



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Wednesday, March 20, 2019

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

Chairperson: Jeff Truhlar

Vice-Chairperson: Francis Reddington

Board Members: Scott Cummings, John Moreland, Sylvia Osewalt

Alternates: Lucas Snyder, Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

February 5, 2019

CORRESPONDENCE

E-mail Correspondence to Board Members re: BOA#18-100235

OLD BUSINESS

None

NEW BUSINESS

- a. **Case Number:** BOA 19-100012
Owner: Jeffrey B. Lawler
Applicant: Tye Wallace
Property Address: 602 Shetter Avenue
Parcel ID: 175547-0000
Current Zoning: CS
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-344(e)(5), for 96% lot coverage, in lieu of 85% maximum; 34-373(d), for no parking area setback, in lieu of 5 feet required; 34-425(b)(1), for no landscape buffer, in lieu of 5 feet minimum; and 34-425(c)(1), for 11 spaces in an interrupted row, in lieu of 10 spaces maximum; and no interior landscaping, to allow for the change of use of an existing developed property, for property legally described as Lots 1 and 2, Block 7, *Pablo Beach South*.

Miscellaneous Info: Three previous variance requests, (BOA# 106-99, BOA# 117-99, BOA# 04-100304), and one previous conditional use requests (PC#33-18).

Notes: _____

- b. **Case Number:** BOA 19-100015
Applicant: Mark Darr
Owner: Double D. Construction, LLC
Agent: John Denneen
Property Address: 3916 Poincianna Boulevard
Parcel ID: 181370-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-336(e)(1)c.2, for side yard setbacks of 7.5 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for 40% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lot 3, Block 12, *Ocean Terrace*.

Miscellaneous Info: No previous variance requests.

Notes: _____

- c. **Case Number:** BOA 19-100017
Applicant/Owner: First Missionary Baptist Church
Agent: Thomas Ceaser, Trustee
Property Address: 810 South 3rd Avenue
Parcel ID: 175867-0000
Current Zoning: RM-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-339(e)(3)c.1, for a front yard setback of 8.8 feet, in lieu of 20 feet required; 34-339(e)(3)c.3 for rear yard setback of 19.5 feet in lieu of 30 feet required; and 34-377 for 0 on-site parking spaces, in lieu of 38 spaces required; all to allow for substantial improvements to an existing church; for property legally described as Lot 1, together with the East 25.00 feet of Lot 2, Block 39, *Pablo Beach*.

Miscellaneous Info: No previous variance requests, and one conditional use request (PC#31-18).

Notes: _____

- d. **Case Number:** BOA 19-100018
Applicant: Garrison Construction
Owner: Tom Robert, GC Land Development, Inc.
Agent: Stephen B. Williams
Property Address: 3013 South 3rd Street
Parcel ID: 180649-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
34-336(e)(1)c.2, for 7 foot side yard setbacks, each, in lieu of 10 feet required; and 34-336(e)(1)c.3, for a rear yard setback of 20 feet, in lieu of 30 feet required; and 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% maximum; and 34-373(d), for a parking area setback of 2 feet, in lieu of 5 feet required; to allow construction of a new single-family dwelling, for property legally described as Lot 3, Block 21, as shown on map of *Atlantic Shores Replat Unit No. 1*.

Miscellaneous Info: No previous variance requests.

Notes: _____

PLANNING DEPARTMENT REPORT The next scheduled meeting is Tuesday, April 2, 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.

square feet. Ms. Osewalt stated the property fits the minimum requirements and no hardship is present, and Mr. Reddington agreed.

When questioned by Mr. Truhlar about other structural alternatives to meet the setback requirements, Mr. Keiser stated the survey was altered and submitted more than once to comply with Land Development Code laws, specifically referencing the 35% lot coverage maximum, but the setback variance request is for an accessory structure. While accessory structure setback requirements differ from those of a dwelling's requirements and would naturally meet the Land Development Code rules in this particular case. Mr. Knight stated the Planning and Development Department determined the accessory structure is located less than 5 feet from the home and is considered attached. Mr. Knight referenced an email from Ryan Hammers with Impact Enclosures [on file] to further explain why this accessory structure and the dwelling are considered one structure.

Public Hearing:

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

Discussion:

There was no further discussion regarding this application.

Motion: It was moved by Ms. Osewalt, and seconded by Mr. Moreland, to deny BOA# 18-100181, as written and discussed, based on the fact the minimum variance would not make it impossible for the structure, the reasonable use of property, plus it's over the requirements of the Land Development Code.

Roll Call Vote: Ayes –Scott Cummings, John Moreland, Sylvia Osewalt, Francis Reddington, and Jeff Truhlar

The motion to deny was approved unanimously.

(B) Case Number: BOA 18-100201

Applicant/Owner: Jill Reyman
Agent: Rodney McDougal
Property Address: 1687 Roberts Drive

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3, for a rear yard setback of 19 feet, in lieu of 30 feet required; and 34-338(e)(1)e., for 47.5% lot coverage, in lieu of 35% maximum; to allow replacement of a screen room at an existing single-family dwelling, for property legally described as Lot 14, *Seabreeze Square*.

Agent: Rodney McDougal, 2382 Carolina Cherry Court, Fleming Island, wants to bring a non-conforming lot into compliance in order to renovate an already-existing structure. This lot exceeds the 6,000 square foot minimum lot requirement determined by the RS-3 zoning laws. When Mr. Truhlar questioned Mr. Knight about the history of the lot's non-conformance, Mr. Knight explained this lot has been existing as is since the late 1980s, before the Land Development Code was in effect. When asked by Ms. Osewalt whether the neighbors were informed about this request, Mr.

McDougal stated the current owner, Ms. Reyman, is deceased and added this lot must be brought into compliance in order for its sale to proceed to potential buyers.

Public Hearing:

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

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented the construction was built in this condition before the Land Development Code currently used was in effect, and it seems like neighbors have not had an issue with its current condition so far.

Motion: It was moved by Mr. Moreland, and seconded by Ms. Osewalt, to approve BOA# 18-100201, as presented and discussed, for meeting the minimum variance criteria for suitable use of land.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Francis Reddington, Scott Cummings, and Jeff Truhlar

The motion was approved unanimously.

(C) Case Number: BOA 18-100231

Applicant/Owner: Cinithia F. Lang
Agent: Oghten Vojnovic
Property Address: 39 South 35th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1, for a front yard setback of 18 feet, in lieu of 25 feet required; and 34-336(e)(1)c.2, for a westerly side yard setback of 5 feet, in lieu of 10 feet required; and 34-336(e)(1)e. for 68.6% lot coverage, in lieu of 35% maximum; and 34-373(d) for a parking area setback of 2 feet in lieu of 5 feet required; to allow for the construction of a new single-family dwelling, for property legally described as Lot 9, Block 6, *Atlantic Shores Oceanfront Division "A"*.

Agent: Oghten Vojnovic, 1302 Yellow Star Lane North, Jacksonville, explained the setback requests are for the building of a detached garage with enough access space. Ms. Osewalt referred to a previous variance (BOA# 17-100180) approved by the Board for a front yard setback of 20.7 feet, in lieu of the 25 feet required; side yard setbacks of approximately 5 feet and 5.1 feet in lieu of 10 feet; a rear yard setback of 5 feet, in lieu of 30 feet required; and 37% lot coverage, in lieu of 35% minimum. Ms. Osewalt added the owner now is asking for almost double the percentage of the lot coverage, yet most of the requested items were already fulfilled by the last request. Mr. Knight clarified the last variance request was for the building structure, whereas this request is for an accessory structure.

Mr. Moreland explained to Mr. Vojnovic any request above 50% lot coverage is not easily granted by the Board and questioned later whether 50% is an adequate percentage to make reasonable use of the property, to which Mr. Vojnovic responded yes. Ms. Osewalt asked whether the agent can get by without the parking area setback request, and the Board questioned the reasoning behind this

request. Mr. Knight clarified the parking area is required to be 17 feet in depth, and without the request, the boundary line would be located within two feet of the property line. Board agreed this variance request needs to be modified.

Public Hearing:

Mr. Reddington acknowledged correspondence received by the Board from James Cooper (no address provided), the lot north of the subject property, in opposition to the variance.

The following was opposed to the variance request, but preferred not to speak:

- Don Mihaly, 49 35th Avenue South, Jacksonville Beach

The following spoke in opposition to the variance request:

- Larry N. Ponder, 50 35th Avenue South, Jacksonville Beach, referred to two photographs [*on file*] to explain the drainage problem this variance might cause; the second photo Mr. Ponder presented to the Board showed the street in a flooded state. He added his lot and the neighbors' are all conforming, and expressed disapproval regarding the increased lot coverage in the request and drifting from the Land Development Code rules.

