



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda (**Amended**)

Board of Adjustment

Wednesday, November 6, 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 September 17, 2019
- b. Regular Board of Adjustment Meeting held on October 1, 2019

CORRESPONDENCE

OLD 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.2, for a westerly corner side yard of 3 feet to ratify nonconformities of an existing structure and an easterly side yard of 8 feet, each in lieu of 10 feet required to allow for a two-unit addition to an existing multiple-family property
Miscellaneous Info: Two previous variance requests (BOA#38-95 and BOA#26-2003)

Notes: _____

- b. **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: _____

NEW BUSINESS

- a. **Case Number:** **BOA#19-100168**
Applicant/Owner: Trent Berkey
Agent: Sven Jonsson
Property Address: 609 8th Avenue North
Parcel ID: 174477-0000
Legal Description: Lot 8, Block 97, *Florida Land Investment Co. and Pablo Beach Improvement Co's Replat of Blocks 95, 96, 97, 105, 115, and 125*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.1, for a front yard of 6 feet in lieu of 20 feet required and 34-337(e)(1)g, for an accessory structure setback (concrete paver patio) of 2.5 feet in lieu of 5 feet minimum to rectify an existing non-conforming carport and to allow for substantial improvements to an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- b. **Case Number:** **BOA#19-100172**
Applicant/Owner: Kristie Burton
Property Address: 843 13th Avenue South
Parcel ID: 176796-0030
Legal Description: Lot 10, Block 129, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- c. **Case Number:** **BOA#19-100173**
Applicant/Owner: Donald and Cynthia James
Property Address: 3900 Grande Boulevard
Parcel ID: 181400-0310
Legal Description: Lot 4, together with the easterly ½ of the alley closed by Ordinance No. 7316, Block 16, *Ocean Terrace*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e**, for 46.3% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- d. **Case Number:** **BOA#19-100174**
Applicant/Owner: Salt Air Homes, Inc.
Agent: Oliver and Susan Kraut
Property Address: 1326 6th Street South
Parcel ID: 176837-0000
Legal Description: the South 61 feet of Lot 12, Block 137, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.1** for a front yard of 10 feet in lieu of 20 feet required; **34-337(e)(1)c.2**, for a 7.5 feet corner side yard setback in lieu of 10 feet minimum; **34-337(e)(1)c.3**, for a 15 feet rear yard in lieu of 30 feet required; and **34-337(e)(1)e**, for 44.8% lot coverage in lieu of 35% maximum to allow for the construction of a new single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- e. **Case Number:** **BOA#19-100175**
Applicant/Owner: Patricia and Gary Jerrim
Agent: Jim Welch-Coastal Luxury Outdoors
Property Address: 602 13th Avenue South
Parcel ID: 176825-0000
Legal Description: Lot 1, Block 137, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 40.5% lot coverage in lieu of 35% maximum to allow for a coping only pool addition to an existing single-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- f. **Case Number:** **BOA#19-100176**
Applicant: Wayne McCoy
Owner: Pendulum Properties, LLC.
Property Address: 1103 15th Avenue North
Parcel ID: 175361-0000
Legal Description: Lot 7, Block 13, *Beach Homesites Unit 3*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 43% lot coverage in lieu of 35% maximum and 34-373(d), for a parking area setback of 0.5 feet in lieu of 5 feet minimum to allow an existing driveway expansion to remain at an existing single-family dwelling
Miscellaneous Info: No previous variance requests. Active Permit No. 19-1046, scope of work exceeded. Active Code Enforcement Case No. 19-150, Chapter 19 Nuisance

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, November 19, 2019. There are three 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.



**Minutes of Board of Adjustment Meeting
held Tuesday, September 17, 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 (absent)
Alternates: Dan Janson (absent)

Director of Planning and Development Bill Mann was also present.

ANNOUNCEMENTS: Prior to the start of the meeting, Mr. Truhlar advised with only four Board members present, a motion ending in a two to two vote would be a denied motion. Mr. Truhlar further stated based on this information, Applicants would be allowed to defer their case to a future meeting if they so choose.

EX-PARTE COMMUNICATION: Each of the Board Members advised they received an email regarding BOA Case 19-100144 but did not respond to it.

APPROVAL OF MINUTES:

It was moved by Ms. Osewalt, seconded by Mr. Cummings, and passed unanimously to approve the following minutes:

- August 6, 2019
- August 20, 2019

CORRESPONDENCE: *None*

NEW BUSINESS:

(A) Case Number: BOA 19-100119

Applicant/Owner: Catherine (Adamosky) Sturms
Property Address: 983 2nd Street South

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.

Applicant: The Applicant elected to defer BOA case 19-100119 to a future meeting.

(B) Case Number: BOA 19-100134

Applicant: Atkins Builders, Inc.
Owner: Florida Land Trust 2019 5 6
Agent: John Atkins
Property Address: 514 2nd Street South

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.

Agent: The Agent elected to defer BOA case 19-100134 to a future meeting.

(C) Case Number: BOA 19-100147 and BOA 19-100148 (This case was called out of order)

Applicant: MaliVai Washington
Owner: Diamond Life Real Estate, Inc.
Property Address: 625 4th Avenue South

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.

Applicant: MaliVai Washington, 5542 Jacksonville Drive, Jacksonville Beach, advised the hardship is the lot is nonconforming. He further explained he wants to build two townhomes on the property, and unlike duplexes, townhomes require a property line between the homes. The driveway for each home must be five feet from that property line. Mr. Washington initially submitted a plan he believed would only require 35% lot coverage, even with the driveway requirement. However, it was reviewed by Planning and Development who recalculated the coverage needed at 38%. Mr. Mann explained this was due to the overhang of the cantilevered decks on the back of each townhome. Mr. Truhlar asked why there were two case numbers listed for a single lot. Mr. Mann stated in the future the homes would be sold separately and this was done for tracking purpose. Discussion ensued regarding the hardship due to the property only being 50 feet wide and not 60 feet as required.

Public Hearing:

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

Discussion:

Mr. Cummings found Applicant's request reasonable, Mr. Truhlar agreed.

Motion: It was moved by Mr. Cummings, seconded by Mr. Reddington, to approve BOA# 19-100147 and BOA# 19-100148, as written and described.

Roll Call Vote: Ayes– Scott Cummings, Francis Reddington, and Jeff Truhlar
Nays– Sylvia Osewalt
The motion was approved 3-1.

(D) Case Number: BOA 19-100144

Applicant/Owner: Diocese of St. Augustine, Inc.
Agent: Rogers Towers, P.A.
Property Address: 527 Pablo Avenue

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.

Applicant: The Applicant elected to defer BOA case 19-100144 to a future meeting.

(E) Case Number: BOA 19-100145

Applicant/Owner: John Hanna, III
Property Address: 3090 Horn Court

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.

Applicant: John Hanna, III, 3090 Horn Court, Jacksonville Beach, stated the lot is substandard and it would be a financial hardship to build a house consistent with other homes in the neighborhood without the variance. The lot is 6,000 square feet versus the 7,500 square feet required. Mr. Hanna advised he is the owner of the property and will live in the home after it is built. He is not building a deck on the home and has no current plans to build a pool. Mr. Mann noted 44% lot coverage is consistent with other homes in that area.

Public Hearing:

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

Discussion:

There was no further discussion among the Board members.

Motion: It was moved by Mr. Reddington, seconded by Ms. Osewalt, to approve BOA 19-100145, as written and described.

Roll Call Vote: Ayes– Francis Reddington, Scott Cummings, Sylvia Osewalt, and Jeff Truhlar
The motion was approved unanimously.

(F) Case Number: BOA 19-100149

Applicant: Mary Rowe

Agent: Steve Jarrett

Property Address: 119 6th Avenue South

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.

Agent: Steve Jarrett, 3741 1st Street South, Jacksonville Beach, and Scott Ray, 345 South Roscoe Road, Ponte Vedra, Applicant's Architect, both approached the Board to speak on this case. Mr. Jarrett advised the Applicant is requesting to add a second story addition to the current home and build a separate 700 square foot unit on the back of the property for her mother. Ms. Osewalt asked for clarification on why the lot was considered nonconforming. Mr. Mann explained the lot is conforming at the front; however, the back of the lot where the second unit will be built is considered nonconforming in width. Mr. Mann further advised the current home is an existing nonconforming structure built to a prior code. The Applicant is seeking relief from the former code to add an additional story to the home. Mr. Ray explained the second story addition would be built inside the existing footprint of the home.

Public Hearing:

The following spoke in opposition of the application and provided photos (on file):

- Daleen Byrd, 123 6th Avenue South, Jacksonville Beach, FL

Further discussion ensued regarding how far forward the addition of the second story would come away from the existing structure. It was determined, after clarification from Mr. Mann and Mr. Ray, the front yard setback was not required.

Discussion:

There was no further discussion from the Board.

Motion: It was moved by Mr. Cummings, to approve BOA# 19-100149 for a 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, seconded by Mr. Reddington, as discussed and modified.

Roll Call Vote: Ayes– Francis Reddington, Scott Cummings and Jeff Truhlar
Nays- Sylvia Osewalt
The motion was approved 3-1.

(G) Case Number: BOA 19-100150

Applicant/Owner: Joshua and Tara Whicker
Agent: Steve Jarrett
Property Address: 1344 2nd Avenue North

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.

Agent: Steve Jarrett, 3741 1st Street South, Jacksonville Beach, advised this property belonged to his mother and was built prior to the current building codes. Mr. Truhlar established the hardship of this property is due to it only being 6,040 square feet, which is less than 10,000 square foot minimum required. Mr. Jarrett stated the home is a one story structure and there is no plan to add a second story. All renovations will occur inside the home with the only additions being the pool and paver deck. There is a one car garage with additional outside parking.

Public Hearing:

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

Discussion:

There was no further discussion among the Board members.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Reddington, to approve BOA# 19-100150, as presented and discussed.

Roll Call Vote: Ayes– Sylvia Osewalt, Francis Reddington, Scott Cummings, and Jeff Truhlar
The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, October 1, 2019**. There are seven (7) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:06 P.M.

Submitted by: Sheila Boman
Staff Assistant

Approval:

Chairperson

Date



**Minutes of Board of Adjustment Meeting
held Tuesday, October 1, 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 (*absent*) Sylvia Osewalt John Moreland
Alternates: Dan Janson

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES: *None*

CORRESPONDENCE: *None*

OLD BUSINESS:

(A) Case Number: BOA#19-100133

Applicant/Owner: Amy (Murphy) Paquette
Property Address: 937 12th Street North

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.3, for a rear yard setback of 13 feet in lieu of 30 feet required and 34-337(e)(1)e, for 42% lot coverage in lieu of 35% maximum to re-build an existing non-conforming addition on an existing single-family dwelling.

Applicant: Amy Paquette, 937 12th Street North, Jacksonville Beach, advised she has a pre-existing addition to her home that was built without a permit. Ms. Paquette would like to remove the addition and rebuild using the current footprint. Mr. Truhlar established the hardship of this lot is due to it being undersized at 5,304 square feet verses the 7,500 square foot requirement. Mr. Moreland pointed out an additional hardship is where the home is positioned on the property. He noted this occurred because the home was built prior to the Land Development Code. Ms. Osewalt clarified the lot is currently at 42% coverage and has been for quite sometime. Ms. Paquette stated the lot coverage will remain at 42%.

Public Hearing:

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

Discussion:

Ms. Osewalt agreed there is a hardship due to the size of the lot. Mr. Janson stated he supported the request as Applicant will be making the new addition safe and within the current footprint.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA# 19-100133, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Francis Reddington, Dan Janson, and Jeff Truhlar
The motion was approved unanimously.

(B) Case Number: BOA 19-100135

Applicant/Owner: David and Stephanie Green
Property Address: 724 7th Avenue North

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for the expansion of an existing screened patio at an existing single-family dwelling.

Applicant: David Green, 724 7th Avenue North, Jacksonville Beach, stated currently there is only a 7 x 20 square foot overhang on the back of the house. He would like to add an additional 7 feet to the existing structure and screen it in. Mr. Truhlar noted the lot is substandard in size which is the hardship. Ms. Osewalt asked if 40% was the minimum amount of coverage Mr. Green could use, he stated yes. Mr. Truhlar asked if the neighbors had been contacted in regards to this request. Mr. Green advised there is an easement behind his lot, and the neighbors to the right or left of him have been.

Public Hearing:

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

Discussion:

Mr. Reddington and Mr. Moreland agreed the request was reasonable.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve BOA# 19-100135, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Francis Reddington, Dan Danson, and Jeff Truhlar
The motion was approved unanimously.

(C) Case Number: BOA 19-100136

Applicant/ Owner: Cinthia F. Lang
Agent: Ognjen Ogi Vojnovic
Property Address: 21 35th Avenue South

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for an easterly side yard setback of 5 feet in lieu of 10 feet required to allow for construction of a new single-family dwelling.

Agent: Ognjen Vojnovic, 1321 Yellow Star Lane, Jacksonville, stated he previously came before the Board with plans to build a home with the garage located in the back, however, that variance was denied due to the amount of lot coverage requested. In addition, a few neighbors voiced concern during the same meeting regarding the location of the garage. Mr. Vojnovic is now back before the Board to request a variance for a sideyard setback in order to move the garage from the back to the front of the home. Ms. Osewalt noted the lot frontage is nonconforming in width as it is only 50 square feet, not the 90 feet that is normally required.

Public Hearing:

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

Discussion:

Ms. Osewalt stated the request was not unreasonable because the lot itself is the hardship.

