



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, September 17, 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: Daniel Janson

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held August 6, 2019
- b. Regular Board of Adjustment Meeting held August 20, 2019

CORRESPONDENCE

OLD BUSINESS None

NEW BUSINESS

- a. Case Number: BOA#19-100119**
 Applicant/Owner: Catherine (Adamosky) Sturms
 Property Address: 983 2nd Street South
 Parcel ID: 176119-0000
 Legal Description: Lot 7, Block 92, Pablo Beach South
 Current Zoning: RM-2
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.1, for a front yard of 4 feet in lieu of 20 feet required; 34-340(e)(3)c.2, for a side yard of 8 feet and a corner side yard of 3 feet, each in lieu of 10 feet required; and 34-340(e)(3)c.3, for a rear yard of 24 feet in lieu of 30 feet required to rectify existing non-conformities and allow for the addition of two new dwelling units in a multiple-family zoning district
 Miscellaneous Info: Two previous variance requests (BOA#38-95 and BOA#26-2003)

Notes: _____

- b. Case Number: BOA#19-100134**
 Applicant: Atkins Builders, Inc.
 Agent: John Atkins
 Property Owner: Florida Land Trust 2019 5 6
 Property Address: 514 2nd Street South
 Parcel ID: 175962-0000
 Legal Description: the south ½ of Lots 1 and 2, Block 53, *Pablo Beach South*
 Current Zoning: C-1 (Per RM-2 Standards)
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.2, for side yards of 6.25 feet in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard of 20 feet in lieu of 30 feet required; 34-340(e)(1)f, for 53% lot coverage in lieu of 35% maximum; and 34-340(e)(1)h, for an accessory structure setback of 1-foot for sidewalks and 3 feet for stoops in lieu of 5 feet minimum to allow for the construction of a new two-family dwelling
 Miscellaneous Info: No previous variance requests

Notes: _____

- c. **Case Number:** **BOA#19-100144**
Applicant/Owner: Diocese of St. Augustine, Inc.
Agent: Rogers Towers, P.A.
Property Address: 527 Pablo Avenue
Parcel ID: 173785-0000, 173786-0000, 174011-0000, and 174012-0000
Legal Description: All of Lots 7, 8 and 12, and portions of Lots 2, 3, 9 and 10, Block 16, *Atlantic Park*
Current Zoning: C-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-377 for 125 on-site paved parking spaces in lieu of 338 spaces required to allow for construction of a new sanctuary building
Miscellaneous Info: No previous variance requests applicable to these parcels

Notes: _____

- d. **Case Number:** **BOA#19-100145**
Applicant/Owner: John Hanna, III
Property Address: 3090 Horn Court
Parcel ID: 180935-0000
Legal Description: Lot 14, Block 13, *Jacksonville Beach Heights*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- e. **Case Number:** BOA#19-100147 and BOA#19-100148
Applicant: MaliVai Washington
Owner: Diamond Life Real Estate, Inc.
Property Address: 625 4th Avenue South
Parcel ID: 175841-0000
Legal Description: Lot 9, Block 37, *Pablo Beach South*
Current Zoning: RM-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)f, for 38% lot coverage in lieu of in lieu of 35% maximum to allow for construction of a new two-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- f. **Case Number:** BOA#19-100149
Applicant/Owner: Mary Rowe
Agent: Steve Jarrett
Property Address: 119 6th Avenue South
Parcel ID: 175957-0000
Legal Description: the West 50 feet and South ½ of the West 15 feet of the East 25 feet of Lot 7, Block 52, *Pablo Beach South*
Current Zoning: RM-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.1, for a front yard of 17 feet in lieu of 20 feet required and 34-340(e)(3)c.2, for an easterly side yard of 4.7 feet and a westerly side yard of 6.5 feet, each in lieu of 10 feet required to allow for an addition and substantial improvement to an existing multiple-family property
Miscellaneous Info: No previous variance requests

Notes: _____

- g. Case Number: BOA#19-100150**
 Applicant/Owner: Joshua and Tara Whicker
 Agent: Steve Jarrett
 Property Address: 1344 2nd Avenue North
 Parcel ID: 177711-0000
 Legal Description: Lot 17, Block 3, *Pine Grove Unit No. 1*
 Current Zoning: RS-1
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard of 20.5 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for an easterly side yard of 8.1 feet and a westerly side yard of 8.9 feet, each in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 22.2 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for substantial improvements and a pool and patio addition to an existing single-family dwelling**
 Miscellaneous Info: No previous variance requests

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, October 1, 2019. There are seven scheduled cases; six cases are from the previously cancelled September 4, 2019 agenda.

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.

Minutes of Board of Adjustment Meeting
held Tuesday, August 6, 2019, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER

Chairperson Jeff Truhlar called the meeting to order.

ROLL CALL

Chairperson: Jeff Truhlar
Vice-Chairperson: Francis Reddington
Board Members: Scott Cummings Sylvia Osewalt John Moreland
Alternates: Dan Janson

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: Ms. Osewalt stated she received a text from a neighbor regarding one of the cases on the agenda. No other ex-parte communication was received.

APPROVAL OF MINUTES:

It was moved by Mr. Moreland, seconded by Mr. Reddington, and passed unanimously to approve the following minutes:

- July 2, 2019
- July 16, 2019

CORRESPONDENCE: *None*

NEW BUSINESS:

(A) Case Number: BOA 19-100087

Applicant/Owner: Earl Henderson
Property Address: 175 21st Avenue South
Legal Description: Lot 6, Block BB, Permenter's Replat of South Pablo or Atlantic Camp Grounds

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)e, for 50% lot coverage in lieu of 35% maximum and 34-338(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet required to allow for a paver patio addition to an existing single-family dwelling.

Applicant: Earl Henderson, 175 21st Avenue South, Jacksonville Beach, after being sworn stated he bought the property about 4 or 5 months ago and recognized immediately there was no additional parking or outdoor patio space, aside from a small stoop on the side of the garage. Mr. Henderson said he had been working with the Public Works Department to resolve the parking issues for additional parking in the easement. He is before the Board to request a 13x 13 patio. Mr. Moreland asked if the northside of the patio would be flush with the northside of the home, Mr. Henderson said yes, however the southside would not be flush with the garage.

Public Hearing:

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

Mr. Truhlar closed the public hearing

Discussion:

Ms. Osewalt stated the lot is definitely undersized causing the Applicant to have a hardship. She noted the home was built prior to the Land Development Code and had been before the Board three other times requesting lot variances. Mr. Knight advised the lot is currently at 42.7% coverage as a result of previous variance requests. Mr. Reddington noted the property is undersized and does present a hardship, but he had an issue with the requested 50% lot coverage. Mr. Mooreland suggested an alternative to the original motion of 49% lot coverage with a smaller patio.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100091, for 49% lot coverage in lieu of the 50% requested; and the rest as presented [accessory structure setback of 3 feet in lieu of 5 feet].

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

The motion was approved 4-1.

(B) Case Number: BOA 19-100112

Owner/Applicant: Daniel Colella and Diana McClurg
Property Address: 1155 12th Street North
Legal Description: Lot 3, Block 58, Section 'A' Jacksonville Beach

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e, for 47.1% lot coverage in lieu of 35% maximum (38% previously approved) and 34-337(e)(1)g, for an accessory structure setback of 4.5 feet for a new pool, 2.5 feet for an existing shed, and 0 feet for an existing brick paver walkway, all in lieu of 5 feet required to allow for a pool and paver deck addition to an existing single-family dwelling.

Applicant: Diana McClurg and Daniel Colella, 1155 12th Street North, Jacksonville Beach, advised the hardship is the lot being less than 6100 square foot. Ms. McClurg stated they would like to add a pool and pavers, while staying under the 50% lot coverage by installing the minimal amount of pavers and pool decking. Mr. Truhlar asked if the shed and pavers were already on the property, the applicant advised they were which is why they were included in the request. Ms. Oswalt asked if the shed or pavers were right up against the fence. Mr. Colella noted the shed is close to the fence but not against it and only an 8-foot section of pavers were on the fence line. Mr. Moreland and Ms. Osewalt both noted the property had a zero lot line. Mr. Trular asked if the lot coverage had been verified by the city, Mr. Knight stated the lot was currently at 43.7% lot coverage. The previous owners of the property had been granted a variance for 38% lot coverage. Mr. Colella noted they hired a landscaper to install the pavers and assumed all the permissions were obtained prior the installation. The Applicants advised they have talked to the neighbors concerning their request but had no documentation to support their approval.

Public Hearing:

No one came forward to speak regarding this case.

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Moreland stated if they had a standard size lot of 7500 square feet they would be under the minimal lot coverage with this request. Mr. Cummings advised his issue is with the pavers being on the lot line, however Mr. Reddington noted since the pavers had been down for three years with no complaints from the neighbors it shouldn't be an issue.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100112 as presented and discussed.

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

The motion was approved 4-1.

(C) Case Number: BOA 19-100115

Applicant: Sean Mann, 33 Solana Road, Ponte Vedra Beach
Owner: Ossi Development, Inc.
Property Address: 2452 Horn Street
Legal Description: Lot 12, Block 10, Williams Coastal Boulevard Heights

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.2, for total side yard setbacks of 10 feet in lieu of 15 feet required and 34-337(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling with a pool and paver deck.

Applicant: Sean Mann, 33 Solano Road, Ponte Vedra Beach, stated he is the owner of a lot that is 25 feet wide by 140 feet deep purchased as part of a bulk sale. Typically a lot of this size would be added to an adjacent lot to make it 50 foot wide, however, there are no other lots available making this the last isolated property in the neighborhood. Mr. Mann provided the Board a copy of the 1925 plat (on file) for reference. Mr. Mann would like to build a 15 foot wide home, which is the width of a townhome, on the lot. He further advised per the Land Development Code he could build a 10 foot wide house with side yard setbacks of 5 feet on one side and 10 feet on the other without requesting a lot coverage variance, but he would still need a variance to install the pool and pavers. Mr. Truhlar and Mr. Reddington asked if Mr. Mann had engaged the neighbors regarding his request, he said he had not.

Public Hearing:

The following spoke in opposition of the variance application:

- Olga Goldman, 1046 Owen Avenue, Jacksonville Beach
- Shawn Dahbour, 1120 Owen Avenue, Jacksonville Beach (Photos on File)
- Kevin Phillips, 1066 Ruth Avenue, Jacksonville Beach
- Sharon Pickering, 1102 Theodore Avenue, Jacksonville Beach
- Candice Buerger, 115 Theodore Avenue, Jacksonville Beach
- Patsy Gambrell, 1105 Theodore Avenue, Jacksonville Beach
- Ross Gambrell, 1105 Theodore Avenue, Jacksonville Beach
- Rich Tomporowski, 1855 Riley Street, Jacksonville Beach
- Brett Eubank, 1064 Theodore Avenue, Jacksonville Beach

The following were opposed to the variance application, but preferred not to speak:

- Vikki Mesich, 1855 Riley Street, Jacksonville Beach
- Renee McLean, 1102 Theodore Avenue, Jacksonville Beach
- Sara Dahbour, 1120 Owen Avenue, Jacksonville Beach
- Greta Schreuders, 2277 Riley Street, Jacksonville Beach

Mr. Mann responded to some of the public comments.

Mr. Truhlar closed the public hearing.

Discussion:

Ms. Osewalt stated there would be a garage and a driveway to keep cars off of the narrow street. Mr. Janson noted looking at the plat provided by Mr. Mann he could not tell what happened to cause this lot to end up as a single 25 foot lot. Ms. Osewalt advised part of the process of granting variances is the consideration of the neighbors, which she did not think the applicant had done. Mr. Reddington noted they had received 42 emails opposing the request and one in support [on file]. Mr. Cummings stated the lot is substandard. The Board does not have to grant the variance based on the Land Development Code requirements. However, Mr. Mann could build a 10 foot wide

home without seeking a variance from the Board. Mr. Moreland said the land owner has a right to develop the property. The lot is clearly substandard and Mr. Mann is entitled to some type of relief. Mr. Moreland was disappointed the Applicant had not spoken to the neighbors regarding his request. Ms. Osewalt stated another of the standards for granting a variance is the minimum variance that would make possible the reasonable use of the parcel of land. Because Mr. Mann stated he could build a 10 foot wide home on the property, this is not the least amount of variance that would be reasonable use of the property.

Motion: It was moved by Mr. Cummings, seconded by Mr. Reddington, to vote on BOA# 19-100115, as written and discussed.

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

The motion was denied unanimously.

(D) Case Number: BOA 19-100117

Applicant/Owner: Robert Logan

Property Address: 115 33rd Avenue South

Legal Description: Lot 11, Block 7, less and except the West 4 feet of Lot 11, Block 7, Blocks 7 & 8, Atlantic Shores Oceanfront Section – Division “B”

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e, for 39% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling, pool and deck.

Applicant: Robert Logan, 115 33rd Avenue South, Jacksonville Beach, stated his lot is substandard at almost 8,900 square feet. It is below the 10,000 square foot minimum. The current home is one story and it is his intention to keep the same foot print but add an additional story. He would also like to widen the driveway to allow for additional parking as well as a small pool in the backyard. Mr. Logan advised all the setbacks, which are currently within code, would remain the same. Mr. Logan requested a variance of 39% lot coverage and further stated if his property were a conforming size lot he would not need the variance. Mr. Truhlar asked if Applicant had contacted any of his neighbors. Mr. Logan said he spoke to his adjacent neighbors about the request. Mr. Truhlar read into record an email (on file) from an additional neighborhood who supported the request.

Public Hearing:

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

Mr. Truhlar closed the public hearing

Discussion:

Ms. Osewalt felt the request was reasonable as the Applicant was only requesting four additional feet for a bigger home as well as additional parking, Mr. Truhlar agreed.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Cummings, to approve BOA 19-100117, as written and described.

