert <candyceb47@gmail.com>  
**Date:** February 1, 2019 at 2:43:34 PM MST  
**To:** [tara.tedrow@lowndes-law.com](mailto:tara.tedrow@lowndes-law.com)  
**Cc:** [HLapeyre@blake-wilder.com](mailto:HLapeyre@blake-wilder.com)  
**Subject:** EXTERNAL : Medmen

I support the applicants request before the board of adjustment March 5th for an approval for a requested variance on parking at 308 South 3rd street, Jacksonville beach.

Candyce Breidert  
Owner of Ginger's Place  
304 So 3rd street  
JACKSONVILLE BEACH

**Notice of Confidentiality:** This e-mail communication and the attachment(s) hereto, if any, are intended solely for the information and use of the addressee(s) identified above and may contain information which is legally privileged from disclosure and/or otherwise confidential. If a recipient of this e-mail communication is not an addressee (or an authorized representative of an addressee), such recipient is hereby advised that any review, disclosure, reproduction, re-transmission or other dissemination or use of this e-mail communication (or any information contained herein) is strictly prohibited. If you are not an addressee and have received this e-mail communication in error, please advise the sender of that circumstance either by reply e-mail or by telephone at (800) 356-6818, immediately delete this e-mail communication from any computer and destroy all physical copies of same.

**Replies Filtered:** Any incoming reply to this e-mail communication or other e-mail communication to us will be electronically filtered for "spam" and/or "viruses." That filtering process may result in such reply or other e-mail communications to us being quarantined (i.e., potentially not received at our site at all) and/or delayed in reaching us. For that reason, we cannot guarantee that we will receive your reply or other e-mail communications to us and/or that we will receive the same in a timely manner. Accordingly, you should consider sending communications to us which are particularly important or time-sensitive by means other than e-mail.

[v4.30]

Existing



- SURVEYOR'S NOTES:**
- 1) Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
  - 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
  - 3) Bearings shown hereon are based on the West Right of Way line of 3RD Street South, having a Grid bearing of S. 09°45'59\"/>
  - 4) This survey is intended to be displayed at 1" = 10' or smaller.
  - 5) All dimensions, unless otherwise noted, are survey dimensions.
  - 6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
  - 7) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "X 323", having a published elevation of 6.83 feet (NAVD 88).
  - 8) Horizontal Accuracy for this survey is based on control points established using redundant real time kinematic (RTK) observations. The accuracy of control points was established using L-NET and using the average value of redundant observations. Control point measurements indicating a deviation between redundant observed values greater than 0.10' were repeated until control points could be verified by a deviation of 0.10' or less.
  - 9) 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 to.
  - 10) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.

**LEGAL DESCRIPTION:**

Parcel 1:  
The South 68 feet of the North 98 feet of Lot 1, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida.

and

The South 27 feet of Lot 1, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida.

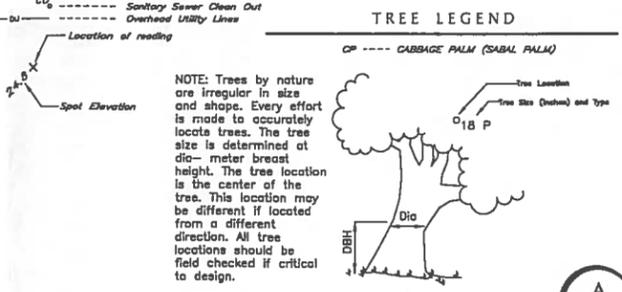
Parcel 2:  
Lot 2, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida, Excepting therefrom that portion of said Lot 2, described in Deed Book 1385, page 285, current public records, Duval County, Florida, said exception described as: Beginning at the Northwest corner of said Lot 1, Block 34, Pablo Beach South, thence Westerly along the Northerly line of said Lot 2, Block 34, Pablo Beach South, a distance of 10 feet, thence Southerly and parallel with the Westerly line of Lot 1 a distance of 30 feet, thence Easterly and parallel with the Northerly line of said Lot 2, a distance of 10 feet to the Westerly line of said Lot 1, thence Northerly along the West line of said Lot 1, thence Northerly along the West line of said Lot 1, a distance of 30 feet to the Point of Beginning.

Parcel 3:  
Lot 3, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida.

Parcel 4:  
Lot 4, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida.

- LEGEND**
- (P) ----- Plat Dimension
  - SR ----- Set 1/2" Iron Rod LB7768
  - SMCD ----- Set 1/2" Iron Rod & Disk LB7768
  - FRP ----- Found Iron Pipe
  - DIP ----- Ductile Iron Pipe
  - RCP ----- Reinforced Concrete Pipe
  - Inv ----- Invert Elevation
  - Elev ----- Elevation
  - A/C ----- Air Conditioner
  - ⊙ ----- Sanitary Sewer Manhole
  - ⊙ ----- Storm Drainage Manhole
  - SP ----- Steel Post
  - B ----- Bolt
  - ⊥ ----- Sign
  - ⊥ ----- Service Power Pole
  - ⊥ ----- Guy Anchor
  - ⊥ ----- Electric Pedestal
  - ⊥ ----- Telephone Pedestal
  - ⊥ ----- Water Meter
  - ⊥ ----- Electric Meter
  - IGV ----- Irrigation Gate Valve
  - BFP ----- Water Backflow Preventer
  - CO ----- Sanitary Sewer Clean Out
  - DU ----- Overhead Utility Lines
  - Location of reading
  - Spot Elevation

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VERTICAL DATUM: NAVD88

PROJECT: MEDMEN		SURVEYOR'S CERTIFICATION		DATE OF LAST FIELD SURVEY:
PHASE: MEDMEN-JAX-BEACH		I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES SJ-17.051, SJ-17.052, AND SJ-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		December 27, 2018
DRAWN: JDL	DATE: 1/3/19	CHECKED BY: JDL		
P.CHIEF: AW	FIELD BOOK: CF-11-2018			
DATA FILE: MEDMEN-JVILLE(US88)AW		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
REVISIONS		James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915		
DATE	DESCRIPTION	DRAWN BY		

Boundary, Topographic and Tree Location Survey  
PREPARED FOR  
MEDMEN  
LOCATED IN  
Section 33, Township 2 S., Range 29 E.  
Duval County, Florida

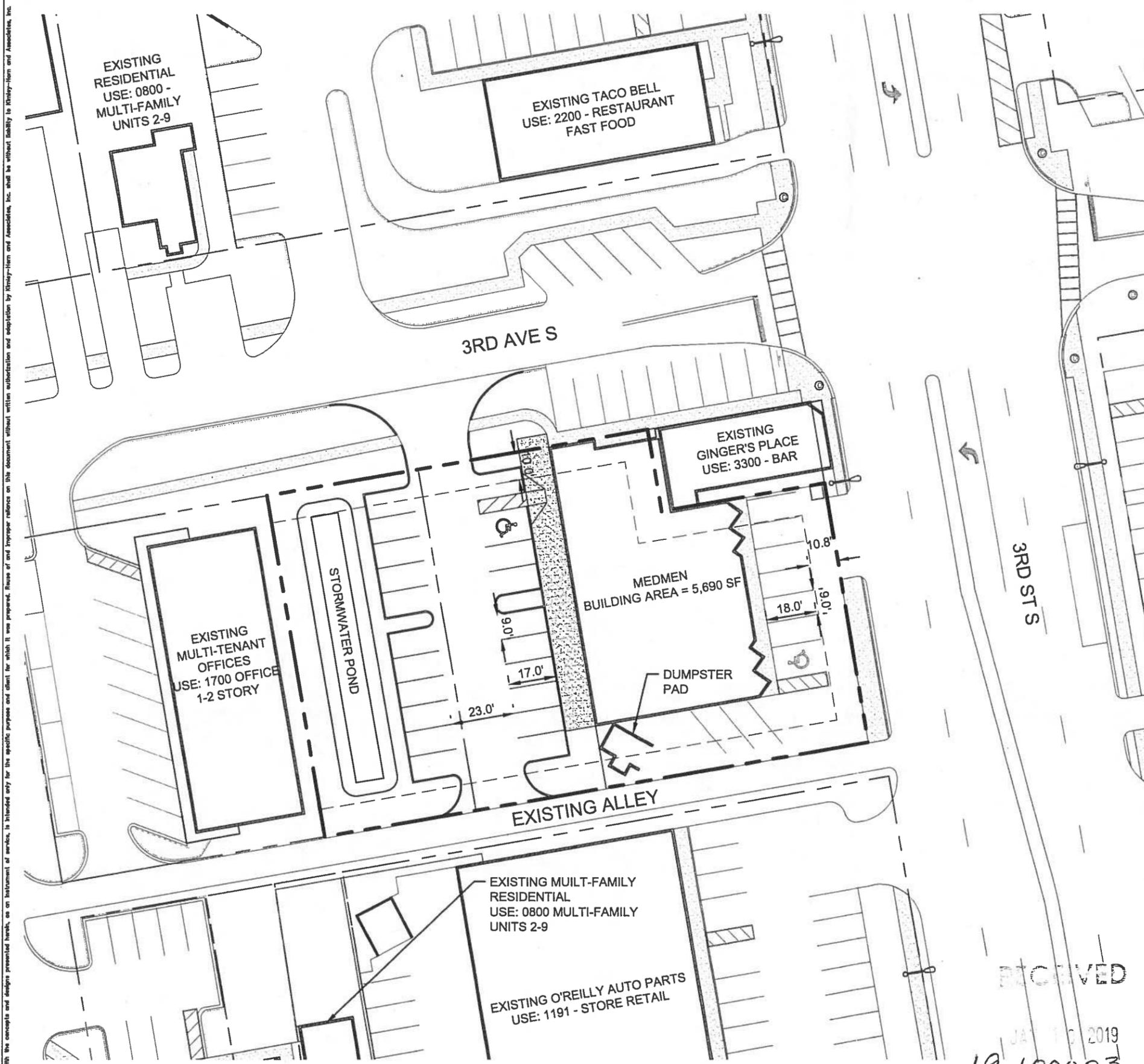
**GeoPoint Surveying, Inc.**

555 Windley Pl. Suite 109  
Maitland, Florida 32751  
www.geopointsurvey.com

Phone: (321) 270-0440  
Fax: (813) 248-2266  
Licensed Business No.: LB 7768

SHEET NUMBER: 01 of 01

Proposed



**LEGEND**

- PROPERTY LINE
- YARD SETBACK
- BUILDING

North arrow and scale bar (0, 20, 40 FEET).

