



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, August 4, 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, Jeff Truhlar

Alternates: Daniel Janson, Alexi Gonzalez

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** **BOA#20-100077**
Applicant/Owner: Carli Durden
Agent: Joe Ofalt, Blue Haven Pools
Property Address: 823 16th Avenue South
Parcel ID: 176955-0090
Legal Description: Lot 9, Block 159, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 49.2% lot coverage in lieu of 35% maximum (42% previously approved) to allow for a pool and pool decking addition to an existing single-family dwelling.
Miscellaneous Info: One previously approved variance request (BOA#14-100065)

Notes: _____

- b. **Case Number:** **BOA#20-100078**
Applicant/Owner: Patricia Reilly
Agent: Joe Ofalt, Blue Haven Pools
Property Address: 1365 Seabreeze Avenue
Parcel ID: 179459-1024
Legal Description: Lot 12, *Seabreeze Square*
Current Zoning: RS-3
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)e, for 39% lot coverage in lieu of 35% maximum and 34-338(e)(1)g, for an accessory structure (existing shed) setback of 2.5 feet in lieu of 5 feet minimum from an accessory structure to allow for a pool and paver patio addition to an existing single-family dwelling.
Miscellaneous Info: No previous variance requests

Notes: _____

- c. **Case Number:** BOA#20-100079
Applicant/Owner: David Amber
Property Address: 1238 Palm Circle
Parcel ID: 177800-0010
Legal Description: Lot 7, Block 6, *Pine Grove Unit 2*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 50.1% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure (pool coping) setback of 4 feet in lieu of 5 feet minimum from a principal structure to allow for a pool and paver patio addition to an existing single-family dwelling.
Miscellaneous Info: One previously approved variance request (BZA#46-92)

Notes: _____

- d. **Case Number:** BOA#20-100080
Applicant/Owner: Ruben Lavarias
Property Address: 667 12th Avenue South
Parcel ID: 176743-0120
Legal Description: Lot 9, Block 117, *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)e, for 42.8% 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: _____

- e. **Case Number:** BOA#20-100082
Applicant: Ryan Davis
Owner: Robert and Tanya Adams
Property Address: 745 Penman Road
Parcel ID: 177862-0010
Legal Description: Lot 11, Block 11, *Pine Grove Unit 2*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a northerly side yard setback of 9.7 feet and a southerly side yard setback of 9.8 feet both in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 24.8 feet in lieu of 30 feet minimum; and 34-336(e)(1)(e), for 42.8% lot coverage in lieu of 35% maximum (41% previously approved) all to rectify non-conformities resulting from the construction of a new single-family dwelling.
Miscellaneous Info: One previously approved variance request (BOA#19-100023)

Notes: _____

- f. **Case Number:** BOA#20-100083
Applicant/Owner: Steve Cowperthwaite
Property Address: 438 and 472 6th Avenue North
Parcel ID: 174200-0000
Legal Description: Lots 4 and 5, less the west 6 feet of said Lot 5, Block 65, *Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach Florida*
Current Zoning: RM-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(3)c.2, for side yard setbacks of 7.6 feet in lieu of 10 feet minimum to allow for the conversion of two existing single-family dwellings into one multiple-family dwelling.
Miscellaneous Info: No previous variance requests. One previously approved conditional use request (PC#22-11)

Notes: _____

- g. **Case Number:** BOA#20-100084
Applicant/Owner: Joseph and Debra Nordt
Property Address: 1009 11th Street North
Parcel ID: 179162-0040
Legal Description: Lot 4, Block 63, *Section "A" Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.2, for a southerly side yard setback of 4.8 feet in lieu of 5 feet minimum and 34-337(e)(1)(e), for 46.2% lot coverage in lieu of 35% maximum to rectify non-conformities resulting from the construction of a new single-family dwelling.
Miscellaneous Info: No previous variance requests

Notes: _____

- h. **Case Number:** BOA#20-100087
Applicant/Owner: Chad Martin
Property Address: 2578 Horn Street
Parcel ID: 180855-0050
Legal Description: Lot 12, Block 3, *Jacksonville Beach Heights*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.3, for a rear yard setback of 19.8 feet in lieu of 30 feet minimum for an existing covered porch; 34-337(e)(1)e, for 50.2% lot coverage in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory structure (pool coping) setback of 3 feet in lieu of 5 feet minimum from a principal structure to allow for a pool and paver patio addition to an existing single-family dwelling and rectify an existing non-conformity.
Miscellaneous Info: One previously approved variance request (BOA#84-2000)

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Wednesday, August 19, 2020. There are eight scheduled cases.

ADJOURNMENT**NOTICE**

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

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, no later than one business day before the meeting. If you plan on attending or presenting at the hearing then you may use this website www.jacksonvillebeach.org/publichearinginfo for information concerning the hearing process. This information is also available in the City Hall first floor display case.

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
JUN - 5 2020

APPLICANT INFORMATION

Applicant Name: CARLI DURDEN Telephone: 904.449.1449
Mailing Address: 823 16th AVE S JACKSONVILLE BEACH FL 32250 E-Mail: carlidurden@aol.com
Agent Name: JOE OFALT BLUE HAVEN POOLS Telephone: 904.472.6415 (CELL)
Mailing Address: 2375 ST. JAMES BLUE RD. S - STE 107 JACKSONVILLE FL 32246 E-Mail: bluehavenjoe@gmail.com
Landowner Name: CARLI DURDEN Telephone: 904.449.1449
Mailing Address: 823 16th AVE S JACKSONVILLE BEACH FL 32250 E-Mail: carli.durden@aol.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: 823 16th AVE. S. RE# 176955-0090
Legal description of property (Attach copy of deed): LOT 9 BLK 159 PB 8 PG 13 OCEANSIDE PARK
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
THIS IS AN UNDERSIZED NON-CONFORMING LOT WHICH CREATES A HARDSHIP TO MEET A 35% COVERAGE FOR A SWIMMING POOL WITH MINIMAL DECK. CURRENTLY 38% COVERAGE, AND REQUESTING A 49.2% COVERAGE.

AFFIDAVIT

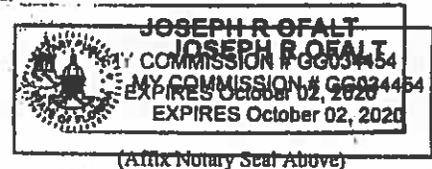
I, CARLI DURDEN, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE: [Signature] PRINT APPLICANT NAME: Carli Durden DATE: 4/18/20

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 18 day of APRIL, 2020 by CARLI DURDEN, who is personally known to me or has produced as identification.

NOTARY PUBLIC SIGNATURE: [Signature] PRINT NOTARY NAME: JOSEPH R. OFALT



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 49.2% lot coverage in lieu of 35% maximum to allow for a pool and pool decking addition to an existing single-family dwelling. (42% previously approved)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100077

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 | RECEIVED JUN - 5 2020 |
| 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 | 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 | |
| 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 | |



CERTIFIED MAIL# 7011 1150 0000 9180 7430

May 21, 2014

FILE COPY

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net
www.jacksonvillebeach.org

Stephanie Groleau
823 16th Avenue South
Jacksonville Beach, FL 32250

RE: BOA# 14-100065
823 16th Avenue South
(Lot 9, Block 159, *Oceanside Park*)

Dear Ms. Groleau,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, May 20, 2014, to consider your application for a variance from the requirements of the Land Development Code.

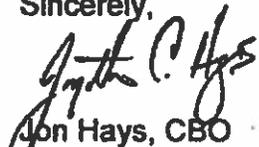
As indicated in the application, the request was for the following:

- 34-337(e)(1)e, for 42% lot coverage in lieu of 35% maximum

To allow for improvements to a single family dwelling.

The Board **Approved** the request as written.

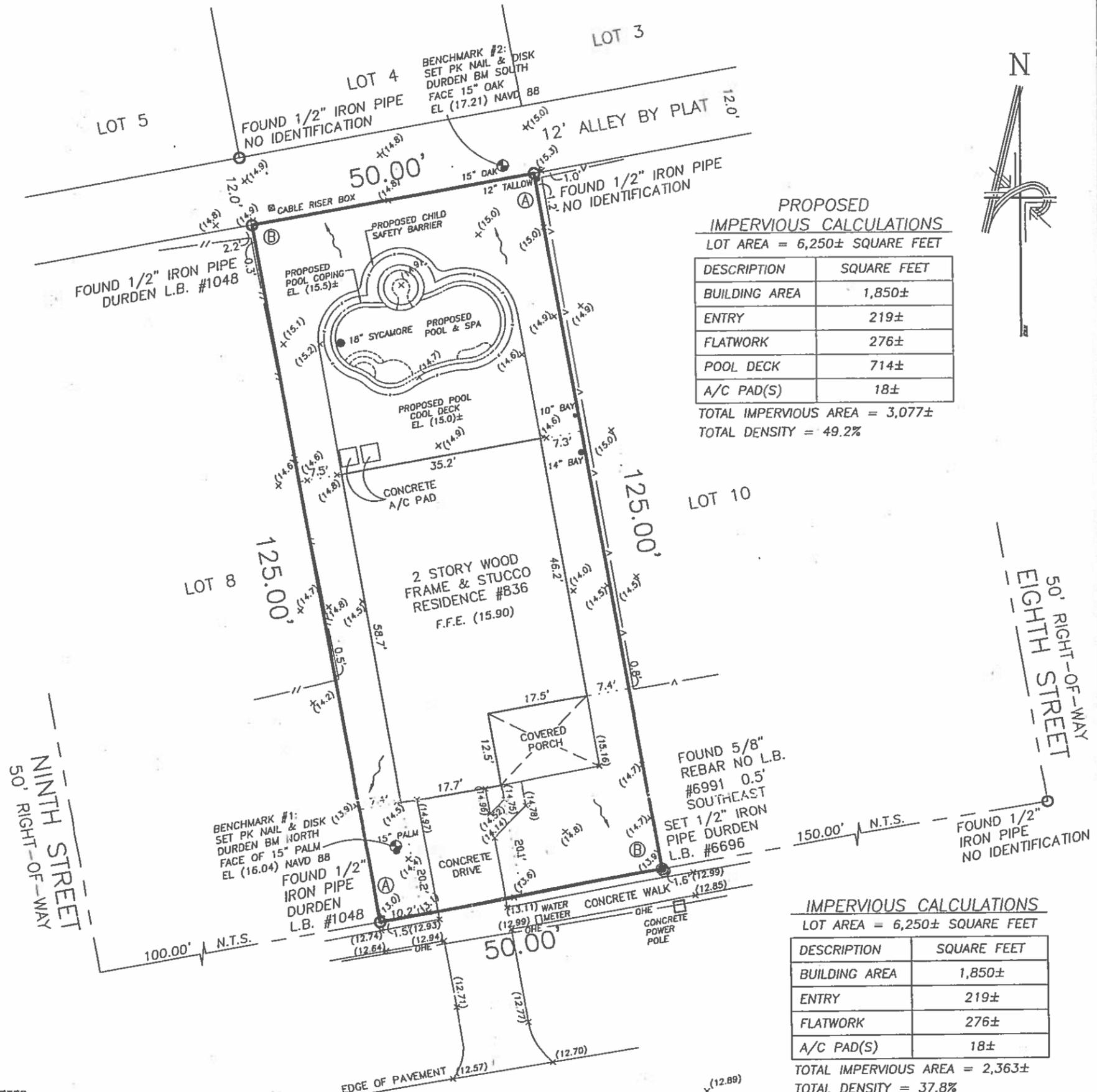
Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter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

Sincerely,

Jon Hays, CBO
Building Department



PROPOSED

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
 LOT 9, BLOCK 159, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF
 THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



PROPOSED IMPERVIOUS CALCULATIONS
 LOT AREA = 6,250± SQUARE FEET

| DESCRIPTION | SQUARE FEET |
|---------------|-------------|
| BUILDING AREA | 1,850± |
| ENTRY | 219± |
| FLATWORK | 276± |
| POOL DECK | 714± |
| A/C PAD(S) | 18± |

TOTAL IMPERVIOUS AREA = 3,077±
 TOTAL DENSITY = 49.2%

IMPERVIOUS CALCULATIONS
 LOT AREA = 6,250± SQUARE FEET

| DESCRIPTION | SQUARE FEET |
|---------------|-------------|
| BUILDING AREA | 1,850± |
| ENTRY | 219± |
| FLATWORK | 276± |
| A/C PAD(S) | 18± |

TOTAL IMPERVIOUS AREA = 2,363±
 TOTAL DENSITY = 37.8%

NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, CITY OF JACKSONVILLE BEACH, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018
 ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED
 ELEVATIONS SHOWN AS THUS (14.78) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
 TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND
 NO BUILDING RESTRICTION LINE BY PLAT
 N.T.S. DENOTES NOT TO SCALE
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 159
 --//-- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
 --V-- DENOTES 6' VINYL FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

16TH AVENUE SOUTH
 (FORMERLY HILLSBORO AVENUE PER PLAT)
 80' RIGHT-OF-WAY

ANGLE TABLE

A = 89°49'00"
 B = 90°11'00"

CERTIFIED TO:
 CARLI AND JAMES DURDEN

REVISED 04/13/2020 TO ADD PROPOSED POOL AREA AND IMPERVIOUS CALCULATIONS

DURDEN
 SURVEYING AND MAPPING, INC.
 985 11TH AVENUE SOUTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

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

[Signature]
 JAMES DURDEN, JR.
 FLORIDA REGISTERED SURVEYOR NO. 4701
 STATE OF FLORIDA

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 20-100097
 JUN - 5 2020

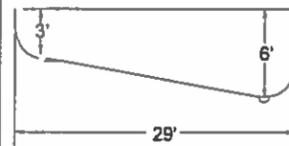
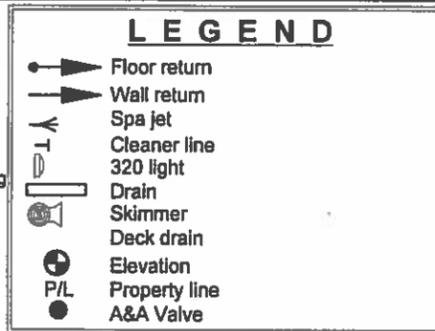
SIGNED APRIL 07, 2020
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 20134

PLANNING & DEVELOPMENT

B-9647

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

Child Safety Method:
 ___ Pool area to be screened
 ___ Pool area to be Fenced
 X Child Safety Fence
 ___ Door and Window Alarms OR
 ___ Poolside Alarm
 Gates to be self-closing and self-latching
**WET DOWN GUNITE TWICE DAILY
 FOR SEVEN DAYS**
 H.U.C. _____



NOTE:
 All written measurements are to finished product.
 I.E. Deck measurements are to water, not coping

TERMINOLOGY

- Tablet Feeder
- Salt Chlorinator
- Smart Guard
- Ozone (UP for Ultra Pure)

Directions To Site:

- From St Johns Bluff Rd (20 mins):
- S on St Johns Bluff Rd to Beach Blvd. Turn L on Beach Blvd.
- Turn R on 9th St. S.
- Go 1.1mi and turn L on 16th Ave S to 823 on L

Contact Carli: 904-449-1449

BLUE HAVEN POOLS & SPAS

Coast to Coast Since 1954
 State Certified Pool Builder
 CPC 1456765

Since 1954

PHONE: 904-620-0090
 FAX: 904-620-0206

GENERAL POOL SPECIFICATIONS

MAX. WIDTH: 14' MAX. LENGTH: 29'
 PERIMETER: 74' SURFACE AREA: 327 SF
 POOL DEPTHS: 3 ft. TO 6 ft.
 Gallons: 9784

EXCAVATION

TYPE: Standard
 REMOVE DIRT: BH
 REMOVE STUMPS: One-24" cal.
 REMOVE FENCE: Homeowner
 REPLACE FENCE: Homeowner
 REMOVE CONCRETE: Homeowner SQ. FT.