In response to some of Mr. Ponder's comments, Ms. Osewalt stated the owner has an undersized and non-conforming lot, and therefore the Board must approve an increased lot coverage of some kind. Mr. Cummings pointed out the discussed lot in this variance is Lot 9, whereas the discussed previous variance was approved was for Lot 8, block 6. It was later understood while they share the same address, the two lots (lots 8 and 9) are different, which means no previous variance exists for this particular lot.

In his rebuttal, Mr. Vojnovic stated he is comfortable with 50% lot coverage, rather than the 68.6% originally requested in this variance.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Cummings stated he could not approve any variance if it is not fully presented before him and the Board agreed. Mr. Moreland added he visited the lot in times of flooding, and the high-water level issue is more severe than is shown by the photograph Mr. Ponder presented.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Cummings, to deny BOA# 18-100231, as presented and discussed, for not being a reasonable request.

Roll Call Vote: Ayes –Sylvia Osewalt, Francis Reddington, Scott Cummings, John Moreland, and Jeff Truhlar

The motion to deny was approved unanimously.

(D) Case Number: BOA 18-100235

Applicant: Georgia Kay Papevies Life Estate
Owner: American Classic Homes
Agent: Michael O'Neal
Property Address: 231 South 21st Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2, a side yard setback and a corner side yard setback each 5 feet, in lieu of 10 feet minimum; and 34-340(e)(1)f., for 42% lot coverage, in lieu of 35% maximum; and 34-340(e)(1)h., for an accessory structure setback of 0 feet, in lieu of 5 feet minimum, for patios; and 34-373(d) for a parking area setback of 2 feet, in lieu of 5 feet required; to allow for the construction of two new two-family dwellings, for property legally described as Lots 2 and 3, Block FF, *Permenters Replat of South Pablo or Atlantic Camp Grounds*.

Agent: Michael O'Neal, 1538 Hendricks Avenue, Suite 2, Jacksonville, first corrected an error on the Agenda: the applicant is American Classic Homes, and the owner is Georgia Kay Papevies Life Estate. Mr. O'Neal stated there are two 40x100 foot lots of record that currently have one single-family home. The lots are substandard, creating a hardship. Mr. O'Neal added he is not asking for any setback on the front or rear, only on the sides. Ms. Osewalt expressed concerns about parking and stated she had an issue navigating the street while visiting the area. Mr. O'Neal replied he perceived the area would have little traffic. Ms. Osewalt stated the side yard setback requests are reasonable, as the lots are undersized, but the remaining variance requests are not. Mr. O'Neal stated he is willing to accommodate.

Public Hearing:

Mr. Reddington acknowledged correspondence received by the Board in opposition to the variance request by the following:

- Susan Mullaney, 2043 2nd Street South, Unit B, Jacksonville Beach
- Charles and Regina Harrington, 2091 Gail Avenue, Jacksonville Beach
- Rick and Theresa Mann, 2043 Gail Avenue, Jacksonville Beach
- Ken and Darby Marsh, 2011 and 2027 Gail Avenue, Jacksonville Beach
- Jorge Adalberto Chamorro, 2075 Gail Avenue, Jacksonville Beach
- Evan Klippel, 2059 Gail Avenue, Jacksonville Beach

The following was opposed to the variance request, but preferred not to speak:

- Catherine Latham, 2016 Gail Avenue, Jacksonville Beach
- Darby Marsh, 2011 Gail Avenue, Jacksonville Beach

The following spoke in opposition to the variance request:

- Tony Komarek, 533 11th Avenue South, Jacksonville Beach, referenced a handout [*on file*] and expressed concerns about parking and overdevelopment.
- Ken Marsh, 2011 and 2027 Gail Avenue, Jacksonville Beach, gave handouts to the Board to explain his opposition [*on file*]. He commented all of the homeowners on Gail Avenue, east of the property, are unanimously opposed to the variance for reasons below:
 - The variance application is to build four units.

- The plan adds a minimum of eight cars that would require parking, and the neighborhood is already at capacity-level.
- The applicant does not address the flooding issues that already occur in the neighborhood.
- The applicant can build less but chose not to in order to maximize the profit margin.

Mr. Marsh showed a photo to Board Members on his personal electronic device [*copy not provided for file*].

- Charlie Latham, 2016 Gail Avenue, Jacksonville Beach, reiterated on the issue of parking and flooding in the neighborhood. He also expressed concern regarding these types of homes being turned into vacation rentals, causing the area to decline.

Mr. O'Neal stated the zone allows for multi-family construction, and there are two lots in the discussion. He added a hardship is present with the sizes of the lots and the lot coverage, which explains the setback requests in the variance. He understood drainage concerns and added while he did not present a plan before the Board, the City of Jacksonville Beach would require one before building the new constructions. Mr. O'Neal finally stated there are no plans for the new construction to turn into vacation rentals.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland commented while the zoning of the lots permits their development, the traffic patterns in the neighborhood present special circumstances for the Board not to grant the variance. There are also flooding issues to be concerned about. Mr. Knight stated pervious pavers would not reduce the lot coverage. Ms. Osewalt expressed concerns about the accessory structure and parking area setbacks.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Cummings, to disapprove BOA# 18-100235, as presented and discussed, for not meeting the minimum variance criteria for reasonable use of land.

Roll Call Vote: Ayes –Francis Reddington, Scott Cummings, John Moreland, Sylvia Osewalt, and Jeff Truhlar

The motion to deny was approved unanimously.

(E) Case Number: BOA 18-100236

Applicant/Owner: Jane Higgins
Agent: Ben Broadfoot
Property Address: 1008 North 8th South

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; and 34-336(e)(1)e., for 48% lot coverage, in lieu of 35% maximum, to allow for an addition to an existing single-family dwelling, for property legally described as Lot 19, Block 11, *Beach Homesites Unity Two*.

Agent: Ben Broadfoot, 1083 17th Street North, Jacksonville Beach, stated he has an undersized lot. There is currently no garage, and he wants to build a garage, master bedroom, porch, and a new

pool. The garage would be 28 feet deep. Mr. Broadfoot also stated he believes the current lot coverage is under 35% and believes the owners have spoken with the neighbors regarding this variance. When asked by Mr. Moreland whether a modification of the area surrounding the pool would reduce lot coverage, the agent responded the lot coverage would be reduced to 42%.

Public Hearing:

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

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland stated it is clear this lot presents a hardship and at least 42% lot coverage is reasonable.

Motion:

It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 18-100236, as presented and discussed, with a percent lot coverage of 42% in lieu of 48%.

Roll Call Vote:

Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Francis Reddington, and Jeff Truhlar

The motion was approved unanimously.

(F) Case Number: BOA 18-100237

Applicant/Owner: Brian Crooke

Property Address: 1344 Willow Oaks Drive South

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3., for a rear yard setback of 12 feet, in lieu of 30 feet required; to allow covering an existing non-conforming paver patio on an existing single-family dwelling, for property legally described as Lot 32, *Plantation Oaks*.

Owner: Brian Crooke, 1344 Willow Oaks Drive South, Jacksonville Beach, stated he purchased the property on August 1, 2018, and found the lot is non-conforming because of a concrete paver section in the back of the property. He plans to cover the paver area with an open-air structure. He added adjacent to the property is a tidal creek, then city-owned property, and Marsh Drive, essentially 150 yards before the next residential property. His hardship is the irregular shaped lot pushes the structure toward the rear of the lot. The Board noted a previous variance was granted for this property for 40% lot coverage, in lieu of 35%, and a rear setback of 27.75 feet, in lieu of 30 feet required, but the non-conforming part was built after the variance was granted.

Mr. Moreland commented while the percentage of the lot coverage is not necessarily a hardship, the Land Development Code states placement of the structure can create a hardship, which exists in this case.

Public Hearing:

The following was in favor of the variance request, but preferred not to speak:

- Gregg Barnett, 1280 Plantation Oaks Drive, Jacksonville Beach

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Cummings stated he lives in the neighborhood, has inspected the property, and has no issue granting the variance.

Motion:

It was moved by Mr. Moreland, and seconded by Mr. Cummings, to approve BOA# 18-100237, as presented and discussed, for an open-air structure.

Roll Call Vote:

Ayes – John Moreland, Francis Reddington, Scott Cummings, and Jeff Truhlar
Nays – Sylvia Osewalt

The motion was approved by a vote of 4-1

PLANNING DEPARTMENT REPORT

The Board raised questions about the proper procedural practice for approving a motion. Mr. Knight suggested presenting the question in writing to the Planning and Development Director and City Attorney for clarification. The Board agreed.