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

The motion was approved unanimously.

(E) Case Number: BOA 19-100118

Applicant: Jonathan Philips
Owner: Jonathan and Niki Philips
Property Address: 1835 Kings Road
Legal Description: Lot 3, King Oaks Subdivision

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e, for 39% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Applicant: Jonathan Philips, 1835 Kings Road, Jacksonville Beach, stated the hardship of his lot is due to the curve of the cul de sac and the 25 foot set back requirement, which caused the home to be positioned in such a way it created a massive driveway, which took up a large percentage of the lot coverage. Mr. Philips would like to put the deck at the left edge of the home up to the drainage easement. Mr. Philips advised he had spoken to the civil engineer who designed the drainage for the neighborhood in an effort to be conscientious that the drainage easement would not be affected by the addition of the pool or deck. Mr. Cummings asked if he had neighbors to the back of the lot. Mr. Philips said he does have neighbors to the back and on either side of his lot. He has spoken to most of them regarding his request with no negative feedback received. Ms. Osewalt advised Applicant currently has 35% lot coverage, 2600 square feet more than is needed but also recognized the lot is curvy. Mr. Reddington and Mr. Moreland also agreed the lot is the hardship, not because of square footage, but due to the curvature of the lot.

Public Hearing:

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

Discussion:

A brief discussion ensued between the Board and it was agreed the lot was the hardship.

Motion: It was moved by Mr. Reddington, seconded by Mr. Moreland, to approve BOA# 19-100118, as written and discussed.

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

The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, August 20, 2019**. There are three (3) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:33 P.M.

Submitted by: Sheila Boman
Staff Assistant

Approval:

Chairperson

Date

Minutes of Board of Adjustment Meeting
held Tuesday, August 20, 2019, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



CALL TO ORDER

Vice-Chairperson Francis Reddington called the meeting to order.

ROLL CALL

Chairperson: Jeff Truhlar (absent)
Vice-Chairperson: Francis Reddington
Board Members: Scott Cummings Sylvia Osewalt John Moreland
Alternates: Dan Janson

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES: *None*

CORRESPONDENCE: *None*

NEW BUSINESS:

(A) Case Number: BOA 19-100126

Applicant/Owner: Jacqueline Cogswell
Agent: Richard Trendel
Property Address: 825 15th Avenue North
Legal Description: Lot 6, Block 6, *Beach Homesites Unit Three*

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.

Agent: Richard Trendel, 2233 Seminole Road, #33, Atlantic Beach, stated the hardship is lack of space in the home. The home is in the RS-1 zone where current requirements are 1600 square feet plus one car garage. This home was built in 1958, is 1,400 square feet with no garage, but does have a small side carport. The request is to convert the carport into additional living space which would bring the home up to current building standards and provide two parking spaces. Mr. Walker advised according to the Land Development Code none of the information presented by Mr. Trendel

about the home is considered a hardship, however the lot is substandard and that is a hardship. A discussion ensued on how the new addition and parking spaces would be laid out. Mr. Trendel provided the Board photos [on file] of other homes in the neighborhood with similar additions.

Public Hearing:

No one came before the Board to speak regarding this case. Mr. Reddington read into record an email [on file] from Paul Martin, 824 16th Avenue North, Jacksonville Beach, who supported the variance request.

Mr. Reddington closed the public hearing.

Discussion:

Mr. Moreland stated the hardship is caused by where the home is currently positioned.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA# 19-100126, as written and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Francis Reddington, Dan Janson
Nays – Sylvia Osewalt

The motion was approved 4-1.

(B) Case Number: BOA 19-100127

Applicant/Owner: Pamela (Fellabaum) Cosgrove
Property Address: 117 7th Avenue South
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*

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.

Applicant: Pamela Cosgrove, 117 7th Avenue South, Jacksonville Beach, stated the hardship is the lot is less than the 6,000 square foot minimum and the lot width in the front is less than the minimum 60 square feet. Mr. Moreland asked why she needed a front yard setback as the lot was deep enough for the new home to set further back. Ms. Cosgrove said she initially wanted to raise the current home and add a garage underneath it, but realized it would be too costly. The other option was to build a new home using the existing footprint, with modifications, in an effort to create a larger home and keep her existing ocean view. She provided pictures [on file] of both the old home and the new construction concept. Discussion ensued regarding parking for the property. Mr. Knight stated the new plan does meet the requirement for parking. Ms. Osewalt noted the Board normally

doesn't approve 50% lot coverage variance requests. Mr. Knight advised there was an error, the request should read 49.9% lot coverage.

Public Hearing:

No one came forward to speak regarding this case. Mr. Cummings read into record emails [on file] from the following people who opposed the Applicant's request:

- Jeremy and Jennifer Armstrong, 153 7th Avenue South, Jacksonville Beach
- John Lock, 14242 Ventura Boulevard, Sherman Oaks, California

Mr. Reddington closed the public hearing.

Discussion:

Mr. Reddington and Mr. Moreland agreed loss of ocean view is not considered a hardship. The Board concluded a variance is needed due to the width of the property, however, the lot is deep enough that the 7 foot front yard setback is not necessary. Mr. Cummings reiterated he is agreeable to all of Applicant's requests, including the 49.9% lot coverage, but not the 7 foot front yard setback.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100127 as written.

Roll Call Vote: Nays— John Moreland, Sylvia Osewalt, Francis Reddington, Scott Cummings and Dan Janson

The motion was denied unanimously.

(C) Case Number: BOA 19-100129

Applicant/Owner: Steven Nelson
Agent: Joseph M. Rumancik
Property Address: 531 14th Avenue North
Legal Description: Lot 10, Block 4, *Surf Park Unit One*

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.

Agent: Joseph M. Rumancik, 513 Vikings Lane, Atlantic Beach, advised the hardship is the lot, which is considered substandard as it is less than the 10,000 square foot minimum. The Applicant is requesting a 1.5% lot coverage increase. If the lot was standard size, the request would keep the lot coverage under the 35% requirement.

Public Hearing: No one came forward to speak regarding this case.

Mr. Reddington closed the public hearing.

Discussion:

There was no further discussion by the Board.

Motion:

It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA# 19-100129, as written and described.

Roll Call Vote:

Ayes – Sylvia Osewalt, Francis Reddington, Scott Cummings, John Moreland, and Dan Janson

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Wednesday September 4, 2019**. There are six (6) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:37 P.M.

Submitted by: Sheila Boman
Staff Assistant

Approval:

Chairperson

Date

APPLICATION FOR VARIANCE

BOA NO. 19-100119
HEARING DATE 8/16/19 9:30/18

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. 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

JUN 25 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Catherine Sturm s Telephone: 904-962-6190
 Mailing Address: 983 2nd St S E-Mail: C Sturm s @ comcast.net
Jax Beach, Fl 32250
 Agent Name: same as applicant Telephone: same as applicant
 Mailing Address: _____ E-Mail: _____
 Landowner Name: same as applicant Telephone: same as applicant
 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: R E # 176119-0000
983, 985, 985 B 2nd St S, Jax Bch, Fl
 Legal description of property (Attach copy of deed): deed attached
 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).
- Proposed plan to add 2 units in rear yard & convert triples to single fam
Rear yard set back of 24ft in lieu of 30ft.

AFFIDAVIT

I, Catherine Sturm s, 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.

Catherine Sturm s
 APPLICANT SIGNATURE
Catherine Sturm s
 PRINT APPLICANT NAME
6-25-19
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 25th day of June, 2019 by Catherine Sturm s who is personally known to me or has produced FL 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
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: Bm-2 FLOOD ZONE: AE / X
 CODE SECTION (S): Section 34-340(c)(3)c.1 for a front yard setback of 4' & 20' required and (c)(3)c.2 for a sideyard setback of 8' and a corner side yard setback of 3' each & 10' required and a rear yard setback of 24' & 30' required to rectify existing non-conformities and allow the addition of two new dwellings in multi-family zone.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO. 19-100119

(1.9.14.8) 247-6219 public works for

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.

RECEIVED

JUN 25 2019

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	Hardship due to There is not 75ft at building line for minimum lot width for A multi-family dwelling.
Special circumstances and conditions do not result from the actions of the applicant.	yes	I bought the property as is -
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	yes the variance will not provide special privileges because others have also received variances
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	Others have received like variances in my neighborhood.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	yes I am trying to provide parking as required A 2 car garage has a 20 ft width.
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	There would be no affect to surrounding properties if variance granted. Like variances have been granted.

for reference

19-100119

Mr. Vermey is the architect for the building. He stated the apartment is too small to live in comfortably and it needs to be enlarged. He explained that the addition will not be larger than the existing footprint, the building will be going up not out.

Public Hearing Closed There being no other speakers, the public hearing was closed.

Motion It was moved by Mr. Jolley, seconded by Mr. Corwin, to approve the variance request.

Discussion Mr. Jolley stated the structure has enhanced the neighborhood. He added that the Schneiders' are not requesting to build a two-bedroom apartment, just to enlarge the room.

Mr. Corwin agreed that the size of the apartment is a hardship and in order to keep the owners at the beach they do need to up-date the apartment.

Roll Call Roll call was as follows: Corwin, yes; DeLoach, yes; Jolley, yes; Kennedy, yes. The motion passed 4-0.

#38-95
Catherine
Adamosky Catherine Adamosky, 983/985 South 2nd Street, applicant for a variance to allow a front yard of 4' in lieu of 20' required and an easterly side yard of 8.2' in lieu of 10' required to allow an upstairs porch addition.

Ms. Adamosky explained she intends to rehab the structure. She would like to make an addition to the second story. She currently rents out the bottom portion of the duplex and lives upstairs with her four children.

Discussion followed concerning where she would place the stairs on the outside of the structure. She would like to place it on the south side of the building. Mr. Corwin asked why she could not place it on the north side of the building; Ms. Adamosky explained the kitchen and bathroom are located on that side. Mr. Vermey added that the living room is on the south side and it is more logical to place the stairs there.

Public Hearing Mr. DeLoach opened the public hearing, there being no one present to speak, the public hearing was closed.

Motion It was moved by Mr. Jolley, seconded by Mr. Kennedy, to approve the variance request.

Discussion Mr. Jolley stated the addition may be coming out a little further than other homes in the area, but Ms. Adamosky is trying to improve the building and no one was present to speak against the request.

Both Mr. Corwin and Mr. DeLoach expressed they would rather see the north side of the property used. Mr. Corwin expressed understanding needing more room with four children.

Roll Call Roll call was as follows: DeLoach, yes; Jolley, yes; Kennedy, yes; Corwin, yes. The motion passed 4-0.

#39-95
George Bull George Bull, 1927 North 3rd Street, applicant for a variance for no parking spaces in lieu of six spaces required.

Mr. Bull clarified that the business does currently have six parking spaces. The businesses would like to build

For reference

City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250



April 18, 2003

Catherine Sturms
 983 S. 2nd Street
 Jacksonville Beach FL 32250

RE: Case No. BOA 26-2003
 983 / 985 S. 2nd Street

Dear Catherine Sturms:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on April 16, 2003 to consider your variance application.

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

- Section 34-340 (e)(3) c.2., for an easterly side yard of 8.1 feet in lieu of 10 feet required,
- Section 34-340 (e)(3) c.3., for a rear yard of 20 feet in lieu of 30 feet required, to allow for 2 additional dwelling units on a multi-family property.

The results of the meeting were:

- Denied.

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) 247-6231.

Sincerely,

Jon Hays
 Jon Hays, CBO
 Building Department

7099 3400 0000 1887 2422

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>Sturms 26-03</i>	
Postage	\$
<u>Certified Fee</u>	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No.; or PO Box No.	
City, State, ZIP+4	

Postmark Here

Heather Ireland

From: Catherine Sturms <csturms@comcast.net>
Sent: Tuesday, August 06, 2019 1:08 PM
To: Heather Ireland
Subject: Re: Your restored MailMeter archived email

Heather

Each of the two new units will have a two car garage. The new proposed units will each be three stories and each new unit will be approximately 1490sf Ac space not 2520 as detailed on the drawing.

I was expecting to come to tonight's variance meeting but have been informed that because you had questions that were unanswered; I'm not on the agenda for tonight. If this is the case what date will I be on the agenda? Please let me know if there is anything else needed.

Thank you for all your help and I'm sorry I missed your email

Cathy Sturms
904-962-6190

Sent from my iPhone

On Aug 6, 2019, at 10:55 AM, Heather Ireland <hireland@jaxbchfl.net> wrote:

Catherine, good morning. It was brought to my attention that you never saw my email below from July 2nd. Please see it below. We had questions regarding your variance we needed answered before we could proceed with a review. Please let me know if you have any questions about the below email that I was asked to resend.

Thank you,

Heather Ireland, AICP
Senior Planner
Planning and Development Department
City of Jacksonville Beach
11 N. 3rd Street
Jacksonville Beach, FL
Work: 904-247-6142
Email: hireland@jaxbchfl.net

<image001.jpg>

From: MailMeterISR@jaxbchfl.net <MailMeterISR@jaxbchfl.net>
Sent: Tuesday, August 06, 2019 10:51 AM
To: Heather Ireland <hireland@jaxbchfl.net>
Subject: Your restored MailMeter archived email

Stacy M. Tinker

From: Mike Donahue <mikedonahue27@gmail.com>
Sent: Saturday, August 31, 2019 9:10 PM
To: Planning Division
Subject: BOA#19-100119

With regard to the above BOA #, I vote "NO" to the requested variances. Frankly, a front yard variance of only 4' (versus 20') presents a multitude of issues and should NEVER be allowed.

Thank you.

