



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, October 15, 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 None

CORRESPONDENCE

OLD BUSINESS

- a. **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: _____

NEW BUSINESS

- a. **Case Number:** **BOA#19-100158**
- Applicant: John Atkins
- Owner: CT3 Properties, LLC.
- Property Address: 821 3rd Avenue South
- Parcel ID: 175754-0000
- Legal Description: the South 60ft of the East 50ft of Lot 6, Block 29, *Pablo Beach South*
- Current Zoning: RM-1
- Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2, for side yards of 7 feet in lieu of 10 feet required; 34-339(e)(1)c.3, for a rear yard of 8 feet in lieu of 30 feet required; 34-339(e)(1)f, for 46% lot coverage in lieu of 35% maximum; and 34-339(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum for a stoop, all to allow for a new two-family dwelling
- Miscellaneous Info: No previous variance requests

Notes: _____

b. Case Number: **BOA#19-100159**
Applicant/Owner: Neil Saggese and Jill Blanks
Property Address: 1696 5th Avenue North
Parcel ID: 177965-0010
Legal Description: Lot 3, Block 6, *Pine Grove Unit No. 4*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 41% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 2.5 feet in lieu of 5 feet minimum to rectify an existing non-conformity resulting from the installation of paver decking around a new swimming pool at an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

c. Case Number: **BOA#19-100160**
Applicant/Owner: Phillip and Rebecca Vogelsang
Agent: Jim McMann
Property Address: [REDACTED]
Parcel ID: 180916-0000
Legal Description: Lot 3, Block 11, *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 49.8% lot coverage in lieu of 35% maximum to allow for a swimming pool, paver deck and screen pool enclosure addition to an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- d. **Case Number:** **BOA#19-100161**
Applicant/Owner: Carl and Lisa Ilano
Property Address: 3113 Pullian Court
Parcel ID: 180915-0000
Legal Description: Lot 2, Block 11, *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 45.2% lot coverage in lieu of 35% maximum to allow for a swimming pool, paver deck and screen pool enclosure addition to an existing single-family dwelling**
Miscellaneous Info: One previous variance request (BOA#06-100002)

Notes: _____

- e. **Case Number:** **BOA#19-100165**
Applicant/Owner: Robert H. Trudeau
Property Address: 722 16th Avenue South
Parcel ID: 179795-0010
Legal Description: Lot 3, Block 3, *Seaside Park*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for a pool deck addition to an existing single-family dwelling**
Miscellaneous Info: No previous variance requests

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Wednesday, November 6, 2019. There are eight scheduled cases.

ADJOURNMENT

NOTICE

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

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

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



APPLICATION FOR VARIANCE

BOA NO. 19-100134
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

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

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 30% 1' ACCESSORY STRUCTURE 1'
FLOOD PROPERTY LINE 3' CONCRETE STROP
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.

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

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.

NOTARY PUBLIC SIGNATURE: [Signature] PRINT NOTARY NAME: Chandra Medford
 CHANDRA MEDFORD
 Commission No. GG 283189
 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 (c)(1) 6.2 for side yard setbacks of 6.25' x 10' minimum and (c)(1) 6.3 for a rear yard setback of 20' x 30' required and (c)(1) f. for 53% lot coverage x 35% maximum and (c)(1) h. for an accessory structure setback of 1' for sidewalks and 3' for stoops 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.

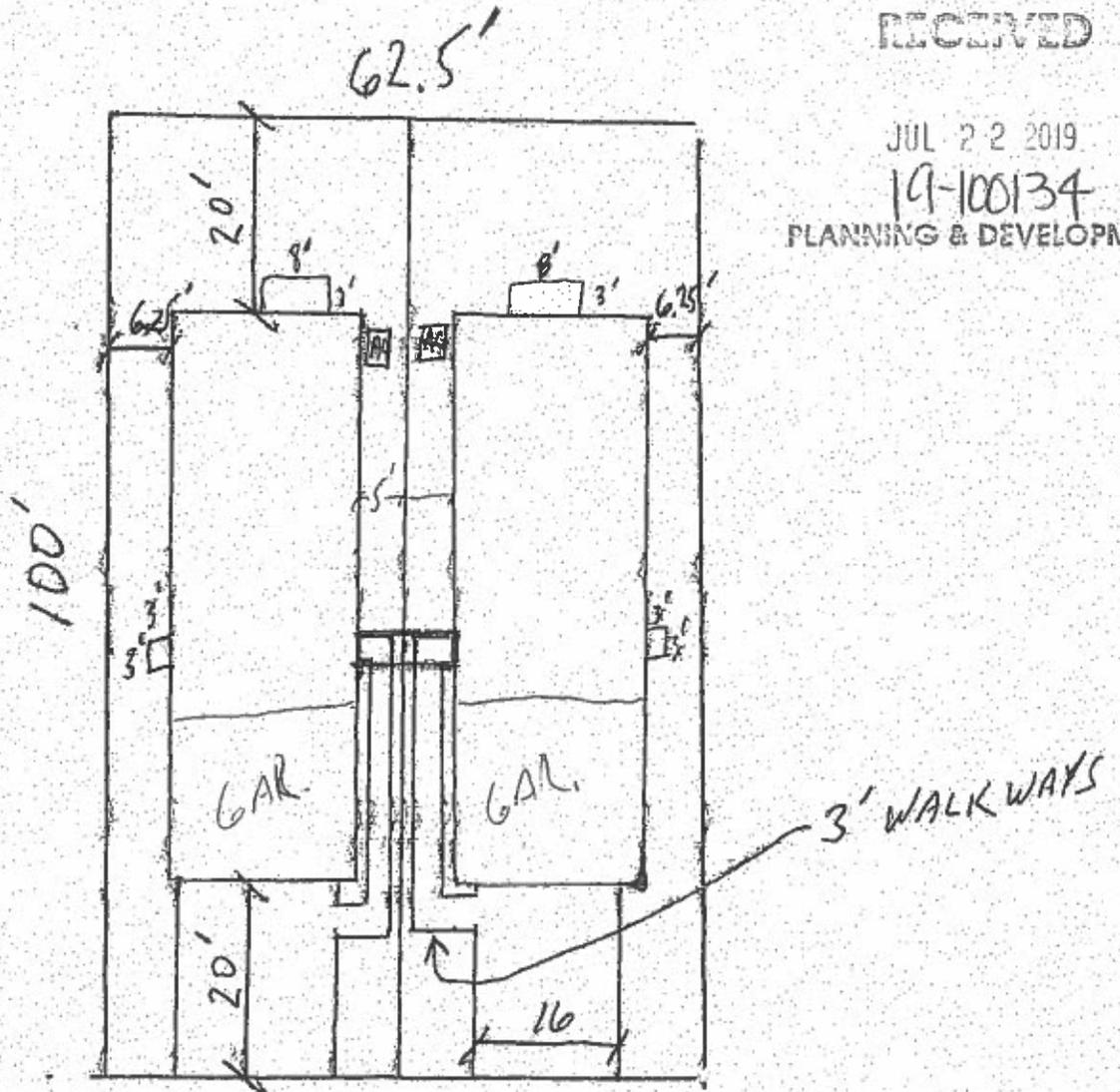
514 2ND ST S.

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JUL 22 2019

19-100134

PLANNING & DEVELOPMENT



LOT SIZE: 6250 ϕ
LOT COVERAGE: 3326 ϕ
% LOT cov.: 53.3%

2ND ST. S.

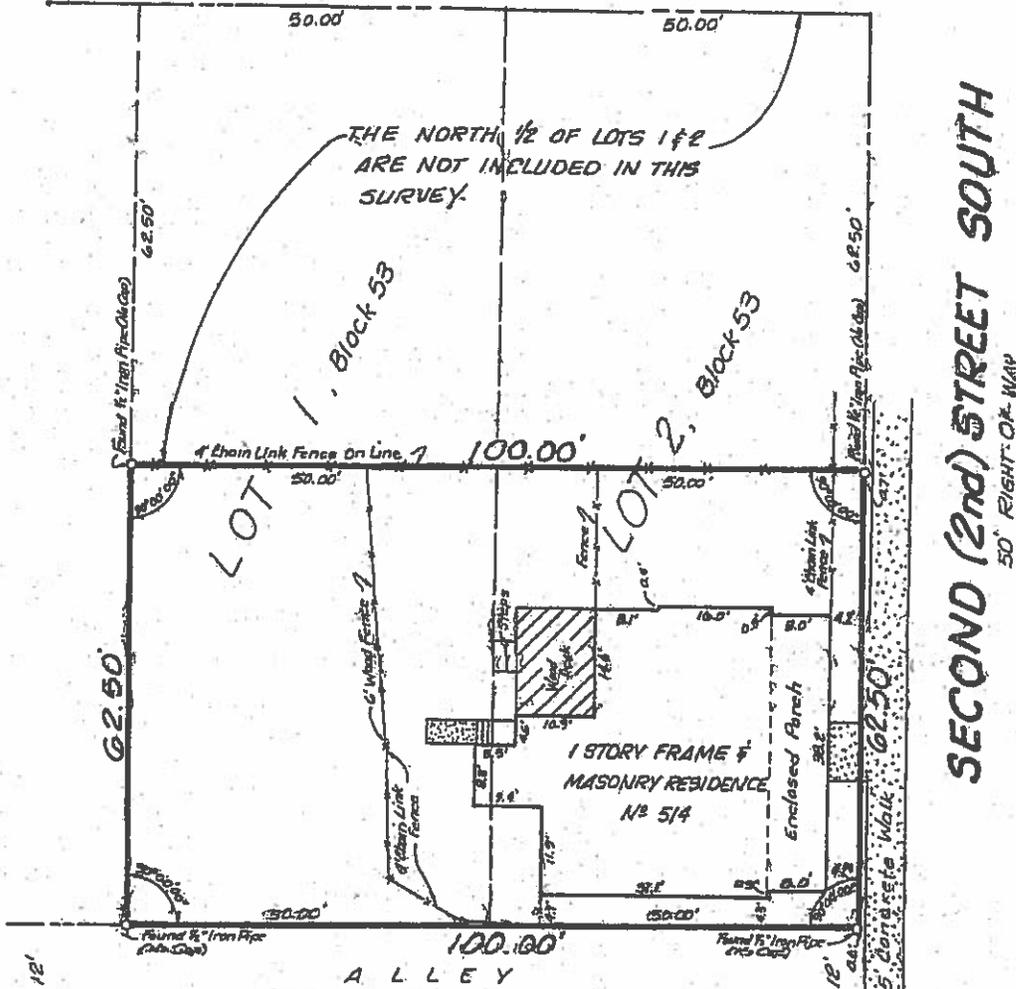
1" = 20'

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 (5th) 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. (2007B 0002 0

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19-100134
JUL 22 1994



POST OFFICE BOX 50870
1103 SOUTH THIRD STREET
JACKSONVILLE BEACH, FLORIDA 32250
(904) 248-7281 (FAX) (904) 241-1252

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 61E17-6 FLORIDA ADMINISTRATIVE CODE.

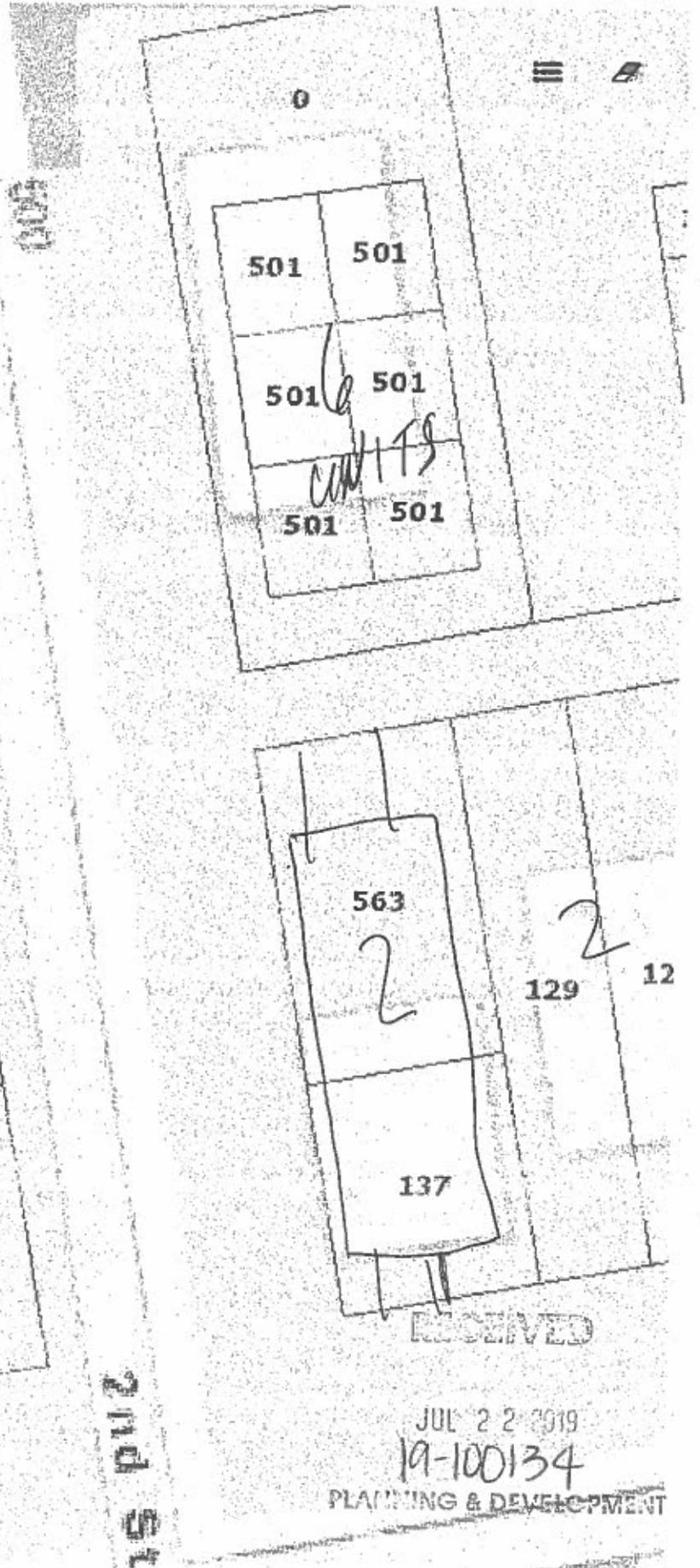
H. Bruce Durden, Jr.
PROFESSIONAL LAND SURVEYOR 4707 FLORIDA
H. BRUCE DURDEN, JR.