Motion:

It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA# 19-100136, as discussed.

Roll Call Vote:

Ayes – Sylvia Osewalt, Francis Reddington, John Moreland, Dan Janson
Nays – Jeff Truhlar
The motion was approved by a vote of 4-1.

(D) Case Number: BOA 19-100137

Applicant/Owner: Gary Salvador
Agent: Chris May
Property Address: 726 11th Avenue South

City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for a pool and patio addition to an existing single-family dwelling.

Applicant: Chris May, 12864 Southern Hills Circle East, Jacksonville, and Gary Salvador, 726 11th Avenue South, Jacksonville Beach, both approached the Board regarding this case. Mr. May advised when the home was purchased by Mr. Salvador in 2014 it was already at 37% lot coverage creating the hardship. Mr. Salvador added the lot is nonconforming by width which is also considered a hardship. Ms. Osewalt asked if 42% lot coverage is the minimum Mr. Salvador could build on, he stated yes as they had already reduced the patio coverage by 25%. Mr. Knight stated

for the record a new city policy requires when a pool is constructed it must include an engineer approved drainage plan to handle the increase of water to the impervious surface.

Public Hearing:

Mr. Reddington read into record two letters in support of this case [on file]. No one else came before the Board to speak about this case.

Mr. Truhlar closed the public hearing.

Discussion:

Ms. Osewalt said the lot is nonconforming by width, however it is over the minimum in total square footage. Mr. Moreland voiced concern regarding the lack of a sideyard setback request, which could affect future neighbors. He agreed the lot was over the minimum square footage but otherwise the request was not unreasonable. Mr. Janson appreciated Mr. Salvador's due diligence in reducing the size of the requested patio space.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA# 19-100137, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Dan Janson and Jeff Truhlar
Nays – Francis Reddington, Sylvia Osewalt
The motion was approved by a vote of 3-2.

(E) Case Number: BOA 19-100138

Applicant: Susan Castellanos
Owner: Walter P. Nachbaur et al
Agent: Jacklyn Castellanos
Property Address: 3490 Ocean Drive South

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow a gravel driveway to be replaced with pavers at an existing single-family dwelling.

Applicant: Susan Castellanos, 3490 Ocean Drive South, Jacksonville Beach, advised the lot is substandard. Currently the driveway is gravel, which often gets spun out onto the street and looks bad. Ms. Castellanos has spoken to the neighbors who are all in favor of her improvements. Mr. Truhlar asked if the applicant was against using a different type of paver if necessary, Ms. Castellanos stated she was not. Mr. Truhlar asked if geo pavers were accepted by the city. Mr. Knight stated the geo pervious pavers would be allowed if the Board made it a part of the requested variance. Ms. Osewalt was concerned with the 50% lot coverage request. Ms. Castellanos stated she was amenable to 49% lot coverage.

Public Hearing:

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

Mr. Truhlar closed the public hearing.

Discussion:

Mr. Janson said he was in favor of the request if the Applicant was willing to use the pervious pavers

as discussed.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to approve BOA# 19-100138, with the requirement of 49% maximum lot coverage and use of engineered pervious pavers as discussed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Francis Reddington, Jeff Truhlar and Dan Janson
The motion was approved unanimously.

(F) Case Number: BOA 19-100139

Applicant/Owner: Kelly Himel
Agent: Todd Bosco
Property Address: 529 4th Street North

City of Jacksonville Beach Land Development Code Section(s) 34-373(f), for three (3) gravel parking spaces in lieu of paved parking spaces and 34-377 for three (3) on-site parking spaces in lieu of four (4) parking spaces required to provide parking for a commercial use.

Agent: Todd Bosco, 135 Cherry Street, Neptune Beach, FL, advised the hardship for the property is financial. He further explained the property was purchased in March with the intent of turning it from a private residence to a commercial building. He and the Owner worked with Planning and Development to ensure the building met all codes for that purpose. Plans for the outside of the property were additionally submitted to Planning and Development as well as Public Works. Public Works turned down those plans, advising the parking spaces must be paved. Heather Ireland, Planning and Development, Senior Planner, suggested Mr. Bosco bring the request before the Board of Adjustment. Mr. Bosco explained the cost to put in paved parking spaces would be approximately \$35,000 to \$45,000 due to the drainage system required for paved spaces. The cost, along with a few other requirements that still need to be completed, would cost the Owner nearly \$100,000. Mr. Knight advised the hardship was technically created when the property went from residential to commercial.

Ms. Osewalt took issue with decreasing the number of parking spaces for the property. Mr. Bosco noted there are three additional parking spaces in the front of the property; however, those could not be included in the total number of spaces because they are located on a public right of way. Mr. Truhlar asked if the required spaces were done in gravel could that portion of the variance be removed, Mr. Bosco stated it could. Mr. Janson had concerns about future parking requirements depending on what type of business should occupy the property. Mr. Knight stated those concerns would be addressed during the permitting process.

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

Discussion:

Discussion ensued to determine the actual hardship of the property. Mr. Knight reiterated the hardship was created when the property was changed from residential to commercial property.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to reject BOA# 19-100139, for lack of an approved hardship.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Francis Reddington, Dan Janson, and Jeff Truhlar
The motion was unanimously denied.

NEW BUSINESS:

(A) Case Number: BOA 19-100155

Applicant/Owner: Robert Martin
Agent : Call The Screen Guys
Property Address: 1234 13th Street North

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.2, for a northerly side yard of 4.7 feet in lieu of 5 feet minimum and total side yards of 14.9 feet in lieu of 15 feet required; 34-337(e)(1)c.3, for a rear yard of 20 feet in lieu of 30 feet required; and 34-337(e)(1)e, for 48.4% lot coverage in lieu of 35% maximum to allow for a new screen room addition to an existing single-family dwelling.

Agent: Mike Didelot, 1245 Green Cay Avenue, Jacksonville, and Robert Martin, 1234 13th Street North, Jacksonville Beach, approached the board to speak regarding this case. Mr. Didelot advised the hardship of this lot is due to it's size, which is 5,100 square feet. The lot is currently nonconforming at 48.5% lot coverage. The new screen room would be built within the existing footprint of the home, leaving the lot coverage unchanged. Mr. Moreland advised if the lot was conforming the acutal coverage would only be 33%. Mr. Truhlar referenced an email [on file] in support of the variance. Mr. Martin stated they have spoken with their neighbors and there were no objections regarding the request.

Public Hearing:

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

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to approve BOA# 19-100155, as written and discussed.

Roll Call Vote: Ayes – Sylvia Osewalt, Francis Reddington, John Moreland, Dan Janson, and Jeff Truhlar
The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, October 15, 2019**. There are six (6) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:11 P.M.

Submitted by: Sheila Boman
Staff Assistant

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA No. 19-100119

HEARING DATE 11-6-19

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

OCT - 8 2019

APPLICANT INFORMATION

Applicant Name: Catherine Sturms Telephone: 904-962-6190
 Mailing Address: 983 Second St South E-Mail: Csturms@comcast.net
Jacksonville Beach, FL 32250

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

Landowner Name: Catherine Sturms Telephone: 904-962-6190
 Mailing Address: 983 Second St South E-Mail: Csturms@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: 983 2nd Street South RE # 176119-0000

Legal description of property (Attach copy of deed): Lot 7, Block 92, P B 3

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).

Westerly side yard of existing structure chg - be allowed in lieu of 10ft required.
Easterly side yard of existing structure of 8.01 feet in lieu of 10 ft has been granted.
Request for a continuance of this Easterly 8.01 ft in lieu of 10 ft be granted.
granted to the new addition. Easterly neighbors in agreement so easterly side
is consistent with existing easterly structure.

AFFIDAVIT

I, Catherine Sturms, 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 Sturms
APPLICANT SIGNATURE

Catherine Sturms
PRINT APPLICANT NAME

10-8-19
DATE

STATE OF FLORIDA, COUNTY OF DUVALL:

Sworn to and signed before me this 8th day of October, 2019 by Catherine Sturms 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 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: PM-2 FLOOD ZONE: AE/H
 CODE SECTION (S): 340(e)(3) c-2 for a westerly corner side yard setback of
3', in lieu of 10' for existing structure and for an easterly side yard setback
of 2', in lieu of 10' to allow a 2-unit addition to an existing
multifamily property
ratify nonconformities of existing structure
and to ---

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100119

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.

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OCT - 8 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 a variance or development 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	Non conforming lot The width of lot is only 50" where by multifamily lot width requirement is a minimum of 75"
Special circumstances and conditions do not result from the actions of the applicant.	yes	property including Existing structure purchased in 1995. Existing structure has been greatly improved through out the years. Plans to Add on to existing structure will create designated parking
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	Granting the variance will provide for necessary parking of 2 spaces per unit. Similar variance was given to neighbor to the west in order to provide for parking
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	Existing structure purchased in 1995 it is in condition. Substantial improvements have been made to convert which was a store and 2 units to 3 unit in order to comply with Jack Boh ordinance and zoning.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	In order to provide parking as required each 2 car garage requires at least 20ft width. The existing structure was built inside of the setback requirements in the '50s
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 negatively to surrounding properties. Existing structure has stand since the '50s with no complaints. Adequate parking would be provided. Like variances have been granted to my western neighbor

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.

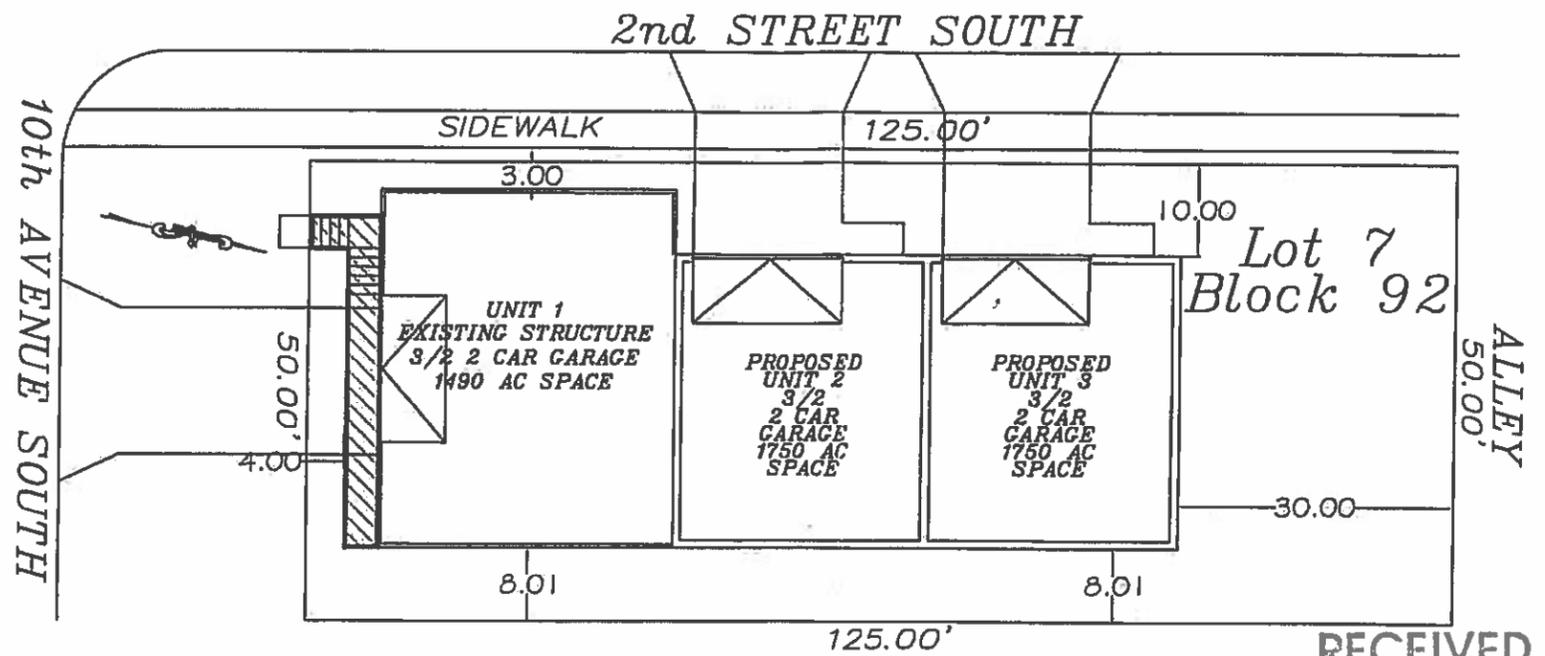
Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6231.

