



**Agenda**

**Board of Adjustment**

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**Tuesday, August 20, 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: Daniel Janson

**EX-PARTE COMMUNICATION**

**APPROVAL OF MINUTES**     None

**CORRESPONDENCE**

**OLD BUSINESS**     None

**NEW BUSINESS**

- a. **Case Number:** **BOA#19-100126**  
**Applicant/Owner:** Jacqueline Cogswell  
**Agent:** Richard Trendel  
**Property Address:** 825 15<sup>th</sup> Avenue North  
**Parcel ID:** 175233-0000  
**Legal Description:** Lot 6, Block 6, *Beach Homesites Unit Three*  
**Current Zoning:** RS-1  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)d, for no garage in lieu of a required one-car garage to allow for an addition and carport conversion to an existing single-family dwelling  
**Miscellaneous Info:** No previous variance requests

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

- b. **Case Number:** **BOA#19-100127**  
**Applicant/Owner:** Pamela (Fellabaum) Cosgrove  
**Property Address:** 117 7<sup>th</sup> Avenue South  
**Parcel ID:** 176026-0060  
**Legal Description:** the North 35 feet of the East ½ of Lot 7, together with the West 37 feet of Lot 9, Block 62, *Pablo Beach South*  
**Current Zoning:** RM-2 (per RS-3 Standards)  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.1, for a front yard setback of 7 feet in lieu of 20 feet required; 34-338(e)(1)c.2, for a westerly side yard setback of 4 feet in lieu of 5 feet minimum and total side yard setbacks of 10 feet in lieu of 15 feet required; 34-338(e)(1)g, for an accessory structure setback (walkway) of 1.5 feet in lieu of 5 feet minimum; and 34-338(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling  
**Miscellaneous Info:** One previous variance request not applicable to this case

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

- c. **Case Number:** BOA#19-100129  
**Applicant/Owner:** Steven Nelson  
**Agent:** Joseph M. Rumancik  
**Property Address:** 531 14<sup>th</sup> Avenue North  
**Parcel ID:** 174805-0000  
**Legal Description:** Lot 10, Block 4, *Surf Park Unit One*  
**Current Zoning:** RS-1  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 36.5% lot coverage in lieu of 35% maximum to rectify an existing non-conformity resulting from an addition to an existing single-family dwelling  
**Miscellaneous Info:** No previous variance requests

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

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### **PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Wednesday, September 4, 2019. There are six 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. 19-100126  
HEARING DATE 8/20/19

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

JUL - 5 2019

### APPLICANT INFORMATION

Applicant Name: Jacqueline Cogswell Telephone: (860) 878-1781  
 Mailing Address: 825 15th Avenue North E-Mail: PLANNING & DEVELOPMENT  
Jacksonville Beach, Florida 32250

Agent Name: Richard Trendel Telephone: (904) 703-7778  
 Mailing Address: P.O. Box 330448 E-Mail: rich@petrajax.com  
Atlantic Beach, Florida 32250

Landowner Name: Jacqueline Cogswell Telephone: (860) 878-1781  
 Mailing Address: 825 15th Avenue North E-Mail: \_\_\_\_\_  
Jacksonville Beach, Florida 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: 825 15th Avenue North, Jacksonville Beach, FL 32250 RE# 175233-0000  
 Legal description of property (Attach copy of deed): 25-38 28-2S-29E  
 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).  
Enclose Car Port  
NO GARAGE IN LIEU OF A ONE CAR GARAGE TO ALLOW  
AN ADDITION TO A NON CONFORMING STRUCTURE.

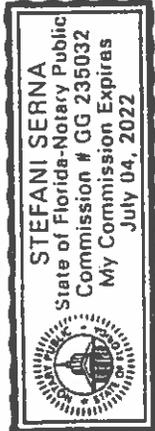
### AFFIDAVIT

I, Jacqueline Cogswell, 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.

Jacqueline Cogswell Jacqueline Cogswell 6/25/19  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
 Sworn to and signed before me this 25<sup>th</sup> day of June, 2019 by Jacqueline Cogswell, who is personally known to me or has produced drivers license as identification

[Signature] Stefani Serna  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X shaded  
 CODE SECTION (S): Section 34-336 (c)(1)d. for no garage & a one car garage to allow an additional carport conversion to an existing single family dwelling.  
House 1400 sf H/c

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100126

*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.		CURRENT SQ FOOTAGE OF HOME IS 1400 SF. <del>ADDITIONAL SPACE</del> <del>BEING</del> ENCLOSING EXISTING CARPORT WILL INCREASE LIVING
Special circumstances and conditions do not result from the actions of the applicant.		SPACE TO ROUGHLY 1950 SF. PROPERTY WILL MAINTAIN TWO PARKING SPOTS
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		RECEIVED JUL - 5 2019 PLANNING & DEVELOPMENT DEPARTMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		