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

September 17, 2019

To: The Jacksonville Beach Board of Adjustment
From: Cody Monroe, Jacksonville Beach Resident

Subj: Proposed Development at 514 2nd Street South, Jacksonville Beach, Florida

To members of the Jacksonville Beach Board of Adjustment,

I am the owner of property across the street from the proposed development of two townhomes at 514 2nd Street South, Jacksonville Beach, Florida. I fully support the approval of this new development. The developer has historically delivered an exceptional residential product to the Jacksonville Beach community.

The developer's eight completed homes on 2nd Street North between 6th Avenue North and 7th Avenue North are similar or identical in style to the proposed development at 514 2nd Street South. These homes look exceptional, and they go far to improve the look and character of the City of Jacksonville Beach.

Approving this new project will allow for the positive development and growth of our community as we continue to modernize the City's relatively high percentage of functionally obsolete housing stock. I fully support allowing the proposed development to go forward, and I know that Jacksonville Beach will be a better city after the completion of the development.

Sincerely,

Cody Monroe
Jacksonville Beach Resident

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SEP 17 2019

PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 19-100158

HEARING DATE 10/15/19

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

APPLICANT INFORMATION

Applicant Name: John Atkins 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: atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240
 Landowner Name: CT3 Properties, LLC Telephone: (410) 446-6472
 Mailing Address: 15520 Woodbine Morgan Rd. E-Mail: davish@aomegabiosvs.com
Woodbine, MD. 21797-8716

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: 8213rd Ave. S. 175754-0000
 Legal description of property (Attach copy of deed): The South 60 feet of the the East 50 feet of Lot 6 Block 29, Pablo Beach South. Plat Book 3, Page 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).
Side yard setbacks of 7 feet in lieu of 10 feet required. Rear yard setback of 8 feet in lieu of 30 feet required. Lot coverage of 46% in lieu of 35%. for a new two-family dwelling.

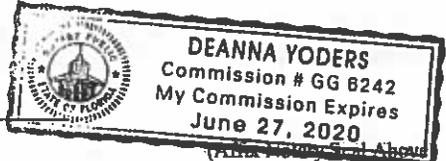
AFFIDAVIT

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 DATE 8-30-19
 APPLICANT SIGNATURE PRINT APPLICANT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 30 day of August, 2019 by John Atkins, who is personally known to me or has produced _____ as identification.

[Signature] Deanna Yoders
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X
 CODE SECTION (S): Section 34-339 (e)(1)c.2 for side yard setbacks of 7' ± 10' required and (e)(1)c.3 for a rear yard setback of 8' ± 30' required and (e)(1)f. for 46% lot coverage ± 35% maximum and (e)(1)h. for an accessory structure setback of 3' ± 5' for a step, all to allow construction of a new two-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100158

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

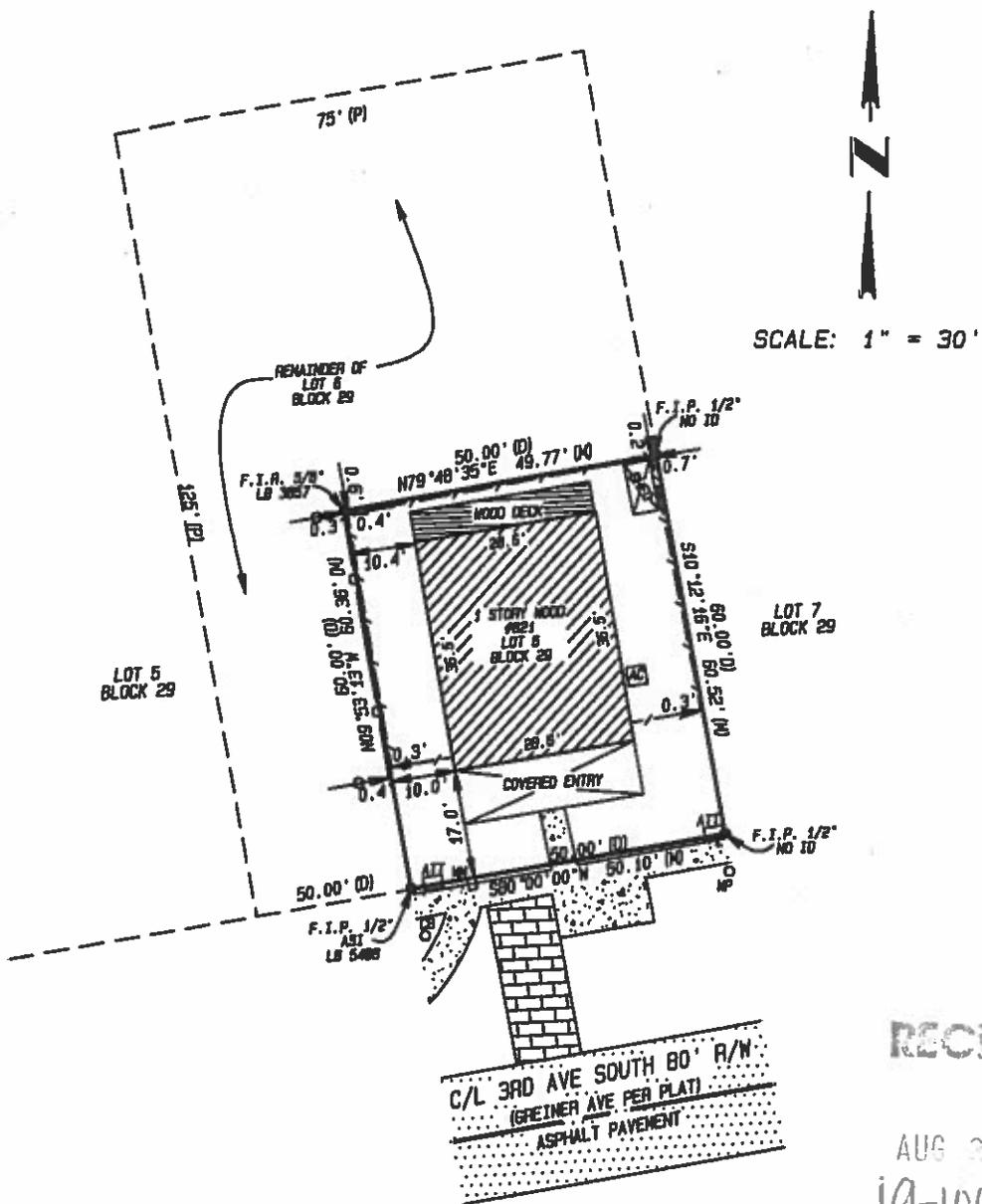
Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is undersized.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot was not subdivided by applicant.
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	<p style="text-align: center;">RECEIVED APR 30 2019 PLANNING & DEVELOPMENT</p> Same variance was granted to adjacent parcels.
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	Same variance was granted to adjacent parcels.
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 used all methods to reduce lot coverage.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting of the variance will enhance the neighborhood.

MAP OF BOUNDARY SURVEY

DESCRIPTION:
 THE SOUTH 60 FEET OF THE EAST 50 FEET OF LOT 6, BLOCK 29, PABLO BEACH SOUTH,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 28 OF
 THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



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 AUG 29 2019
 19-100158
 PLANNING & DEVELOPMENT

SURVEY NOTES:

- #1 PLAT PROVIDES NO ANGLES OR BEARINGS THEREFORE THE BEARING OF THE SOUTH LINE OF LOT 6, BLOCK 29 WAS SCALED FROM THE RECORD MAP AS BEING S82°50'00"W.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12031C 0417 J, EFFECTIVE 11/02/2018, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING; BUILDING MATERIAL, STORAGE POOLS, PAVER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
 CT3 PROPERTIES, LLC
 GUARDIAN TITLE & TRUST, INC
 CHICAGO TITLE INSURANCE COMPANY
 STREET ADDRESS:
 821 3RD AVE SOUTH
 JACKSONVILLE BEACH, FLORIDA

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CLYDE D. VAN KLEECK
 FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546
 NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

F.C.M. - FOUND CONCRETE MONUMENT	C.M. - CONCRETE MONUMENT	SEC - SECTION	F/H - FIRE HYDRANT	OHE - OVERHEAD ELECTRIC
F.I.R.C. - FOUND IRON ROD AND CAP	P.T. - POINT OF TANGENCY	TMP - TOWNSHIP	WV - WATER VALVE	C.L.F. - CHAIN LINK FENCE
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	RSE - RANGE	FND - FOUND	M.F. - WOOD FENCE
F.I.P. - FOUND IRON PIPE	U.E. - UTILITY EASEMENT	P.I. - POINT OF INTERSECTION	(P) - PLAT	C.B. - CHORD BEARING
B.I.R.C. - BET IRON ROD AND CAP	D.E. - DRAINAGE EASEMENT	A/C - AIR CONDITION UNIT	EB - ELECTRIC BOX	WM - WATER METER
F.ND - FOUND NAIL AND DISK	C & G - CURB & GUTTER	NTS - NOT TO SCALE	CONC. - CONCRETE	WP - WOOD POLE
(N) - FIELD MEASUREMENT	R/W - RIGHT OF WAY	4' C.L.P. - CENTERLINE	CB - CABLE BOX	LP - LIGHT POLE
(C) - CALCULATED MEASUREMENT	C/L - CENTERLINE	6' W.F. - WOOD FENCE	PB - PHONE BOX	W/H - WOOD HOLE

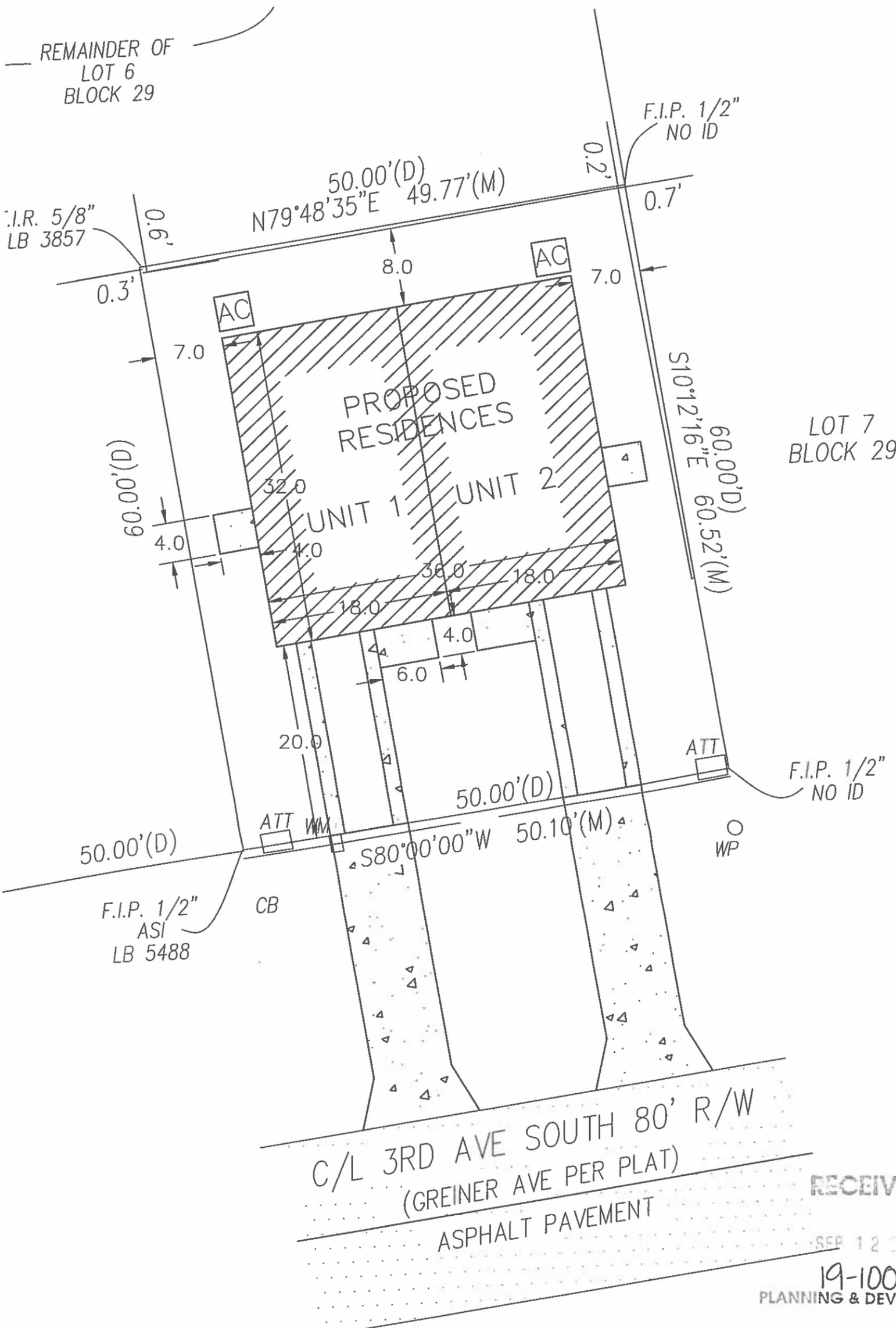
FILE NAME: \\FCLSSRVR\TerrMod\Jobs\005\30099\30000\30220.dwg

FIELD SURVEY DATE
PLOT PLAN
BOUNDARY: 07/16/2019
FORMBOARD
FOUNDATION
FINAL

FIRST COAST LAND SURVEYORS, INC.