Sincerely,

Jon Hays
 Jon Hays, CBO
 Building Department

7099 3400 0000 1687 2422

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>Sturms 26-03</i>			
Postage	\$		Postmark Here
Certified Fee			
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			



TOTAL LOT 6250sqft
 FRONT WOOD DECK 140sqft
 EXISTING BLD 1256sqft
 PROPOSED BLD 1759sqft
 PROPOSED DRIVE 440sqft
 TOTAL IMPERVIOUS 3595sqft
 IMPERVIOUS PCT 57.52%

OCT - 8 2019
 19-100119
 PLANNING & DEVELOPMENT

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General Notes



PLAN NO. SITE PLAN

DESIGNED BY:
 ROSEWOOD HOMES by RDay
 414 OLD HARD RD, STE 501
 FLEMING ISLAND, FL 32003

PARCEL#: 176119-0000

DESIGNED BY RH	CHECKED BY RD
-------------------	------------------

DESIGNED FOR:
 Lot7 Blk92 Pablo Beach
 THE ADAMOSKY
 ADAMOSKY RESIDENCE
 983 2nd Street South
 Jacksonville, Fl 32250

Job Number XXXX	Sheet S1.2
Date 10/7/2019	
Scale 1"=20'	

SIGNED: _____
 RUSSELL P HARNEY
 11-08-2013
 1635 Eagle Harbor Parkway Suite2
 Fleming Island, FL 32003
 (904) 278-4993

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



0 10 20 40
SCALE: 1" = 20'

SECOND (2ND) STREET SOUTH

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

(124.99' FIELD)
125.00'

FOUND 1/2" IRON PIPE, NO CAP

(49.83' FIELD)
50.00'

FOUND 1/2" IRON PIPE, NO CAP

12' ALLEY BY PLAT

LOT 6, BLOCK 92

LOT 5, BLOCK 92

LOT 8, BLOCK 92

125.00'
(124.67' FIELD)

FOUND 1/2" IRON PIPE, LB 3672

89°46'17"

CONCRETE (50.07' FIELD)

FOUND 3/4" IRON PIPE, NO CAP

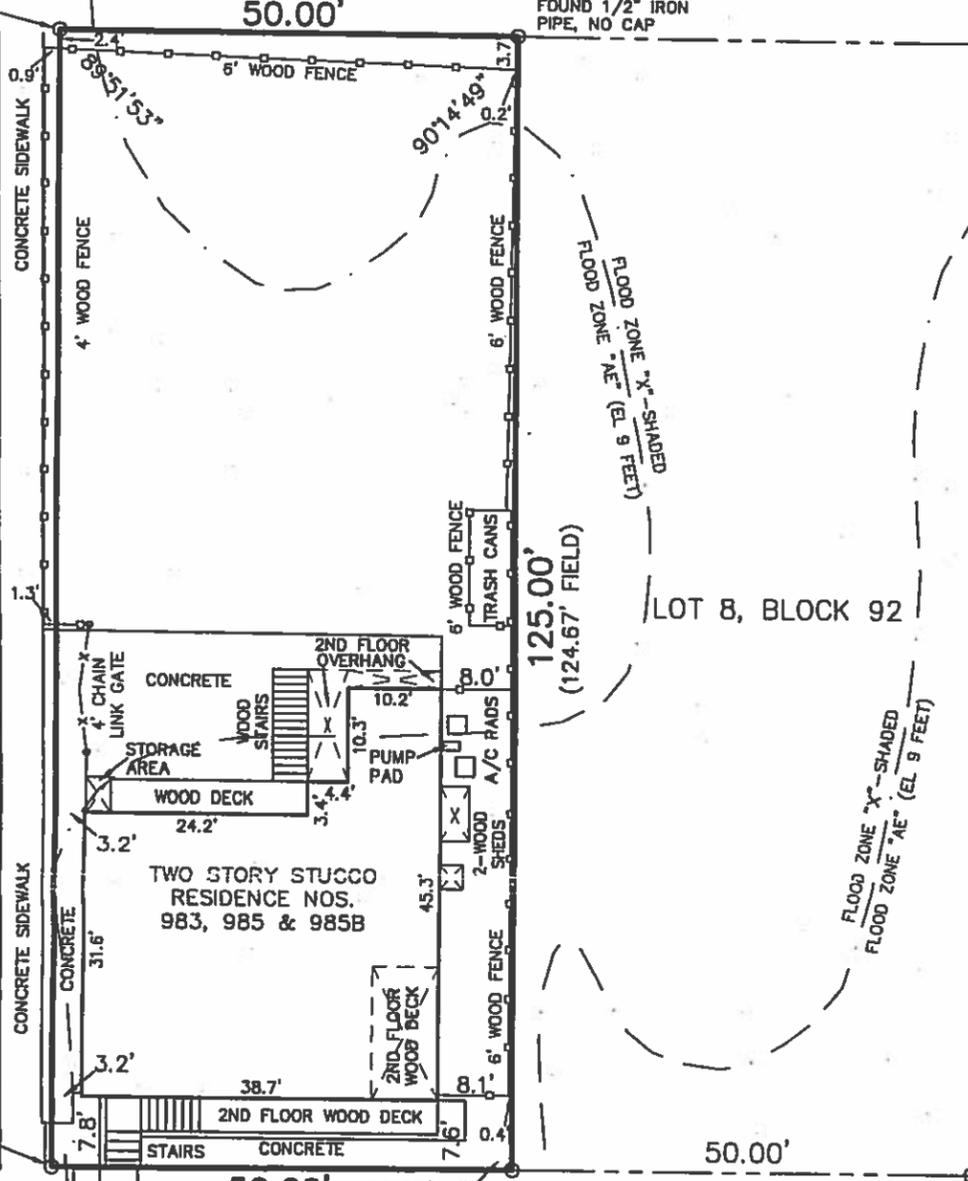
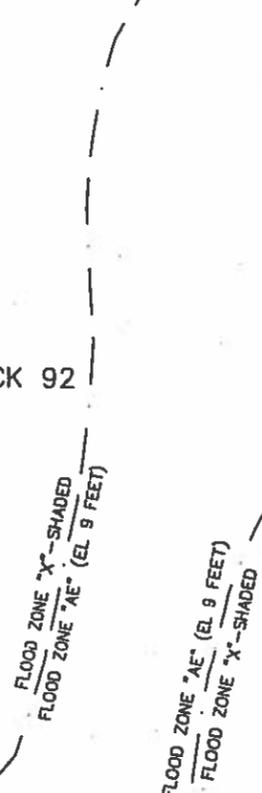
FOUND 1/2" IRON PIPE, NO CAP

TENTH (10TH) AVENUE SOUTH

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

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

50.00'



TWO STORY STUCCO RESIDENCE NOS. 983, 985 & 985B

WOOD DECK 24.2'

CONCRETE LINK GATE

WOOD STAIRS

2ND FLOOR OVERHANG

PUMP PAD

A/C RADS

2-WOOD SHEDS

TRASH CANS

6' WOOD FENCE

6' WOOD FENCE

6' WOOD FENCE

4' WOOD FENCE

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

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. 19-100144
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@dosafll.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@dosafll.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 offset parking spaces, etc.) (Attach a separate sheet if necessary). See attached.

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31 2019

AFFIDAVIT

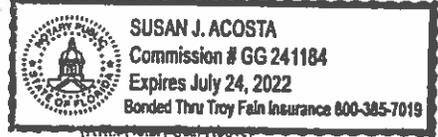
PLANNING & DEVELOPMENT

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 DATE 7/31/2019
 APPLICANT SIGNATURE PRINT APPLICANT NAME

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
 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 on-site paved parking spaces & 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. FLECHER
[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): EE 163499
My Commission Expires (if not legible on seal): 1-28-16

Signed and sealed in the presence of:

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

[Signature]
SEAN CORRELLAN
[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}

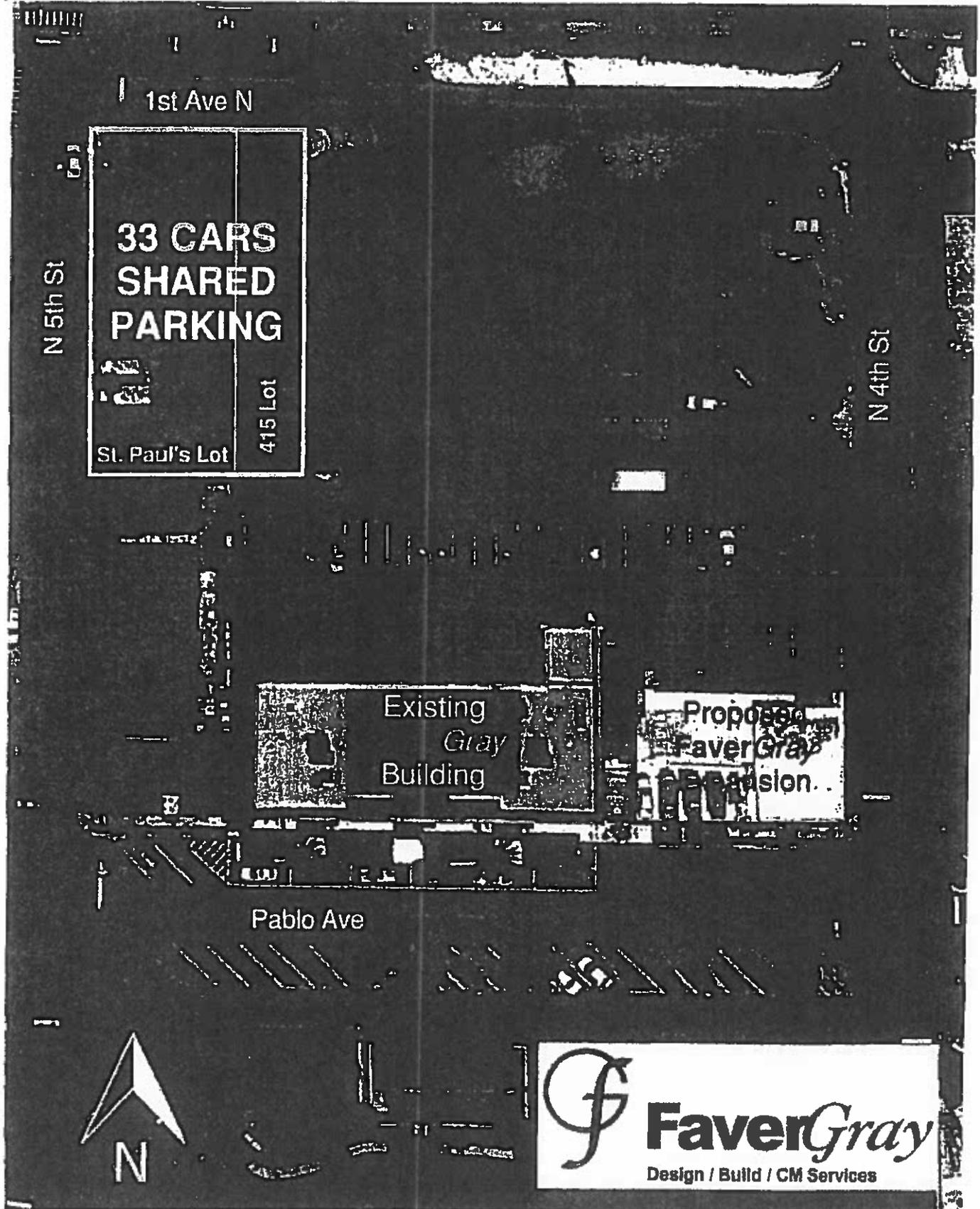


[Signature]
Signature of Notary
D. Schell Hill
Name of Notary Typed, Printed or Stamped)

Commission Number (if not legible on seal): FE 163499

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

EXHIBIT "A"
See following page attached.



**33 CARS
SHARED
PARKING**

N 5th St

1st Ave N

St. Paul's Lot

415 Lot

N 4th St

Existing
Gray
Building

Proposed
FaverGray
Expansion

Pablo Ave



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.

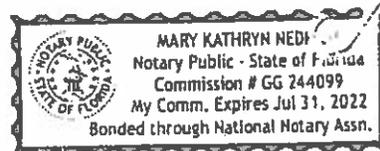
DIOCESE OF ST. AUGUSTINE, INC.,
a Florida not for profit corporation

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

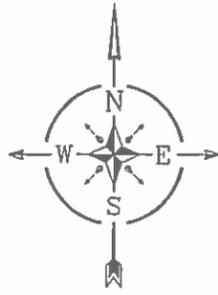


Stacy M. Tinker

From: Sonny Martin <smartin@gunnchamberlain.com>
Sent: Tuesday, September 17, 2019 6:22 PM
To: Planning Division
Subject: Board of Adjustment

I can not attend tonight's meeting as I am still out of town but strongly support the request of St. Paul's church Thank you Sam martin
212 34th ave south
904-705-4208

Sent from my iPad



MAP OF:
(PARCELS OWNED BY ST. PAUL'S CATHOLIC CHURCH)

- PARCEL 1 (REAL ESTATE NO. 174012-0000)
LOTS 3 AND 4, BLOCK 16, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 2 (REAL ESTATE NO. 174011-0000)
LOTS 1 AND 2, BLOCK 16, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 3 (REAL ESTATE NO. 173785-0000)
LOTS 7, 8 AND 12, BLOCK 15, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 4 (REAL ESTATE NO. 173786-0000)
LOTS 9 AND 10, BLOCK 16, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 5 (REAL ESTATE NO. 173777-0000)
LOTS 6, BLOCK 15, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 6 (REAL ESTATE NO. 173775-0000)
LOT 4, BLOCK 15, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 7 (REAL ESTATE NO. 173774-0000)
LOT 3, BLOCK 15, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 8 (REAL ESTATE NO. 175462-0000)
ALL OF LOTS 1, 4, 5, 6, TOGETHER WITH THE NORTH 37.50 FEET OF LOT 2 AND THE NORTH 100.00 FEET OF LOT 3, BLOCK 17, MUNDY DRIVE TERRACE, AS RECORDED IN PLAT BOOK 15, PAGE 96 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
- PARCEL 9 (REAL ESTATE NO. 173803-0000)
LOT 1, BLOCK 27, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 10 (REAL ESTATE NO. 173802-0000)
LOTS 1 THROUGH 12, BLOCK 26, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 11 (REAL ESTATE NO. 174029-0000)
LOTS 1 THROUGH 8, BLOCK 25, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 12 (REAL ESTATE NO. 173831-0000)
LOT 7, BLOCK 35, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 13 (REAL ESTATE NO. 173772-0000)
LOT 1, BLOCK 15, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY
- PARCEL 14 (REAL ESTATE NO. 174031-0000)
ALL OF LOT 6 TOGETHER WITH THE NORTH 62.50 FEET OF THE WEST 50.00 FEET OF LOT 7, BLOCK 27, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY

RECEIVED

JUL 31 2019

19-100144

PLANNING & DEVELOPMENT

ANGLE TABLE:
(BLOCK 15)
A = 90°16'33"
B = 89°43'27"

ANGLE TABLE:
(BLOCK 17)
C = 89°56'41"
B = 90°03'19"

ANGLE TABLE:
(BLOCK 16)
ALL ANGLES 90°00'00"

ANGLE TABLE:
(BLOCK 27)
A = 90°16'33"
B = 89°43'27"

NOTES:
THIS IS A MAP AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY AND PROPERTY LIES AT FLOOD ZONE "2" PER FLOOD INSURANCE RATE MAP (FIRM) DUVAL COUNTY, COMMUNITY NO. 130278 (UNDESIRABLE RISK), MAP NUMBER: 18012-0114-01, REVISION: JUNE 3, 2013
ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND ADJUSTED
NO BOUNDARY RESTRICTION LINE BY PLAT
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO:
ST. PAUL'S CATHOLIC CHURCH
REVISED 07/30/2018 TO ADD PARCEL 14 TO MAP ONLY

SHEET 5 OF 5

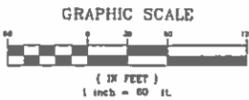
DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES AND CHAPTER SJ17 FLORIDA ADMINISTRATIVE CODE.

