



**Agenda**

**Board of Adjustment**

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**Tuesday, November 19, 2019**

**7:00 PM**

**Council Chambers**

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**MEMORANDUM TO:**

Members of the Board of Adjustment  
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

**CALL TO ORDER**

**ROLL CALL**

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

**EX-PARTE COMMUNICATION**

**APPROVAL OF MINUTES**

- a. Regular Board of Adjustment Meeting held October 15, 2019

**CORRESPONDENCE**

**OLD BUSINESS**

**NEW BUSINESS**

- a. **Case Number:** **BOA#19-100177**  
**Applicant/Owner:** Andrew Scott Allen  
**Property Address:** 1059 19<sup>th</sup> Street North  
**Parcel ID:** 179196-0100  
**Legal Description:** Lot 1, Block 79, *Jacksonville Beach Section 'A'*  
**Current Zoning:** RS-2  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 47% 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: \_\_\_\_\_

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- b. **Case Number:** **BOA#19-100179**  
**Applicant/Owner:** Brian and Cheryl Roche  
**Property Address:** 3055 Antigua Drive  
**Parcel ID:** 180949-1365  
**Legal Description:** Lot 66, *Ocean Cay Unit No. 1*  
**Current Zoning:** PUD  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** PUD Ordinance No. 2002-7843, for 49.2% lot coverage in lieu of 45% maximum to allow for a covered patio addition to an existing single-family dwelling  
**Miscellaneous Info:** No previous variance requests

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

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- c. **Case Number:** BOA#19-100180  
**Applicant/Owner:** Jeffrey Shank  
**Agent:** Earl Jonsson  
**Property Address:** 509 15<sup>th</sup> Avenue North  
**Parcel ID:** 174822-0000  
**Legal Description:** Lot 6, Block 5, *Surf Park*  
**Current Zoning:** RS-1  
**Motion to Consider:** **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for an easterly side yard of 7 feet in lieu of 10 feet minimum to rectify an existing non-conformity to allow for substantial improvements to an existing single-family dwelling  
**Miscellaneous Info:** No previous variance requests

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

### **PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Tuesday, December 3, 2019. There are four 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, October 15, 2019, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> 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.

**ANNOUNCEMENTS:** *None.*

**EX-PARTE COMMUNICATION:** *None.*

**APPROVAL OF MINUTES:** *None.*

**CORRESPONDENCE:** *None*

**OLD BUSINESS:**

**(A) Case Number: BOA 19-100134**

**Applicant:** Atkins Builder, Inc.  
**Agent:** John Atkins  
**Owner:** Florida Land Trust 2019 5 6  
**Property Address:** 514 2<sup>nd</sup> 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.

Mr. Truhlar asked Mr. Knight to clarify the zoning classification for this lot. Mr. Knight advised the property was initially zoned C-,1 but now has conditional use of an RM-2 zoned lot.

**Applicant:** John Atkins, 1888 Foss Lane, Jacksonville Beach, stated due to the size of the lot it was not feasible to develop it for commercial use as there would not be adequate space for parking. Based on that, Mr. Atkins requested and received a use by exception from Planning and Development which allowed the lot to fall under RM-2 standards. Mr. Atkins advised the width of the lot is 62.50 square feet. Ms. Osewalt noted under RM-2 standards the minimum width required is 60 square feet. Mr. Truhlar noted the lot is 6,250 square feet which is over the 6,000 minimum requirement, and therefore not considered a hardship according to the Land Development Code. Mr. Atkins agreed but was only seeking a small amount of lienency in order to allow for a two car garage and two car parking. He also stated none of the lots on that street were conforming and several had previously received the same variance he is requesting. Mr. Truhlar acknowledged Mr. Atkins effort to provide adequate parking however, one of the responsibilities of the Board is to correct previous actions that created nonconforming lots not continue to carry them forward. Ms. Osewalt advised just because variances were given in the past does not mean going forward those same types of variances would be granted. Mr. Truhlar asked if a duplex or townhome could be built on the lot, Mr. Atkins advised he could build a duplex or a three story townhome. Mr. Moreland asked if Mr. Atkins could work with 49% lot coverage instead of the 53% requested, Mr. Atkins stated he could.

**Public Hearing:**

No one else came before the Board to speak about this case. Mr. Reddington read into record the following names of people who submitted emails (on file) in regards to this request:

- Jeff Maxwell, 504 2<sup>nd</sup> Street South, Jacksonville Beach (Opposed)
- Cody Monroe, Jacksonville Beach (Supported)

Mr. Atkins advised he had reached out to the neighbor who previously opposed the variance request to address his concerns.

Mr. Truhlar closed the public hearing.

**Discussion:**

Discussion ensued regarding the requirements of different zoning classifications.

**Motion:** It was moved by Ms. Osewalt, to approve BOA# 19-100134, for 49% lot coverage only.

**The motion died for lack of a second.**

**Amended Motion:** It was moved by Mr. Janson, seconded by Ms. Osewalt, to approve BOA# 19-100134, for 49.9% lot coverage with no other variances.

**Roll Call Vote:** Ayes– Sylvia Osewalt, Dan Janson  
Nays– John Moreland, Francis Reddington, and Jeff Truhlar  
**The motion failed 2-3.**

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Janson to approve BOA# 19-100134, for 49.9% lot coverage and the remaining variance request as written.

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

**NEW BUSINESS:**

**(A) Case Number: BOA 19-100158**

**Applicant:** John Atkins  
**Owner:** CT3 Properties, LLC  
**Property Address:** 821 3<sup>rd</sup> Avenue South

**City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2, for side yards of 7 feet in lieu of 10 feet required; 34-339(e)(1)c.3, for a rear yard of 8 feet in lieu of 30 feet required; 34-339(e)(1)f, for 46% lot coverage in lieu of 35% maximum; and 34-339(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum for a stoop, all to allow for a new two-family dwelling.

**Applicant:** John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the lot is only 3,018 square feet instead of the 6,000 square feet required causing the hardship. Mr. Truhlar noted the lot is also undersized in width at 50 square feet verses the normal 60 square feet. The lot is currently vacant, however, the prior lot coverage was 43.7%. Mr. Atkins advised they had done everything possible to minimize the requested lot coverage. Mr. Moreland said if the lot were conforming in size the requested coverage would only be 22%. Mr. Truhlar asked if decks would be added to the structure, Mr. Atkins stated no. Mr. Truhlar asked for clarification regarding the stoop. Mr. Atkins explained the stoops were 4 foot square pads required by building code to be placed in front of the garage service doors.

**Public Hearing:**

No one came before the Board to speak regarding this case. Mr. Reddington read into record a letter from Amy Juall [on file] in opposition of this variance. The letter sited concerns about lack of trees and parking issues. Mr. Atkins stated there were no trees listed on the existing survey. Mr. Knight advised one tree must be planted on the property once the homes are built. Mr. Atkins further advised the property would have the correct amount of required parking spaces.

Mr. Truhlar closed the public meeting.

**Discussion:**

There was no further discussion among the Board members regarding this variance.

**Motion:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve BOA# 19-100158, as presented and discussed.

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

**(B) Case Number: BOA 19-100159**

**Applicant/Owner:** Neil Saggase and Jill Blanks

**Property Address:** 1696 5<sup>th</sup> Avenue North

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 41% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 2.5 feet in lieu of 5 feet minimum to rectify an existing non-conformity resulting from the installation of paver decking around a new swimming pool at an existing single-family dwelling.

