



Agenda

Board of Adjustment

Tuesday, June 4, 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

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

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES None

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS None

- a. **Case Number:** BOA 19-100055
Owner/Applicant: DSM Renovations, LLC
Property Address: 926 Barbara Lane
Parcel ID: 175081-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-336(e)(1)c.2., for a corner side yard setback of 15 feet, in lieu of 17.2 feet required; and for 34-336(e)(1)c.3., for a rear yard setback of 20 feet, in lieu of 25 feet required; and 34-336(e)(1)e., for 41% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as part of Lot 6, Block 10, *Beach Homesites, Unit 2*.

Miscellaneous Info: No previous variance requests.

Notes: _____

- b. **Case Number:** BOA 19-100057
Owner/Applicant: Ernesto A. Florig
Property Address: 678 South 7th Avenue
Parcel ID: 176460-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-337(e)(1)e., for 43.3%, lot coverage in lieu of 35% maximum; and 34-337(e)(1)g., for an accessory structure setback of 3 feet, in lieu of 5 feet required; to allow for construction of a storage shed; for property legally described as Lot 12, Block 7, *Oceanside Park*.

Miscellaneous Info: One previous variance request (BOA# 3-95).

Notes: _____

PLANNING DEPARTMENT REPORT The next scheduled meeting is Tuesday, June 18, 2019.

There are five (5) scheduled cases.

ADJOURNMENT**NOTICE**

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

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

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



APPLICATION FOR VARIANCE

BOA No. 19-100055
HEARING DATE 6-4-2019

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.

APR 23 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: DSM Renovations LLC Telephone: (904) 239-0059
 Mailing Address: 1433 A1A South E-Mail: dsmcph@comcast.net
Ponte Vedra Beach, 32082

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

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

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

VARIANCE DATA

Street address of property AND Real Estate Number: 926 Barbara Lane, Jacksonville Beach #175081-0000 (was 1001 N 10th St.)
 Legal description of property (Attach copy of deed): 21-34 28-2S-29E, Beach Homesites Unit 2, Lot 6, Blk 10
 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).
request back yard setback of 20 feet in lieu of 30 feet, increase lot coverage to 42% in lieu of 35% for a new house

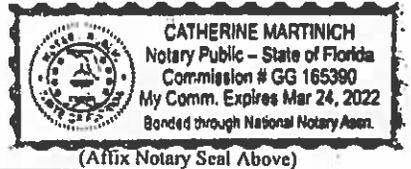
AFFIDAVIT

I, John McPherson, for DSM Renovations LLC, 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] John McPherson 4-10-2019
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 10th day of April, 2019 by John McPherson, who is personally known to me or has produced _____ as identification.

[Signature] _____
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): Section 34-336 (e)(1)c.2 for a corner sideyard setback of 15' ± 17.2' required and (e)(1)c.3 for a rear yard setback of 20' ± 25' required and (e)(1)e. for 41% lot coverage ± 35% maximum to allow construction of a new single family dwelling.

Vacant Lot - house demo.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100055

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. | | Undersized and odd shaped corner lot, difficult to position home. |
| Special circumstances and conditions do not result from the actions of the applicant. | N | RECEIVED APR 23 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. | N | 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. | N | |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | Y | Yes, would provide area for rear patio |
| 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 | Variance would not adversely affect adjacent property. |

JACKSONVILLE BEACH

DEPARTMENT OF PLANNING & DEVELOPMENT BUILDING INSPECTION DIVISION

October 10, 2018

FILE COPY

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6235
Fax: 904.247.6107
Building@jaxbchfl.net

DSM Renovations, LLC.
c/o Denise McPherson
1432 A1A South
Ponte Vedra Beach, FL 32082
dsmcph@comcast.net

RE: Address Change Notification
Lot 6, Block 10, *Beach Homesites Unit Two*, as recorded in Plat Book 21, Page
34, 34A, of the current public records of Duval County

www.jacksonvillebeach.org

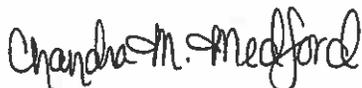
Dear Mrs. McPherson,

We received your request to change the street address for a property currently identified as **1001 N 10th Street**. After the existing single family dwelling is demolished, the new address will be as follows:

| <u>New Address</u> | <u>Parcel ID</u> |
|--------------------|------------------|
| 926 Barbara Lane | 175081-0000 |

It is your responsibility your responsibility to paint the correct address on the meter can, inside and outside in black enamel and also install four inch (4") address numbers above the entry door of the dwelling unit prior to the issuance of a Certificate of Occupancy. Should you have any questions, please feel free to contact our office.