Mr. Knight inquired about Board Member Lucas Snyder, noting Mr. Snyder has missed a couple of meetings. Board Members indicated they had not heard from Mr. Snyder. It was mentioned the Land Development Code lists attendance requirements for all City board members. The Board asked Mr. Knight to contact Mr. Lucas.

The next scheduled meeting is **Tuesday, February 19, 2019**. There are two (2) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:35 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairperson

Date

Cathy Martinich

From: Planning Division
Sent: Friday, February 15, 2019 3:59 PM
To: Cathy Martinich
Subject: FW: Board of Adjustment Meeting 2/5/2019

From: Rhonda Johnson <rkj6780@gmail.com>
Sent: Friday, February 15, 2019 12:44 PM
To: Planning Division <Planning@jaxbchfl.net>
Cc: gsitgreaves70@gmail.com
Subject: Board of Adjustment Meeting 2/5/2019

Attention: Board of Adjustment
Jacksonville Beach, FL

Good Morning,

My name is Rhonda Johnson and I am the daughter of Georgia Papevies. Her property was on the Board of Adjustment Agenda for February 5, 2019...Case BOA-18-100235.

I live in Arlington, TX so I was not able to attend the meeting. Note that I am a Jacksonville Beach property owner and have been since 1983, so I have a vested interest in your community.

I was able to listen to the meeting via the internet on Wednesday morning and I must say that I am very disappointed in the proceedings regarding the request for variance on my mother's property.

The comment about presenting two single family homes and it would "probably" be passed is iffy at best. The request was to allow a variance in the set-backs and requirement for 35% coverage, not the zoning. In that area of the beach, these variances have been granted time and again. My mom's lot sizes are smaller than most and therefore it is a hardship to build what the property is currently zoned for (RM-2) within the setbacks and coverage requirements currently in place. And I am not sure who would WANT to build a single family home among the plethora of multi-family units in that area...most of which had to be granted variances to be built. Have you made this property unsellable with your position?

Regarding the comment about the road (21st Avenue So.) - these lots face Gail Avenue - so that doesn't apply to the current situation on 21st Avenue So. Some Gail Avenue residents have turned this piece of road their private parking lot...which may account for their resistance to the variance request. This property was zoned multiple-family long before THEIR multiple-family homes were built. Is the burden of fixing this street my mother's responsibility before she can sell her property?

The drainage issue is a moot point...proper drainage design would have to be submitted prior to any construction - even single family. Multi-family and single family homes would have the same impact on the design...so what is to keep the opposition from raising that argument again when single family home(s) is/are proposed? Appears the City has an issue with the drainage problem - or lack of addressing it. Potential downpours and hurricanes are a known threat in this area. Is the burden of fixing the drainage my mother's responsibility before she can sell her property? Have you made this property unsellable with your position?

The Board requires showing hardship when presenting requests for variances. The Board has created a hardship where it didn't exist. The property's highest value is based upon it being currently zoned RM-2...and your ruling has created a financial hardship for my mother. She had an opportunity to sell her property contingent on the Board granting of the variances requested, which are no different than many other variances granted in that same neighborhood...but the offer has been rescinded due to your decision. This meeting would scare off any potential buyers - no matter what they intend to build on these two lots. I don't think that is fair nor do I think anyone and everyone has a right to tie our hands in this manner. Have you made this property unsellable with your decision?

As my mother is aging and needs this money for her living/health expenses, we will continue to try to sell this property and, as it is zoned multi-family, there may be another request for a variance. Or, hopefully, a design for multi-family will be made without any variances, which would not be reviewed by your board nor would be put to the neighbors for their input. I will ask that the Board take into consideration the current zoning and review other properties that have been given similar variances in that neighborhood.

Thank you for your time and I would appreciate a response with further explanation of your position so that we may get an approved variance the next time it is submitted.

Regards,
Rhonda K Johnson
RKJ6780@gmail.com
817/561-6780

cc: George Sitgreaves, Associate
with RE/MAX Watermarke



February 6, 2019

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

Michael O'Neal
1538-2 Hendricks Avenue
Jacksonville, FL 32207

RE: BOA# 18-100235
231 South 21st Avenue
(Lots 2 and 3, Block FF, *Permenters Replat of South Pablo or Atlantic
Camp Grounds*)

www.jacksonvillebeach.org

Dear Mr. O'Neal,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 5, 2019, to consider American Classic Homes's application for a variance from the requirements of the Land Development Code.

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

- Section 34-340(e)(1)c.2, for a side yard setback and a corner side yard setback each 5 feet, in lieu of 10 feet minimum;
- Section 34-340(e)(1)f., for 42% lot coverage, in lieu of 35% maximum;
- 34-340(e)(1)h., for an accessory structure setback of 0 feet, in lieu of 5 feet minimum, for patios;
- 34-373(d) for a parking area setback of 2 feet, in lieu of 5 feet required;

The Board *denied* the request.

All to allow the construction of two new two family dwellings.

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

Sincerely,

George Knight
Building Official





APPLICATION FOR VARIANCE

BOA No. 19-100012
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 24 2019

APPLICANT INFORMATION

Applicant Name: TYE WALLACE Telephone: (904) 477-2728
 Mailing Address: PO BOX 51266 Jacksonville Bch FL 32240 E-Mail: TYE@DOLDBRANDSTAX.COM

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

Landowner Name: JEFFERY B. LAWLER Telephone: (904) 309-7160
 Mailing Address: 7558 PHILIP HWY Suite 100 JACKSONVILLE FL 32256 E-Mail: MWainwright@pinstripes.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. Ref # 175547-0000

VARIANCE DATA

Street address of property AND Real Estate Number: 602 SHELTER AVE JAX Bch 32240
 Legal description of property (Attach copy of deed): COMMERCIAL WAREHOUSE (Lots 1, 2 B1C7 Pablo Beach S.
 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).
Expand parking lot for change of use.

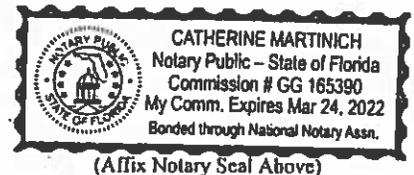
AFFIDAVIT

I, TYE WALLACE, 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.

Tye Wallace
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 1/24/19

STATE OF FLORIDA, COUNTY OF DUVAL
 Sworn to and signed before me this 24th day of January, 2019 by Tye Wallace, who is personally known to me or has produced _____ as identification.

Catherine Martinich
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: CS FLOOD ZONE: X
 CODE SECTION (S): 34-349(c)(5) for 76% lot coverage, in lieu of 85% maximum;
34-373(d) for no parking area setback, in lieu of 5' required;
34-425(b)(1) for no landscape buffer, in lieu of 5' minimum; and
34-425(c)(1) for 11 spaces in an interrupted row, in lieu of 10 spaces maximum
and no interior landscaping, to allow for the change of use of an
existing developed property.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100012

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	Existing Developed Lot. RECEIVED JAN 24 2019
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Purchasing "as-is" 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.	Yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	

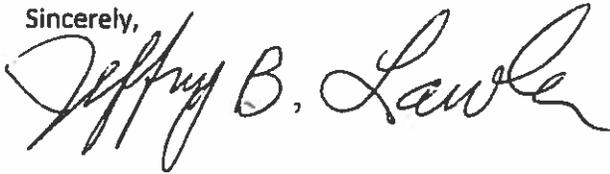
Express Mower & Saw Inc.
7658 Philips Hwy Suite 100
Jacksonville, FL 32256

To The City of Jacksonville Beach:

Legal Description 3-28 33-2s-29e .286 Pablo beach South Lots 1,2 Blk 7

This letter serves as the companies permission for Bold Brands LLC to file an application for a variance to the property located at 602 Shetter Ave, Jacksonville Beach, FL 32250.

Sincerely,

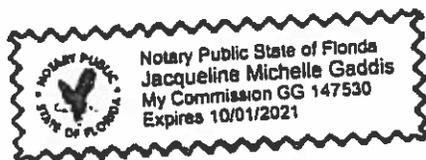


Jeffrey B Lawler

Owner and President

Express Mower & Saw Inc.