**Applicant:** Neil Saggase and Jill Blanks, 1696 5<sup>th</sup> Avenue North, Jacksonville Beach, stated the lot is nonconforming at only 8,055 square feet which is the hardship. Mr. Saggase further advised prior to this meeting the shed was moved, so the accessory structure setback listed in the variance is no longer needed. Mr. Reddington asked if the pavers were put down without a variance, Mr. Saggase acknowledged they had been but not on purpose. He noted the initial survey he was given showed the lot at 10,000 square feet but once the two lots beside him sold he lost several square feet of property. Mr. Moreland stated if the lot was conforming the total coverage would actually be 32%.

**Public Hearing:**

Neil Saggese Sr., 4816 Coquina Crossing, Elkton, FL, was in favor of the variance application but preferred not to speak.

Mr. Reddington read into record the following names of people who submitted emails (on file) in support of this variance:

- Bryon Iveson, 1680 Upper 4<sup>th</sup> Avenue North, Jacksonville Beach
- Mary Kay Hall, 602 17<sup>th</sup> Street North, Jacksonville Beach
- Krista Frazee, 416 18<sup>th</sup> Street North, Jacksonville Beach
- Melinda Richey, 917 Bay Street, Neptune Beach
- Jim & Jessica Lewis, 1714 5<sup>th</sup> Avenue North, Jacksonville Beach
- Brittany McCaffrey, 1637 5<sup>th</sup> Avenue North, Jacksonville Beach
- Laurel Richardson, 1665 Upper 4<sup>th</sup> Avenue North, Jacksonville Beach

After being sworn in, the following spoke in favor of the variance application:

- Bruce Dickinson, 1729 Upper 4<sup>th</sup> Avenue North, Jacksonville Beach

Ms. Osewalt verified the accessory structure setback was no longer needed, Mr. Saggese confirmed that was correct. Mr. Truhlar closed the public meeting.

**Discussion:**

Ms. Osewalt noted the lot is nonconforming as it is less than the 10,000 square foot minimum.

**Motion:** It was moved by Ms. Osewalt, seconded by Dan Janson, to approve BOA# 19-100159, for 41% lot coverage in lieu of 35% minimum.

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

**(C) Case Number: BOA 19-100160**

**Applicant/Owner:** Phillip and Rebecca Vogelsang

**Agent:** Jim McMann

**Property Address:** 3145 Pullian Court

**City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 49.8% lot coverage in lieu of 35% maximum to allow for a swimming pool, paver deck and screen pool enclosure addition to an existing single-family dwelling.

**Agent:** Jim McMann, 978 8<sup>th</sup> Street South, Jacksonville Beach, stated the hardship of the property is its an RS2 zoned property with only 6,000 square feet instead of the 7,500 minimum for that zoning type. Mr. Truhlar noted the lot is also undersized in width at 50 square feet, opposed to the 75 square feet minimum. Mr. Moreland advised if this were a standard sized lot the coverage requested would only be 39%. Mr. Reddington asked if this was the least amount of coverage the Applicant could work with, Mr. McMann advised they have kept the pool small and are only requesting three feet of pavers on one side with five feet on the other.

**Public Hearing:**

No one came before the Board to speak regarding this case. Mr. Reddington read into record the following names of people who submitted emails (on file) in support of this variance:

**Outside Correspondence:**

- Phillip Vogelsang, 3145 Pullian Court, Jacksonville Beach, FL
- Carl and Lisa Ilano, 3113 Pullian Court, Jacksonville Beach, FL
- Alexander Jenkins, 3180 Pullian Court, Jacksonville Beach, FL
- Josh Rickerson, 3081 Pullian Court, Jacksonville Beach, FL
- Karen Wekstein, 3148 Pullian Court, Jacksonville Beach, FL
- Robert Dixon, 3276 Pullian Court, Jacksonville Beach, FL
- Saro Lascala, 3273 Pullian Court, Jacksonville Beach, FL
- Phil Zeller, 3084 Pullian Court, Jacksonville Beach, FL

Mr. Truhlar closed the public hearing.

**Discussion:**

Ms. Osewalt noted a variance for 43% was given to another property in the same neighborhood. There was no further discussion among the Board members.

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA 19-100160, as presented and discussed.

**Roll Call Vote:** Ayes -- John Moreland, Sylvia Osewalt, Dan Janson and Jeff Truhlar  
 Nays -- Francis Reddington  
 The motion was approved 4-1.

**(D) Case Number: BOA 19-100161**

**Applicant/Owner:** Carl and Lisa Ilano  
**Property Address:** 3113 Pullian Court

**City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 45.2% lot coverage in lieu of 35% maximum to allow for a swimming pool, paver deck and screen pool enclosure addition to an existing single-family dwelling.

**Applicant:** Carl and Lisa Ilano, 3113 Pullian Court, Jacksonville Beach, stated the lot is only 6,000 feet instead of the 7,500 square feet required causing the hardship. Mr. Truhlar advised this lot is also only 50 feet wide when it should be 75 feet wide for RS-2 zoning. According to Mr. Moreland, if the property were of standard size, the lot coverage would only be 37%. Ms. Osewalt noted in 2006 this property was given a variance of 40% lot coverage, making the current request only an additional 4.2.% for a pool, which she did not find to be unreasonable.

**Public Hearing:**

No one came before the Board to speak regarding this case. Mr. Reddington read into record the following names of people who submitted emails (on file) in support of this request:

**Outside Correspondence:**

- Phillip Vogelsang, 3145 Pullian Court, Jacksonville Beach, FL
- Alexander Jenkins, 3180 Pullian Court, Jacksonville Beach, FL
- Josh Rickerson, 3081 Pullian Court, Jacksonville Beach, FL
- Karen Wekstein, 3148 Pullian Court, Jacksonville Beach, FL
- Robert Dixon, 3276 Pullian Court, Jacksonville Beach, FL
- Saro Lascala, 3273 Pullian Court, Jacksonville Beach, FL
- Phil Zeller, 3084 Pullian Court, Jacksonville Beach, FL
- Carl and Lisa Ilano, 3113 Pullian Court, Jacksonville Beach, FL

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 19-100161, as written and read.

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

**(E) Case Number: BOA 19-100165**

**Applicant/Owner:** Robert H. Trudeau  
**Property Address:** 722 16<sup>th</sup> Avenue South

**City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for a pool deck addition to an existing single-family dwelling.

**Applicant/Owner:** Robert H. Trudeau, 722 16<sup>th</sup> Avenue South, Jacksonville Beach, advised the lot is undersized or substandard at only 6,900 square feet of the minimum 7,500 that is required. The lot coverage was maxed out at 35% when the current deck and pool were initially built. Mr. Trudeau would now like to add additional decking. Mr. Moreland estimated if the lot were conforming in size the actual lot coverage would only be 38%. Mr. Truhlar stated the lot is considered a narrow lot.

**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 from the Board.

**Motion:**

It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA 19-100165, as written and discussed.

**Roll Call Vote:**

Ayes– John Moreland, Sylvia Osewalt, Francis Reddington, Dan Janson and Jeff Truhlar

The motion was unanimously approved.

