



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, December 3, 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 November 6, 2019
- b. Regular Board of Adjustment Meeting held November 19, 2019

#### **CORRESPONDENCE**

#### **OLD BUSINESS**

**NEW BUSINESS**

- a.     **Case Number:**        **BOA#19-100183**  
Applicant/Owner:       Slade Richardson  
Agent:                    Joe Ofalt, Blue Haven Pools and Spas  
Property Address:       1141 3<sup>rd</sup> Avenue North  
Parcel ID:                177672-0000  
Legal Description:       Lot 23, Block 1, *Pine Grove Unit No. 1*  
Current Zoning:         RS-1  
Motion to Consider:    **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 39.5% 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: \_\_\_\_\_  
\_\_\_\_\_

- b.     **Case Number:**        **BOA#19-100186**  
Applicant:               Wendy D. Sciolino  
Owner:                    Wendy D. Sciolino Trust  
Property Address:       1212 13<sup>th</sup> Avenue North  
Parcel ID:                178213-0000  
Legal Description:       Lot 4, Block 2, *San Pablo Manor*  
Current Zoning:         RS-1  
Motion to Consider:    **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard of 16 feet in lieu of 30 feet required to allow for an addition to an existing single-family dwelling**  
Miscellaneous Info:    No previous variance requests

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

- c. **Case Number:** **BOA#19-100188**  
 Applicant/Owner: Dave and Suzanne Nixon  
 Agent: Bob Hamil, Henderson Pool Service  
 Property Address: 1604 6<sup>th</sup> Street South  
 Parcel ID: 179811-0050  
 Legal Description: the south ½ of Lots 5 and 6, Block 4, *Seaside Park*  
 Current Zoning: RS-2  
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e**, for 49% lot coverage in lieu of 35% maximum to allow for a swimming pool, patio and porch addition to an existing single-family dwelling  
 Miscellaneous Info: No previous variance requests

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

- d. **Case Number:** **BOA#19-100189**  
 Applicant: Margaret Cornelius  
 Owner: 2017 N Third Street, LLC.  
 Property Address: 2017 3<sup>rd</sup> Street North  
 Parcel ID: 175438-0000  
 Legal Description: Lots 3 and 4, less and except the South 5.50 feet of Lot 4, Block 203, *Elton Realty Company's Replat*  
 Current Zoning: C-1 (per RM-2 Standards)  
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-373(d)**, for a parking area setback of 0 feet in lieu of 5 feet minimum for interior lot lines to allow for the construction of a four-unit, fee-simple town-house development  
 Miscellaneous Info: No previous variance requests applicable to this proposed use. Conditional Use (PC#29-19) approved October 14, 2019

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

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Tuesday, December 17, 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.*

**DRAFT**



**Minutes of Board of Adjustment Meeting  
held Wednesday, November 6, 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                      Sylvia Osewalt (*absent*)                      John Moreland  
*Alternates:* Dan Janson

Director of Planning and Development Bill Mann and City Attorney Chris Ambrosio were also present.

**EX PARTE COMMUNICATION:** Each of the Board Members advised of communications they had regarding BOA Case 19-100144.

**APPROVAL OF MINUTES:**

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

- September 17, 2019
- October 1, 2019

**CORRESPONDENCE:** *None*

**OLD BUSINESS:**

A. **Case Number:**                      **BOA#19-100119**  
**Applicant/Owner:** Catherine (Adamosky) Sturms  
**Property Address:** 983 2<sup>nd</sup> Street South

**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.

**Applicant:** Catherine Sturms, 983 2<sup>nd</sup> Street South, Jacksonville Beach, stated the hardship is due to the lot being a non-conforming lot in a multi-family zoning district. This lot is only 50 feet wide, where a multi-family lot is required to have a width of 75 feet. This is currently a multi-family property with three units. She wants to put an addition on the property, but it would still be three total units. The Board discussed possible parking issues with the expansion. Mr. Truhlar noted that there was currently no paved parking on the property and the proposal would include garages, reducing the non-conformity.

Ms. Sturms submitted a list of emails of support she had received from neighbors. She said she needed the west side setback variance for the existing building so she could rebuild if it were damaged. She needed the east side setback variance to keep any addition in line with the existing building, which is at 8 feet instead of 10 feet.

**Public Hearing:**

The following spoke in support of the application:

- Lisa Phipps, 127 10<sup>th</sup> Avenue South, Jacksonville Beach

Mr. Truhlar closed the public hearing.

**Discussion:**

Board members remarked that the request was reasonable. Staff confirmed that unless the variances had conditions, they would apply to future structures built on the lot by this owner and future owners.

**Motion:**

It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#19-100119, with the stipulation it pertain only to the existing building and the two proposed buildings as discussed.

**Roll Call Vote:**

Ayes – Scott Cummings, John Moreland, Dan Janson, and Jeff Truhlar  
Nays – Francis Reddington  
The motion was approved 4-1.

- B. 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.

**Agent:** William Michaelis, 1301 Riverplace Boulevard, Jacksonville, stated the hardship stemmed from the uniqueness of the property. He said there were no parking issues at the site now and the new sanctuary would not create new parking issues. Mr. Michaelis pointed out that there were over 200 on-street parking spaces on the streets that intersected and bordered the church's property. He stated this was the minimum variance that would address the issue, and it would not adversely affect adjacent land/neighbors. He added this is a historic church, not a new use, which existed prior to the zoning code and parking requirements. This site was unique because of the nearby abundant on-street parking. Mr. Michaelis said some of their parking was subject to a long-term parking sharing agreement with FaverGray. He said the church had considered building a parking garage on a dirt lot on site, but due to height requirements, they would actually lose parking.

Father Michael Houle described the service schedule on Sundays and said there was half an hour between services. He confirmed they had no existing parking problems for services, even on busy holidays. Father Houle said they wanted to reduce the number of morning masses from four to two.

**Public Hearing:**

The following spoke in support of the application:

- Bill Lorson, 1031 3<sup>rd</sup> Street South, Jacksonville Beach
- Joann Lorson, 1031 3<sup>rd</sup> Street South, Jacksonville Beach
- Antoinette Saladino, 6898 5<sup>th</sup> Avenue North, Jacksonville Beach
- Karen Caron, 19 Tallwood Road, Jacksonville Beach
- Wayne R. Carlisle, 101 Trudee Dee Lane, Jacksonville Beach presented photos [on file] of the parking situation during two of their busiest masses and remarked on the parking that was left open.
- William Kelly, 3709 San Pablo Road South, Jacksonville
- John Delaney, 110 Bowles Street, Neptune Beach

The following were in support of the application, but preferred not to speak:

- Ed White, 1601 Ocean Drive South, Unit 804, Jacksonville Beach
- Marlene White, 1601 Ocean Drive South 804, Jacksonville Beach
- Raymond Joseph, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Michael A. Breitfeller, 1324 14<sup>th</sup> Avenue North, Jacksonville Beach
- Sherrie Boger, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Beatriz Bacari, 1046 Magnolia Landing Drive, Jacksonville
- Daniel J. D'Alesio, Jr., 1408 Forest Marsh Drive, Neptune Beach
- Hal Fahner, 435 First Avenue North, Jacksonville Beach
- Christine Czepizak, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Teresa Fennimore, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Carol McNamara, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Paul Walker, 1410 Constitution Place, Jacksonville Beach
- Richard Hegwer, 1411 Constitution Court, Jacksonville Beach
- Marilyn Boll, 435 First Avenue North, Jacksonville Beach
- Bryan and Erin Hutchinson, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Stephen Meyer, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Marlène Lanzetta, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Janet S. De Vos, 1800 The Greens Way #1811, Jacksonville Beach
- Benjamin Bacani, 1046 Magnolia Landing Drive, Jacksonville
- Terri Baltz, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Ed Roth, 114 28<sup>th</sup> Avenue South, Jacksonville Beach
- Fred Cattar, 1301A 4<sup>th</sup> Street North, Jacksonville Beach
- Richard Boger, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Krista Litchfield, 435 1<sup>st</sup> Avenue, Jacksonville Beach
- Pamela and Joseph Imholz, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Susan Hagerty and Quinn, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Margaret Hresko, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Larry Smith, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Doug Barron, 435 1<sup>st</sup> Avenue North, Jacksonville Beach