DECKING

TYPE: Brick Paver 710 SQ. FT.
 COLOR: Bamboo-CCII pattern-Stabil
 RISERS: 6"x10" Brick Paver
 TOP EXISTING: None SQ. FT.
 DECK DRAINS: Decco 40 LF
 FOOTERS: None LF

PLUMBING

FILTER RUN: 27' Suc Pipe: 2.5
 RETURN LINES: 5 Pipe: 2.0
 WATER FEATURE: None

EQUIPMENT

FILTER TYPE: Cart SIZE: 225
 PUMP HP: 1.5 SPEED: 2
 CONTROLLER: E-Command w/ puck
 CHLORINATOR: Salt chlorinator
 SANITIZER: None
 LIGHT: Color logic 320 QTY: 2
 CLEANER: Pressure line only
 WATER FEATURE: None

ELECTRICAL

RUN BY: BH FEET: 100

GUNITE

SWIM-OUT/LOVESEAT: 4' x 18"
 EXT. 2nd STEP: None
 SUN LEDGE yes SIZE 4'x6' DEPTH 2nd step
 R.B.B. 0 IN X 0 FT
 R.B.B. 0 IN X 0 FT
 R.B.B. 0 IN X 0 FT

BOOSTER PUMP: None
 HEAT PUMP: None SIZE: None
 HEATER: Hayward BTU: 250k NAT. LP (CIRCLE ONE)
 OTHER: 94' child safety fence

SPA

SIZE: 6'dia elevated 12"
 PLUMBING RUN: 40'
 NUMBER OF JETS: 4
 BLOWER HP: 1.5
 LIGHT: 320 color logic
 SPA SPILLWAY: 18" tiled
 OTHER:

COPING

TYPE: Bullnose Brick Paver - Bamboo
 TILE
 TYPE: Jewel Noce-FLOJWLNOCG-MasterTile
 OTHER: Use black grout

INTERIOR FINISH

TYPE: Sun Stone
 COLOR: Black Pearl

ADDITIONAL SPECIFICATIONS: 1) 94' child safety fence installed
 2) use black grout, drain, fittings

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20-100077

JUN - 5 2020

PLANNING & DEVELOPMENT

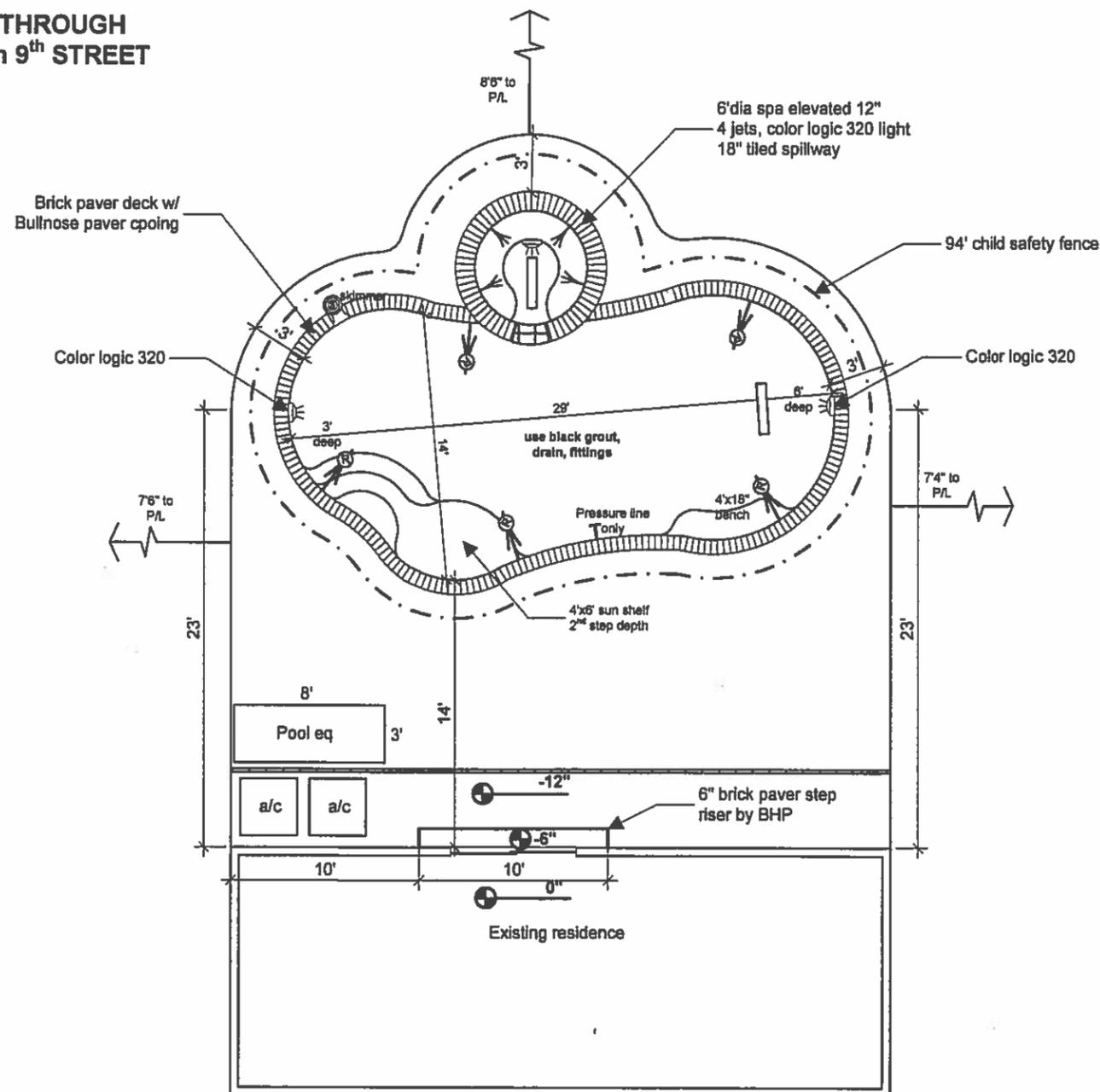
Name: Carli and James Durden Job # 20043
 Address: 823 16th Ave S City: Jacksonville Beach Zip: 32250
 Primary Phone: 904-449-1449 Second Phone:
 Email: carlidurden@aol.com

Lot: 9 Block: 159 County: Duval Pb / Pg 8/13

Subdivision: Oceanside Park



ACCESS THROUGH ALLEY from 9th STREET



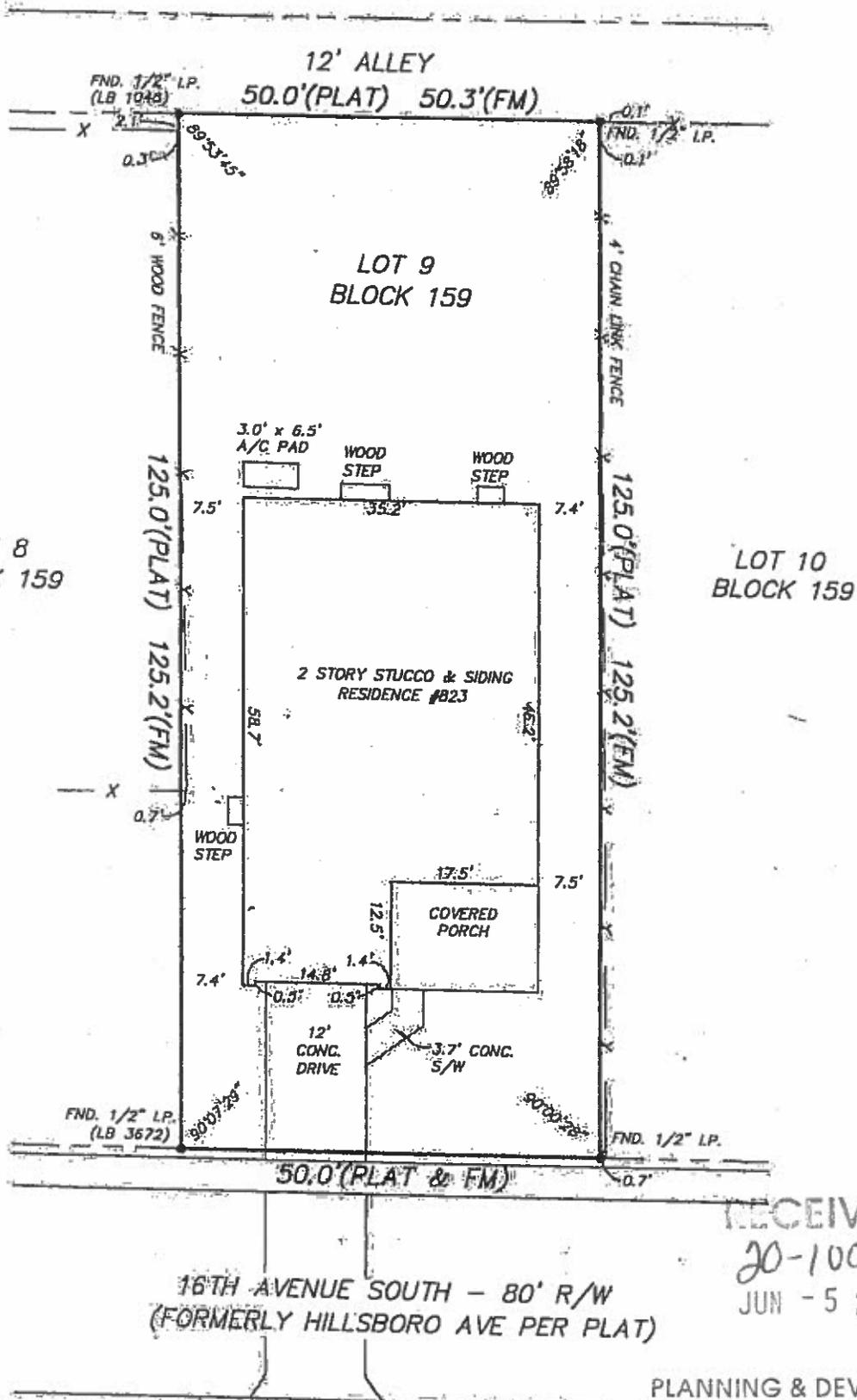
SCALE: 1/8" = 1' 0"

Designed by: Joe Ofalt

EXISTING

MAP SHOWING SURVEY OF LOT 9, BLOCK 159, OCEANSIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
SERVICE LINK
EVERBANK, ITS SUCCESSORS AND/OR ASSIGNS
STEPHANIE GROLEAU AND CHRISTOPHER PETERS



RECEIVED
20-100077
JUN - 5 2020

PLANNING & DEVELOPMENT

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

- NOTES**
- Angles are based on field measurements.
 - This is a BOUNDARY SURVEY.
 - Elevations shown (thus: (T.S.D)) refer to North American Vertical Datum of 1988, (NAVD 88).
 - By graphic plotting, only the property shown herein lies within Zone "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-Risk Number: 120078-0002-0. Map Revised date: 4-17-88.
 - Unless otherwise noted, any portion of the parcel that may be deemed as wetlands by State or Governmental Agencies, has not 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 | FEB. 17, 2012 |
|--------|---|------------|---------------|
| ⊙ | DENOTES CONCRETE MONUMENT | SCALE | 1"=20' |
| X-X | DENOTES FENCE | JOB No. | 2012-49 |
| ○ | DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC. | F.B. | 586C |
| ● | DENOTES IRON PIPE FOUND (NOTED) | page | 18 |
| | | Comp. File | 12-49.dwg |
| | | Drawn by | WJM |

RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE 1200
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5758
Tele. (904) 721-1226

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 STANDARD TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPERS, IN CHAPTER 17C-17, F.A.C. (formerly CHAPTER 8101-11, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

BY: *William J. Melrose*
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

| ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY | |
|---|------------------------------------|
| ABBREVIATION | DEFINITION |
| P.C.P. | Permanent Control Point |
| P.R.M. | Permanent Reference Monument |
| P.O.B. | Point of Beginning |
| P.C. | Point of Curvature |
| P.T. | Point of Tangency |
| P.R.C. | Point of Reverse Curvature |
| P.I. | Point of Intersection |
| R/W | Right of Way |
| C.R.V. | Official Records Volume |
| D.B. | Deed Book |
| Pg. | Page |
| B.R.L. | Building Restriction Line Easement |
| LB | Licensed Boundary |
| R.L.S. | Registered Land Surveyor |
| VEA | Voluntary Electric Authority |
| EDU | Equipment |
| A/C | Air Conditioner |
| C.T.V. | Cable Television |
| O.H.L. | Overhead Lines |
| (T.V.) | True Meridian |
| ℓ | radius equals |
| L | Arc Length equals |
| Ch | Chord, Bearing & Distance equals |
| Δ | Delta or Central Angle equals |
| IP | Iron Pipe |
| Conc. | Concrete |



APPLICATION FOR VARIANCE

BOA No. 20-100078
HEARING DATE 8/4/2020

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.

JUN - 5 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: PATRICIA REILLY Telephone: 904.249.1194
 Mailing Address: 1365 SEABREEZE AVE E-Mail: pattydwight@att.net
JACKSONVILLE BEACH FL 32250
 Agent Name: JOE OFALT - BLUE HAVEN POOLS Telephone: 904.472.6415 (CELL)
 Mailing Address: 2375 ST. JAMES BLUFF RD. S. STE 107 E-Mail: bluehavenjoe@gmail.com
JACKSONVILLE FL 32246
 Landowner Name: PATRICIA REILLY Telephone: 904.249.1194
 Mailing Address: 1365 SEABREEZE AVE E-Mail: pattydwight@att.net
JACKSONVILLE BEACH FL 32250

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

VARIANCE DATA

Street address of property AND Real Estate Number: 1365 SEABREEZE AVE. RE# 179459-1024

Legal description of property (Attach copy of deed): LOT 12 PB 41 PG 23 SEABREEZE SQUARE

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).

THIS IS AN UNDERSIZED NON-CONFORMING LOT WHICH CREATES A HARDSHIP TO MEET A 35% COVERAGE FOR A SWIMMING POOL WITH MINIMAL DECK. CURRENTLY AT 32.3% AND REQUESTING A 39% COVERAGE

AFFIDAVIT

I, PATRICIA REILLY, 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.

Patricia A Reilly
APPLICANT SIGNATURE

Patricia A Reilly
PRINT APPLICANT NAME

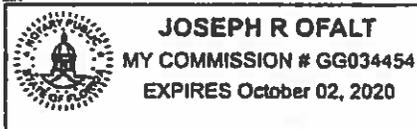
3-21-20
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 21 day of March, 2020 by PATRICIA REILLY, 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-3 FLOOD ZONE: X

CODE SECTION (S):
34-338(e)(1)e, for 39% lot coverage in lieu of 35% maximum and 34-338(e)(1)g, for an accessory structure (existing shed) setback of 2.5 feet in lieu of 5 feet minimum from an accessory structure to allow for a pool and paver patio addition to an existing single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100078

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.