Jequelene Michelle Gaddis 1/25/19



Intended Uses

BUILDING = 6,828 SF



OFFICE
2,800 SF



BREWERY
3,000 SF



RETAIL
228 SF



TASTING ROOM
800 SF

PARKING REQUIREMENTS

OFFICE = 8 SPACES

BREWERY = 3 SPACE

RETAIL = 1 SPACE

TASTING ROOM = 8 SPACES

***21 PARKING SPACES NEEDED**



Reference for
BOA # 19-10001 2

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

September 22, 2004

Denis M. Dawes
202 North 2nd Street
Jacksonville Beach, FL 32250

RE: BOA 04-100304
602 Shetter Avenue

Dear Mr. Dawes:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on September 21, 2004 to consider your variance application.

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

- 34-373 f: for gravel paving of 10 required parking spaces in lieu of required asphalt or concrete paving

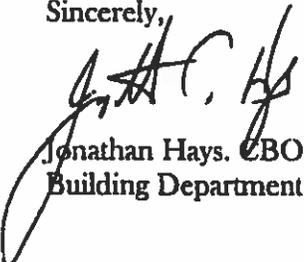
The results of the meeting were; *amended and approved for:*

- 34 - 373 f: for gravel paving of 10 required parking spaces in lieu of required asphalt or concrete paving with a product similar to one presented at public hearing and providing curbing around gravel area.

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

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

Sincerely,


Jonathan Hays, CBO
Building Department

JCH/jmv

Cathy Martinich

From: Wendy Mowrey <Wmowrey@jaxfirm.com>
Sent: Tuesday, March 12, 2019 12:06 PM
To: Cathy Martinich
Subject: RE: Application Requested

Hi Cathy,

Thank you so much for forwarding the application. See below for the written objection by our client. Let me know if you need anything else, or if there is a formal objection that our client will need to fill out and submit. 😊

Wendy L. Mowrey

Legal Assistant to
Wade McK "Wycke" Hampton, Esq. and
Jonathan M. Smith, Esq.
Duss, Kenney, Safer, Hampton & Joos, P.A.
4348 Southpoint Blvd., Suite 101
Jacksonville, FL 32216
(904) 543-4323
wmowrey@jaxfirm.com

-----Original Message-----

From: pam.howard@tsgreality.com <pam.howard@tsgreality.com>
Sent: Monday, March 11, 2019 8:19 AM
To: 'Heather Ireland' <hireland@jaxbchfl.net>
Subject: RE: Public Notice - 602 Shetter Ave - BOA 9-100012

Hi Heather,

Based on the information we have today, the owners of 528 Beach Blvd object to the proposed application for 602 Shetter Avenue.

The proposed use change is inconsistent with Jacksonville Beach development standards and is very likely to result in illegal parking on 528 Beach Blvd.

In this case, the owner of 602 Shetter Avenue is proposing to take a large warehouse property and convert the zoning to food and alcohol service. This change will massively increase the use of parking for customers and employees. In addition, the applicant is seeking to cover nearly 100% of the lot, have no parking area setback, and no landscape buffer. This will undermine the landscape code and create added runoff for flooding.

In the past Jacksonville Beach has been very resistant to these types of major commercial deviations and approving this will open a floodgate of similar applications where owners will expect similar treatment and extreme relaxing of the rules.

Thanks,

Pamela D. Howard

Property Manager / Agent for Owner
TSG Realty
8650 Old Kings Rd South Suite 12
Jacksonville, Florida 32217
904-744-5965 X302 / 904-744-5995 (Fax)
pam.howard@tsgrealty.com

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

Existing

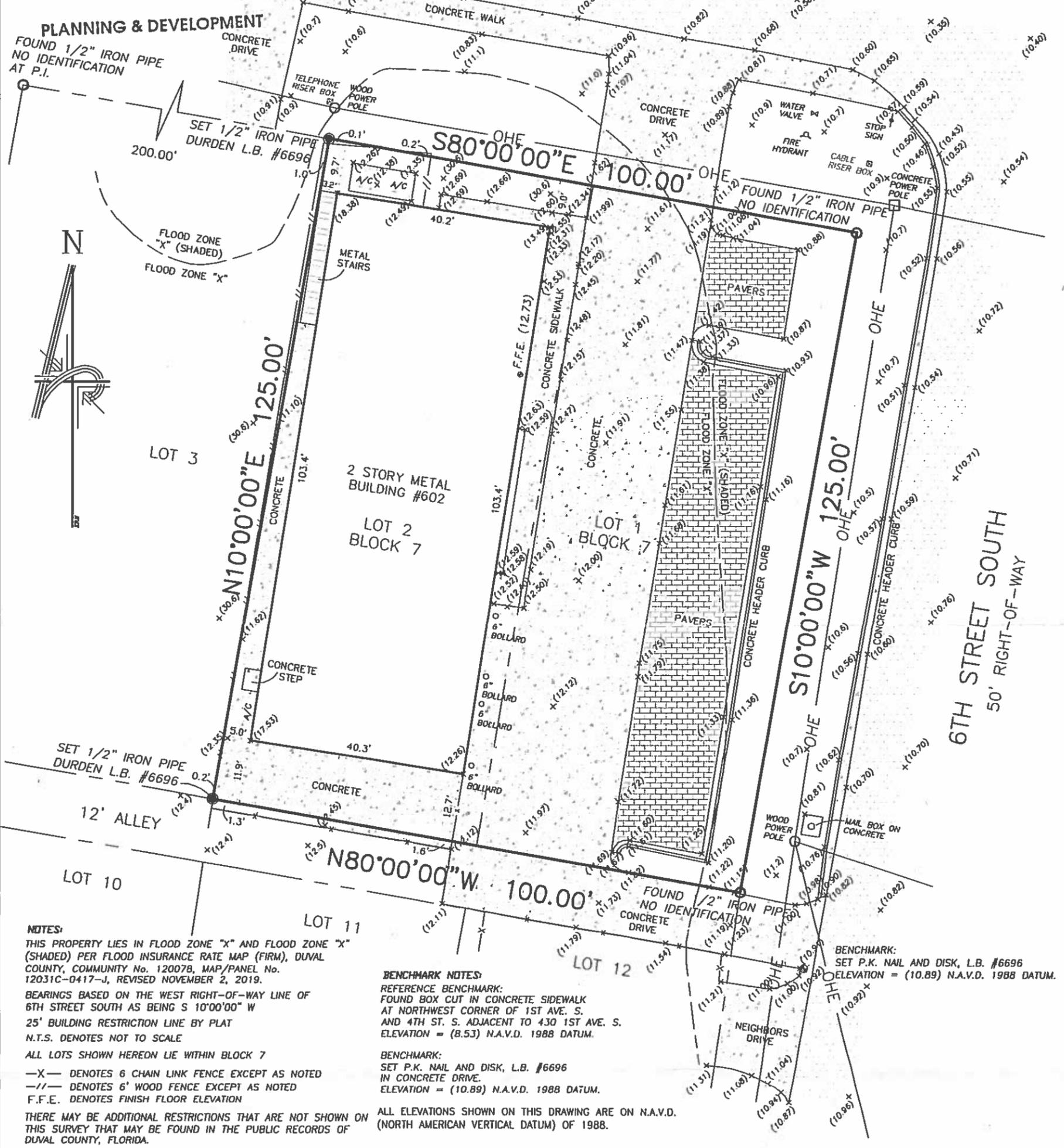
MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF: LOTS 1 AND 2, BLOCK 7, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

RECEIVED

BOA#19-100012
FEB - 8 2019

SHETTER AVENUE

80' RIGHT-OF-WAY



NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" AND FLOOD ZONE "X" (SHADED) PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2019.
BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF 6TH STREET SOUTH AS BEING S 10°00'00" W
25' BUILDING RESTRICTION LINE BY PLAT
N.T.S. DENOTES NOT TO SCALE
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 7
-X- DENOTES 6 CHAIN LINK FENCE EXCEPT AS NOTED
-// DENOTES 6' WOOD FENCE EXCEPT AS NOTED
F.F.E. DENOTES FINISH FLOOR ELEVATION
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BENCHMARK NOTES:
REFERENCE BENCHMARK:
FOUND BOX CUT IN CONCRETE SIDEWALK AT NORTHWEST CORNER OF 1ST AVE. S. AND 4TH ST. S. ADJACENT TO 430 1ST AVE. S. ELEVATION = (8.53) N.A.V.D. 1988 DATUM.
BENCHMARK:
SET P.K. NAIL AND DISK, L.B. #6696 IN CONCRETE DRIVE. ELEVATION = (10.89) N.A.V.D. 1988 DATUM.
ALL ELEVATIONS SHOWN ON THIS DRAWING ARE ON N.A.V.D. (NORTH AMERICAN VERTICAL DATUM) OF 1988.