3161-4 ST JOHNS BLUFF ROAD S, JACKSONVILLE, FL. 32246
 PHONE (904) 779-2062 FAX (904) 779-7784
 CERTIFICATE NO. LB 8225
 WWW.FIRSTCOASTLANDSURVEYING.COM

PROJECT INFORMATION
ORDER NO: 30220
DRAWN BY: KMP
REVIEWED BY: HF
CHECKED BY: VAN



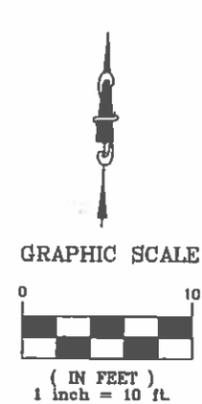
RECEIVED

SEP 12 2019

19-100158
PLANNING & DEVELOPMENT

POST-DEVELOPMENT IMPERVIOUS DATA:

SITE AREA:	±3,018 SF
IMPERVIOUS AREA:	
BUILDINGS:	1152 SF
CONCRETE PAVEMENT:	227 SF
TOTAL:	1,379 SF
PERCENT IMPERVIOUS:	
1,379 SF / 3,018 SF	45.67%



CHECKED BY: RKP
DRAWN BY: DB
FILE: 2019-1000

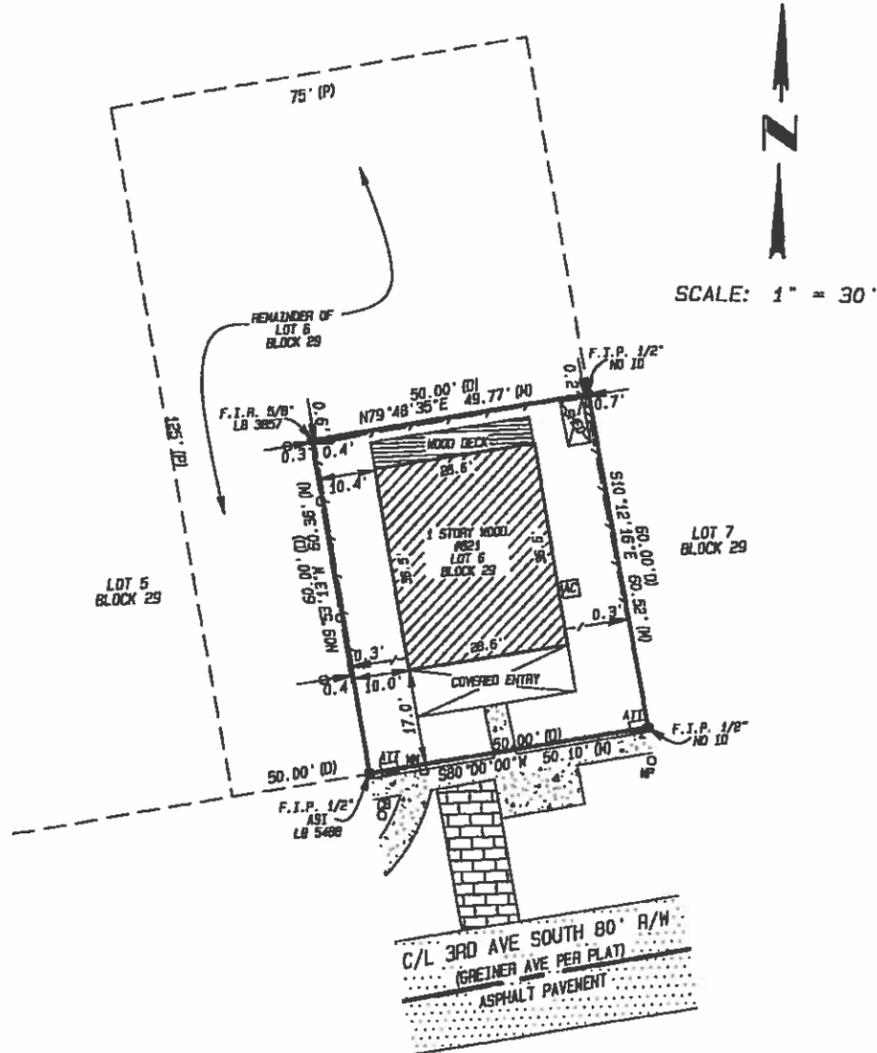
821 3rd Avenue South
Jacksonville Beach, FL
ATKINS BUILDERS
Post Construction

Robert K. Phillips, PE
1550 Selva Marina Dr, Atlantic Beach, Florida
(904) 903-8715 FL PE 48896

DATE: Aug. 29, 2019
SHEET 2 OF 2

MAP OF BOUNDARY SURVEY

DESCRIPTION:
THE SOUTH 60 FEET OF THE EAST 50 FEET OF LOT 6, BLOCK 29, PABLO BEACH SOUTH,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE (S) 28 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SURVEY NOTES:

- #1 PLAT PROVIDES NO ANGLES OR BEARINGS THEREFORE THE BEARING OF THE SOUTH LINE OF LOT 6, BLOCK 29 WAS SCALED FROM THE RECORD MAP AS BEING S82°50'00"W.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12031C 0417 J, EFFECTIVE 11/02/2018, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING MATERIAL, STORAGE PODS, PAVER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
CT3 PROPERTIES, LLC
GUARDIAN TITLE & TRUST, INC.
CHICAGO TITLE INSURANCE COMPANY

STREET ADDRESS:
821 3RD AVE SOUTH
JACKSONVILLE BEACH, FLORIDA

RECEIVED

SEP 12 2019
19-100158

PLANNING & DEVELOPMENT

CLYDE O. VAN KLEECK
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

F.C.M. - FOUND CONCRETE MONUMENT
F.I.R.C. - FOUND IRON ROD AND CAP
F.I.R. - FOUND IRON ROD
F.I.P. - FOUND IRON PIPE
S.I.R.C. - SET IRON ROD AND CAP
F.N.D. - FOUND NAIL AND DISK
(M) - FIELD MEASUREMENT
(C) - CALCULATED MEASUREMENT

C.M. - CONCRETE MONUMENT
P.T. - POINT OF TANGENCY
P.C. - POINT OF CURVATURE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
C & G - CURB & GUTTER
R/W - RIGHT OF WAY
C/L - CENTERLINE

SEC - SECTION
TWP - TOWNSHIP
RGE - RANGE
P.I. - POINT OF INTERSECTION
A/C - AIR CONDITION UNIT
NTS - NOT TO SCALE
4" C.L.F.
6" W.F.

F/H - FIRE HYDRANT ONE
WV - WATER VALVE
FND - FOUND
PL - PLAT
CB - CONCRETE
C.B. - CABLE BOX
PB - PHONE BOX
O.E. - OVERHEAD ELECTRIC
C.L.F. - CHAIN LINK FENCE
W.F. - WOOD FENCE
C.B. - CHAIN BEARING
W.M. - WATER METER
W.P. - WOOD POLE
L.P. - LIGHT POLE
M/H - MANHOLE

FIELD SURVEY DATE

PLOT PLAN
BOUNDARY: 07/16/2019
FORMBOARD
FOUNDATION
FINAL

FIRST COAST LAND SURVEYORS, INC.

3151-4 ST JOHNS BLUFF ROAD S, JACKSONVILLE, FL 32246
PHONE (904) 779-2062 FAX (904) 779-7784
CERTIFICATE NO. LB 8225
WWW.FIRSTCOASTLANDSURVEYING.COM

PROJECT INFORMATION

ORDER NO: 30220
DRAWN BY: KMP
REVIEWED BY: HF
CHECKED BY: VAN

SITE AREA: ±3,018 SF
IMPERVIOUS AREA:
BUILDING: 1046 SF
CONCRETE PAVEMENT: 242.7 SF
SHED: 32 SF
TOTAL: 1,321 SF
PERCENT IMPERVIOUS:
1,321 SF / 3,018 SF 43.76%

CHECKED BY: RKP
DRAWN BY: DB
FILE: 2017-1000

821 3rd Avenue South
Jacksonville Beach, FL
ATKINS BUILDERS
Existing Conditions

Robert K. Phillips, PE
1550 Selva Marina Dr, Atlantic Beach, Florida
(904) 903-8715
FL PE 48896

DATE: Aug. 29, 2019
SHEET 1 OF 2



APPLICATION FOR VARIANCE

BOA No. 19-100159
HEARING DATE 10/15/19

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: Neil Saggese and Jill Blanks Telephone: (912) 222-8419
 Mailing Address: 1696 5th Avenue North E-Mail: jill.blanks@hotmail.com
Jacksonville Beach, FL 32250

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

Landowner Name: Neil Saggese et al Telephone: (912) 222-8419
 Mailing Address: 1696 5th Avenue North E-Mail: jill.blanks@hotmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property AND Real Estate Number: 1696 5th Avenue North, RE#177965-0010
 Legal description of property (Attach copy of deed): Lot 3, Block 6, Pine Grove Unit No. 4
 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 41% lot coverage in lieu of 35% maximum and an accessory structure setback of 2.5 feet in lieu of 5 feet minimum for additional installation of pavers. Pavers are needed due to handicap elderly parent to have accessibility in back yard. Also installed a bulkhead to reduce erosion and slop concerns into neighbor's yard. We understand the shed is located in a utility easement and are willing to relocate it.

AFFIDAVIT

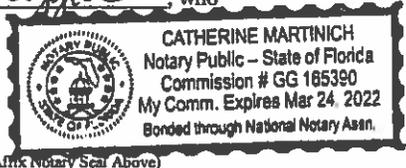
I, Neil Saggese & Jill Blanks, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other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

Neil Saggese & Jill Blanks
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 8/30/19

STATE OF FLORIDA, COUNTY OF DUVAL
 Sworn to and signed before me this 30 day of August, 2019 by Neil Saggese & Jill Blanks, who
 is personally known to me or has produced FLDL as identification.

Catherine Martinich
 NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): Section 34-336 (e)(1)e. for 41% lot coverage & 35% maximum and (e)(1)g. for an accessory structure setback of 2.5' & 5' required to rectify an existing non-conformity resulting from the installation of paver decking around a new swimming pool @ an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

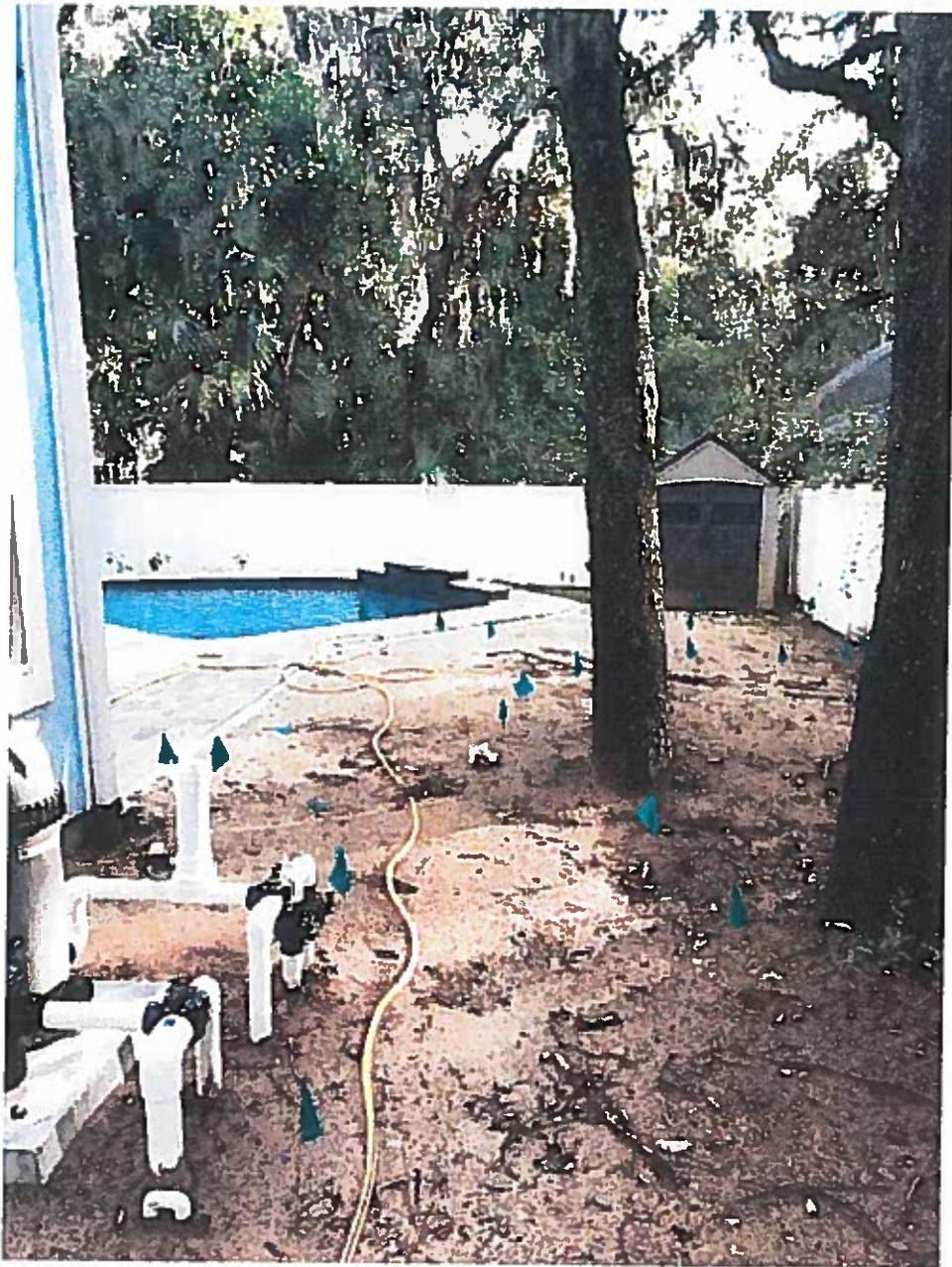
BOA No. 19-100159

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	add'l built area to alleviate erosion and for accessibility of handicap elderly parent.
Special circumstances and conditions do not result from the actions of the applicant.	yes	RECEIVED AUG 30 2019 PLANNING DEPARTMENT
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	we just need the accessibility for parent
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	would deny accessibility for handicap parent.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	no additional permits needed.
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.	no	will not affect adjacent property, will help adjacent property by reducing erosion.



IMG_1876.jpg

Pool under construction to show erosion & slope concerns.