- Teresa Polistina, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Renee Favo, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Lester Del Rosario, 5 17<sup>th</sup> Avenue North #302, Jacksonville Beach
- Michael Kallivayalie, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Frances Smith, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Walter and Clara Andrew, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Theresa M. Kallivayalie, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Sam Martin, 212 34<sup>th</sup> Avenue South, Jacksonville Beach
- Terry Polistina, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Mike McNamara, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Linda Reed, 151 Jardin de Mer, Jacksonville Beach
- Nancy McDonald, 1025 22<sup>nd</sup> Street North, Jacksonville Beach
- Fred DiBiase, 435 1<sup>st</sup> Street North, Jacksonville Beach
- Michael Kane, 2953 St. Johns Boulevard, Jacksonville Beach
- Mary Dolan, 3429 Silver Palm Road, Jacksonville Beach
- Cynthia Angresano, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Louise N. Peaks, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Harris Cloutier, 922 1<sup>st</sup> Street South #402, Jacksonville Beach
- Stacey Cloutier, 922 1<sup>st</sup> Street South #3402, Jacksonville Beach
- Paul Halter, 435 1<sup>st</sup> Avenue West, Jacksonville Beach
- Michael Murray, 435 1<sup>st</sup> Avenue West, Jacksonville Beach
- Faith Murray, 435 1<sup>st</sup> Avenue West, Jacksonville Beach
- Kathleen Nelson, 531 14<sup>th</sup> Avenue North, Jacksonville Beach
- Gert Beltman, 138 Coral Way, Jacksonville Beach
- Brian Kennedy, 435 1<sup>st</sup> Avenue North, Jacksonville Beach
- Kathy Kerins, 1300 Shetter, Jacksonville Beach
- Paul Kerins, 1300 Shetter, Jacksonville Beach

Mr. Truhlar closed the public hearing.

**Discussion:**

Mr. Cummings did not see a hardship. Mr. Michaelis said the hardship related to special circumstances regarding the parcel of land; he said there were no other properties like this in the city. Mr. Moreland did not see where another 213 parking spaces could be created on the site to meet the requirement and he felt this was a hardship. Mr. Truhlar had conferred with the city attorney and confirmed that his being a parishioner did not create a conflict of interest for him voting on this item. Mr. Moreland remarked that the campus's location did not have room to create the required parking spaces.

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 19-100144, as presented and discussed.

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

**NEW BUSINESS:**

A. **Case Number:** BOA#19-100168  
Applicant/Owner: Trent Berkey  
Agent: Sven Jonsson  
Property Address: 609 8<sup>th</sup> Avenue North

**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.

**Agent:** Robert Dake, 1334 Pinewood Road, Jacksonville Beach, said the structure had been in this position for “quite some time” and there was nowhere else on the site to relocate the carport. The new construction would be within the existing footprint. Staff confirmed that the renovation exceeded 50% of the market value, so all nonconformities must be relieved prior to building the improvement.

**Public Hearing:**

The following spoke in support of the application:

- Michael Lichtenfels, 611 8<sup>th</sup> Avenue North, Jacksonville Beach

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. Cummings, to approve BOA# 19-100168, as presented and discussed.

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

**B. Case Number:** BOA#19-100172  
**Applicant/Owner:** Kristie Burton  
**Property Address:** 843 13<sup>th</sup> Avenue South

**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.

**Applicant:** Kristie Burton, 843 13<sup>th</sup> Avenue South, Jacksonville Beach, said they were .5% over the lot coverage requirements. The hardship is due to this being an undersized lot.

**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. Janson, to approve BOA# 19-100172, with the hardship being the lot is substandard.

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

**C. Case Number:** BOA#19-100173  
**Applicant/Owner:** Donald and Cynthia James  
**Property Address:** 3900 Grande Boulevard

**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.

**Applicant:** Cynthia James, 3900 Grande Boulevard, Jacksonville Beach, stated the lot size is the hardship. This area is zoned for 10,000 square foot lots and hers is 7,000 square feet. She said a previous owner had installed stepping stones and a driveway that exceeded the lot coverage. She removed the stepping stones and the latest survey reflected the lot coverage after the removal. Mr. Moreland pointed out that if this were a standard sized lot, the coverage would be 32.4%, well below 35%.

**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. Cummings, to approve BOA# 19-100173, as presented and discussed.

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

**D. Case Number:** BOA#19-100174  
**Applicant/Owner:** Salt Air Homes, Inc.  
**Agent:** Oliver and Susan Kraut  
**Property Address:** 1326 6<sup>th</sup> Street South

**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.

**Agent:** Oliver Kraut, 226 Tallwood Road, Jacksonville Beach, stated the hardship is that this lot is only 3,050 square feet, where this zoning is 7,500 square feet. The lot is also only 61 feet wide, approximately half the width of other lots in the area. He explained that he would build the new structure to be more conforming than the existing structure and it would also cover less of the lot.

**Public Hearing:**

The following spoke in opposition to the application:

- Joann Mattingly, 670 14<sup>th</sup> Avenue South, Jacksonville Beach

Mr. Reddington read the name of one person who was in favor of the request:

- Bill Cook, 586 14<sup>th</sup> Avenue South, Jacksonville Beach

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. Janson, to approve BOA# 19-100174, as presented and discussed.

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

- E. Case Number:** BOA#19-100175  
**Applicant/Owner:** Patricia and Gary Jerrim  
**Agent:** Jim Welch-Coastal Luxury Outdoors  
**Property Address:** 602 13<sup>th</sup> Avenue South

**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.

**Agent:** Jim Welch, 3500 South Beach Parkway, Jacksonville Beach, stated this is an existing undersized, non-conforming lot. The owners requested the variance to build pool coping only, which would exceed the lot coverage.

**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. Reddington, seconded by Mr. Moreland, to approve BOA# 19-100175, as written and read.

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

- F. Case Number:** BOA#19-100176  
**Applicant:** Wayne McCoy  
**Owner:** Pendulum Properties, LLC  
**Property Address:** 1103 15<sup>th</sup> Avenue North

**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.

**Applicant:** Wayne McCoy, 2 20<sup>th</sup> Ave. South, Jacksonville Beach, said the hardship was the lack of parking on the property. He said he had worked with Public Works to add off-street parking in front of the property. There was also a hardship related to the undersized lot. He admitted that the concrete driveway had already been poured.

**Public Hearing:**

The following spoke in support of the application:

- Angus Stevens, 1044 15<sup>th</sup> Avenue North, Jacksonville Beach
- Chris Wilke, 1707 Sunset Drive, Jacksonville Beach

Mr. Truhlar closed the public hearing.

**Discussion:**

Mr. Moreland remarked this is not inconsistent with what they had allowed for some duplexes.

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA# 19-100176, as presented and discussed.

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

**PLANNING DEPARTMENT REPORT**

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

**ADJOURNMENT**

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:58 P.M.

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

**Minutes of Board of Adjustment Meeting  
held Tuesday, November 19, 2019, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



## **CALL TO ORDER**

Vice-Chairperson Francis Reddington called the meeting to order.

## **ROLL CALL**

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

Building Official George Knight and City Attorney Chris Ambrosio were also present.

**EX PARTE COMMUNICATION:** *None*

## **APPROVAL OF MINUTES:**

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

- October 15, 2019

**CORRESPONDENCE:** *None*

## **NEW BUSINESS:**

**A.    Case Number:            **BOA#19-100177**  
Applicant/Owner:    Andrew Scott Allen  
Property Address:    1059 19<sup>th</sup> Street North**

**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.

**Agent:** Andrew Scott Allen, 1059 19<sup>th</sup> Street North, Jacksonville Beach, said the lot is only 5,100 square feet, where the minimum standard is 7,500 square feet and this presented the hardship. Mr. Moreland said this project would represent 31.2% coverage on a standard-sized lot.