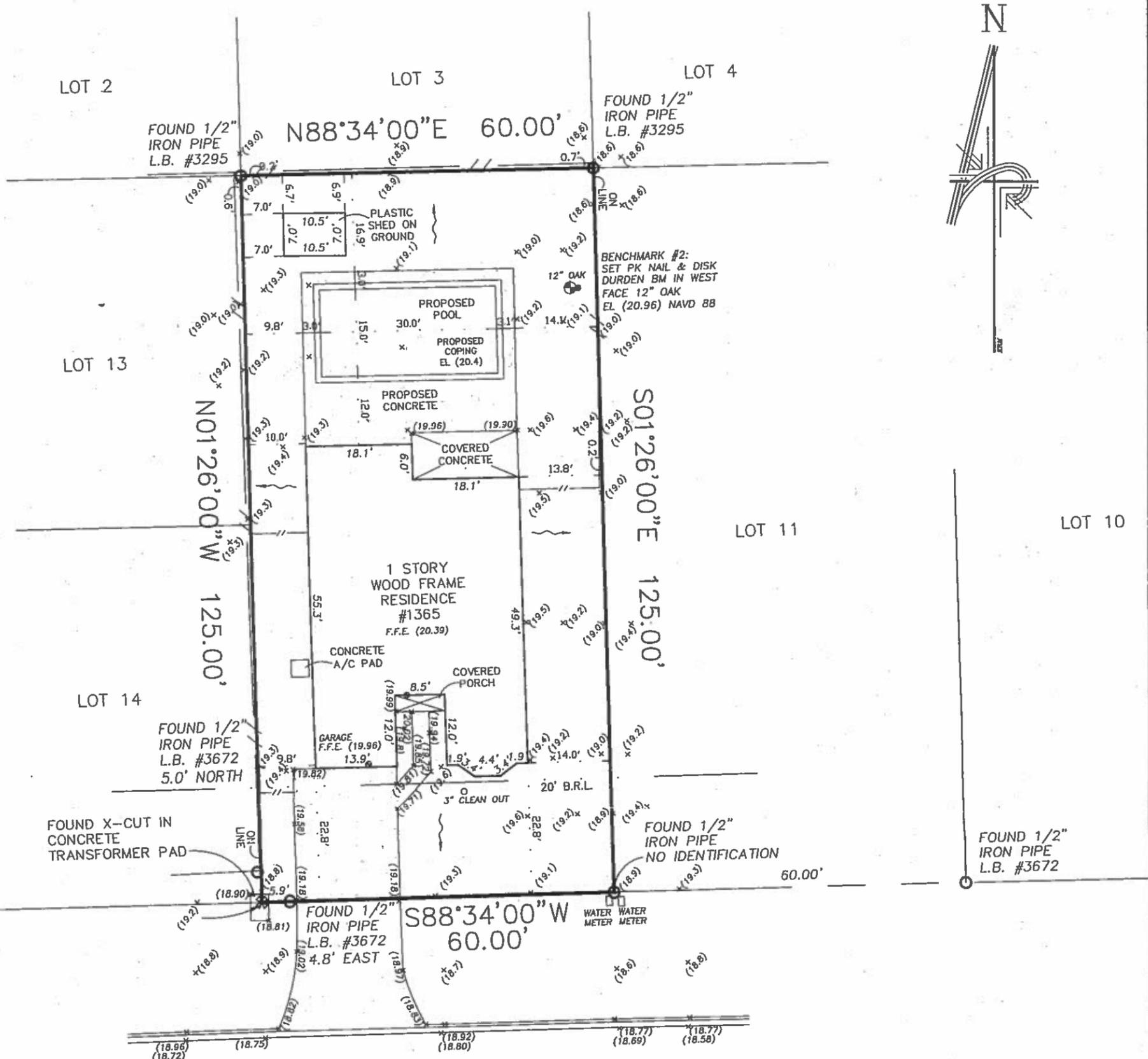
Section 34-281. Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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 RECEIVED |
| Special circumstances and conditions do not result from the actions of the applicant. | NO | JUN - 5 2020 PLANNING & DEVELOPMENT |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | NO | |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | YES | |
| 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 SITE PLAN OF:

LOT 12, SEABREEZE SQUARE, AS RECORDED IN PLAT BOOK 41, PAGE 23 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



SEABREEZE AVENUE 80' RIGHT-OF-WAY

NOTES:

- THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, CITY OF JACKSONVILLE BEACH, COMMUNITY No. 12007B, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018
- BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF SEABREEZE AVENUE AS BEING S 88°34'00" W
- ELEVATIONS SHOWN AS THUS (18.97) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
- TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND
- 20' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT
- F.F.E. DENOTES FINISHED FLOOR ELEVATION
- ~ DENOTES FLOW ARROW
- /- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

BENCHMARK #1:
SET PK NAIL & DISK
DURDEN BM
EL (18.76) NAVD 88

EXISTING IMPERVIOUS CALCULATIONS
LOT AREA = 7,500± SQUARE FEET

| DESCRIPTION | SQUARE FEET |
|---------------|-------------|
| BUILDING AREA | 1,800± |
| ENTRY | 24± |
| PORCH/LANAI | 144± |
| FLATWORK | 449± |
| A/C PAD(S) | 9± |

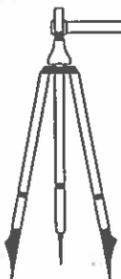
TOTAL IMPERVIOUS AREA = 2,426±
TOTAL DENSITY = 32.3%

PROPOSED IMPERVIOUS CALCULATIONS
LOT AREA = 7,500± SQUARE FEET

| DESCRIPTION | SQUARE FEET |
|---------------|-------------|
| BUILDING AREA | 1,800± |
| ENTRY | 24± |
| PORCH/LANAI | 144± |
| FLATWORK | 951± |
| A/C PAD(S) | 9± |

TOTAL IMPERVIOUS AREA = 2,928±
TOTAL DENSITY = 39.0%

CERTIFIED TO:
PATRICIA REILLY



DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

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

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

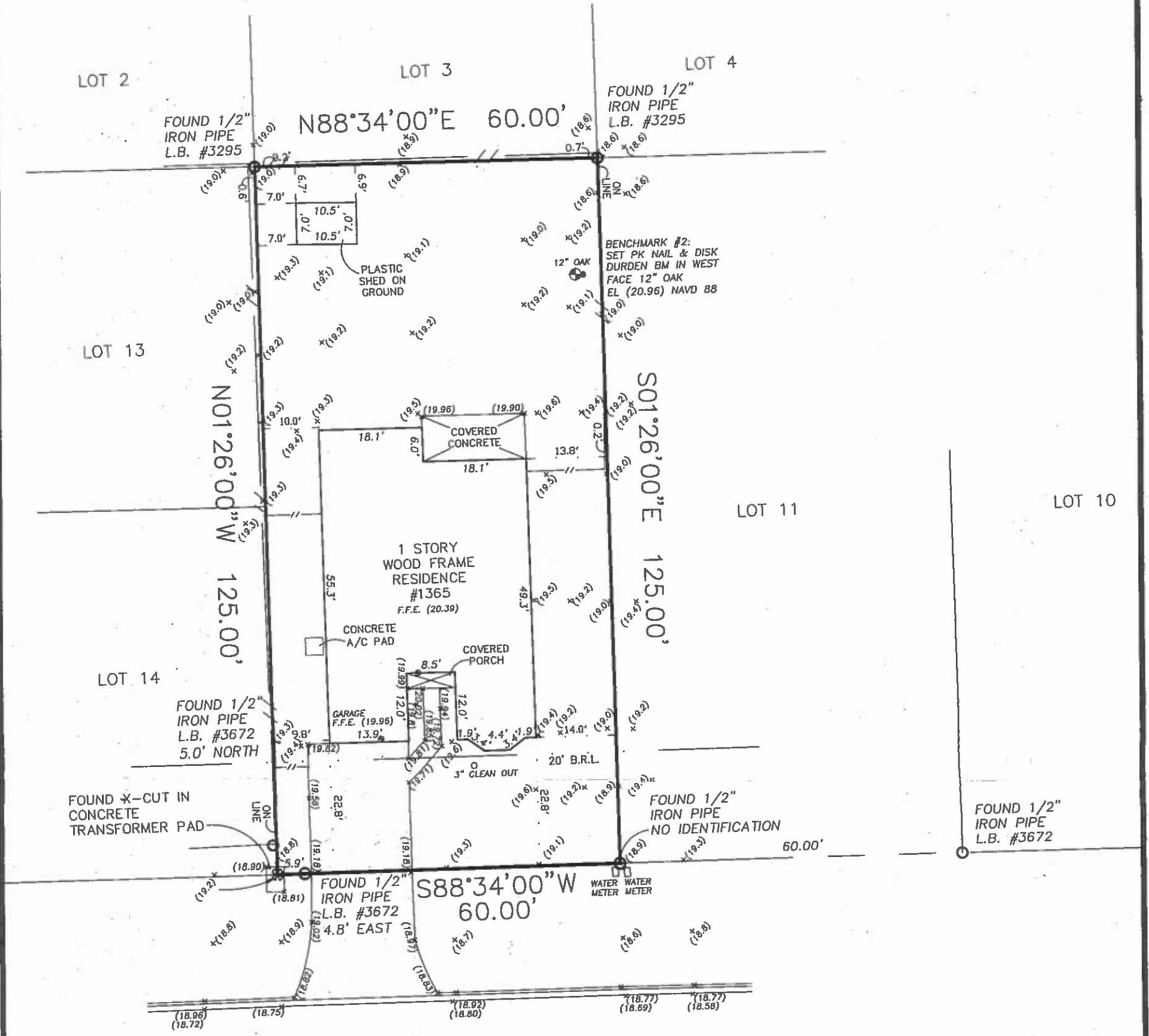
Patricia Reilly
FLORIDA REGISTERED SURVEYOR No. 4707
H. BRUCE DURDEN, JR.

RECEIVED
PROPOSED
JUN - 9 2020
B&A# 20-100078
PLANNING & DEVELOPMENT

SIGNED: APRIL 03, 2020
SCALE: 1" = 20'
WORK ORDER NUMBER: 20117

C-1839

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
 LOT 12, SEABREEZE SQUARE, AS RECORDED IN PLAT BOOK 41, PAGE 23 OF THE
 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



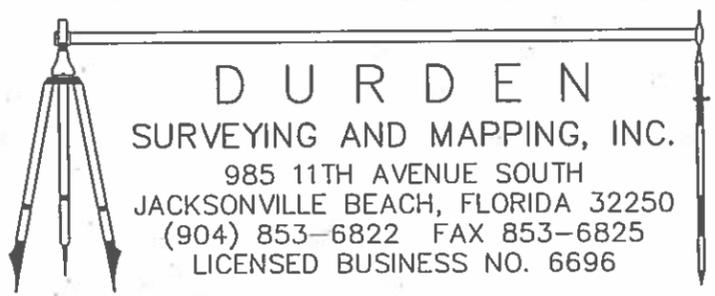
SEABREEZE AVENUE
 80' RIGHT-OF-WAY

NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, CITY OF JACKSONVILLE BEACH, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-J, REVISED NOVEMBER 2, 2018
 BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF SEABREEZE AVENUE AS BEING S 88°34'00" W
 ELEVATIONS SHOWN AS THUS (18.97) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
 TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND
 20' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT
 F.F.E. DENOTES FINISHED FLOOR ELEVATION
 -//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
 EXISTING
 JUN - 9 2020

BOA#20-100078
 PLANNING & DEVELOPMENT

CERTIFIED TO:
 PATRICIA REILLY



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

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.02, Florida Statutes and Chapter 5J17 Florida Administrative Code.

SIGNED: *[Signature]*
 STATE OF FLORIDA
 APRIL 03 2020
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 20117

C-1838



APPLICATION FOR VARIANCE

BOA NO. 20-100079
HEARING DATE 8/4/2020

This form is intended for use in conjunction with the required documents. All requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.0, Variances. The Planning and Development Director will evaluate an application for a variance for utility 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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawings. In scale of 1" = 10' paper or smaller.
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submission).
7. Completed application.

RECEIVED

MAY 19 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: David Amber Telephone: (904) 304-7840
 Mailing Address: 1238 Palm Circle Jax Bch FL 32250 E-Mail: Da_Amber@yahoo.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.

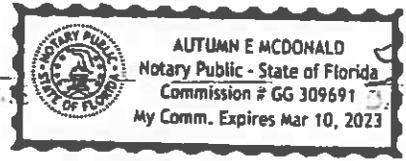
VARIANCE DATA

Street address of property and Real Estate Number: 1238 Palm Circle Jax Bch FL 32250 (177800-0010)
 Legal description of property (Attach copy of deed): LOT 7, BIKER PINNACRE UNIT 2
 Description of requested variance (example: front yard setback of 10 ft in lieu of 20 ft lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
requesting variance approval to increase to 41.4% coverage to install an inground swimming pool with paver deck. see attached
50%

AFFIDAVIT

I, David Amber, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.0 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.

David Amber
PRINT APPLICANT NAME



5/19/2020

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence of online notarization, this 19 day of May, 2020 by David Amber, who is personally known to me or produced FL DL as identification.

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 50.1% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure (pool coping) setback of 4 feet in lieu of 5 feet minimum from a principal structure to allow for a pool and paver patio addition to an existing single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-160079

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. | no | |
| Special circumstances and conditions do not result from the actions of the applicant. | no | RECEIVED JUN - 9 2020 PLANNING & DEVELOPMENT |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | no | |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | yes | These rights have been granted to other parcels of land in Jax Beach &/or my same zoning district and would omit myself the same rights / variance approvals enjoyed by other owners/parcels. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | yes | Providing the variance will make possible a reasonable, functional and safe use of the overall pool plan with decking |
| 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 | Based on the reasonable variance, positive approvals/outcomes granted for other parcels & the comprehensive plan purpose, the variance will provide safe use of the project & remain in my property paramiters not effecting adjacent properties. |

Regular meeting of the Board of Adjustment held on Tuesday, October 6, 1992 at 7:30 P.M. in the Council Chambers of the Community Center Building.

Call to order The meeting was called to order by Chairman Ted Sorensen.

Roll Call Present: Brad Corwin, Randall P. DeLoach, Bobby Jolley, Ted Sorensen

Absent: Guy Craig

Also present was J. Lawrence Cooper, Building Official.

Approve minutes The minutes of the previous meeting were approved as written.

46-92 Nethery Elizabeth Nethery, 1238 Palm Circle North, variance request for corner side setback of 2' in lieu of 20' required.

Motion to appr. Mr. Jolley moved to approve for a screen porch only, seconded by Mr. Corwin.

Allen Boone was present and stated that they had a contractor to build this screen room and thought that he obtained the proper permits. They did not know until after it was finished that there was no permit. Lee Amonette came by one day and then they received the letter from the city. It is 27' from the edge of the road.

No one in the audience wished to speak on this matter.

Mr. Corwin stated that Mr. Boone is upset and his mother-in-law is upset. The contractor is at fault.

Mr. Sorensen told Mr. Boone to get a permit and get with the Building Official on the contractor.

Vote to appr. Vote resulted in all ayes.

47-92 Watson William L. Watson, 2103 South 2nd Street, variance request for side setback of 6' in lieu of 10' required to construct deck on second floor.

Motion to appr. Mr. Jolley moved to approve for second floor deck only, seconded by Mr. DeLoach.

Mr. Watson stated he is replacing some old wood on an existing second floor deck on the north side and would like to extend this deck by 4'. They have twin boys and need the room. The neighbors do not object.

No one in the audience wished to speak on this matter.

Mr. Corwin asked Mr. Watson if this would be living space.

Mr. Watson said they would be able to enjoy the sun. The 4 x 4 supports would be slanted in to the building.