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19-100159
AUG 30 2019

PLANNING & DEVELOPMENT



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AUG 30 2019

19-100159

PLANNING & DEVELOPMENT

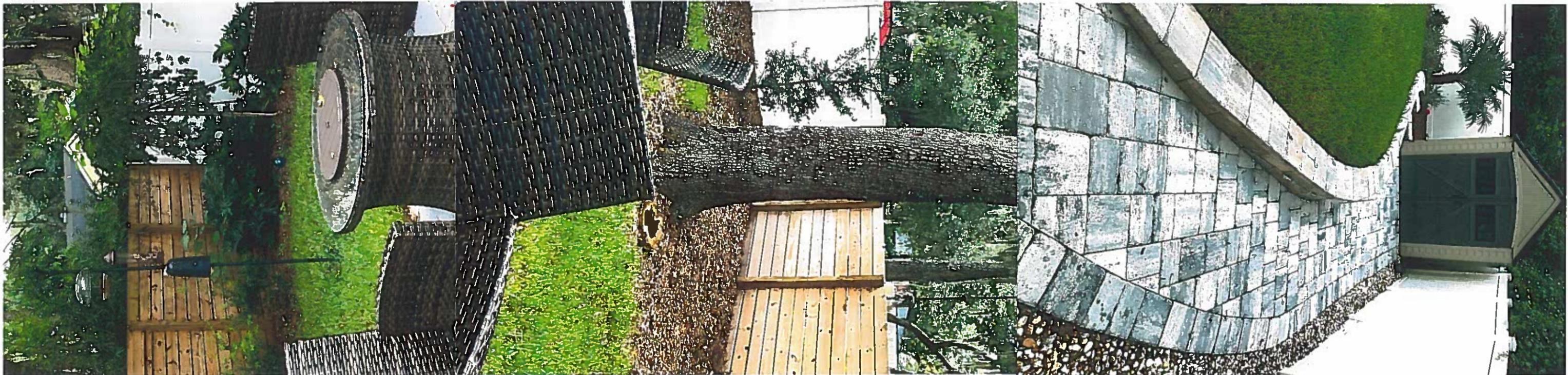
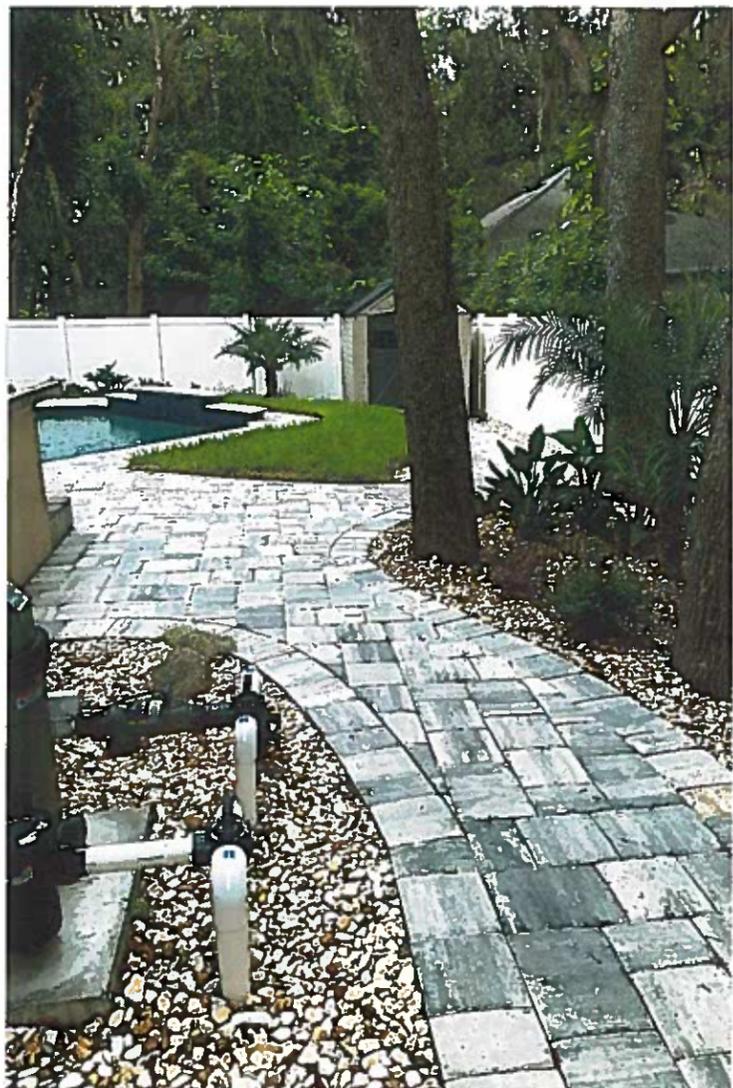
To show
shed

Original shed by fence line



Did not know a permit was required for shed
since we were replacing the one originally with the house.





AS-BUILT conditions after pool construction was completed

MAP SHOWING SURVEY OF

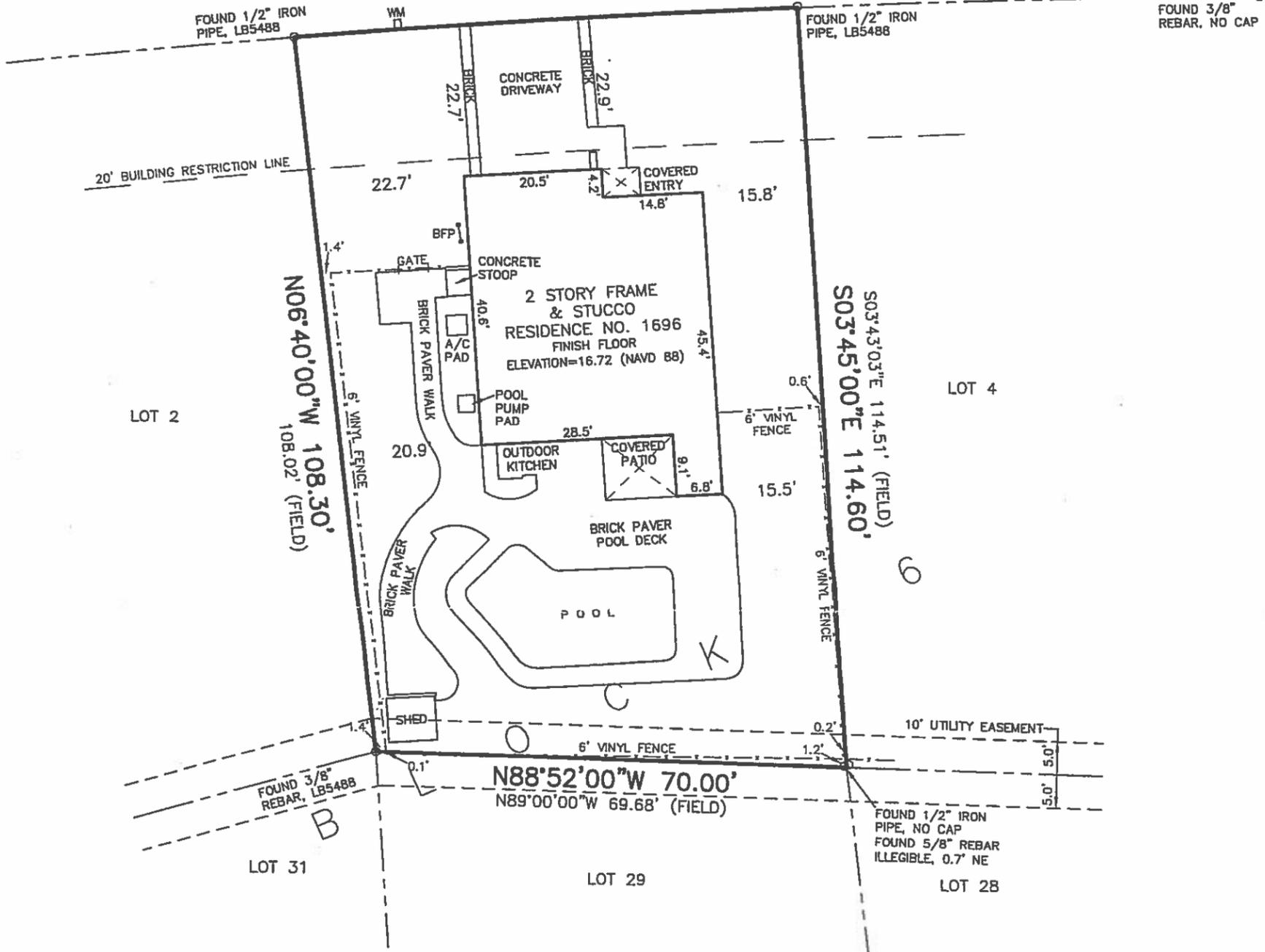
LOT 3, BLOCK 6, PINE GROVE, -UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

5TH AVENUE NORTH

50' RIGHT OF WAY (PAVED PUBLIC ROAD)

N85°27'39"E 75.00' (FIELD)
 CHORD=N85°32'33"E 75.00'
 RADIUS=2105.10 ARC=75.00'

N87°59'01"E 99.86' (FIELD)
 CHORD=N87°55'27"E 100.00'
 RADIUS=2105.10 ARC=100.01'



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE WEST LINE OF LOT 3, BLOCK 6, BEING NORTH 06°40'00" WEST, AS PER PLAT.
3. BUILDING RESTRICTION LINE AS PER PLAT.
4. WM DENOTES WATER METER.
5. BFP DENOTES BACKFLOW PREVENTER.

IMPERVIOUS:

HOUSE = 1431 SF
 CONCRETE AREAS = 1890 SF
 TOTAL IMPERVIOUS = 3321 SF

LOT AREA = 8055 SF
 PERCENTAGE OF IMPERVIOUS = 41%

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JAN 21 2019
 18-1867

PLANNING & DEVELOPMENT

- NO Fence PERMIT ON FILE
 - EXCEEDS ALLOWABLE LOT COVERAGE
 - Accessory structure setback encroachments
DISAPPROVED chp
 12/21/19

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0416J REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA

THIS SURVEY WAS MADE FOR THE BENEFIT OF NEIL SAGGESS AND JILL BLANKS.

AUG 30 2019
 19-100159
DONN W. BOATWRIGHT, P.S.M.
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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

CHECKED BY: _____
 DRAWN BY: DAF
 FILE: 2019-0072

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

DATE:
 JANUARY 21, 2019
 SHEET 1 OF 1

(copy) of existing conditions from pool permit application

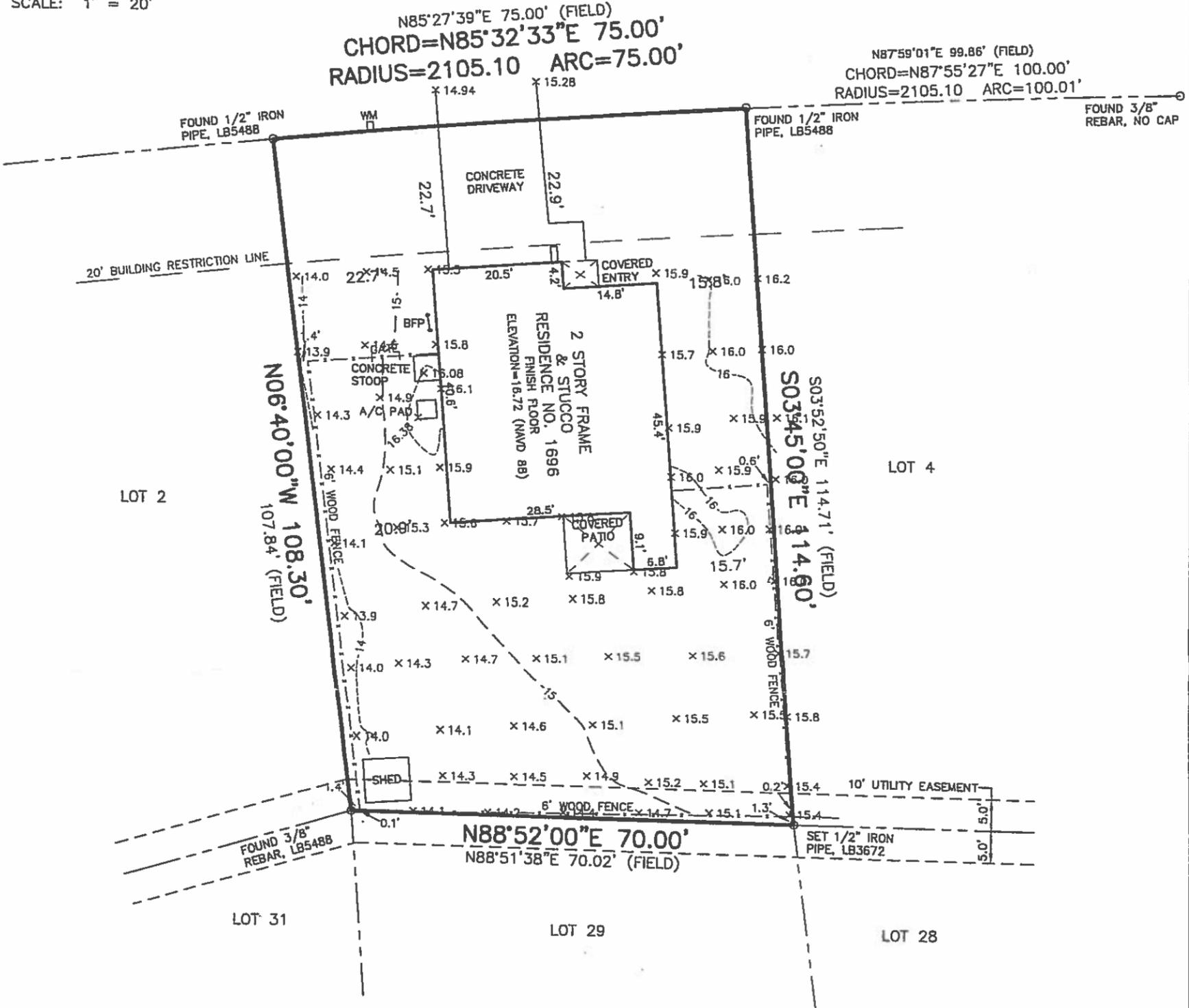
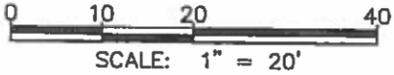
MAP SHOWING SURVEY OF

LOT 3, BLOCK 6, PINE GROVE, -UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BENCHMARK: SET MAGNAIL AND DISK, LB3672
ELEVATION=13.85 (NAVD 88)

5TH AVENUE NORTH

50' RIGHT OF WAY (PAVED PUBLIC ROAD)



NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. BEARINGS BASED ON THE WEST LINE OF LOT 3, BLOCK 6, BEING NORTH 06°40'00" WEST, AS PER PLAT.
3. BUILDING RESTRICTION LINE AS PER PLAT.
4. BENCHMARK USED: FOUND MAGNAIL AND DISK AT EDGE OF PAVEMENT AT RESIDENCE NO. 400 18TH STREET NORTH. ELEVATION=10.46 (NAVD 1988)

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0416H REVISED JUNE 03, 2013 FOR DUVAL COUNTY, FLORIDA

THIS SURVEY WAS MADE FOR THE BENEFIT OF NEIL SAGGESE AND JILL BLANKS

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AUG 15 2018
18-1867
PLANNING & DEVELOPMENT

RECEIVED

19-100159
AUG 30 2018



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

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

CHECKED BY: _____
DRAWN BY: DAF
FILE: 2018-1209

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

DATE: AUGUST 01, 2018
SHEET 1 OF 1

copy of site plan from
pool permit
Application

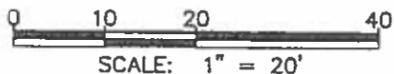
MAP SHOWING SURVEY OF

LOT 3, BLOCK 6, PINE GROVE, -UNIT NO. 4, AS RECORDED IN
PLAT BOOK 19, PAGE 44 OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA.