### **Public Hearing:**

Mr. Reddington read into record two emails [on file] in support of the request:

- Wesley Trantor 1021 19<sup>th</sup> Street North, Jacksonville Beach

- Pam Ward, 1108 19<sup>th</sup> Street North, Jacksonville Beach

Mr. Reddington closed the public hearing.

**Discussion:**

There was no additional discussion by the Board.

**Motion:** It was moved by Mr. Moreland, seconded by Ms. Oswalt, to approve BOA# 19-100177, as presented and discussed.

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

**B. Case Number:** **BOA#19-100179**  
**Applicant/Owner:** Brian and Cheryl Roche  
**Property Address:** 3055 Antigua Drive

**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.

**Applicant:** Cheryl and Brian Roche, 3055 Antigua Drive, Jacksonville Beach, both approached the Board regarding this request. Mr. Roche said they want to increase the value of their home by extending the patio. He said this request represented less than 10% of additional lot coverage.

**Public Hearing:**

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

**Discussion:**

Mr. Knight noted that prior to issuing a permit, the city must receive approval from the HOA.

**Motion:** It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA# 19-100179, as written and discussed.

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

**Case Number:** BOA#19-100180  
Applicant/Owner: Jeffrey Shank  
Agent: Earl Jonsson  
Property Address: 509 15<sup>th</sup> Avenue North

**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.

**Agent:** Frederick Dake, 1334 Pinewood Road, Jacksonville Beach, said two existing encroachments had been discovered during permitting and he noted that no new construction was proposed in either of those areas. Mr. Knight confirmed that because of the substantial renovations being proposed, the owner is required to bring the building into complete compliance with *all* setbacks and lot coverage requirements. He added that the driveway is at .0% setback but had not been included in the variance request.

Denise May, Attorney, Marks Gray, said it is within the board's discretion to grant more than what is mentioned on the application, if it meets the variance criteria. She said in order to comply with code, a portion of the building would need to be demolished. Board members stated they had been informed in the past that they could not exceed the specifications of the variance requests and Ms. May stated there was no law regarding that, only the requirement that a request meet the variance criteria in order to be approved. The Board could request a continuance to allow the Planning and Development Department to reevaluate the application to ensure that both needed variance requests were included.

Mr. Dake requested a continuance.

**Public Hearing:**

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

**Discussion:**

There was no additional discussion by the Board.

**Motion:**

It was moved by Mr. Cummings, seconded by Mr. Moreland, to grant a continuance for BOA# 19-100180.

**Roll Call Vote:**

Ayes – Sylvia Osewalt, Scott Cummings, John Moreland and Francis Reddington  
The motion was approved unanimously.

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, December 3, 2019**. There are four scheduled cases.

**ADJOURNMENT**

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 7:22 P.M.

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

DRAFT



# APPLICATION FOR VARIANCE

BOA No. 19-100183

HEARING DATE 12/03/19

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 15 2019

### APPLICANT INFORMATION

Applicant Name:	<u>SLADE RICHARDSON</u>	PLANNING & DEVELOPMENT
Mailing Address:	<u>1141 3RD AVE N</u> <u>JACKSONVILLE BEACH FL 32250</u>	Telephone: <u>904.334.4030</u> E-Mail: <u>irondeer@bellsouth.net</u>
Agent Name:	<u>JOE OFALT - BLUE HAVEN POOLS &amp; SPAS</u>	Telephone: <u>904.620.0090</u>
Mailing Address:	<u>2375 ST. JOHN'S BLUFF RD S - STE 107</u> <u>JACKSONVILLE FL 32246</u>	E-Mail: <u>bluehavenjoe@gmail.com</u>
Landowner Name:	<u>SLADE RICHARDSON</u>	Telephone: <u>904.334.4030</u>
Mailing Address:	<u>1141 3RD AVE N</u> <u>JACKSONVILLE BEACH FL 32250</u>	E-Mail: <u>irondeer@bellsouth.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: 1141 3RD AVE N. REF# 177672-0000

Legal description of property (Attach copy of deed): LOT 23 BLK 1 PB 14 PG 45 PINE GROVE UNIT 10. ONE

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).  
THE LOT IS UNDERSIZED WHICH CREATES A HARDSHIP TO MEET A 35% LOT COVERAGE FOR A SWIMMING POOL WITH MINIMAL DECK. REQUESTING 39.5% COVERAGE

### AFFIDAVIT

I, SLADE RICHARDSON, 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.

Slade Richardson  
APPLICANT SIGNATURE

SLADE RICHARDSON  
PRINT APPLICANT NAME

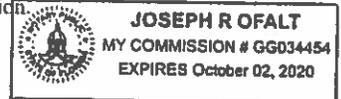
OCT. 3, 2019  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 3rd day of OCTOBER, 2019, by SLADE RICHARDSON, who is personally known to me or has produced \_\_\_\_\_ as identification.

Joseph R. Ofalt  
NOTARY PUBLIC SIGNATURE

JOSEPH R. OFALT  
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)e, for 39.5% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 14-100183

*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.*

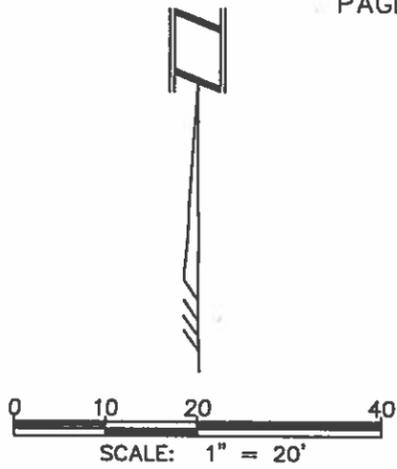
**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**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.

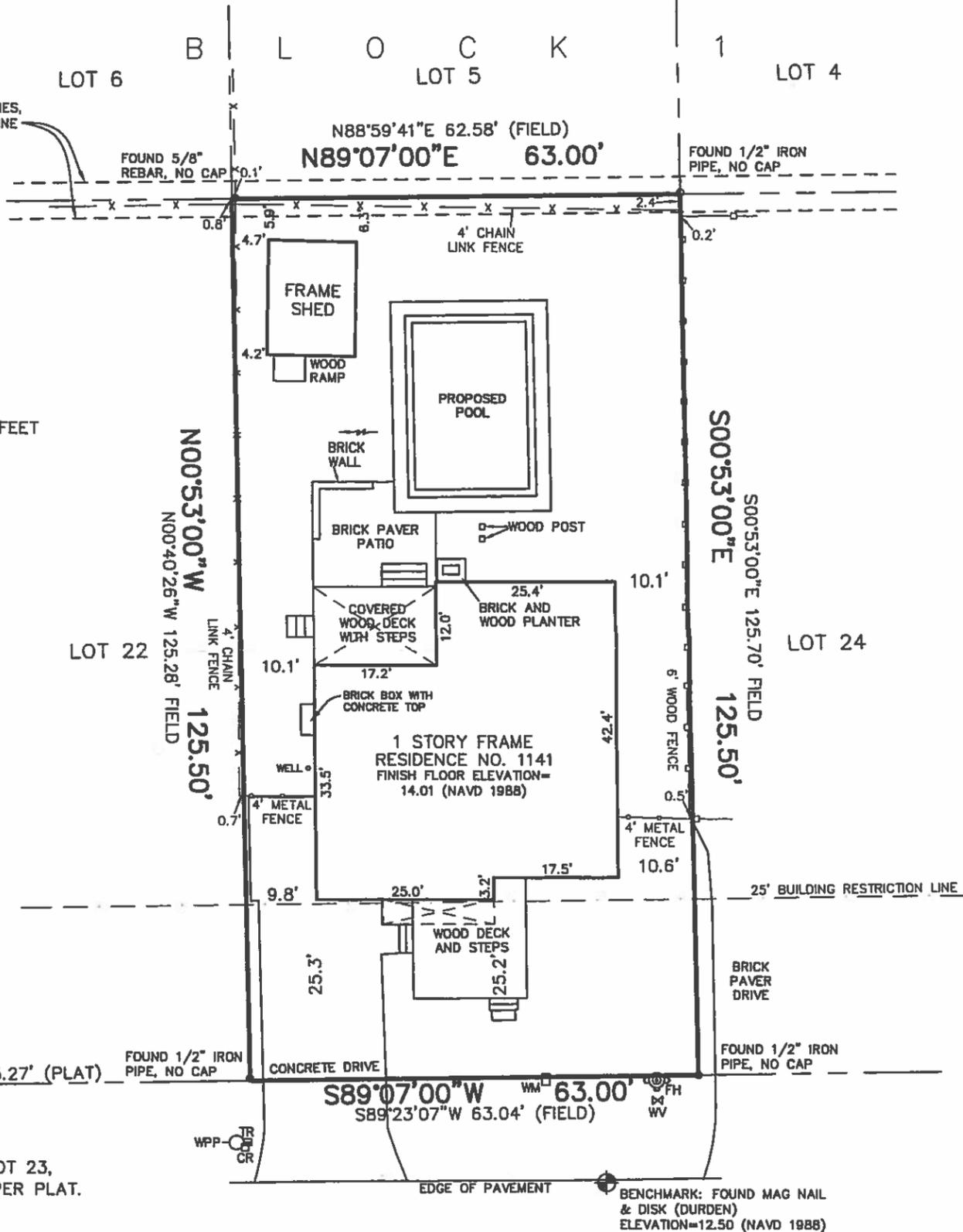
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	THIS IS AN UNDERSIZED, NON-CONFORMING LOT
Special circumstances and conditions do not result from the actions of the applicant.	NO	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	
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	