**PLANNING DEPARTMENT REPORT**

Discussion ensued among the Board regarding the lack of applications for new members. Mr. Reddington wanted it noted for the record there are currently only five board members and one alternate. Additionally, two of the current serving Board member’s terms are about to expire. While these Board members want to continue to serve, if they are not interviewed soon, they may not be able to vote at the next meeting should they be reappointed for an additional term. This could cause a lack of quorum which in turn could cause cases to be pushed to later dates in the year.

The next scheduled meeting is **Wednesday, 6 November, 2019**. There are eight (8) scheduled cases.

**ADJOURNMENT**

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:15 P.M.

Submitted by: Sheila Boman  
Staff Assistant

Approval:

\_\_\_\_\_

Chairperson

\_\_\_\_\_

Date



# APPLICATION FOR VARIANCE

BOA No. 19-10077

HEARING DATE 11/19/19

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 30 2019

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: Andrew Scott Allen Telephone: 904-710-9818  
 Mailing Address: 1059 19th St. N. Jax Beach, FL 32250 E-Mail: Scotta779@gmail.com

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

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

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

### VARIANCE DATA

Street address of property AND Real Estate Number: 1059 19th St. N. Jax Beach, FL 32250 Re# 179196-0100  
 Legal description of property (Attach copy of deed): 18-33 38-2SE .117 Sec A Jacksonville Beach Lot 1 BLK 79  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Variance for increased lot coverage to install a pool & pool deck  
47% lot coverage

### AFFIDAVIT

I, Andrew Scott Allen, 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 A. Scott Allen PRINT APPLICANT NAME 9/30/19 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
 Sworn to and signed before me this 30th day of September, 2019 by Andrew Allen, 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

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (s): \_\_\_\_\_

34-337(e)(1)e. for 47% lot coverage in lieu of 35% maximum to allow a pool and paver patio addition to an existing single-family dwelling

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100177

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

RECEIVED

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

SEP 30 2019

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

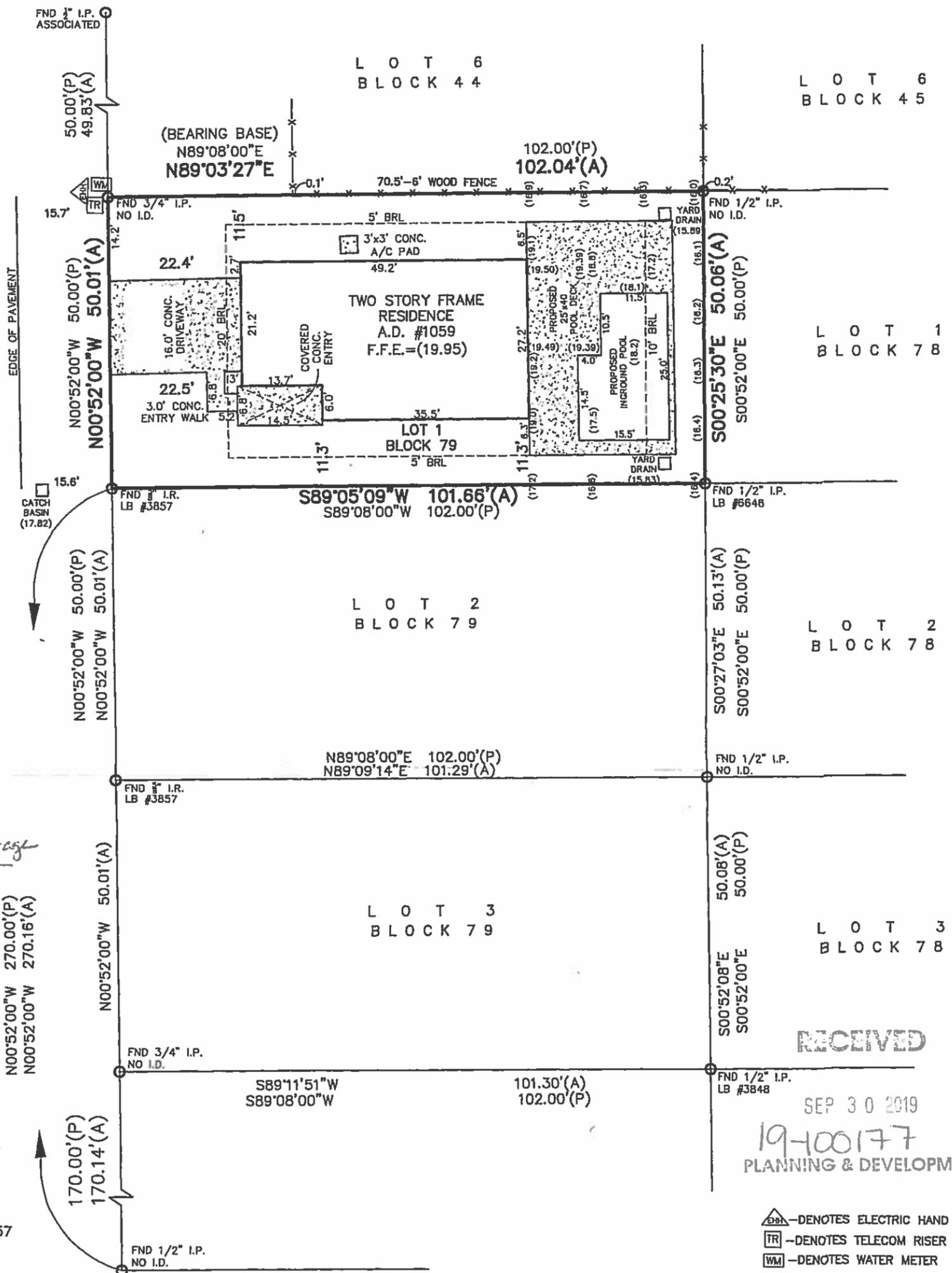
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	Lot size below minimum standard of 7,500 SF; Lot size is equal to approx 5,108 SF
Special circumstances and conditions do not result from the actions of the applicant.	YES	
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	
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	Multiple properties with pools located in immediate area
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	
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	

# MAP SHOWING BOUNDARY SURVEY OF LOT 1, BLOCK 79 AS SHOWN ON MAP OF JACKSONVILLE BEACH SECTION "A"

AS RECORDED IN MAP BOOK 18 PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.  
CERTIFIED TO: WESLEY TRANTER & DAYNA HARRISON / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY /  
MOVEMENT MORTGAGE, LLC. / HILLCREST TITLE AND TRUST AGENCY, LLC



**NORTH 19TH STREET**  
(50' RIGHT OF WAY)



**BENCHMARK:**  
FND NAIL & DISK LB 3857  
IN PAVEMENT AT  
INTERSECTION OF 16TH  
STREET NORTH & 9TH  
AVENUE NORTH  
ELEVATION: (22.31)

ELEVATIONS SHOWN HEREON  
REFER TO NAVD OF 1988

△ - DENOTES ELECTRIC HAND HOLE  
TR - DENOTES TELECOM RISER  
WM - DENOTES WATER METER

TOPO, RECERT AND POOL LAYOUT; W.O.# 176232; 09-18-19 (FIELD)  
FINAL; W.O. #153723; 05-09-17 (FIELD)  
LOT & HOUSE STAKE OUT (GOOD-SET F.F.E.); W.O.# 150143; 06-22-16 (FIELD)  
CERTIFICATIONS ADDED; 04-26-16 (OFFICE)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN  
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