# COVERAGE CALCULATIONS

LOT SIZE - 8,208

AWNING COVERAGE	120 ✓
HOUSE AND EXISTING CARPORT	1836 ✓
AC PAD	12 ✓
DRIVEWAY	425 ✓
CONCRETE SLAB	264 ✓
SITED	90 ✓
TOTAL	2747 ✓

$$\text{COVERAGE \%} = \underline{33\%}$$

ADDED COVERAGE

NEW CONCRETE TO COMPLY W/ TWO PARKING SPOTS 64 ✓

NEW COVERAGE: 2811 ✓

$$\text{NEW COVERAGE \%} = \underline{34\%}$$

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19-100126  
JUL - 5 2019

PLANNING & DEVELOPMENT

EXISTING  
CONDITIONS

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JUL - 5 2019

19-100126

PLANNING & DEVELOPMENT



## Chandra Medford

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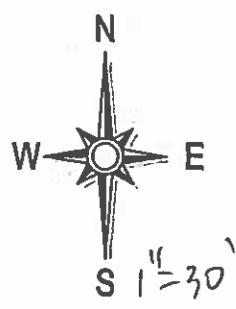
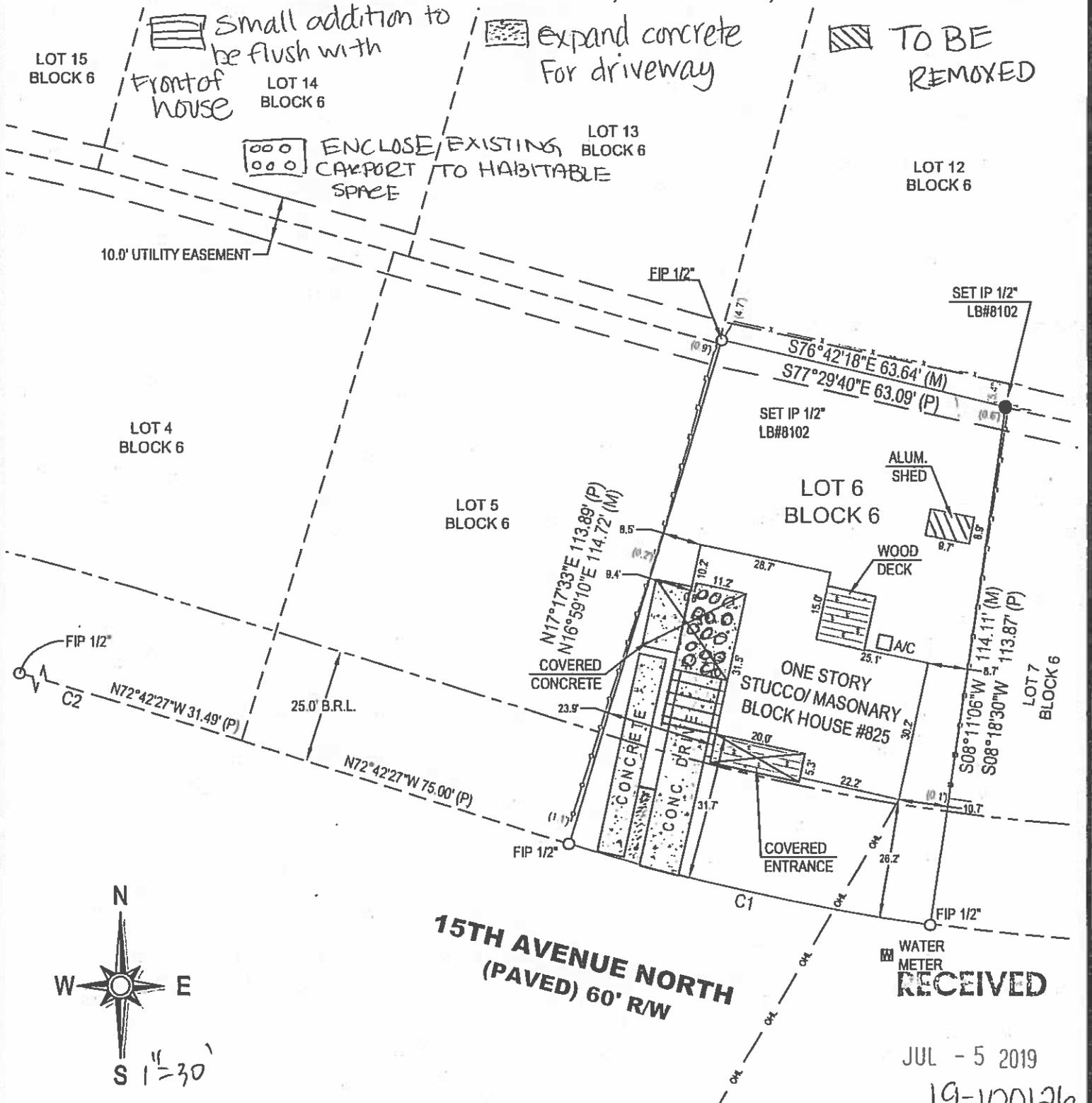
**From:** Paul Martin <martinp6@cox.net>  
**Sent:** Tuesday, August 6, 2019 5:36 PM  
**To:** Planning Division  
**Subject:** BOA#19-100126

Hello, I live at 824 16<sup>th</sup> Ave North, Jax Bch, FL 32250. I have no issues with the proposed changes to the carport at 825 15<sup>th</sup> Ave North. Thanks for asking. R/Paul Martin