# PLOT PLAN

LOT 23, BLOCK 1, PINE - GROVE UNIT ONE AS RECORDED IN PLAT BOOK 16,  
PAGE 65 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



IMPERVIOUS:  
 HOUSE = 1669 SQUARE FEET  
 SHED = 202 SQUARE FEET  
 CONCRETE/BRICK = 850 SQUARE FEET  
 WOOD DECK = 197 SQUARE FEET  
 TOTAL EXISTING IMPERVIOUS = 2918 SQUARE FEET  
 PROPOSED POOL = 192 SQUARE FEET  
 LOT AREA = 7882 SQUARE FEET  
 PERCENTAGE OF IMPERVIOUS = 37%  
 PERCENTAGE W/ POOL = 39.5%



- NOTES:
1. THIS IS A PLOT PLAN ONLY.
  2. BEARINGS BASED ON THE EAST LINE OF LOT 23, BLOCK 1, BEING SOUTH 00°53'00" EAST, AS PER PLAT.
  3. BUILDING RESTRICTION LINE AS PER PLAT.

**THIRD AVENUE NORTH**  
50' RIGHT OF WAY (PAVED PUBLIC ROAD)

OCT 15 2019  
19-100183  
PLANNING & DEVELOPMENT

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417J, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS MAP WAS MADE FOR THE BENEFIT OF SLADE M. RICHARDSON.



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

CHECKED BY: \_\_\_\_\_  
 DRAWN BY: DAF  
 FILE: 2019-1226

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

DATE: SEPTEMBER 13, 2019  
 SHEET 1 OF 1



# APPLICATION FOR VARIANCE

BOA No. 19-100/86

HEARING DATE 12/3/19

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 18 2019

### APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: WENDY D Sciolino Telephone: 904-221-9012  
 Mailing Address: 2305 Ivygail Dr E E-Mail: wsciolino@gmail.com

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

Landowner Name: WENDY D. Sciolino TRUST Telephone: 904-221-9012  
 Mailing Address: 2305 Ivygail Dr E E-Mail: wsciolino@gmail.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: 1212 13th Ave N. 178213-0000  
 Legal description of property (Attach copy of deed): 27-97-38-2S-29E SAN PABLO MANOR Lot 4 Bk 2  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Backyard setback of 20' in lieu of 30' for an addition

### AFFIDAVIT

I, Wendy Sciolino, 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.

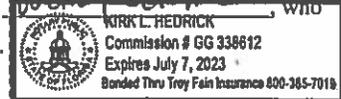
Wendy Sciolino  
APPLICANT SIGNATURE

WENDY SCIOLINO  
PRINT APPLICANT NAME

10-17-19  
DATE  
Kirk L Hedrick

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 17 day of October, 2019 by Wendy Sciolino, who is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC SIGNATURE

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.3. for a rear yard of 16 feet in lieu of 30 feet required to allow for an addition to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100186

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	Property is 7007 sq' And less than the standard RS-1 zoning sq' (10,000') minimum lot area
Special circumstances and conditions do not result from the actions of the applicant.		RECEIVED  OCT 18 2015
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.		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	Other examples of reduced rear setback 1043 N. 15th AVE 18 SAN PABLO CIR S. 14 SAN PABLO CIR S.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	LOT LESS THAN MINIMUM OF RS-1 STANDARD OF 90' (LOT IS 70')
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.		will not adversely affect adjacent land. There is a garage 5' off rear of adjacent property

# MAP SHOWING

BOUNDARY SURVEY OF LOT 4, BLOCK 2, SAN PABLO MANOR, AS RECORDED IN PLAT BOOK 27, PAGE 97 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

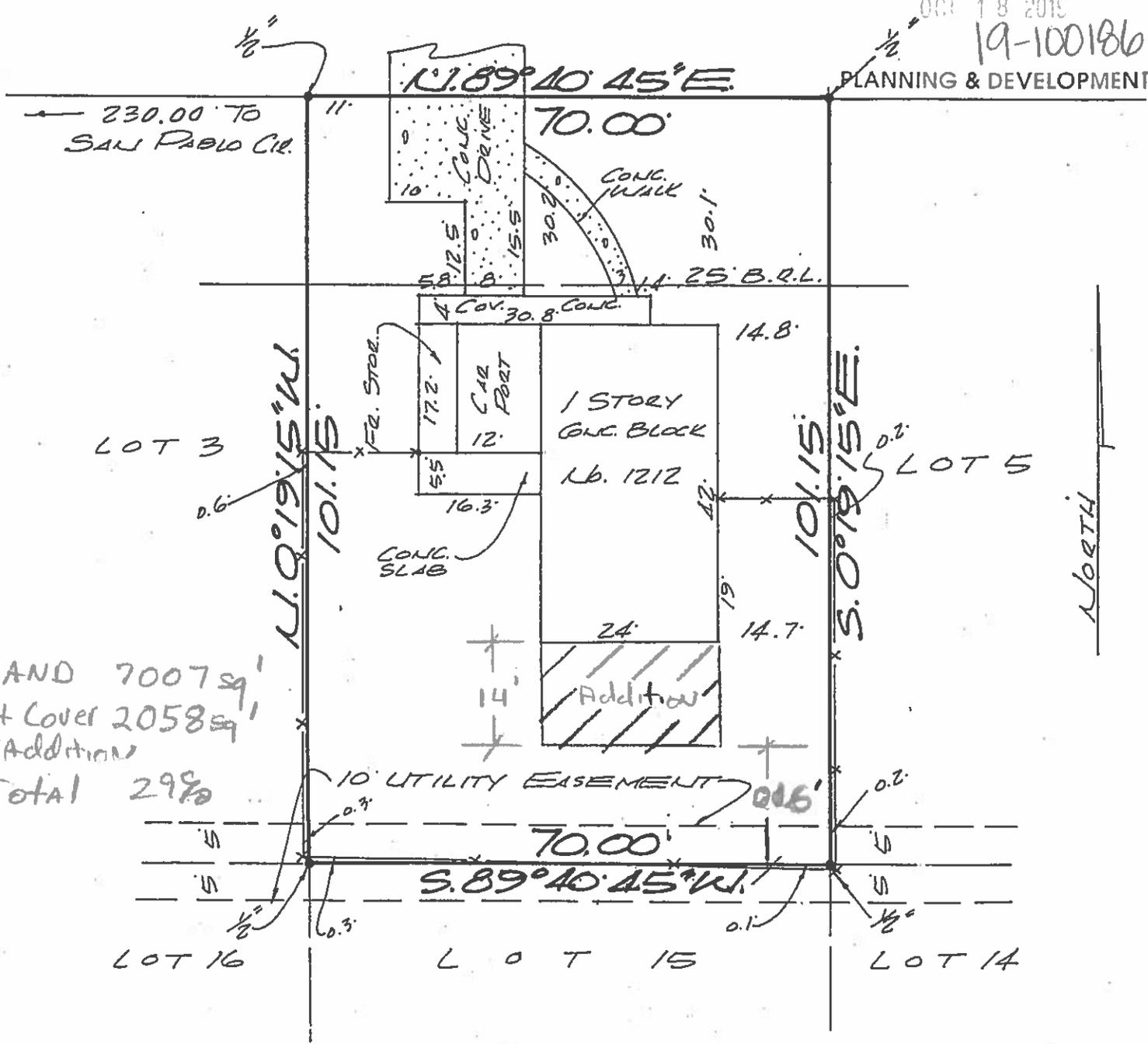
CERTIFIED TO: John J. Sciolino and Wendy D. Sciolino, his wife-Ticor Title INSURANCE COMPANY, Empire of America Realty Credit Corporation