BENCHMARK: SET MAGNAIL
AND DISK, LB3672
ELEVATION=13.85 (NAVD
88)

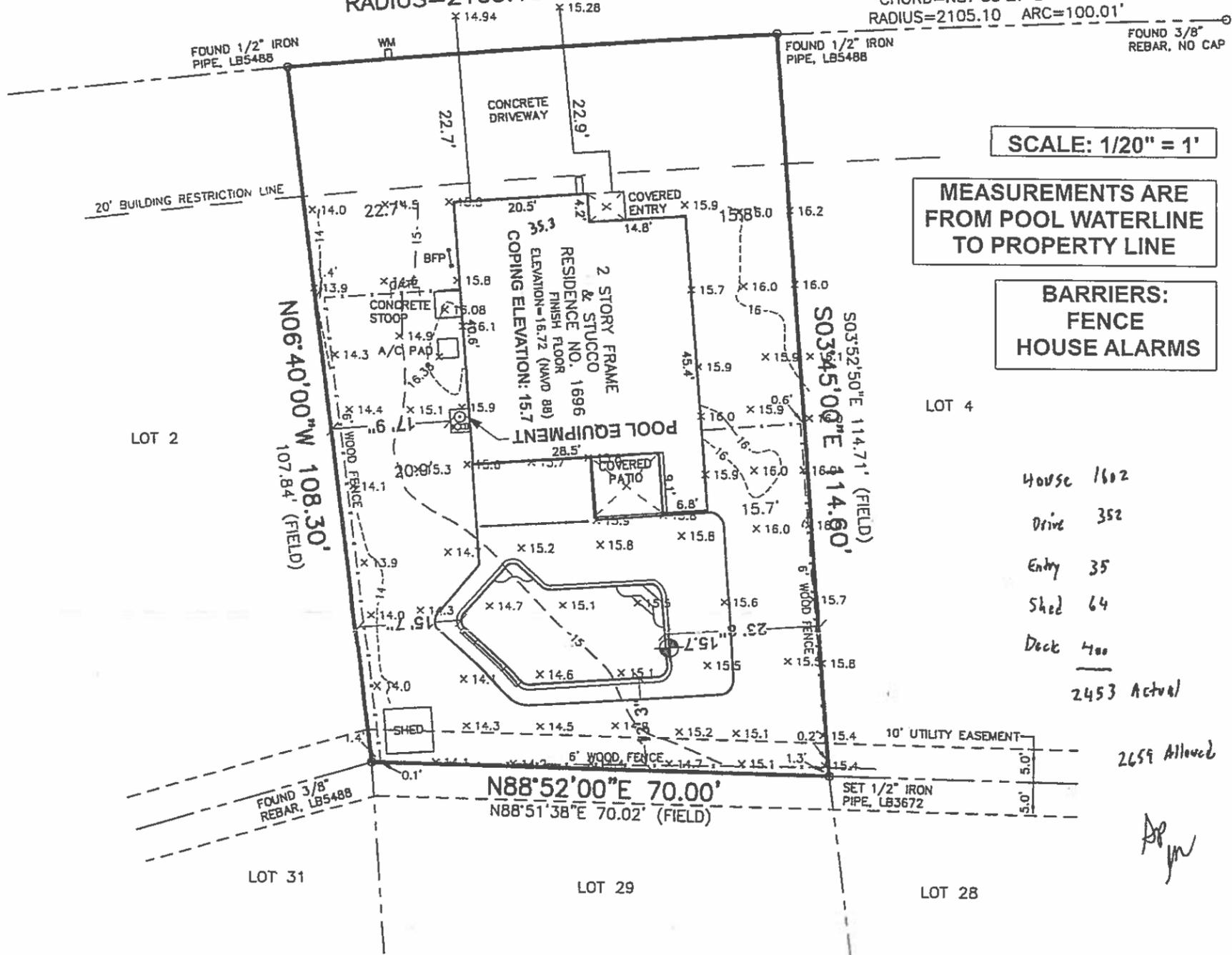
5TH AVENUE NORTH

50' RIGHT OF WAY (PAVED PUBLIC ROAD)



N85°27'39"E 75.00' (FIELD)
CHORD=N85°32'33"E 75.00'
RADIUS=2105.10 ARC=75.00'

N87°59'01"E 99.86' (FIELD)
CHORD=N87°55'27"E 100.00'
RADIUS=2105.10 ARC=100.01'



SCALE: 1/20" = 1'

MEASUREMENTS ARE
FROM POOL WATERLINE
TO PROPERTY LINE

BARRIERS:
FENCE
HOUSE ALARMS

LOT 4

House	1602
Drive	352
Entry	35
Shed	64
Deck	400
<hr/>	
	2453 Actual

2659 Allowed

DP

NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. BEARINGS BASED ON THE WEST LINE OF LOT 3, BLOCK 6, BEING NORTH 06°40'00" WEST, AS PER PLAT.
3. BUILDING RESTRICTION LINE AS PER PLAT.
4. BENCHMARK USED: FOUND MAGNAIL AND DISK AT EDGE OF PAVEMENT AT RESIDENCE NO. 400 18TH STREET NORTH. ELEVATION=10.46 (NAVD 1988)

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0416H REVISED JUNE 03, 2013 FOR DUVAL COUNTY, FLORIDA

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

FILE COPY

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18-1807

AUG 15 2018

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF NEIL SAGGESE AND JILL BLANKS.

PLANNING & DEVELOPMENT

[Signature]

19-100159

AUG 06 2018

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

CHECKED BY: _____
DRAWN BY: DAF
FILE: 2018-1209

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

DATE:
AUGUST 01, 2018
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA NO. 19-100160

HEARING DATE 10/15/19

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: Phillip and Rebecca Vogelsang Telephone: [REDACTED]
 Mailing Address: [REDACTED] E-Mail: [REDACTED]
Jacksonville Beach, Florida 32250

Agent Name: Jim McMann Telephone: _____
 Mailing Address: 978 8th St S, unit A E-Mail: _____
JAX BCH 32250

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

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

VARIANCE DATA

Street address of property AND Real Estate Number: [REDACTED]
 Legal description of property (Attach copy of deed): [REDACTED]
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Requesting 49% lot coverage to allow for the addition of a pool, screen enclosure and pavers. Total additional lot coverage is 500 square feet which will put lot coverage at 49%.

RECEIVED

AFFIDAVIT

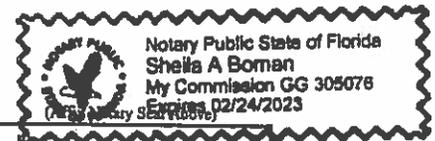
I, Phillip Vogelsang, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

AUG 30 2019

[Signature] Phillip Vogelsang 8/30/19
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 30th day of August, 2019 by Phillip Vogelsang, who
 is personally known to me or has produced _____ as identification.

[Signature] Sheila A. Boman Sheila A. Boman
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: _____
 CODE SECTION (s): Section 34-337(e)(1)e. for 49.8% lot coverage ILO 357
maximum to allow a pool and deck addition to an existing single
family dwelling. Land screen pool enclosure

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100160

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	The lot is only 6,000 sq. ft (50'x120'). It's a legal non-conforming lot of record in the RS-2 zoning district that doesn't meet the minimum lot size of 7500 sq. ft.
Special circumstances and conditions do not result from the actions of the applicant.	No	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">AUG 30 2019</p>
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	<p style="text-align: center;">PLANNING & DEVELOPMENT</p>
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	7 out of 11 homes on Pullian Court have a lot coverage variance for a pool. Due to the small lot size the code deprives us of rights commonly enjoyed by other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Would allow for a modest 15' by 30' pool. Plans propose only putting pavers on two sides of the pool and resting the screen on the pool coping of the other two sides.
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	City property to the South has a City pump station on it. Neighbors to the North are in agreement with the variance request and will speak in support at the hearing.

Existing

MAP SHOWING BOUNDARY SURVEY OF LOT 3, BLOCK 11 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.

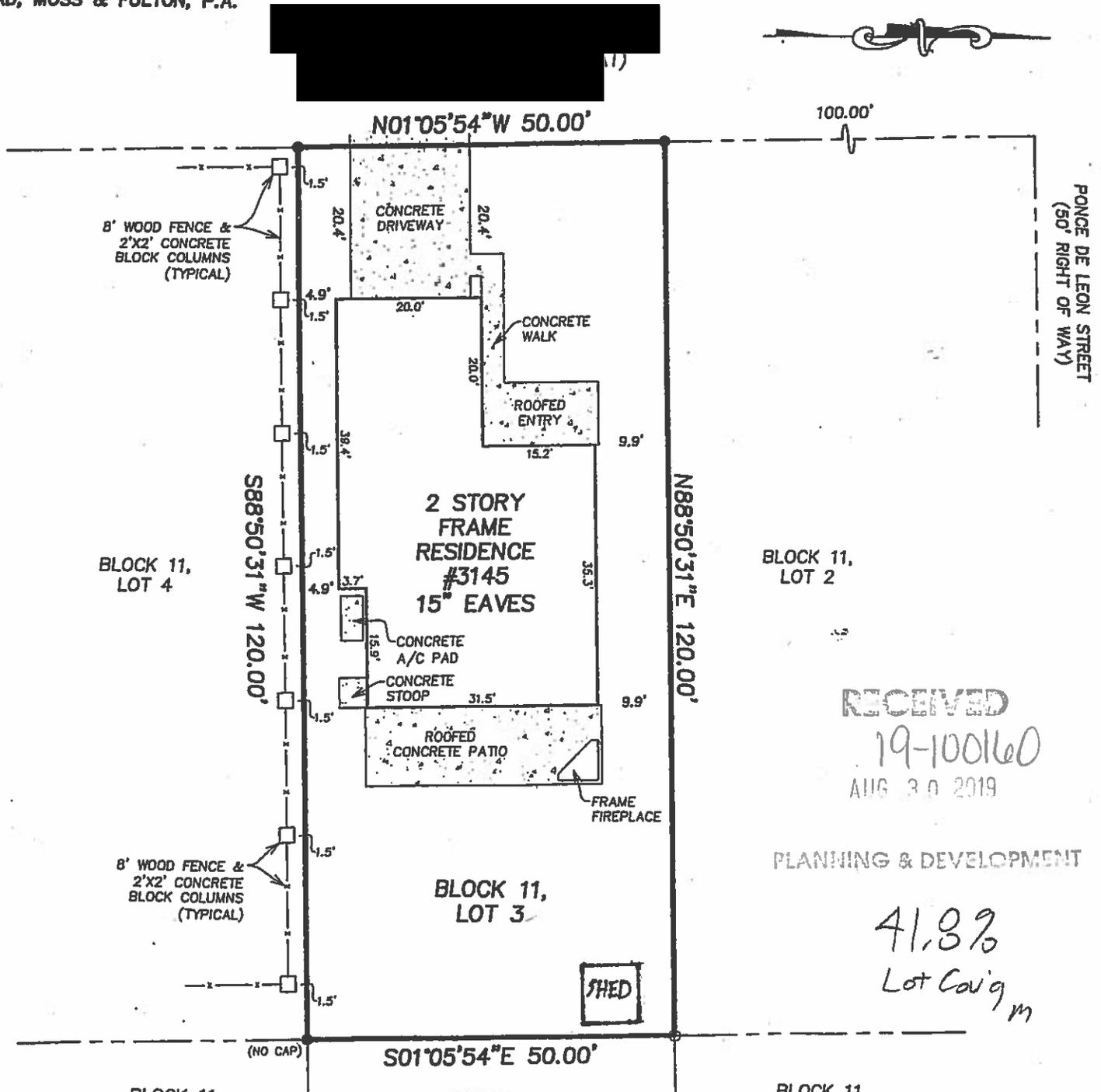
LEGEND	
●	FOUND 1/2" IRON (LB 1704), UNLESS NOTED
○	SET 1/2" IRON (LB 1704)
R/W	RIGHT OF WAY
AKA	ALSO KNOWN AS
EL.	ELEVATION

NOTES:

1. BEARING REFERENCE: S01°17'46"E FOR THE EAST LINE OF CONSTITUTION COVE, PLAT BOOK 35, PAGES 56 & 56A.

2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120078-0002D, DATED APRIL 17, 1989.

CERTIFIED TO:
JAMES J. DONCHEZ & REBECCA DONCHEZ;
BRANCH BANKING AND TRUST COMPANY;
FIDELITY NATIONAL TITLE;
HEAD, MOSS & FULTON, P.A.



RECEIVED
19-100160
AUG 30 2019

PLANNING & DEVELOPMENT

41.8%
Lot Cov'g_m

PROPOSED

MAP SHOWING BOUNDARY SURVEY OF LOT 3, BLOCK 11 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.