20-100079

Proposed

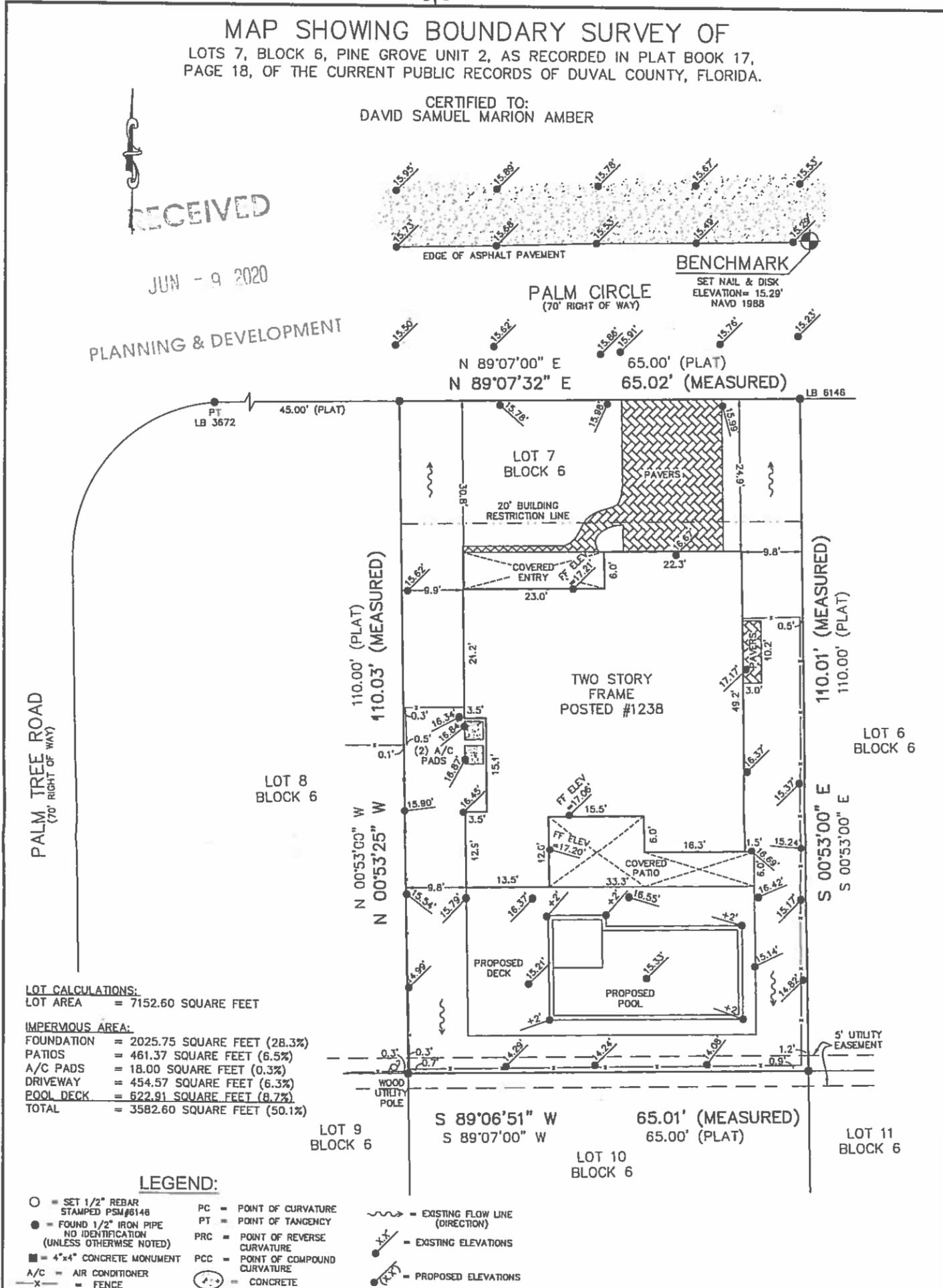
MAP SHOWING BOUNDARY SURVEY OF
 LOTS 7, BLOCK 6, PINE GROVE UNIT 2, AS RECORDED IN PLAT BOOK 17,
 PAGE 18, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 DAVID SAMUEL MARION AMBER

RECEIVED

JUN - 9 2020

PLANNING & DEVELOPMENT



LOT CALCULATIONS:
 LOT AREA = 7152.60 SQUARE FEET

IMPERVIOUS AREA:
 FOUNDATION = 2025.75 SQUARE FEET (28.3%)
 PATIOS = 461.37 SQUARE FEET (6.5%)
 A/C PADS = 18.00 SQUARE FEET (0.3%)
 DRIVEWAY = 454.57 SQUARE FEET (6.3%)
 POOL DECK = 622.91 SQUARE FEET (8.7%)
 TOTAL = 3582.60 SQUARE FEET (50.1%)

LEGEND:

- = 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
- X- = FENCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- = CONCRETE
- ~ = EXISTING FLOW LINE (DIRECTION)
- = EXISTING ELEVATIONS
- = PROPOSED ELEVATIONS

- NOTES:**
- BEARINGS ARE BASED ON THE PLAT BEARING OF S 00°53'00" E ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 02, 2018, COMMUNITY NUMBER 120077, PANEL 0417 J
 - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 - THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| 7-26-16 | UPDATE |
| 3-13-20 | SITE PLAN |
| | |
| | |

JOB # 26041-1B | DATE OF FIELD SURVEY: 2-3-2015

SCALE: 1" = 20'



Ray Thompson SURVEYING, Inc.
Going the DISTANCE for You
 1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-5178

CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS, APPROACHES, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 462.07, FLORIDA STATUTES.
 No. 6146
 Raymond Thompson
 REGISTERED SURVEYOR AND MAPPER No. 6146 STATE OF FLORIDA
 LICENSE BUSINESS No. 7469

20-100079

Existing

MAP SHOWING BOUNDARY SURVEY OF LOTS 7, BLOCK 6, PINE GROVE UNIT 2, AS RECORDED IN PLAT BOOK 17, PAGE 18, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
DAVID SAMUEL MARION AMBER
EVERBANK
PONTE VEDRA TITLE, LLC/HATHAWAY & REYNOLDS, PA
CHICAGO TITLE INSURANCE COMPANY

RECEIVED

MAY 19 2020

PALM TREE ROAD
(70' RIGHT OF WAY)

PLANNING & DEVELOPMENT

PC

R = 30.00'
L = 47.12'

P1
LB 3672

45.00' (PLAT)

20' BUILDING
RESTRICTION LINE

LOT 9
BLOCK 6

LOT 8
BLOCK 6

N 00°53'00" W
N 00°53'25" W

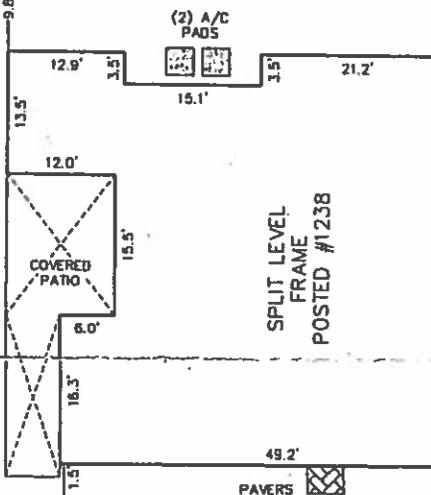
110.00' (PLAT)
110.03' (MEASURED)

140.00' (PLAT)
65.01' (MEASURED)

LOT 7
BLOCK 6

LOT 10
BLOCK 6

S 89°07'00" W
S 89°06'51" W



65.02' (MEASURED)
110.00' (PLAT)

PALM CIRCLE
(70' RIGHT OF WAY)

N 89°07'32" E
N 89°07'00" E

LB 6146

S 00°53'00" E
S 00°53'00" E
110.01' (MEASURED)
110.00' (PLAT)

LOT 6
BLOCK 6

LEGEND:

- = SET 1/2" REBAR STAMPED PS#16146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER
- X- = FENCE
- PC = POINT OF CURVATURE
- P1 = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- ⊙ = CONCRETE

REVISIONS

| DATE | DESCRIPTION |
|---------|-------------|
| 7-26-16 | UPDATE |
| | |
| | |
| | |

Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

PONTE VEDRA TITLE, L.L.C.

JOB # 26041-1

DATE OF FIELD SURVEY: 2-3-2015

SCALE: 1" = 20'

NOTES:

- BEARINGS ARE BASED ON THE PLAT BEARING OF S 00°53'00" E ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: JUNE 3, 2013, COMMUNITY NUMBER: 12007B PANEL 0417.H.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHT OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146 STATE OF FLORIDA
LICENSE # 00000006, No. 7469

LAND SURVEYS



CONSTRUCTION SURVEYS



SUBDIVISIONS

RECEIVED
 20-100079
 JUL 29 2020

PLANNING & DEVELOPMENT

Petition of Support
In Support of Request for Variance

Applicant
 David Amber
 1238 Palm Cir
 Jacksonville Beach, FL 32250

Legislation
 City of Jacksonville Beach
 Land Development
 Jacksonville Beach Board of Adjustment

Background

The petition is in support of homeowner David Amber residing at address 1238 Palm Cir Jax Bch Fl 32250 177800-0010 request of variance to exceed the 35% lot coverage as outlined in Article 6, Section 6.6 "variances" to build a residential swimming pool including coping and paver deck around pool.

Requesting Variance

Seeking approval for 50.1% coverage to install inground swimming pool with paver deck.

Those in Support

| Name | Address | Phone or Email | Date | Signature |
|-------------------------|--|---|------------|-------------|
| Russell Cox | 1256 Palm Cir, Jacksonville Beach, FL 32250 | 904 386 5525 Cox Construction Group | 06/12/2020 | [Signature] |
| Sandra Ford (Blanchard) | 1229 7th Ave N, Jacksonville Beach, FL 32250 | 66 mail cell Sandra Blanchard (904) 434-8775 | 7/19/2020 | [Signature] |
| Marianne Reitz | 1220 Palm Cir, Jacksonville Beach, FL 32250 | 904-508-9922 | 7/21/2020 | [Signature] |
| Heather Kienzle | 1221 7th Ave N, Jacksonville Beach, FL 32250 | 904-238-6409 | 7/24/2020 | [Signature] |
| James Burke | 1210 Palm Cir, Jacksonville Beach, FL 32250 | 410 702 8997 | 1 /2020 | [Signature] |
| JOSHUA WILCHURTH | 1301 Palm Cir, Jacksonville Beach, FL 32250 | 904 916 0717 | 06/12/2020 | [Signature] |
| Sandra Fitzhugh | 1231 Palm Cir, Jacksonville Beach, FL 32250 | 585-739-3894 | 7/13/2020 | [Signature] |
| [Name obscured] | 1223 Palm Cir, Jacksonville Beach, FL 32250 | 904-249-2798 | 7/10/2020 | [Signature] |
| David Witt | 1213 Palm Cir, Jacksonville Beach, FL 32250 | 904-472-3229 | 7/13/2020 | [Signature] |
| | | | 1 /2020 | [Signature] |



APPLICATION FOR VARIANCE

BOA No. 20-100080
HEARING DATE 8/4/2020

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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

MAY - 8 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: RUBEN LAVARIAS Telephone: 904-214-4991
 Mailing Address: 667 12TH AVE. S. E-Mail: BENLAVARIAS@YAHOO.COM

Agent Name: N/A Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: N/A 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: 667 12TH AVE S. 176743-0120
 Legal description of property (Attach copy of deed): LOT 9, BLOCK 117, OCEANSIDE PARK
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
INSTALL UP TO 600 SQ FT OF PAVED / STONE DECKING
AS PER SITE PLAN. HOUSE AND DECK COVERAGE
WILL ACCOUNT FOR NO MORE THAN 42.8% LOT COVERAGE.

AFFIDAVIT

I, RUBEN D LAVARIAS, 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] RUBEN D. LAVARIAS 5/4/20
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 This instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of May, 2020, by Ruben Lavarias, who is personally known to me or produced _____ as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
JULIETT MANZANO
 PRINT NOTARY NAME



JULIETT MANZANO
 Commission # GG 165258
 Expires April 3, 2022
 Bonded Thru Budget Notary Services

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X(shaded)

CODE SECTION (s):
 34-338(e)(1)e, for 42.8% 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. 20-100080

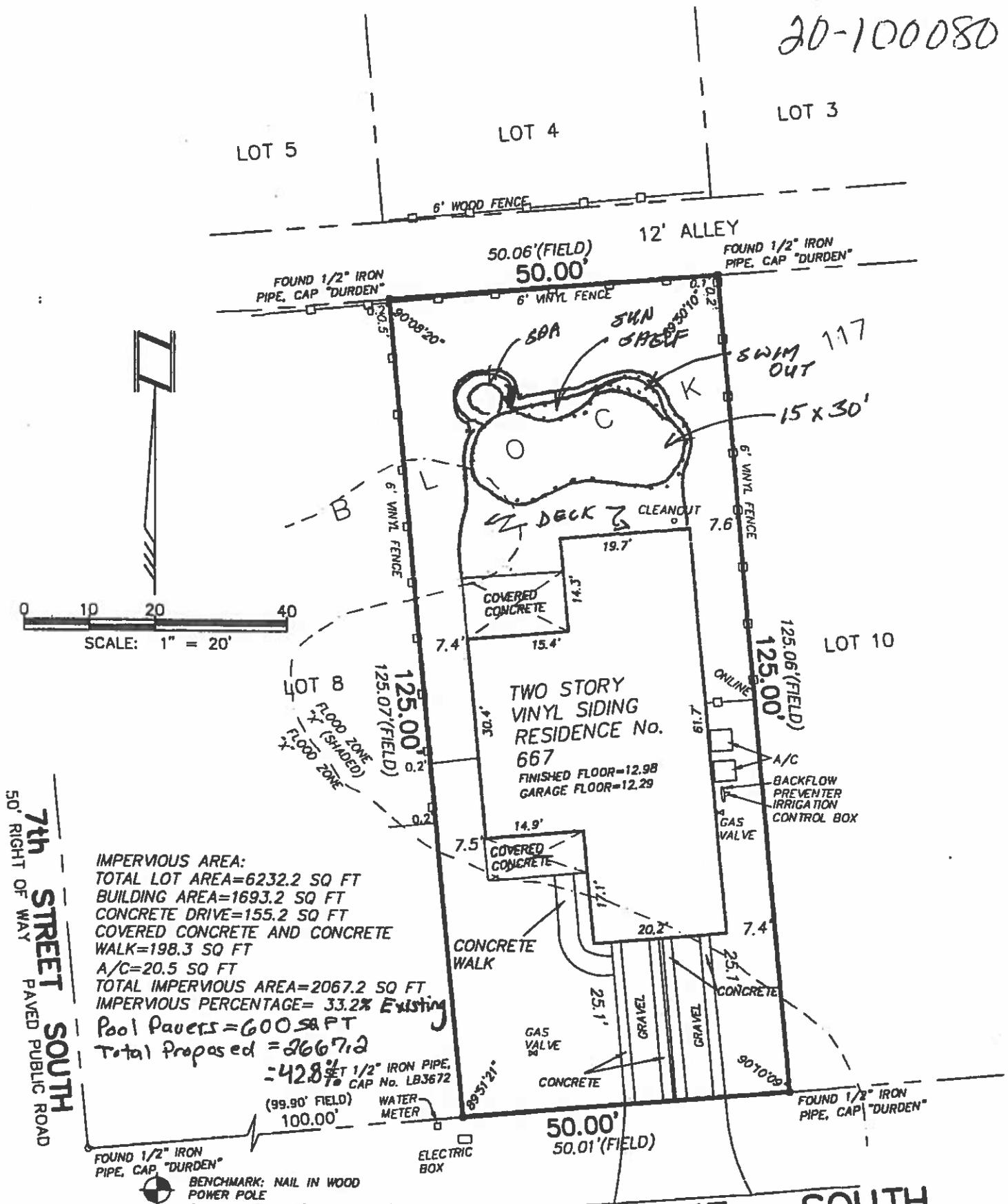
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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. | | |
| Special circumstances and conditions do not result from the actions of the applicant. | | |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | | |
| 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. | | |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or 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. | | |

MAP SHOWING SURVEY OF
 LOT 9, BLOCK 117, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8,
 PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

20-100080



IMPERVIOUS AREA:
 TOTAL LOT AREA=6232.2 SQ FT
 BUILDING AREA=1693.2 SQ FT
 CONCRETE DRIVE=155.2 SQ FT
 COVERED CONCRETE AND CONCRETE WALK=198.3 SQ FT
 A/C=20.5 SQ FT
 TOTAL IMPERVIOUS AREA=2067.2 SQ FT
 IMPERVIOUS PERCENTAGE= 33.2% Existing
 Pool Pavers=600 SAFT
 Total Proposed = 2667.2
 = 428 1/2

50' RIGHT OF WAY
7th STREET SOUTH
 PAVED PUBLIC ROAD

FOUND 1/2" IRON PIPE, CAP "DURDEN"
 BENCHMARK: NAIL IN WOOD POWER POLE
 ELEVATION=12.61 (N.A.V.D. 1988)

- NOTES:**
1. THIS IS A BOUNDARY SURVEY.
 2. NO BUILDING RESTRICTION LINES PER PLAT.
 3. NORTH PROTRACTED FROM PLAT.
 4. INTERIOR ANGLES SHOWN AS PER FIELD SURVEY.
 5. BENCHMARK: FOUND NAIL IN WOOD POWER POLE SOUTHWEST PROPERTY CORNER 17' NORTH 12TH AVENUE SOUTH AND 75' EAST OF CENTERLINE 7TH STREET SOUTH. ELEVATION 12.61 (NAVD 1988)

12th AVENUE SOUTH
 80' RIGHT OF WAY PAVED PUBLIC ROAD

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND "X" (SHADED) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF RUBEN D. LAVARIAS; ANGELA LAVARIAS; ANGEL OAK MORTGAGE SOLUTIONS, LLC; ST JOHNS LAW GROUP AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.