# Map of Boundary Survey

## LOT 6, BLOCK 6, BEACH HOMESITES UNIT THREE,

A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 25, PAGES 38, 38A AND 38B, IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 825 15TH AVENUE NORTH, JACKSONVILLE, FLORIDA 32250



CURVE	RADIUS	LENGTH	CHORD BEARING / DISTANCE
C1	489.97' (P)	81.02' (C)	N77°26'42" W 80.93' (P)
	489.97' (M)	81.29' (M)	N77°17'15" W 81.19' (M)
C2	583.04' (P)	43.52' (C)	N74°50'44" W 43.51' (P)
	583.04' (M)	43.51' (M)	N74°49'09" W 43.50' (M)

JUL - 5 2019  
 19-100126  
 PLANNING & DEVELOPMENT

CERTIFIED TO:  
 NFM, INC  
 LEIGH HALE, LLC  
 JACQUELINE COGSWELL  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

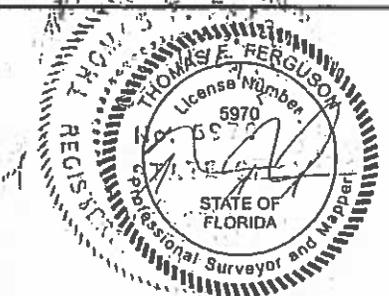
LEGEND:	SET IRON	FOUND IRON	CONCRETE	3.5' CHAIN LINK FENCE	6' WOOD FENCE	6' VINYL FENCE
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ABBREVIATIONS:	R = Radius P = Platfiled D = Deed	IP = Iron Pipe IR = Iron Rod BR = Bearing Reference	M = Measured Field Data C = Calculated Data R/W = Right of Way	PT = Point of Tangency PC = Point of Curvature ID = Identification	A/C = Air Conditioning Unit WM = Water Meter JEA = Jacksonville Electric Authority
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LAST FIELD DATE: 04/10/19 CAD: MK BARNES CONSULTING, LLC SIGNATURE DATE: 04/15/19 DRAWING SCALE: 1" = 30' JOB #: FL-19-10284

GENERAL NOTES:  
 1. Legal description provided by client.  
 2. This survey represents a boundary survey to show above ground improvements; underground improvements or installations not located except as shown.  
 3. Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk & without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those the survey was prepared for.  
 4. This survey was made without the benefit of abstract of title. Notice: There could be additional easements, covenants and restrictions or other matters of public record that may affect this parcel.  
 5. Bearings shown are based on chord bearing line: N 77° 17' 15" W.  
 6. Property hereon lies in floodzone X according to FEMA Flood Insurance rate map number 17031C0417J dated 11/02/18.

**ON POINT**  
 Land Surveyors  
 LB #8102 904-619-0308  
 2121 Corporate Square Blvd, Suite 130  
 Jacksonville, FL. 32216  
 OnPointLandSurveyors@Gmail.com  
 www.OnPointLandSurveyors.com



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



# APPLICATION FOR VARIANCE

BOA No. 19-100127  
HEARING DATE 8/20/19

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

JUL - 8 2019

### APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Pamela Cosgrove Telephone: (904) 635-2656  
 Mailing Address: 117 7th Avenue South E-Mail: pamela.cosgrove@comcast.net  
Jacksonville Beach, FL 32256

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

Landowner Name: Pamela Fellabaum (maiden name) Telephone: same as above  
 Mailing Address: same as above E-Mail: same as above

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: 117 7th Avenue South RE#176026-0060  
 Legal description of property (Attach copy of deed): West 37 feet Lot 9 Block 62 Pablo Beach South  
 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).  
Requesting 49.97% lot coverage in lieu of 35% to build a single family home.  
Requesting a side yard setback of 10' in lieu of 15' total. One side yard is to be 4' in lieu of 5' minimum.  
Requesting a front setback of 7' in lieu of 20'.

### AFFIDAVIT

I, Pamela Cosgrove, 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.

Pamela Cosgrove  
APPLICANT SIGNATURE

Pamela Cosgrove  
PRINT APPLICANT NAME

7/8/19  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 8th day of July, 2019, by Pamela Cosgrove who is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE

Chandra Medford  
PRINT NOTARY NAME



CHANDRA MEDFORD  
Commission No. GG 283199  
Expires December 21, 2022  
Notary Public State of Florida

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 (RS-3 Standards) FLOOD ZONE: X

CODE SECTION (S): Section 34-339 (e)(1)C.1 for a front yard setback of 7' ILO 20' required and (e)(1)C.2 for a minimum side yard setback of 4' ILO 5' and total side yard setbacks of 10' ILO 15' required and (e)(1)g. for an accessory structure setback of 1.5' for walkway ILO 5' required and (e)(1)e. for 50% lot coverage ILO 35% maximum to allow construction of a new single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100127

*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 is undersized.  RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	No	JUL - 8 2019  PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	Many other homes do not comply with setbacks or lot coverage.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Variances have been granted to many other homes.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting of the variance will enhance neighborhood and enhance property values of surrounding homes.