ON FLOOD INSURANCE RATE MAP 0416 J FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY FLORIDA, F.I.R.M. INDEX DATE 11-02-18  
THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

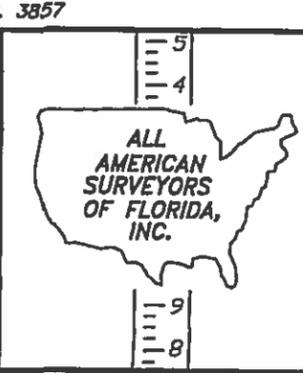
LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	
FND.	= FOUND
I.D.	= IDENTIFICATION
CONC	= CONCRETE
(TYP.)	= TYPICAL
I.P.	= IRON PIPE
I.R.	= IRON ROD
Δ	= DELTA ANGLE
CH	= CHORD
A	= ARC LENGTH
R	= RADIUS
(C)	= CALCULATED
(D)	= DEED
(P)	= PLAT
(R)	= RADIAL LINE
(E)	= CENTER LINE
R/W	= RIGHT-OF-WAY
(A)	= ACTUAL
(W)	= WITNESS
F.F.E.	= FINISH FLOOR ELEVATION
A/C	= AIR CONDITIONER
(TYP.)	= TYPICAL
N.G.	= NATURAL GROUND
TW	= TOP OF WALL
BW	= BOTTOM OF WALL
P.T.	= POINT OF TANGENCY
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVE
P.R.C.	= POINT OF REVERSE CURVE
P.C.C.	= POINT OF COMPOUND CURVE
B.R.L.	= BUILDING RESTRICTION LINE
F.P.&L.	= FLORIDA POWER & LIGHT
TW	= TOP OF WALL
BW	= BOTTOM OF WALL
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
P.I.	= POINT OF INTERSECTION
W	= WIDTH
D	= DEPTH

THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION,  
THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN  
HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD  
OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER  
61G17-6, FLORIDA, STATUTES.

SCALE 1"=20'  
DATE 04-17-16

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
JAMES D. HARRISON, JR., No. 2647  
MICHAEL A. GARRETT, No. 8643  
9-27-19  
FLORIDA REGISTERED SURVEYOR AND MAPPER



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SEP 30 2019  
19-100177  
PLANNING & DEVELOPMENT



# APPLICATION FOR VARIANCE

BOA No. 19-100179  
HEARING DATE 11/19/19

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.

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### APPLICANT INFORMATION

**Applicant Name:** Brian (and Cheryl) Roche **Telephone:** (904) 707-1517  
**Mailing Address:** 3055 Antigua Drive **E-Mail:** brianroche1219@gmail.com  
Jacksonville Beach, FL 32250

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

**Landowner Name:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

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

### VARIANCE DATA

Street address of property AND Real Estate Number: 180-949-1365 3055 Antigua Drive  
 Legal description of property (Attach copy of deed): Lot 66 Ocean Cay Unit #1  
 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: Requesting a variance of the 45% coverage in the PUD to 49.2% for a proposed covered lanai extension  
 Attached is the site plan with the lot coverage calculation within the survey boundary

### AFFIDAVIT

I, Brian Roche, 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.

Brian Roche  
APPLICANT SIGNATURE

Brian Roche  
PRINT APPLICANT NAME

10/7/19  
DATE

### STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 7 day of October, 2019 by Brian Roche, who is personally known to me or has produced Drivers 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: PUD FLOOD ZONE: X

CODE SECTION (s): \_\_\_\_\_

PUD Ordinance No. 2002-7843, for 49.2% lot coverage in lieu of 45% maximum to allow for a covered patio addition to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

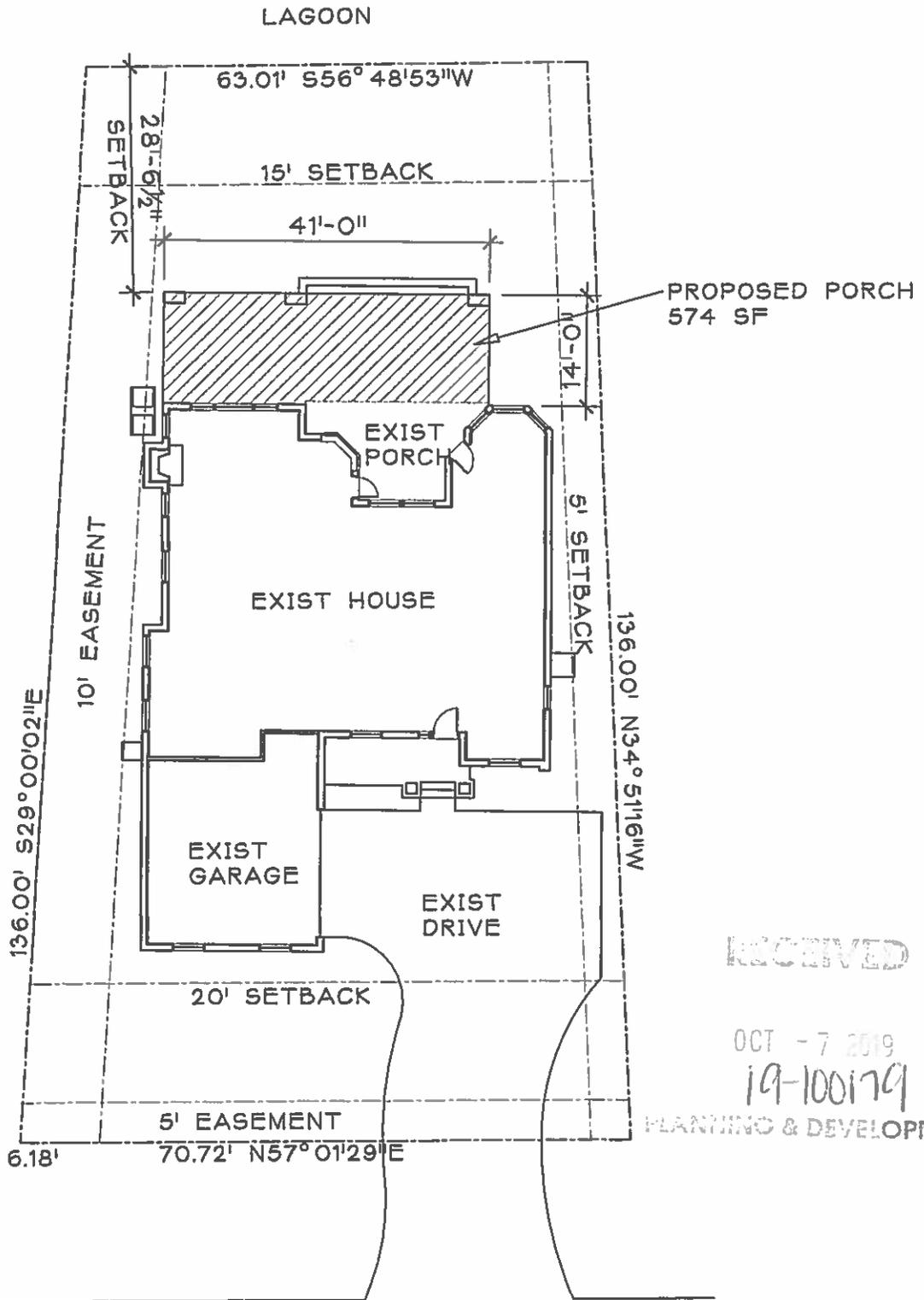
BOA NO. 19-100179

*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.