PROJECT DATA	
PROJECT NAME:	MEDMEN JACKSONVILLE BEACH
PROPERTY IDS:	
PARCEL 1:	175802-0000
PARCEL 2:	175803-0000
PARCEL 3:	175804-0000
ADDRESS:	308 3RD STREET
CURRENT USE:	1191 STORE RETAIL AND 1000 VACANT COMMERCIAL
PROPOSED USE:	MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY
FUTURE LAND USE:	COMMERCIAL
EXISTING ZONING:	JC-1 COMMERCIAL, LIMITED
FEMA FLOOD ZONE:	ZONE X OR D, FIRM #12031C0417H, DATED JUNE 3, 2013
LAND AREA:	
PARCEL 1:	0.25 AC
PARCEL 2:	0.14 AC
PARCEL 3:	0.15 AC
TOTAL:	0.54 AC
F.A.R. ALLOWED:	0.35 MAX (COMMERCIAL DEVELOPMENT)
F.A.R. PROPOSED:	
PARCEL 1:	0.52
PARCEL 2:	0.00
PARCEL 3:	0.00
TOTAL:	0.29
BUILDING AREA:	5,690 SF
MAXIMUM LOT COVERAGE:	85%
IMPERVIOUS SURFACE RATIO:	
	IMPERVIOUS      PERVIOUS      LOT COVERAGE
PARCEL 1:	0.24 AC      0.01 AC      97.69%
PARCEL 2:	0.12 AC      0.02 AC      89.12%
PARCEL 3:	0.05 AC      0.10 AC      65.58%
TOTAL:	0.41 AC      0.13 AC      78.02%
PARKING SPACES REQUIRED:	1 SPACE PER 200 SF OF FLOOR AREA 29 SPACES
PARKING SPACES PROVIDED:	28 STANDARD SPACES 2 ADA SPACES (6.67%) 30 TOTAL SPACES
MINIMUM YARD:	FRONT: 10' SIDE: 10' REAR: 0'
MAXIMUM BUILDING HEIGHT:	35 FEET

SITE PLAN

MEDMEN - JACKSONVILLE BEACH  
308 3RD ST  
JACKSONVILLE BEACH, FL 32250

DATE  
10/23/2018  
PROJECT NO.

SHEET NUMBER  
C-200

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19-100003  
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This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



# APPLICATION FOR VARIANCE

BOA No. 19-100005

HEARING DATE 3-5-2019

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

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JAN 18 2019

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: CONAN M HERRING Telephone: 904 386 8804  
 Mailing Address: 1503 8TH ST N E-Mail: cherring2@hotmail.com  
JACKSONVILLE BEACH, FL 32250

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: CONAN M HERRING Telephone: 904 386 8804  
 Mailing Address: 1503 8TH ST N E-Mail: cherring2@hotmail.com  
JACKSONVILLE BEACH, FL 32250

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

### VARIANCE DATA

Street address of property AND Real Estate Number: 1503 8TH ST N RE#: 175169-0000  
 Legal description of property (Attach copy of deed): LOT 7, BLOCK 1, BEACH HOME SITES - UNIT THREE  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
SIDE YARD SETBACK OF 2ft in lieu of 5ft for shed, SIDE YARD SETBACK OF 1.5ft in lieu of 5ft TO  
EXTEND DRIVEWAY TO REDUCE REQUIRED OFF STREET PARKING, KEEP EXISTING SIDEWALK TO STREET OVER LOT  
COVERAGE 36sqft, KEEP SHED OVER LOT COVERAGE 81.8sqft, KEEP PAVED WALKWAY OVER LOT COVERAGE  
178 sqft AND ADD 2.5ft WALKWAY AROUND FUTURE POOL, REAR YARD SETBACK FOR POOL WALKWAY

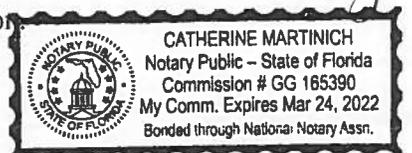
### AFFIDAVIT

I, CONAN M. HERRING, 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] CONAN M. HERRING 1/18/19  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL  
 Sworn to and signed before me this 18th day of January, 2019 by Conan M. Herring who  
 is personally known to me or has produced JDL as identification.

[Signature] 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-1 FLOOD ZONE: X (2018)

CODE SECTION (S): Section 34-336 (e)(1) for 42% lot coverage & 35% maximum, and (e)(1)g for an accessory structure setback of 3' & 5' required, Section 34-373 (d) for a parking area setback of 1.5' & 5' required, all to allow a shed, a driveway expansion and a pool addition to an existing single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100005

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

**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 SIZE IS SMALLER THAN STANDARD 10,000sqft LOT.  LOT WIDTH IS SMALLER THAN STANDARD 90ft
Special circumstances and conditions do not result from the actions of the applicant.		<b>RECEIVED</b>
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.		JAN 16 2019  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	WITH IN 3 BLOCKS OF OUR PROPERTY THERE ARE 10+ EXPANDED DRIVEWAYS, 10+ SHEDS, AND 10+ POOLS ON NEIGHBORING HOUSES
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.		

Existing

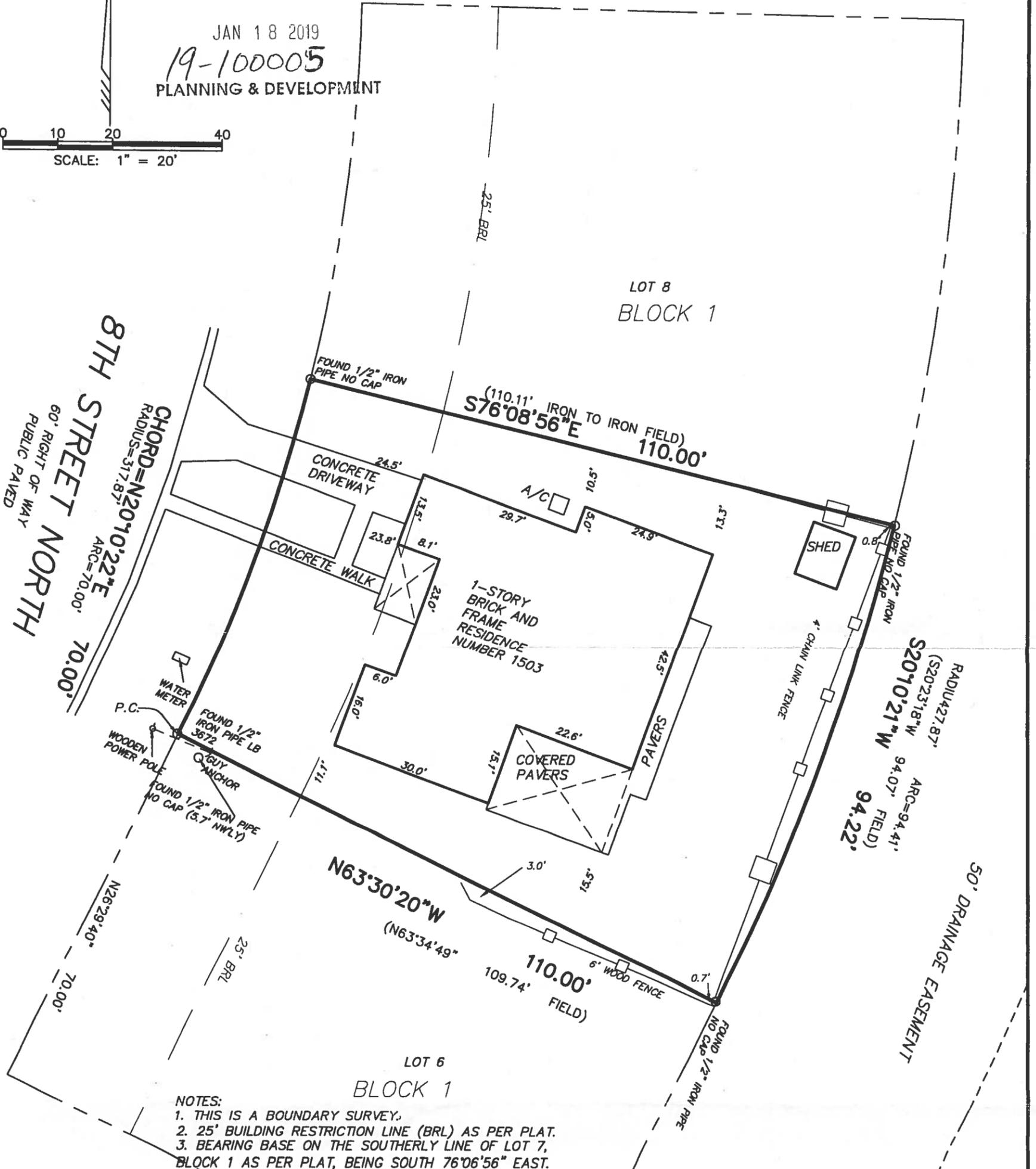
# MAP SHOWING SURVEY OF

LOT 7, BLOCK 1, BEACH HOMESITES-UNIT THREE, AS RECORDED IN PLAT BOOK 25, PAGES 38, 38A AND 38B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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19-100005  
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0 10 20 40  
SCALE: 1" = 20'



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
  2. 25' BUILDING RESTRICTION LINE (BRL) AS PER PLAT.
  3. BEARING BASE ON THE SOUTHERLY LINE OF LOT 7, BLOCK 1 AS PER PLAT, BEING SOUTH 76°06'56" EAST.

THE PROPERTY SHOWN HEREON LIES IN FLOOD "AE"(EL. 9 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417J REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA

TOTAL LOT AREA=9050.7  
BUILDING AREA=2434.7  
SHED AREA=81.8  
CONCRETE/PAVERS AREA=932.3  
A/C AREA=9  
TOTAL IMPERVIOUS AREA=3457.8  
IMPERVIOUS PERCENTAGE=38.2%

FINAL SURVEY AND IMPERVIOUS AREA CALCULATION- DECEMBER 27, 2018

THIS SURVEY WAS MADE FOR THE BENEFIT OF CONAN M. HERRING AND SARAH L. DANTONIO.