CERTIFIED MAIL RECEIPT# 7017 3040 0000 2076 7509

April 23, 2019

Pamela Fellabaum  
117 South 7<sup>th</sup> Avenue  
Jacksonville Beach, FL 32250

RE: **Planning Commission Case: PC# 6-19**  
**Conditional Use Application** for an existing single-family dwelling located in a *Residential, multiple-family: RM-2* zoning district, for property located at 117 South 7<sup>th</sup> Avenue.

The City of Jacksonville Beach Planning Commission met on **Monday, April 22, 2019** in Council Chambers to consider your **Conditional Use Application** for an existing single-family dwelling located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code, for property located at 117 South 7<sup>th</sup> Avenue.

The request was approved.

Please remove the public notices posted on the property. Please provide a copy of this letter with any other 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



**Stacy M. Tinker**

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**From:** John Locke <johnlockerealtor@gmail.com>  
**Sent:** Wednesday, August 7, 2019 12:51 PM  
**To:** Planning Division  
**Subject:** BOA#19-100127

I do not agree that this variance should be given. The set-backs established should not be changed, or in my opinion any variances should not even be considered. This kind of over building in Jax Beach is becoming the ruination of our community.  
Please do not allow this variance.

John Locke  
818.915.0139  
[johnlockerealtor@gmail.com](mailto:johnlockerealtor@gmail.com)

Compass  
14242 Ventura Blvd.  
Sherman Oaks, CA 91423  
License 01420559

## Stacy M. Tinker

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**From:** Jeremy Armstrong <jeremy.daniel.armstrong@gmail.com>  
**Sent:** Sunday, August 11, 2019 3:02 PM  
**To:** Planning Division  
**Subject:** BOA # 19-100127

Good afternoon,

I am writing in reference to the variance application referenced in BOA # 19-100127. I own the property one lot west of the subject property, at 153 7th Ave S. Jacksonville Beach, FL 32250.

I would like to express my concerns with the variance application as stated in the notice, specifically the request for a 7 foot setback in the front, in lieu of the 20 feet required. Should this request be granted, the newly built structure would completely obscure our already limited view to the ocean, having significant negative impact on our current and future property value. My wife and I, in 2016, paid an engineer to draw up plans and consulted with contractors on a deck project that would be built on top of our existing garage structure to take full advantage of our ocean views; however, those plans were put on hold as we addressed damages from Hurricanes Matthew and Irma. Should this variance application be approved in its entirety, the time, energy and effort of our project would have been for naught.

I mention this primarily for three reasons:

- 1) The property in question has more than adequate space to stay within the land development code and build back into the lot, instead of breaching the current setback requirement. and
- 2) The new structure, if built to the specifications as I understand them (a 2-story home with a 2nd story balcony over the garage in the front of the home), would still afford the property owner a direct ocean view from the second-story balcony, even while maintaining the 20-foot setback requirement.
- 3) All the homes currently on our side of 7th Avenue South have a similar setback except for our property, which is set further back in the lot than the other homes on the block

I have, and take no issue with, the side yard setback requests; however, I feel as though the request to breach the front-yard setback requirements are unnecessary, given the amount of space going backward into the lot as well as the unobstructed view that I believe would still exist should the setback requirements be maintained.

As a Jacksonville Beach property owner, I'm simply trying to protect the inherent value of my property and investment. It is also worth noting the other homes on the block west of the subject property are rental properties, so our concerns may be the only ones voiced and/or heard by the planning committee/Board of Adjustment. Feel free to reach out to me at 904-655-9335 should you have any questions. I will make every effort to attend the meeting on August 20, but wanted my concerns noted in the event I'm unable to attend.

Thank you for your time and consideration,  
Jeremy and Jennifer Armstrong  
153 7th Ave South, Jacksonville Beach, FL 32250