Sincerely,



Chandra M. Medford
Senior Permit Specialist

RECEIVED

APR 23 2019
19-100055
PLANNING & DEVELOPMENT

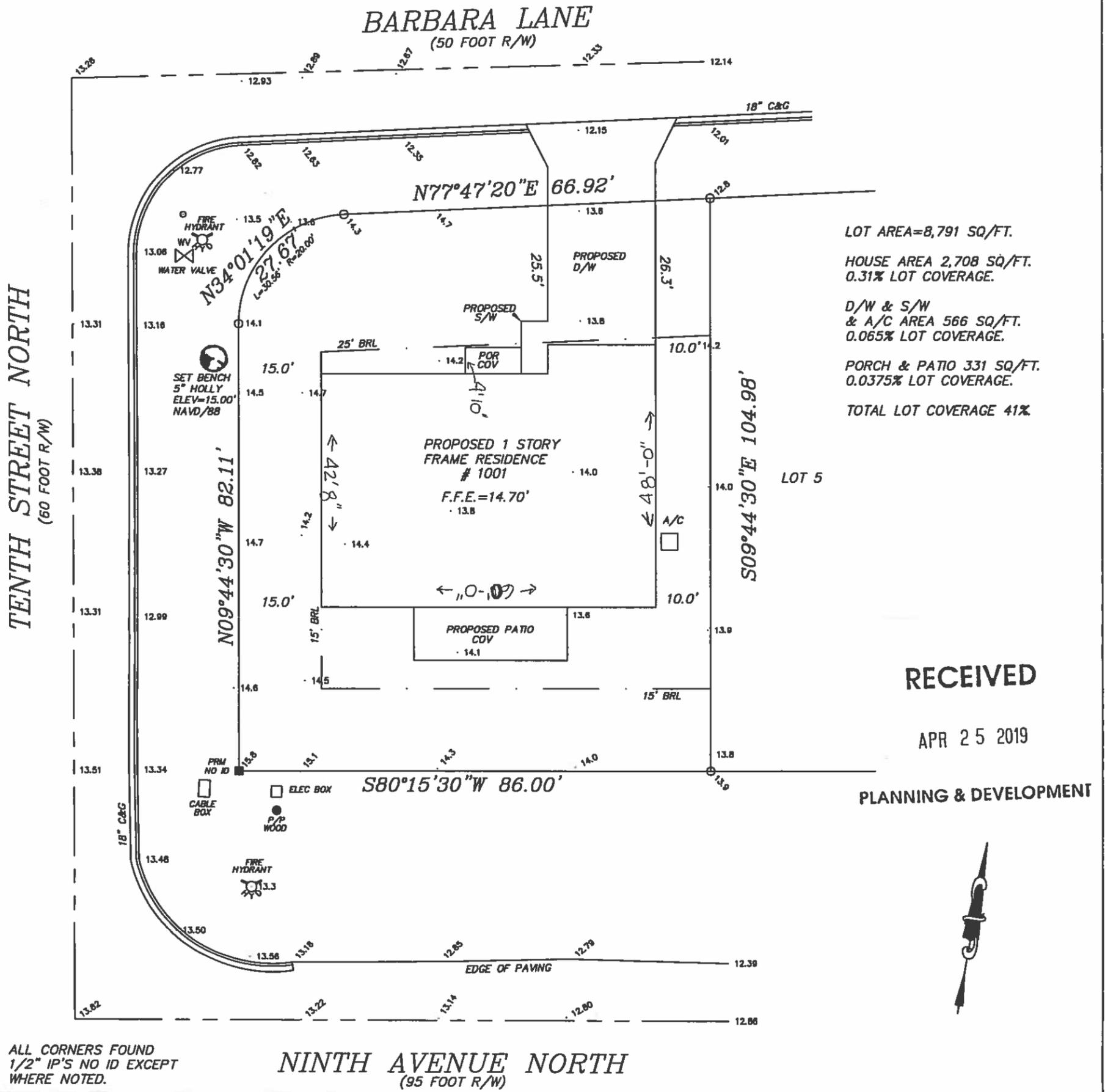


cc: COJ Addressing Section, Duval County 911 Coordinator's Office, Electrical Engineering, Fire Department, Meter Shop, Police Department, Property Appraiser, Public Works, U.S. Postal Service, and Utility Billing

Proposed

MAP SHOWING BOUNDARY SURVEY OF LOT 6 BLOCK 10 AS SHOWN ON MAP OF BEACH HOMESITES UNIT TWO

AS RECORDED IN PLAT BOOK 21 PAGES 34-34A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERTIFIED FOR: DSM RENOVATIONS.