Stacy M. Tinker

From: Jani Haney <janihaney@hotmail.com>
Sent: Saturday, August 31, 2019 9:23 PM
To: Planning Division
Subject: BOA#19-100119

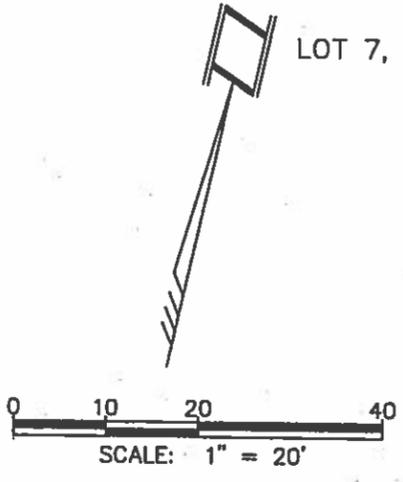
To Whom It May Concern:

With regard to the BOA referenced above, I vote "NO" to the requested variances. A front yard of only 4 feet (versus 20 feet) in Jacksonville Beach should never be allowed.

Existing

MAP SHOWING SURVEY OF

LOT 7, BLOCK 92, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SECOND (2ND) STREET SOUTH

50' RIGHT-OF-WAY (PAVED PUBLIC ROAD)

(124.99' FIELD)
125.00'

LOT 6, BLOCK 92

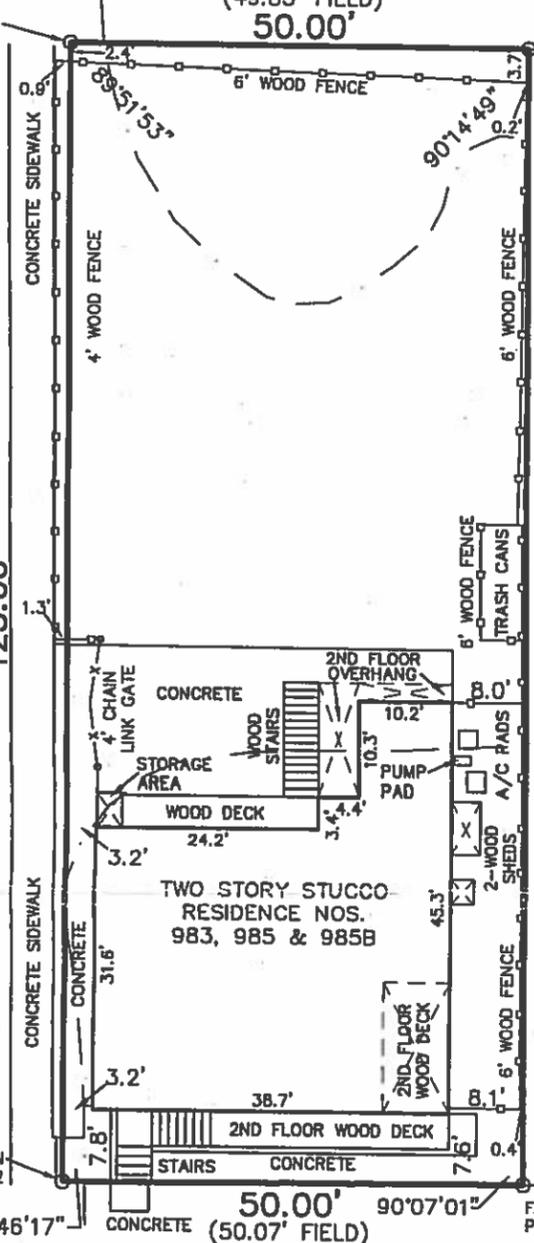
LOT 5, BLOCK 92

12' ALLEY BY PLAT

(49.83' FIELD)
50.00'

FOUND 1/2" IRON PIPE, NO CAP

FOUND 1/2" IRON PIPE, NO CAP



125.00'
(124.67' FIELD)

LOT 8, BLOCK 92

FLOOD ZONE "X"-SHADED
FLOOD ZONE "AE" (EL 9 FEET)

FLOOD ZONE "X"-SHADED
FLOOD ZONE "AE" (EL 9 FEET)

TENTH (10TH) AVENUE SOUTH

80' RIGHT-OF-WAY (PAVED PUBLIC ROAD)

FLOOD ZONE "X"-SHADED
FLOOD ZONE "AE" (EL 9 FEET)

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

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES "X" (SHADED) AND "AE" (EL 9 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J REVISED NOVEMBER 02, 2019 FOR DUVAL COUNTY, FLORIDA.

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

RECEIVED
19-100119
JUN 25 2019

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF CATHERINE STURMS.



DON 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: DAF
FILE: 2019-0904

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

DATE: JUNE 14, 2019
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 19-100134
HEARING DATE 9-17-2019

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller)
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
5. Completed application.

RECEIVED
JUL 22 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Atkins Builders, Inc. Telephone: (904) 465-3749
 Mailing Address: PO Box 51262 E-Mail: atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240

Agent Name: John Atkins Telephone: (904) 465-3749
 Mailing Address: PO Box 51262 E-Mail:
Jacksonville Beach, Fl. 32240

Landowner Name: Florida Land Trust 2019 56 Telephone: (904) 465-3749
 Mailing Address: PO Box 817058 E-Mail:
Hollywood, Fl. 33081

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: 514 2nd St. S. 175902-0000
 Legal description of property (Attach copy of deed): The South half of Lots 1 & 2, Block 53, Pablo Beach South. Plat book 3, Pg. 28
 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).
Rear yard setback of 20' in lieu of 30' required. Side setbacks of 6.25'. 53% LOT COVERAGE
IN LIEU OF 35% 1' ACCESSORY STRUCTURE 1'
FRONT PROPERTY LINE 3' CONCRETE STAIR
IN LIEU OF 5'

AFFIDAVIT

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

[Signature] John Atkins 7-22-2019
APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVALL
Sworn to and signed before me this 22nd day of July, 2019 by John Atkins, who is personally known to me or has produced _____ as identification.

[Signature] Chandra Medford
NOTARY PUBLIC SIGNATURE 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: C-1 (RM-2 Standards) FLOOD ZONE: X Shaded
 CODE SECTION (S): Section 34-340 (e)(1)c.2 for side yard setbacks of 6.25' to 10' minimum and (e)(1)c.3 for a rear yard setback of 20' to 30' required and (e)(1)f. for 53% lot coverage to 35% maximum and (e)(1)h. for an accessory structure setback of 1' for sidewalks and 3' for steps to allow a new two family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100134

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.

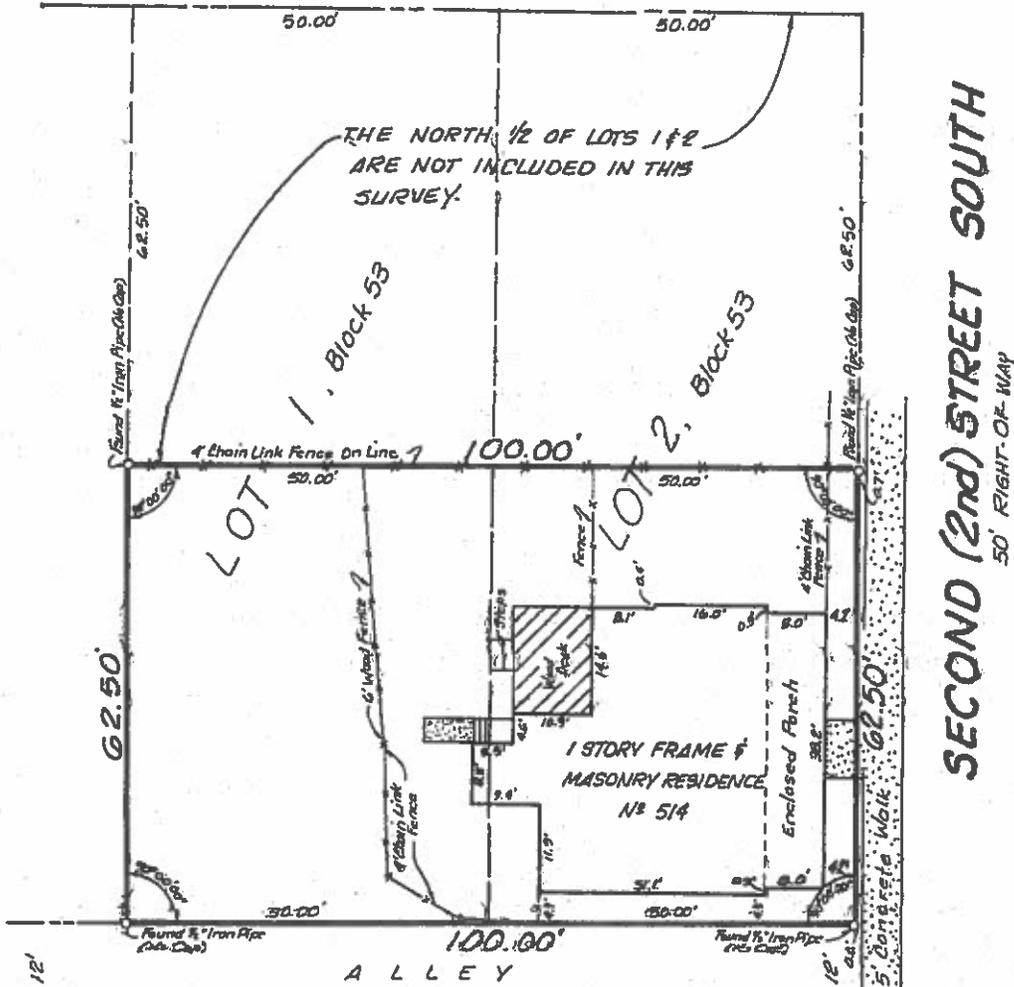
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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 in the C-1 zoning district which allows 80% lot coverage and 0' setbacks.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot is half of two lots that have been previously subdivided.
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	Many if not all properties in the area do not comply with all setback and coverage requirements.
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 almost all new construction in the immediate area.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the number of units permitted on this parcel from 3 to 2.
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.		Granting of the variance will actually increase the setbacks on the front and side setbacks.

MAP SHOWING BOUNDARY SURVEY OF:

THE SOUTH 1/2 HALF OF LOTS 1 AND 2, BLOCK 53, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FIFTH (3rd) AVENUE SOUTH
(Formerly Mann Avenue)
80' RIGHT-OF-WAY



NOTE:

NO BUILDING RESTRICTION LINE BY PLAT, BUT THERE MAY BE RESTRICTION LINES OR EASEMENTS THAT AFFECT THIS PROPERTY BY ZONING OR RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.

THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAPS REVISED 4-17-89, COMMUNITY PANEL NO. 120078 0000 0

RECEIVED
19-100134
JUL 22 1999



POST OFFICE BOX 50870
1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA 32250
(904) 248-7281 FAX (904) 241-1232

PLANNING & DEVELOPMENT
I HEREBY CERTIFY TO: RITA OTIS; PNC MORTGAGE CORP. OF AMERICA; FIRST AMERICAN TITLE INS. CO; WATSON & OSBORNE, P.A.

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.

H. Bruce Durden, Jr.
PROFESSIONAL LAND SURVEYOR 4707 FLORIDA
H. BRUCE DURDEN, JR.

DATE: AUGUST 17, 1994

SCALE: 1"=20'

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

PROPERTIES
DUVAL MAPS



CERTIFIED MAIL RECEIPT# 7017 3040 0000 2086 0125

August 27, 2019

Atkins Builders, Inc.
PO Box 51262
Jacksonville Beach, FL 32240

RE: **Planning Commission Case: PC# 26-19**
Conditional Use Application for a proposed two-family dwelling
located in a *Commercial, limited: C-1* zoning district for property
located at 514 South 2nd Street.

The City of Jacksonville Beach Planning Commission met on **Monday, August 26, 2019**, in Council Chambers to consider your **Conditional Use Application** for a proposed two-family dwelling located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

The request was approved.

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



Chandra Medford

From: Jeff Maxwell <JeffM@catalystdp.com>
Sent: Thursday, September 5, 2019 3:34 PM
To: Planning Division
Cc: Grace Maxwell
Subject: BOA#19-1000134

I'm the direct neighbor to this property. My residence is 504 2nd Street South. I'm opposed to reducing the northern setback to 6.25' in lieu of 10' as this will adversely effect my property. I'd be open to discussing and reviewing this issue with the owner of the property to see if there is an equitable solution.

Thank You
Jeffrey Maxwell



APPLICATION FOR VARIANCE

BOA No. 19-100144
HEARING DATE 9/17/19

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.

APPLICANT INFORMATION

Applicant Name: Diocese of St. Augustine, Inc. **Telephone:** (904) 262-3200
Mailing Address: 11625 Old St. Augustine Road, Jacksonville, FL 32258 **E-Mail:** MHoule@dosafi.com

Agent Name: Rogers Towers, P.A. **Telephone:** (904) 346-5914
Mailing Address: 1301 Riverplace Boulevard, Suite 1500 **E-Mail:** wmichaelis@rtlaw.com
Jacksonville, FL 32207

Landowner Name: Diocese of St. Augustine, Inc. **Telephone:** (904) 262-3200
Mailing Address: 11625 Old St. Augustine Road, Jacksonville, FL 32258 **E-Mail:** mnedrich@dosafi.com

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

VARIANCE DATA

Street address of property AND Real Estate Number: See attached. 523/527 Pablo Avenue
 Legal description of property (Attach copy of deed): See attached.
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required 11 street parking spaces, etc.) (Attach a separate sheet if necessary). See attached.

RECEIVED

JUL 31 2019

AFFIDAVIT

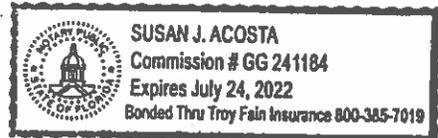
PLANNING & DEVELOPMENT

I, William Michaelis, 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.