**Stacy M. Tinker**

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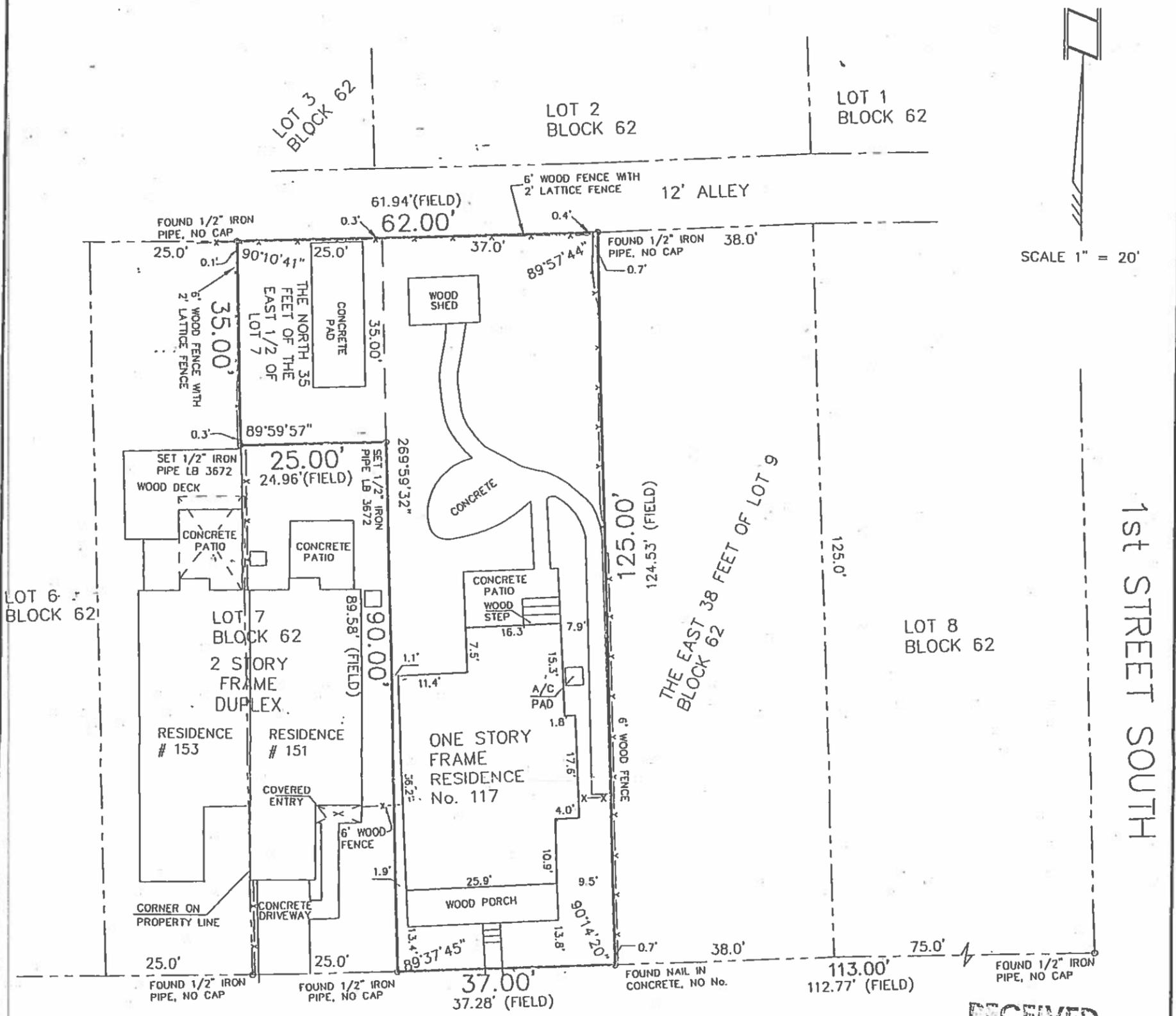
**From:** Jeremy Armstrong <jeremy.daniel.armstrong@gmail.com>  
**Sent:** Sunday, August 11, 2019 3:02 PM  
**To:** Planning Division  
**Subject:** BOA # 19-100127  
**Attachments:** p8110314.jpg; p8110317.jpg



EXISTING

# MAP SHOWING SURVEY OF

THE NORTH 35.00 FEET OF THE EAST 1/2 OF LOT 7 TOGETHER WITH THE WEST 37.00 FEET OF LOT 9, BLOCK 62, PABLO BEACH SOUTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



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## 7th AVENUE SOUTH

80' RIGHT OF WAY PAVED  
(FORMERLY JONES AVENUE)

JUL - 8 2019  
19-100127  
PLANNING & DEVELOPMENT

- NOTES
1. THIS IS A BOUNDARY SURVEY.
  2. NO BUILDING RESTRICTION LINES AS PER PLAT.
  3. ANGLES AS PER FIELD SURVEY.
  4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120078 0002 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR BENEFIT OF PAM FELLAUM