DONN W. BOATWRIGHT, P.S.M.
 FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
 FLA. E.C. SURVEYING & MAPPING BUSINESS No. LB 3672

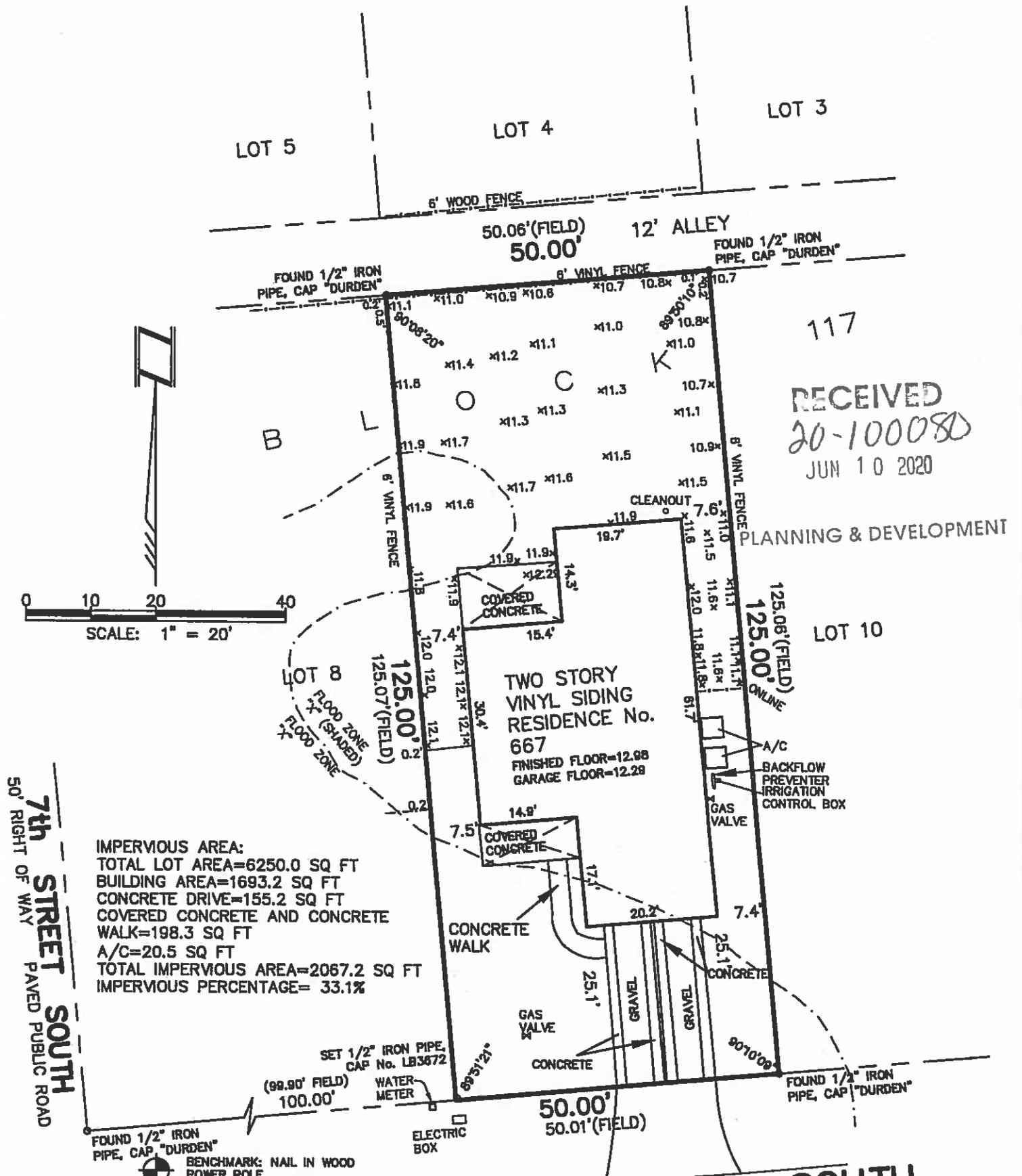
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISE CERTIFICATIONS- SEPT 6, 2019
 REVISE CERTIFICATIONS- AUGUST 9, 2019
 REVISE CERTIFICATIONS- AUGUST 2, 2019

CHECKED BY: _____ BOATWRIGHT LAND SURVEYORS, INC. DATE: JUNE 26, 2019
 DRAWN BY: CL 1500 ROBERTS DRIVE SHEET 1 OF 1
 FILE #: 2019-927-4 JACKSONVILLE BEACH, FLORIDA 241-8550

MAP SHOWING SURVEY OF

LOT 9, BLOCK 117, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8,
PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED
20-100080
JUN 10 2020

IMPERVIOUS AREA:
 TOTAL LOT AREA=6250.0 SQ FT
 BUILDING AREA=1693.2 SQ FT
 CONCRETE DRIVE=155.2 SQ FT
 COVERED CONCRETE AND CONCRETE WALK=198.3 SQ FT
 A/C=20.5 SQ FT
 TOTAL IMPERVIOUS AREA=2067.2 SQ FT
 IMPERVIOUS PERCENTAGE= 33.1%

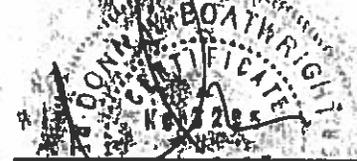
FOUND 1/2" IRON PIPE, CAP "DURDEN"
 SET 1/2" IRON PIPE, CAP No. LB3672
 WATER METER
 ELECTRIC BOX
 BENCHMARK: NAIL IN WOOD POWER POLE
 ELEVATION=12.61 (N.A.V.D. 1988)

NOTES:

1. THIS IS A TOPOGRAPHIC SURVEY.
2. NO BUILDING RESTRICTION LINES PER PLAT.
3. NORTH PROTRACTED FROM PLAT.
4. ALL BOUNDARY DATA AS PER WORK ORDER No. 2019-0927, DATED JUNE 26, 2019 BY THIS FIRM.
5. BENCHMARK: FOUND NAIL IN WOOD POWER POLE SOUTHWEST PROPERTY CORNER 17' NORTH 12TH AVENUE SOUTH AND 75' EAST OF CENTERLINE 7TH STREET SOUTH. ELEVATION 12.61 (NAVD 1988)

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND "X" (SHADED) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF RUBEN D. LAVARIAS AND ANGELA LAVARIAS.



DOWN W. BOATWRIGHT, P.S.M.
 FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
 FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
 DRAWN BY: SWC
 FILE #: 2020-0602

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

DATE: MAY 13, 2020
 SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 20-100082
HEARING DATE 8/19/2020

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.

JUN 15 2020

APPLICANT INFORMATION

Applicant Name: Ryan Davis Telephone: (904) 537-9406 & DEVELOPMENT
 Mailing Address: 1131 Miramar Avenue E-Mail: ryan.davis@mypiperhomes.com
Jacksonville, FL 32207

Agent Name: Ryan Davis Telephone: (904) 537-3406
 Mailing Address: 1131 Miramar Avenue E-Mail: ryan.davis@mypiperhomes.com
Jacksonville, FL 32207

Landowner Name: Rob & Tanya Adams Telephone: (904) 631-3564
 Mailing Address: 745 Penman Road E-Mail: robsvfr@hotmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property AND Real Estate Number: 745 Penman Road / 177862 0010
 Legal description of property (Attach copy of deed): Please see attached.
 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).
We request a reduction in the rear yard setback to appx. 25' from 30'; and an increase in total lot coverage to 42.8%.

AFFIDAVIT

I, Ryan Davis, 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] Ryan Davis DATE 6/12/20
 APPLICANT SIGNATURE PRINT APPLICANT NAME

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 12 day of June, 2020, by Ryan Davis, who is personally known to me or has produced _____ as identification.

[Signature] John E. Nardi
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



JOHN E. NARDI
Commission # GG 106787
Expires May 25, 2021
Notary Services Budget Notary Services

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 a northerly side yard of 9.7 feet and a southerly side yard setback of 9.8 feet both in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 24.8 feet in lieu of 30 feet minimum; and 34-336(e)(1)(e), for 42.8% lot coverage in lieu of 35% maximum (41% previously approved) all to rectify non-conformities resulting from the construction of a new single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100082

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 | There is a lovely magnolia tree at the front of the property, in order to protect, it was necessary to slightly move the the driveway into the property slightly. |
| Special circumstances and conditions do not result from the actions of the applicant. | Yes | The tree was existing. RECEIVED JUN 15 2020 PLANNING & DEVELOPMENT |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | Yes | The neighboring homes all along Penman are set at 25' from the street. In order to match the street scape, it is necessary to shift towards the rear property line. |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | Yes | The street and neighbors will benefit greatly from the large mature tree remaining, and public safety will be enhanced with the maintaining of the circular driveway on Penman Road. Many neighboring properties have circular drives for the same reason. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | Yes | Please see existing as-built survey. |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | Yes | Granting this variance would be very much in keeping with the existing character of the surrounding homes. |

JACKSONVILLE BEACH

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 3040 0000 2076 7226



FILE COPY

Ref 20.100082

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

April 4, 2019

Rick Woods
ACW Holdings
11732 Beach Boulevard
Jacksonville, FL 32246

RE: BOA# 19-100023
745 Penman Road
(Lots, 10 and 11, Block 11, *Pine Grove Unit 2*)

Dear Mr. Woods,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 2, 2019, to consider ACW Holdings' application for a variance from the requirements of the Land Development Code.

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

- Section 34-336(e)(1)c.1, for a front yard setback of 20 feet, in lieu of 25 feet required; and
- Section 34-336(e)(1)e., for lot coverage of 41%, in lieu of 35% maximum;

The Board **approved** the request as presented.

To allow construction of a new single-family dwelling, on lot 11.

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

Please submit a copy of this approval letter when submitting any future development or building permit applications. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

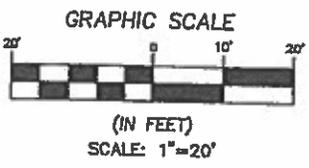
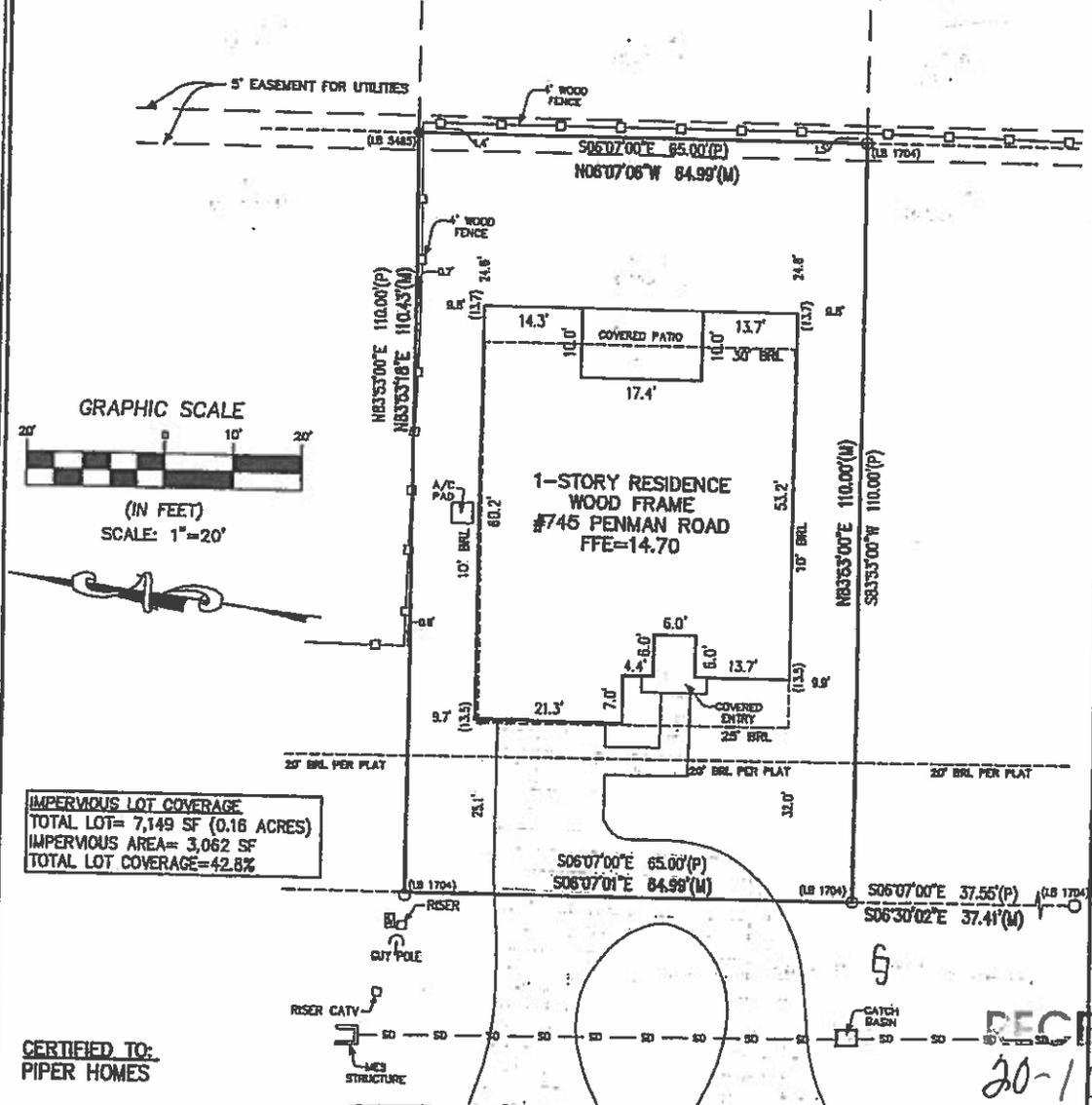
Sincerely,

George Knight
Building Official



MAP SHOWING BOUNDARY SURVEY OF LOT 11, BLOCK 11 AS SHOWN ON PLAT OF PINE GROVE UNIT 2

RECORDED IN PLAT BOOK 17, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



IMPERVIOUS LOT COVERAGE
 TOTAL LOT= 7,149 SF (0.16 ACRES)
 IMPERVIOUS AREA= 3,062 SF
 TOTAL LOT COVERAGE=42.8%

CERTIFIED TO:
 PIPER HOMES

- NOTES:**
1. THIS IS AN ABOVE SURFACE SURVEY ONLY. UNDERGROUND INFORMATION, EXCEPT STORM DRAINAGE PIPE, NOT LOCATED OR SHOWN.
 2. THE PROPERTY SURVEYED HEREIN APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 12031 C 0417 4, DATED NOVEMBER 2, 2018.
 3. BEARINGS AND DISTANCES SHOWN THUS: (P) REFER TO ABOVE MENTIONED PLAT, BEARINGS AND DISTANCES SHOWN THUS: (M) REFER TO ACTUAL FIELD MEASUREMENTS OR CALCULATIONS THEREFROM.
 4. NO ABSTRACT OF TITLE OR EASEMENTS FURNISHED TO US FOR THIS SURVEY.
 5. BUILDING RESTRICTION LINES (BRL) WERE SPECIFIED BY CLIENT.
 6. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND/OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
 7. THIS SURVEY AND/OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED HEREIN AND FOR THIS TRANSACTION ONLY.