William Michaelis **William Michaelis** 7/31/2019
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 31st day of July, 2019 by William Michaelis who
 is personally known to me or has produced _____ as identification.

Susan J. Acosta **Susan J. Acosta**
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-377 for 125 onsite paved parking spaces & 0 338 required to allow construction of a new sanctuary building

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100144

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	See attached. RECEIVED JUL 31 2019
Special circumstances and conditions do not result from the actions of the applicant.	Yes	See attached. 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	See attached.
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	See attached.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	See attached.
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	See attached.

**DIOCESE OF ST. AUGUSTINE, INC.
APPLICATION FOR VARIANCE**

RECEIVED

JUL 31 2019

July 31, 2019

19-100144
PLANNING & DEVELOPMENT

VARIANCE DATA

Street Addresses and Real Estate Numbers for Proposed Sanctuary Property:

523 Pablo Avenue (173786-0000); 527 Pablo Avenue (173785-0000); (collectively, the "Sanctuary Property").

Street Addresses and Real Estate Numbers for Additional Property Owned by the Applicant:

435 First Avenue North (174029-0000); 212 Fifth Street North (173802-0000); 435 Second Avenue North (173831-0000); 526 First Avenue North (174011-0000); 578 First Avenue North (174012-0000); 0 First Avenue (173777-0000); 628 First Avenue North (175462-0000); 617 1st Avenue North (174031-0000) (collectively, the "Remainder of the Church Campus") (the Remainder of the Church Campus and the Sanctuary Property are collectively referred to herein as the "Property")

Legal description of the Sanctuary Property:

LOTS 7, 8 AND 12, BLOCK 16, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY

Together with:

LOTS 9 AND 10, BLOCK 16, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY

Background:

On behalf of the Diocese of St. Augustine, Inc. (the "Applicant"), this application seeks a variance to reduce the number of required off-street parking spaces for St. Paul's Catholic Church (the "Church"). The Applicant owns multiple parcels located within the northwest quadrant of the intersection of 3rd Street N. and Beach Blvd on which the Church currently operates. The Church proposes to construct a new sanctuary on a portion of the Property (described above as the Sanctuary Property), which would allow for the Church to repurpose the existing sanctuary.

The Church has been a mainstay of the Beaches community since 1889 and currently has over 4,000 registered families, although the existing sanctuary contains roughly 700 seats. Due to the size of the existing sanctuary, the Church holds five Masses each Sunday. This causes strain on the Church's staff and increased congestion for the area due to the multiple Masses in quick succession.

The proposed sanctuary would contain 1,350 seats. The larger sanctuary will allow the Church to hold two fewer services each Sunday, with the current plan being to hold three Masses on Sunday – at 8:00 a.m., 10:30 a.m. and 6:00 p.m. Therefore, while the proposed sanctuary will technically cause a greater parking demand during each Mass, the parking demand will occur during a smaller portion of the day. Furthermore, fewer Masses that are spaced farther apart will improve traffic flow and congestion in the area. In accordance with the foregoing, while the proposed sanctuary will contain more seats, the overall size of the Church itself is not increasing as a result of the proposed variance.

The Land Development Code (the “Code”) requires that off-street parking spaces be provided “at a ratio of one (1) space per four (4) seats.” Based on the proposed sanctuary containing 1,350 seats, 338 off-street parking spaces are required. This application seeks a waiver to reduce the number of off-street parking spaces that will be provided to 125.¹ However, as shown on the Proposed Parking Site Plan and Proposed Site Plan w/ Aerial Underlay attached hereto as Composite Exhibit A (collectively, the “Site Plan”), there are 259 paved and unpaved on-street parking spaces that are either directly adjacent to or within the immediate vicinity of the Property, and which have been historically used by the Church.² When such on-street parking spaces are considered, 384 parking spaces are provided, which is 46 more than required by the Code.

Justification for Variance:

Unlike many other properties owned by the Applicant on which churches operate, the Property is bisected by numerous public streets, which creates unique site constraints. Additionally, the Property is unique in the amount of on-street parking spaces (paved and unpaved) that are located directly adjacent to or in the immediate vicinity of the Property, and which are primarily used by the Church. Despite the existence of on-street parking and the historical use thereof by the Church, the Code does not recognize such parking spaces as being provided.

Variance Criteria

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	This project involves the infill redevelopment of a portion of the Church’s campus that is bisected by numerous public streets, resulting in unique site development constraints. Additionally, the Property is unique in the amount of on-street parking directly adjacent

¹ The 125 off-street parking spaces includes 24 spaces located (or partially located) on property owned by 415 Pablo Avenue North, LLC with RE # 173776-0000, but which are used by the Church pursuant to that certain Cross Parking Agreement recorded in Official Records Book 17327, page 2242, of the current public records of Duval County, Florida, a copy of which is enclosed with this application as Exhibit B.

² On-site (off-street) parking spaces are shown in grey on the Site Plan and on-street parking spaces (paved and unpaved) are shown in black on the Proposed Parking Site Plan.

		to or within the immediate vicinity of the Property, and which is primarily used by the Church. Very few, if any, other properties within the City of Jacksonville Beach have access to such on-street parking with few other uses also demanding those same parking spaces.
Special circumstances and conditions do not result from the actions of the applicant.	YES	The special circumstances result from the architectural and engineering considerations inherent in the infill redevelopment project of property bisected by numerous public streets.
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	The request is consistent with the Comprehensive Plan and the Code. Granting the request would not preclude other parcels of land from creating or utilizing on-street parking to mitigate the reduction in off-street parking if similar circumstances present themselves.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	The requested relief is critical to the infill redevelopment of the Sanctuary Property. The Church cannot provide adequate parking on-site due to architectural and engineering constraints. The strict enforcement of the Code would cause the Church to forego the construction of the proposed sanctuary even though there is adequate on-street parking in the area. Foregoing the construction of the new sanctuary would cause the Church to maintain its 5 service each Sunday, which

		strains Church staff and leads to congestion in the area.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The requested reduction in parking spaces considers all the parking spaces that can be reasonably utilized on the Property and, when considering the on-street parking, allows for more parking than is required by Code. The counting of the on-street parking is necessary to make possible the reasonable development of the proposed sanctuary.
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	The variance is authorized by Section 34-283 of the Land Development Code. The utilization of the on-street parking does not currently and will not adversely affect adjacent land. The majority of the on-street parking spaces (184 out of 259) are directly adjacent to and in front of the Property. Additionally, the Church is the primary user/demander of the on-street parking spaces during its Sunday services.

RECEIVED

This instrument prepared by
Sidney S. Simmons, II
1050 Riverside Avenue
Jacksonville, FL 32204

JUL 31 2019

19-100144
PLANNING & DEVELOPMENT

Space above for recorder's use

CROSS PARKING AGREEMENT

THIS CROSS PARKING AGREEMENT (this "Agreement") is made and entered into this 5th day of OCTOBER, 2015 (the "Effective Date") between ST. PAUL'S CATHOLIC CHURCH of the Diocese of St Augustine ("St. Paul's") and 415 PABLO AVENUE NORTH, LLC, a Florida limited liability company ("415"). St. Paul's and 415 are sometimes referred to herein as a "Party" and together as the "Parties".

BACKGROUND FACTS

St. Paul's is the owner of the church and related parish facilities located at 224 North Fifth Street, Jacksonville Beach, FL 32250 (the "St. Paul's Property"). 415 is the owner of the office buildings located at 415 and 411 Pablo Avenue, Jacksonville Beach, FL 32250 (the "415 Property"). The Parties are owners of adjoining parking lots located at the Southeast corner of First Avenue North and North Fifth Street, Jacksonville Beach, FL 32250. The parking lot owned by St. Paul's consists of thirty-three (33) parking spaces (the "St. Paul's Lot"), eleven (11) of which along the Eastern edge are partially on a parking lot owned by 415. For purposes of this Agreement the "415 Lot" means these eleven (11) parking spaces located along their Western edge and partially on the St. Paul's Lot together with the drive aisle leading to the eleven (11) spaces. The peak parking demands for the Parties are at different times and therefore the Parties desire to the parking spaces described herein and associated drive aisle access on the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the premises and Ten Dollars (\$10.00) and other good and valuable consideration, the parties hereto agree as follows:

1. Background Facts. The Background Facts set forth above are true and correct and by this reference are incorporated herein.

2. Cross Parking License.

(a) St. Paul's hereby grants to 415, and its successors and assigns, a license for the benefit of the 415 Property and its invitees, licensees, agents, employees and customers, for the use of and access to the parking spaces located within the St. Paul's Lot. St. Paul's expressly reserves the right to also use the St. Paul's Lot for the benefit of the St. Paul's Property and its invitees, licensees, agents, employees and customers; provided however that 415 shall have priority use of the St. Paul's Lot from 8:30 am to 5:00 pm on Monday through Friday.

(b) 415 hereby grants to St. Paul's, and its successors and assigns, a license for the benefit of the St Paul's Property and its invitees, licensees, agents, employees and customers, for the use of and access to the parking spaces located within the 415 Lot. 415 expressly reserves the right to also use the 415 Lot for the benefit of the 415 Property and its invitees, licensees, agents, employees and customers; provided however that St. Paul's shall have priority use of the 415 Lot on Saturdays and Sundays.

3. **Term.** This Agreement shall commence on the Effective Date and continue for an initial term of ten (10) years. This Agreement shall continue for two (2) additional consecutive ten (10) year terms unless either Party gives written notice of its election to terminate this Agreement not less than six months prior to the end of the then current term.

4. **Maintenance and Repair.** Each Party, at its sole cost and expense, shall be responsible to maintain the surface of its own Lot in a state of good order and repair, in compliance with all applicable federal, state and local laws, zoning and building codes and ordinances, and in a safe condition. Such maintenance and repair shall include, without limitation, resurfacing, replacing, repairing, and re-striping as needed to maintain a smooth, level, and even surface free from settling, chuckholes, fissures, and cracks.

5. **Prohibited Activity.** Without the prior written consent of the other Party no modification shall be made to a Lot which would in any way impair or materially adversely affect the rights of use created herein.

6. **Indemnification.**

(a) Anything to the contrary in this Agreement notwithstanding, 415 hereby agrees to indemnify and hold St. Paul's harmless from any and all liability, loss, expense, damage and claims (including reasonable attorneys' fees) ("Claims") arising from or alleged to arise from use of the St. Paul's Lot by 415 or its invitees, licensees, agents, employees or customers except those Claims arising as a result of St. Paul's gross negligence or willful misconduct.

(b) Anything to the contrary in this Agreement notwithstanding, St. Paul's hereby agrees to indemnify and hold 415 harmless from any and all Claims arising from or alleged to arise from use of the 415 Lot by St. Paul's or its invitees, licensees, agents, employees or customers except those Claims arising as a result of 415's gross negligence or willful misconduct.

7. **Successors and Assigns.** This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors, successors-in-title and assigns; specifically the rights granted herein to St. Paul's shall run with the title to the St. Paul's Property and the rights granted herein to 415 shall run with the title to the 415 Property.

8. **No Rights in Public Generally.** The rights created, reserved, granted and established in this Agreement do not, are not intended to, and/or shall not be construed to create any rights or privileges in and for the benefit of the general public. Notwithstanding anything to the contrary contained herein, each Party shall have the right to prohibit or limit any solicitation,

petition signing, distribution of literature, collection of money, giving of speeches, leafleting, picketing, carrying of signs, canvassing, demonstrations, or similar activities on its own Lot.

9. **Compliance with Applicable Laws.** Use by a Party of the Lots herein created, declared and granted, shall be only in full compliance with applicable laws.

10. **Notice.** Any notice required or permitted to be given or served by any party hereto upon the other party shall be deemed given or served in accordance with the provisions of this Agreement when delivered either personally or by overnight delivery service to the following addresses:

If to St. Paul's: St. Paul's Catholic Church
Attention: Pastor
224 North Fifth Street
Jacksonville Beach, Florida 32250

If to 415: 415 Pablo Avenue North, LLC
Attention: Manager
415 Pablo Avenue, Suite 200
Jacksonville Beach, FL 32250

Either party may change its address for the purpose of giving notice hereunder by giving the other party notice thereof in accordance with the provisions of this paragraph

11. **Enforcement; Attorneys' Fees.** If a Party defaults in the performance of any of its obligations pursuant to this Agreement and such default shall continue for a period of thirty (30) days after receipt of written notice of said default, the nondefaulting Party may seek to enforce this Agreement by any action available at law or in equity, including, but not limited to injunctive relief and specific performance. In the event any Party to this Agreement should bring suit against the other Party in respect to any matters provided for herein, the prevailing Party shall be entitled to recover from the non-prevailing Party its costs of court, legal expenses and reasonable attorneys' fees. Each Party hereby waives its right to trial by jury.

12. **Miscellaneous.** This writing constitutes the entire agreement between the Parties hereto with respect to the subject matter hereof and may not be changed or modified except by a writing signed by the Party to be charged thereby. There are no third party beneficiaries to this Agreement. Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement. This Agreement shall be governed by and interpreted, construed and enforced in accordance with the internal laws of the State of Florida. In the event that any of the covenants, agreements, terms or provisions contained in this Agreement shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein shall be in no way affected, prejudiced or disturbed thereby. This Agreement may be executed in counterparts.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day, month and year first above written.

Signed and sealed in the presence of:

ST. PAUL'S CATHOLIC CHURCH, of the Diocese of St. Augustine

[Signature]
JOHN A. FISCHER
[Print or Type Name]

By: [Signature]
Name: Revered Michael Houle, M. Ed.
Title: Pastor St. Paul's Catholic Church;
Episcopal Vicar for Finance &
Development, Diocese of St. Augustine;
Diocesan Director of Secondary Schools,
Diocese of St. Augustine.