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

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

CHECKED BY: \_\_\_\_\_  
DRAWN BY: CL  
FILE: 2018-1974

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

DATE: APRIL 20, 2018  
SHEET 1 OF 1

Proposed

# MAP SHOWING SURVEY OF

LOT 7, BLOCK 1, BEACH HOMESITES-UNIT THREE, AS RECORDED IN PLAT BOOK 25, PAGES 38, 38A AND 38B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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JAN 18 2019

19-100005

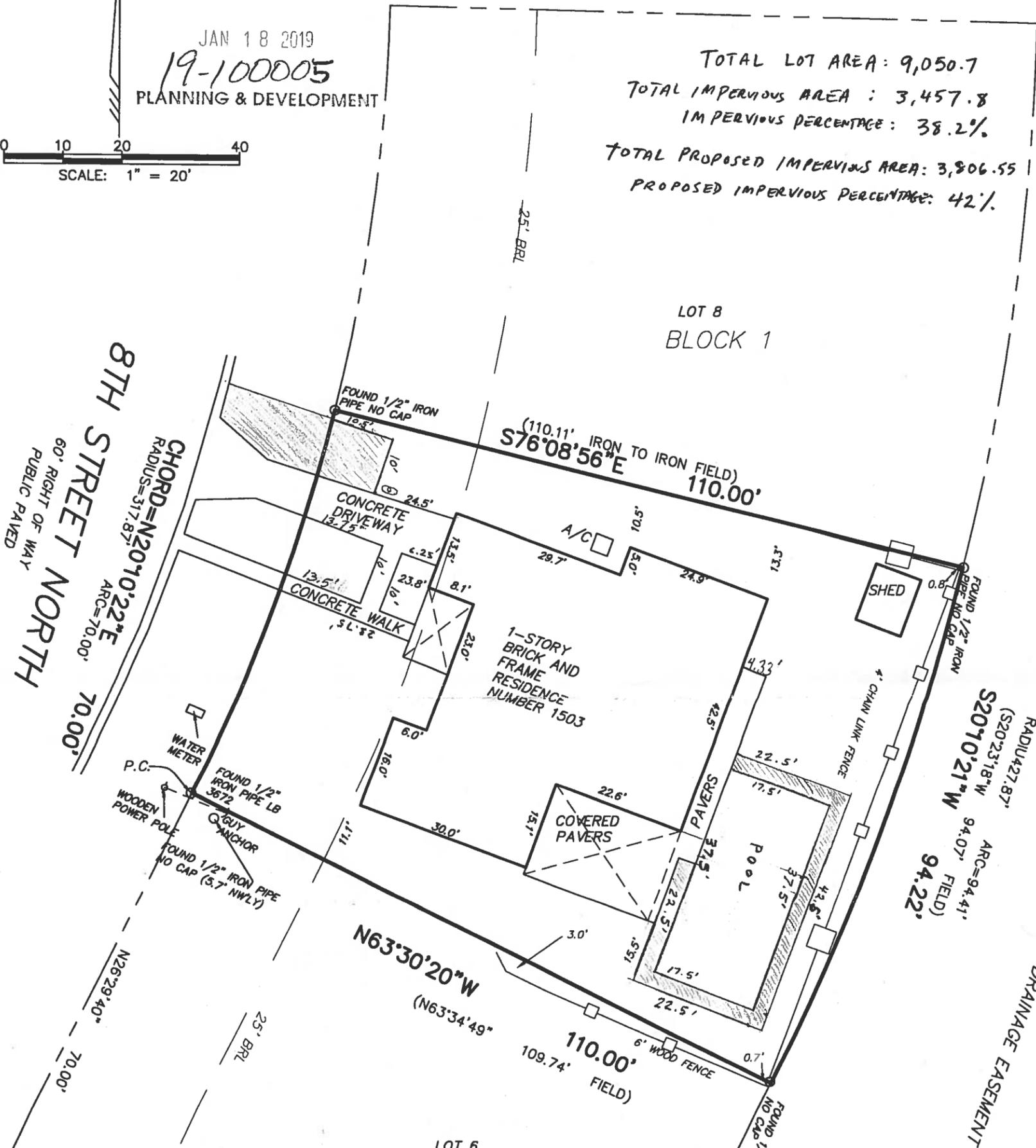
PLANNING & DEVELOPMENT



TOTAL LOT AREA: 9,050.7  
TOTAL IMPERVIOUS AREA: 3,457.8  
IMPERVIOUS PERCENTAGE: 38.2%  
TOTAL PROPOSED IMPERVIOUS AREA: 3,806.55  
PROPOSED IMPERVIOUS PERCENTAGE: 42%.

LOT 8  
BLOCK 1

8TH STREET NORTH  
60' RIGHT OF WAY  
PUBLIC PAVED  
CHORD=N20°10'22"E  
RADIUS=317.87'  
ARC=70.00'



- NOTES:  
1. THIS IS A BOUNDARY SURVEY.  
2. 25' BUILDING RESTRICTION LINE (BRL) AS PER PLAT.  
3. BEARING BASE ON THE SOUTHERLY LINE OF LOT 7, BLOCK 1 AS PER PLAT, BEING SOUTH 76°06'56" EAST.

THE PROPERTY SHOWN HEREON LIES IN FLOOD "AE"(EL. 9 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417J REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA

TOTAL LOT AREA=9050.7  
BUILDING AREA=2434.7  
SHED AREA=81.8  
CONCRETE/PAVERS AREA=932.3  
A/C AREA=9  
TOTAL IMPERVIOUS AREA=3457.8  
IMPERVIOUS PERCENTAGE=38.2%

FINAL SURVEY AND IMPERVIOUS AREA CALCULATION- DECEMBER 27, 2018

THIS SURVEY WAS MADE FOR THE BENEFIT OF CONAN M. HERRING AND SARAH L. DANTONIO.



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

CHECKED BY: \_\_\_\_\_  
DRAWN BY: CL  
FILE: 2018-1974

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

DATE: APRIL 20, 2018  
SHEET 1 OF 1



# APPLICATION FOR VARIANCE

BOA No. 19-100006  
HEARING DATE 3-5-2019

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

JAN 22 2019

### APPLICANT INFORMATION

Applicant Name: Johnson, Richard, Tekin, Angela Telephone: (904) 895-6019  
 Mailing Address: 616 5th Street North, 32250 E-Mail: angela.tekin@yahoo.com

Agent Name: CASA Design Build Management Telephone: (904) 629-3993  
 Mailing Address: PO Box 56726 Jacksonville, FL 32256 E-Mail: whitman@casa-contracting.com  
40 Chad Whitman

Landowner Name: Johnson, Richard Telephone: (904) 895-6019  
 Mailing Address: 616 5th St. North, 32250 E-Mail: angela.tekin@yahoo.com

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

### VARIANCE DATA

Street address of property AND Real Estate Number: 616 N. 5th Street

Legal description of property (Attach copy of deed): N. 1/2 of Lots 7, 8, & 9, Block 66 Pablo Bch N.

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Impervious surface/lot coverage increase to accommodate back and side patios and driveway extension for adequate backing out of garage.

Ref 174209-0100

### AFFIDAVIT

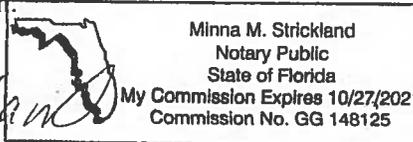
I, Richard Johnson, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

Richard Johnson  
 APPLICANT SIGNATURE      Richard Johnson      1-12-19  
 PRINT APPLICANT NAME      DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 12 day of January, 2019 by Richard Johnson, who is personally known to me or has produced A Florida Driver License as identification.

Minna M Strickland  
 NOTARY PUBLIC SIGNATURE      Minna M Strickland      My Commission Expires 10/27/2021  
 PRINT NOTARY NAME      Commission No. GG 148125



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2      FLOOD ZONE: X (2018)

CODE SECTION (S): Section 34-337 (e)(i) for lot coverage of 41% ILO 35% maximum for driveway and patio additions to a new single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100006

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

**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	Home is positioned in the middle of the block and is considered a triple lot. Access has always been from city easement.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	No special <del>circumstances</del> <b>RECEIVED</b>  JAN 22 2019
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	PLANNING & DEVELOPMENT No special privileges
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	applicant only wants ability to put in paver patios
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The purpose of the request is to accommodate the applicant's desire to have porch/patio and to have a driveway that allows applicant
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	to back up properly from garage

Exhibit "A"

The North ½ of Lots 7, 8, and 9, Block 66, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, according to the Plat thereof, as recorded in Plat Book 5, Page 66, of the current Public Records of Duval County, Florida.

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JAN 22 2019

19-100006

PLANNING & DEVELOPMENT

CURRENTLY PERMITTED

### PLOT PLAN OF

NORTH 1/2 OF LOTS 7, 8, AND 9 BLOCK 66,  
PABLO BEACH NORTH REPLAT AS RECORD IN  
PLAT BOOK 5, PAGE 33 OF THE CURRENT  
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