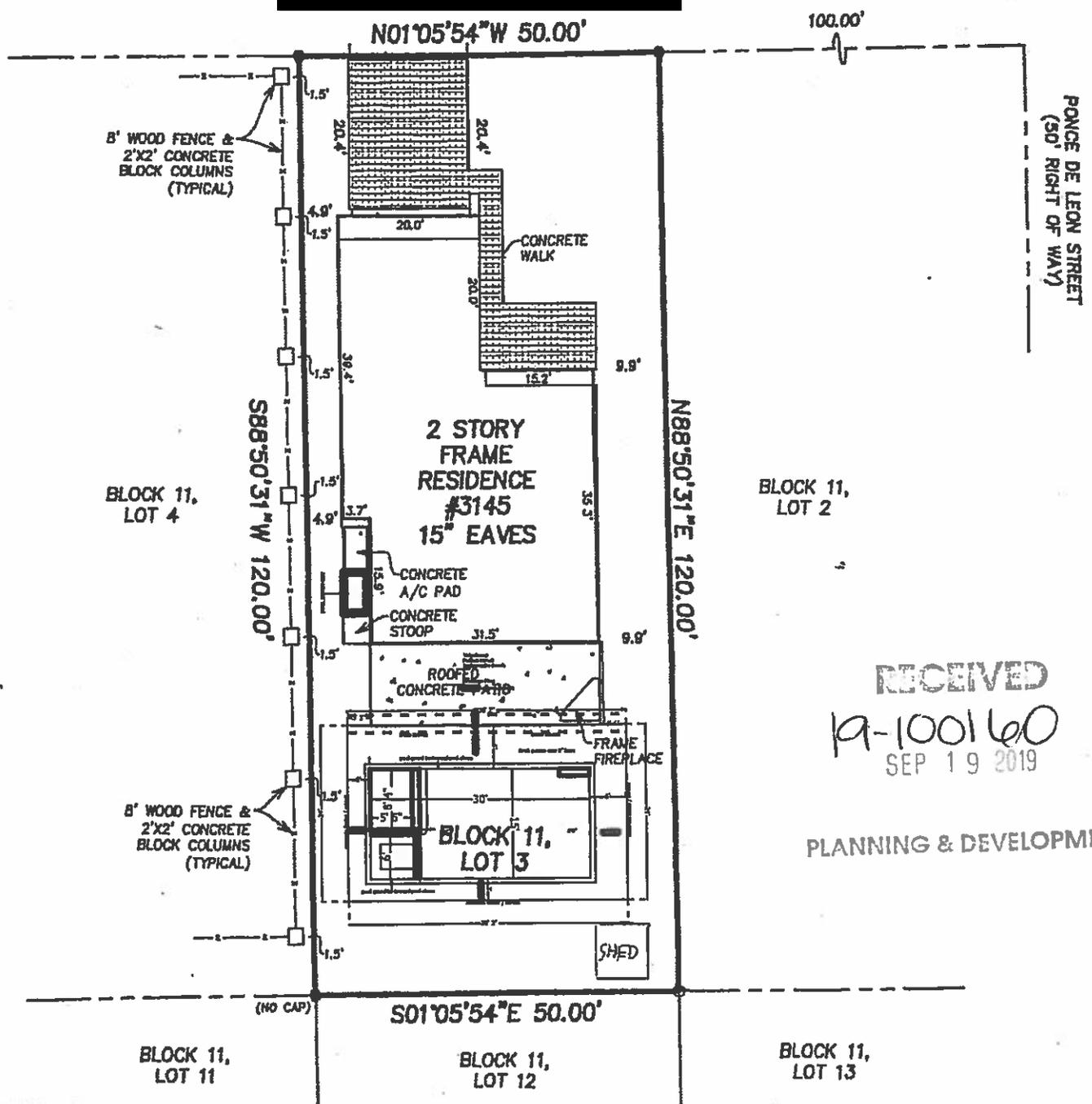
LEGEND	
●	FOUND 1/2" IRON (LB 1704), UNLESS NOTED
○	SET 1/2" IRON (LB 1704)
R/W	RIGHT OF WAY
AKA	ALSO KNOWN AS
EL	ELEVATION

NOTES:

1. BEARING REFERENCE: S01°17'46"E FOR THE EAST LINE OF CONSTITUTION COVE, PLAT BOOK 35, PAGES 56 & 58A.
2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12007B-0002D, DATED APRIL 17, 1989.

CERTIFIED TO:
JAMES J. DONCHEZ & REBECCA DONCHEZ;
 BRANCH BANKING AND TRUST COMPANY;
 FIDELITY NATIONAL TITLE;
 HEAD, MOSS & FULTON, P.A.

NTS

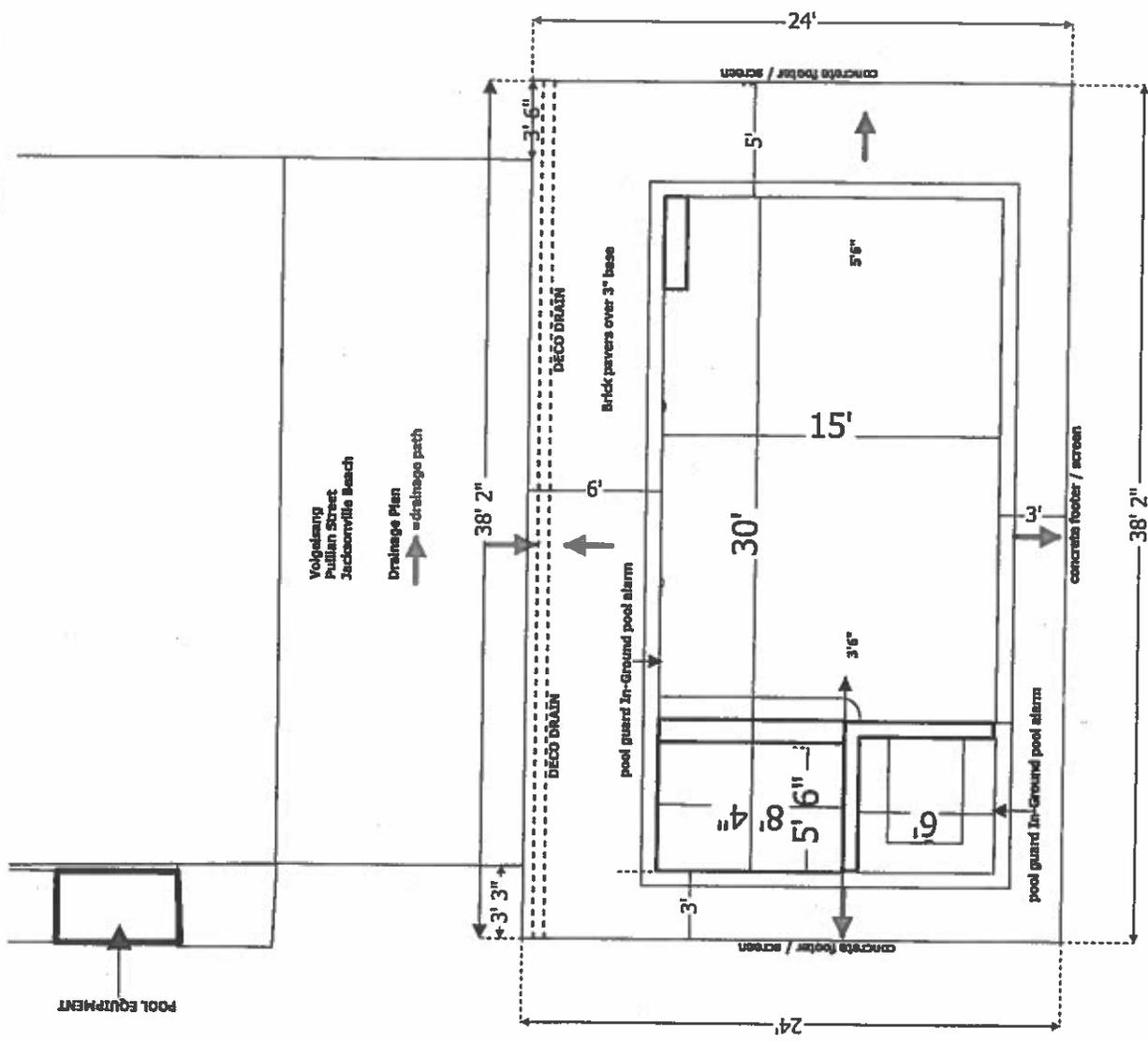


RECEIVED
 19-100160
 SEP 19 2019

PLANNING & DEVELOPMENT

Pool & Deck addition

Scale 1/8" = 1'



RECEIVED

19-106160

SEP 19 2019

PLANNING & DEVELOPMENT

Chandra Medford

From: Planning Division
Sent: Monday, October 7, 2019 10:00 AM
To: Chandra Medford
Subject: Variance Support for BOA #19-160
Attachments: doc02549820191007092313.pdf

RECEIVED

OCT - 7 2019

19-100160
PLANNING & DEVELOPMENT

From: Phillip Vogelsang <pvogelsang@fop530.com>
Sent: Monday, October 7, 2019 9:48 AM
To: Planning Division <Planning@jaxbchfl.net>
Subject: Variance Support for BOA #19-160

BOA #19-160

Good morning. Attached you will find a prior variance issued on our street for 49.9% lot coverage, along with support letters from those that live on our Street. We would like to include these in the Board packets as competent substantial evidence for our application. Please confirm you received them. Thank you!

Phillip M. Vogelsang Esq.
General Counsel
Fraternal Order of Police - Lodge 530
Phone: 904-398-7010 Ext. 2003
Fax: 904-398-7192
www.fop530.com



CERTIFIED MAIL# 7016 2140 0000 5138 5164

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

January 6, 2017

Jonathan Beckham
3244 Pullian Court
Jacksonville Beach, FL 32250

RE: BOA# 16-100207
3244 Pullian Court
(Lot 9, Block 12, Jacksonville Beach Heights)

Dear Mr. Beckham,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, January 3, 2017, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-337(e)(1)e., for 52% lot coverage in lieu of 35% maximum; (43% lot coverage approved via prior variance, BOA 06-100024)

The Board *amended* and *approved* the request as follows.

- 34-337(e)(1)e., for 49.9% lot coverage in lieu of 35% maximum; (43% lot coverage approved via prior variance, BOA 06-100024)

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

Heather Ireland, AICP
Senior Planner



Phillip Vogelsang

From: cj ilano <cj.ilano@ilano.com>
Sent: Friday, October 04, 2019 4:09 PM
To: Phillip Vogelsang
Subject: Variance

Dear Board Members,

As owners of the property directly to the [REDACTED] we are writing to express our support for the Vogelsang's variance application as applied. We want to thank the Board for their service to the community, and respectfully request that you vote in favor of the variance.

Carl and Lisa Ilano
31313 Pullian Court
Jacksonville Beach, Florida 32250

CJ Ilano
Ilano Technologies, Inc.
904.999.1010 direct
904.993.1357 cell
904.441.8778 fax
cj.ilano@ilano.com



From: Alexander Jenkins <alexanderj87@gmail.com>
Sent: Wednesday, October 02, 2019 2:24 PM
To: [cj ilano <cj.ilano@ilano.com>](mailto:cj.ilano@ilano.com)
Subject: Variance

Dear Board Members,

I currently own 3180 Pullian Court and am writing regarding the variance requests for 3113 and [REDACTED] in Jacksonville Beach. I fully support the 45% and 49% lot coverage request in each of their applications in order to allow them to put in a quality pool. I want to thank the Board for their time in reviewing these applications and encourage you to vote in favor of the variances. Thank you. Please feel free to call or write for more information. My contact is below.

Alex Jenkins

904-318-3566

Phillip Vogelsang

From: Josh Rickerson <joshrickerson@gmail.com>
Sent: Tuesday, October 01, 2019 12:28 PM
To: Phillip Vogelsang
Subject: Letter in Support

To whom it may concern/ variance board,

I am the owner of 3081 Pullian Court, and am in full support of the variance applications for 3113 and [REDACTED] I encourage the Board to vote in favor of both applications as applied.

Thank you,

Josh Rickerson

3081 Pullian Ct.

Jacksonville Beach, FL 32250

904-226-0976

Phillip Vogelsang

From: Karen <kwekstein@gmail.com>
Sent: Tuesday, October 01, 2019 8:50 PM
To: Phillip Vogelsang
Subject: Variance Support

Dear Board Members,

I am the owner of 3148 Pullian Court, and am writing in support of the lot coverage variance applications for 3113 and [REDACTED]. I respectfully encourage you to vote in favor of both applications. Thank you in advance for your vote.

Karen Wekstein
3148 Pullian Court
Jacksonville Beach, Florida 32250

Phillip Vogelsang

From: Dixon, Robert <Robert.Dixon@vendorpass.com>
Sent: Tuesday, October 01, 2019 3:18 PM
To: Phillip Vogelsang
Subject: Variance Support

Dear Board Members,

I am the owner of 3276 Pullian Court and am writing to express my support for the lot coverage variance applications for 3113 and [REDACTED]. I respectfully encourage you to vote in favor of both applications. If you have questions please don't hesitate to call me at 904-304-1950.

Robert Dixon
3276 Pullian Court
Jacksonville Beach, Florida 32250

Regards,

Robert Dixon
Executive Director, Strategic Partnerships
Vendorpass, an Adecco Group Company

Office 904.360.2444
Cell 904.304.1950
robert.dixon@vendorpass.com

vendorpass.com

vendorpass



THINKCOMPLIANCE
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THINKSMART
info@vendorpass.com



THINKVENDORPASS
vendorpass.com

Please remember your contractual obligation of treating certain information and materials belonging to Vendorpass' Clients as confidential information. Refer back to your Vendorpass agreement for questions.

Phillip Vogelsang

From: Saro Lascale <lascalajax@att.net>
Sent: Tuesday, October 01, 2019 1:21 PM
To: Phillip Vogelsang
Subject: Variance Applications for 3113 and 3145 Pullian Ct

To whom may concern:

I am the home owner of 3273 Pullian Court and am in full support of the variance applications for 3113 and [REDACTED]
If you have any questions I can be reached at 917-868-6585 or via my email address.

Thank you.

Saro LaScala

lascalajax@att.net

Chandra Medford

From: Planning Division
Sent: Monday, October 7, 2019 10:00 AM
To: Chandra Medford
Subject: Variance Support for BOA #19-160
Attachments: doc02549820191007092313.pdf

From: Phillip Vogelsang <pvogelsang@fop530.com>
Sent: Monday, October 7, 2019 9:48 AM
To: Planning Division <Planning@jaxbchfl.net>
Subject: Variance Support for BOA #19-160

BOA #19-160

Good morning. Attached you will find a prior variance issued on our street for 49.9% lot coverage, along with support letters from those that live on our Street. We would like to include these in the Board packets as competent substantial evidence for our application. Please confirm you received them. Thank you!

Phillip M. Vogelsang Esq.
General Counsel
Fraternal Order of Police - Lodge 530
Phone: 904-398-7010 Ext. 2003
Fax: 904-398-7192
www.fop530.com

10/1/19

Dear Board Members,

I am the owner of 3084 Pullian Court, and am writing in support of the lot coverage variance applications for 3113 and [REDACTED]. I respectfully encourage you to vote in favor of both applications in the amount they have both requested. Thank you in advance for your vote.

Phil Zeller

3084 Pullian Court

Jacksonville Beach, Florida 32250

904-874-1771



APPLICATION FOR VARIANCE

BOA No. 19-100161
HEARING DATE 10/15/19

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: CARL AND LISA ILANO Telephone: (904) 993-1357
 Mailing Address: 3113 PULLIAN CT. E-Mail: cji@ilano.com
JACKSONVILLE BEACH, FL 32250-8143

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

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

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

VARIANCE DATA

Street address of property AND Real Estate Number: 3113 Pullian Ct, Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): RE # 180915-0000
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Requesting 49% lot coverage to allow for the addition of a pool, screen enclosure and pavers. Total additional lot coverage is 500 square feet which will put lot coverage at 49%.