BENCHMARK:
SET P.K. NAIL AND DISK, L.B. #6696
ELEVATION = (10.89) N.A.V.D. 1988 DATUM.

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

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

H. Bruce Durdan, Jr.
FLORIDA REGISTERED SURVEYOR No. 470
H. BRUCE DURDEN, Jr.

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

SIGNED FEBRUARY 5, 2019
SCALE: 1" = 20'
WORK ORDER NUMBER: 19072

B-9427



APPLICATION FOR VARIANCE

BOA No. 19-100015 *20th*
HEARING DATE 3-28-2019 *Wednesday*

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.

LOVED

JAN 30 2019

APPLICANT INFORMATION

Applicant Name: Mark Darr Telephone: (904) 607-2090
 Mailing Address: 99 S Roscoe Blvd PVB 32082 E-Mail: markdarr@aol.com

Agent Name: John Denneen Telephone: (904) 237-4598
 Mailing Address: 1254 Neck rd PVB 32082 E-Mail: john@denneenconstruction.com

Landowner Name: Double D Constuction LLC Telephone: (904) 607-2090
 Mailing Address: 99S Roscoe Blvd PVB 32082 E-Mail: markdarr@aol.com

PLANNING & DEVELOPMENT

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: 3916 Poinciana Blvd Jax Bch 32550 # 181370-0000
 Legal description of property (Attach copy of deed): Lot 3 Block 12 Ocean Terrace
 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).
 Hardship on property is it does not meet minimum lot area of 10,000 SF for RS-1, property is 6,650 SF for this reason the applicant requests a lot coverage of 39.97% in lieu of 35% and a side yard set back of 7' 6" in lieu of 10' to be able to construct a 2460 SF single family 2 story home with a 2 car garage consistent with the other homes in the area

AFFIDAVIT

I, Mark Darr, 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]

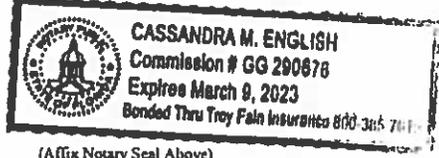
Mark Darr
PRINT APPLICANT NAME

1/30/19
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 30 day of January, 2019 by Mark Darr, who is personally known to me or has produced Valid DL as identification.

[Signature]

Cassandra M. English
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)(1)c2 for sideyard setbacks of 7.5' ILO 10' required and (e)(1)c. for 40% lot coverage ILO 35% maximum to allow construction of a new single family dwelling.

Double D Construction
99 S. Roscoe Blvd.
PV Beach Fl. 32082
904-607-2090

RECEIVED

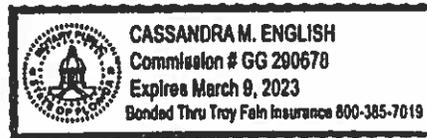
JAN 30 2019
19-100015
PLANNING & DEVELOPMENT

**I Mark Darr appoint John Denneen as my representative
for the variance application for 3916 Poinciana Blvd.,
Jacksonville Beach Fl.**


1/30/19
Mark Darr


Cassandra M. English

Notary



RECEIVED

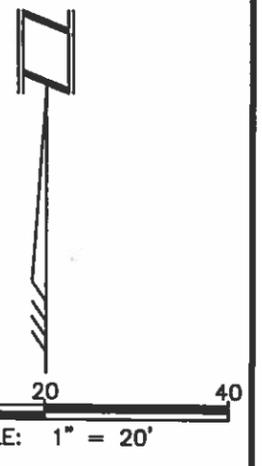
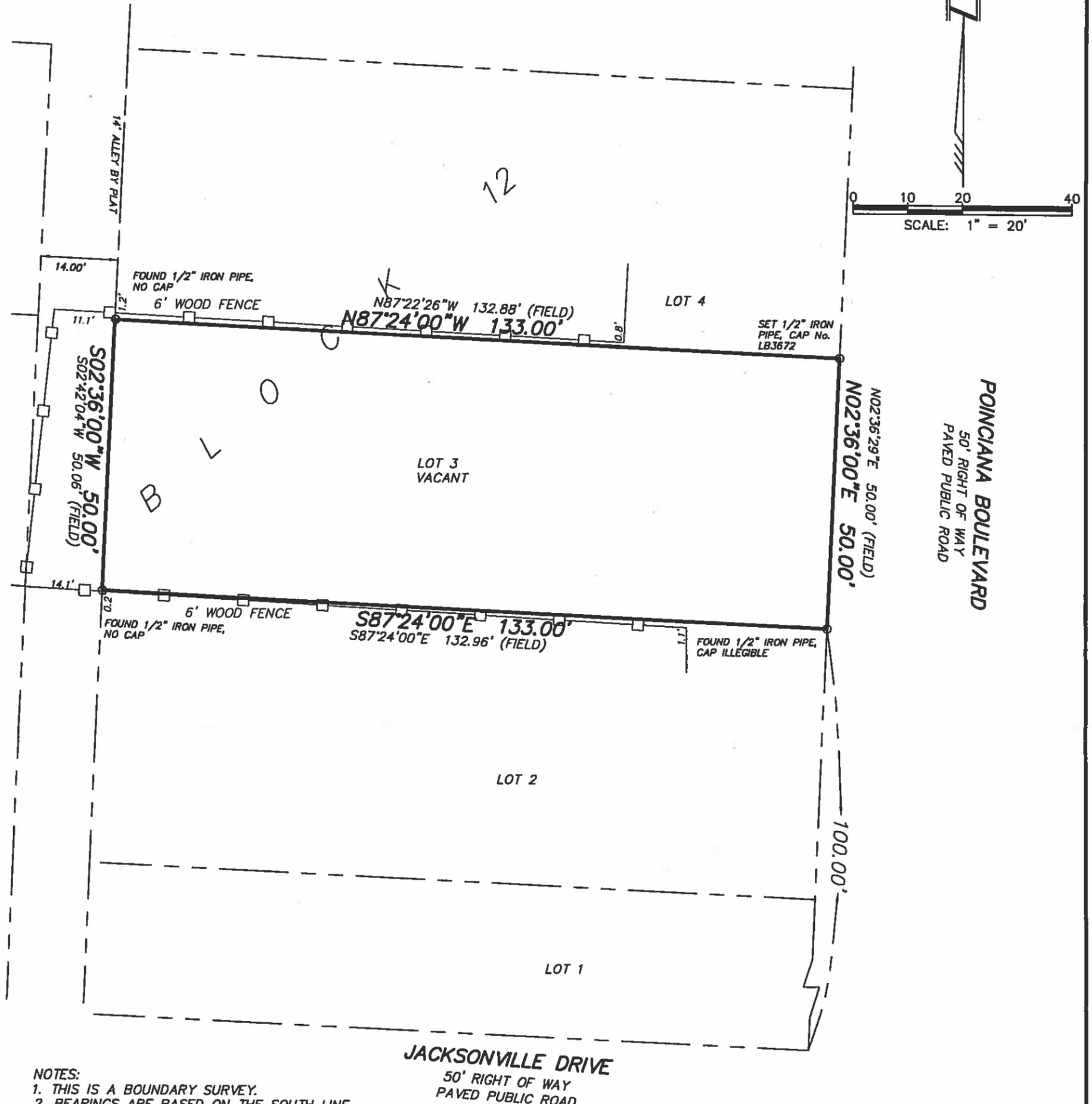
Existing

FEB 26 2019

MAP SHOWING SURVEY OF

LOT 3, BLOCK 12, OCEAN TERRACE AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLANNING & DEVELOPMENT



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 3, BEING SOUTH 87°24'00" EAST, AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES PER PLAT.