<b>Standard</b>	<b>Applies? Yes/No</b>	<b>Circumstances/ Explanation</b>
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	PUD % Lot Coverage
Special circumstances and conditions do not result from the actions of the applicant.	Yes	RECEIVED  OCT - 7 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	PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Home improvements such as living dwelling extensions, pool enclosures and patio extensions have been common in the PUD requiring lot coverage variances
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Extending the existing small covered lanai area will require a lot coverage variance
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	



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ANTIGUA DRIVE

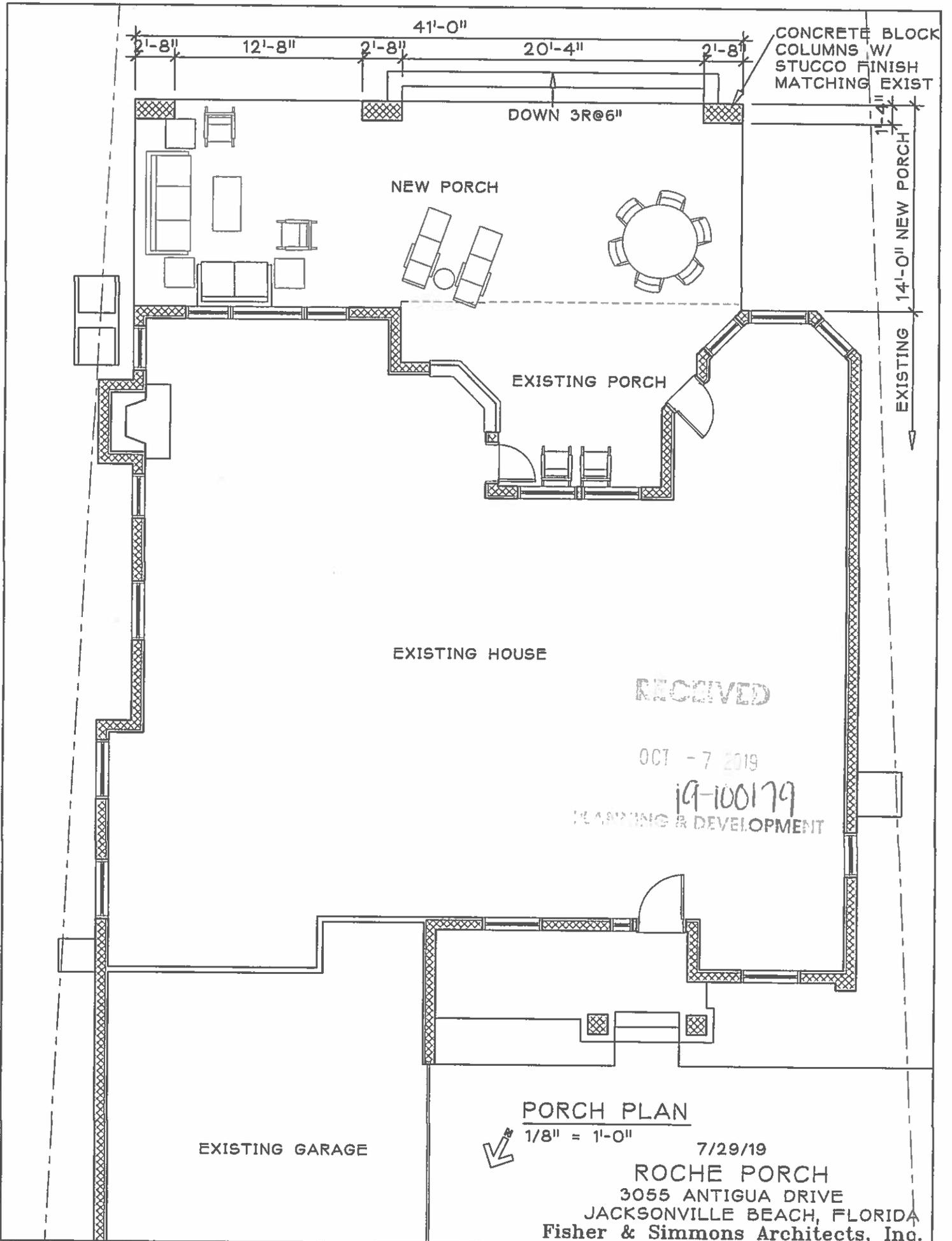
LOT COVERAGE

LOT	9500 SF
EXIST STRUCTURE	2582 SF
EXIST FRONT PORCH	119
EXIST REAR PORCH	187
NEW REAR PORCH/STEPS	611
EXIST DRIVE & WALK	1140
EXIST EQUIP PADS	32
<b>TOTAL COVERAGE</b>	<b>4671 SF</b>
	49.17%


**SITE PLAN**  
 1" = 20'-0"

7/29/19

**ROCHE PORCH**  
 3055 ANTIGUA DRIVE  
 JACKSONVILLE BEACH, FLORIDA  
 Fisher & Simmons Architects, Inc.



CONCRETE BLOCK COLUMNS W/ STUCCO FINISH MATCHING EXIST

DOWN 3R@6"