REVISED (04/17/2020) : ADDED FFE, GRADE ELEVATIONS & BUILDING TIES AS REQUESTED BY CLIENT.
 REVISED (09/30/2019) : SHOW FINAL HOUSE SURVEY
 REVISED (03/06/2019) : UPDATED BOUNDARY AND BRL'S



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Naldo Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 Website: clarsonfi.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

| LEGEND | |
|----------|--|
| ● | FOUND 1/2" IRON PIPE OR ROD (AS NOTED) |
| ○ | SET 1/2" IRON PIPE OR ROD (LB 1704) |
| R/W | RIGHT OF WAY |
| O.F. | OFFICIAL RECORDS BOOK OR VOLUME |
| WF | WOODEN FENCE |
| SD-SD-SD | STORM DRAINAGE |
| (XX.X) | EXISTING GRADE ELEVATION |

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 55-17, Florida Administrative Code (F.A.C.) promulgated in Section 472.027, Florida Statute, and further, that I have read and approved all encroachments upon the subject property shown on this map.

Date of Survey: SEPTEMBER 30, 2019
 Survey Scale: 1"=20'
 Field Bk./Pg.: #157/10
 Crew: [Signature]
 Professional Surveyor and Mapper: [Signature]
 WILLIAM D. PINKSTON
 SURVEY NOT VALID WITHOUT ENCLOSED SIGNATURE

RECEIVED
 20-100082
 JUN 15 2020

PLANNING & DEVELOPMENT

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 that shows the location of all existing improvements.
- 2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
- 3. Proof of ownership (copy of deed or current property tax notification).
- 4. Copy of any previous variance and/or conditional use approval letters.
- 5. If applicant is not owner, notarized written authorization from owner is required.
- 6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
- 7. Completed application.

RECEIVED

JUN 11 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Steve Cowperthwaite Telephone: 813-559-6193
 Mailing Address: 472 6th Ave N E-Mail: STEVE.C@MARCOBY.COM
Jax Bch, FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Same 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

RE# 174200-0000

Street address of property and Real Estate Number: 472 6th Avenue N.
 Legal description of property (Attach copy of deed): RIP PUBLIC BEACH N. LOT 4 E44 PLOTS, 516 WS
 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 SETBACKS TO 7 1/2' AND 7 1/2' IN LIEU OF 10'
REQUIRE TO ALLOW FOR MULTIPLE FAMILY (2 UNIT)
ZONING CLASSIFICATION OF CONNECTING THE 2 SINGLE RESIDENCES

AFFIDAVIT

I, Steve Cowperthwaite, 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

Steve Cowperthwaite
PRINT APPLICANT NAME

6/11/2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of June, 2020, by Steve Cowperthwaite, who is personally known to me or produced FL DL as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Cynthia Young
PRINT NOTARY NAME

 Cynthia Young
 Notary Public
 State of Florida
 My Commission Expires 10/05/2020
 Commission No. 36480

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X shaded

CODE SECTION (s):
 34-339(e)(3)c.2, for side yard setbacks of 7.6 feet in lieu of 10 feet minimum to allow for the conversion of two single-family dwellings into one multiple-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100083

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.

JUN 11 2020

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 | WE HAVE 2 DETACHED RESIDENCES ON PROPERTY. THE UNIT WE LIVE IN NEEDS A LARGER LIVING ROOM & THE ONLY SPACE AVAILABLE FOR THE ADDITION IS BETWEEN THE 2 STRUCTURES WITHOUT VIOLATING THE ZONING CLASS. |
| 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 | |
| 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 | |



FILE COPY

REF BOA 20-100083

City of Jacksonville Beach City Hall 11 North Third Street Jacksonville Beach FL 32250 Phone: 904.247.6231 Fax: 904.247.6107 Planning@jaxbchfl.net www.jacksonvillebeach.org

January 13, 2012

Steve Cowperthwaite 133 East Maxwell Street Lakeland, FL 33803

RE: Planning Commission Case PC#22-11 (11-100191) 438 North 6th Avenue

Conditional Use application for a proposed single-family dwelling located in a Residential Multiple-Family: RM-1 zoning district.

Mr. Cowperthwaite,

The Jacksonville Beach Planning Commission met on Monday, January 9, 2012, to consider your application for conditional use approval for a proposed single-family dwelling located in a Residential, Multiple-Family: RM-1 zoning district, pursuant to Section 34-339(d)(12) of the Jacksonville Beach Land Development Code. The request was approved unanimously.

Should you have any additional questions relative to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Chandra M. Tolman (handwritten signature)

Chandra M. Tolman Permit Specialist

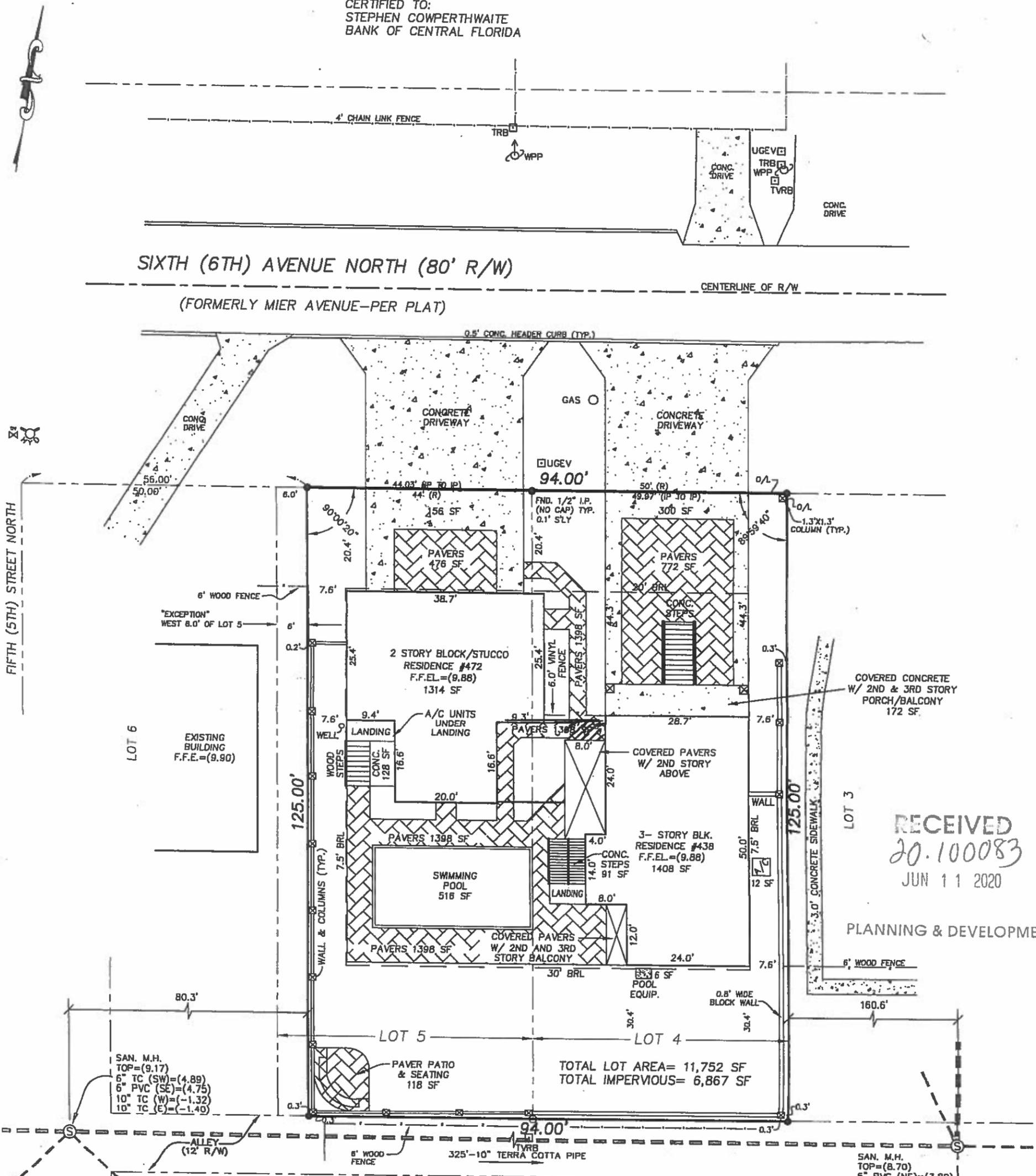


MAP SHOWING BOUNDARY SURVEY OF

PROPOSED

LOTS 4 AND 5, LESS THE WEST 6.0 FEET OF SAID LOT 5, BLOCK 65, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO:
STEPHEN COWPERTHWAIT
BANK OF CENTRAL FLORIDA



RECEIVED
20.100083
JUN 11 2020

PLANNING & DEVELOPMENT

TOTAL LOT AREA= 11,752 SF
TOTAL IMPERVIOUS= 6,867 SF

SAN. M.H.
TOP=(9.17)
6" TC (SW)=(4.89)
6" PVC (SE)=(4.75)
10" TC (W)=(-1.32)
10" TC (E)=(-1.40)

SAN. M.H.
TOP=(8.70)
6" PVC (NE)=(3.80)
4" PVC (S)=(3.79)
6" PVC (E)=(3.23)
12" TC (N)=(-2.33)
10" TC (W)=(-2.34)

MAY 6, 2020; UPDATE SURVEY (2001-2391-14) AAE
MARCH 10, 2014; FOUNDATION SURVEY (2001-2391-13) WUM 1349-16
AUGUST 6, 2013; GARAGE STAKEOUT (2001-2391-12) WUM 1344-58
MARCH 22, 2012; LOT & HOUSE STAKEOUT (2001-2391-11) WUM; 588C-48
JANUARY 20, 2012; TOPOGRAPHIC & TREE SURVEY (2001-2391-10) BRB 1330:16-17

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. ANGLES ARE BASED ON FIELD MEASUREMENTS.
2. This is a MAP SHOWING BOUNDARY SURVEY
3. Elevations shown thus (15.0) refer to NAVD 88
4. By Graphic plotting only, the property shown hereon lies within Zone: "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 12031C 0417 H Map Revised date : 6-3-13
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

| ABBREVIATION | DEFINITION | ABBREVIATION | DEFINITION |
|--------------|------------------------------|--------------|---------------------------------|
| P.C.P. | Permanent Control Point | L.B. | Licensed Business |
| P.R.M. | Permanent Reference Monument | R.L.S. | Registered Land Surveyor |
| P.O.B. | Point of Beginning | J.E.A. | Jacksonville Electric Authority |
| P.C. | Point of Curvature | EQUIP | Equipment |
| P.T. | Point of Tangency | A/C | Air Conditioner |
| P.R.C. | Point of Reverse Curvature | C.A.T.V. | Cable Television |
| P.I. | Point of Intersection | (R) | Record |
| R/W | Right of Way | (F.M.) | Field Measured |
| O.R.V. | Official Records Volume | R= | Radius equals |
| D.B. | Deed Book | Ch= | Chord equals |
| Pg. | page | Δ= | Delta or Central Angle equals |
| B.R.L. | Building Restriction Line | I.P. | Iron Pipe |
| Esmt | Easement | Conc. | Concrete |

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- X— DENOTES FENCE
- DENOTES 1/2" IRON PIPE FOUND (R. MILLER) TYP.
- DENOTES 1/2" IRON PIPE FOUND (AS NOTED)
- X DENOTES CROSS CUT

DATE JAN. 4, 2010
SCALE 1"=20'
JOB No. 2001-2391
F.B. 1071
page 4
Comp. File 01-2391-6.dwg
Drawn by RAE

RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS #
11437 CENTRAL PARKWAY SUITE 107
JACKSONVILLE, FLORIDA 32216
Tel: (904) 721-5758
Fax: (904) 721-1226

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 MAPPERS (CHAPTER 61-17 (formerly CHAPTER 801-8), FLORIDA STATUTES) AND THE CODE PURSUANT TO SECTION 422.027, FLORIDA STATUTES.