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF NEIL D. BARBOUR; DOUBLE D CONSTRUCTION, LLC; SLOTT, BARKER & NUSSBAUM; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

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

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

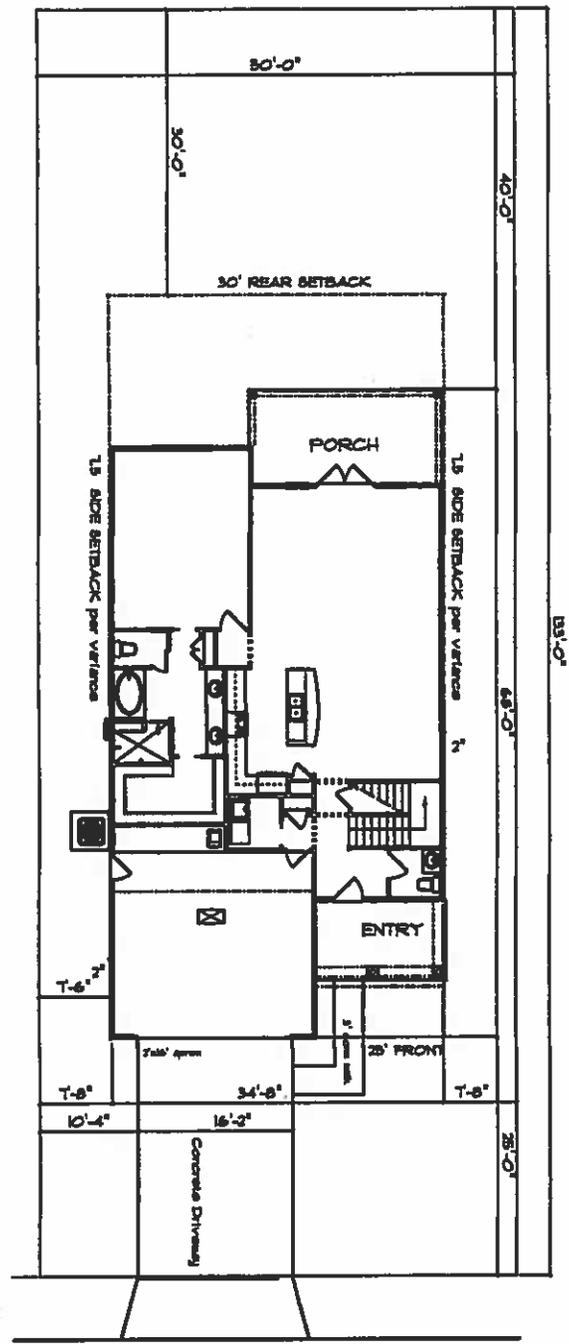
CHECKED BY: _____
 DRAWN BY: CL
 FILE: 2018-1086

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

DATE: JULY 18, 2018
 SHEET 1 OF 1

B 2018-1086

KLOPPSC&



LOT COVERAGE:

SITE SQUARE FOOTAGE:	6,850 SF
HOUSE FOOTPRINT:	2,786 SF
DRIVEWAY/WALKS:	446 SF
A/C PAD:	16 SF
TOTAL COVERAGE:	2,658 SF
COVERAGE RATIO:	39.51 %

DENNEEN CONSTRUCTION, Inc.
 Lot 3, Block 12 - Ocean Terrace
 Jacksonville Beach, Florida

SITE PLAN

SCALE: 1" = 20'-0"

RECEIVED

JAN 30 2019

19-100015
 PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 19-100017
HEARING DATE 3-20-2019

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~~ ^{past five} 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 31 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: FIRST MISSIONARY BAPTIST CHURCH Telephone: 904-535-4145
 Mailing Address: 810 3RD AVE SOUTH E-Mail: _____
JACKSONVILLE BEACH FL 32250
 Agent Name: THOMAS CEASEN Telephone: 904-535-4145
 Mailing Address: 1987 YORK HARBOR RD E-Mail: TCC6792@GMAIL.COM
JACKSONVILLE, FL 32225
 Landowner Name: FIRST MISSIONARY BAPTIST CHURCH Telephone: 904-535-4145
 Mailing Address: 810 SOUTH 3RD STREET E-Mail: TCC6792@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

Per # 175867-0000

VARIANCE DATA

Street address of property AND Real Estate Number: 810 3rd Ave South
 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).
Limited Parking no seats will be added. The interior will be remodeled, New roof and windows.
Adding a small building to west of lot for office and class rooms

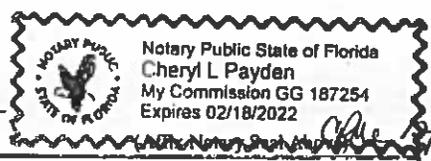
AFFIDAVIT

I, THOMAS CEASEN, 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.

Thomas Ceasen APPLICANT SIGNATURE THOMAS CEASEN PRINT APPLICANT NAME 12/14/18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 14th day of December, 2018 by Thomas Ceasen who is personally known to me or has produced FLDZ exp 1/1/2020 as identification.

Cheryl L Payden NOTARY PUBLIC SIGNATURE Cheryl L Payden PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X (2018)

CODE SECTION (S): Section 34-339 (e)(3)c1 for a front yard setback of 8.8' ILO 20' required and (e)(3)c3 for a rear yard setback of 19.5' ILO 30' required and Section 34-377 for 0 onsite parking spaces ILO 38 spaces required, all to allow for substantial improvements to an existing church.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100017

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.

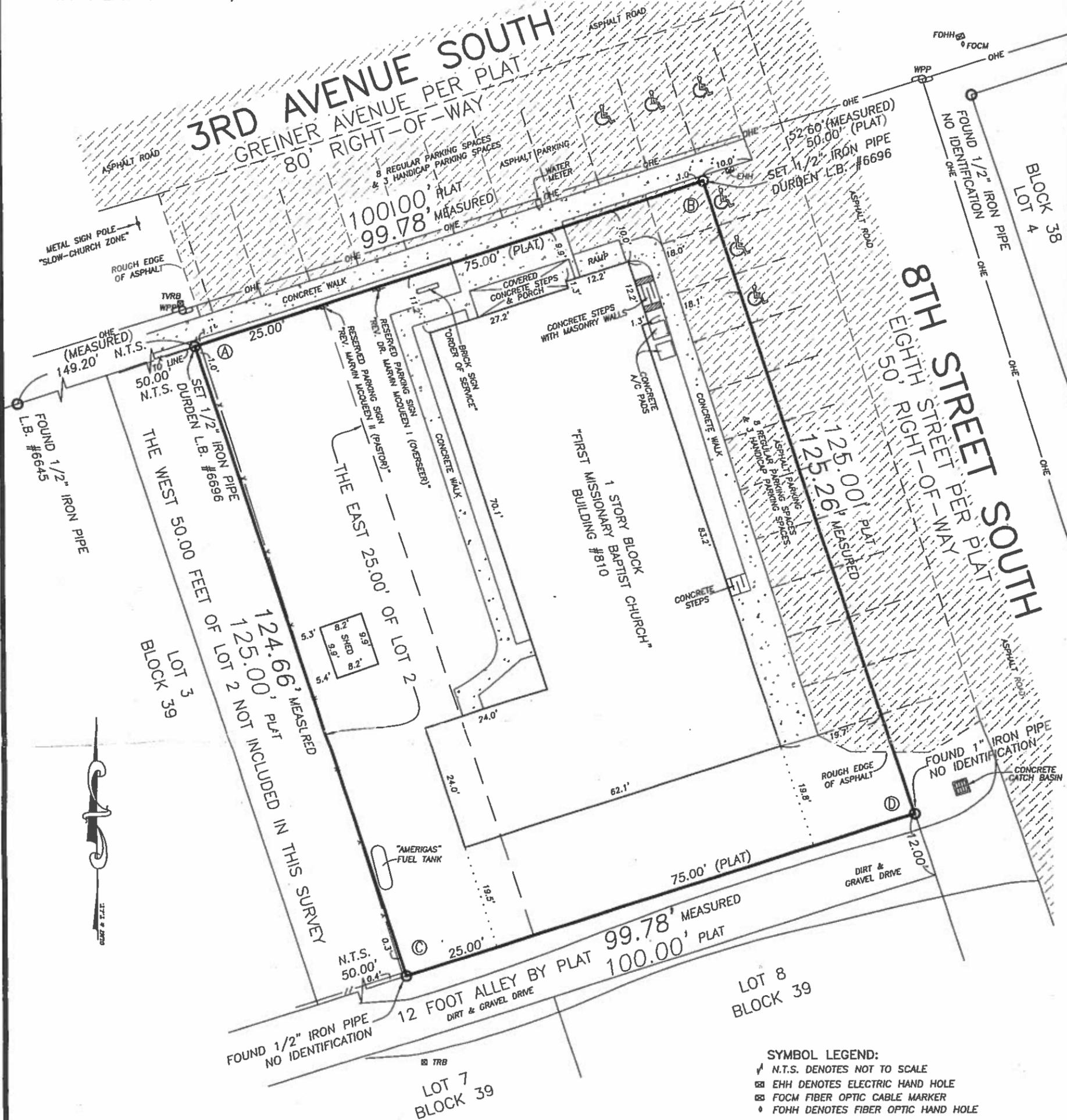
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	Limited Parking
Special circumstances and conditions do not result from the actions of the applicant.	Yes	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		
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.		RECEIVED
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		JAN 31 2019 PLANNING & DEVELOPMENT
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		

Existing

MAP SHOWING BOUNDARY SURVEY OF:

LOT 1, TOGETHER WITH THE EAST 25.00 FEET OF LOT 2, BLOCK 39, PABLO BEACH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



210 3rd Ave S

NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078 (JACKSONVILLE BEACH), MAP/PANEL No. 12031C-0417-H, REVISED JUNE 3, 2013
 ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 39
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ANGLE TABLE

A	= 89°49'29"
B	= 90°10'31"
C	= 90°31'11"
D	= 89°28'49"

- SYMBOL LEGEND:**
- ⊕ N.T.S. DENOTES NOT TO SCALE
 - ⊗ EHH DENOTES ELECTRIC HAND HOLE
 - ⊠ FOCM FIBER OPTIC CABLE MARKER
 - ⊙ FOHH DENOTES FIBER OPTIC HAND HOLE
 - ⊡ TRB DENOTES TELEPHONE RISER BOX
 - ⊞ TVRB DENOTES CABLE TELEVISION RISER BOX
 - ⊕ WPP DENOTES WOOD POWER POLE
 - OHE— DENOTES OVERHEAD ELECTRIC LINES
 - X— DENOTES 4' CHAIN LINK FENCE
 - //— DENOTES 6' WOOD FENCE

CERTIFIED TO:
FIRST MISSIONARY BAPTIST CHURCH

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

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

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

RECEIVED
 BOA#19-100017
 JAN 31 2019

PLANNING & DEVELOPMENT

SIGNED MAY 10, 2018
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 18260

B-9297

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

Proposed

THOMAS DUKE
 ARCHITECT, PA
 2345 HARPER STREET
 JACKSONVILLE, FLORIDA 32204
 (904) 356-3335
 AA 26001414

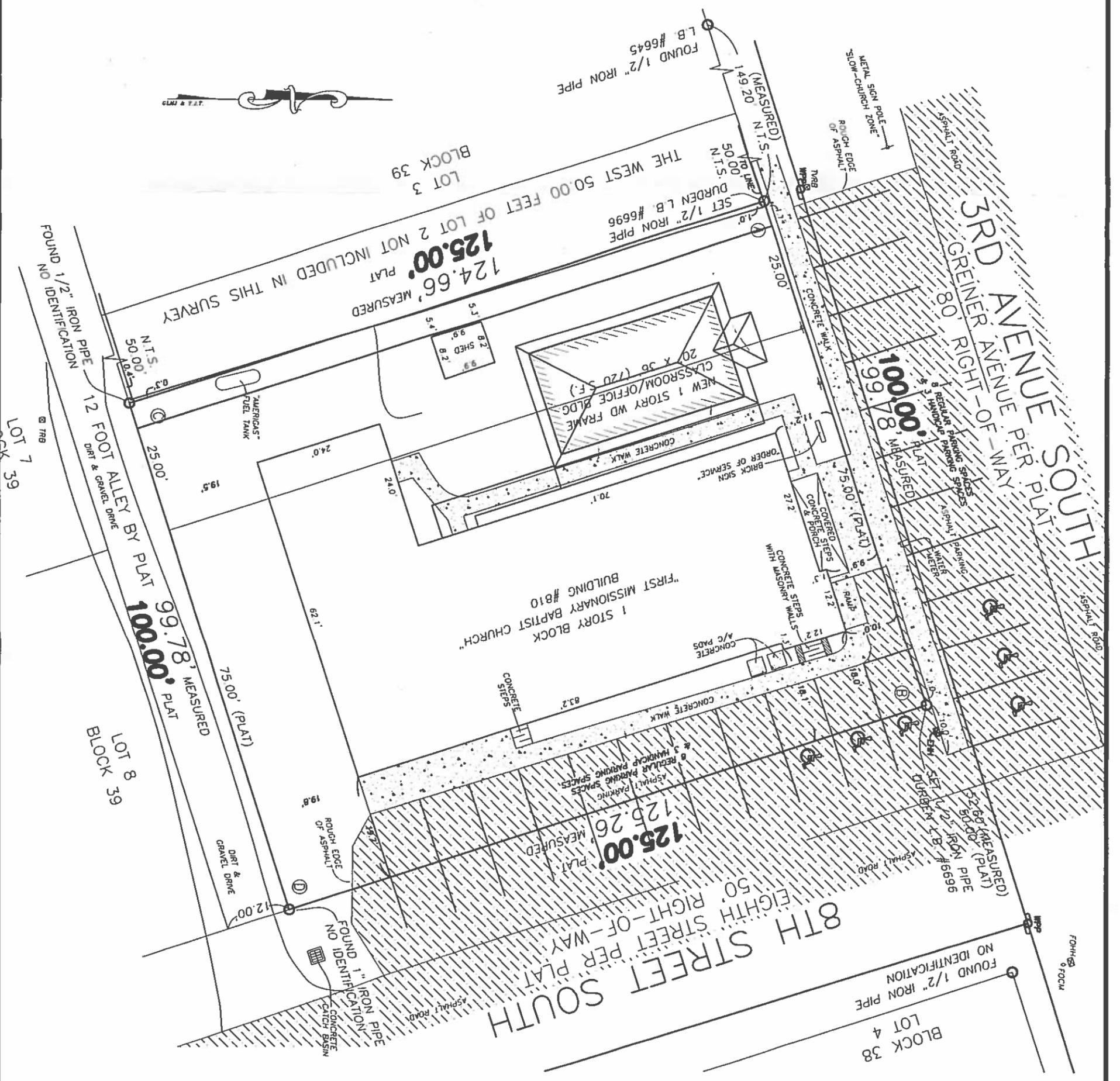
CLASSROOM/OFFICE ADDITION FOR
FIRST MISSIONARY BAPTIST CHURCH
 810 3RD AVE S,
 JACKSONVILLE BEACH, FLORIDA 32250

DATE: 29 JAN 2019
 PROJECT NO. 0018
 SHEET

RECEIVED

BOA #19-100017
 JAN 31 2019

PLANNING & DEVELOPMENT





APPLICATION FOR VARIANCE

BOA No. 19-100018
HEARING DATE 3-20-2019

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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APPLICANT INFORMATION

Applicant Name: Garrison Construction Telephone: 904-219-5499
 Mailing Address: 3948 3rd Street S. #336 E-Mail: garrisonconstruction@outlook.com
Jacksonville Beach Fla. 32250

Agent Name: Stephen B. Williams Telephone: 904-241-8687
 Mailing Address: 3731 Duval Drive E-Mail: steve@edgewatercompanies.com
Jacksonville Beach, Fla. 32250

Landowner Name: GC Land Development, Inc. Tom Robert Telephone: 904-616-8916
 Mailing Address: 208 Governor's Road E-Mail: tmro98@mc.com
Ponte Vedra Beach, Fla. 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

VARIANCE DATA

Street address of property AND Real Estate Number: 180649-0000 (AKA 3013 S 3rd Street)
 Legal description of property (Attach copy of deed): Lot 3 Block 21 R/P Unit 1 Atlantic Shores
 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).
This lot is zoned RS-1 and because it lacks adequate lot width and lot square footage as required by code it is considered "non-conforming". Therefore because of this hardship applicant request's side yard setbacks of 7' in-lieu of 10' required, rear setback of 20' in-lieu of 30' required and a lot coverage request of 50% in-lieu of 35% required to be able to build a single family home.

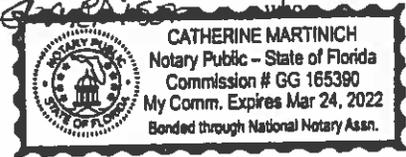
AFFIDAVIT

I, Gary Garrison, 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] Gary Garrison 2/04/2019
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 4th day of February, 2019 by Gary M. Garrison who is personally known to me or has produced JLCL as identification.

[Signature] Catherine Martinich
 NOTARY PUBLIC SIGNATURE 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)(1)C.2 for 7' sideyard setbacks each 240 10' required, and (e)(1)C.3 for a rear yard setback of 20' 240 30' required and (e)(1)e. for 50% lot coverage 240 35% maximum and Section 34-373d. for a parking area setback of 2' 240 5' required all to allow construction of a new single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 19-100018

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	RECEIVED FEB - 1 2019
Special circumstances and conditions do not result from the actions of the applicant.	yes	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.	yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	

From: GC Land Development Inc.
Tom Robert, President
208 Governor's Road
Ponte Vedra Beach, FL 32082
Tmro98@mc.com
904-616-8916

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

RE: Authorization to Apply for Variance
Lot 3 Block 21 R/P Unit 1 Atlantic Shores
RE Parcel #180648-0000

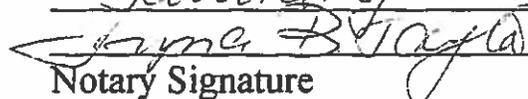
To Whom It May Concern:

I, Tom Robert as President of GC Land Development Inc. and owner of the above described properties am aware and authorize applicant Garrison Construction, Inc. to make the application for variance to this board. If you have any questions feel free to contact me thru the address, phone or email information above.