NEW PORCH

EXISTING PORCH

EXISTING HOUSE

EXISTING GARAGE

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19-100179

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PORCH PLAN

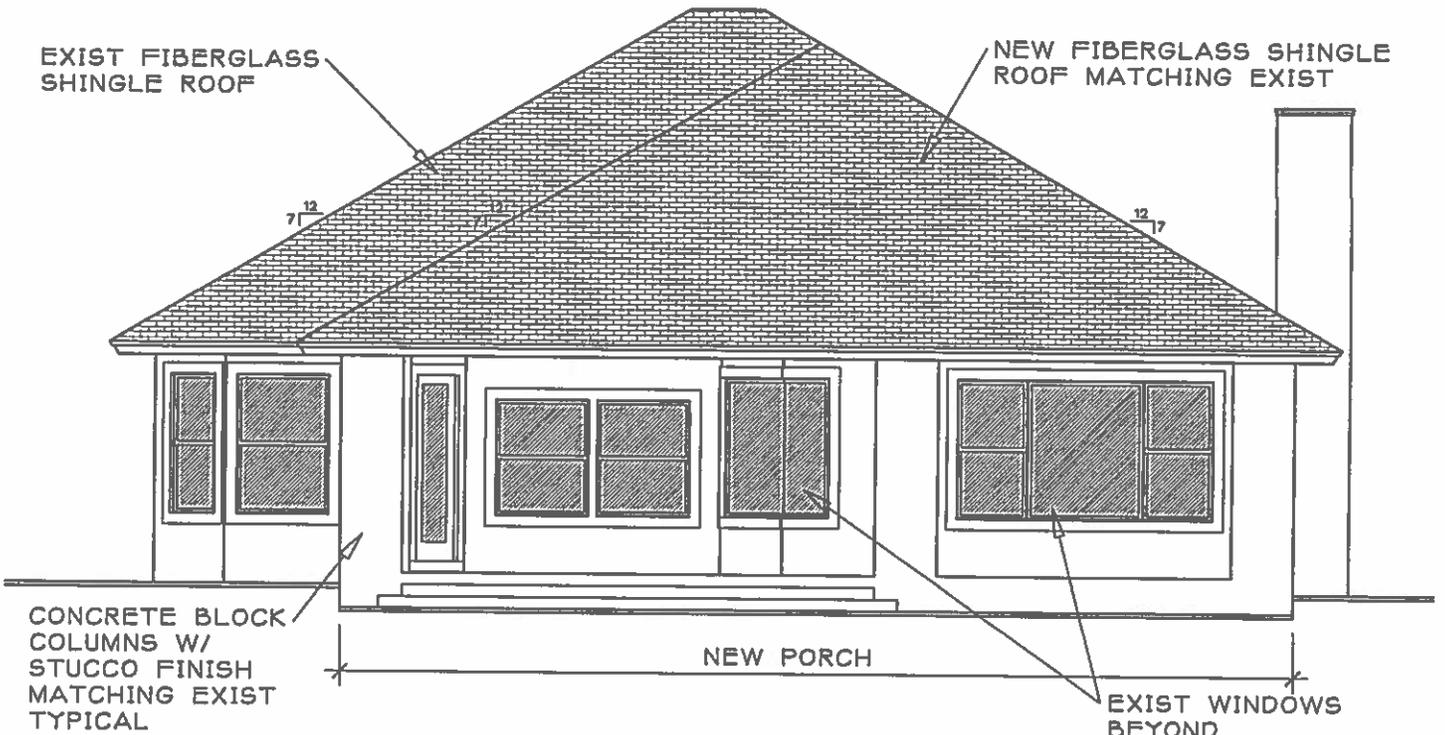
1/8" = 1'-0"

7/29/19

ROCHE PORCH

3055 ANTIGUA DRIVE  
JACKSONVILLE BEACH, FLORIDA

Fisher & Simmons Architects, Inc.

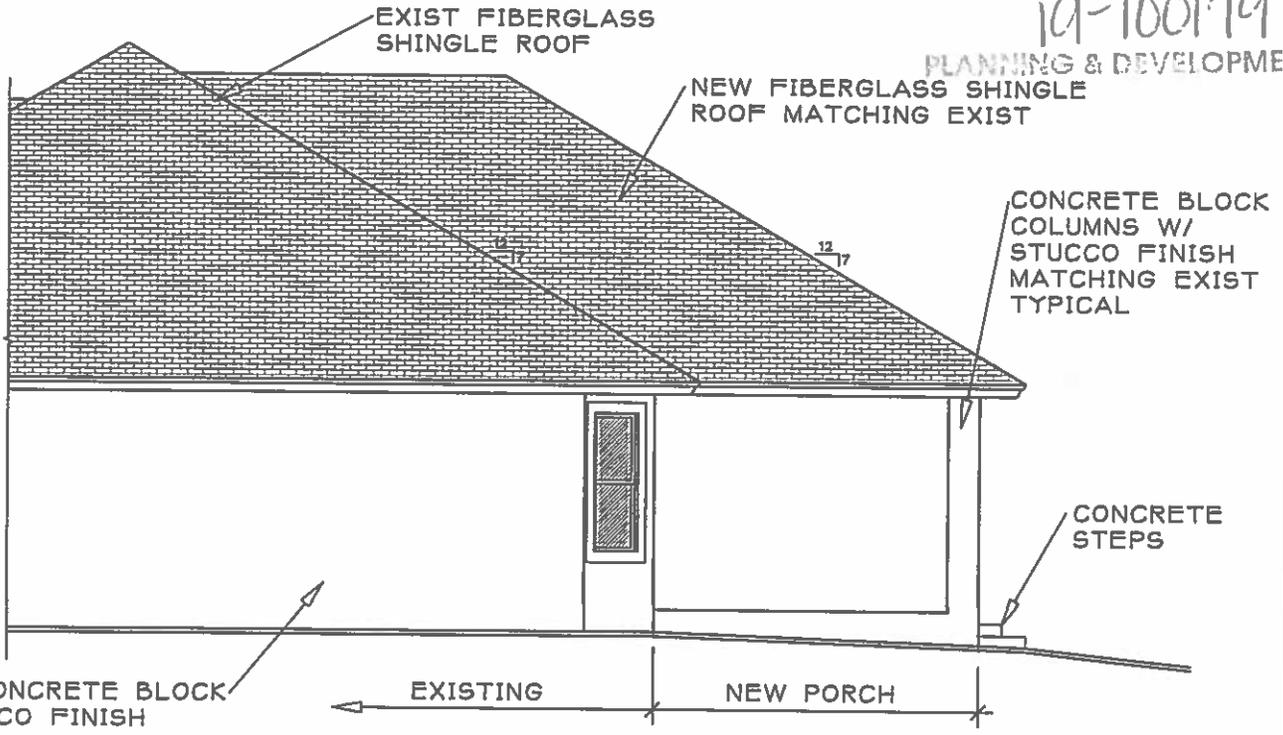


SOUTH ELEVATION  
1/8" = 1'-0"

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19-100179

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WEST ELEVATION  
1/8" = 1'-0"

7/29/19

ROCHE PORCH  
3055 ANTIGUA DRIVE  
JACKSONVILLE BEACH, FLORIDA  
Fisher & Simmons Architects, Inc.