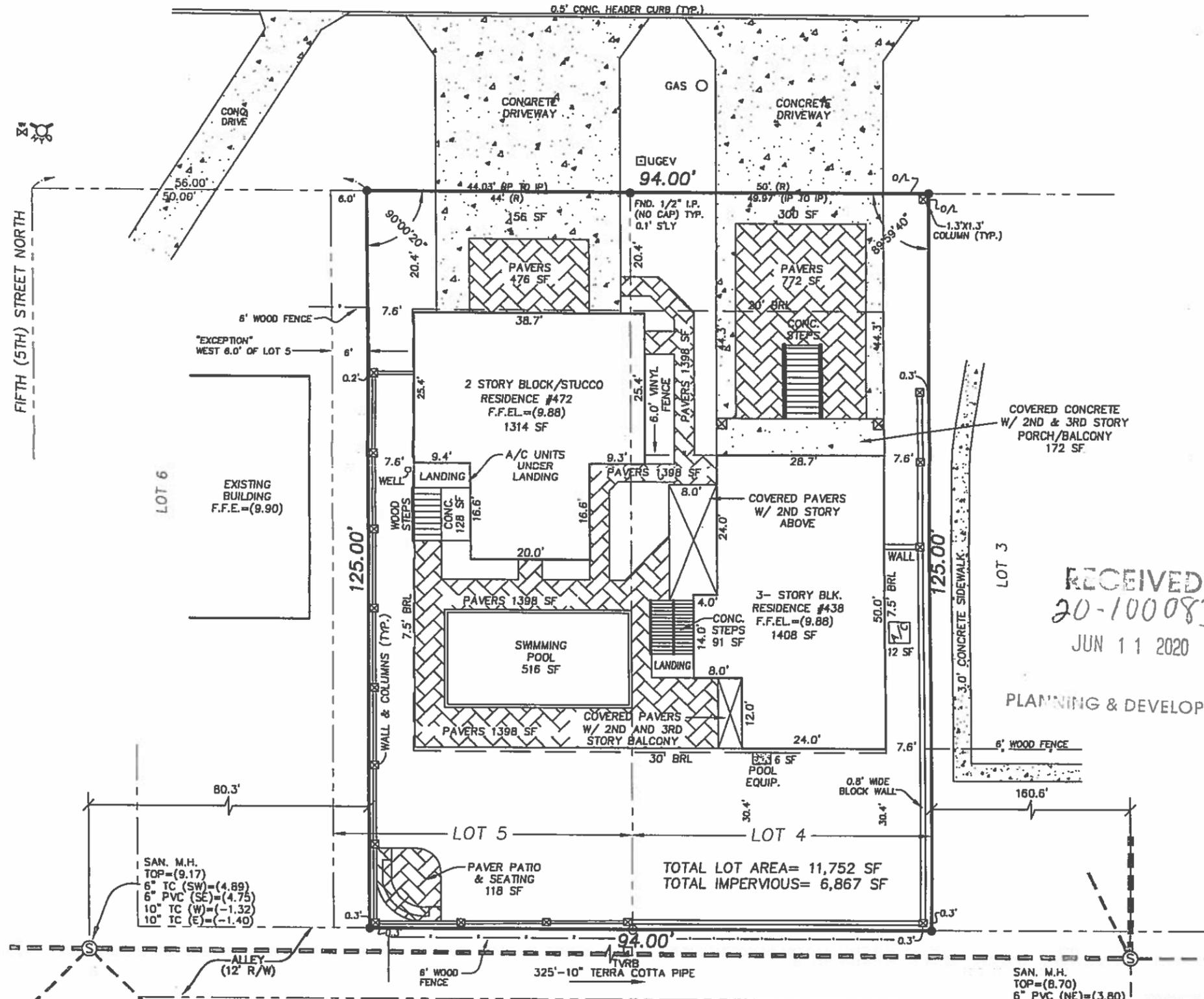
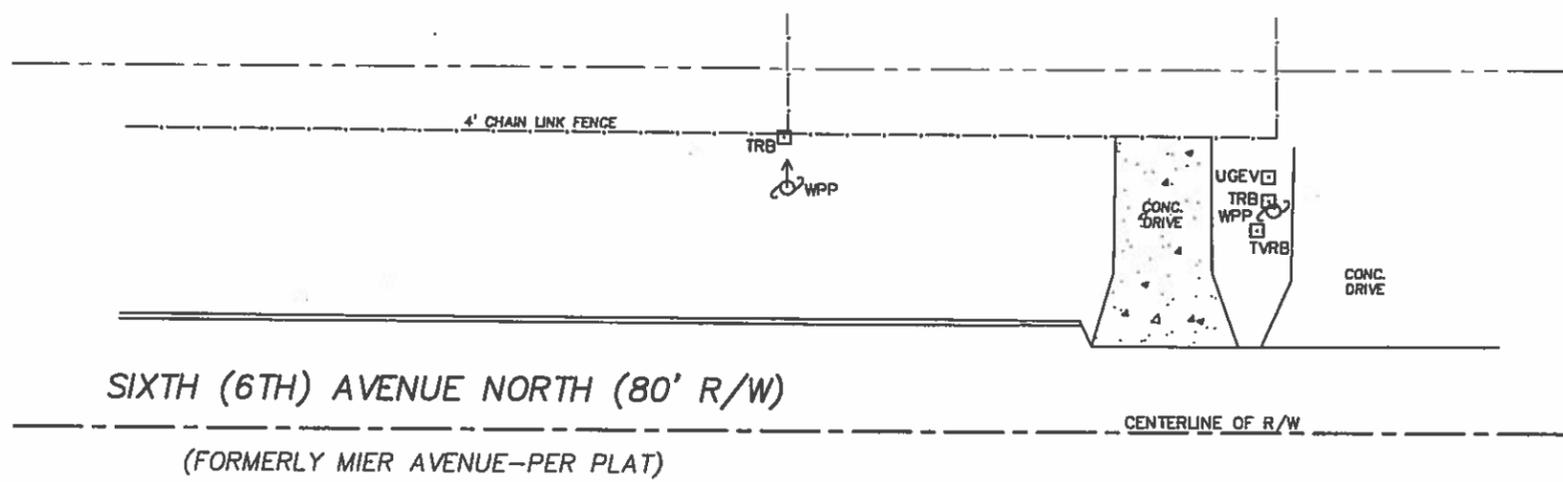
BY: *[Signature]*
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

MAP SHOWING BOUNDARY SURVEY OF

EXISTING

LOTS 4 AND 5, LESS THE WEST 6.0 FEET OF SAID LOT 5, BLOCK 65, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO:
STEPHEN COWPERTHWAIT
BANK OF CENTRAL FLORIDA



RECEIVED
20-100083
JUN 11 2020
PLANNING & DEVELOPMENT

SAN. M.H.
TOP=(9.17)
6" TC (SW)=(4.89)
6" PVC (SE)=(4.75)
10" TC (W)=(-1.32)
10" TC (E)=(-1.40)

SAN. M.H.
TOP=(8.70)
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4" PVC (S)=(3.79)
6" PVC (E)=(3.23)
12" TC (N)=(-2.33)
10" TC (W)=(-2.34)

MAY 6, 2020; UPDATE SURVEY (2001-2391-14) AAE
MARCH 10, 2014; FOUNDATION SURVEY (2001-2391-13) WLM 1349-16
AUGUST 6, 2013; GARAGE STAKEOUT (2001-2391-12) WLM 1344-58
MARCH 22, 2012; LOT & HOUSE STAKEOUT (2001-2391-11) WLM; 586C-48
JANUARY 20, 2012; TOPOGRAPHIC & TREE SURVEY (2001-2391-10) BRB 1330:16-17

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

| NOTES | | | |
|--|------------------------------|--------------|---------------------------------|
| 1. ANGLES ARE BASED ON FIELD MEASUREMENTS. | | | |
| 2. This is a MAP SHOWING BOUNDARY SURVEY | | | |
| 3. Elevations shown thus (15.0) refer to NAVD 88 | | | |
| 4. By Graphic plotting only, the property shown hereon lies within Zone: "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 12031C 0417 H Map Revised date: 6-3-13 | | | |
| 5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned. | | | |
| 6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon. | | | |
| ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY | | | |
| ABBREVIATION | DEFINITION | ABBREVIATION | |
| P.C.P. | Permanent Control Point | L.B. | Licensed Business |
| P.R.M. | Permanent Reference Monument | R.L.S. | Registered Land Surveyor |
| P.O.B. | Point of Beginning | J.E.A. | Jacksonville Electric Authority |
| P.C. | Point of Curvature | EQUIP | Equipment |
| P.T. | Point of Tangency | A/C | Air Conditioner |
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| R/W | Right of Way | (F.M.) | Field Measured |
| O.R.V. | Official Records Volume | R= | Radius equals |
| D.B. | Deed Book | Ch= | Arc Length equals |
| Pg. | page | Ch & D= | Chord Bearing & Distance equals |
| B.R.L. | Building Restriction Line | Δ= | Delta or Central Angle equals |
| Esmt | Easement | I.P. | Iron Pipe |
| | | Conc. | Concrete |

| LEGEND | | DATE |
|--------|---|---------------|
| ⊙ | DENOTES CONCRETE MONUMENT | JAN. 4, 2010 |
| ⊙-X | DENOTES FENCE | SCALE |
| ● | DENOTES 1/2" IRON PIPE FOUND (R. MILLER) TYP. | 1"=20' |
| ● | DENOTES 1/2" IRON PIPE FOUND (AS NOTED) | JOB No. |
| X | DENOTES CROSS CUT | 2001-2391 |
| | | F.B. |
| | | 1071 |
| | | page |
| | | 4 |
| | | Comp. File |
| | | 01-2391-6.dwg |
| | | Drawn by |
| | | RAE |

RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 100 JACKSONVILLE, FLORIDA 32214
Fax (904) 721-5758
Tele. (904) 721-1226

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 IN CHAPTER 17-17 (formerly CHAPTER 81C7-1), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: *William J. Melrose*
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843



APPLICATION FOR VARIANCE

BOA No. 20-100084
HEARING DATE 8/4/2020

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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

JUN 15 2020

APPLICANT INFORMATION

Applicant Name: Joseph & Debra Nordt Telephone: (904) 246-2943 & DEVELOPMENT
 Mailing Address: 1041 11th Street N. E-Mail: Builder31@att.net
Jacksonville Beach, Fl. 32250

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

Landowner Name: Joseph & Debra Nordt Telephone: (904) 246-2943
 Mailing Address: 1041 11th Street N. E-Mail: Builder31@att.net
Jacksonville Beach, Fl. 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 1009 11th St. N. 179162-0040
 Legal description of property (Attach copy of deed): Lot 4 Bl 63 Sec A Plat Bk 18 Page 33
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Side yard 4.8 in lieu of 5.0 south side yard
46.2% lot coverage in lieu of 35%

AFFIDAVIT

I, Joseph & Debra Nordt, 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.

Joe Nordt Joseph H. Nordt 6/15/20
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of June, 2020, by JOE NORDT, who is personally known to me or produced as identification.

Marvin V. Dupree
 NOTARY PUBLIC SIGNATURE
MARVIN V. DUPREE
 PRINT NOTARY NAME



MARVIN V DUPREE
 Commission # GG 243718
 Expires August 4, 2022
 Bonded Through Budget Notary Services

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (s):
 34-337(e)(1)c.2, for a southerly side yard setback of 4.8 feet in lieu of 5 feet minimum and 34-337(e)(1)(e) for 46.2% lot coverage in lieu of 35% maximum to rectify non-conformities of a new single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100084

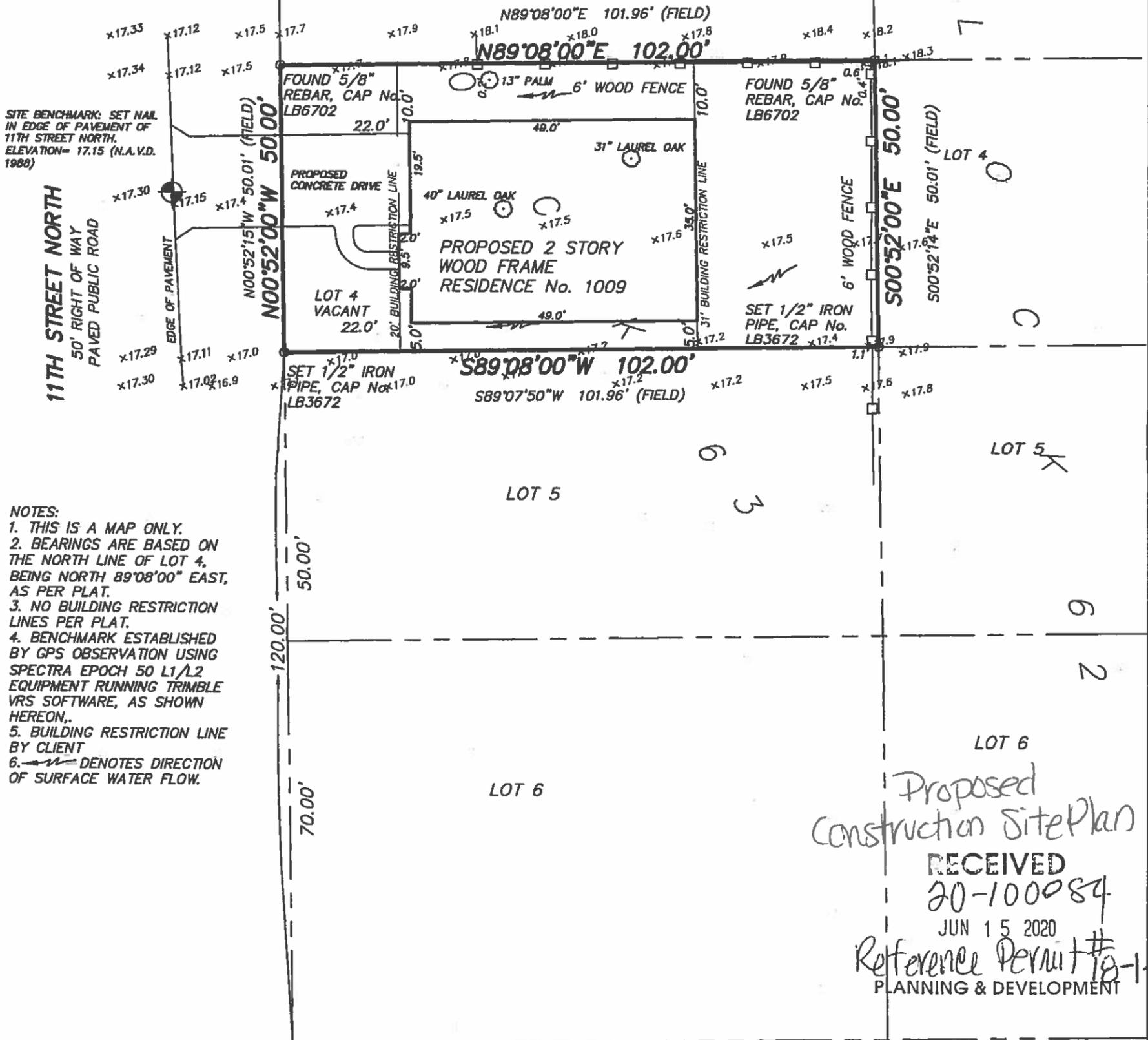
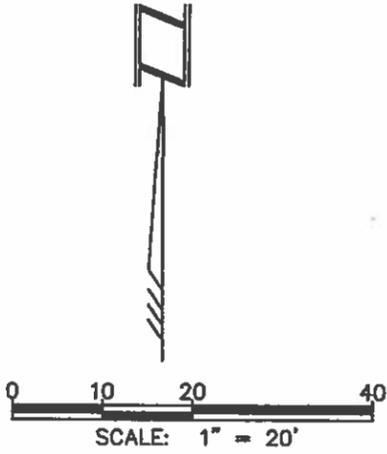
Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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 | Undersize lot 5100 sq. ft. in lue of 7,500 |
| Special circumstances and conditions do not result from the actions of the applicant. | yes | No. Drainage is good at rear and side yards |
| 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 | No all lots in this area are undersize most structures are over 35% with driveways and sidewalks. A/C pads etc. |
| 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 | My other hardship is the home is a new house already built as seen on the survey. I submitted a plan for plan review and built what was approved except the rear deck. I had the driveway inspected. I had the whole house pass even the certificate of occupancy. Approved The rear deck was built so water would run thru. I didn't think it counted as coverage if water ran thru. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | Yes | yes being an undersize lot the parking and sidewalk put me over 35% |
| 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 | Will not adversely effect adjacent land |

MAP SHOWING PLOT PLAN OF

A PROPOSED RESIDENCE AT LOT 4, BLOCK 63, SECTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
1. THIS IS A MAP ONLY.
 2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 4, BEING NORTH 89°08'00" EAST, AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES PER PLAT.
 4. BENCHMARK ESTABLISHED BY GPS OBSERVATION USING SPECTRA EPOCH 50 L1/L2 EQUIPMENT RUNNING TRIMBLE VRS SOFTWARE, AS SHOWN HEREON.
 5. BUILDING RESTRICTION LINE BY CLIENT
 6. DENOTES DIRECTION OF SURFACE WATER FLOW.

Proposed
Construction Site Plan
RECEIVED
20-100084
JUN 15 2020
Reference Permit # 19-1470
PLANNING & DEVELOPMENT

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

9TH AVENUE NORTH
50' RIGHT OF WAY
PAVED PUBLIC ROAD

THIS MAP WAS MADE FOR THE BENEFIT OF DEBRA & JOSEPH NORDT.