Bruce Durden
FLORIDA REGISTERED SURVEYOR NO. 007
H. BRUCE DURDEN, JR.

SIGNED: 08/16/2018
SCALE: 1" = 60'
ACAD FILE = STPAULS-MAP.DWG(2000)
WORK ORDER NO. = 16421 FILE NO. = D-1591D

SURVEYOR'S NOTE:
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THE SURVEY HEREON AND ANY BOUNDARY SURVEYING AND MAPPING, INC. HAVE NO CERTIFICATIONS REGARDING INFORMATION SHOWN ON THIS SURVEY WITH REGARD TO EASEMENTS, CLAIMS OR CHARGES, RIGHTS-OF-WAY, EASEMENTS, BOUNDARY LINE CORRECTIONS, INTERESTS, ENCUMBRANCES OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT BE MADE UNLESS THE PARTY IN INTEREST WITH THE SEAL OF THE ABOVE SURVEYOR.





APPLICATION FOR VARIANCE

BOA No. 19-100108

HEARING DATE 11/6/19

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.

SEP 12 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Trent Berkey Telephone: 887-0110
 Mailing Address: 609 8th Ave N E-Mail: _____
Jacksonville Beach, FL 32250
 Agent Name: Sven Jonsson Telephone: 545-2714
 Mailing Address: 8 Starfish Place E-Mail: sejonsson@comcast.net
Ponte Vedra Beach, FL 32082
 Landowner Name: Trent Berkey 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: 609 8th Ave N 174477-0000
 Legal description of property (Attach copy of deed): lot 8, block 97 Florida Land Investment Co. Replat
 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).

Reduce Front Yard Setback to 7' in lieu of 20' to allow for covered carport
to rectify existing non-conformity from A79 (79-3907)

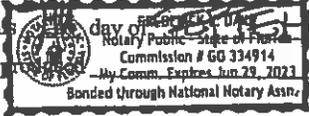
AFFIDAVIT

I, Trent Berkey, 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
Kentell Trent Berkey PRINT APPLICANT NAME
9/9/19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 9th day of September, 2019 by TRENT BERKEY, who is personally known to me or has _____ as identification.



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-37(1)(c) for a front yard setback of 6' to 20'; required to rectify an existing non-conformity to allow a substantial improvement to an existing single family dwelling.
and 34-37(1)(d) for a rear yard patio side setback of 25' in lieu of 5'

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100168

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
SEP 12 2019

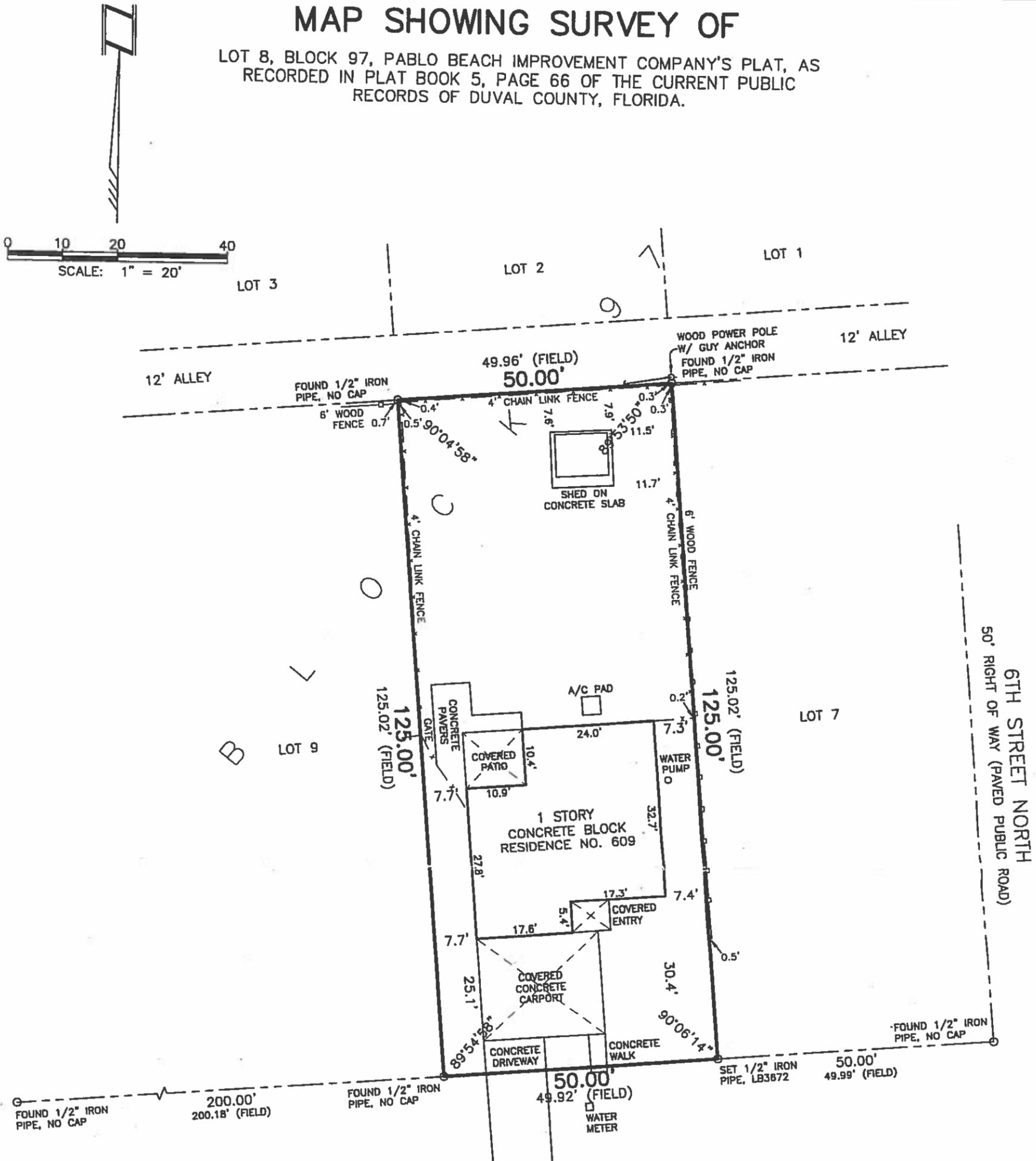
Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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	This home was originally constructed in 1954, It is believed the existing carport, which is the subject of the encroachment, was constructed by permit in 1979. The current owner purchased in 2018 with the intent to remodel the interior and upgrade the exterior.
Special circumstances and conditions do not result from the actions of the applicant.	Yes NO	The current owner purchased the property in 2018, in its current condition, with the intent of remodeling and occupying the home.
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	Granting of the variance will simply acknowledge the existing encroachment by the historical structure and allow for permitting of the proposed remodel. There is no proposal to expand or alter the existing building footprint.
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	Denial of the variance would force the property into non-compliance of the RS-2 provision requiring, "one (1) car garage or carport." There is no other location on the lot, as developed, to accommodate a new carport.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The variance applies only to the existing, historical structure.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	The encroachment has existed, in its current condition, for approximately 40 years with no record of adversely affecting adjacent land.

MAP SHOWING SURVEY OF

LOT 8, BLOCK 97, PABLO BEACH IMPROVEMENT COMPANY'S PLAT, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



8TH AVENUE NORTH
80' RIGHT OF WAY (PAVED PUBLIC ROAD)

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. ANGLES AS PER FIELD SURVEY.
3. NO BUILDING RESTRICTION LINE AS PER PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA

THIS SURVEY WAS MADE FOR THE BENEFIT OF LAWRENCE HAYDEN, JR.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CHASE; AND KENDALL TRENT BERKEY.

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

RECEIVED

SEP 12 2019
19-100168
PLANNING & DEVELOPMENT

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

CHECKED BY: _____ DRAWN BY: <u>DAF</u> FILE: <u>2018-0406</u>	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: <u>MARCH 16, 2018</u> SHEET <u>1</u> OF <u>1</u>
---	--	---



APPLICATION FOR VARIANCE

BOA No. 19-100172

HEARING DATE 11/10/19

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

SEP 20 2019

APPLICANT INFORMATION

Applicant Name: KRISTIE BURTON Telephone: (323) 307-5874
 Mailing Address: 843 13th AVE SOUTH E-Mail: KRISTIE.BURTON@MEPTONIC.COM
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: KRISTIE BURTON 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: 843 13th AVE S. PARCEL 1767960030
 Legal description of property (Attach copy of deed): LOT 10, BLOCK 129 OCEANSIDE PARK BK 8 P 613
 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).
LOT COVERAGE FROM 35.5% TO ADD 272^{sq} AROUND POOL, AND TO HAVE LOT COVERAGE 2 43% TO ADD POOL + PAVERS.

AFFIDAVIT

I, KRISTIE BURTON, 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.

Kristie Burton KRISTIE BURTON 9/15/2019
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 16 day of September, 2019 by Kristie Burton, who is personally known to me or has produced FID as identification.

Deanna Yoders DEANNA YODERS
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME
 My Commission Expires June 27, 2020



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE (Affix Notary Seal Above)

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-337(e)(1)e. for 40% lot coverage to 35% maximum to allow a pool and patio addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100172

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.

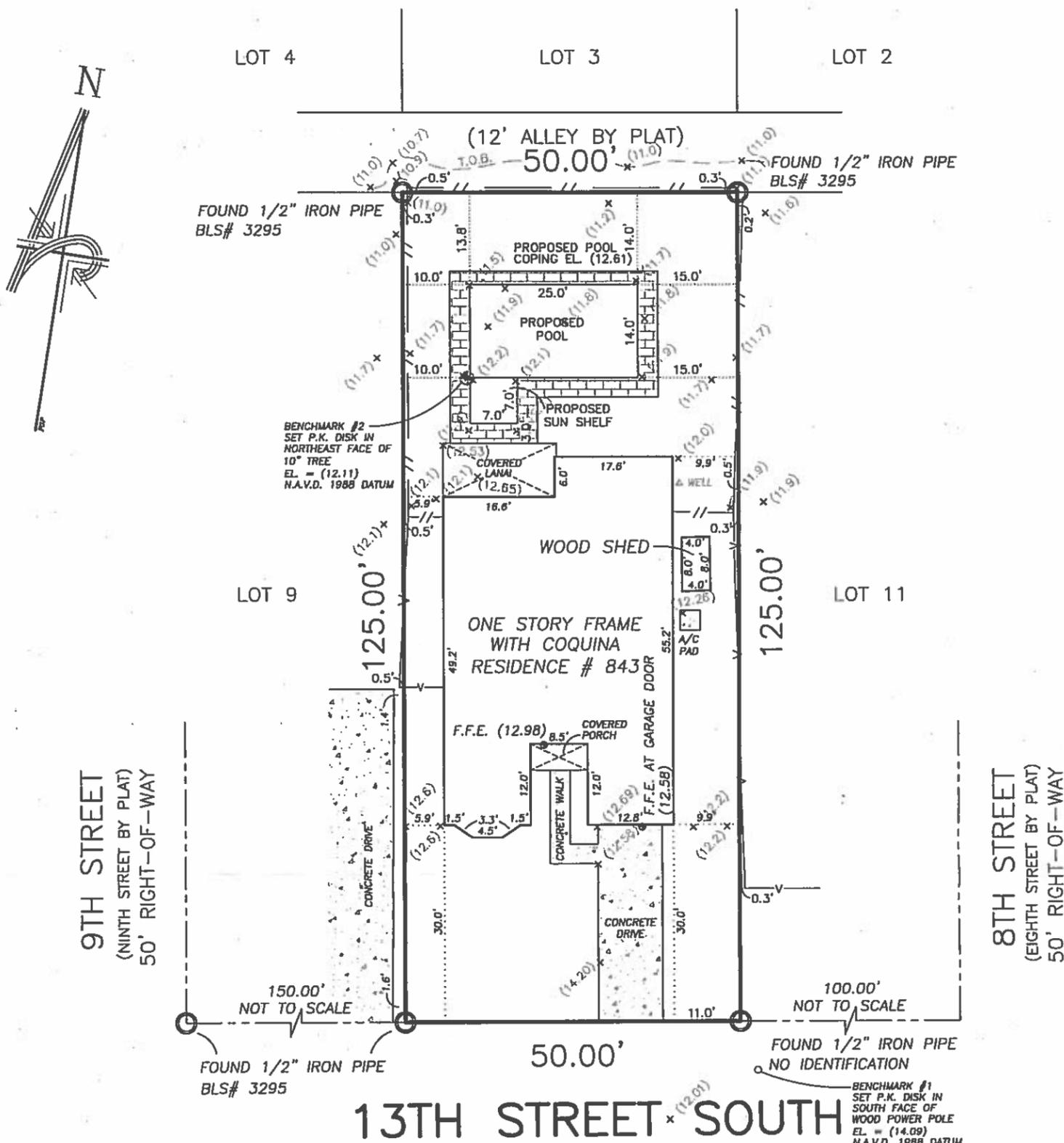
Section 34-281. Purpose. Variations are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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.	No	CURRENT CITY REQUIREMENT OF LOT COVERAGE IS 35%. POOL + PATIO SURROUNDING IS GREATER THAN CURRENT LOT COVERAGE REQUIREMENT. WILL NEED VARIANCE TO BUILD POOL & DECKING.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	HOUSE BUILT IN 1980'S + DRIVEWAY IS LARGER THAN 35% LOT COVERAGE IT WAS BUILT TO CODE IN 1980'S. RECEIVED SEP 20 2018 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.		
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Other homes in the same district have pavers & pools.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Refer to proposal on survey
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	Refer to proposal on survey

