



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Wednesday, January 22, 2020

7:00 PM

Council Chambers

MEMORANDUM TO:

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

Board Members:

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

CALL TO ORDER

ROLL CALL

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

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held December 17, 2019

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** **BOA#19-100213**
 Applicant: Sandrine Causse
 Owner: Sandrine Causse Revocable Living Trust
 Agent: Bob Hamil
 Property Address: 3804 Tropical Terrace
 Parcel ID: 181316-0000
 Legal Description: Lot 13, Block 8, *Ocean Terrace*
 Current Zoning: RS-1
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e**, for 45% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling
 Miscellaneous Info: One previously denied variance request (BOA#04-2002)

Notes: _____

- b. **Case Number:** **BOA#19-100214**
 Applicant/Owner: Elizabeth Sann
 Agent: Bob Hamil
 Property Address: 914 16th Avenue South
 Parcel ID: 179775-0000
 Legal Description: Lot 4, Block 1, *Seaside Park*
 Current Zoning: RS-2
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e**, for 43% 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: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, February 4, 2020. 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, December 17, 2019, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Vice Chairperson Francis Reddington called the meeting to order.

ROLL CALL

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

Building Official George Knight and Attorney Denise May were also present.

EX PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES: *None*

CORRESPONDENCE: *None*

OLD BUSINESS:

- A. Case Number:** **BOA#19-100180**
Applicant/Owner: Jeffrey Shank
Agent: Frederick Dake
Property Address: 509 15th Avenue North

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for an easterly side yard of 7.1 feet and a westerly side yard of 9.6 feet in lieu of 10 feet minimum and 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum to rectify existing non-conformities to allow for substantial improvements to an existing single-family dwelling.

Agent: Frederick Dake, 1334 Pinewood Road, Jacksonville Beach, said they met with staff and simplified the written portion of the application. He described issues at the property: the east side of the home was 7.1 feet from the property line where code required 10 feet; the west side of the home was 9.6 feet from the property line where code required 10 feet; the driveway was on the property line where code required 5 feet.

Applicant/Owner: Jeffrey Shank, 509 15th Avenue North, Jacksonville Beach, said they owned the home since 2012 and the driveway was in this location when they purchased the property.

Public Hearing:

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

Mr. Cummings read into record an email (on file) from the following person in favor of the request:

- John Rodden, 507 15th Avenue North, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Janson, seconded by Mr. Moreland, to approve BOA#19-100180 as presented and discussed.

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

NEW BUSINESS:

A. **Case Number:** **BOA#19-100198**
Applicant/Owner: Kirk Kuhn
Agent: Chip Mitchell
Property Address: 226 22nd Avenue South

City of Jacksonville Beach Land Development Code Section(s): 4-340(e)(3)c.2, for side yards of 5 feet in lieu of 10 feet minimum; 34-340(e)(3)c.3, for a rear yard of 20 feet for the building and 15.9 feet for a staircase in lieu of 30 feet required; 34-340(e)(3)g, for an accessory structure setback of 2 feet in lieu of 5 feet minimum for a walkway, stoop and pool and 34-373(f), for turf block in lieu of solid paved driveway/parking area all to allow for construction of a new multiple-family dwelling.

Agent: Chip Mitchell, 4228 Melrose Avenue, Jacksonville, reported the lot is very small. He stated the footprint is less than 65% of the lot, meeting the requirement for a multi-family. Mr. Janson and Mr. Moreland reviewed a photo (on file) showing an aerial view of the property for clarification of lot coverage.

Public Hearing:

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

Mr. Cummings read into record emails (on file) from the following people opposed to the variance:

- Richard and Janet Pierce, Owners, 105 25th Avenue South, Unit L22 and 104 Laguna Villas Boulevard, Unit F23, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Mr. Reddington expressed concern a previous request for a rear yard reduction for a single-family structure in March 2005 had been denied. It was pointed out the requirements for a multi-family home were different than a single-family home. Mr. Reddington was also concerned about the request for a reduction to two feet for the pool.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA#19-100198, keeping the two feet for the stoop and walkway, but removing the pool from the request for two feet in lieu of five feet.