13<sup>TH</sup>

AVENUE  
(50' 2/4")

NORTH  
RECEIVED

OCT 18 2015  
19-100186  
PLANNING & DEVELOPMENT



LAND 7007 sq'  
of Cover 2058 sq'  
1/1 Addition  
Total 29%

NORTH



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	15 CONCRETE BLK	100	35.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	5 DRYWALL	100	28.00
Int Flooring	14 CARPET	75	8.00
Int Flooring	11 CER CLAY TILE	25	4.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

0100 Single Family

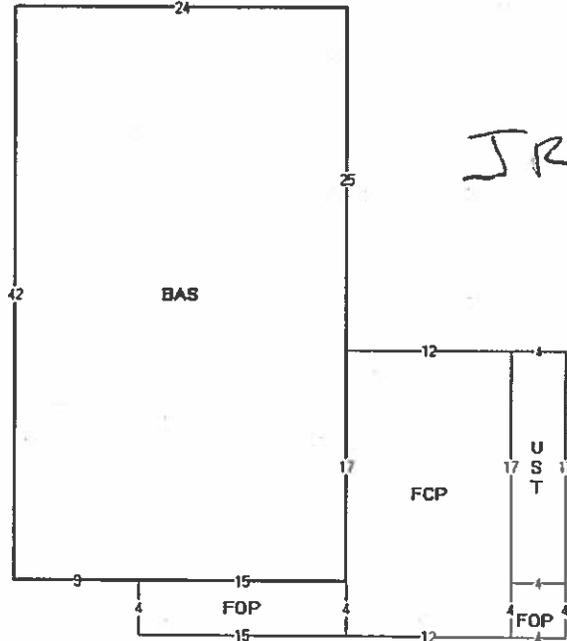
\*\* VALUE SUBJECT TO CHANGE \*\*

Duval County Property Appraisers Office Tax Dist 0502

CATEGORY	UNITS	ADJ
Stories	1.00	0
Bedrooms	3.00	0
Baths	1.50	0
Rooms / Units	1.00	0

BASE RATE ADJ		ADJ
Quality Adjustment		1.0000
Mkt/Design Factor		1.0000
Size Adj.		1.0400
TOTAL ADJUSTED POINTS		119
DEPRECIATION ADJ		

TYPE	STYLE	CLS	QUA	HX %	NRX %	LOC	% COMP
0101	01	3	03	0.00	100.00	1.00	100
REPL COST	NEW	AYS	EYS	DT	NORM	% GOOD	
97,133		1958	1975	12	32.00	68.00%	
SAR	AREA	S	H	P.O.B.	EFP AREA	DPR VALUE	
BAS	1,008		X	100	1,008	59,393	
FCP	252			25	63	3,712	
FOP	76			30	23	1,356	
UST	68			40	27	1,591	



VALUE SUMMARY	
PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	\$6,052
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	155,750
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	221,802
ASSESSED VALUE	218,037
CAP BASE YEAR	0
TAXABLE VALUE	217,537
EXEMPTIONS	WF
TOTAL EXEMPTIONS VALUE	500
SENIOR EXEMPTION VALUE	0
SRHISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
18014	MISC			6,600	12/04/1997

BUILDING DIMENSIONS  
BAS:0,42:-N42 E24 S42 W24 \$ UST:36,25:-E4 S17 W4 N17 \$ FOP:24,42:-W15 S4 E15 N4 \$ FCP:24,46:-N21 E12 S21 W12 \$ FOP:40,42:-S4 W4 N4 E4 \$ .

BUILDING: 1 AKA:  
SITE ADDRESS: 1212 N 13TH AVE JACKSONVILLE BEACH 32250 0101 SFR 1 STORY

L	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	O	V	R	E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	09332	02000	06/14/1999	ND	U	I	16		100		0	0	SCIOLINO JOHN J	WENDY	19990824 LS1
2	06352	00245	06/19/1987	ND	U	I	01		53500		0	0			
3	05846	01429	08/24/1984	ND	U	I	01		46900		0	0			
4	03956	00959	07/01/1975	ND	U	I	11		100		0	0			

L	ORF CODE	DESCRIPTION	BLD	HX %	NRX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFP YEAR	YEAR ON ROLL	% COND	ORIG MKT VALUE	APPRAISAL DATES	APPRAISED BY	
																			BUILDING LAND LINES	07/15/1999	GDK
																			VALUE REVIEW	01/21/2005	PTC
																			TRIENNIAL	04/04/2019	SWW
																			INCOME	08/05/2010	TWS

L	USE CODE	LAND USE DESCRIPTION	HX %	NRX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D <sub>1</sub> TS	DEPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0100 RES ID 3-7 UNITS PER AC	0.00	100.00		JRS-1	70.00	101.00	100.00	70.00	F	1	0.89	1.00	2,500.00	2,225.00	155,750

PARCEL NOTES  
Add 288' = 4.1% 1770' / 25%

Property 70x101  
7007' 1770' / 25%



# APPLICATION FOR VARIANCE

BOA NO. 19-100188  
HEARING DATE 12/31/19

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 schedule 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.

RECEIVED  
OCT 22 2019

### 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 and development 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: Dave and Suzanne Nixon Telephone: 904-535-3840  
 Mailing Address: 1604 6<sup>th</sup> Street South E-Mail: Nixon5720@bellsouth.net  
Jacksonville Beach

Agent Name: Bob Hamil; Henderson Pool Service Telephone: 904-631-6268  
 Mailing Address: PO Box 330799 Atlantic Beach E-Mail: Hendersonpoolbuilder@gmail.com  
FL 32233

Landowner Name: Dave and Suzanne Nixon Telephone: \_\_\_\_\_  
 Mailing Address: 1604 6<sup>th</sup> Street South E-Mail: \_\_\_\_\_  
Jacksonville Beach

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: 1604 6<sup>th</sup> Street South 179811-0050  
 Legal description of property (Attach copy of deed): The south half of Lots 5+6, Blk 4 Seaside 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).  
49% Lot Coverage in Lieu of 35% for a pool.  
~~Rear Setback of 15' in Lieu of 30'~~

### AFFIDAVIT

I, Amanda Suzanne Nixon, 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.