[Signature]
SEAN CORRIGAN
[Print or Type Name]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 5 day of October 2015, by Rev. Michael Houle, the Pastor of St Paul's Catholic Church, of the Diocese of St. Augustine, on behalf of the church. Such person did not take an oath and: *(notary must check applicable box)*

- is/are personally known to me.
- produced a current Florida driver's license as identification.
- produced _____ as identification.

{Notary Seal must be affixed}

[Signature]
Signature of Notary
Daschelle Hill
Name of Notary Typed, Printed or Stamped)

Commission Number (if not legible on seal): EE163499

My Commission Expires (if not legible on seal): 1-25-16



Signed and sealed in the presence of:

[Signature]
JOHN A. FISCHER
[Print or Type Name]

[Signature]
SEAN CORREIA
[Print or Type Name]

415 PABLO AVENUE NORTH, LLC

By: [Signature]
Name: Keith Faver
Title: Manager/Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5 day of October, 2015, by William Keith Faver, the Manager of 415 PABLO AVENUE NORTH, LLC, a Florida limited liability company, on behalf of the company. Such person did not take an oath and: (notary must check applicable box)

- is/are personally known to me.
- produced a current Florida driver's license as identification.
- produced _____ as identification.

{Notary Seal must be affixed}

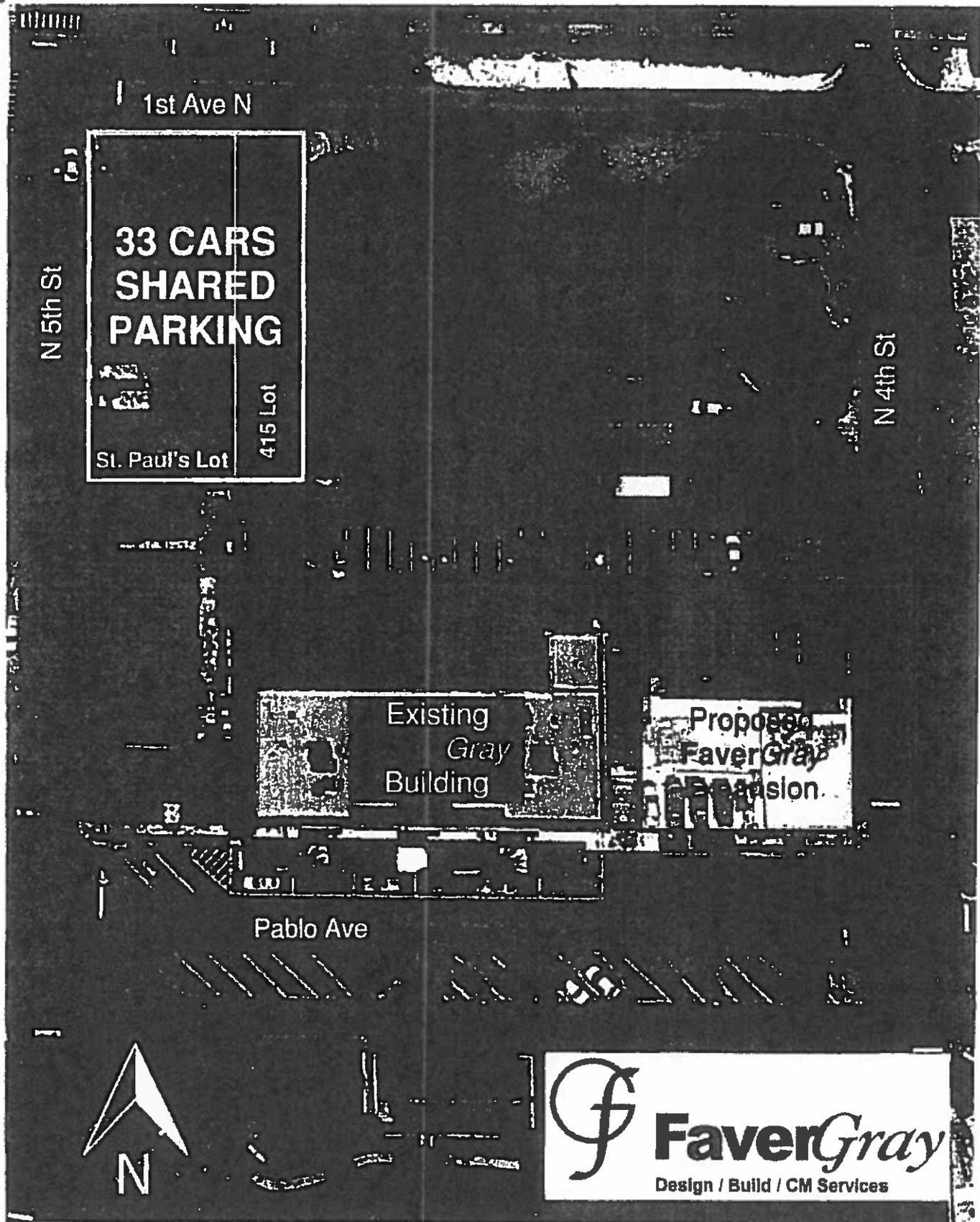


[Signature]
Signature of Notary
Dashedelle Hill
Name of Notary Typed, Printed or Stamped)

Commission Number (if not legible on seal): FE 1103499

My Commission Expires (if not legible on seal): 1-25-16

EXHIBIT "A"
See following page attached.



N 5th St

1st Ave N

**33 CARS
SHARED
PARKING**

St. Paul's Lot

415 Lot

N 4th St

Existing
Gray
Building

Proposed
FaverGray
Expansion

Pablo Ave



F **FaverGray**
Design / Build / CM Services

Book / Page: 17327 / 2242
Instrument Number: 2015230421

Search Results

Record Date: 10/7/2015
Book Type: OR - Official Records
Book / Page: 17327/2242
Instrument Number: 2015230421

Number Of Pages: 6
Doc Type: AGMT - AGREEMENT
Grantor: 415 PABLO AVENUE NORTH LLC ETAL
ST PAULS CATHOLIC CHURCH ETAL
Grantee: WHOM IT MAY CONCERN
Consideration: \$0.00
Legal Description:
of AUX Pages: 0

July 19, 2019

RECEIVED

JUL 31 2019

City of Jacksonville Beach Planning and
Development Department
11 N. 3rd Street
Jacksonville Beach, Florida 32250

PLANNING & DEVELOPMENT

Re: Agent Authorization for Variance Application – St. Paul’s Catholic Church

Dear Sir or Madam:

On behalf of the Diocese of St. Augustine, Inc., I authorize Rogers Towers, P.A. to act as agent to file a parking variance application with respect to a proposed new sanctuary for St. Paul’s Catholic Church, and in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary for such requested variance.

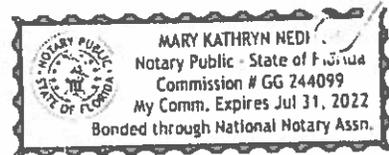
DIocese OF ST. AUGUSTINE, INC.,
a Florida not for profit corporation

By: [Signature]
Name: Reverend David Williams
Title: CHANCELLOR

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 19 day of July, 2019, by David A. Williams as Chancellor of Diocese of St. Augustine, Inc. She (check one) is personally known to me, or has produced a valid driver’s license as identification.

Mary Kathryn Nedrick (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Mary Kathryn Nedrick
My Commission Expires: 7/31/22
My Commission Number is: GG-244099



APPLICATION FOR VARIANCE

BOA NO. 19-100145
HEARING DATE 9/17/19

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.

AUG - 6 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: John Hanna Telephone: 904-610-9830
 Mailing Address: 10158 Lane Star Rd. E-Mail: belmarcontractors@comcast.net
Jax FL 32225

Agent Name: _____ Telephone: _____
 Mailing Address: N/A E-Mail: _____

Landowner Name: John Hanna Telephone: 904-610-9830
 Mailing Address: 10158 Lane Star Rd. E-Mail: belmarcontractors@comcast.net
Jax FL 32225

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: 3090 Horn Ct. R-180935-0000
 Legal description of property (Attach copy of deed): Lot 14, Block 13 Jacksonville Beach Heights
 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 variance for 44% lot coverage
for a new single-family dwelling

AFFIDAVIT

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

[Signature]
 APPLICANT SIGNATURE

John M. Hanna III
 PRINT APPLICANT NAME

7/17/19
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 17th day of July, 2019 by John Hanna, who
 is personally known to me or has produced _____ as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE

Judith E. Patterson
 PRINT NOTARY NAME

JUDITH E. PATTERSON
 Notary Public, State of Florida
 My Comm. Expires Aug 24, 2019
 Commission No. FF 899373
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-337(e)(i)e. for 44% lot coverage 20
35% maximum to allow construction of a new single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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.

RECEIVED

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.

AUG - 6 2019

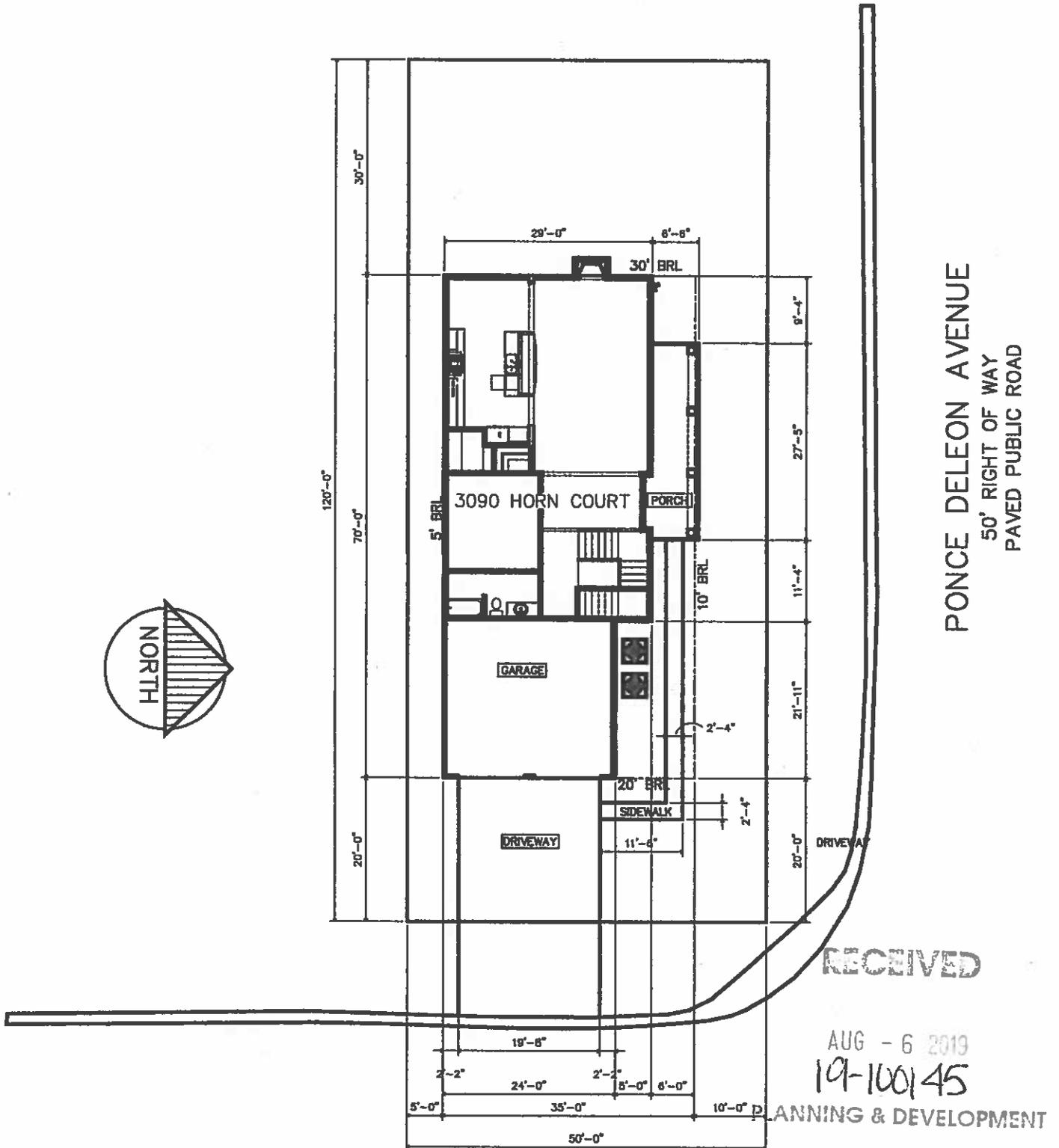
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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 substandard size
Special circumstances and conditions do not result from the actions of the applicant.	Yes No	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	others have received similar request
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes No	Asking for the least amount to make lot 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	others have received similar requests

LOT AREA TABULATION

PROPOSED BUILDING LOT COV. = (44%)	
44% OF 6000 SF (LOT) =	2640 S.F.
1ST FLOOR A/C & GARAGE:	1926 S.F.
1ST FLOOR PORCHES:	185 S.F.
A/C EQUIPMENT:	25 S.F.
DRIVEWAY & SIDEWALK:	504 S.F.
BUILDING LOT COVERAGE PROVIDED:	2640 S.F.