RECEIVED
AUG 30 2019

AFFIDAVIT

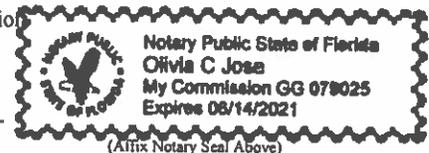
I, CARL ILANO, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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] CARL J ILANO 8/30/2019
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 30th day of AUGUST, 2019 by CARL J ILANO, who is personally known to me or has produced _____ as identification

[Signature] OLIVIA C. JOSE
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: _____
 CODE SECTION (S): Section 34-337(e)(1)e for 49.2% lot coverage to 35% maximum to allow a pool and deck addition to an existing single family dwelling. and screen pool enclosure.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100161

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

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	The lot is only 6,000 sq. ft (50'x120'). It's a legal non-conforming lot of record in the RS-2 zoning district that doesn't meet the minimum lot size of 7500 sq. ft.
Special circumstances and conditions do not result from the actions of the applicant.	No	RECEIVED
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	AUG 30 2019 PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	7 out of 11 homes on Pullian Court have a lot coverage variance for a pool. Due to the small lot size the code deprives us of rights commonly enjoyed by other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Would allow for a 19' by 25' pool with screen enclosure. Minimal pavers on (3) sides of pool with pavers extending from back patio.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Neighbors to the South are in agreement with the variance request and will speak in support at the hearing.

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

February 8, 2006

Mr. Paul Nichols
4400 Marsh Landing Blvd, Suite 6
Ponte Vedra Beach, FL 32082

RECEIVED

19-100161
AUG 30 2019

RE: BOA 06-100002
3113 Pullian Court

PLANNING & DEVELOPMENT

Dear Mr. Nichols:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on February 7, 2006 to consider your variance application.

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

- 34-337 (e)(1) e, for 41% lot coverage in lieu of 35% maximum and
- 34-373 (f), for turf block in lieu of concrete or asphalt paving for a vehicle use area

To allow for a new single-family dwelling.

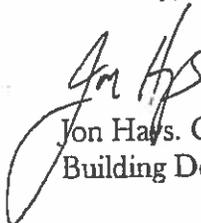
The results of the meeting were:

- *Approved.*

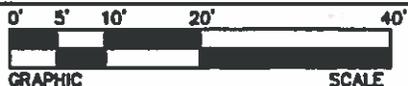
You are required to apply for a building permit for this project. A copy of the building permit application and a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

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

Sincerely,


Jon Hays, CBO
Building Department

MAP SHOWING BOUNDARY SURVEY OF LOT 2, BLOCK 11, JACKSONVILLE BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
 SCALE 1"=20'
 1. BEARINGS SHOWN HEREON ARE ASSUMED.
 2. BEARING OF S 00 04'28"W OF PULLIAN COURT HELD FIXED.
 3. FIELD WORK 07-21-13.

IMPERVIOUS LOT COVERAGE CALCS:
 HOUSE & PATIO: 1678
 DRIVEWAY/WALKWAY: 490
 EQUIPMENT PAD: 42 SQ FT
 NEW SCREEN AREA MINUS POOL: 480 SQ FT
 TOTAL IMPERVIOUS AREA = 2,690 ^{2712.6}
 PROPOSED IMPERVIOUS RATIO: 44.8%

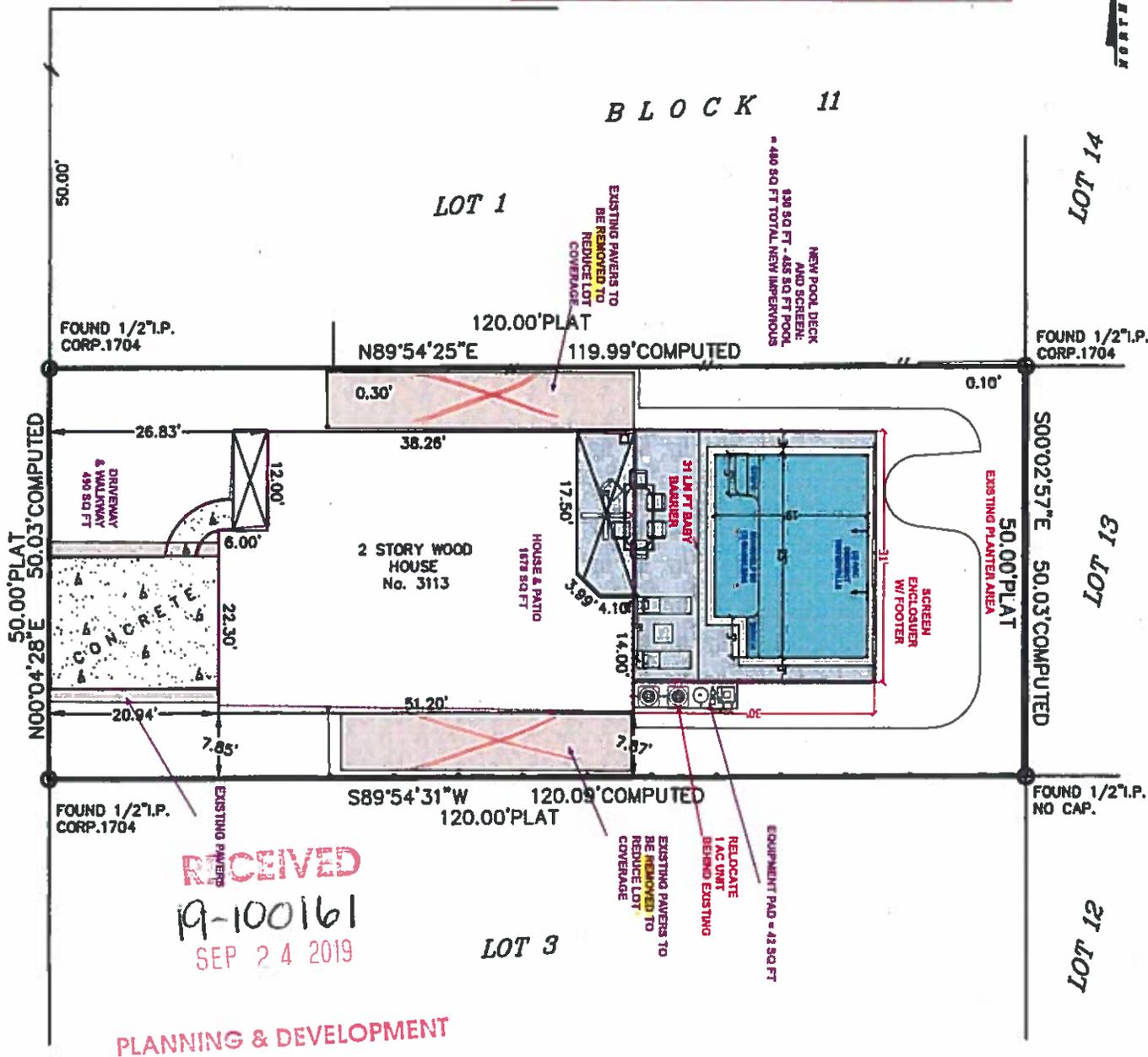
Staff calcs 45.2%

NOTE:
 IMPERVIOUS CALCULATIONS ARE APPROXIMATE AND MUST BE VERIFIED BY A PROFESSIONAL SURVEY COMPANY

PONCE DELEON STREET

BLOCK 11

PULLIAN (50'R/W) COURT



RECEIVED
 19-100161
 SEP 24 2019

PLANNING & DEVELOPMENT

ANTHONY PAUL O'NEIL

850370 U.S. HIGHWAY 17
 YULEE, FLORIDA 32097
 PHONE (904)-849-7719 FAX. (904)-849-7949

I HEREBY CERTIFY TO : CARL J. AND LISA R. IIANO CHICAGO TITLE INSURANCE COMPANY
 AMERICAS CHOICE TITLE COMPANY WILSON AND MUIR BANK AND TRUST COMPANY

- SYMBOLS:
 -x- CHAIN LINK FENCE
 -w- WOOD FENCE
 -w- WIRE FENCE
 -E- ELECTRIC LINE
 -U- UTILITY POLE
 -W- WELL



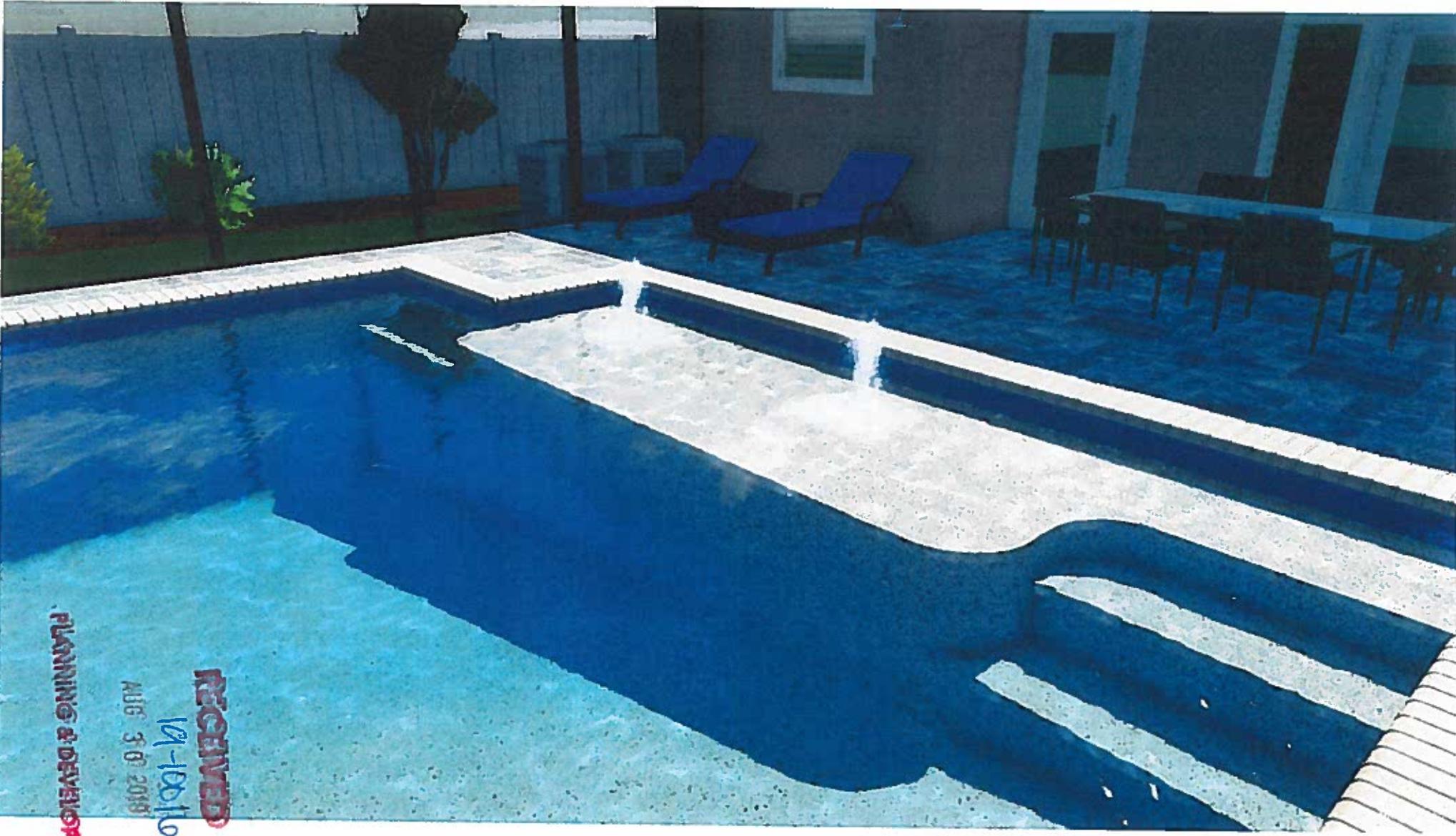
© 2019

RECEIVED

19-108161

AUG 30 2019

ING & DEVELOP



PLANNING & DEVELOPMENT

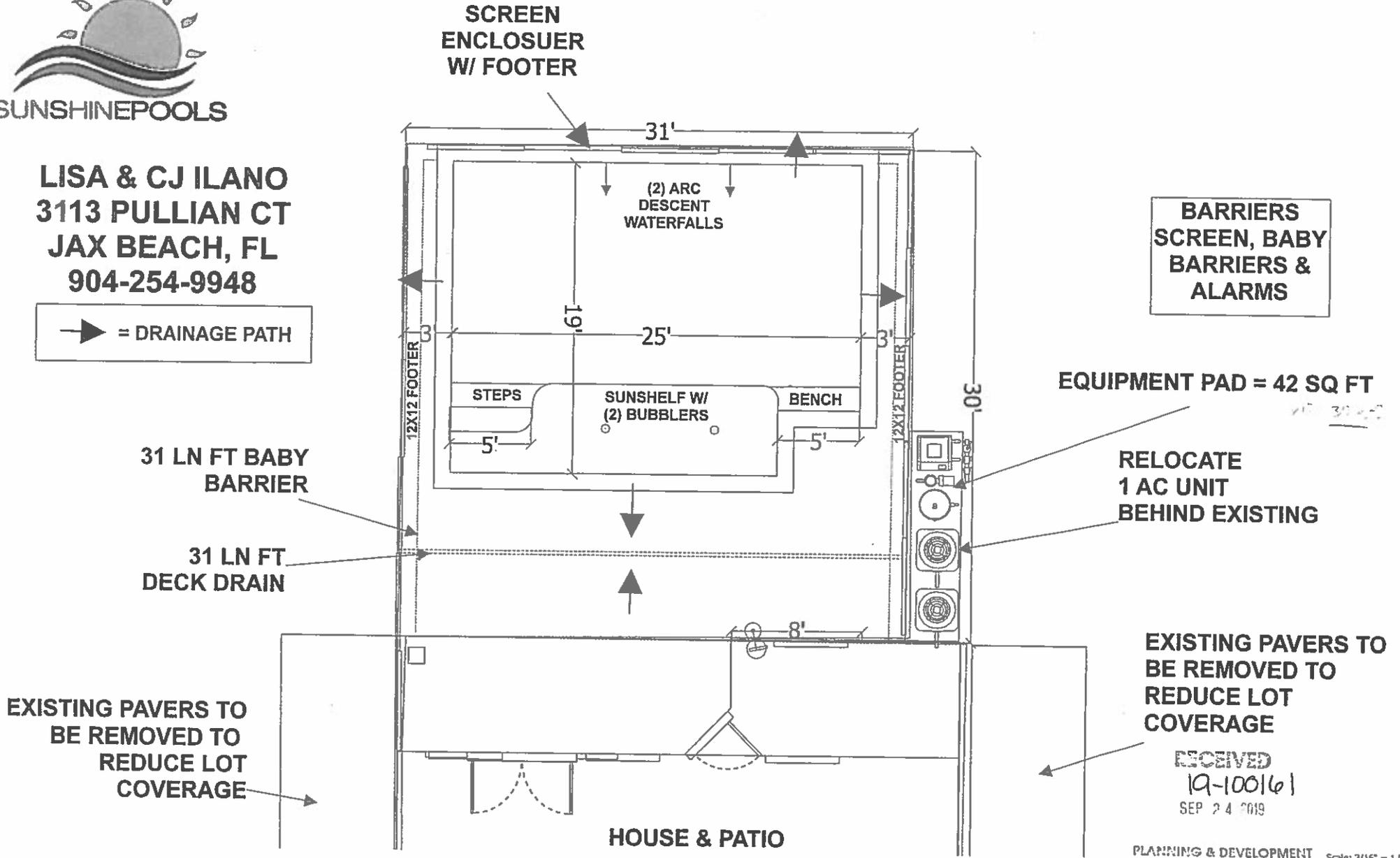
AUG 30 2018

121-1001101

RECEIVED



LISA & CJ ILANO
3113 PULLIAN CT
JAX BEACH, FL
904-254-9948



BARRIERS
SCREEN, BABY
BARRIERS &
ALARMS

EQUIPMENT PAD = 42 SQ FT

RELOCATE
1 AC UNIT
BEHIND EXISTING

EXISTING PAVERS TO
BE REMOVED TO
REDUCE LOT
COVERAGE

RECEIVED
19-100161
SEP 24 2019

Chandra Medford

From: Planning Division
Sent: Monday, October 7, 2019 10:01 AM
To: Chandra Medford
Subject: FW: Variance Support for BOA #19-161
Attachments: doc02549920191007092439.pdf