Amanda Suzanne Nixon  
APPLICANT SIGNATURE

AMANDA SUZANNE NIXON  
PRINT APPLICANT NAME

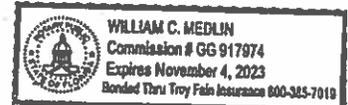
10/22/2019  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 22 day of October, 2019, by Amanda S. Nixon, who is personally known to me or has produced FLDLN250017478880 as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE

William C. Medlin  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS-2</u>	FLOOD ZONE: <u>X/AE</u>
CODE SECTION (s): <u>34-337(e)(1)e. for 49% lot coverage in lieu of 35% maximum to allow for a swimming pool, patio and porch addition to an existing single-family dwelling</u>	

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 19-100188

*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.*

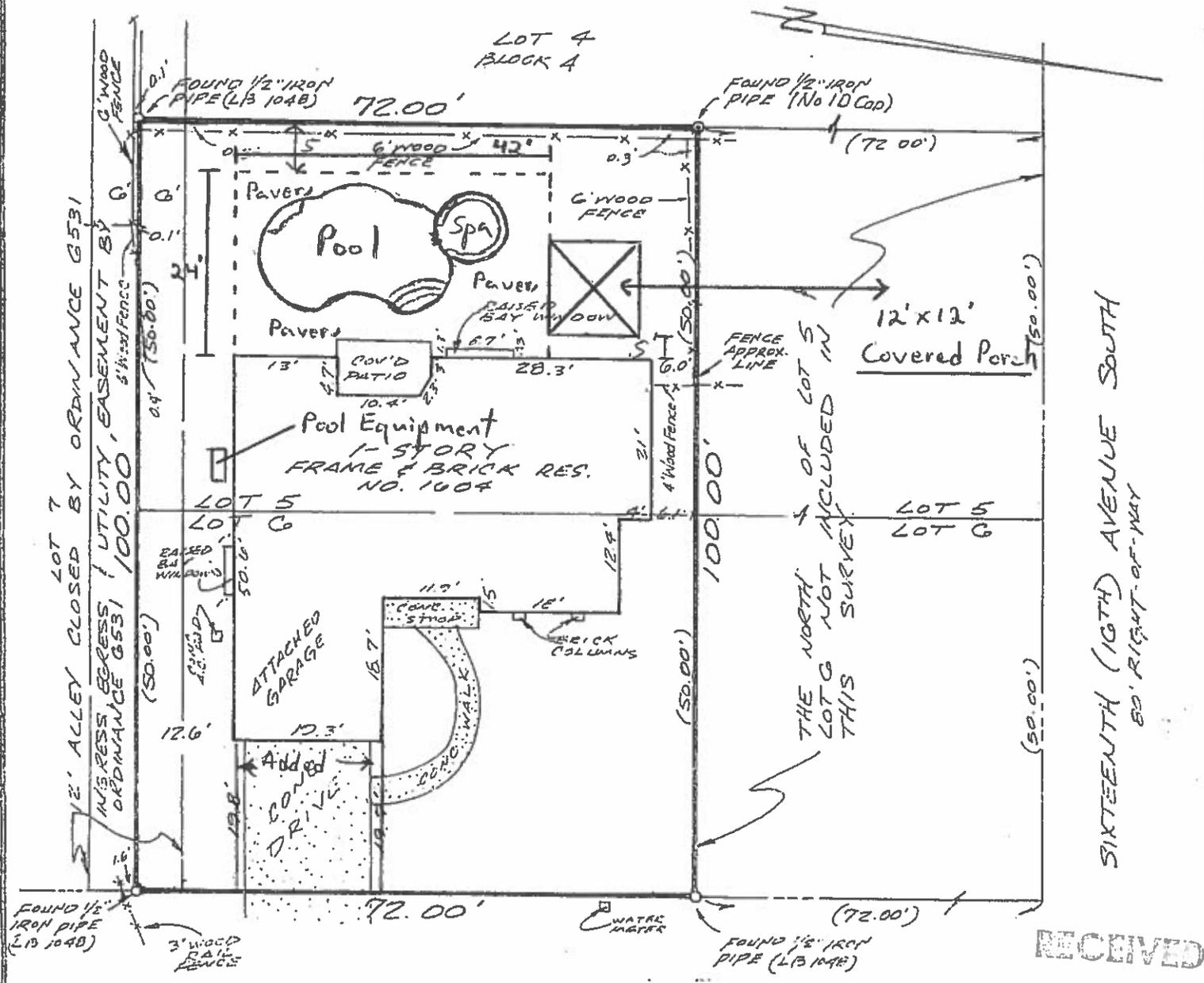
**Section 34-281. Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**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.	<input checked="" type="checkbox"/> Yes	RECEIVED Substandard Lot Size OCT 22 2011
Special circumstances and conditions do not result from the actions of the applicant.	<input checked="" type="checkbox"/> Yes	PLANNING & DEVELOPMENT Existing Lot of Record
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	others have been granted <del>of</del> Similar Variances
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	

# MAI SHOWING SURVEY

THE SOUTH-HALF OF LOTS 5 AND 6, BLOCK 4, SEASIDE PARK, AS RECORDED IN PLAT BOOK 12, PAGE 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH THE NORTH-HALF OF THE 12 FOOT ALLEY (AS CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE 6531) LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF SAID LOTS 5 AND 6 AND BETWEEN THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 5 AND THE EAST LINE OF SAID LOT 6, SAID ALLEY BEING SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR THE CITY OF JACKSONVILLE BEACH.



SIXTH (6TH) STREET SOUTH  
50' RIGHT-OF-WAY

OCT 22 2019  
19-100188  
PLANNING & DEVELOPMENT

- THIS IS A BOUNDARY SURVEY.
- NO BLDG. RESTRICTION LINE SHOWN ON PLAT, THERE MAY BE RESTRICTION LINES OR EASEMENTS THAT AFFECT THIS PROPERTY BY ZONING OR RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.
- ALL INTERIOR BOUNDARY ANGLES ARE 90°00'00".

• THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAPS REVISED 4/17/89, COMMUNITY PANEL NO. 120078 0002 D.

Rechecked 1-25-96 to Bring Survey Up To Date.

I HEREBY CERTIFY TO: AMANDA SUZANNE CLARKE E,



# HENDERSON POOL SERVICE, INC.

October 20, 2019

## LOT COVERAGE CALCULATIONS

1. Lot Size:  $72 \times 100 = 7200$  Square Feet
2. House and Garage:
  - a.  $19.3 \times 18.7 = 361$
  - b.  $1.5 \times 18 = 27$
  - c.  $4 \times 21 = 84$
  - d.  $49.2 \times 31.9 = 1569.48$

Total: 2041.48

### Driveway:

- a.  $19.8 \times 19.5 = 386.1$

### Walkway:

- a.  $4 \times 28 = 112$

### Front Porch:

- a.  $11.9 \times 4 = 47.6$

### Shower:

- a.  $6 \times 7 = 42$

### AC pad:

- a.  $3 \times 3 = 9$

TOTAL: 2638.18 Square Feet

CURRENT LOT COVERAGE PERCENTAGE;  $2638.18$  Divided by  $7200 = 36.6\%$

Add pavers around the new pool: 650 Square Feet

Add the 12' x 12' Covered Porch: 144 Square Feet

NEW TOTAL:  $3444.18$  Divided by  $7200 = 47.8\%$

RECEIVED

OCT 22 2019

19-100188

PLANNING & DEVELOPMENT



# APPLICATION FOR VARIANCE

BOA No. 19-100189  
HEARING DATE 12/3/19

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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OCT 22 2019

## PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Margaret Cornelius Telephone: (904) 249-9706  
 Mailing Address: 218 Bay Street E-Mail: peggy@corneliusconstruction.com  
Neptune Beach, Florida

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

Landowner Name: 2017 N. Third St. LLC Telephone: (904) 993-7888  
 Mailing Address: 1640 Beach Ave. E-Mail: bplatoek@floridaretailgroup.com  
Atlantic Beach, Florida 32233

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: 2017 North Third Street, Jacksonville Beach  
 Legal description of property (Attach copy of deed): 175438-0000  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
 Request permission to allow one double entry access into property for joint use of all property owner

### AFFIDAVIT

I, Margaret Cornelius, 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.

Margaret Cornelius  
 APPLICANT SIGNATURE

Margaret Cornelius  
 PRINT APPLICANT NAME

10.23.19  
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 23rd day of October, 2019 by Margaret Cornelius who is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.