0 10 20
SCALE: 1" = 20'



PONCE DELEON AVENUE
50' RIGHT OF WAY
PAVED PUBLIC ROAD

RECEIVED

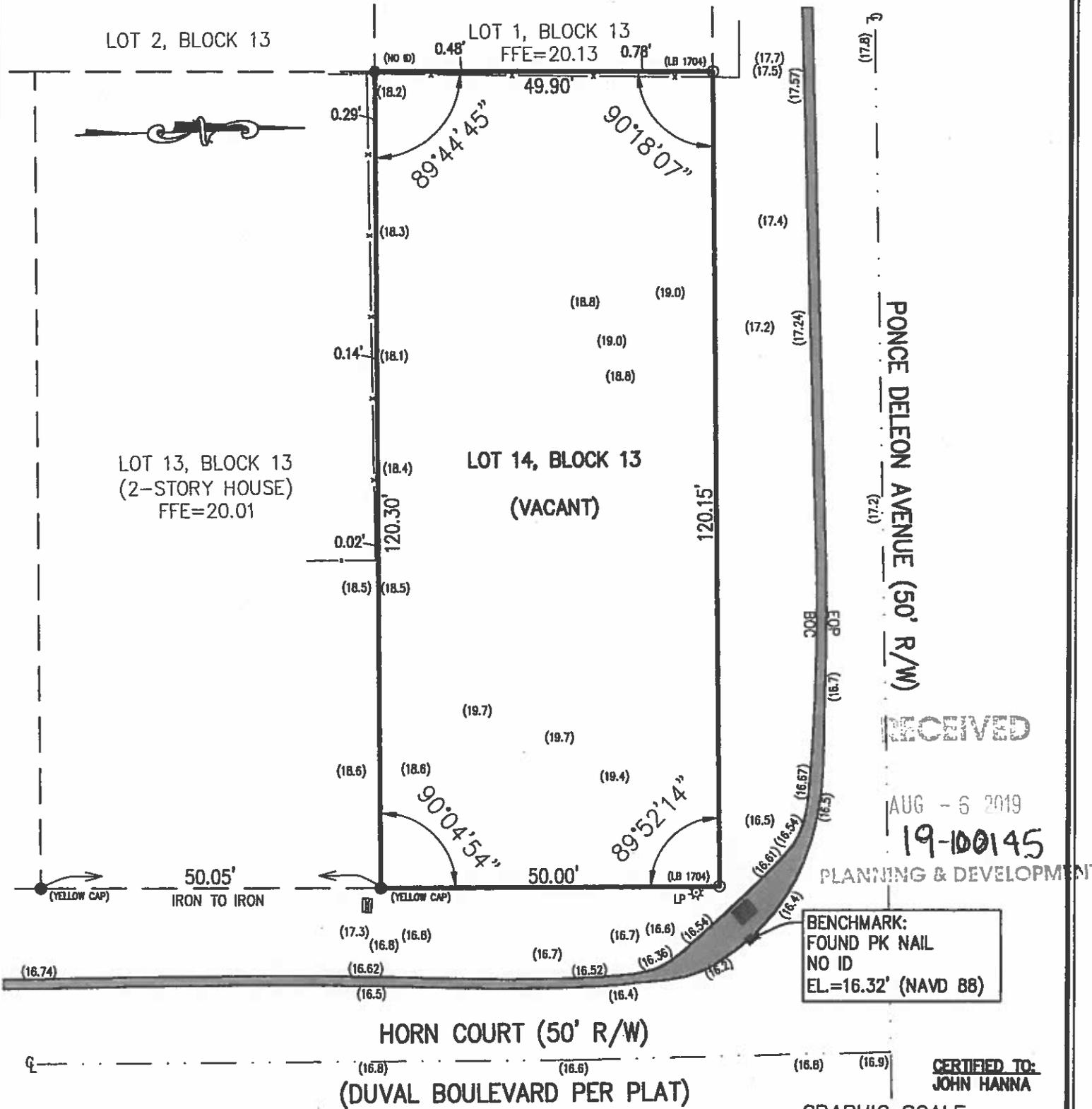
AUG - 6 2019
19-100145

ANNING & DEVELOPMENT

HORN COURT
(FORMERLY DUVAL BOULEVARD)
50' RIGHT OF WAY
PAVED PUBLIC ROAD

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 14, BLOCK 13 AS SHOWN ON MAP OF JACKSONVILLE BEACH HEIGHTS

AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED

AUG - 6 2019
19-100145

BENCHMARK:
FOUND PK NAIL
NO ID
EL.=16.32' (NAVD 88)

CERTIFIED TO:
JOHN HANNA

- NOTES:
1. NORTH ARROW SHOWN HEREON IS APPROXIMATE AND FOR PICTORIAL PURPOSES ONLY. TRUE NORTH MAY VARY.
 2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12031 C 0419 J, DATED NOVEMBER 2, 2018.
 3. ELEVATIONS SHOWN THUS: (20.00) AND REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 4. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION LOCATED OR SHOWN.
 5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
 6. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.
 7. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD
 8. NO PROTECTED TREES FOUND ON PROPERTY.

LEGEND	
●	FOUND 1/2" IRON (AS NOTED)
○	SET 1/2" IRON (LB 1704)
R/W	RIGHT OF WAY
⊥	CENTERLINE
WM	WATER METER
☼	LIGHT POLE
FFE	FINISH FLOOR ELEVATION
—	6" WOOD FENCE W/TIES TO FACE



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: MAY 30, 2019 Drafted By: LJM
Survey Scale: 1"=20' Reviewed By: WDP
Field Bk/Pg: 940/16 Project No. 19-046
Crew Chief: LJ

Professional Surveyor and Mapper No. 6793, State of Florida
WILLIAM D. PINKSTON
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL.

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -



APPLICATION FOR VARIANCE

19-100147
BOA No. 19-100148
HEARING DATE 9/17/19

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

AUG - 6 2019

APPLICANT INFORMATION

Applicant Name: MaliVai Washington Telephone: (904) 477-5983
 Mailing Address: 554 Jacksonville Dr E-Mail: Malw@DiamondLifeRealEstate.com
Jacksonville Beach, FL 32250

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

Landowner Name: Diamond Life Real Estate, Inc (MaliVai Washington) Telephone: (904) 477-5983
 Mailing Address: 554 Jacksonville Dr. E-Mail: Malw@DiamondLifeRealEstate.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: 625 4th Ave South Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): Pablo Beach South Lot 9 Block 37
 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).
 Variance request is for ~~35%~~ 36% Lot Coverage in lieu of 35%. for a new two-family dwelling.

175841-0000

AFFIDAVIT

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

[Signature]
APPLICANT SIGNATURE

MaliVai Washington
PRINT APPLICANT NAME

8-6-19
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6th day of August, 2019, by MaliVai Washington, who is personally known to me or has produced [Signature] 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
(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 33% M 8-27-19 FLOOD ZONE: X

CODE SECTION (S): Section 34-339 (c)(1) f. for 36% lot coverage to 35% maximum to allow construction of a new two family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

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.	NO	RECEIVED AUG - 6 2019
Special circumstances and conditions do not result from the actions of the applicant.	NO	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	
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	

Existing

ORDERED BY:



PONTE VEDRA TITLE, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082
WWW.PONTEVEDRATITLE.COM
904-567-1188



PROPERTY ADDRESS: 625 4TH AVENUE S, JACKSONVILLE BEACH, FLORIDA 32250

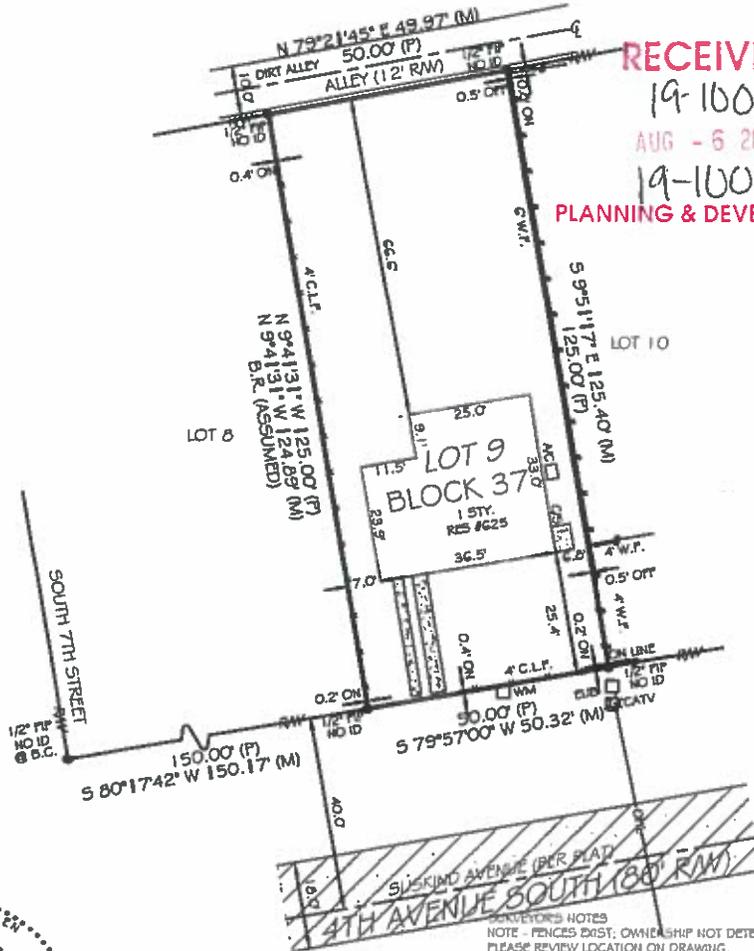
SURVEY NUMBER: 1902.1588

FIELD WORK DATE: 2/18/2019

REVISION DATE(S): (REV'D 2/21/2019)

19021588
BOUNDARY SURVEY
DUVAL COUNTY

RECEIVED
19-100147
AUG - 6 2019
19-100148
PLANNING & DEVELOPMENT



EXCERPTS NOTES
NOTE - FENCES EXIST; OWNERSHIP NOT DETERMINED.
PLEASE REVIEW LOCATION ON DRAWING.
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.

C. BOYD ALLEN
CERTIFICATE
No 39932
C. Boyd Allen

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers, Chapter SJ-17 of the Florida Administrative Code.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X SHADED. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 11/02/18.

POINTS OF INTEREST

NONE VISIBLE

CLIENT NUMBER: 19-1110

DATE: 02/21/19

BUYER: DIAMOND LIFE REAL ESTATE, INC.

SELLER: JEFF MILLAIRE

CERTIFIED TO: DIAMOND LIFE REAL ESTATE, INC.; PONTE VEDRA TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY



Florida Land Title Association

AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, LLC.

LB# 8291
11940 Fairway Lakes Drive | Suite 1 | Fort Meigs, FL 32031
P: 904-735-1916 | F: 904-734-2882

LEGAL DESCRIPTION:

LOT 9, BLOCK 37, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF N09°41'31"W IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 9, BLOCK 37, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta Land Surveyors, LLC. by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LBR 8291.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 51-17.052 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

UNLIMITED (AS SHOWN OTHERWISE) SURVEYOR'S LEGEND SYMBOLS (AS SHOWN OTHERWISE)
BOUNDARY LINE, IRON FENCE, OVERHEAD LINES, SURVEY TIE LINE, CHAIN LINK OR WIRE FENCE, METAL OR PLASTIC WALL, WOOD FENCE, VINYL FENCE, EDGE OF WATER, SURFACE TYPES: ASPHALT, CONCRETE, WATER, BRICK OR TILE, AREA, WOOD, SURVEYOR'S LEGEND SYMBOLS: BENCH MARK, CENTERLINE, CONTROL POINT, CONCRETE MONUMENT, ELEVATION, FIRE HYDRANT, FLOOD OR SET MONUMENT, GUYWIRE OR ANCHOR, MANHOLE, TREE, UTILITY OR LIGHT POLE, WELL, ACCESS EASEMENT, ANCHOR EASEMENT, CANAL MAINTENANCE ESMT., COUNTY UTILITY ESMT., DRAINAGE EASEMENT, DRAINAGE AND UTILITY ESMT. ESMT., INGRESS/EGRESS ESMT., VORIGATION EASEMENT, LIMITED ACCESS ESMT., LANDSCAPE BUFFER ESMT., LANDSCAPE ESMT., LAKE OR LANDSCAPE MAINTENANCE EASEMENT, PUBLIC UTILITY EASEMENT, ROOF OVERHANG ESMT., SIDEWALK EASEMENT, STORM WATER MANAGEMENT EASEMENT, TECHNOLOGICAL UTILITY ESMT., UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXII, Chapter 688, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and enforceable. In order to validate the Electronic Signature of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at: www.exacta.com/Tools/Options/Free-Hash-Calculator-Setup-Instructions.html
In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:
1. Download the Hash Calculator available at: www.exacta.com/Tools/Options/Free-Hash-Calculator-Setup-Instructions.html
2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
3. Click the square Brown button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 character for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (as in the survey file at www.surveystars.com) as they are in the Hash Calculator, then the PDF is authentic; if the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

- 1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
TO PRINT IN BLACK+WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR: DIAMOND LIFE REAL ESTATE, INC.

EXACTA 10% OFF OF FUTURE SURVEYING SERVICES ON THIS PROPERTY, UP TO \$500. Offer valid for fence stations and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.



APPLICATION FOR VARIANCE

BOA NO. 19-100149

HEARING DATE 9/17/19

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
AUG - 6 2019

APPLICANT INFORMATION

Applicant Name: Mary Jessica Rowe Telephone: _____
 Mailing Address: 7022 Buroak Court E-Mail: _____
Jacksonville, FL 32258

Agent Name: Steve Jarrett Telephone: (904) 591-5914
 Mailing Address: 3741 1st St. S E-Mail: Steve@OldBeach.com
Jacksonville Beach, FL 32250

Landowner Name: Mary Jessica Rowe Telephone: _____
 Mailing Address: 7022 Buroak Court E-Mail: _____
Jacksonville, FL 32258

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: 119 6th Ave. S., Jax Bch, FL 32250 RE# 175957-0000

Legal description of property (Attach copy of deed): see attached deed & survey w/ soft VS 1/2 of W 15ft of the E 25ft of Lot 7, Blk 52 PBS

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).