SITE PLAN OF:

LOT 10, BLOCK 129, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



13TH STREET SOUTH

(FORMERLY HAMILTON AVENUE BY PLAT)
80' RIGHT-OF-WAY

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, JACKSONVILLE BEACH, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018

ALL INTERIOR LOT ANGLES SHOWN HEREON ARE 90°00'00"

ELEVATIONS SHOWN AS THUS (14.20) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

ALL ELEVATIONS SHOWN ON THIS DRAWING ARE ON N.A.V.D. (NORTH AMERICAN VERTICAL DATUM) OF 1988.

NO BUILDING RESTRICTION LINE BY PLAT

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 129

T.O.B. DENOTES TOP OF BANK

F.F.E. DENOTES FINISH FLOOR ELEVATION

EL. DENOTES ELEVATION

--//-- DENOTES 6' WOOD FENCE EXCEPT AS NOTED

--V-- DENOTES 6' VINYL FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXISTING

IMPERVIOUS CALCULATIONS

LOT AREA = 6,250± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,700±
ENTRY	34±
PORCH/LANAI	133±
CONCRETE	342±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 2,218±
TOTAL DENSITY = 35.5%

PROPOSED

IMPERVIOUS CALCULATIONS

LOT AREA = 6,250± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,700±
ENTRY	34±
PORCH/LANAI	133±
CONCRETE	342±
A/C PAD(S)	9±
POOL	281±

TOTAL IMPERVIOUS AREA = 2,218±
TOTAL DENSITY = 40.0%

CERTIFIED TO:

KRISTIE L. BURTON

REVISED 09-09-2019 TO UPDATE IMPERVIOUS CALCULATIONS
REVISED 09-19-2019 TO ADD POOL DECK PAVERS

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 61g17 Florida Administrative Code.

Bruce Durdan Jr.
FLORIDA REGISTERED SURVEYOR No. 370
BRUCE DURDAN JR.

SIGNED: _____
SCALE: 1" = 20' PLANO
WORK ORDER NUMBER: 119490

RECEIVED

SEP 20 2019
19-100172

PLANNING & DEVELOPMENT

B-9533A

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



DURDEN
SURVEYING AND MAPPING, INC.
8150 Lone Star Road, Suite 3
Jacksonville, Florida 32211
(904) 724-5588 Fax 724-9154
LICENSED BUSINESS NO. 6696



APPLICATION FOR VARIANCE

BOA No. 19-100173
HEARING DATE 11/6/19

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
SEP 23 2019

APPLICANT INFORMATION

Applicant Name: Donald & Cynthia James **Telephone:** (904) 535-6489
Mailing Address: 3900 Grande Blvd **E-Mail:** cindyjames0212@gmail.com
Jacksonville Beach, FL 32250

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

Landowner Name: Donald & Cynthia James **Telephone:** (904) 535-6489
Mailing Address: 3900 Grande Blvd **E-Mail:** cindyjames0212@gmail.com
Jacksonville Beach, FL 32250

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: 3900 Grande Blvd, JB, FL 32250 1814000310R
Legal description of property (Attach copy of deed): 10-2 08-33-29E.161; Ocean Terrace, Lot 4, E1/2 CL Alley Ord 7316, BLK16
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 in lot coverage in order to add pool and firepit. Note: Added pavers around the pool and firepit to accommodate person with disability. Cynthia James' mother is disabled and will use pool & spa as part of prescribed physical therapy regimen. _____

Attaching 4/603/

AFFIDAVIT

I, Donald & Cynthia James, 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.

Donald B. James
Cynthia I. James
APPLICANT SIGNATURE

Donald B. James
Cynthia I. James
PRINT APPLICANT NAME

DATE 9/18/19

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 18th day of September, 2019 by Donald B. James & Cynthia I. James who is personally known to me or has produced FLDL & FLDL as identification.

Randal Trinidad Ambar
NOTARY PUBLIC SIGNATURE

Randal Trinidad Ambar
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 46.3% lot coverage & to 35% maximum to allow a pool and patio addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO. 19-100173

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	Parcels of land for this area are zoned for 10k sf. This lot is substantially smaller at 7K sf.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Prior homeowner installed approximately 337 sf of flagstone on sides of the house & filled in driveway area with approximately 661 sq ft of pavers without permitting or requesting variance. We have removed the flagstone to reduce variance amount as much as possible. See attachments for sq ft information. RECEIVED SEP 23 2019 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Other lots within the zoning district have been approved to exceed impervious %.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We have removed the flagstone installed by previous homeowner to reduce variance as much as possible.
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	

EXISTING

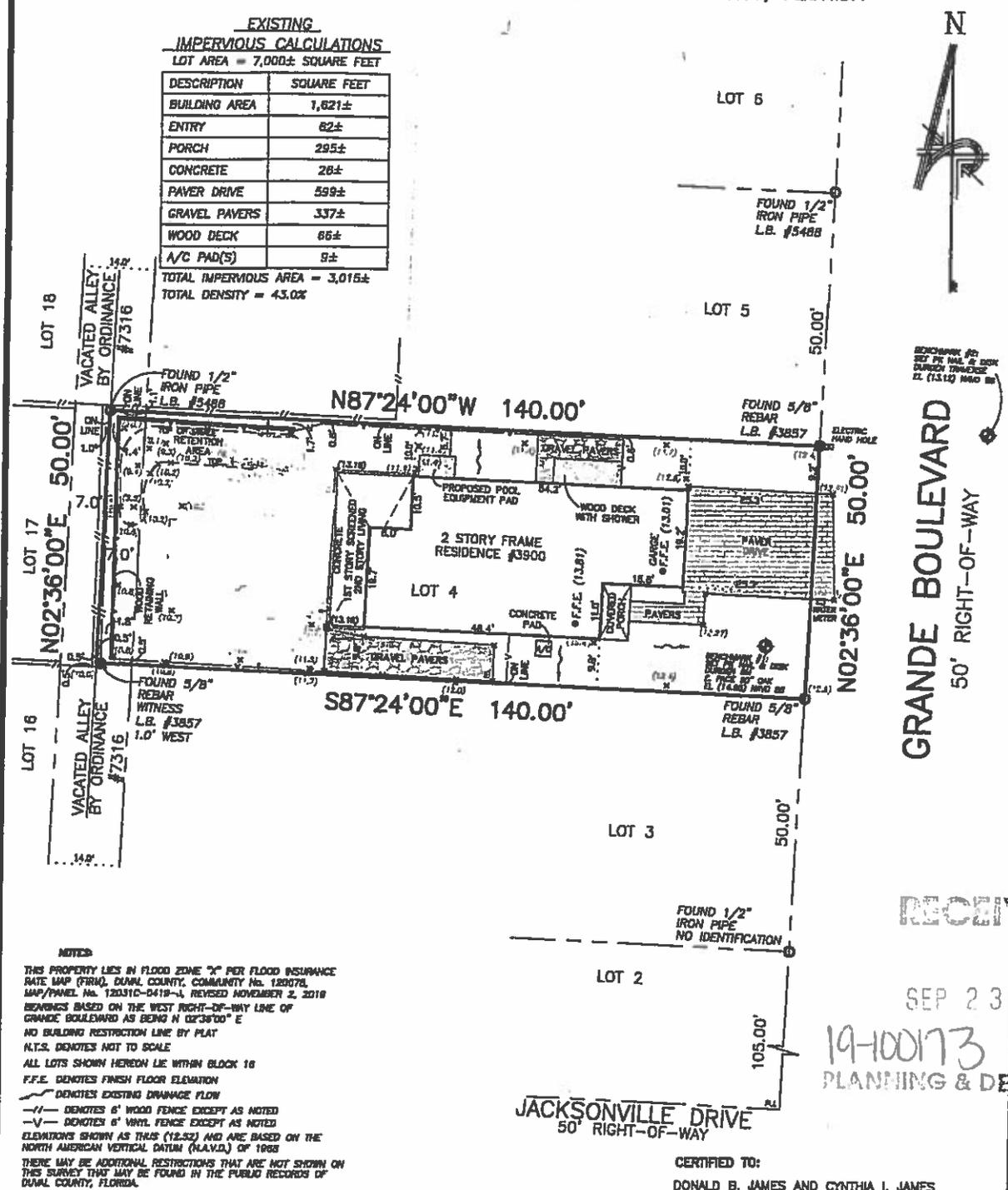
MAP SHOWING SITE PLAN OF:

LOT 4, (TOGETHER WITH THE EASTERLY-HALF OF THE ALLEY CLOSED BY ORDINANCE NO. 7316), BLOCK 16, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGES 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

EXISTING
IMPERVIOUS CALCULATIONS
LOT AREA = 7,000± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,821±
ENTRY	82±
PORCH	295±
CONCRETE	28±
PAVER DRIVE	599±
GRAVEL PAVERS	337±
WOOD DECK	65±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 3,015±
TOTAL DENSITY = 43.0%



NOTES
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-4, REVISED NOVEMBER 2, 2010
DIMENSIONS BASED ON THE WEST RIGHT-OF-WAY LINE OF GRANDE BOULEVARD AS BEING N 02°36'00" E
NO BUILDING RESTRICTION LINE BY PLAT
N.T.S. DENOTES NOT TO SCALE
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 16
F.F.E. DENOTES FINISH FLOOR ELEVATION
D.D. DENOTES EXISTING DRAINAGE FLOW
-||- DENOTES 6" WOOD FENCE EXCEPT AS NOTED
-V- DENOTES 6" VINYL FENCE EXCEPT AS NOTED
ELEVATIONS SHOWN AS THIS (12.52) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED

SEP 23 2019

19-100173
PLANNING & DEVELOPMENT

JACKSONVILLE DRIVE
50' RIGHT-OF-WAY

CERTIFIED TO:
DONALD B. JAMES AND CYNTHIA I. JAMES



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

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

Bruce Durden
FLORIDA REGISTERED SURVEYOR No. 4702
H. BRUCE DURDEN, JR.

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

SIGNED JUNE 9, 2019
SCALE: 1" = 20'
WORK ORDER NUMBER: 18411

B-9488A

MAP SHOWING SITE PLAN OF:

LOT 4, (TOGETHER WITH THE EASTERLY-HALF OF THE ALLEY CLOSED BY ORDINANCE NO. 7316), BLOCK 16, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGES 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

EXISTING

IMPERVIOUS CALCULATIONS

LOT AREA = 7,000± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,621±
ENTRY	62±
PORCH	295±
CONCRETE	26±
PAVER DRIVE	599±
A/C PAD(S)	9±