RECEIVED

OCT - 7 2019

19-100161
PLANNING & DEVELOPMENT

From: Phillip Vogelsang <pvogelsang@fop530.com>
Sent: Monday, October 7, 2019 9:51 AM
To: Planning Division <Planning@jaxbchfl.net>
Cc: cj ilano (cj.ilano@ilano.com) <cj.ilano@ilano.com>
Subject: Variance Support for BOA #19-161

BOA #19-161

Good morning. Attached you will find a prior variance issued on Mr. Ilano's street for 49.9% lot coverage, along with support letters from those that live on his street. Mr. Ilano would like these included in the Board packets as competent substantial evidence for his application. Please confirm you received them. Thank you!

Phillip M. Vogelsang Esq.
General Counsel
Fraternal Order of Police - Lodge 530
Phone: 904-398-7010 Ext. 2003
Fax: 904-398-7192
www.fop530.com



CERTIFIED MAIL# 7016 2140 0000 5138 5164

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

January 6, 2017

Jonathan Beckham
3244 Pullian Court
Jacksonville Beach, FL 32250

RE: BOA# 16-100207
3244 Pullian Court
(Lot 9, Block 12, Jacksonville Beach Heights)

Dear Mr. Beckham,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, January 3, 2017, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-337(e)(1)e., for 52% lot coverage in lieu of 35% maximum; (43% lot coverage approved via prior variance, BOA 06-100024)

The Board *amended* and *approved* the request as follows.

- 34-337(e)(1)e., for 49.9% lot coverage in lieu of 35% maximum; (43% lot coverage approved via prior variance, BOA 06-100024)

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>.

Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

Heather Ireland, AICP
Senior Planner



Phillip Vogelsang

From: cj ilano <cj.ilano@ilano.com>
Sent: Friday, October 04, 2019 4:09 PM
To: Phillip Vogelsang
Subject: Variance

Dear Board Members,

As owners of the property directly to the North of [REDACTED] we are writing to express our support for the Vogelsang's variance application as applied. We want to thank the Board for their service to the community, and respectfully request that you vote in favor of the variance.

Carl and Lisa Ilano
31313 Pullian Court
Jacksonville Beach, Florida 32250

CJ Ilano
Ilano Technologies, Inc.
904.999.1010 direct
904.993.1357 cell
904.441.8778 fax
cj.ilano@ilano.com



From: Alexander Jenkins <alexanderj87@gmail.com>
Sent: Wednesday, October 02, 2019 2:24 PM
To: cj ilano <cj.ilano@ilano.com>
Subject: Variance

Dear Board Members,

I currently own 3180 Pullian Court and am writing regarding the variance requests for 3113 and [REDACTED] in Jacksonville Beach. I fully support the 45% and 49% lot coverage request in each of their applications in order to allow them to put in a quality pool. I want to thank the Board for their time in reviewing these applications and encourage you to vote in favor of the variances. Thank you. Please feel free to call or write for more information. My contact is below.

Alex Jenkins

904-318-3566

Phillip Vogelsang

From: Josh Rickerson <joshrickerson@gmail.com>
Sent: Tuesday, October 01, 2019 12:28 PM
To: Phillip Vogelsang
Subject: Letter in Support

To whom it may concern/ variance board,

I am the owner of 3081 Pullian Court, and am in full support of the variance applications for 3113 and [REDACTED] ; encourage the Board to vote in favor of both applications as applied.

Thank you,

Josh Rickerson

3081 Pullian Ct.

Jacksonville Beach, FL 32250

904-226-0976

Phillip Vogelsang

From: Karen <kwekstein@gmail.com>
Sent: Tuesday, October 01, 2019 8:50 PM
To: Phillip Vogelsang
Subject: Variance Support

Dear Board Members,

I am the owner of 3148 Pullian Court, and am writing in support of the lot coverage variance applications for 3113 and [REDACTED]. I respectfully encourage you to vote in favor of both applications. Thank you in advance for your vote.

Karen Wekstein
3148 Pullian Court
Jacksonville Beach, Florida 32250

Phillip Vogelsang

From: Dixon, Robert <Robert.Dixon@vendorpass.com>
Sent: Tuesday, October 01, 2019 3:18 PM
To: Phillip Vogelsang
Subject: Variance Support

Dear Board Members,

I am the owner of 3276 Pullian Court and am writing to express my support for the lot coverage variance applications for 3113 and [REDACTED] I respectfully encourage you to vote in favor of both applications. If you have questions please don't hesitate to call me at 904-304-1950.

Robert Dixon
3276 Pullian Court
Jacksonville Beach, Florida 32250

Regards,

Robert Dixon
Executive Director, Strategic Partnerships
Vendorpass, an Adecco Group Company

Office 904.360.2444
Cell 904.304.1950
robert.dixon@vendorpass.com

vendorpass.com

vendorpass



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Phillip Vogelsang

From: Saro Lascale <lascalajax@att.net>
Sent: Tuesday, October 01, 2019 1:21 PM
To: Phillip Vogelsang
Subject: Variance Applications for 3113 and 3145 Pullian Ct

To whom may concern:

I am the home owner of 3273 Pullian Court and am in full support of the variance applications for 3113 and [REDACTED]
If you have any questions I can be reached at 917-868-6585 or via my email address.

Thank you.

Saro LaScala

lascalajax@att.net

10/1/19

Dear Board Members,

I am the owner of 3084 Pullian Court, and am writing in support of the lot coverage variance applications for 3113 and [REDACTED]. I respectfully encourage you to vote in favor of both applications in the amount they have both requested. Thank you in advance for your vote.

Phil Zeller

3084 Pullian Court

Jacksonville Beach, Florida 32250

904-874-1771



APPLICATION FOR VARIANCE

BOA No. 19-100165
HEARING DATE 10/15/19

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).

APPLICANT INFORMATION

Applicant Name: Robert H. Trudeau Telephone: (904) 728-9463
 Mailing Address: 722 16th Ave. S. E-Mail: robert.trudeau@gmail.com
Jacksonville Beach, FL 32250

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

Landowner Name: [Same] Telephone: _____
 Mailing Address: _____ E-Mail: _____

RECEIVED

SEP - 6 2019

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: 722 16th Ave. S. - 179795-0010

Legal description of property (Attach copy of deed): Deed attached Lot 3, Block 3 Seaside Plnr 2

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).

Add approximately 320 square feet of additional pavers to rear of home, increasing deck coverage from 35% to 41% as indicate in the attached survey. (not to exceed)

AFFIDAVIT

I, Robert H. Trudeau, 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

Robert H. Trudeau
PRINT APPLICANT NAME

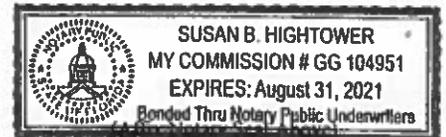
6 Sep. 2019
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6th day of September, 2019 by Robert H. Trudeau, who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

Susan B. Hightower
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S): Section 34-337(e)(1)e. for 41% lot coverage ILO 35% maximum to allow a pool deck addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100165

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.

SEP - 6 2019

PLANNING & DEVELOPMENT

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 Yes	Substandard lot area
Special circumstances and conditions do not result from the actions of the applicant.	No Yes	Purchased lot 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.	Yes	Similar variances of equal and greater lot coverage have been granted to other prior applicants.
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	Similar variances of equal and greater lot coverage have been granted to other prior applicants. Also, the current narrow area of the deck creates a tripping hazard for small children on the deck, particularly with the safety fence up.
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 increase in the area is necessary for safe walking by small children, particularly with the safety fence up.
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 requested increase in area is nominal, and similar variances of equal and greater lot coverage have been granted to other prior applicants.

MAP SHOWING SURVEY OF

RECEIVED

LOT 3, BLOCK 3, SEA SIDE PARK AS RECORDED IN PLAT BOOK 12, PAGE 98
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

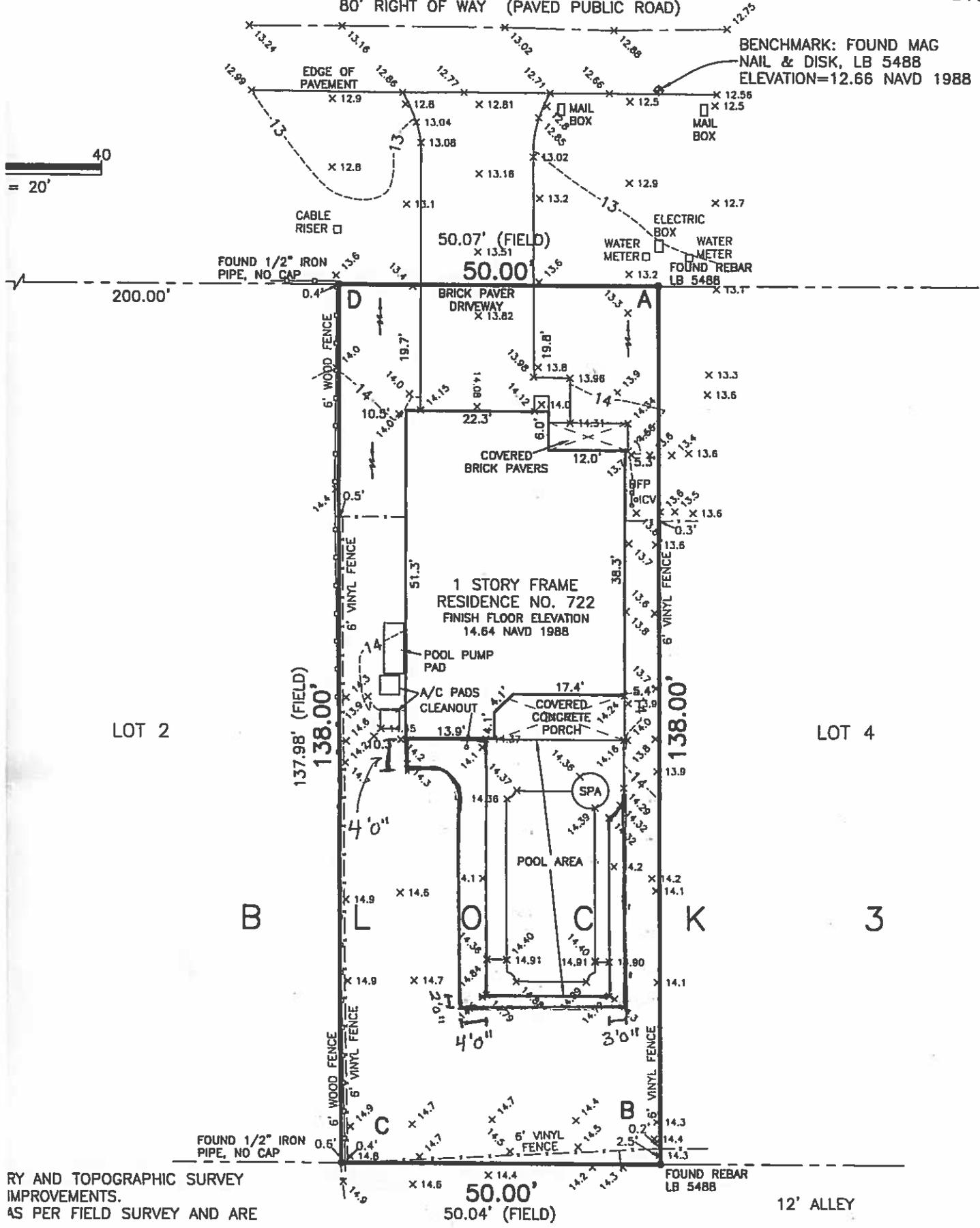
SEP - 6 2019

19-100165
PLANNING & DEVELOPMENT

16TH AVENUE SOUTH

FORMERLY HILLSBORO AVENUE

80' RIGHT OF WAY (PAVED PUBLIC ROAD)



RY AND TOPOGRAPHIC SURVEY
IMPROVEMENTS.
AS PER FIELD SURVEY AND ARE

IMPERVIOUS:
HOUSE = 1550 SQUARE FEET
CONCRETE/BRICK = 893 SQUARE FEET
TOTAL IMPERVIOUS = 2443 SQUARE FEET

TRITION LINE PER PLAT.
D FROM PLAT.
IS FOUND MAG NAIL AND DISK
CORNER OF 6TH STREET SOUTH
320. ELEVATION=9.00 NAVD 1988.
SHOWN ARE OF EXISTING CONDITIONS.
KFLOW PREVENTER.
ATION CONTROL VALVE.

LOT AREA = 6907 SQUARE FEET
PERCENTAGE OF IMPERVIOUS = 35%
Additional Pool Deck = ~300 sq.ft
Total ImperVIOUS = 2,763
Percentage of ImperVIOUS = 41%

ING DRAINAGE FLOW.
USED POOL COPING ELEVATION.

THIS SURVEY WAS MADE FOR THE BENEFIT OF
ROBERT TRIDEALL

WN HEREON LIES IN FLOOD ZONE "X"