JAN 22 2019  
19-100006  
PLANNING & DEVELOPMENT

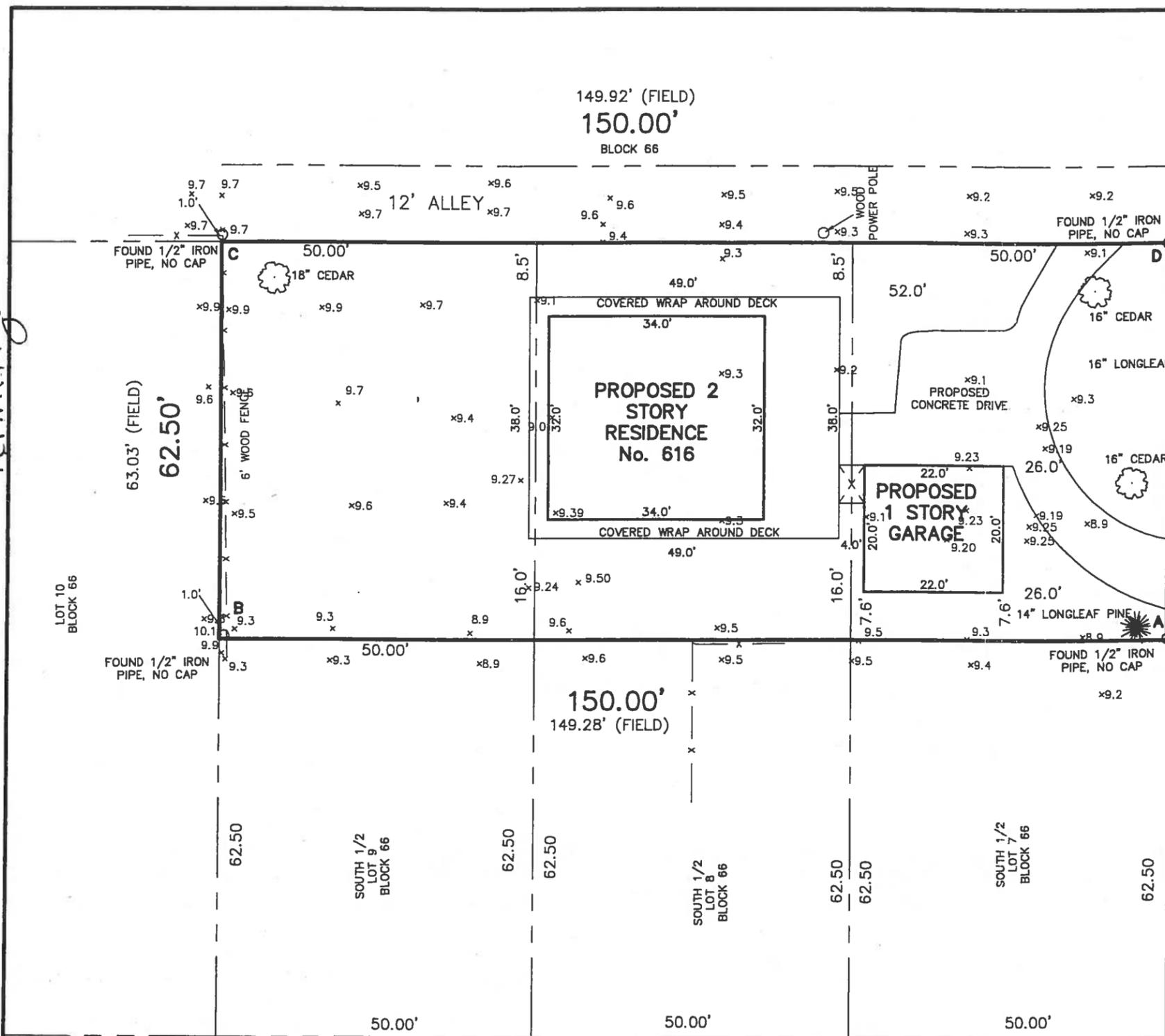


NOTES:

- THIS A PLOT PLAN.
- NO BUILDING RESTRICTION LINES AS PER PLAT.
- BOUNDARY DATA SHOWN AS PER SURVEY No. 2018-0722 BY THIS FIRM.
- INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
  - A. 89°52'09"
  - B. 90°42'42"
  - C. 88°59'16"
  - D. 90°25'53"
- NORTH PROTRACTED FROM PLAT.
- ELEVATION WAS ESTABLISHED BY GPS, USING SPECTRA PRECISION EPOCH 50 L1/L2, RUNNING TRIMBLE VRS SOFTWARE.
- BENCHMARK SET MAG NAIL IN DISC EDGE OF CURVE EAST OF PROPERTY LINE NAVD 88 ELEVATION=9.02. NAVD 1988
- ELEVATIONS IN THE INTERIOR OF THE LOT SHOWN TO THE NEAREST HUNDRETHS WERE ON CONCRETE THAT HAS SINCE BEEN REMOVED.
- TREES SHOWN FROM DATA SUPPLIED BY CLIENT, AND NOT FIELD VERIFIED.
- ALL IMPROVEMENTS SHOWN WITHIN THE LOT ARE PROPOSED.

LOT AREA: 9375 SQUARE FEET  
 HOUSE AREA: 1088 SQUARE FEET  
 GARAGE AREA: 440 SQUARE FEET  
 DRIVEWAY: 950 SQUARE FEET  
 CONCRETE WALK AREA: 774 SQUARE FEET  
 TOTAL IMPERVIOUS: 3252 SQUARE FEET  
 % IMPERVIOUS: 34.7%

Permitted



5TH STREET NORTH  
50' RIGHT OF WAY  
PAVED PUBLIC ROAD

5TH AVENUE NORTH

80' RIGHT OF WAY  
PAVED PUBLIC ROAD

FILE COPY

OCT - 2 2018  
18-1815  
PLANNING & DEVELOPMENT

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

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X"  
 (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)  
 AS WELL AS CAN BE DETERMINED FROM THE FLOOD  
 INSURANCE RATE MAP NUMBER 12031C0417H, REVISED  
 JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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

**BOATWRIGHT LAND SURVEYORS, INC.**

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

CHECKED BY: \_\_\_\_\_

DRAWN BY: SWC

FILE: 2018-1386

DATE: AUGUST 22, 2018

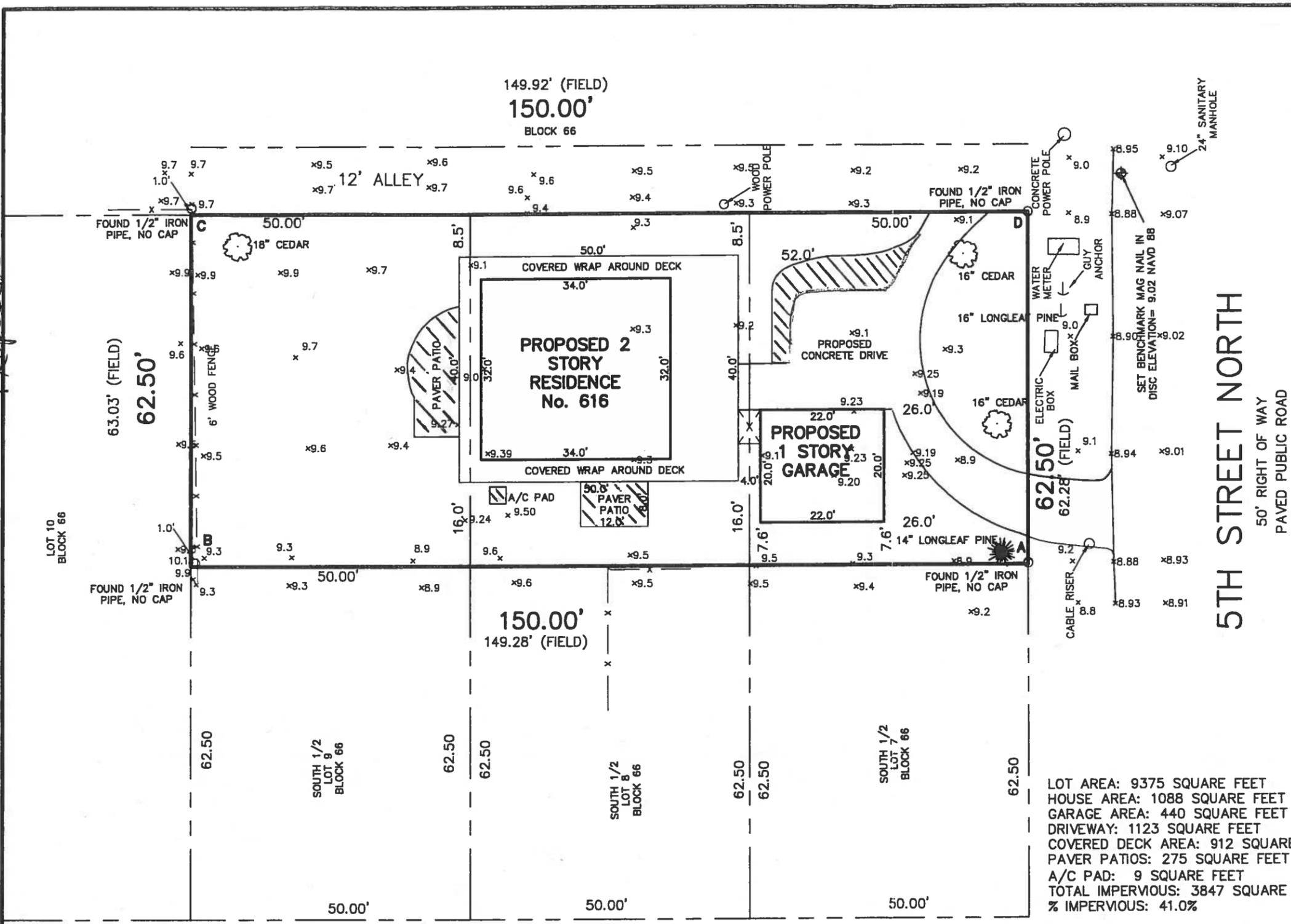
SHEET 1 OF 1

PROPOSED

**PLOT PLAN OF**

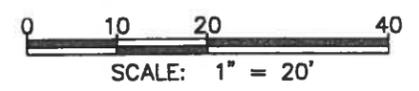
NORTH 1/2 OF LOTS 7, 8, AND 9 BLOCK 66,  
PABLO BEACH NORTH REPLAT AS RECORD IN  
PLAT BOOK 5, PAGE 33 OF THE CURRENT  
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Proposed



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JAN 22 2019  
19-100006  
PLANNING & DEVELOPMENT



**NOTES:**

1. THIS A PLOT PLAN.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. BOUNDARY DATA SHOWN AS PER SURVEY No. 2018-0722 BY THIS FIRM.
4. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
  - A. 89°52'09"
  - B. 90°42'42"
  - C. 88°59'16"
  - D. 90°25'53"
5. NORTH PROTRACTED FROM PLAT.
6. ELEVATION WAS ESTABLISHED BY GPS, USING SPECTRA PRCISION EPOCH 50 L1/L2, RUNNING TRIMBLE VRS SOFTWARE.
7. BENCHMARK SET MAG NAIL IN DISC EDGE OF CURVE EAST OF PROPERTY LINE NAVD 88 ELEVATION=9.02. NAVD 1988
8. ELEVATIONS IN THE INTERIOR OF THE LOT SHOWN TO THE NEAREST HUNDRETHS WERE ON CONCRETE THAT HAS SINCE BEEN REMOVED.
9. TREES SHOWN FROM DATA SUPPLIED BY CLIENT, AND NOT FIELD VERIFIED.
10. ALL IMPROVEMENTS SHOWN WITHIN THE LOT ARE PROPOSED.