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

B. Case Number: BOA#19-100202

Applicant/Owner: Donovan Enterprises, LLC
Agent: Richard Farmer
Property Address: 125 7th Street South

City of Jacksonville Beach Land Development Code Section(s): 34-344(e)(3)b, for a corner side yard setback of 5 feet in lieu of 10 feet required to add stairs to an existing commercial building.

Applicant/Owner: Kyle Donovan, 146650 Island Drive, Jacksonville Beach, said the Fire Marshall had wanted emergency stairs on the outside of this building since it was initially built.

Public Hearing:

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

Discussion:

Board members did not object to the request.

Motion: It was moved by Mr. Janson, seconded by Ms. Osewalt, to approve BOA#19-100202, as written.

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

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, January 7, 2020**. There are four scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:35 P.M.

Approval:

Chairperson

Date

DRAFT



APPLICATION FOR VARIANCE

BOA No. 19-100213
HEARING DATE 1/22/20

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.

DEC - 9 2019

APPLICANT INFORMATION

Applicant Name: <u>Sandrine Causse</u>	Telephone: <u>904-613-2194</u>
Mailing Address: <u>3804 Tropical Terrace</u> <u>Jacksonville Beach FL 32250</u>	E-Mail: <u>Sandrine.causse@Hotmail.com</u>
Agent Name: <u>Bob Hamil</u>	Telephone: <u>904-631-6268</u>
Mailing Address: <u>PO Box 330799</u> <u>Atlantic Beach FL 32232</u>	E-Mail: <u>Hendersonpoolbuilder@gmail.com</u>
Landowner Name: <u>Sandrine Causse REVIVING TRUST</u>	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: 3804 Tropical Terrace 181316-0000
 Legal description of property (Attach copy of deed): Lot 13 Block 8 Ocean Terrace
 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%
Side setback of 4' in Lieu of 5' on North side
Side setback of 4' in Lieu of 5' on South side

AFFIDAVIT

I, Sandrine Causse, 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.

Causse APPLICANT SIGNATURE SANDRINE CAUSSE PRINT APPLICANT NAME 12/07/2019 DATE

STATE OF FLORIDA, COUNTY OF ~~DEVAL~~ St. Johns
 Sworn to and signed before me this 7th day of December, 2019 by Sandrine Causse, who is personally known to me or has produced Florida Drivers License as identification.

Donna J. Specht-Rariden NOTARY PUBLIC SIGNATURE Donna J. Specht-Rariden PRINT NOTARY NAME



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 45% 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. 19-100213

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.