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

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

CHECKED BY: \_\_\_\_\_  
 DRAWN BY: MCC  
 FILE: 2008-778

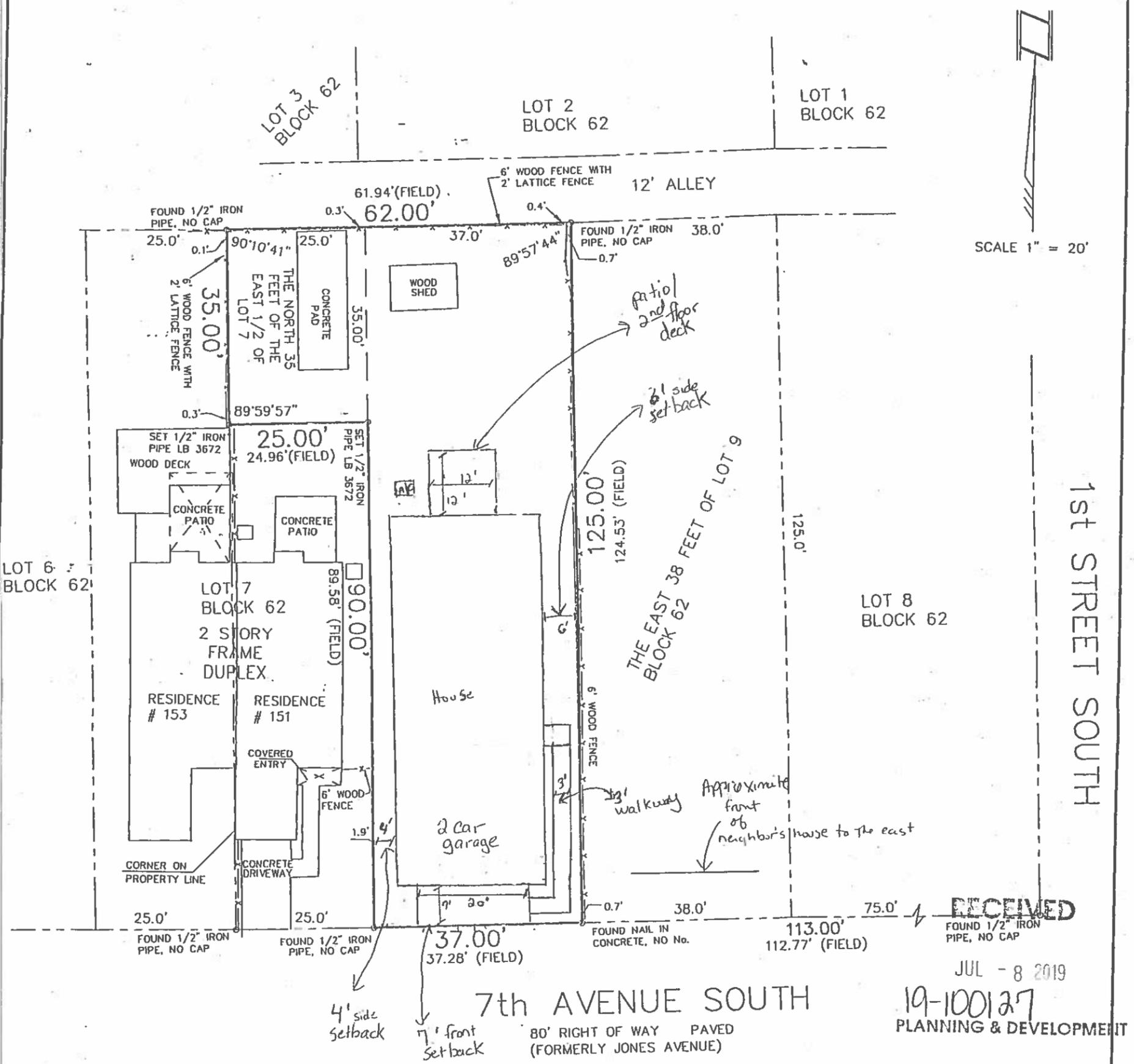
**BOATWRIGHT LAND SURVEYORS, INC.**  
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: SEPTEMBER 4, 2008  
 SHEET 1 OF 1

PROPOSED

# MAP SHOWING SURVEY OF

THE NORTH 35.00 FEET OF THE EAST 1/2 OF LOT 7 TOGETHER WITH THE WEST 37.00 FEET OF LOT 9, BLOCK 62, PABLO BEACH SOUTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



- NOTES
1. THIS IS A BOUNDARY SURVEY.
  2. NO BUILDING RESTRICTION LINES AS PER PLAT.
  3. ANGLES AS PER FIELD SURVEY.
  4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120078 0002 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

Lot size:

$37' \times 125' = 4625 \text{ sq ft}$

Requesting - 2311.25 sq ft

49.97% lot coverage

### Impervious surface Calculations:

- Driveway -  $20' \times 7' = 140 \text{ sq ft}$
- Sidewalk -  $45' \times 3' = 135 \text{ sq ft}$
- House -  $66' \times 29' = 1782 \text{ sq ft}$
- patio / 2nd floor deck -  $12' \times 12' = 144 \text{ sq ft}$
- A/c pad -  $3' \times 3' = 9 \text{ sq ft}$
- Shed -  $12.5' \times 8.1' = 101.25 \text{ sq ft}$

Total Impervious - 2311.25

THIS SURVEY WAS MADE FOR BENEFIT OF PAM FELLAUBAUM

  
 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: MCC  
 FILE: 2008-778

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

DATE: SEPTEMBER 4, 2008  
 SHEET 1 OF 1



# APPLICATION FOR VARIANCE

BOA No. 19-100129  
HEARING DATE 8/20/19

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  
JUL 10 2019

## APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: STEVE NELSON Telephone: 904.612.7700  
 Mailing Address: 531 14TH AVENUE NORTH E-Mail: kocnelson@yahoo.com  
JACKSONVILLE BEACH, FL 32250  
 Agent Name: JOSEPH M RUANLIK Telephone: 904.208.1084  
 Mailing Address: 513 VIKINGS LANE E-Mail: joc@sunshinecoastinc.com  
ATLANTIC BEACH, FL 32233  
 Landowner Name: STEVE NELSON Telephone: 904.612.7700  
 Mailing Address: 531 14TH AVENUE NORTH E-Mail: kocnelson@yahoo.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: 531 14TH AVENUE NORTH RE# 174805-0000  
 Legal description of property (Attach copy of deed): 19-39 2R-2S-24E SURF PARK, UNIT 1 R/P P1 PARCELS  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street BEACH NORTH LOT 10 parking spaces, etc.) (Attach a separate sheet if necessary). BLK 4  
(SEE ATTACHED)

## AFFIDAVIT

I, Steve Nelson 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.