2nd Generation Family home originally built in 1937. Variance to acknowledge preexisting conditions built under previous zoning codes. Requesting 17' Front in lieu of 20', East Side 4.7' in lieu of 10', West side 6.1' in lieu of 10'

AFFIDAVIT

I, Mary Jessica Rowe, 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.

Mary Jessica Rowe
APPLICANT SIGNATURE

Mary Jessica Rowe
PRINT APPLICANT NAME

08/06/19
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 06th day of August, 2019 by Mary J. Rowe, 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
(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: _____

CODE SECTION (S): Section 34-340(e)(3)c.1 for a front yard setback of 17' ILO 20' required and (e)(3)c.2 for an easterly side yard of 4.7' and a westerly side yard setback of 6.5' each ILO 10' required to allow an addition and substantial improvement to an existing multi-family property.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100149

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	2nd Generation Family Home being improved to accomodate newlyweds, child and mother.
Special circumstances and conditions do not result from the actions of the applicant.	No	Current structure to remain in place with internal improvements. Improvements will stay within setbacks and Lot coverage Ratio per current code
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Current conditions requesting variance are for preexisting conditions build under previous code
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Preexisting conditions aside, new improvements stay well within current code requirements
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Consistent with trend in area

PROJECT INFORMATION:

PROJECT DESCRIPTION: REMODEL & NEW CONSTRUCTION OF A (2) SINGLE FAMILY RESIDENCES.
 PROJECT ADDRESS:

119 SOUTH 6TH AVENUE - JACKSONVILLE BEACH, FL

LEGAL DESCRIPTION:
 3-28 33-2S-29E PABLO BEACH SOUTH W 50FT & S₂¹ OF W 15FT OF E 25FT; LOT 7 BLK 52

TAX ASSESSORS PARCEL NO.: 175957-0000

ZONE: RM-2
 LOT SIZE: 7,134 SF

SETBACKS:
 STREET / FRONT 20'
 SIDE 10'
 REAR 30'
 MAX. BLDG. HEIGHT: 35'

BLDG SF:
 MAIN HOUSE:
 FL1 1,000 SF (1,560 SF FOOTPRINT)
 FL2 1,075 SF
 TOTAL 2,075 SF (HTD. SF)
 GARAGE 560 SF
 GUEST HOUSE:
 FL1 800 SF

RECEIVED

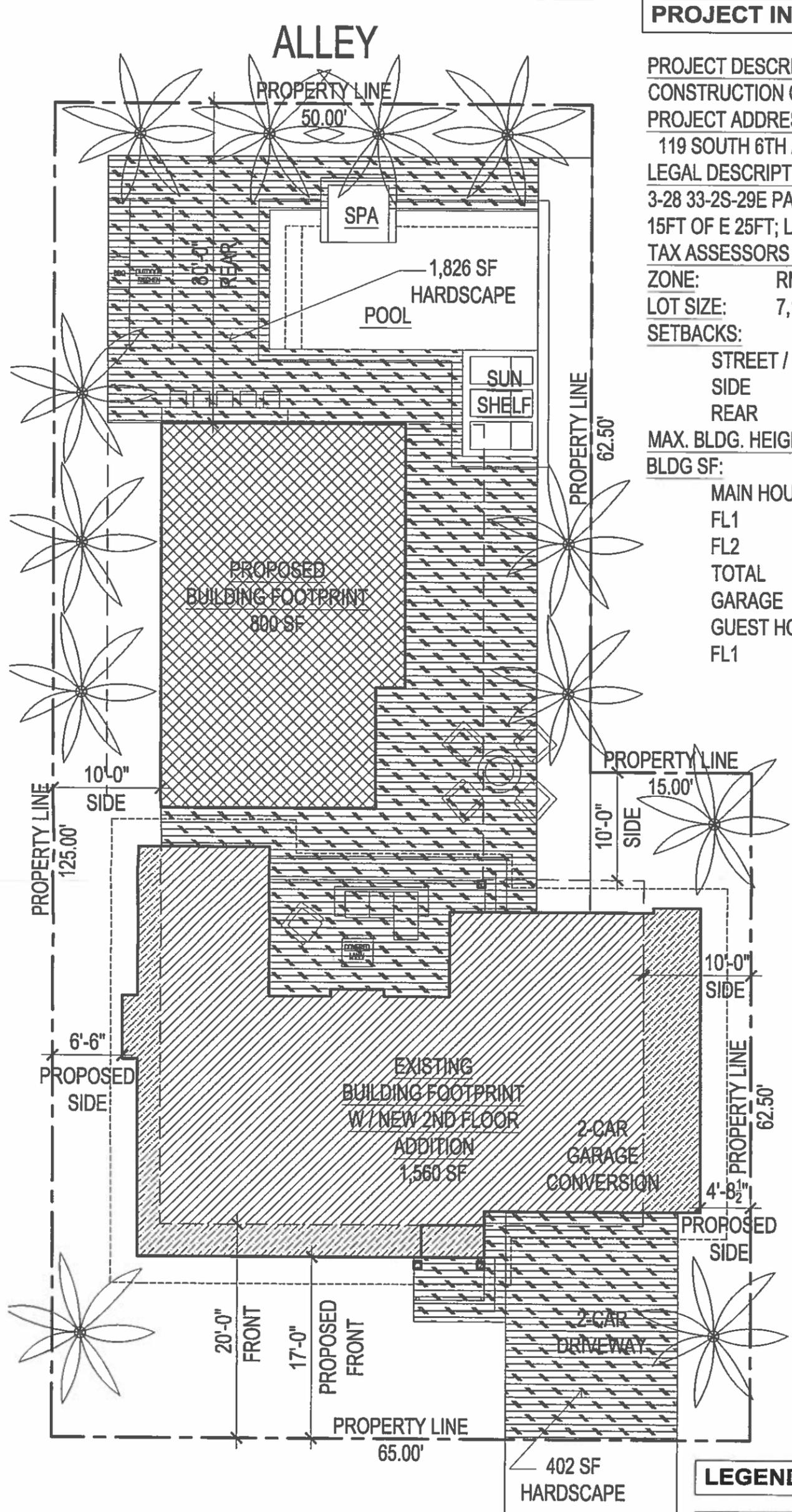
AUG - 6 2019
 19-100149
 PLANNING & DEVELOPMENT

LOT COVERAGE:

LOT AREA: 7,134 SF
 65% IMPERVIOUS = 4,637 SF ALLOWABLE
 EXISTING BLDG. 1,560 SF
 PROPOSED BLDG. 800 SF
 IMPERVIOUS SURF. 2,228 SF
 TOTAL IMPERVIOUS 4,234 SF
 4,234 SF < 4,637 SF, THEREFORE OK

LEGEND:

-  EXISTING BUILDING FOOTPRINT 1,560 SF
-  PROPOSED BUILDING FOOTPRINT 800 SF
-  PROPOSED IMPERVIOUS SURFACE 1,874 SF
-  PROPOSED BUILDING SETBACK ENCROACH



1 SITE PLAN
 3/32" = 1'-0" (PRINT 11X17 VERT. FORMAT)
 119 6TH AVE NORTH
 SOUTH



APPLICATION FOR VARIANCE

BOA No. 19-100150HEARING DATE 9/17/19

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

AUG - 6 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Joshua Whicker and Tara Jarrett Whicker Telephone: (904) 591-3113
 Mailing Address: 1129 5th St. N. E-Mail: TWhicker@comcast.net
Jacksonville Beach, FL. 32250

Agent Name: Steve Jarrett Telephone: (904) 591-5914
 Mailing Address: 3741 1st St. S. E-Mail: Steve@OldBeach.com
Jacksonville Beach, FL. 32250

Landowner Name: Joshua Whicker and Tara Jarrett Whicker Telephone: (904) 591-3113
 Mailing Address: 1129 5th St. N. E-Mail: TWhicker@comcast.net
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: 1344 2nd Ave. N, Jax Bch, FL. RE#177711-0000
 Legal description of property (Attach copy of deed): LOT 17 Block 3 Pine Grove
 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).
3rd Generation Family Home built in 1955, plus addition in 1961. Requesting acknowledgement of all setbacks built in compliance with prior code. Current Lot Coverage Ratio as built in 1950's is 38%
Request variance to 45% to add pool & enlarge driveway.
Front currently 20.5' vs. 25'. West side 8.9' vs. 10', East side 8' vs. 10' 10' rear 24.2' vs. 30'

AFFIDAVIT

I, Tara Jarrett Whicker, 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] Tara Jarrett Whicker 8/15/19
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 15th day of August, 2019 by Tara Whicker who
 is personally known to me or has produced FL Driver License as identification.

[Signature] Chandra Medford
 NOTARY PUBLIC SIGNATURE 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)c.1 for a frontyard setback of 20.5' ± to 25' required and (e)(1)c. for an easterly side yard of 8.1' and a western side yard of 8.9' each ± to 10' required (e)(1)c.3 for a rear yard setback of 22.2' ± to 30' minimum and (e)(1)e. for 45% lot coverage ± to 35% maximum to allow substantial improvements and a pool and patio addition to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 19-100150

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	Family home built in 1955. 3rd generation family member moving in, doing internal remodel and adding pool.
Special circumstances and conditions do not result from the actions of the applicant.	No	Structure & LCR remains as-is since 1955. Variance request adds pool in back.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Adding Pool for kids age 3 & 6
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Adding pool.
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	Enjoyment of personal residence.

ORDERED BY:

ROCK SOLID LAW

484 Osceola Avenue
Jacksonville Beach, FL 32250



Office: 904-241-1113
Fax: 904-249-0841
www.RockSolidLaw.com



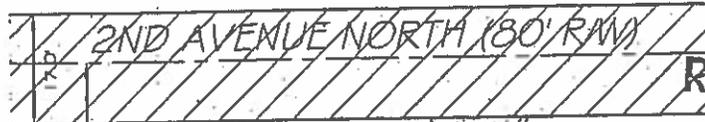
PROPERTY ADDRESS: 1344 2ND AVENUE N., JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL1905.3436

FIELD WORK DATE: 5/20/2019

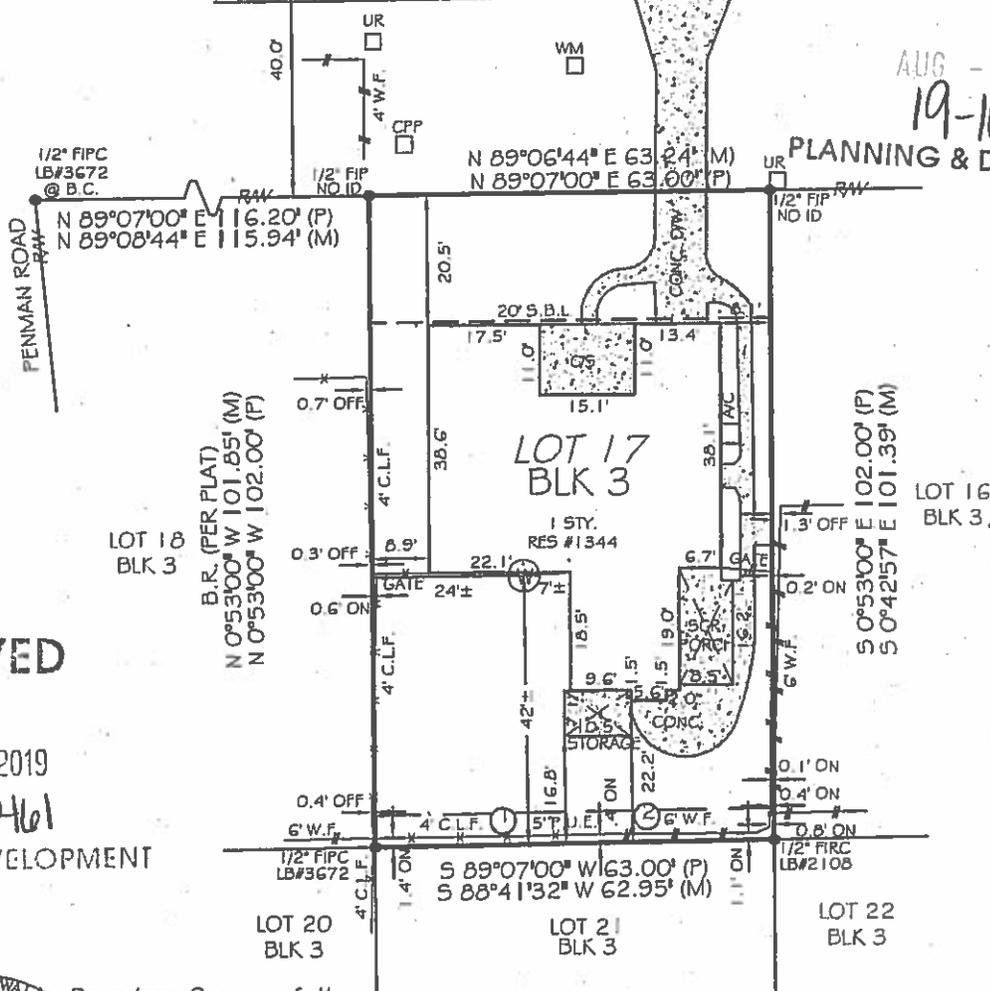
REVISION DATE(S): (REV.D 5/23/2019)

19053436
BOUNDARY SURVEY
DUVAL COUNTY



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AUG - 6 2019
19-100150
PLANNING & DEVELOPMENT