LOT AREA=8,791 SQ/FT.
 HOUSE AREA 2,708 SQ/FT.
 0.31% LOT COVERAGE.
 D/W & S/W
 & A/C AREA 566 SQ/FT.
 0.065% LOT COVERAGE.
 PORCH & PATIO 331 SQ/FT.
 0.0375% LOT COVERAGE.
 TOTAL LOT COVERAGE 41%

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APR 25 2019

PLANNING & DEVELOPMENT



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

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD
INSURANCE RATE MAP 417 FOR DUVAL COUNTY, FLORIDA, DATED 11-02-2018. 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
- ⊕ CENTERLINE
- A/C AIR CONDITIONING PAD
- (R) RADIAL DISTANCE
- CONC. CONCRETE
- ESM'T 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: 4-12-2019
 SIGNATURE DATE: 4-22-2019
 GLENN M. BROADSTREET, P.S.M. NO. 5814
 REGISTERED SURVEYOR AND MAPPER,
 STATE OF FLORIDA (LB #4921)





APPLICATION FOR VARIANCE

BOA No. 19-100057
HEARING DATE 6/4/2019

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.

APR 23 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Ernesto A. Florio Telephone: (904) 515-8390
Mailing Address: 678 7th Ave S Jax Bch FL 32250 E-Mail: ecflorio@gmail.com

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

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

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

VARIANCE DATA

Re # 176460-0000

Street address of property AND Real Estate Number: 678 7th Ave S.

Legal description of property (Attach copy of deed): lot 12, Block 7, Oceanside Park

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).

We're installing a 10x16 garden shed in our back yard and will exceed the lot coverage. Asking for 3ft instead of 5ft set back. (43.3%)

AFFIDAVIT

I, Ernesto A. Florio, 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.

Ernesto A. Florio
APPLICANT SIGNATURE

Ernesto A. Florio
PRINT APPLICANT NAME

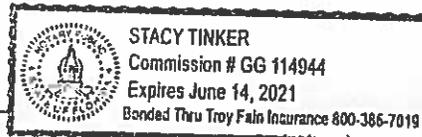
4/23/19
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 23rd day of April, 2019 by Ernesto A. Florio, who is personally known to me or has produced FLDL as identification.

Stacy Tinker
NOTARY PUBLIC SIGNATURE

Stacy Tinker
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S): Section 34-337(e)(i)e for 43.3% lot coverage $\leq 35\%$ maximum and (e)(i)g. for an accessory structure setback of 3' $\leq 5'$ required to allow construction of a storage shed

Existing Lot Coverage = 40%

4985 Lot size

1.) Lot coverage calculation

4995 Lot size

1748 can cover

1630 house cover

275 drive way

1905 total

2165 need

43% for variance

35 allowed need 43

Accessory structure set back
3 ft instead of 5

RECEIVED

APR 22 2019

19-100057

PLANNING & DEVELOPMENT



City of Jacksonville Beach

904 / 249-2381

• ELEVEN NORTH THIRD STREET

• JACKSONVILLE BEACH, FLORIDA 32250

March 2, 1995

Mr. Jack Gordon
678 South 7th Avenue
Jacksonville Beach, FL 32250

RE: Case No. BOA-03-95
678 South 7th Avenue

Dear Mr. Gordon:

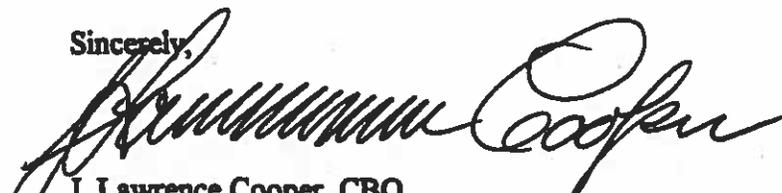
The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. Tuesday, February 7, 1995, to consider your variance application.

As indicated in the application, a variance was requested for a front yard setback of 13.6 feet in lieu of 20 feet required to allow construction of a screen porch. Your request was denied.

The Jacksonville Beach Land Development Code Sec. 34-158 (Successive applications) states that the variance applied for cannot be considered again for a period of one year after the date of denial.