# MAP SHOWING SURVEY OF

LOT 66

OCEAN CAY UNIT ONE

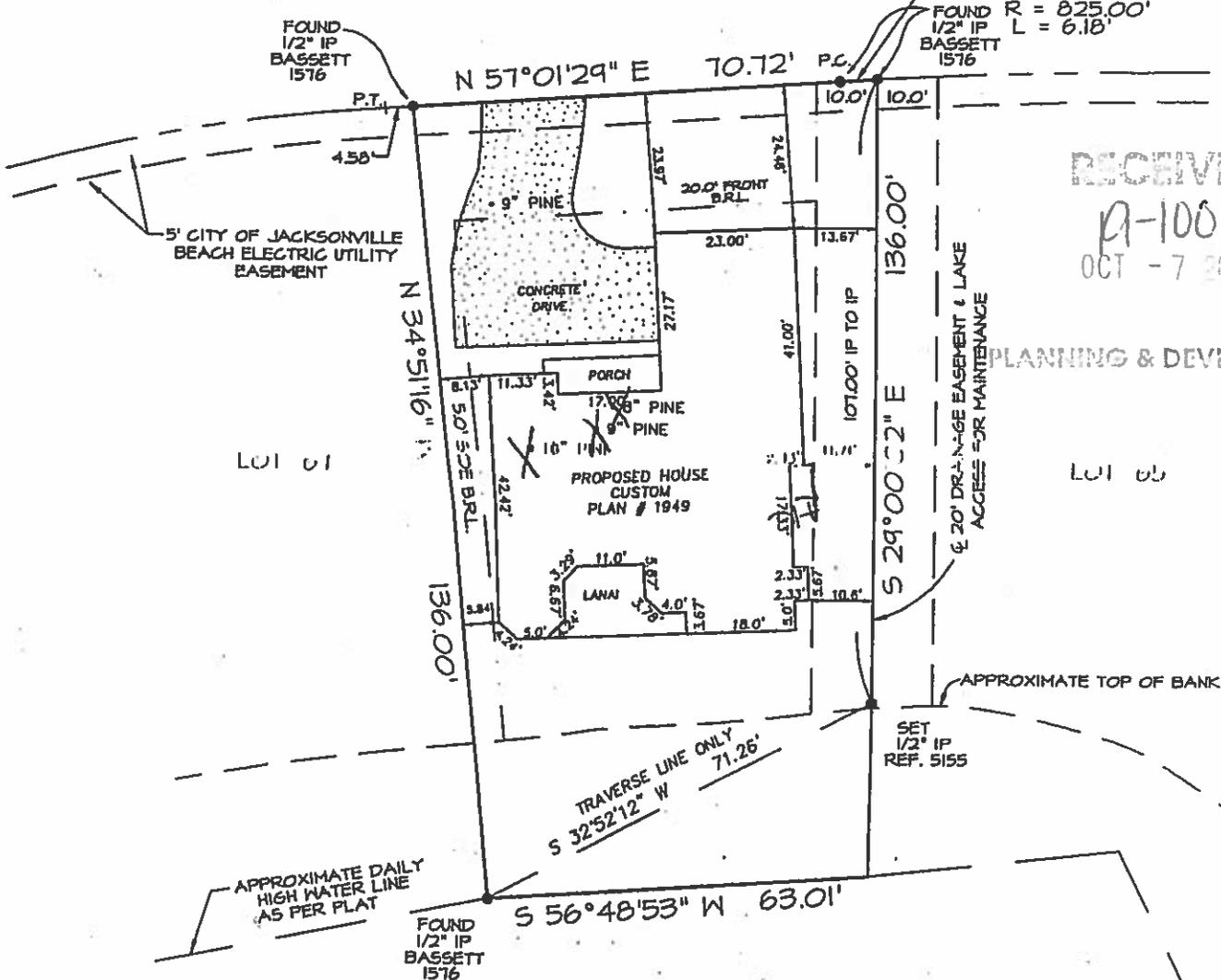
AS RECORDED IN PLAT BOOK 51, PAGES 65, 65A - 65E OF THE CURRENT PUBLIC RECORD OF DUVAL COUNTY, FLORIDA. INCLUSIVE

CERTIFIED TO: INTERVEST CONSTRUCTION OF JAX., INC.



ANTIGUA DRIVE  
(50' RIGHT OF WAY)

CH. = 6.18'  
N 57°14'21" E  
Δ = 00°25'45"  
R = 825.00'  
L = 6.18'



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OCT - 7 2019  
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TRACT "D"  
LAKE/STORMWATER MANAGEMENT FACILITY  
(DRAINAGE EASEMENT)

PART OF JACKSONVILLE BEACH HEIGHTS  
AS RECORDED IN PLAT BOOK 11, PAGE 40  
OF THE CURRENT PUBLIC RECORDS OF THE  
CITY OF JACKSONVILLE, DUVAL COUNTY,  
FLORIDA

NOTE:  
ALL TREES 6" AND ABOVE HERE LOCATED ON LOT AS SHOWN.  
BUILDING RESTRICTION LINE INFORMATION PROVIDED BY INTERVEST CONSTRUCTION OF JAX, INC.  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- NOTES**
- BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 66 AS BEING S 21° 03' 02" E
  - THIS IS A BOUNDARY - TREE - AND PROPOSED LOCATION OF HOUSE ON LOT.
  - ELEVATIONS SHOWN THUS (15.0) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929, (N.G.V.D. OF 1929).
  - BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES UNSHADED "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 120710 00020, MAP REVISED DATE: APRIL 17, 1989
  - UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
  - THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND		DATE
□	DENOTES CONCRETE MONUMENT	FEBRUARY 9, 1990
X-X	DENOTES FENCE	SCALE 1" = 30'
○	DENOTES 1/2" IRON PIPE SET (AS NOTED)	JOB NO. 1246
●	DENOTES IRON PIPE FOUND (AS NOTED)	P. BOOK(S) 66
X	DENOTES CROSS CUT	PAGE(S) 18
		COMPUTER OCEANCAY00CUL66
		FILE NAME

**A & J LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYORS OFFICE: (904) 384-2724  
2724 COLLEGE STREET, SUITE # 1 FAX: (904) 384-6  
JACKSONVILLE, FLORIDA 32205 BEEPER: (904) 38-  
CERTIFICATE OF AUTHORIZATION NO. LB 6661

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPER IN CHAPTER 61G17-6.0, (FORMERLY CHAPTER 21H1-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTE

*George J. Ward*  
GEORGE J. WARD, STATE OF FLORIDA,  
REGISTERED LAND SURVEYOR, CERTIFICATE NO. 5155

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY			
P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	R.L.S.	REGISTERED LAND SURVEYOR
P.O.B.	POINT OF BEGINNING	J.E.A.	JACKSONVILLE ELECTRIC AUTHORITY
P.O.R.	POINT OF REFERENCE	EQUIP	EQUIPMENT
P.C.	POINT OF CURVATURE	A.C.	AIR CONDITIONER
P.T.	POINT OF TANGENCY	C.A.T.V.	CABLE TELEVISION
P.C.C.	POINT OF COMPOUND CURVE	OH.	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	(F.M.)	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R-	RADIUS EQUALS
R/W	RIGHT OF WAY	CH.	ARC LENGTH EQUALS
O.R. VOL.	OFFICIAL RECORDS VOLUME	Δ	CHORD BEARINGS & DISTANCE EQUALS
D.B.	DEED BOOK	Δ*	DELTA OR CENTRAL ANGLE EQUALS
P.G.	PAGE	I.P.	IRON PIPE
B.R.L.	BUILDING RESTRICTION LINE	CONC.	CONCRETE



# APPLICATION FOR VARIANCE

BOA No. 19-100180HEARING DATE 11/19/19

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.

OCT - 8 2019

PLANNING &amp; DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Jeffrey Shank Telephone: 3362104996  
 Mailing Address: 509 15th Avenue North E-Mail: jeffshank11@gmail.com  
Jacksonville Beach, Florida 32250

Agent Name: Earl Jonsson Telephone: 9045452714  
 Mailing Address: 8 Starfish Place E-Mail: sejonsson@comcast.net  
Ponte Vedra Beach, Florida 32082

Landowner Name: Jeffrey Shank 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: 509 15th Avenue North 1748222-0000  
 Legal description of property (Attach copy of deed): Surf Park Unit 1 r/p Pablo Beach lot 6, Blk 5  
 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 Side Yard Setback to 7' in lieu of 10'

Accessory Structure to be moved to compliance  
Driveway set back of 0'

### AFFIDAVIT

I, Jeffrey Shank, 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

JEFFREY SHANK  
PRINT APPLICANT NAME

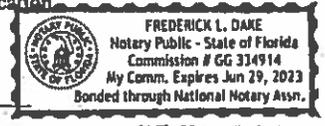
10-2-19  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 2<sup>nd</sup> day of OCTOBER, 2019 by JEFF SHANK who is personally known to me or has produced \_\_\_\_\_ as identification \_\_\_\_\_