LOT AREA: 9375 SQUARE FEET  
 HOUSE AREA: 1088 SQUARE FEET  
 GARAGE AREA: 440 SQUARE FEET  
 DRIVEWAY: 1123 SQUARE FEET  
 COVERED DECK AREA: 912 SQUARE FEET  
 PAVER PATIOS: 275 SQUARE FEET  
 A/C PAD: 9 SQUARE FEET  
 TOTAL IMPERVIOUS: 3847 SQUARE FEET  
 % IMPERVIOUS: 41.0%

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X"  
 (SHADED, AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN)  
 AS WELL AS CAN BE DETERMINED FROM THE FLOOD  
 INSURANCE RATE MAP NUMBER 12031C0417J, REVISED  
 NOVEMBER 3, 2018 FOR DUVAL COUNTY, FLORIDA.

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

**5TH AVENUE NORTH**

80' RIGHT OF WAY  
PAVED PUBLIC ROAD



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

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

CHECKED BY: \_\_\_\_\_ DRAWN BY: SWC FILE: 2019-0085

DATE: JANUARY 21, 2019

SHEET 1 OF 1



# APPLICATION FOR VARIANCE

BOA No. 19-100007

HEARING DATE 3-5-2019

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED  
JAN 22 2019

### APPLICANT INFORMATION

Applicant Name: LeRoy H. Stecker, III Telephone: 904-505-1629  
 Mailing Address: 1206 2nd Ave N E-Mail: chipstecker@gmail.com  
Jax Beach, FL 32250

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: LeRoy H Stecker III Telephone: 904-505-1629  
 Mailing Address: 1206 2nd Ave N E-Mail: Chipstecker@gmail.com  
JAX Beach, FL 32250

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

### VARIANCE DATA

Street address of property AND Real Estate Number: 1206 2nd Ave N, Lot 7 Block 3, Pine Grove Unit.

Legal description of property (Attach copy of deed): \_\_\_\_\_

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Minimum lot size is to be 10,000 sq. Survey calculates lot size as 6,385 sq ft. Part of the existing impervious is a portion of our neighbor's driveway on our property. Based on these facts, we are requesting a variance to increase allowable impervious to 50%. 48.1%.

### AFFIDAVIT

I, LeRoy H. Stecker, III, 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]  
APPLICANT SIGNATURE

LeRoy H. Stecker, III  
PRINT APPLICANT NAME

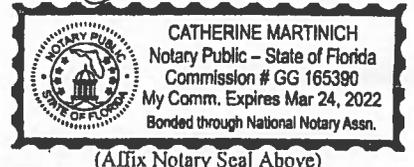
1/22/19  
DATE

STATE OF FLORIDA, COUNTY OF DUVALL

Sworn to and signed before me this 22nd day of January, 2019 by LeRoy H. Stecker III who is personally known to me or has produced [Signature] as identification.

[Signature]  
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 (2018)

CODE SECTION (S): Section 34-336 (e)(i) e. for 48.1% lot coverage & 40 35% maximum and (e)(i)g. for an accessory structure setback of 4' ± 10' required to allow the addition of a paver patio and pergola to an existing single family dwelling



DEPARTMENT OF PLANNING & DEVELOPMENT

REFERENCE FOR  
BOA # 19-100007

July 18, 2013

RECEIVED  
13-2237  
NOV 12 2013

PLANNING & DEVELOPMENT

City of  
Jacksonville Beach

John Atkins  
PO Box 51262  
Jacksonville Beach FL 32240

City Hall  
11 North Third Street  
Jacksonville Beach

RE: BOA #13-100117  
1202 2<sup>nd</sup> Avenue North

FL 32250

Dear Mr. Atkins:

Phone: 904.247.6231

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, July 16, 2013 to consider your variance application.

Fax: 904.247.6107

Planning@jaxbchfl.net

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

www.jacksonvillebeach.org

- 34-336(e)(1)c.1, for a front yard of 20 feet in lieu of 25 feet;
- 34-336(e)(1)e, for 36% lot coverage in lieu of 35% maximum on lot 7;
- 34-336(e)(1)c.2, for an easterly side yard of 9 feet in lieu of 10 feet;
- 34-336(e)(1)e, for 43% lot coverage in lieu of 35% maximum on lot 8; and
- 34-373: for a vehicle use area 0 feet in lieu of 5 feet minimum to a property line for each of lots 7 and 8

To allow for the restoration of platted lots 7 and 8 in order to build a new single family home on lot 7.

The results of the meeting were:

- Approved

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



**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100007

*Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.*

**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.	Y	Small lot & neighbor's driveway encroaches on property ( < 10,000 sq. ft. )
Special circumstances and conditions do not result from the actions of the applicant.	Y	Neighbor's driveway is on our property, therefore included in hard space & lot size is smaller than std. lot size.
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.	Y	RECEIVED JAN 22 2019
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.	Y	Parcel of land is less than 10,000 sq ft. It is 6325 sq ft. & w/ neighbor's driveway on property, hard space is an encroachment on < 10,000 sq ft hard space.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	
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.	Y	Placement of percola does not impact neighboring properties

**MAP SHOWING BOUNDARY SURVEY OF**

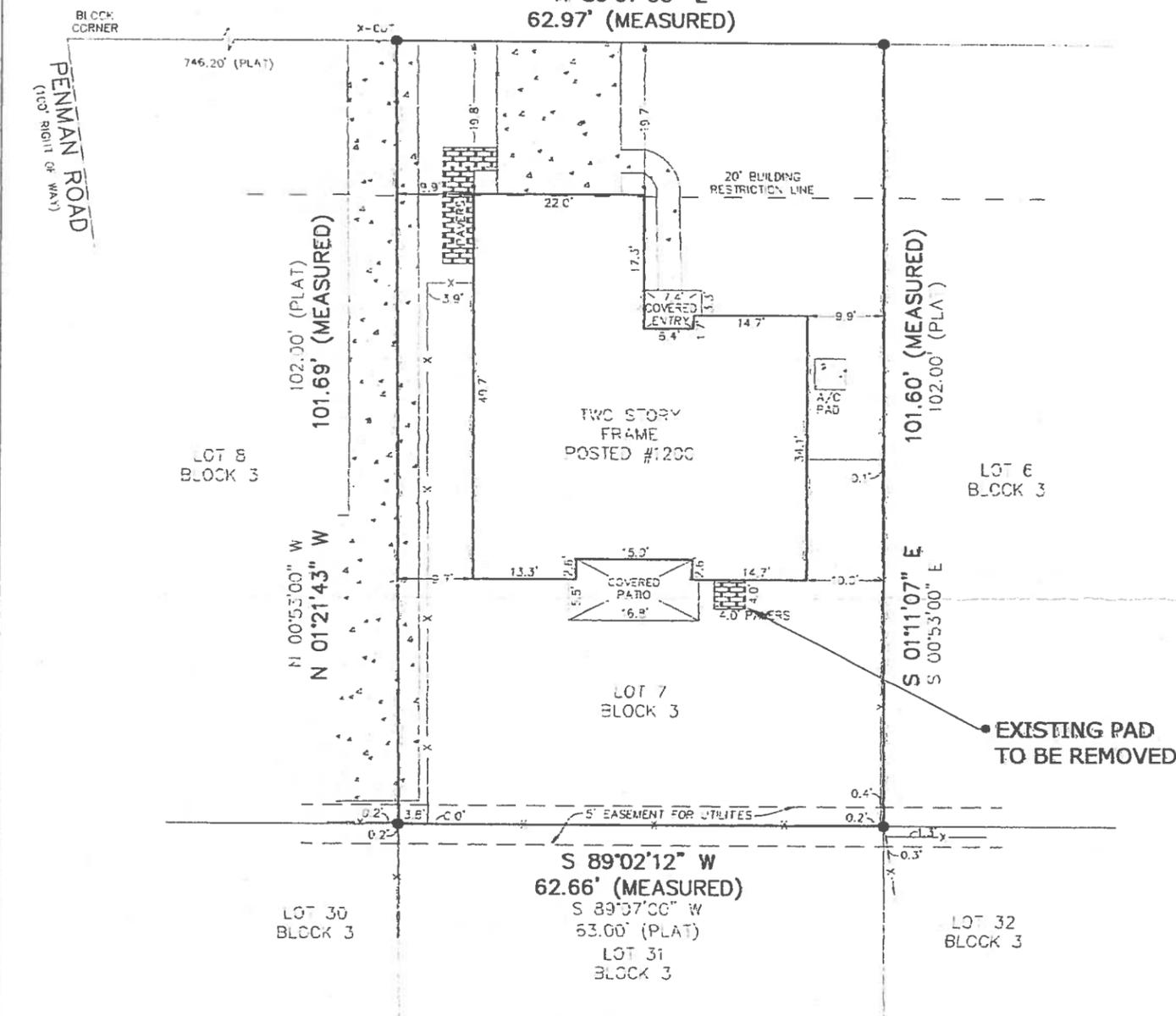
LOT 7, BLOCK 3, PINE-GROVE UNIT NO. ONE, ACCORDING TO THE MAP OR PLAT, AS RECORDED IN PLAT BOOK 16, PAGE 55, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
LEROY AND SHERRI STECKER  
NETWORK FUNDING LP  
AMERICA'S CHOICE TITLE COMPANY  
CHICAGO TITLE INSURANCE COMPANY

**2ND AVENUE NORTH**  
(SECOND AVENUE NORTH PER PLAT)  
(80' RIGHT OF WAY)

N 89°07'00" E  
63.00' (PLAT)

N 89°07'00" E  
62.97' (MEASURED)



W3%31-X

- = SET 1/2" REBAR STAMPED FSM#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
- POC = POINT OF COMPOUND CURVATURE
- = CONCRETE

LOT AREA = 6385.06 SQUARE FEET  
IMPERVIOUS = 2684.54 SQUARE FEET  
(INCLUDES PORTION OF CONCRETE ON WESTERLY BOUNDARY LINE)