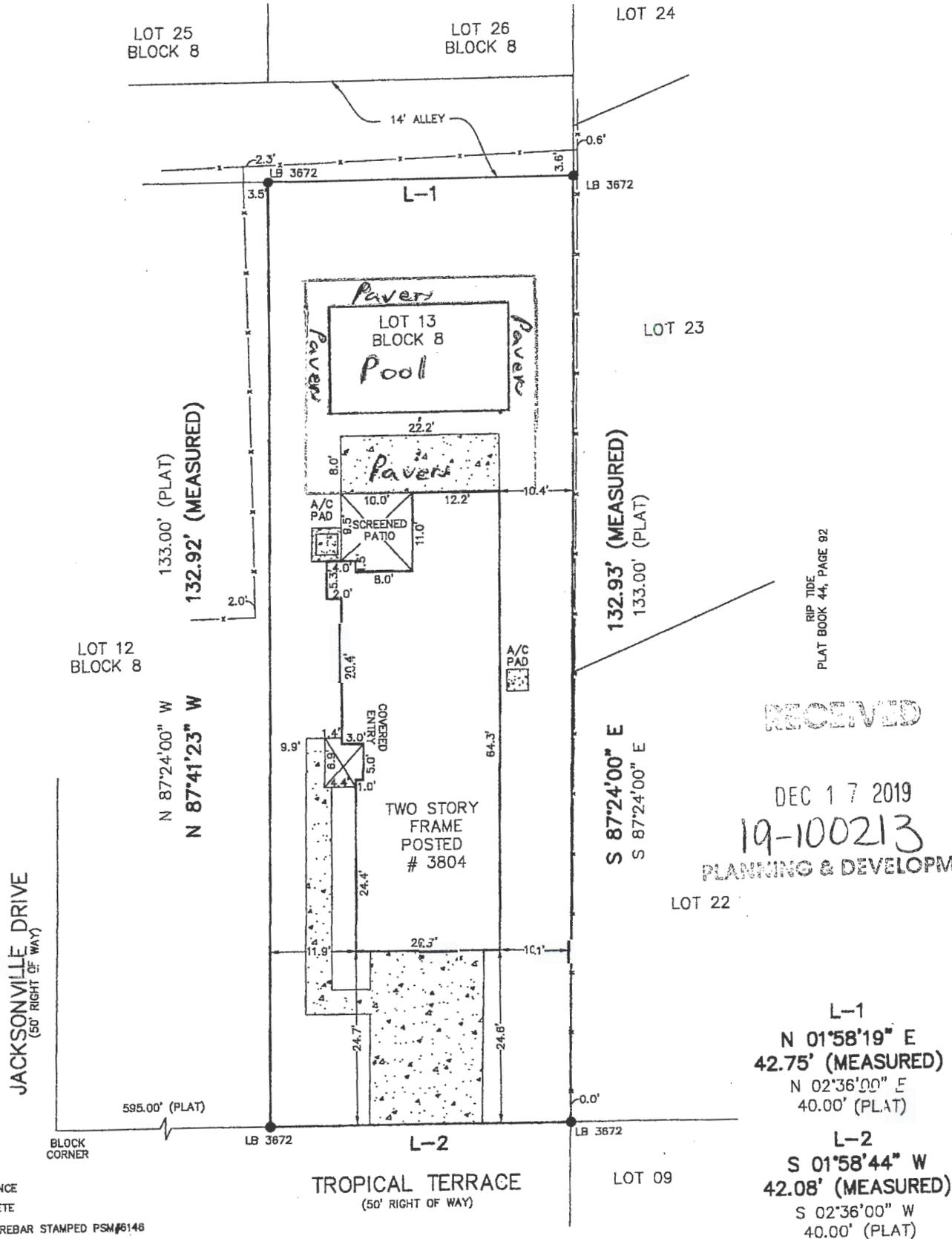
Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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	Substandard lot size, width and Area
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Platted Small Lot
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	Not going to give any special Privilege
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Others have received similar Variances RECEIVED
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	DEC - 9 2019 PLANNING & DEVELOPMENT
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	Shouldn't effect neighbors

MAP SHOWING BOUNDARY SURVEY OF
 LOT 13, BLOCK 8, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10,
 PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:



PLAT BOOK 44, PAGE 92

RECEIVED

DEC 17 2019
 19-100213

PLANNING & DEVELOPMENT

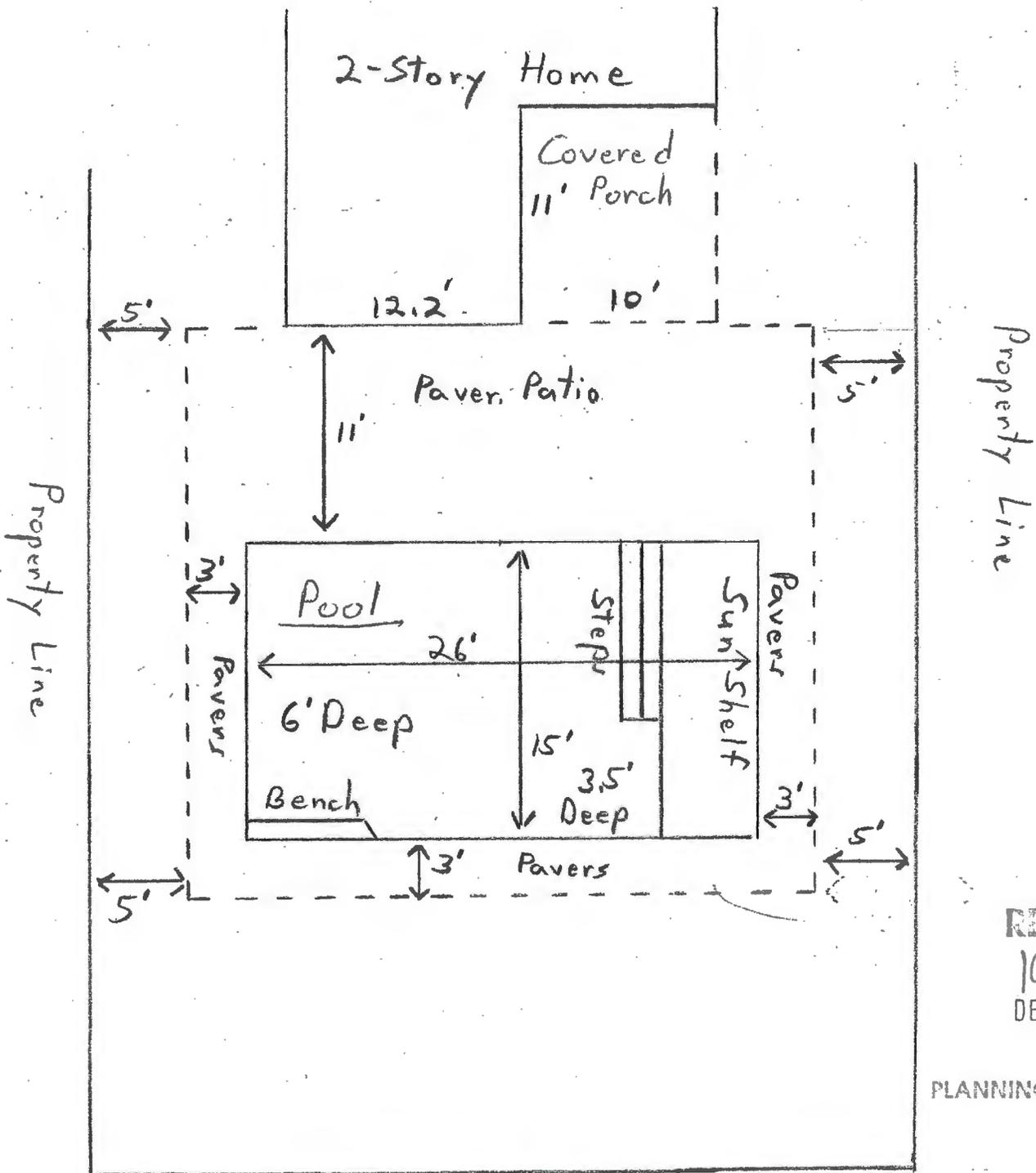
LOT 22

L-1
 N 01°58'19" E
 42.75' (MEASURED)
 N 02°36'00" E
 40.00' (PLAT)

L-2
 S 01°58'44" W
 42.08' (MEASURED)
 S 02°36'00" W
 40.00' (PLAT)

- LEGEND:**
- x - = FENCE
 - = CONCRETE
 - = SET 1/2" REBAR STAMPED PSM#6146
 - = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
 - = 4"x4" CONCRETE MONUMENT
 - A/C = AIR CONDITIONER

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PRD = POINT OF REVERSE DIRECTION



42' Property Line

Sandrine Causse
 3804 Tropical Terrace
 Jacksonville Beach FL
 32250

Scale: 1/8" = 1'

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RECEIVED

Sandrine Causse
3804 Tropical Terrace

DEC 17 2019

19-100213
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Lot Size: $42 \times 133 = 5586$ SF

Existing Coverage

① House	1379	SF
② Driveway	394	
③ walkway	169	
④ Entry	12	
⑤ AC Pad	9	
⑥ Back Patio	<u>176</u>	
Total Coverage	2139	SF

$2139 \div 5586 = 38\%$ Existing Coverage

Add 362 SF for Pool Deck = 2501 SF

$2501 \div 5586 = 45\%$ Coverage for Pool Pavers

City of Jacksonville Beach

Reference

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

January 16, 2002

Stuart Gregory
7958 Linkside Ln
Jacksonville FL 32256

RE: Case No. # BOA 04-2002
3804 Tropical Terrace

Dear Mr. Gregory:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on January 15, 2002 to consider your variance application.