TOTAL IMPERVIOUS AREA = 2,612±
TOTAL DENSITY = 37.3%

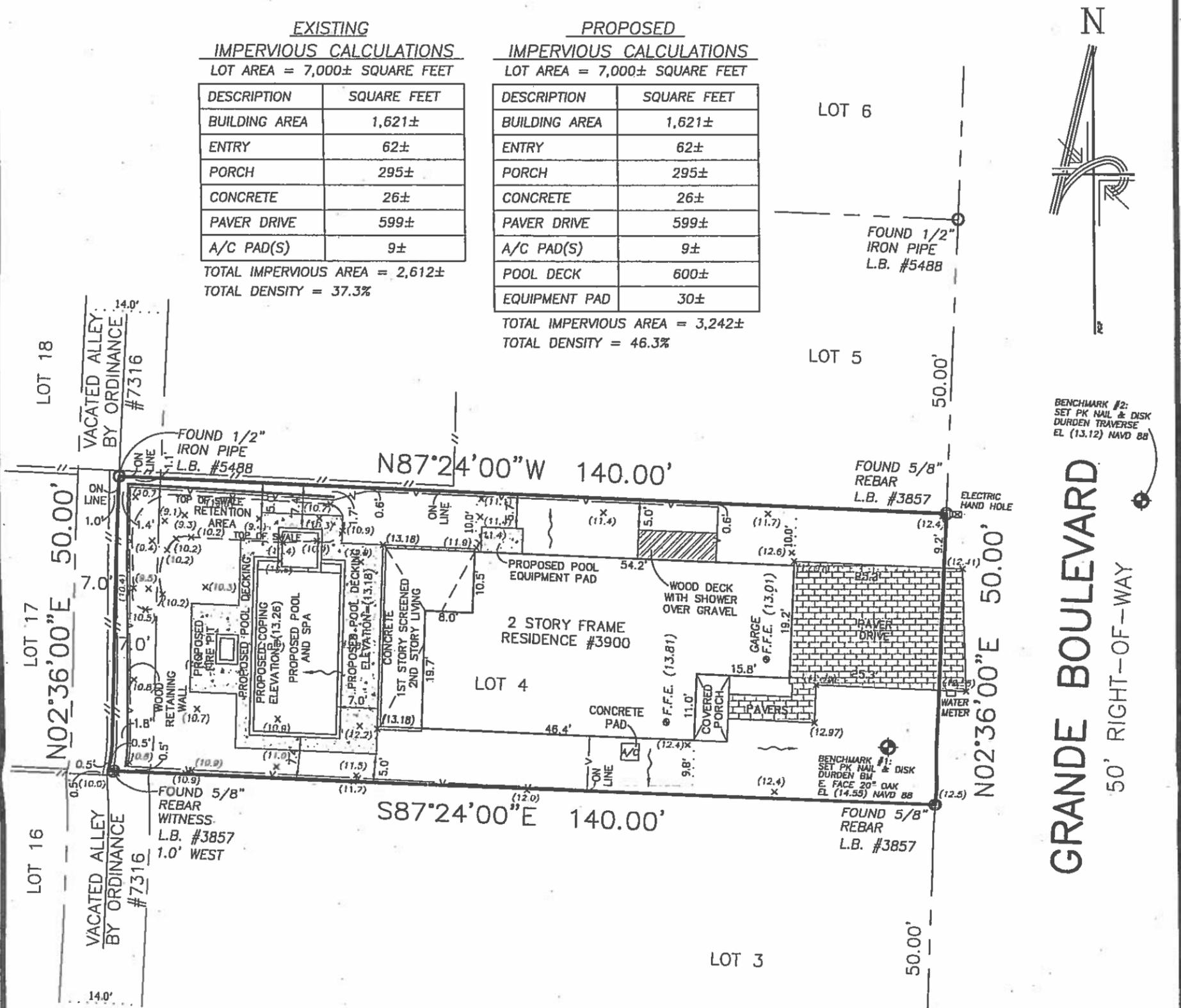
PROPOSED

IMPERVIOUS CALCULATIONS

LOT AREA = 7,000± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,621±
ENTRY	62±
PORCH	295±
CONCRETE	26±
PAVER DRIVE	599±
A/C PAD(S)	9±
POOL DECK	600±
EQUIPMENT PAD	30±

TOTAL IMPERVIOUS AREA = 3,242±
TOTAL DENSITY = 46.3%



BENCHMARK #2:
SET PK NAIL & DISK
DURDEN TRAVERSE
EL (13.12) NAVD 88

GRANDE BOULEVARD
50' RIGHT-OF-WAY

NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2019
BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF GRANDE BOULEVARD AS BEING N 02°36'00" E
NO BUILDING RESTRICTION LINE BY PLAT
N.T.S. DENOTES NOT TO SCALE
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 16
F.F.E. DENOTES FINISH FLOOR ELEVATION
--- DENOTES EXISTING DRAINAGE FLOW
--- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
--- DENOTES 6' VINYL FENCE EXCEPT AS NOTED
ELEVATIONS SHOWN AS THUS (12.52) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
SEP 23 2019
19-100173
PLANNING & DEVELOPMENT

UPDATED 09-20-19 TO UPDATE POOL PAVERS AND IMPERVIOUS CALCULATIONS
UPDATED 09-13-19 TO REMOVE GRAVEL PAVERS AND UPDATE IMPERVIOUS CALCULATIONS

CERTIFIED TO:
DONALD B. JAMES AND CYNTHIA I. JAMES

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

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

Donald B. James
DONALD B. JAMES
FLORIDA REGISTERED SURVEYOR NO. 470
BRUCE DURDEN, J.
FLORIDA

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

SIGNED: JUNE 9, 2019
SCALE: 1" = 20'
WORK ORDER NUMBER: 19411
B-9488A



APPLICATION FOR VARIANCE

BOA No. 19-100174HEARING DATE 11/6/19

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.

SEP 23 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name:	<u>Salt Air Homes Inc</u>	Telephone:	<u>904 993-4033</u>
Mailing Address:	<u>226 Tallwood Road</u> <u>Jacksonville Beach, FL 32250</u>	E-Mail:	<u>s.kraut@comcast.net</u>
Agent Name:	<u>Oliver Kraut and Susan Kraut</u>	Telephone:	<u>904 333-6607</u>
Mailing Address:	<u>226 Tallwood Road</u> <u>Jacksonville Beach, FL</u>	E-Mail:	<u>o.kraut@comcast.net</u>
Landowner Name:	<u>Salt Air Homes Inc</u>	Telephone:	<u>904 993-4033</u>
Mailing Address:	<u>226 Tallwood Road</u> <u>Jacksonville Beach, FL 32250</u>	E-Mail:	<u>s.kraut@comcast.net</u>

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: 1326 S 6th St 176837-0000
 Legal description of property (Attach copy of deed): S61 Ft of Lot T2 Block 137 Oceanside Park
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Front yard set back of 10 feet in lieu of 20 feet, rear yard of 15 feet in lieu of 30 feet. East side yard of 7.5 feet in lieu of 10 feet for a corner lot. For lot coverage of 44.8% in lieu of 35%

AFFIDAVIT

I, Susan Kraut, 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.

Susan J. Kraut
 APPLICANT SIGNATURE

Susan Kraut
 PRINT APPLICANT NAME

9-23-19
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 23rd day of September, 2019 by Susan Kraut, 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: RS-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-337(e)(1)c.1 for a front yard setback of 10' x 20' required and (e)(1)c.2 for a 7.5' corner side yard setback x 20' required and (e)(1)c.3 for a 15' rear yard setback x 20' required and (e)(1)c. for 44.8% lot coverage x 20 35% maximum to allow the construction of a new single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100174

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.

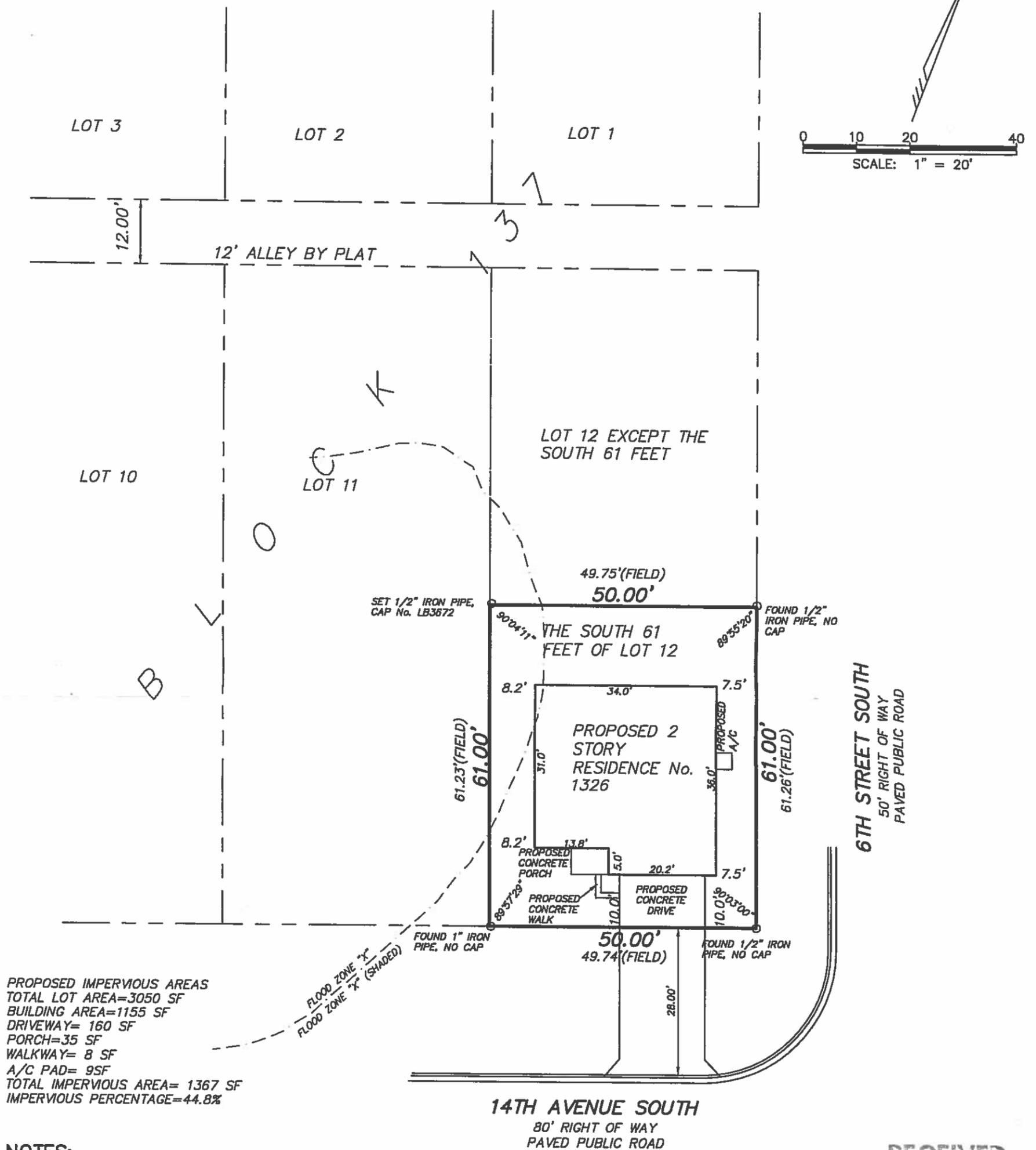
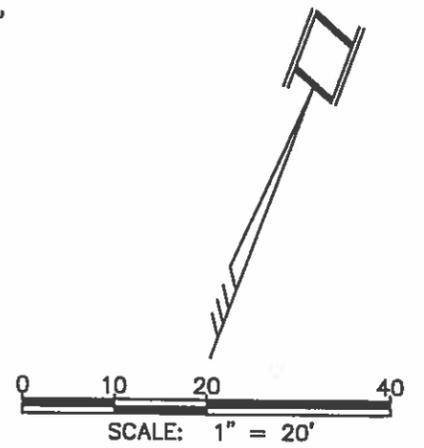
Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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	This lot is sub-standard RS-2 lots are 7500 SF This lot is 3050 SF less than 41% of the standard
Special circumstances and conditions do not result from the actions of the applicant.	YES	This lot was non-conforming when we purchased it. RECEIVED SEP 23 2019
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	Similar variances have been granted for non-conforming lots.
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 setbacks and lot coverage were designed for a lot substantially larger.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	With a standard of 7500 SF the home and lot coverage would be only at 18.2%. The depth of this lot is half the neighboring lots which is the reason for front and rear setback adjustments.
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 footprint on the lot will be generally less than neighboring lots.

PLOT PLAN

THE SOUTH 61 FEET OF LOT 12, BLOCK 137, OCEANSIDE PARK,
AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



PROPOSED IMPERVIOUS AREAS
TOTAL LOT AREA=3050 SF
BUILDING AREA=1155 SF
DRIVEWAY= 160 SF
PORCH=35 SF
WALKWAY= 8 SF
A/C PAD= 9SF
TOTAL IMPERVIOUS AREA= 1367 SF
IMPERVIOUS PERCENTAGE=44.8%

NOTES:

1. THIS IS A PLOT PLAN ONLY.
2. NORTH PROTRACTED FROM PLAT.
3. INTERIOR ANGLES AS SHOWN HEREON.
4. NO IMPROVEMENTS WERE LOCATED BY THIS SURVEY.
5. ALL IMPROVEMENTS SHOWN ON THIS SURVEY ARE PROPOSED.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND "X" (SHADED) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

RECEIVED
SEP 23 2019
19-100174
PLANNING & DEVELOPMENT

44.39% lot cov
w/ 10-8-19

THIS MAP WAS MADE FOR THE BENEFIT OF SALT AIR HOMES, INC.

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: <u>CL</u> FILE: <u>2019-1224</u>	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: <u>AUGUST 27, 2019</u> SHEET <u>1</u> OF <u>1</u>
--	--	---



APPLICATION FOR VARIANCE

BOA No. 19-100175
HEARING DATE 11/6/19

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
SEP 23 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Patricia S. Jerrim and Gary A. Jerrim Telephone: 904-923-6485
 Mailing Address: 602 13th Avenue S E-Mail: garyjerrim@gmail.com
Jacksonville Beach, FL 32250

Agent Name: Jim Welch - Coastal Luxury Outdoors Telephone: 904-543-2626
 Mailing Address: 115 Solana Rd, Suite C E-Mail: jim@coastalluxurypv.com
Ponte Vedra Beach

Landowner Name: Patricia S. Jerrim and Gary A. Jerrim Telephone: 904-923-6485
 Mailing Address: 602 13th Avenue S E-Mail: garyjerrim@gmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property AND Real Estate Number: 602 13th Ave S RE#176825-0000
 Legal description of property (Attach copy of deed): Lot 1 Block 137 Oceanside Park - Plat book 8 pg 13
 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).
Lot coverage greater the 35% - Existing lot coverage is 40% the variance is for a pool and spa with coping only
the only increase to lot coverage will be the equipment pad (24 Sq Ft)

AFFIDAVIT

I, Gary A. Jerrim, 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.