<p><b>Ray Thompson SURVEYING, Inc.</b> Going the DISTANCE for You KIMJ)8"N.5@")O&amp;7P.N&lt;5Q)R.@ S&lt;#T@&amp;"N"PP.;)BP&amp;5'Q&lt;)UMMK AV+&amp;".D)EFGHGGIHKMLJ AB&lt;CD))EFGHGGIHKMLJ</p>	<p><b>America's Choice TITLE COMPANY</b></p>	REVISONS	
		DATE	DESCRIPTION
		01-09-19	ADD LOT AREA
JOB # 33692-A		DATE OF FIELD SURVEY: 09-15-17	SCALE: 1" = 20'
<p>NOTES:</p> <ol style="list-style-type: none"> <li>BEARINGS ARE BASED ON THE PLAT BEARING OF N 89°07'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.</li> <li>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: 120077 PANEL 041Z-H.</li> <li>THIS SURVEY REFLECTS ALL EASEMENTS &amp; RIGHT OF WAY AS PER RECORDED PLAT &amp;/OR TITLE COMMITMENT IS SUPPLIED UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.</li> <li>THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.</li> </ol>		<p>CERTIFICATE</p> <p>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</p> <p><i>Raymond Thompson</i></p> <p>RAYMOND THOMPSON REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA LICENSE # 7459</p>	
LAND SURVEYS	○	CONSTRUCTION SURVEYS	○
			SUBDIVISIONS

Existing

RECEIVED  
BOA # 19-100007  
JAN 31 2019

PLANNING & DEVELOPMENT

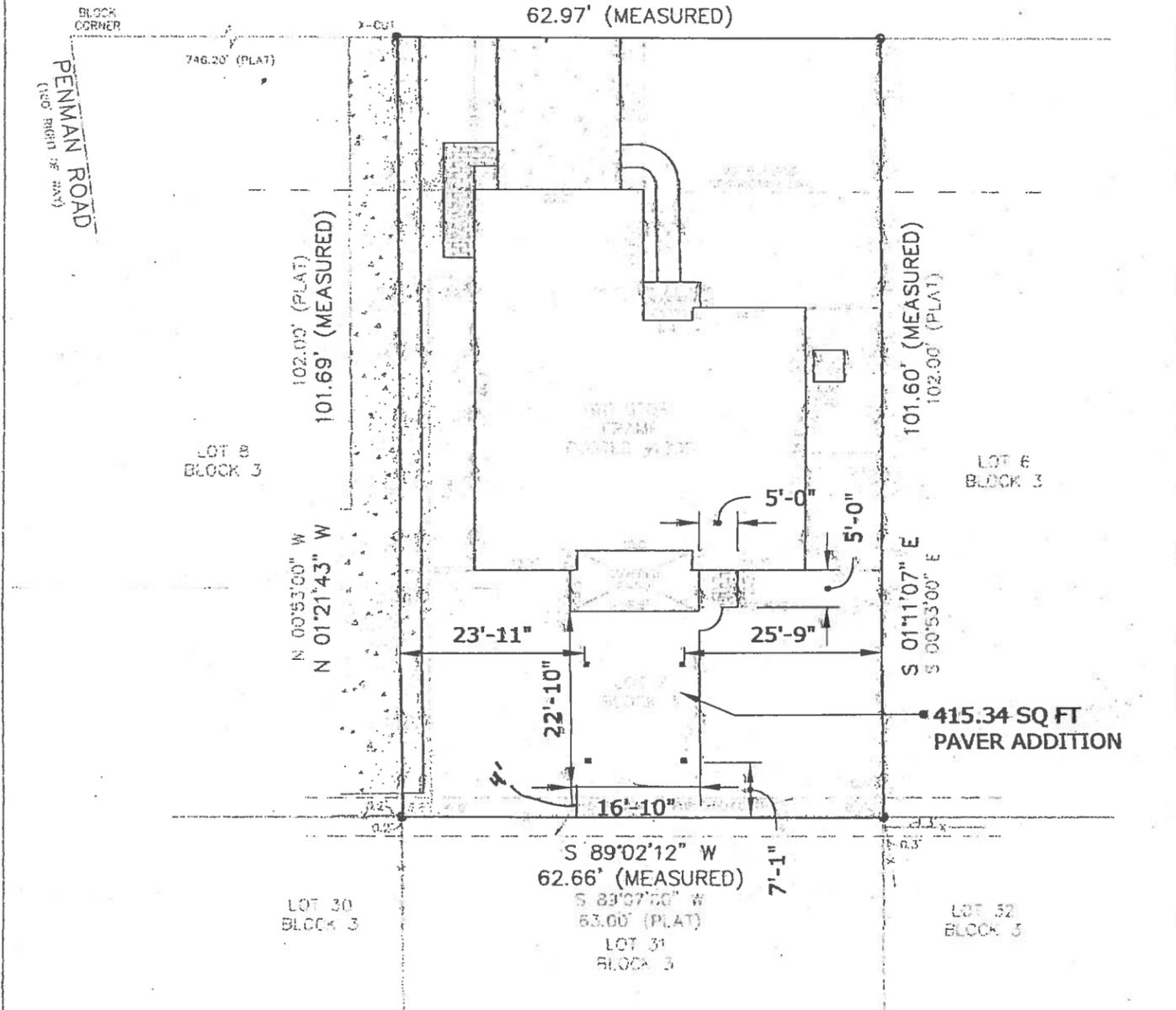
MAP SHOWING BOUNDARY SURVEY OF

LOT 7, BLOCK 3, PINE-GROVE UNIT NO. ONE, ACCORDING TO THE MAP OR PLAT, AS RECORDED IN PLAT BOOK 16, PAGE 65, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
 LEROY AND SHERRI STECKER  
 NETWORK FUNDING LP  
 AMERICA'S CHOICE TITLE COMPANY  
 CHICAGO TITLE INSURANCE COMPANY

2ND AVENUE NORTH  
 (SECOND AVENUE NORTH PER PLAT)  
 (20' RIGHT OF WAY)

N 89°07'00" E  
 63.00' (PLAT)  
 N 89°07'00" E  
 62.97' (MEASURED)



- W3%31-X**
- = 1/2" REFERR STAMPED PINS/IRIS
  - = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
  - = 4" x 4" CONCRETE MONUMENT
  - A/C = AIR CONDITIONER
  - - - = FENCE
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - RPC = POINT OF REVERSE CURVATURE
  - RCC = POINT OF COMPOUND CURVATURE
  - = CONCRETE

LOT AREA = 6385.06 SQUARE FEET  
 IMPERVIOUS = 2684.54 SQUARE FEET  
 (INCLUDES PORTION OF CONCRETE ON WESTERLY BOUNDARY LINE)

<p><b>Ray Thompson SURVEYING, Inc.</b>                  Going the DISTANCE for You.                  KIMJJ8"N,5@*-)O&amp;7P,N&lt;5Q)R,@                  S&lt;#T@&amp;"N'PP,)BP&amp;5'Q&lt;)UMMKI                  AV+&amp;"DJFEGHGGIHKMJ                  AB&lt;CD)))EFGHGGIHKLI</p>	<p><b>America's Choice TITLE COMPANY</b></p>	REVISIONS	
		DATE	DESCRIPTION
		01-09-19	ADD LOT AREA
JOB # 33692-A      DATE OF FIELD SURVEY: 09-15-17      SCALE: 1" = 20'			
NOTES: 1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 89°07'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL. 2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LOTS ARE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: JUNE 3, 2013, COMMUNITY NUMBER: 120077 PANEL 0412 JL. 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 461.11, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.01, FLORIDA STATUTES.  REGISTERED SURVEYOR AND MAPPER # 6146 STATE OF FLORIDA LICENSE # 19884 NO. 7469	
LAND SURVEYS	CONSTRUCTION SURVEYS	SUBDIVISIONS	

*Proposed*

RECEIVED  
 BGA #19-10007  
 JAN 31 2019



# APPLICATION FOR VARIANCE

BOA No. 19-100011  
HEARING DATE 3-5-2019

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. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 \$500.00 (due at the time of application submittal).
5. Completed application.

JAN 22 2019

PLANNING & DEVELOPMENT

904 553-3095

### APPLICANT INFORMATION

Applicant Name: Ben Ossi Telephone: 904-610-3195  
 Mailing Address: 1112 3rd St Suite 4 Neptune Bch FL 32266 E-Mail: Ben@ossi.development.com  
 Agent Name: Ben Ossi Telephone: 904-610-3195  
 Mailing Address: 11 11 E-Mail: Ben@ossi.development.com  
 Landowner Name: OSSI Investments LLC Telephone: 904-553-3095  
 Mailing Address: 11 11 E-Mail: ben@ossi.development.com

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

### VARIANCE DATA

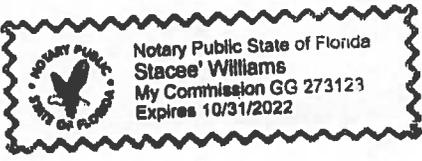
Street address of property AND Real Estate Number: 344 St A454 St ne Blvd 180553-0100  
 Legal description of property (Attach copy of deed): 14-35 09-35-29E .16 All street unit of R/P  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary): Pl Lot 14, 15 Rec'd O/R 17599-416 Being Parcel 1 D1K 11  
In lieu of 35% coverage we need 41.2 for swimming pool  
Due to the fact that our lot is 6,818 sqft which is less than minimum lot area of 7,500 sqft

### AFFIDAVIT

I, Ben Ossi, 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] APPLICANT SIGNATURE      Ben Ossi PRINT APPLICANT NAME      1-23-19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
Sworn to and signed before me this 23 day of January, 2019 by Benny Ossi, who is personally known to me or has produced Florida driver's license as identification.

[Signature] NOTARY PUBLIC SIGNATURE      Stacey Williams PRINT NOTARY NAME       (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 / CPO FLOOD ZONE: X (2018)  
 CODE SECTION (S): Section 34-337 (e)(1)e for 43.5% lot coverage to 35% maximum and (e)(1)g for an accessory structure (pool) Setback of 2' to 5' required to allow construction of a new single family dwelling.