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

- Section 34-336 (e)(1) c.2., for a northerly side yard of 8.2 feet in lieu of 20 feet required, to allow for a new single family dwelling

The results of the meeting were:

- Denied

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

Sincerely,

Jonathan Hays
Jonathan Hays, CBO
Building Code Official
Attachment(s)

<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Received by (Please Print Clearly) <i>Susan Weather</i> B. Date of Delivery <i>FL 3/19/02</i></p> <p>C. Signature <i>Susan Weather</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p><i>Stuart Gregory</i> <i>7958 Linkside Ln</i> <i>Jacksonville FL</i> <i>32256</i></p> <p><i>BOA # 2002</i></p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Copy from service label) <i>7099 3400 0000 1883 7643</i></p>	

Chandra Medford

From: bgreen@oneelevenconstruction.com
Sent: Thursday, January 9, 2020 8:33 AM
To: Planning Division
Subject: BOA # 19-100213 - PHD Jan. 22

Board of Adjustment:

My name is Bryan Green, I live at 3810 Tropical Terrace....next door (south side) to 3804 Tropical Terrace; the property seeking the variance.

I fully support and recommend to the board that they should unanimously approve the variance request for the 45% lot coverage to accommodate the proposed pool and paver patio addition.

Thank You.

Bryan Green, Architect (AR95312)
One Eleven Construction, LLC (CBC1262037)

904.662.1781
www.oneelevenconstruction.com

3810 Tropical Terrace
Jacksonville BEach, FL 32250



APPLICATION FOR VARIANCE

BOA No. P-100214
HEARING DATE 11/22/20

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.

DEC 10 2019

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Elizabeth Sann Telephone: (410) 913-2123
 Mailing Address: 914 16th Ave S E-Mail: lzsann@gmail.com
Jacksonville Beach, FL 32250
 Agent Name: Bob Hamil Telephone: 904-637-6268
 Mailing Address: PO Box 330799 E-Mail: Hendersonpoolbu/dev@gmail.com
Atlantic Beach FL 32233
 Landowner Name: Elizabeth Sann 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: 914 16th Avenue South 179775-0000
 Legal description of property (Attach copy of deed): Lot 4 Block 1 Sea Side 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).
~~43%~~ Lot Coverage in Lieu of 35% lot Coverage
~~to~~ 43% to add a pool

AFFIDAVIT

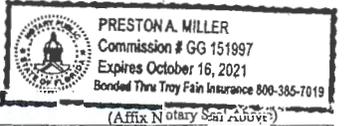
I, Elizabeth Sann, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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] Elizabeth Sann 12/7/19
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 7th day of December, 2019 by Elizabeth A Marie, who is personally known to me or has produced Maryland DL as identification.

[Signature] Preston A Miller
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



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 43% 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. 17-100214

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.