[Signature]  
 NOTARY PUBLIC SIGNATURE

Chandra Medford  
 PRINT NOTARY NAME

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 (per RM-2 Standards) FLOOD ZONE: X

CODE SECTION (s): 34-373(d) for a parking area setback of 0ft in lieu of 5ft minimum for interior lot lines, to allow the construction of a four-unit, fee-simple town-house development

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

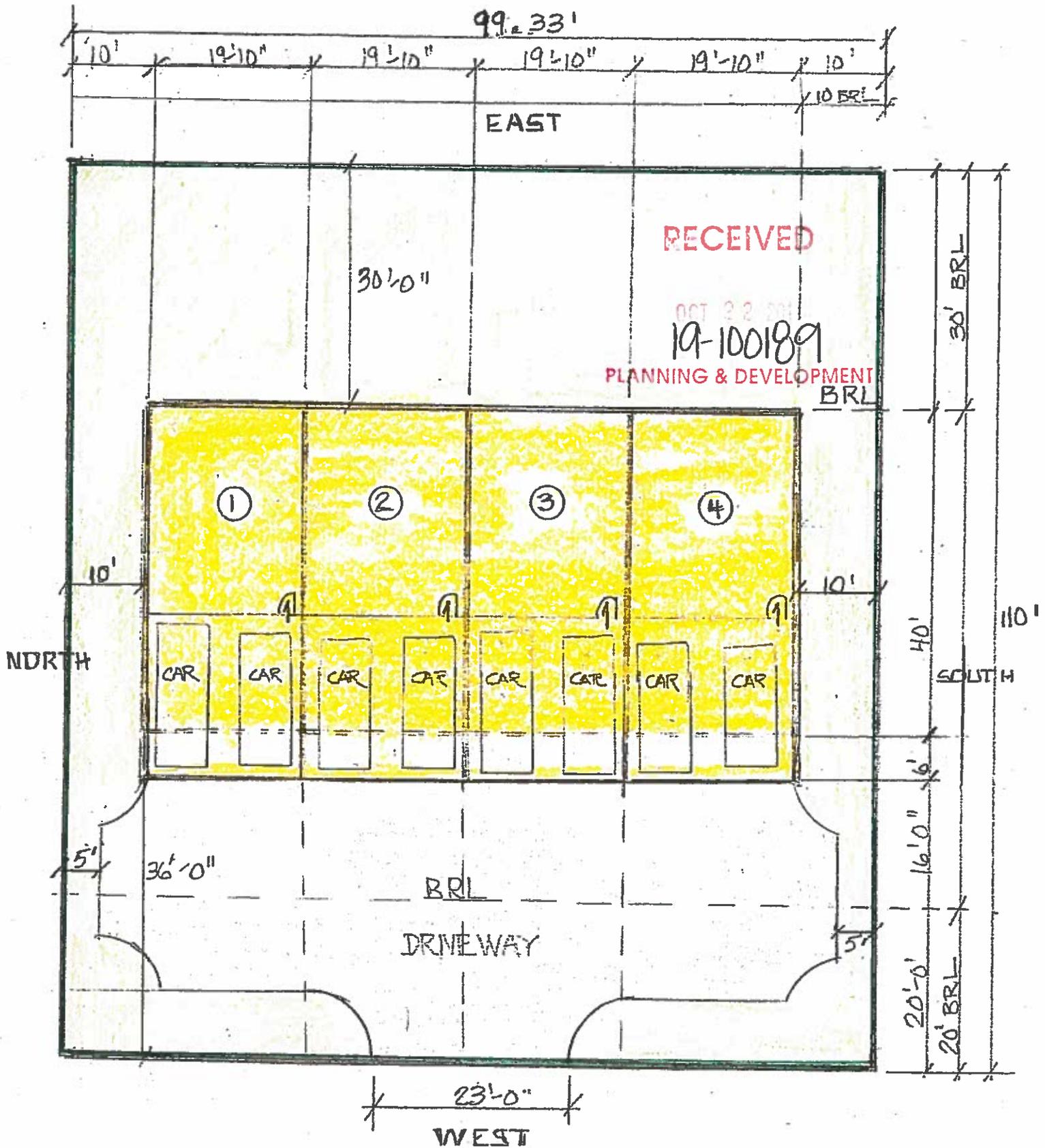
BOA No. 19-100189

*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.

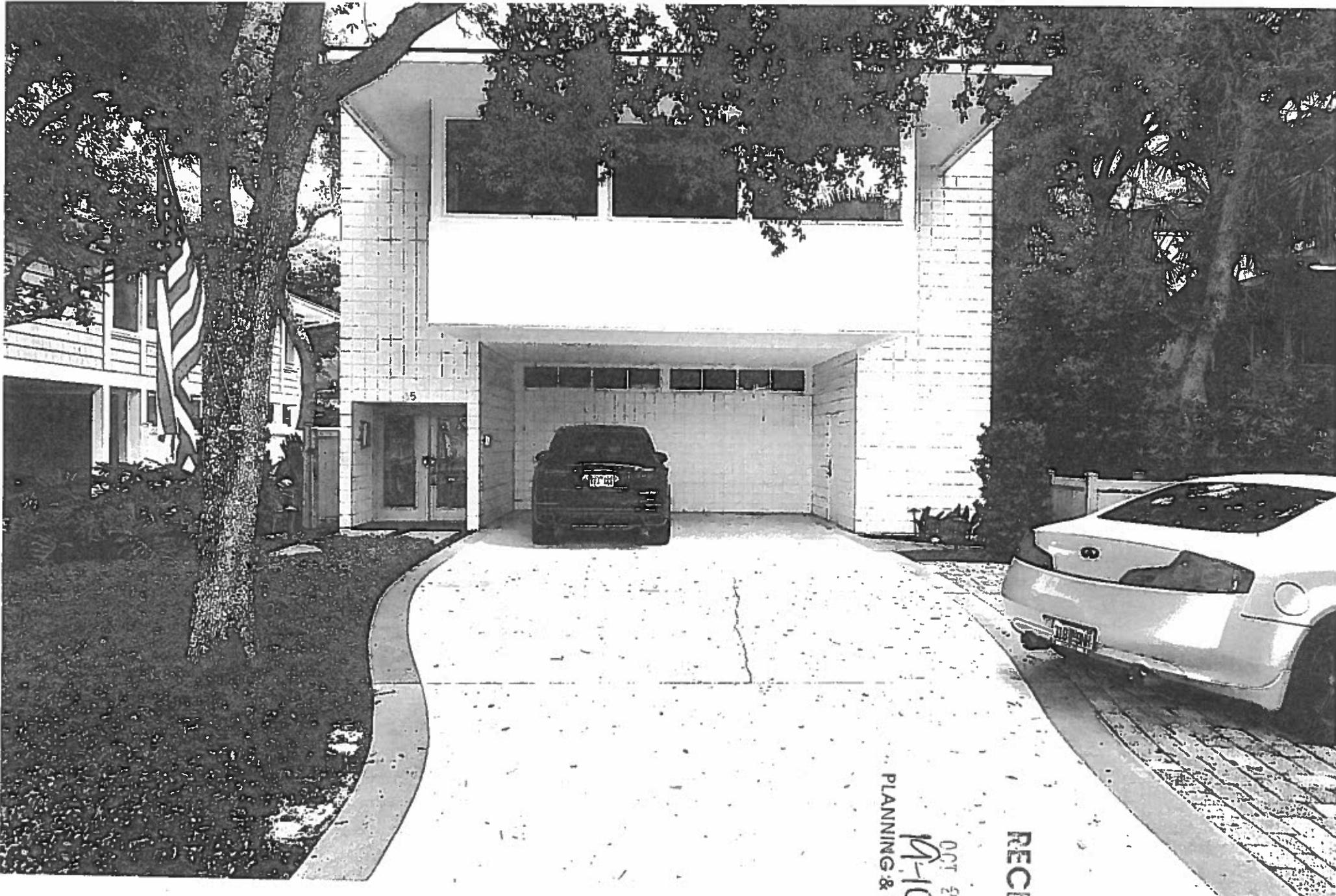
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	DOT requirement of one curb cut
Special circumstances and conditions do not result from the actions of the applicant.	yes	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">007 2 2 2019</p> <p style="text-align: center;">PLANNING &amp; DEVELOPMENT</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	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	



2017 NORTH THIRD STREET  
JACKSONVILLE BEACH

MARGARET CORNELIUS

TOTAL LOT 10,926.3 S.F.  
LOT COVERAGE 5,364. S.F.