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

Sincerely,



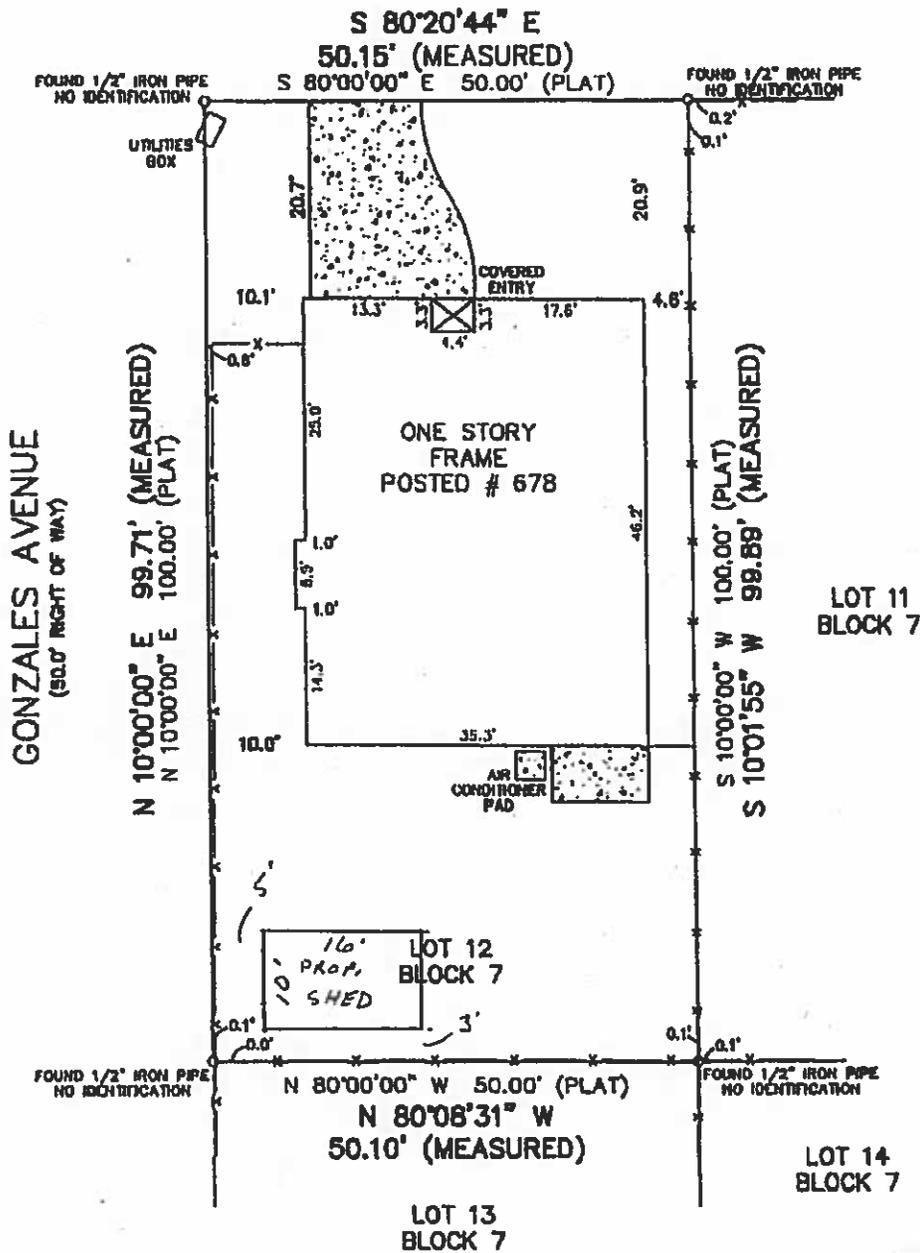
J. Lawrence Cooper, CBO
Building Official, City of Jacksonville Beach

MAP SHOWING BOUNDARY SURVEY OF
 LOT 12, BLOCK 7, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13,
 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

THE ASCEND GROUP, LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 RICHARD T. MOREHEAD TITLE & ESCROW, INC.

7th AVENUE SOUTH
 (FORMERLY TUCKER STREET)
 (50.0' RIGHT OF WAY)



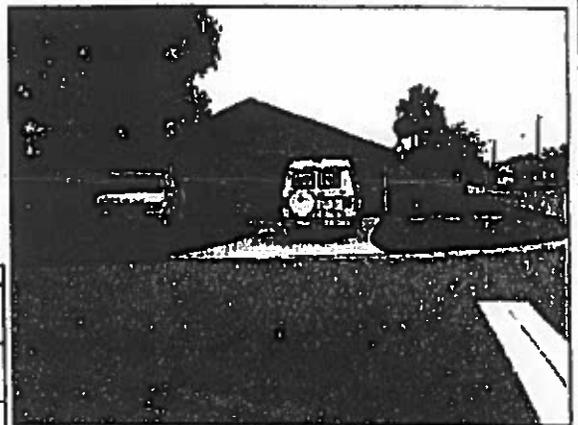
RECEIVED

APR 23 2019

PLANNING & DEVELOPMENT

19-100057

THE IMAGE HEREON IS SHOWN FOR CONVENIENCE AND SHOULD NOT BE RELIED UPON FOR SURVEY DATA



| | |
|--------|--------------|
| NOTES: | ACCEPTED BY: |
| | |
| | |
| | |

JOB # 13-037 DATE OF FIELD SURVEY: 04-05-13 DATE OF ISSUE: 04-09-13 SCALE: 1" = 20'

CLOSING COORDINATED BY: RICHARD T. MOREHEAD TITLE & ESCROW, INC. MAP NOTES: 1. BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 10°00'00" E ALONG THE WESTERLY BOUNDARY LINE OF CURRENT PLAT