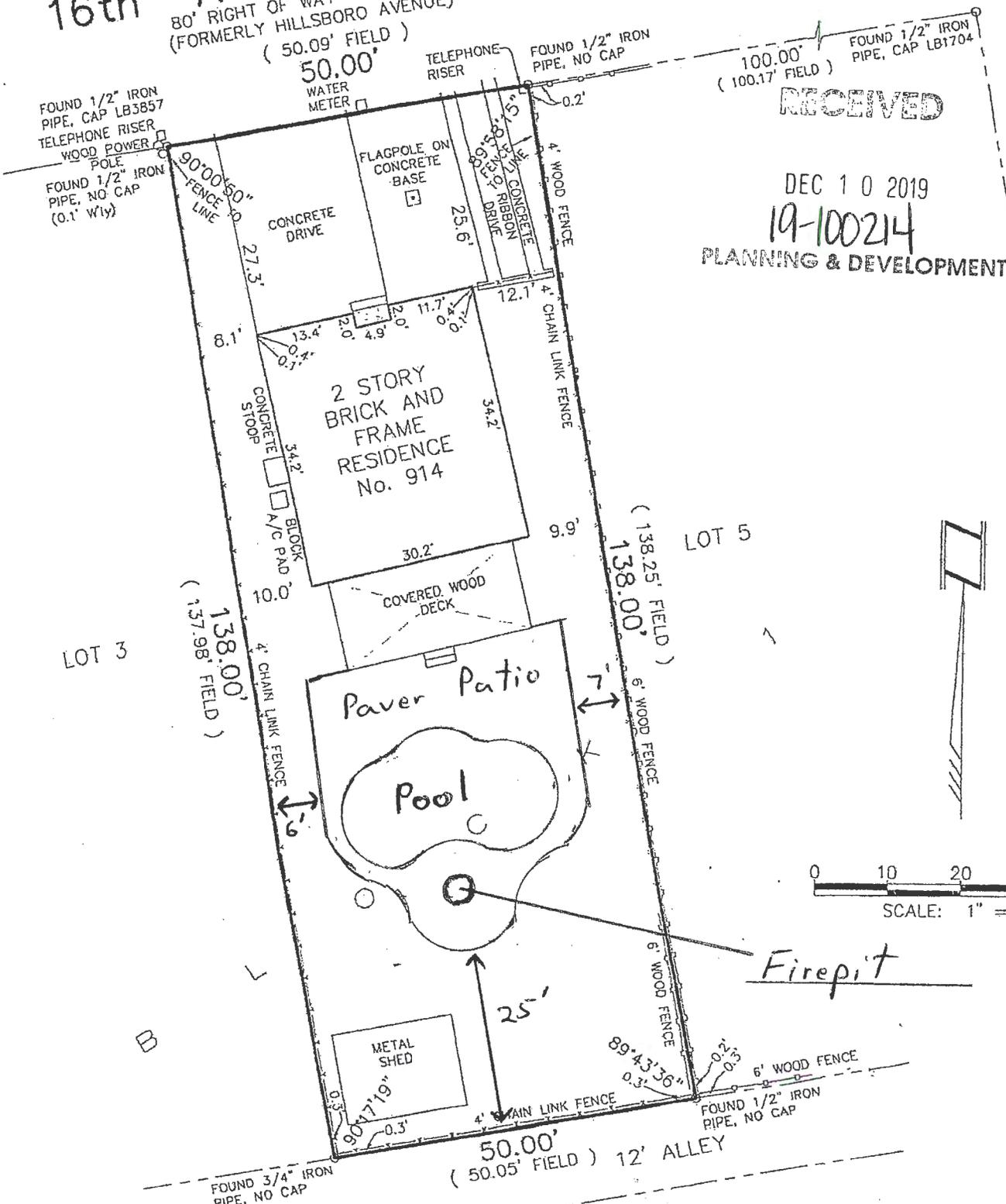
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	Sub standard Sized Lot
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Platted Small Lot For zoning
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	Not going To give any special Privileges
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Others have received Similar variances
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	DEC 11 2019 PLANNING & DEVELOPMENT
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	Shouldn't affect any neighbors.

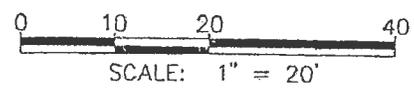
MAP SHOWING SURVEY OF
 LOT 4, BLOCK 1, SEA SIDE PARK AS RECORDED IN PLAT BOOK 12, PAGE
 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

16th AVENUE SOUTH
 80' RIGHT OF WAY PAVED
 (FORMERLY HILLSBORO AVENUE)
 (50.09' FIELD)

9th AVENUE SOUTH
 50' RIGHT OF WAY PAVED



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 19-100214
 PLANNING & DEVELOPMENT



- NOTES
1. THIS IS A BOUNDARY SURVEY.
 2. INTERIOR ANGLES ARE 90°00'00" PER PLAT. ANGLES SHOWN ARE AS PER FIELD SURVEY.
 3. NORTH PROTRACTED FROM PLAT.
 4. NO BUILDING RESTRICTION LINES PER PLAT.