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4634 9676

Ref BOA#  
19-10001

February 19, 2015

Ossi Development, Inc.  
Ben Ossi  
1112 3<sup>rd</sup> Street South Suite 4  
Neptune Beach FL 32266

RE: BOA# 14-100207  
2720 South 3<sup>rd</sup> Street  
(Lots 8, 9, 10, 13, 14 and the northwest ½ of Lot 15, Block 11, *Atlantic Shores Replat Unit No. 1*)

Dear Mr. Ossi,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 17, 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)c.3, for a rear yard of 20 feet in lieu of 30 feet required for Lot 1;
- 34-340(e)(2) c.3, for a rear yard of 10 feet in lieu of 20 feet required for Lot 2;
- 34-340(e)(2)f, for lot coverages of 57%, 57%, and 47% for Lots 3,4 and 5 respectively; and
- 34-373(d), for a 0 foot driveway setback in lieu of 5 feet required for Lots 2, 3, 4 and 5

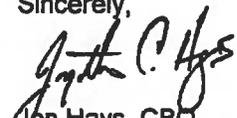
The Board **Amended** and **Approved** the request as follows:

- 34-337(e)c.3, for a rear yard of 20 feet in lieu of 30 feet required for Lot 1;
- 34-340(e)(2) c.3, for a rear yard of 10 feet in lieu of 20 feet required for Lot 2;
- 34-340(e)(2)f, for lot coverages of 57%, 57%, and 47% for Lots 3,4 and 5 respectively; and
- 34-373(d), for a 0 foot driveway setback in lieu of 5 feet required for Lots 2, 3, 4 and 5
- *Limited to as shown and discussed*

To allow for a development of a five lot single family residential subdivision.

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



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





CERTIFIED MAIL # 7011 2000 0002 0801 4556

Ref: BOA# 19-100011

October 16, 2013

South Beach Village West, LLC.  
501 Riverside Avenue, Suite 901  
Jacksonville, FL 32202

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

RE: BOA 13-100189  
2720 South 3<sup>rd</sup> Street (Lots 8, 9, 10, 13, 14 and the northwest 1/2 of Lot 15,  
Block 11, *Atlantic Shores Replat Unit No. 1*)

To Whom It May Concern,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 15, 2013, 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:

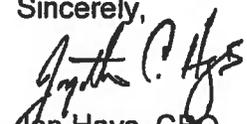
- 34-337(e)c.3, for a rear yard of 20 feet in lieu of 30 feet required for Lot 1;
- 34-340(e)(2)c.3 for a rear yard of 10 feet in lieu of 20 feet required for Lot 2;
- 34-340(e)(2)f, for lot coverage of 56%, 57%, and 47% for Lots 3, 4, and 5 respectively; and
- 34-373(d), for a 0 foot driveway setback from side and rear property lines for lots 3, 4, and 5 in lieu of 5 feet required

All to allow for development of a five lot, zero-lot line single family residential development.

The Board **Approved** 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 applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

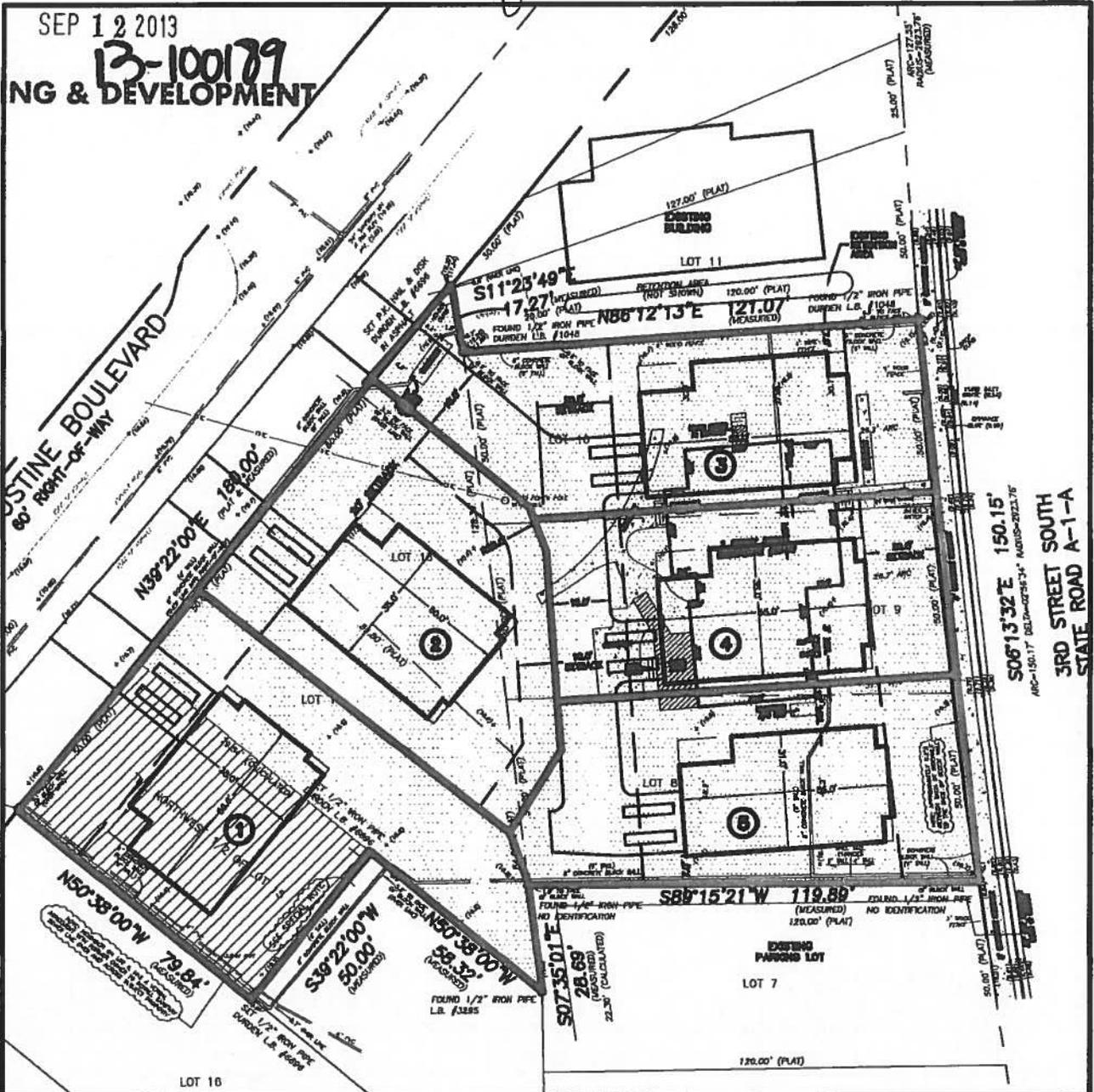
  
Jon Hays, CBO  
Building Department



RECEIVED

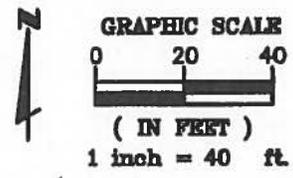
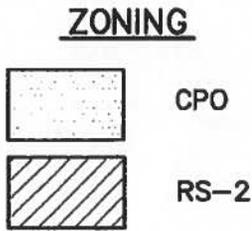
Ref. # 13-100189

SEP 12 2013  
**13-100189**  
 PLANNING & DEVELOPMENT



**LOT CHART**

LOT No.	TOTAL	IMPERVIOUS AREA	IMPERVIOUS PERCENTAGE
1	7240 SF	2534 SF	35.0%
2	6325 SF	2214 SF	35.0%
3	8003 SF	3362 SF	56.0%
4	5237 SF	2985 SF	57.0%
5	5819 SF	2735 SF	47.0%
AVG.	6125 SF	2768 SF	45.2% AVG



SCALE: 1" = 40'

**CW** Connelly & Wicker Inc.  
 • Jacksonville, FL •  
 Planning · Engineering · Landscape Architecture

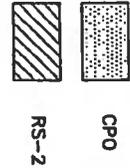
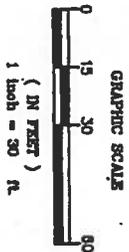
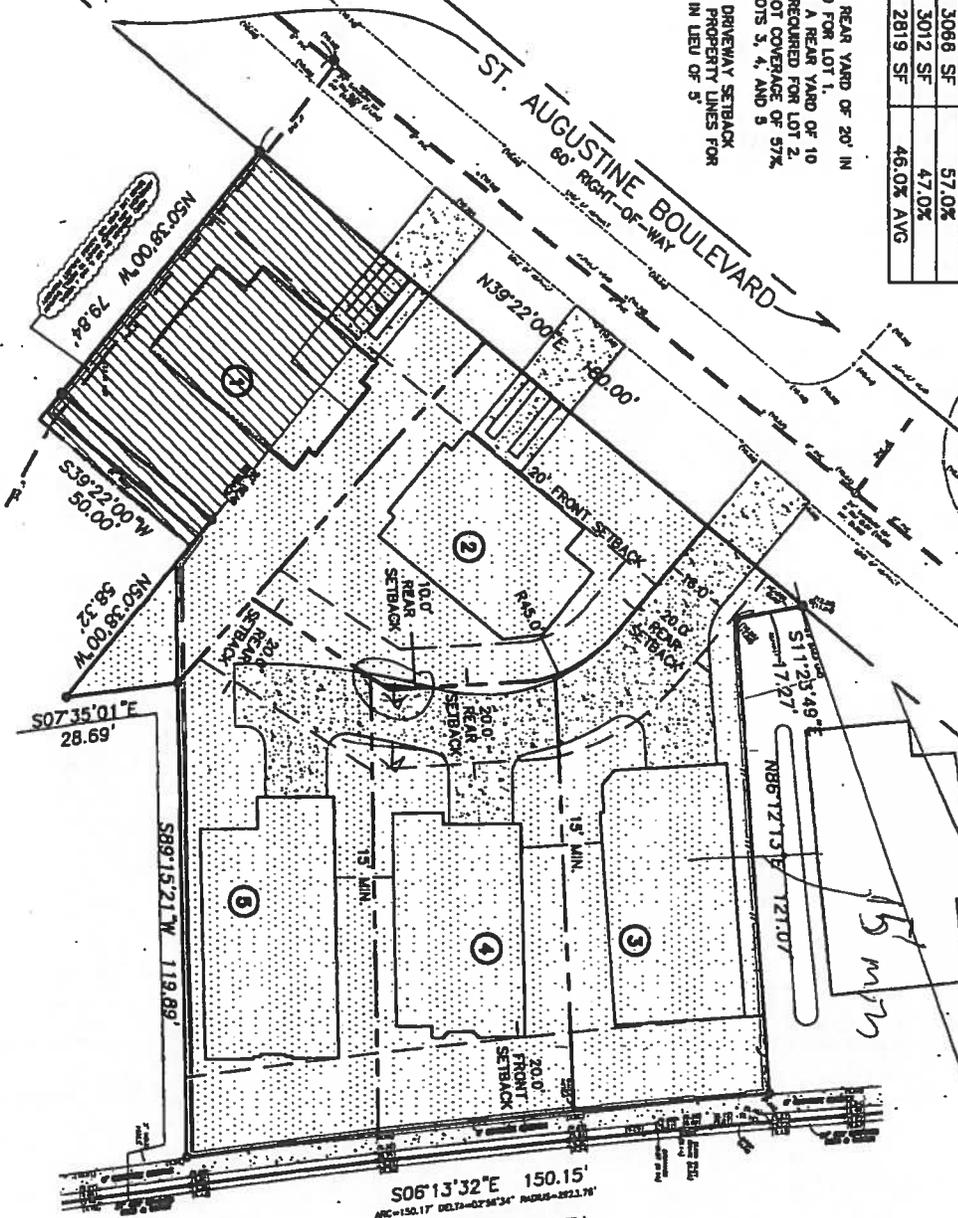
2720 SOUTH 3RD STREET DEVELOPMENT  
 13-01-0037      9/11/13