Steve Nelson APPLICANT SIGNATURE  
STEVE NELSON PRINT APPLICANT NAME  
7-10-2019 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 10th day of July, 2019 by Steve Nelson, who is personally known to me or has produced FL Drivers License as identification.

Chandra Medford NOTARY PUBLIC SIGNATURE  
Chandra Medford PRINT NOTARY NAME  
 CHANDRA MEDFORD  
 Commission No. GG 283199  
 Expires December 21, 2022  
 Notary Public State of Florida  
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-336 (e)(1) e. for 36.5% lot coverage 20 35% maximum to rectify an existing non-conformity resulting from an addition to an existing single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100129

*Variations 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.*

**RECEIVED**

JUL 10 2019

**Section 34-281. Purpose.** Variations 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 variations.** 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	CURRENT LOT IS A SUBSTANDARD LOT SIZE FOR RS-1 ZONING CURRENT LOT: 4120ft MINIMUM: 10,000 ft
Special circumstances and conditions do not result from the actions of the applicant.	YES	HOMEOWNER PURCHASE PROPERTY IN CURRENT COMPTIUM/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.	NO	OTHER SIMILAR CASES HAVE BEEN GRANTED
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	OTHER SIMILAR CASES HAVE BEEN GRANTED
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	1.5% INCREASE IS THE MINIMUM TO MAKE USABLE
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	WILL NOT AFFECT ADJACENT LAND



**Sunshine Coast Construction, Inc.**  
513 Vikings Lane  
Atlantic Beach, Florida 32233  
904.208.1084

---

July 10, 2019

Property Address:  
531 14<sup>th</sup> Avenue  
Jacksonville Beach, Florida 32250

Jacksonville Beach Board Of Adjustment,

We are asking for a lot coverage increase from the allowed 35% to current coverage of 36.5%. The property owners are under a hardship of having a substandard lot size of 9120 square foot. The minimum lot size is set at 10,000 square foot in the current zoning of RS-1. The requested increase of 1.5% is an additional 142 square foot and allows for the current lot coverage. If the lot was a 10,000 square foot lot (as the minimum dictates) the current coverage of 3334 square foot would still be under the 35% coverage rule by 166 square foot (or only 33.3% coverage). Thank you.

Sincerely,

Joe Rumancik

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JUL 10 2019

19-100129

PLANNING & DEVELOPMENT



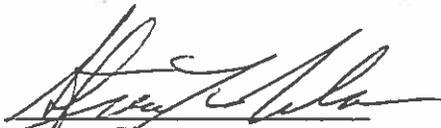
Sunshine Coast Construction, Inc.  
513 Vikings Lane  
Atlantic Beach, Florida 32233  
904.208.1084

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Steve and Kathlene Nelson  
531 14<sup>th</sup> Avenue North  
Jacksonville Beach, Florida 32250

JUL 10 2019  
19-00129  
PLANNING & DEVELOPMENT

I, Steve Nelson, do hereby authorize Joseph M Rumancik of Sunshine Coast Construction, Inc. to apply for a variance with the City of Jacksonville Beach for my above listed property. I, Steve Nelson, do also hereby authorize Joseph M Rumancik of Sunshine Coast Construction, Inc. to represent myself during our appeal to the City Of Jacksonville Beach Board Of Adjustment.



Owner Signature

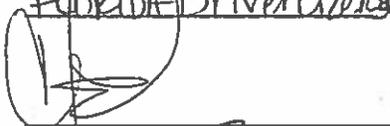
Steve Nelson

Print Owner Name

7-10-19

Date

State of Florida, County Of Duval:  
Sworn to and signed before me this 10<sup>th</sup> day of July, 2019  
by Steve Nelson, who is personally known to me or has produced  
FLORIDA DRIVER LICENSE identification.



Notary Public Signature

Chandra Medford

Print Notary Name

7-10-19

Date



Contractor Signature

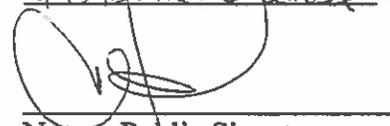
JOE RUMANCIK

Print Contractor Name

JULY, 10, 2019

Date

State of Florida, County Of Duval:  
Sworn to and signed before me this 10<sup>th</sup> day of July, 2019  
by JOE RUMANCIK, who is personally known to me or has produced  
FLORIDA DRIVER LICENSE as identification.