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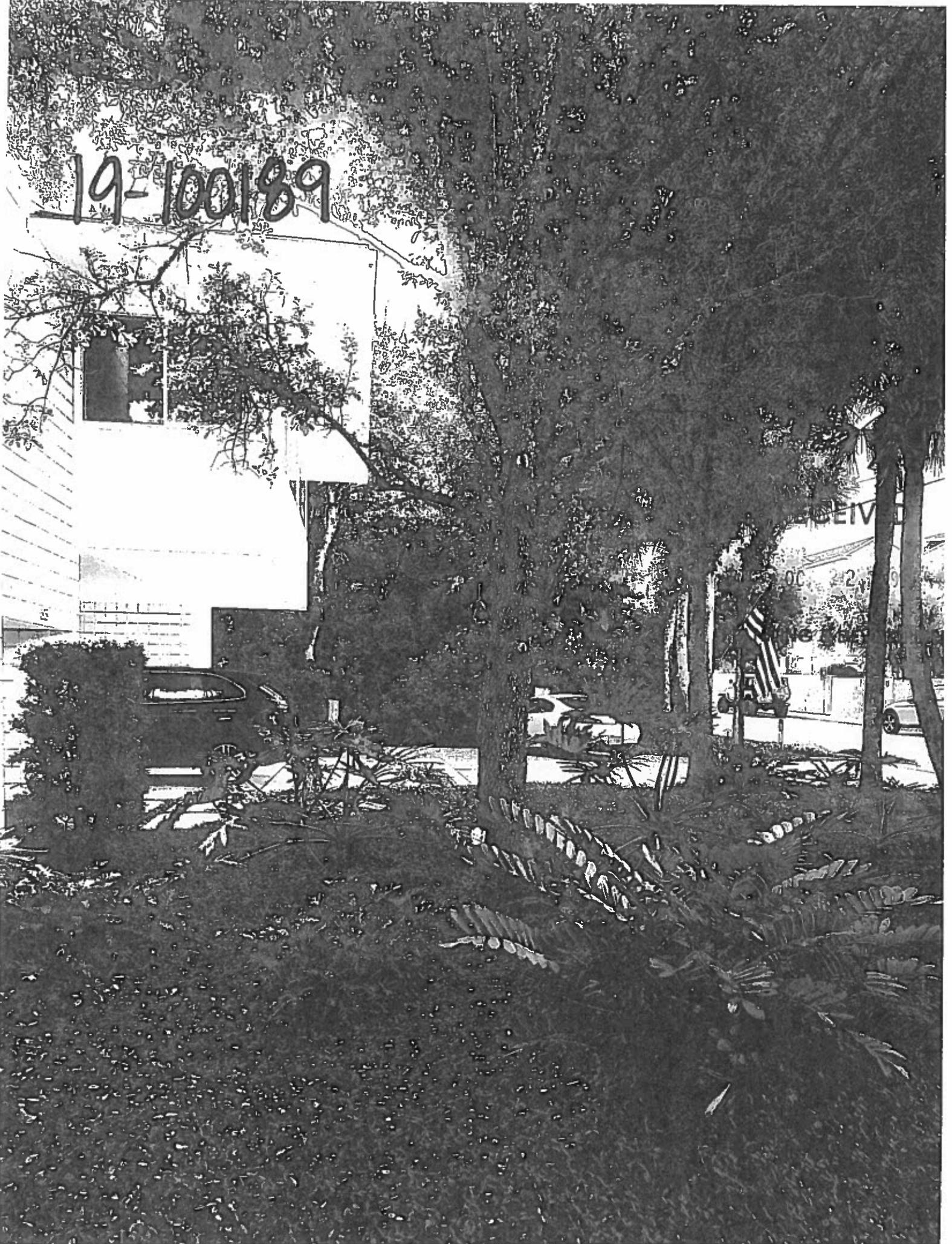
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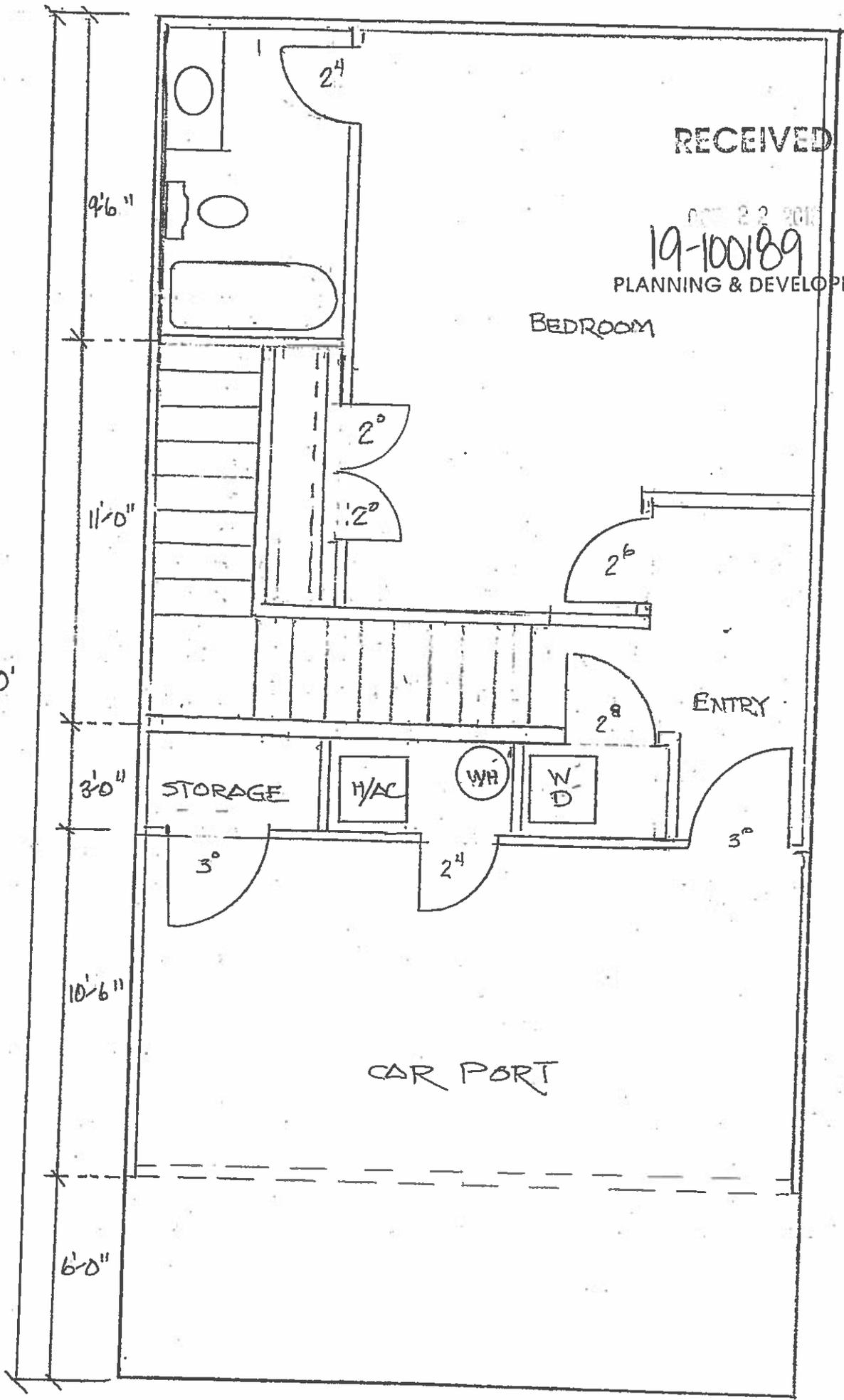
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U.S. DEPARTMENT OF JUSTICE





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APR 22 2011  
19-100189  
PLANNING & DEVELOPMENT

BEDROOM

ENTRY

STORAGE

H/AC

WH

W/D

CAR PORT

2017 NORTH THIRD ST.  
1ST FLOOR

40'

9'6"

11'0"

3'0"

10'6"

6'0"

2<sup>4</sup>

2<sup>0</sup>

2<sup>0</sup>

2<sup>6</sup>

2<sup>8</sup>

3<sup>0</sup>

2<sup>4</sup>

3<sup>0</sup>