RECEIVED

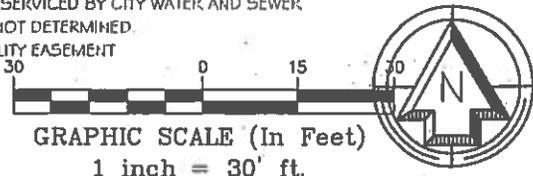
JUL 25 2019
19-1461

PLANNING & DEVELOPMENT

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

SURVEYOR'S NOTES:
SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED
P.U.E. = PUBLIC UTILITY EASEMENT



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

LEGAL DESCRIPTION:

LOT 17, BLOCK 3, UNIT NO. 1, PINE GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 65, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 0 DEGREES 53 MINUTES 00 SECONDS WEST IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 17, BLOCK 3, LOCATED WITHIN UNIT NO. 1, PINE GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 65, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta Land Surveyors, LLC. by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 3/4" diameter, 18" iron rebar with a cap stamped LB# 8291.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the Invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Land Surveyors, LLC.. Additional logo or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

LINES/TYPES (UNLESS OTHERWISE NOTED)	
BOUNDARY LINE	IRON FENCE
STRUCTURE	OVERHEAD LINES
CENTERLINE	SURVEY TIE LINE
CHAIN LINK or WIRE FENCE	WALL OR PARTY WALL
EASEMENT	WOOD FENCE
EDGE OF WATER	VINYL FENCE

SURVEYOR'S LEGEND

SURFACE TYPES (UNLESS OTHERWISE NOTED)

ASPHALT	BRICK	BRICK OR TILE
CONCRETE	COVERED AREA	WOOD
WATER		

SYMBOLS (UNLESS OTHERWISE NOTED)

⊕	BENCH MARK	▽	FIRE HYDRANT
⊙	CENTERLINE	○	IND OR SET MONUMENT
∠	CENTRAL ANGLE or DELTA	⊕	GLYNNE OR ANCHOR
⊕	COMMON OWNERSHIP	⊕	MANHOLE
⊕	CONTROL POINT	⊕	TREE
⊕	CONCRETE MONUMENT	⊕	UTILITY OR LIGHT POLE
⊕	CATCH BASIN	⊕	WELL
⊕	ELEVATION		

(C)	CALCULATED	E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	R.P.	RADIUS POINT	A.E.	ACCESS EASEMENT
(D)	DEED	ELEV.	ELEVATION	NAV88	NORTH AMERICAN VERTICAL DATUM OF 1988	R/W	RIGHT OF WAY	A.N.E.	ANCHOR EASEMENT
(F)	FIELD	EM	ELECTRIC METER	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RES.	RESIDENCE	C.M.E.	CANAL MAINTENANCE ESMT.
(M)	MEASURED	ENCL.	ENCLOSURE	D.C.S.	ON CONCRETE SLAB	RGE.	RANGE	C.U.E.	COUNTY UTILITY ESMT.
(P)	PLAT	ENT.	ENTRANCE	D.G.	ON GROUND	S.B.L.	SET BACK LINE	D.E.	DRAINAGE EASEMENT
(R)	RECORD	EUB	ELECTRIC UTILITY BOX	D.R.B.	OFFICIAL RECORD BOOK	S.C.L.	SURVEY CLOSURE LINE	D.U.E.	DRAINAGE AND UTILITY ESMT.
(S)	SURVEY	F.F.	FINISHED FLOOR	O/A	OVERALL	S.T.L.	SURVEY TIE LINE	ESMT.	EASEMENT
A.S.B.L.	ACCESSORY SETBACK LINE	F.D.P.	EDGE OF PAVEMENT	O/S	OFFSET	S.W.	SEAWALL	I.E./E.	INGRESS/EGRESS ESMT.
A/C	AIR CONDITIONING	F/DH	FOUND DRILL HOLE	OFF	OUTSIDE OF SUBJECT PARCEL	S/GD	SET GLUE DISC	IRR.E.	IRRIGATION EASEMENT
B.C.	BLOCK CORNER	FCM	FND. CONCRETE MONUMENT	OH.	OVERHANG	S/W	SIDEWALK	L.A.E.	LIMITED ACCESS ESMT.
B.F.P.	BACKFLOW PREVENTOR	FP	FOUND IRON PIPE	OHL	OVERHEAD LINES	SCR.	SCREEN	L.B.E.	LANDSCAPE BUFFER ESMT.
B.R.	BEARING REFERENCE	FIPC	FOUND IRON PIPE & CAP	DN	INSIDE OF SUBJECT PARCEL	SEC.	SECTION	L.E.	LANDSCAPE ESMT.
B.R.L.	BUILDING RESTRICTION LINE	FIR	FOUND IRON ROD	PLB	PLAT BOOK	SEP.	SEPTIC TANK	L.A.L.	LAKE OR LANDSCAPE
B/W	BAY/BOX WINDOW	FIRC	FOUND IRON ROD & CAP	P.C.	POINT OF CURVATURE	SEV.	SEWER	M.E.	MAINTENANCE EASEMENT
BLDG.	BUILDING	FN	FOUND NAIL	P.C.C.	POINT OF COMPOUND CURVATURE	SIRC	SET IRON ROD & CAP	P.U.E.	PUBLIC UTILITY EASEMENT
BLK.	BLOCK	FN&D	FOUND NAIL AND DISC	P.C.	POINT OF CURVATURE	SN&D	SET NAIL & DISC	R.O.E.	ROOF OVERHANG ESMT.
BM	BENCHMARK	FND.	FOUND	P.C.C.	POINT OF COMPOUND CURVATURE	SQ.FT.	SQUARE FEET	S.W.E.	SIDEWALK EASEMENT
BSMT.	BASEMENT	FPKN	FOUND PARKER-KALON NAIL	P.C.P.	POINT OF CURVATURE	STY.	STORY	S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
C	CURVE	FPKN&D	FOUND PK NAIL & DISC	P.I.	POINT OF INTERSECTION	SV	SEWER VALVE	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
C.B.	CONCRETE BLOCK	FRRSPK	FOUND RAILROAD SPIKE	P.O.B.	POINT OF BEGINNING	T.O.B.	TOP OF BANK	U.E.	UTILITY EASEMENT
C.L.F.	CHAIN LINK FENCE	GAR.	GARAGE	P.O.C.	POINT OF COMMENCEMENT	TBM	TEMPORARY BENCHMARK		
C.O.	CLEAN OUT	GM	GAS METER	P.P.	PINCHED PIPE	TEL.	TELEPHONE FACILITIES		
C.V.G.	CONCRETE VALLEY GUTTER	ID.	IDENTIFICATION	P.R.C.	POINT OF REVERSE CURVATURE	TWP.	TOWNSHIP		
C/L	CENTER LINE	ILL.	ILLEGIBLE	P.R.M.	PERMANENT REFERENCE MONUMENT	TX	TRANSFORMER		
C/P	COVERED PORCH	INST.	INSTRUMENT	PT.	POINT OF TANGENCY	TYR.	TYPICAL		
C/S	CONCRETE SLAB	INT.	INTERSECTION	P/E	POOL EQUIPMENT	U.R.	UTILITY RISER		
CATV	CABLE TV RISER	L	LENGTH	P.G.	PAGE	UG	UNDERGROUND		
CH	CHORD BEARING	LB#	LICENSE # - BUSINESS	PLS	PROFESSIONAL LAND SURVEYOR	UR	UTILITY RISER		
CHIM.	CHIMNEY	LS#	LICENSE # - SURVEYOR	PLT	PLANTER	V.F.	VINYL FENCE		
CONC.	CONCRETE	M.B.	MAP BOOK	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.F.	WOODEN FENCE		
CDR.	CORNER	M.E.S.	MITERED END SECTION	R	RADIUS or RADIAL	W/C	WITNESS CORNER		
CS/W	CONCRETE SIDEWALK	M.F.	METAL FENCE			W/F	WATER FILTER		
D.F.	DRAIN FIELD	MES	MITERED END SECTION			WM	WATER METER/VALVE BOX		
D.H.	DRILL HOLE	MH	MANHOLE			WV	WATER VALVE		
D/W	DRIVEWAY	N.R.	NON RADIAL						

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 688, if this document was received electronically via PDF,

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.

OFFER VALID ONLY FOR:

JOSHUA WHICKER AND TARA WHICKER

RECEIVED

AUG - 6 2019

19-100150

PLANNING & DEVELOPMENT



2ND AVENUE NORTH

RECEIVED
19-100150

APR - 6 2019

PLANNING & DEVELOPMENT

PROJECT INFORMATION:

PROJECT DESCRIPTION: REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE.

PROJECT ADDRESS:
1344 2ND AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:
16-65 38-2S-29E; PINE GROVE UNIT 1 S/D; LOT 17 BLK

TAX ASSESSORS PARCEL NO.: 177711-0000

ZONE: RS-1

EXIST. BLDG. SETBACK LOT SIZE: 6,426 SF
ENCROACHMENT

SETBACKS:
STREET / FRONT 25'
SIDE 10'
REAR 30'

MAX. BLDG. HEIGHT: 35'

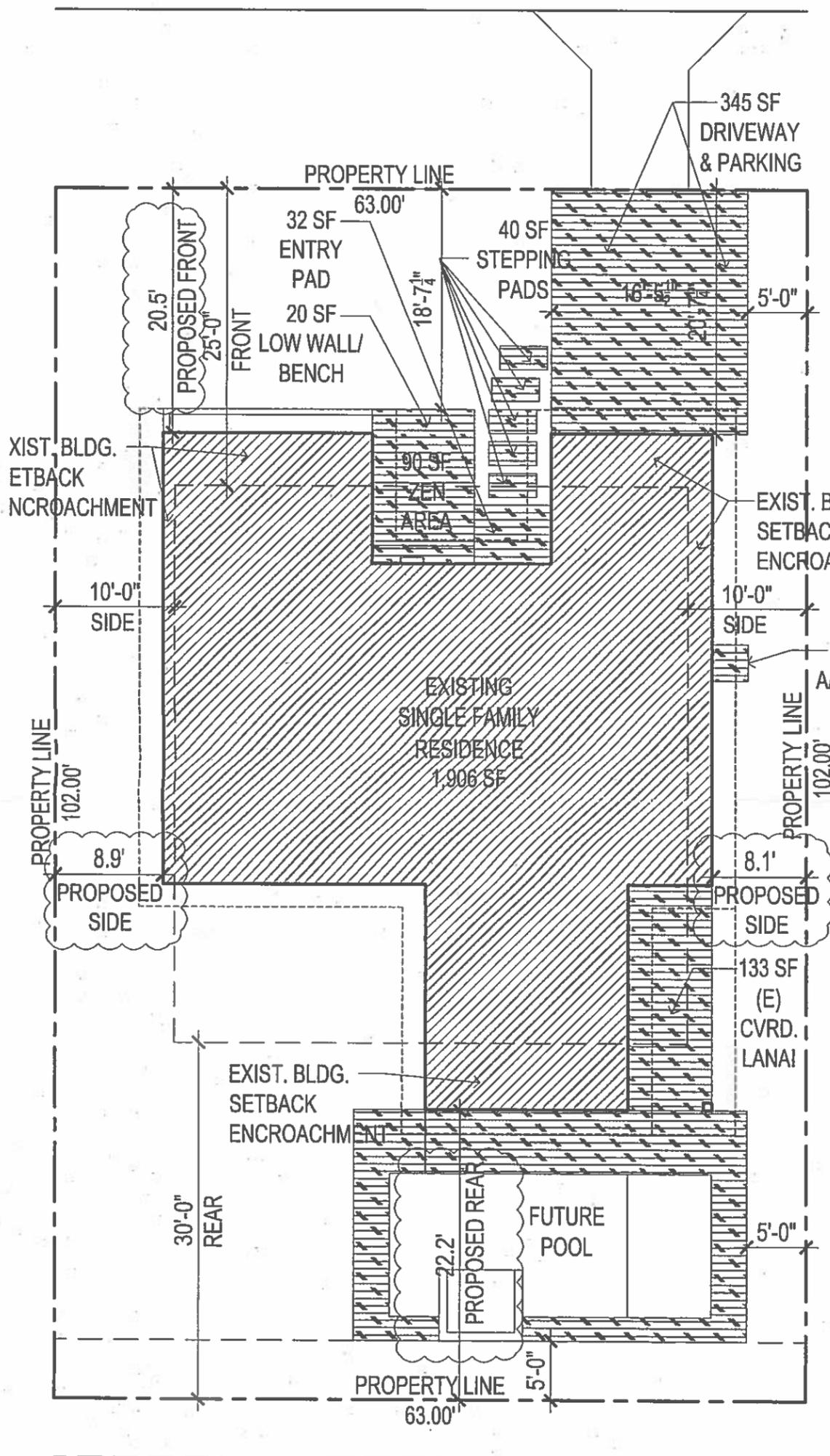
BLDG SF:
FL1 1,621 SF (A/C SF)
GARAGE 285 SF
TOTAL 1,906 SF

PROPOSED LOT COVERAGE:

LOT SF	6,426 SF
35% ALLOWABLE	2,249 SF
IMPERVIOUS CALCULATION:	
SFR FOOTPRINT	1,906 SF
ENTRY	32 SF
ZEN AREA	90 SF
STEPPING STONES	40 SF
DRIVEWAY/PKG	345 SF
A/C PAD	9 SF
BENCH / LOW WALL	20 SF
LANAI HARDSCAPE	133 SF
POOL HARDSCAPE	300 SF
TOTAL IMPERVIOUS	2,875 SF

TOTAL 45% PROPOSED IMPERVIOUS SHOWN

REQUEST 45% IMPERVIOUS
(TO ALLOW FOR POOL HARDSCAPE
AND DRIVEWAY / SITE HARDSCAPE)



1 SITE PLAN
3/32" = 1'-0" @ 11 X 17 VERT. FORMAT