Gary A. Jerrim
APPLICANT SIGNATURE

Gary A. Jerrim
PRINT APPLICANT NAME

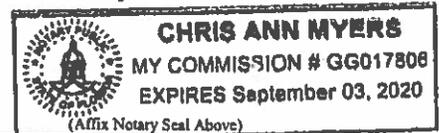
9/23/2019
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 23 day of September, 2019 by Gary Jerrim, who is personally known to me or has produced _____ as identification.

Chris Myers
NOTARY PUBLIC SIGNATURE

Chris Myers
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: R2-2 FLOOD ZONE: X
 CODE SECTION (S): Section 34-337(e)(1)e. for 40.5% lot coverage to 35% maximum to allow a pool (coping only) addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100175

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.

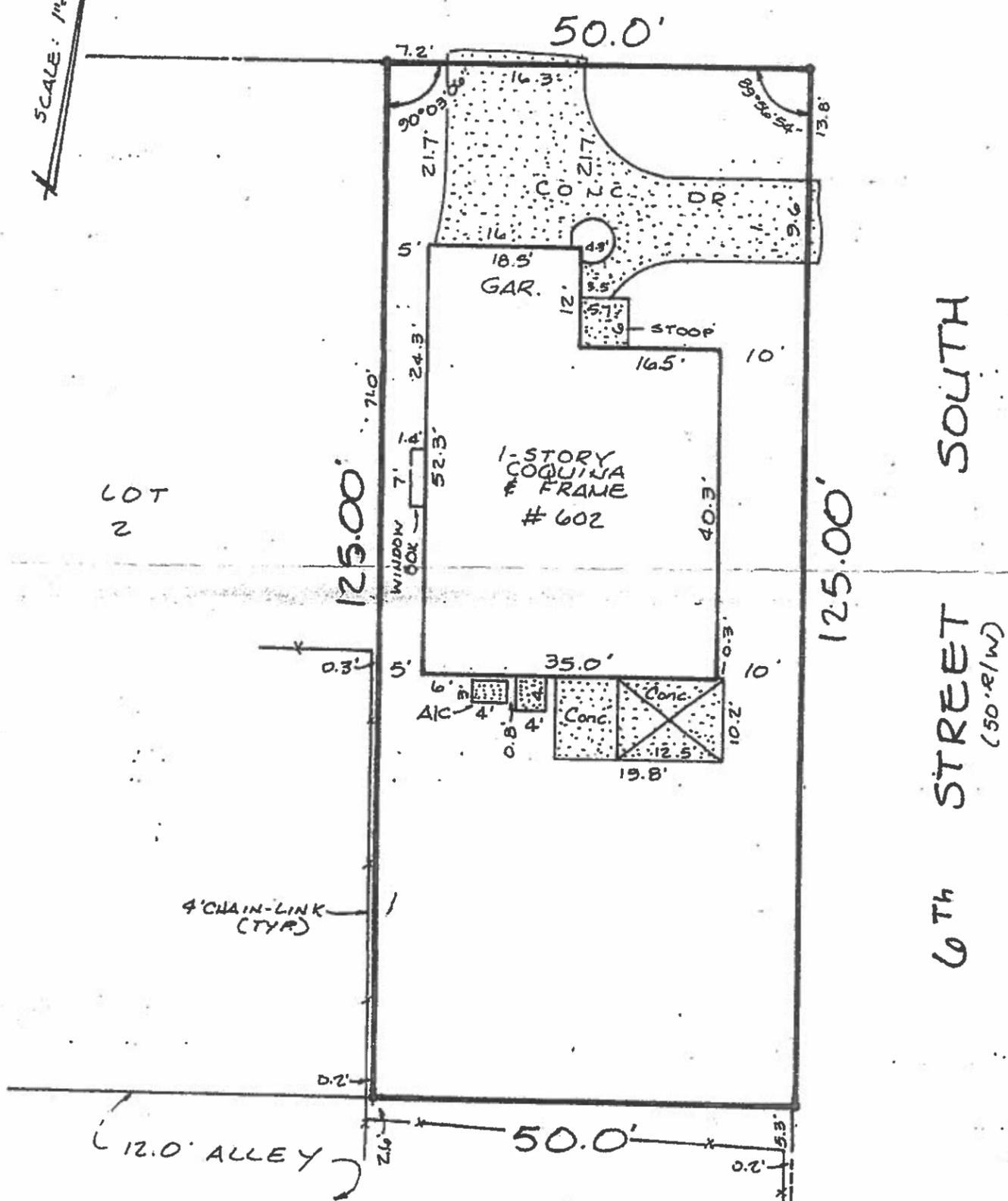
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	The lot is undersized for an RS-2 lot at 6,250 in lieu of 7,500 Minimum Lot Area
Special circumstances and conditions do not result from the actions of the applicant.	YES	The non conforming condition is shown on the attached plat of survey dated Nov 1, 1991; Ownership was transferred to one of the current owners on 12/16/1991 and the other owner on 12/23/2003
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 Swimming Pool & Spa does not effect the lot coverage with coping and only, the equipment pad increases the lot coverage by 24 Sq Ft
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	There are several homes with pools within a block of this home on similar size lots and homes <i>RECEIVED</i> <i>SEP 23 2011</i>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Only the equipment pad of 24 Sq Ft <i>PLANNING & DEVELOPMENT</i>
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	A swimming pool is an allowed accessory and is this would be consistent with the comprehensive plan. The lot drainage will be unchanged from the current condition

Existing

CERTIFIED TO STURGEON HOMES, Inc.
PAT STURTEVANT
FLORIDA HOMELOAN CORP.
FIRST AMERICAN TITLE INSURANCE COMPANY.

13TH AVENUE SOUTH
(80' R/W)

SCALE: 1"=20'



LOT 2

6TH STREET SOUTH
(50' R/W)

RECEIVED

NOV 23 1991
19-100175
PLANNING & DEVELOPMENT

RECHECKED: DEC. 4, 1991 TO SHOW IMPROVEMENTS.
RECHECKED: NOV. 8, 1991 TO SHOW FOUNDATION.
RECHECKED: NOV. 6, 1991 TO STAKE HOUSE.

- NOTES:**
- Bearings are based on N/A
 - This is a BOUNDARY survey.
 - Elevations shown thus (15.0) refer to N.G.V.D. of 1929.
 - Subject property lies within Zone "X" as shown on F.I.A. Flood Hazard Boundary Map 0002 D, Community No. 120078, dated APRIL 17, 1989
 - Unless otherwise noted, any portion of the subject parcel that may be deemed as Wetlands by State or Governmental Agencies has not been determined and any liability resulting therefrom shall be the responsibility of the owner.

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES IRON PIPE SET
- DENOTES IRON PIPE FOUND (not cap)
- x DENOTES CROSS CUT

Richard A. Miller & Associates, Inc.
Professional Land Surveyors
11330-5 St. Johns Industrial Parkway North
Jacksonville, Florida 32216
(904) 642-8337

DATE NOV. 1, 1991
SCALE 1"=20'
JOB NO. 11208
11229-11263-11461

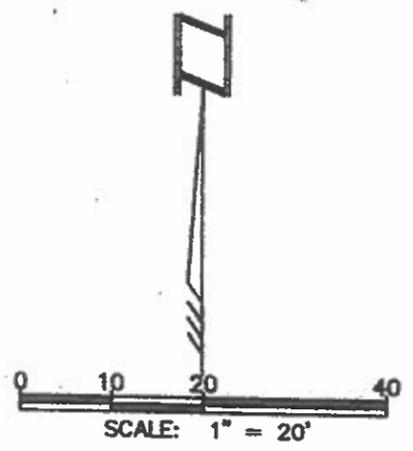
NTS

Jerrim

PROPOSED

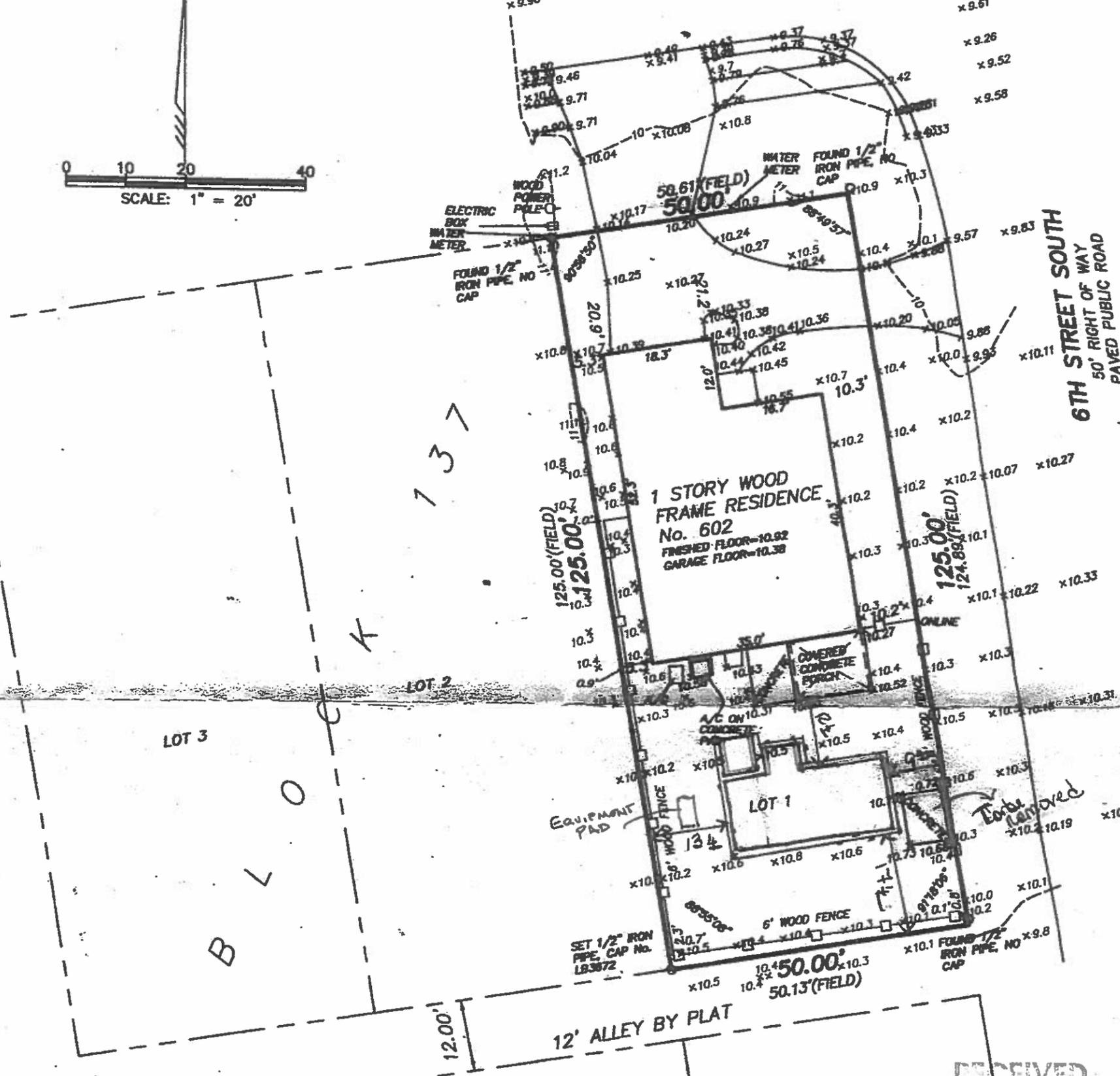
MAP SHOWING SURVEY OF LOT 1, BLOCK 137, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BENCHMARK SET MAG NAIL AND DISK No. LB3672 ELEVATION=9.57 (N.A.V.D. 1988)



13TH AVENUE SOUTH
80' RIGHT OF WAY
PAVED PUBLIC ROAD

6TH STREET SOUTH
50' RIGHT OF WAY
PAVED PUBLIC ROAD



- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 2. NORTH PROTRACTED FROM PLAT.
 3. INTERIOR ANGLES AS SHOWN HEREON.
 4. BENCHMARK ELEVATION ESTABLISHED IN N.A.V.D. 1988 DATUM BY GPS OBSERVATION, USING SPECTRA PRECISION EPOCH 50 L1/L2 EQUIPMENT, RUNNING TRIMBLE VRS SOFTWARE, SHOWN HEREON.

Existing lot Coverage -
 Lot - 6250 sqft
 House - 1747 sqft
 Driveway - 666 sqft
 Concrete/AC Pad - 124 sqft

Total 2537 = 40.5%

Note Pool - Coping only

RECEIVED
19-100175
SEP 12 3 2019

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF GARY JERRIM.

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: cl
FILE: 2019-1183

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

DATE: AUGUST 26, 2019
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 19-100176

HEARING DATE 11/16/19

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.

SEP 24 2019

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Wayne Martin McCoy Telephone: 904-307-6771
 Mailing Address: 7201 Ave S. Jacksonville 32250 E-Mail: M-McCoy@outlook.com
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Pondulum Properties LLC Telephone: 904-538-0590
 Mailing Address: 9210 Cypress Green Dr. Jacksonville, FL 32256 E-Mail: pondulumproperties@live.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: 1103 15th AVE N RE# 175361-0000
 Legal description of property (Attach copy of deed): Buel Homesites Unit 3 lot 7 Block 13
 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).
Accessory Structure setback, a 5 feet to the property line and lot coverage of 420/10 in lieu of 35% maximum

AFFIDAVIT

I, Wayne Martin McCoy, 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.