*(Handwritten initials)*

Ref. BOA # 19-100011

LOT No.	TOTAL IMPERVIOUS AREA	IMPERVIOUS PERCENTAGE	
1	6813 SF	2385 SF	35.0%
2	5761 SF	2016 SF	35.0%
3	6319 SF	3614 SF	57.0%
4	5379 SF	3088 SF	57.0%
5	6353 SF	3012 SF	47.0%
AVG:	6125 SF	2819 SF	46.0% AVG

- NOTES:
1. 34-37(1)-3 FOR A REAR YARD OF 20' IN LIEU OF 30' REQUIRED FOR LOT 1.
  2. 34-34(4)(2)a.3 FOR A REAR YARD OF 10 FEET IN LIEU OF 30' REQUIRED FOR LOT 2.
  3. 34-34(4)(2)b FOR LOT COVERAGE OF 57% RESTRICTION FOR LOTS 3, 4, AND 5.
  4. 34-37(3)(d) FOR A 0' DRIVEWAY SETBACK FROM SIDE AND REAR PROPERTY LINES FOR LOTS 2, 3, 4, AND 5 IN LIEU OF 5'.



for Ret only

<p>PROJECT: SOUTH BEACH VILLAGE WEST</p> <p>PREPARED FOR: SOUTH BEACH VILLAGE WEST, LLC</p>	<p>VARIANCE PLAN</p>	<p>1 of 9</p>	<p><b>CW</b> Connelly &amp; Wicker Inc.</p> <p>Planning • Engineering • Landscape Architecture</p> <p>10080 Shimmer Lake Drive, Suite 300 Jacksonville, Florida 32246          (904) 265-3630 FAX: (904) 265-3031 www.cweng.com          C.A. Number: 3650 L.A. Number: LC16000311</p>
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Proposed

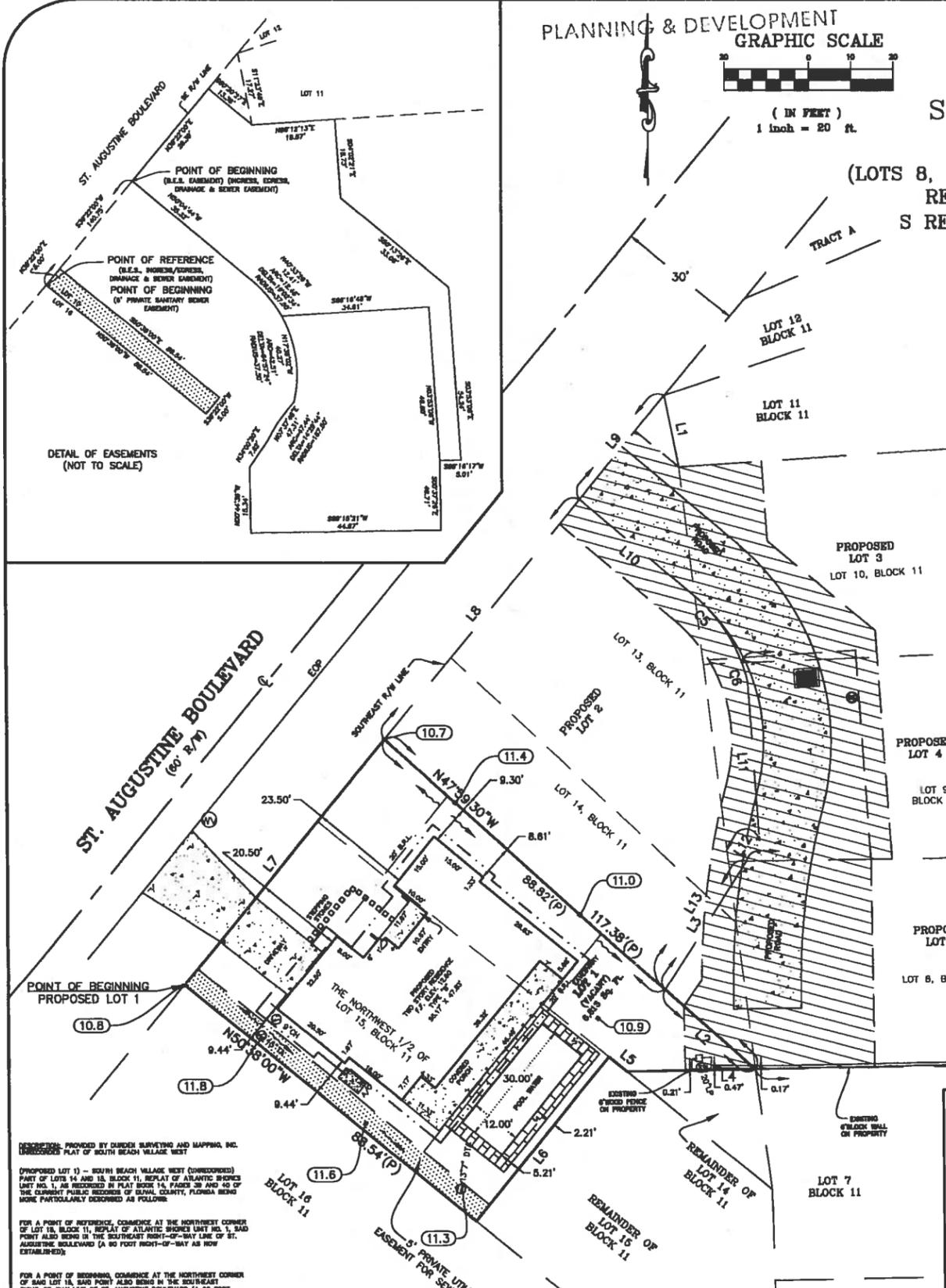
PLANNING & DEVELOPMENT GRAPHIC SCALE



( IN FEET ) 1 inch = 20 ft.

SITE PLAN PROPOSED LOT 1 SOUTH BEACH VILLAGE WEST (UNRECORDED PLAT)

(LOTS 8, 9, 10, 13 & PART OF LOTS 14 & 15 BLOCK 11, REPLAT OF ATLANTIC SHORES UNIT NO. 1, S RECORDED IN PLAT BOOK 14, PAGES 39-40) OF DUVAL COUNTY, FL.



GENERAL NOTES: 1. ELEVATIONS ARE BASED ON THE NORTHEAST RIGHT-OF-WAY LINE OF ST. AUGUSTINE BOULEVARD AS BEING INTERSECTION (L.P.)...

IMPERVIOUS COVERAGE table with columns for IMPERVIOUS Sq. Ft., LOT Sq. Ft., and %.

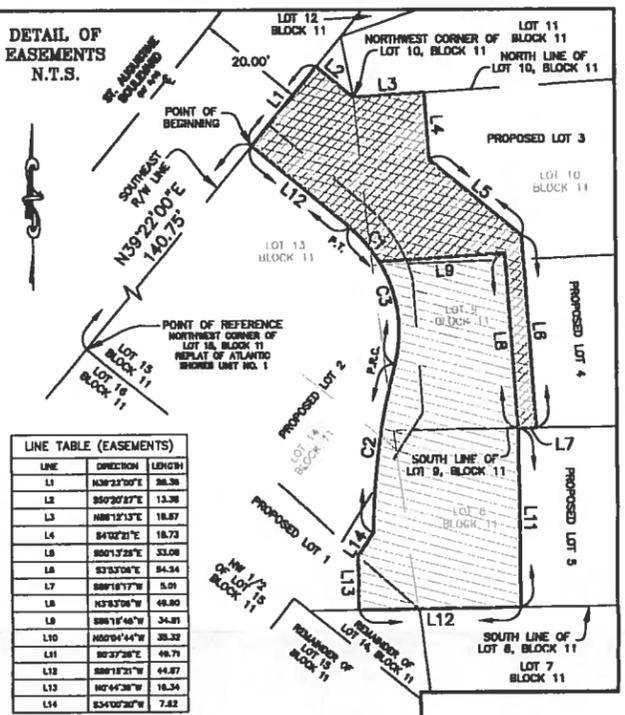
CURVE TABLE table with columns for CURVE, RADIUS, ARC LENGTH, CHORD DIRECTION, CHORD LENGTH, and DELTA.

LOT COVERAGE table with columns for IMPERVIOUS Sq. Ft., LOT Sq. Ft., and %.

LINE TABLE table with columns for LINE, DIRECTION, and LENGTH.

Legend for symbols: LD-DENOTES LINE OAK, LO-DENOTES DOUBLE LINE OAK, etc.

DETAILED descriptions for proposed lots 1 through 6, including bearings, distances, and easement details.



LINE TABLE (EASEMENTS) table with columns for LINE, DIRECTION, and LENGTH.

CURVE TABLE (EASEMENTS) table with columns for CURVE, RADIUS, ARC DISTANCE, CHORD DIRECTION, CHORD LENGTH, and DELTA.

CERTIFIED TO: OSSI HOMES

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS 1501 COUNTY ROAD 315 SUITE 106 GREEN COVE SPRINGS, FL 32043

I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers...

NOTATION: The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon...

Table with project details: F.L.M. FLOOD ZONE, PANEL NO., DATE, PROJECT NO., SHEET 1 OF 1.