LOT 3

LOT 5

LOT 13

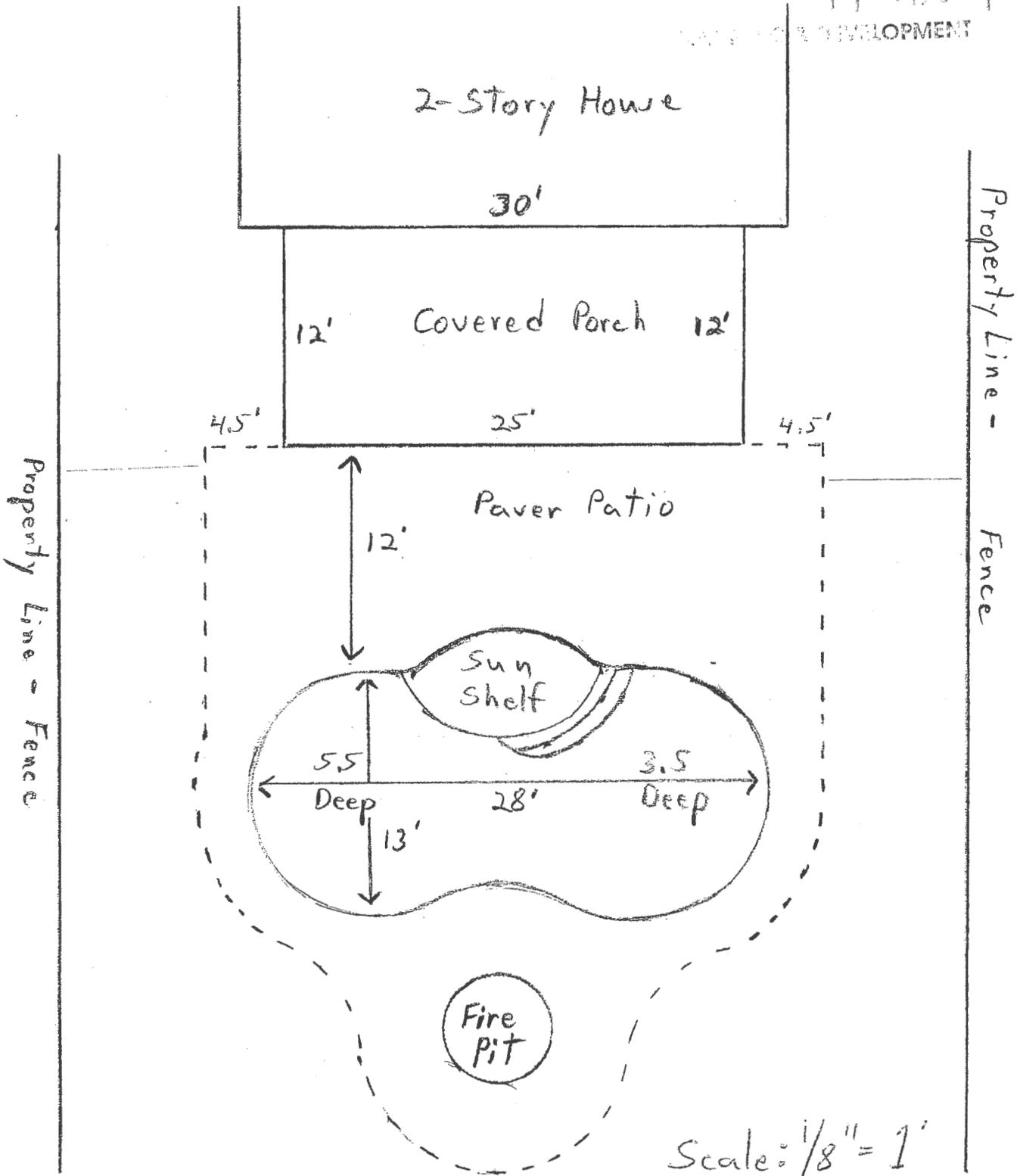
LOT 7

Elizabeth Sann
914 16th Ave South
Jacksonville Beach, FL 32250

DEC 19 2019

10 100214

LAND DEVELOPMENT



Lot Coverage for 914 16th Ave South
Owner: Elizabeth Sann

†

Lot Size: $50 \times 138 = 6900$ SF

Coverage - Existing

① House -	1033
② Porch -	312
③ Driveway	729
④ Shed	<u>72</u>
Total	2146

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19-100214

DEC 10 2019

PLANNING & DEVELOPMENT

$2146 \div 6900 = 31.1\%$ Existing Coverage

Proposed Pool Decking - 780 Square Feet

$2146 + 780 = 2926$ SF

$2926 \div 6900 = 42.4\%$ Proposed Coverage.