M. McCoy APPLICANT SIGNATURE Wayne M. McCoy PRINT APPLICANT NAME 9.23.19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 Sworn to and signed before me this 24 day of September, 2019 by Wayne McCoy, who is personally known to me or has produced Drivers License FL as identification.

Stacey Williams NOTARY PUBLIC SIGNATURE Stacey Williams PRINT NOTARY NAME

Notary Public State of Florida
 Stacey Williams
 My Commission GG 273123
 Expires 10/31/2022

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) for 43% lot coverage to 35% maximum and Section 34-373 (d) for a parking area setback of 0.5' to 5' minimum to allow an existing driveway expansion to remain at an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 19-100176

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	Extra Parking off street RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	yes	SEP 24 2019 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
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.	No	
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 NO	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
PARCEL NUMBER	INSPECTOR	TENANT NAME	TENANT NBR
ADDRESS			
NUISANCE/LOT CLEARING CHAP 19 175361.0000. 1103 N 15TH AVE JACKSONVILLE BEACH FL 32250	8/14/19 Beavers, Nikki	ACTIVE	8/14/19

CASE DATA: REAL ESTATE NUMBER
 PRIVATE PROPERTY
 RIGHT OF WAY
 YARD OVERGROWN
 TRACKING NUMBER

NARRATIVE: Overgrowth throughout 8/13/19

NOTICE NAMES: PENDULUM PROPERTIES LLC OWNER 904-588-8590

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	8/14/19	INSPECTION	COMPLETED	8/13/19	Beavers, Nikki	8/14/19
		RSLT TEXT: Overgrowth throughout				
	8/14/19	NUISANCE VIOLATION NOTICE	ISSUED	8/14/19		
Respond to:			Date: 0/00/00			
Send to:		PROPERTY OWNER				
Mail tracking #:						
Name/address:		PENDULUM PROPERTIES LLC 9210 CYPRESS GREEN DRIVE JACKSONVILLE, FL 32256 (904) 588-8590				
Telephone:						
Fax:						
EMail:						

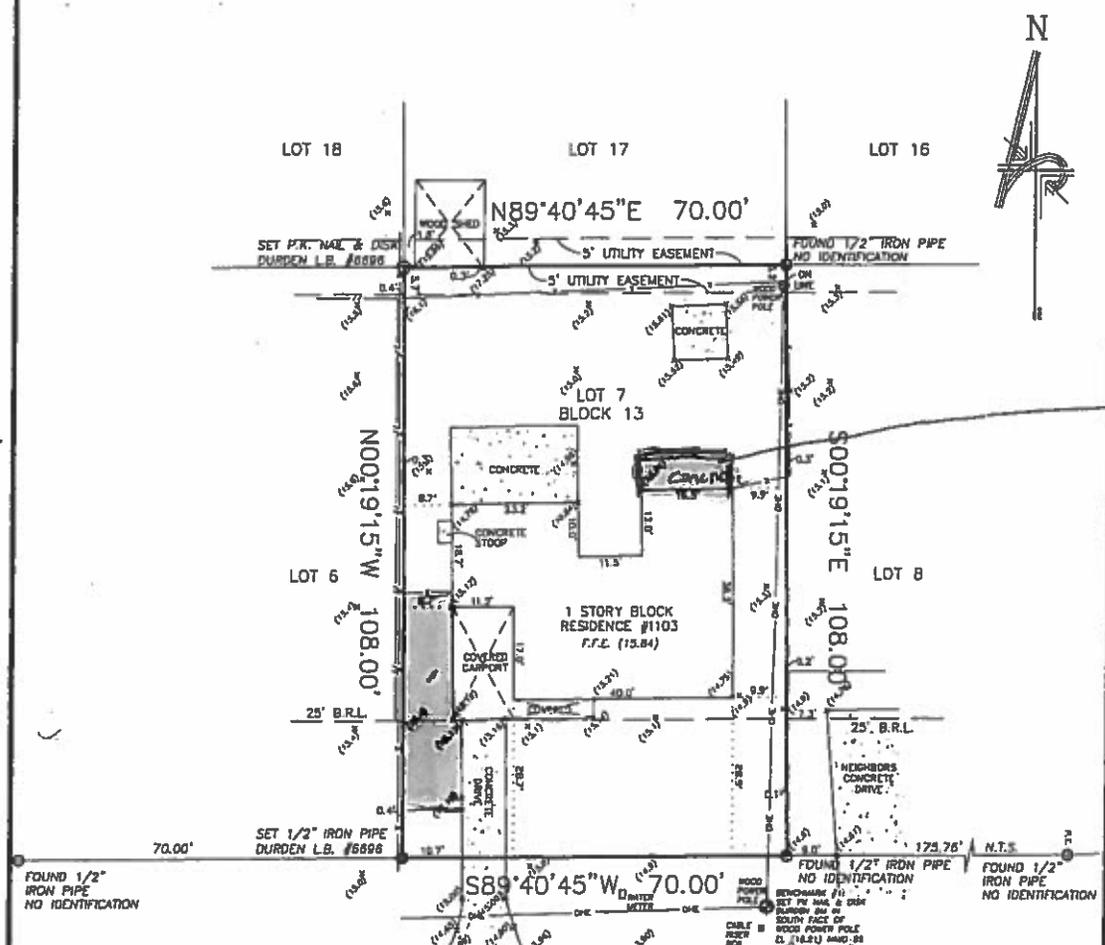
TOTAL TIME:

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
	8/13/19	NUISANCE CHAPTER 19 LOCATION:	1	N	ACTIVE	RESOLVED

BP Survey
#19-1046

FILE COPY
N.T.S.

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF:
LOT 7, BLOCK 13, BEACH HOMESITES UNIT 3, AS RECORDED IN PLAT BOOK 27,
PAGES 23 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



566 add
16x6
Approx.

15TH AVENUE NORTH
60' RIGHT-OF-WAY
ASPHALT ROAD

BENCHMARK #2:
SET 1/2" IRON PIPE & DISK
DURDEN I.B. #8898
E.L. (14.89) N.A.V.D. 1988

NOTED:
THIS PROPERTY LIES IN FLOOD ZONE "AE" PER FLOOD INSURANCE RATE
MAP (FIRM), DUVAL COUNTY, COMMUNITY NO. 130078, MAP/PANEL NO.
12031(0-011)-L, REVISED NOVEMBER 2, 2018.
BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF
15TH AVENUE NORTH AS BEING N 89°40'45" W
25' BUILDING RESTRICTION LINE (B.S.L.) BY PLAT
N.T.S. DENOTES NOT TO SCALE
ALL LOTS SHOWN HEREIN LIE WITHIN BLOCK 13
ELEVATIONS SHOWN AS THUS (13.90) AND ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
-X- DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED
-//- DENOTES 6" WOOD FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON
THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

BENCHMARK TABLE
BENCHMARK #1:
SET 1/2" IRON PIPE & DISK
DURDEN I.B. IN SOUTH FACE
OF WOOD POWER POLE
E.L. (16.21) N.A.V.D. 1988
BENCHMARK #2:
SET 1/2" IRON PIPE & DISK
DURDEN I.B.
E.L. (14.89) N.A.V.D. 1988

RECEIVED
19-1046
MAY 23 2019

PLANNING & DEVELOPMENT

CERTIFIED TO:
PENDULUM PROPERTIES, LLC

RECEIVED
19-100176

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

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

Bruce Durden
FLORIDA REGISTERED SURVEYOR NO. 4707
IL BRUCE DURDEN, JR.

PLANNING & DEVELOPMENT

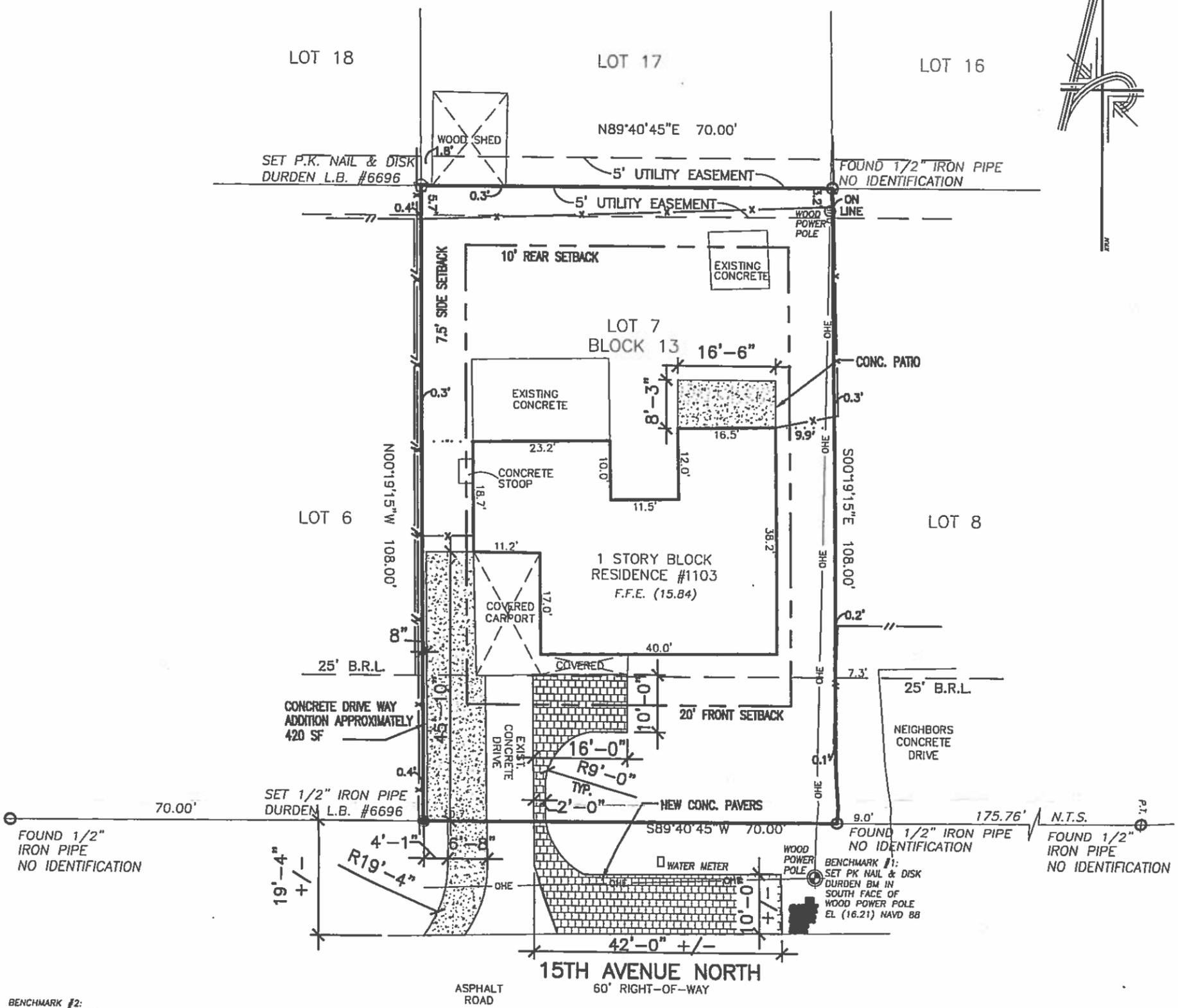
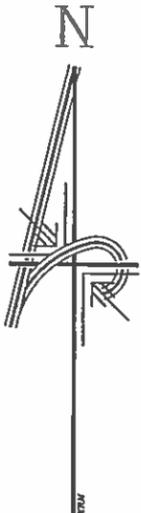
SURVEYOR'S NOTE
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC. MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK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

SIGNED: MARCH 13, 2019
SCALE: 1" = 20'
WORK ORDER NUMBER: 19154

SEP 24 2019

B-9449

Proposed

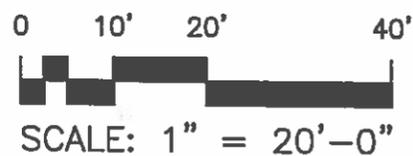


BENCHMARK #2:
SET PK NAIL & DISK
DURDEN BM
EL (14.09) NAVD 88

NOTES
THIS PROPERTY LIES IN FLOOD ZONE "AE" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018
BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF 15TH AVENUE NORTH AS BEING N 89°40'45" W
25' BUILDING RESTRICTION LINE (B.S.L.) BY PLAT
N.T.S. DENOTES NOT TO SCALE
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 13
ELEVATIONS SHOWN AS THUS (13.90) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
-X- DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED
-//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BENCHMARK TABLE
BENCHMARK #1:
SET PK NAIL & DISK
DURDEN BM IN SOUTH FACE
OF WOOD POWER POLE
EL (16.21) N.A.V.D. 1988
BENCHMARK #2:
SET PK NAIL & DISK
DURDEN BM
EL (14.09) N.A.V.D. 1988

1 SITE PLAN
A-1 SCALE: 1" = 20'-0"



RECEIVED

SEP 24 2019
19-100176
PLANNING & DEVELOPMENT

LOT AREA TABULATION		
	AREA	PERCENTAGE
LOT AREA	7,524 SF	100%
BUILDING COVERAGE	1,852 SF	24.6%
IMPERVIOUS COVERAGE	3,231 SF	42%

SITE RENOVATIONS

1103 15TH AVE., JACKSONVILLE, FL

DRAWN LS	JOB NO. 19062
CHECKED LS	SHEET
DATE 9.23.19	A-1