Notary Public Signature

Chandra Medford

Print Notary Name

7/10/19

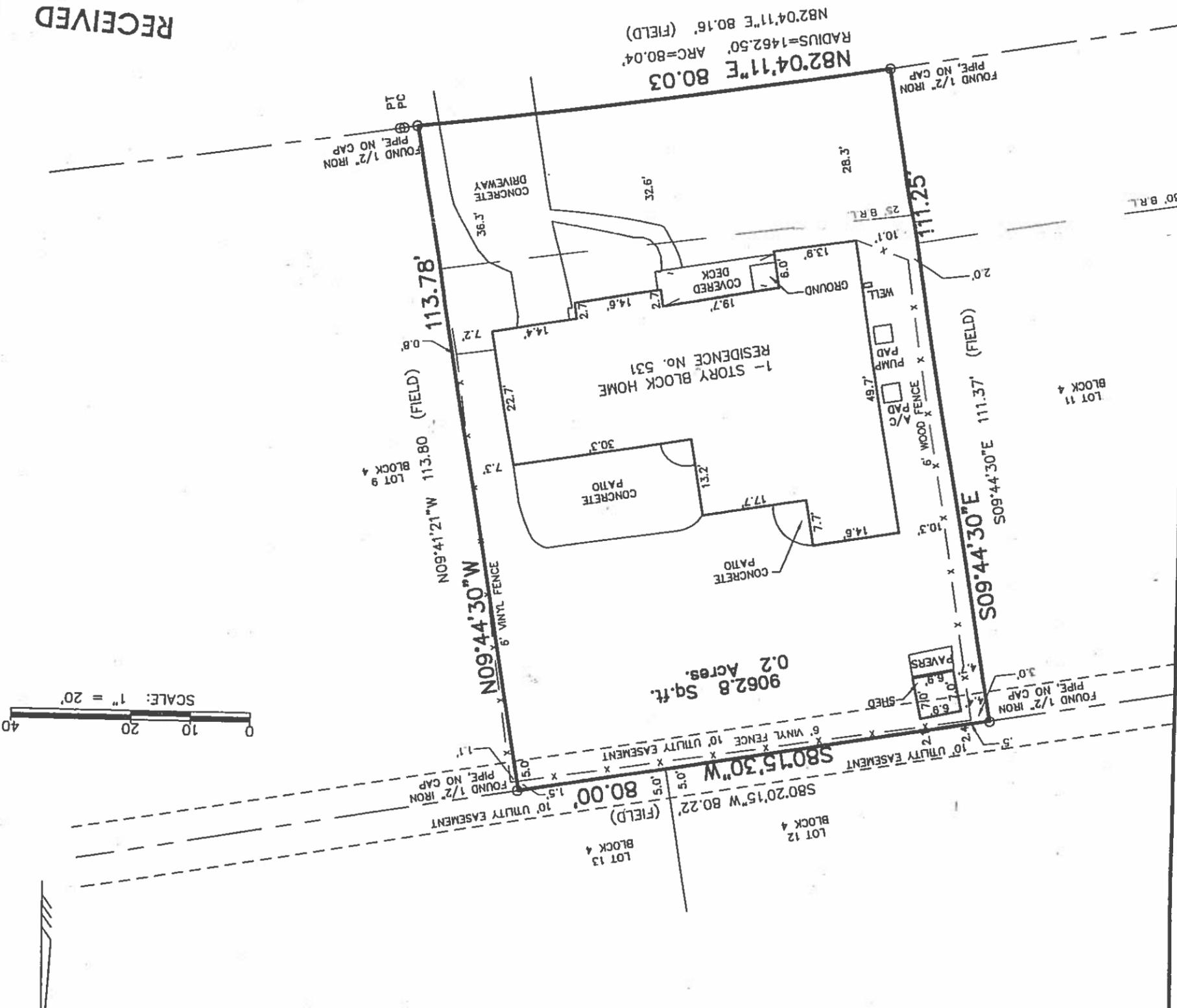
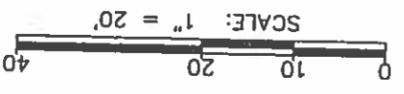
Date



CHANDRA MEDFORD  
Commission No. GG 283199  
Expires December-21, 2022  
Notary Public State of Florida

MAP SHOWING SURVEY OF

LOT 10, BLOCK 4, SURF PARK UNIT ONE, AS RECORDED IN PLAT BOOK 19, PAGES 30 AND 39A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



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JUL 10 2019  
19-100129  
PLANNING & DEVELOPMENT

14TH AVENUE NORTH  
60' RIGHT OF WAY  
PUBLIC PAVE ROAD

NOTES:

1. THIS IS A BOUNDARY SURVEY.
  2. BEARINGS BASED ON THE WEST LINE OF LOT 10, BLOCK 4, BEING SOUTH 09°44'30" EAST, AS PER PLAT.
  3. 25' BUILDING RESTRICTION LINE (B.R.L.) AS PER PLAT.
- THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANGE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H REVISED JUNE 03, 2013 FOR DUVAL COUNTY, FLORIDA

LOT AREA: 9120 SQUARE FEET  
HOUSE: 2089 SQUARE FEET  
A/C, PUMP AND WELL PAD: 19 SQUARE FEET  
SHED: 49 SQUARE FEET  
PAVERS: 27 SQUARE FEET  
PATIO: 458 SQUARE FEET  
DRIVEWAY: 581 SQUARE FEET  
FRONT PORCH: 111 SQUARE FEET  
TOTAL IMPERVIOUS: 3334 SQUARE FEET  
% IMPERVIOUS: 36.5%

THIS SURVEY WAS MADE FOR THE BENEFIT OF STEVEN L. NELSON



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

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

CHECKED BY: AC  
DRAWN BY: AC  
FILE: 2018-1674

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

DATE: OCTOBER 19, 2018  
SHEET 1 OF 1