[Signature]  
NOTARY PUBLIC SIGNATURE

FREDERICK L. DAKE  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (s):  
34-336(e)(1)c.2, for an easterly side yard of 7 feet in lieu of 10 feet minimum to rectify an existing non-conformity to allow for substantial improvements to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**BOA No. 19-100180

*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.*

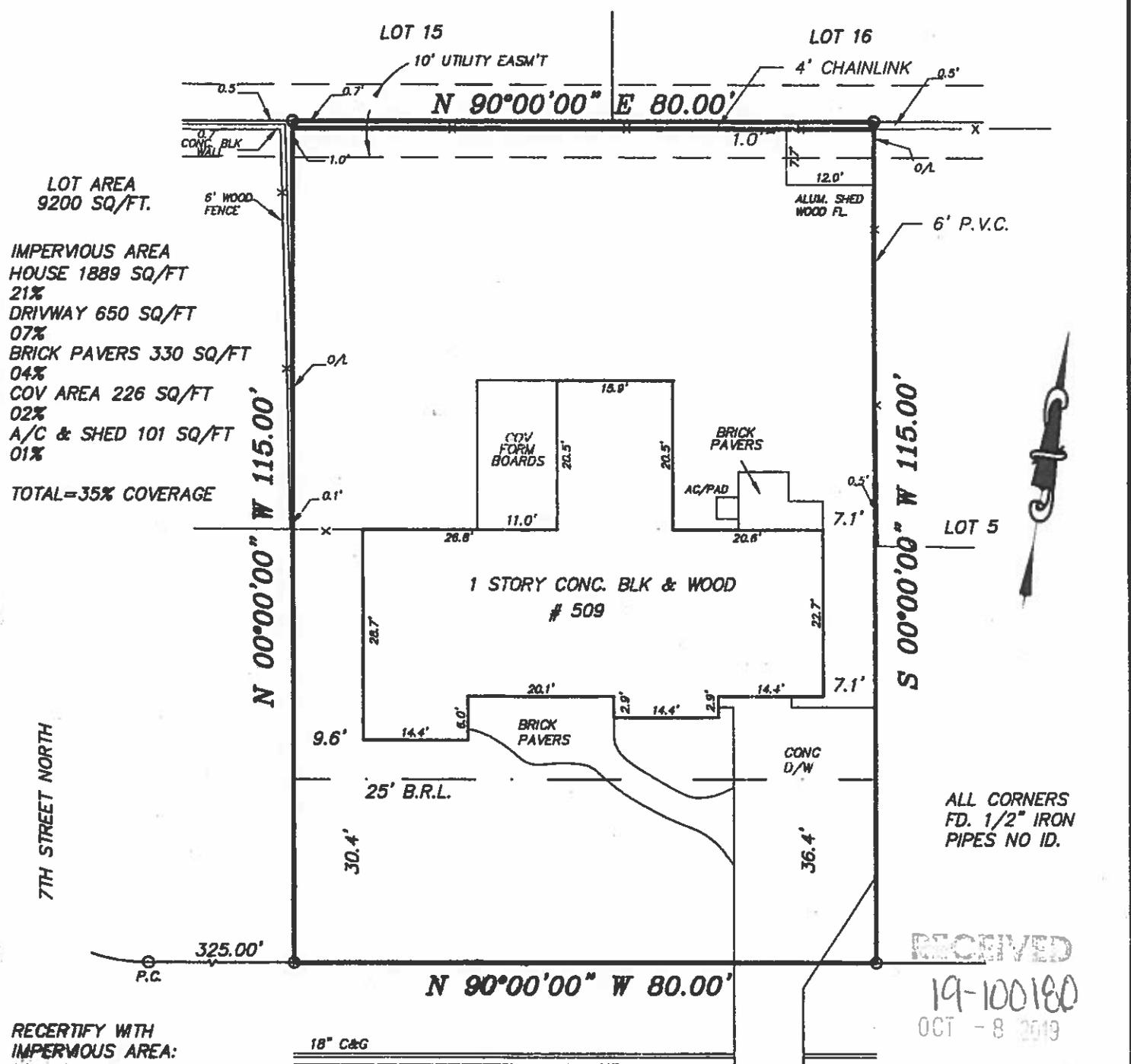
**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**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.

<b>Standard</b>	<b>Applies? Yes/No</b>	<b>Circumstances/ Explanation</b>
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	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT - 8 2019</p> <p style="text-align: center;">PLANNING &amp; DEVELOPMENT</p>
Special circumstances and conditions do not result from the actions of the applicant.	YES	<p>Lot is platted subdivision. Home was constructed, in the current foot print, in 1953 as a conforming structure.</p> <p>The subject encroachment is the result of subsequent changes to the code.</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	Granting of the Variance will simply acknowledge the existing encroachment by the historical structure, Variance is required to allow a proposed remodel and minor expansion which will conform to current standards.
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 deny the owner the right to perform necessary improvements to the structure. Since the encroachment is an enclosed garage, removing the encroachment would, again, force the property into non-compliance of the RS-1 provision requiring, "one (1) car garage or 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 60 years with no record of adversely affecting adjacent land.

# MAP SHOWING BOUNDARY SURVEY OF LOT 6 BLOCK 5 AS SHOWN ON MAP OF SURF PARK

AS RECORDED IN PLAT BOOK 19 PAGES 39 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA  
 CERTIFIED FOR: JEFFERY DEAN SHANK; ACADEMY MORTGAGE CORP; BEACHES TITLE SERVICES  
 LLC; FIDELITY NATIONAL TITLE.



LOT AREA  
9200 SQ/FT.

IMPERVIOUS AREA  
HOUSE 1889 SQ/FT  
21%  
DRIVWAY 650 SQ/FT  
07%  
BRICK PAVERS 330 SQ/FT  
04%  
COV AREA 226 SQ/FT  
02%  
A/C & SHED 101 SQ/FT  
01%

TOTAL=35% COVERAGE

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19-100180  
OCT - 8 2019

## 15TH AVENUE NORTH (A 120 FOOT RIGHT-OF-WAY)

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 1 FOR THE CITY OF JACKSONVILLE BCH, FLORIDA, DATED 4-17-1989 AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

**TRI-STATE LAND SURVEYORS, INC.**  
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

- LEGEND**
- CONC. MON
  - IRON COR.
  - (SET WITH CAP # LB 4921)
  - X- FENCE
  - IRON COR. (FOUND)
  - ⊙ CROSS CUT
  - B.R.L. BUILDING RESTRICTION LINE
  - E.S.M'T EASEMENT
  - R/W RIGHT-OF-WAY
  - COV. COVERED AREA
  - ⊂ CENTERLINE
  - A/C AIR CONDITIONING PAD
  - (R) RADIAL DISTANCE
  - ▨ CONCRETE

BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1"=20'

FIELD WORK DATE: 12-04-11  
SIGNATURE DATE: 12-05-12

LARRY G. EDDY, P.L.S. No. 6144  
GLENN M. BROOKS, P.S.M. No. 5814  
*[Signature]*  
REGISTERED SURVEYOR AND MAPPER,  
STATE OF FLORIDA (LB. #4921)