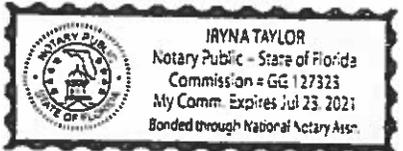
Respectfully,



1-30-19 Date

January 30th, 2019


Notary Signature

Date 

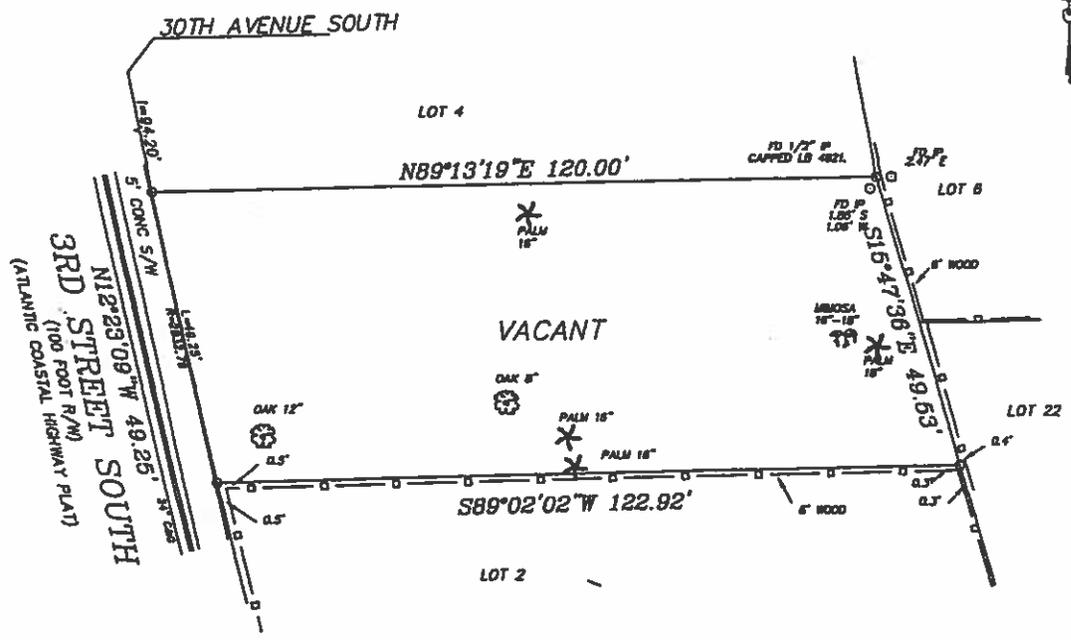
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Existing

MAP SHOWING BOUNDARY SURVEY OF
LOT 3 BLOCK 21 AS SHOWN ON MAP OF
ATLANTIC SHORES REPLAT UNIT NO. 1

AS RECORDED IN PLAT BOOK 14 PAGES 39-40 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERTIFIED FOR: GARRISON CONSTRUCTION, INC.



ALL CORNERS FOUND
1/2" IP'S NO ID EXCEPT
WHERE NOTED.

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TRUE SURVEY: W.O. 2018-510, 8-22-2018, ON MAP.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD
INSURANCE RATE MAP 419 FOR DUVAL COUNTY, FLORIDA, DATED 6-03-2013 AND
IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

- LEGEND
- CM CONC. MON
- IP IRON PIPE
- RB REBAR
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- D/W DRIVEWAY
- COV. COVERED AREA
- CL CENTERLINE
- A/C AIR CONDITIONING PAD
- (R) RADIAL DISTANCE
- CONC. CONCRETE
- ESMT EASEMENT
- B.R.L. BUILDING RESTRICTION LINE
- PC POINT OF CURVE
- PT POINT OF TANGENCY

BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1"=20'

FIELD WORK DATE: 8-15-2018

SIGNATURE DATE: 9-05-2018

GLENN M. BROADSTREET, P.S.M. NO. 5814

Glenn M. Broadstreet
REGISTERED SURVEYOR AND MAPPER,
STATE OF FLORIDA (LB #4921)

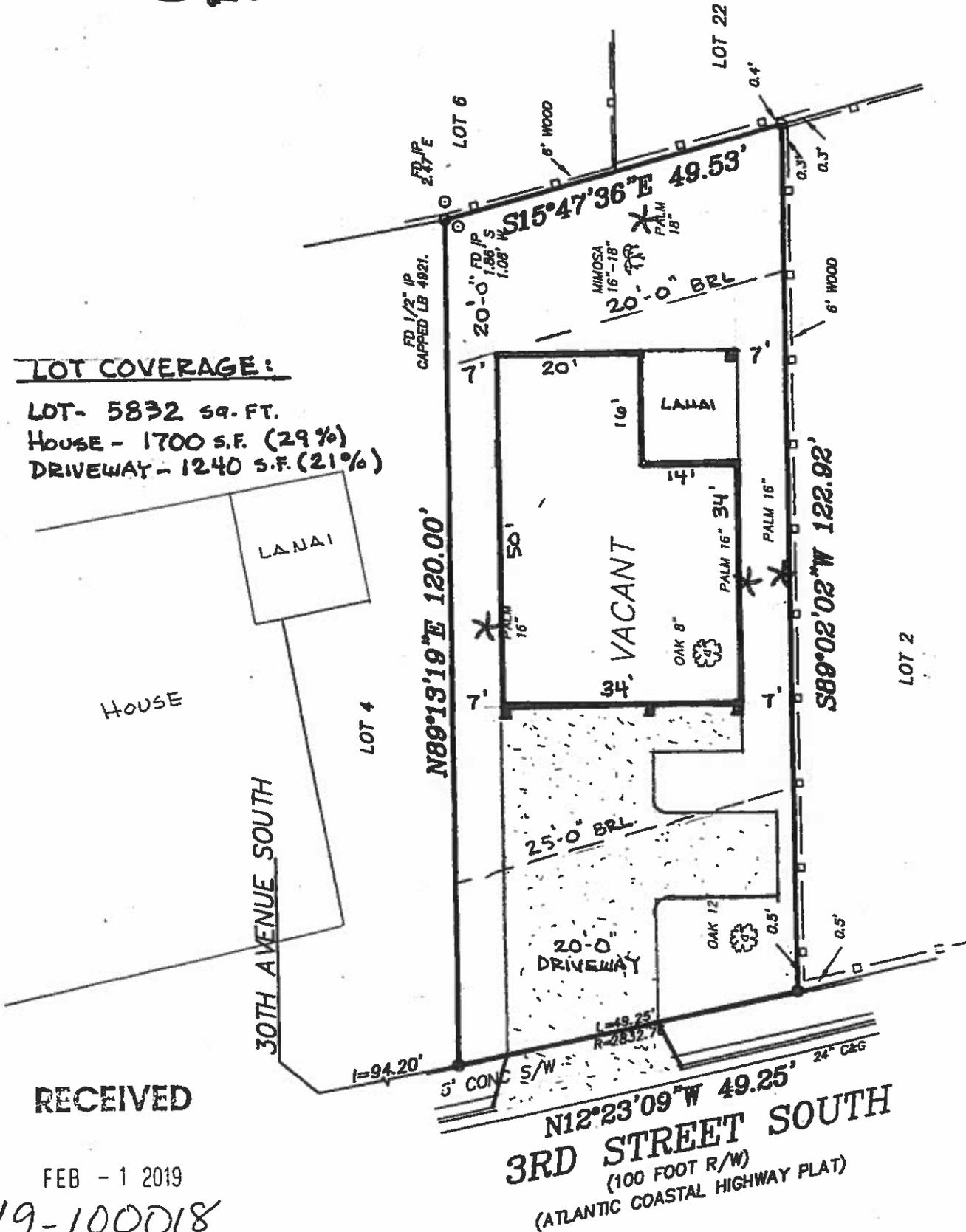


Proposed



LOT COVERAGE:

LOT - 5832 sq. FT.
House - 1700 s.f. (29%)
DRIVEWAY - 1240 s.f. (21%)



ALL CORNERS FOUND
1/2" IP'S NO ID EXCEPT
WHERE NOTED.

RECEIVED

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PLANNING & DEVELOPMENT