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

REVISED ADJACENT LOT DIMENSIONS—
JUNE 11, 2018

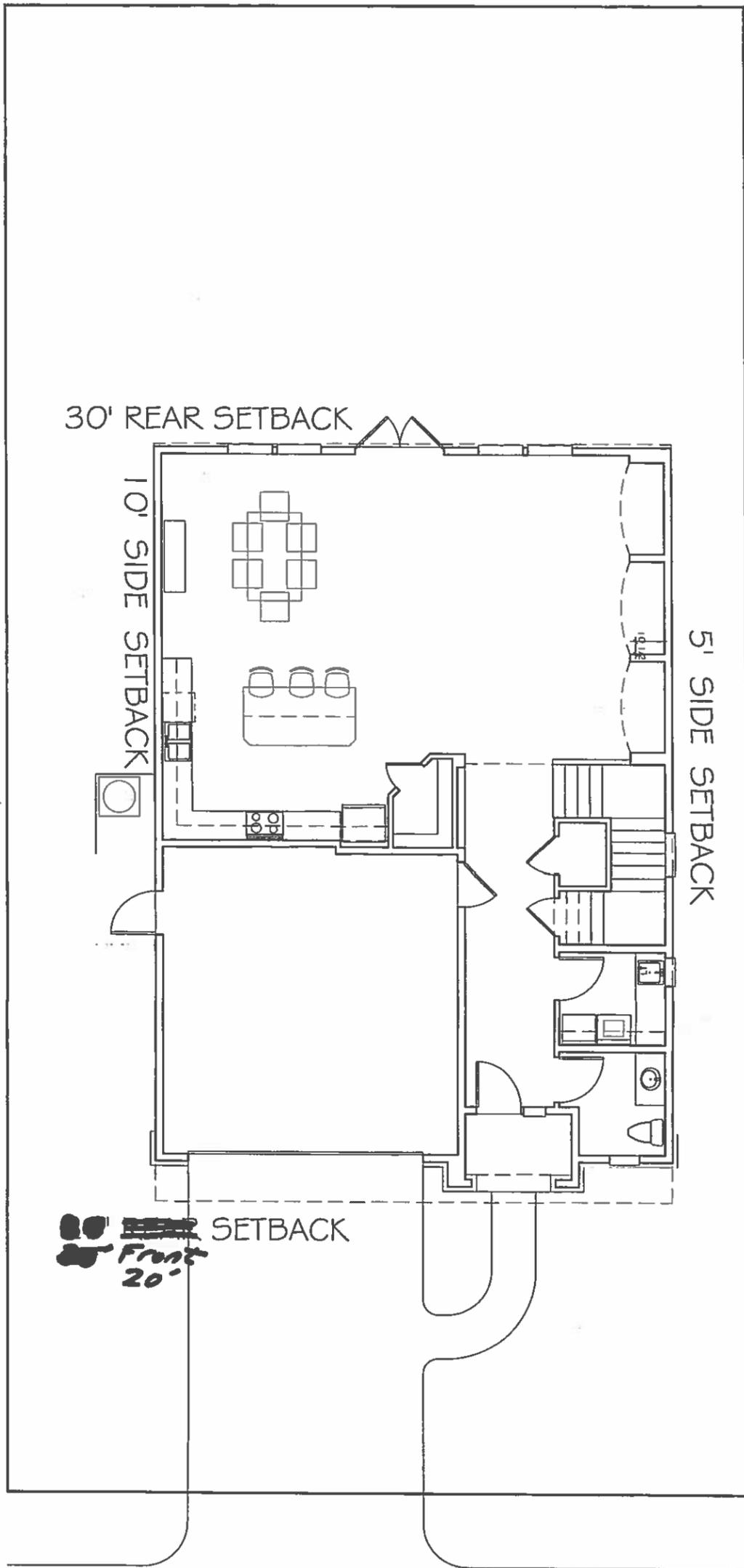
STEPHEN W. CREWS, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: CL
FILE: 2018-795PP

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

DATE: MAY 25, 2018
SHEET 1 OF 1

S 00° 56' 59" E 50'



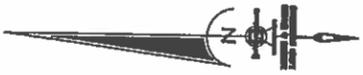
N 89° 08' 28" E 120' (PLAT)

N 89° 08' 28" E 120' (PLAT)

N 00° 52' 00" W 50'

REFERENCE FROM
BUDG PERMIT.
FILE

18-1470
RECVD 6/27/18



1
S

SITE PLAN

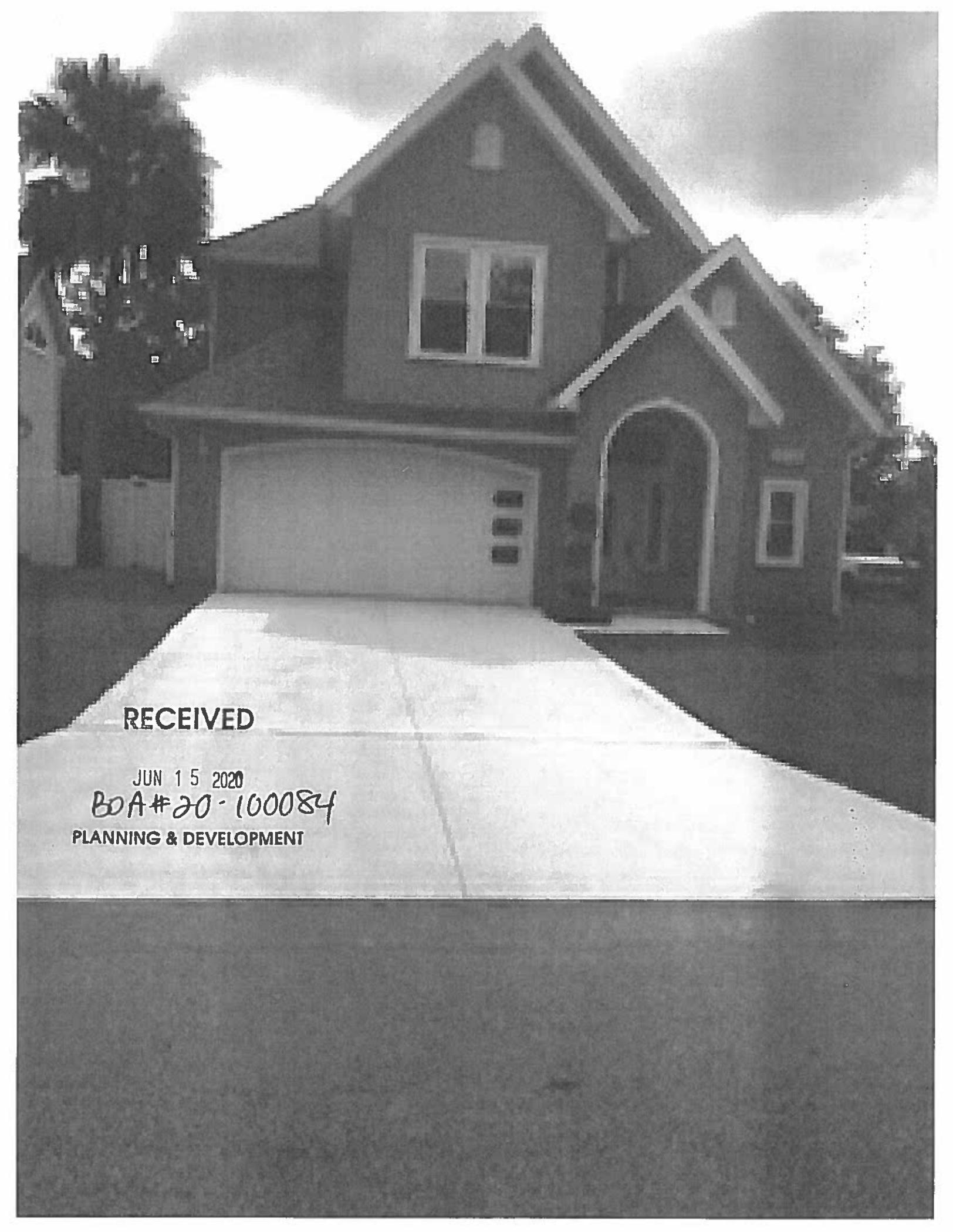
Scale: 1/4" = 1'-0"
Date: JUNE 4, 2018

NORDT
CUSTOM HOMES, INC.

HOME FOR
DEBRA & JOE NORDT
1009 11th STREET NORTH
JACKSONVILLE BEACH, FL 32250

CONSTRUCTION NOTE:
EVERY EFFORT IS MADE FOR ACCURACY AND PRECISION.
CONTRACTOR RESPONSIBLE FOR ALL DIMENSIONS,
STRUCTURES, AND SPECIFICATIONS. VERIFY EACH PRIOR TO
CONSTRUCTION. ANY DISCREPANCIES SHOULD BE ADDRESSED
PRIOR TO CONSTRUCTION.

| REVISIONS | |
|-----------|----------|
| DATE | COMMENTS |
| | |
| | |
| | |
| | |



RECEIVED

JUN 15 2020

BOA # 20-100084

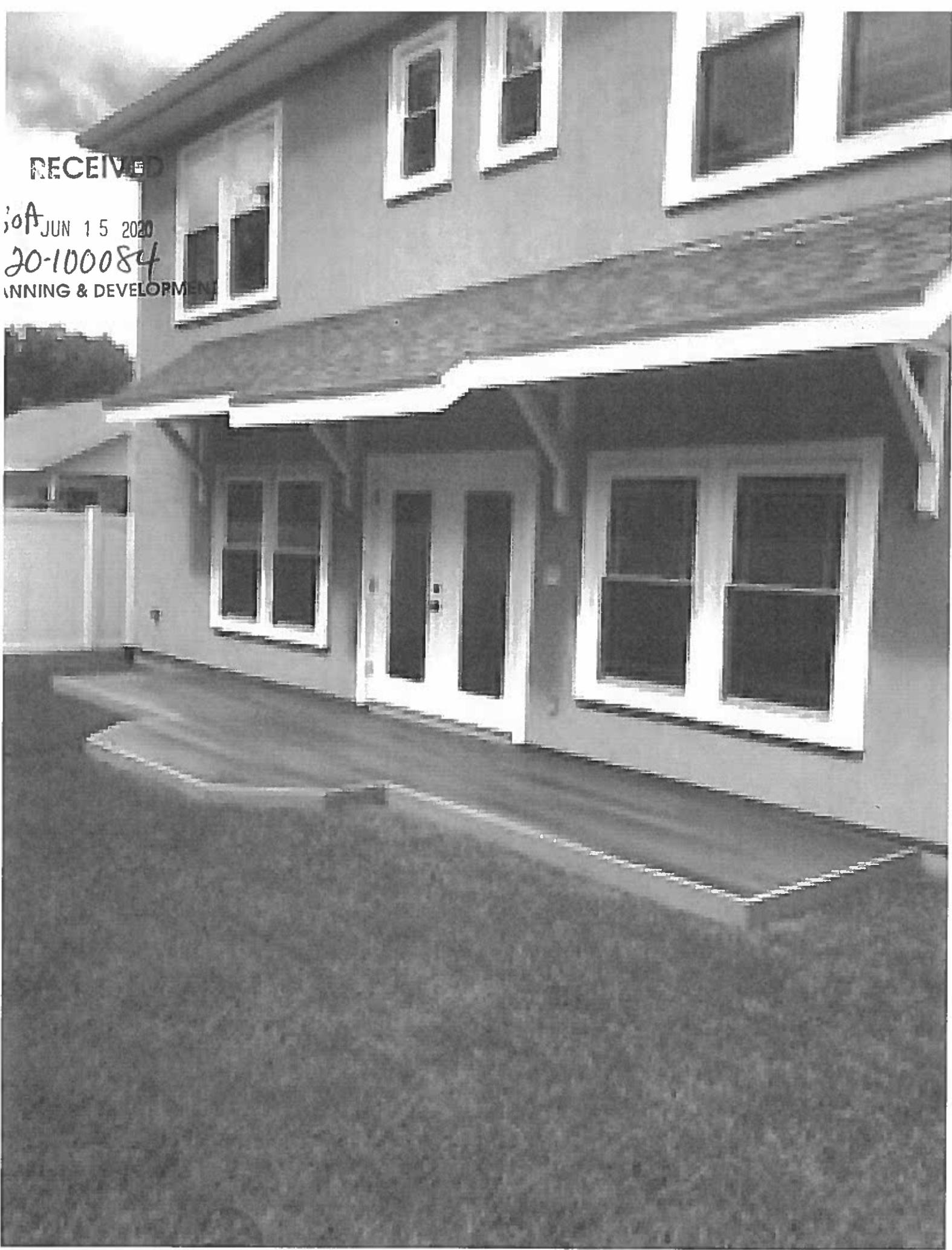
PLANNING & DEVELOPMENT

RECEIVED

30A JUN 15 2020

20-100084

ANNING & DEVELOPMENT



RECEIVED

JUN 15 2020

20-100084

PLANNING & DEVELOPMENT



RECEIVED

JUN 15 2020

80-100084

PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 20-100087HEARING DATE 8/4/20

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 that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

JUN 16 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Chad Martin Telephone: 904-728-8736
 Mailing Address: 2578 Horn St E-Mail: ChadMartin4114@yahoo.com
Jacksonville Beach, FL 32250
 Agent Name: Jason Huntley Telephone: 904-339-1126
 Mailing Address: 930 3rd St Neptune Beach, FL 32206 E-Mail: JHuntley@shdesignjax.com
 Landowner Name: Chad Martin Telephone: 904-728-8736
 Mailing Address: 2578 Horn St E-Mail: ChadMartin4114@yahoo.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

RE: 180855-0050

Street address of property and Real Estate Number: 2578 Horn St Jax Beach, FL 32250
 Legal description of property (Attach copy of deed): RES LD 3-7 Units Per AC
 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).
Applicant desires to install a new swimming pool with 108 ft² of decking around the pool. Between back the house & pool the percentage would be at a total of 50.2%.

AFFIDAVIT

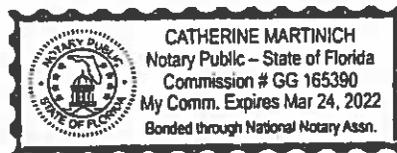
I, Chad Martin, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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 Chad Martin PRINT APPLICANT NAME 6-16-2020 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of June, 2020, by Chad Martin, who is personally known to me or produced FLDL as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
CATHERINE MARTINICH
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (s):
34-337(e)(1)c.3, for a rear yard setback of 19.8 feet in lieu of 30 feet minimum for an existing covered porch; 34-337(e)(1)e, for 50.2% lot coverage in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory structure (pool coping) setback of 3 feet in lieu of 5 feet minimum from a principal structure to allow for a pool and paver patio addition to an existing single-family dwelling and rectify an existing non-conformity.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100087

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 <i>RECEIVED</i> |
|--|--------------------|--|
| 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 | JUN 16 2020 PLANNING & DEVELOPMENT |
| Special circumstances and conditions do not result from the actions of the applicant. | Yes | Lot size hardship |
| 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 | other property owners in the area have received similar variances when building swimming pools |
| 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 | |



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

August 16, 2000

RECEIVED
20-100087
JUN 16 2020

Bestcon, Inc.
ATTN: Paul W. Nichols
2440 South Beach Parkway
Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

RE: Case No. #72-2000, 73-2000, 74-2000, 75-2000, 76-2000, 77-2000, 78-2000, 79-2000, 80-2000, 81-2000, 82-2000, 83-2000, 84-2000, 85-2000, 86-2000, 87-2000, 88-2000, 89-2000, 90-2000, 91-2000, 92-2000, 93-2000, 94-2000, 95-2000, 96-2000, 97-2000, 98-2000, 99-2000, 100-2000, 101-2000, 102-2000, 103-2000, 104-2000, 105-2000, 106-2000
2825 St. Johns Blvd., 2793 St. Johns Blvd., 2857 Merrill Blvd., 3014 Merrill Blvd., 3212 St. Johns Blvd., 2761 St. Johns Blvd., 2605 St. Johns Blvd., 2706 Horn St., 2674 Horn St., 2642 Horn St., 2610 Horn St., 2578 Horn St., 2503 Merrill Blvd., 2604 St. Johns Blvd., 2502 Merrill Blvd., 3020 St. Johns Blvd., 2988 St. Johns Blvd., 1948 Horn St., 1204 Theodore Ave., 2452 Pullian St., 1010 Theodore Ave., 917 Theodore Ave., 1951 Pullian St., 1060 Osceola Ave., 1030 Osceola Ave., 1032 Theodore Ave., 1135 Osceola Ave., 1103 Owen Ave., 1107 Owen Ave., 1271 Osceola Ave., 1251 Osceola Ave., 1235 Osceola Ave., 1217 Osceola Ave., 1220 Theodore Ave.

Dear Mr. Nichols:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. on August 15, 2000 to consider your variance application.

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

- Section 34-337(e)(1)(e) for exceeding the 35% maximum lot coverage percentage to allow for construction of single family dwellings in accordance with required yard dimensions and to not exceed the maximum lot coverage percentage provided the lot meets the minimum lot area requirement.

The results of the meeting were:

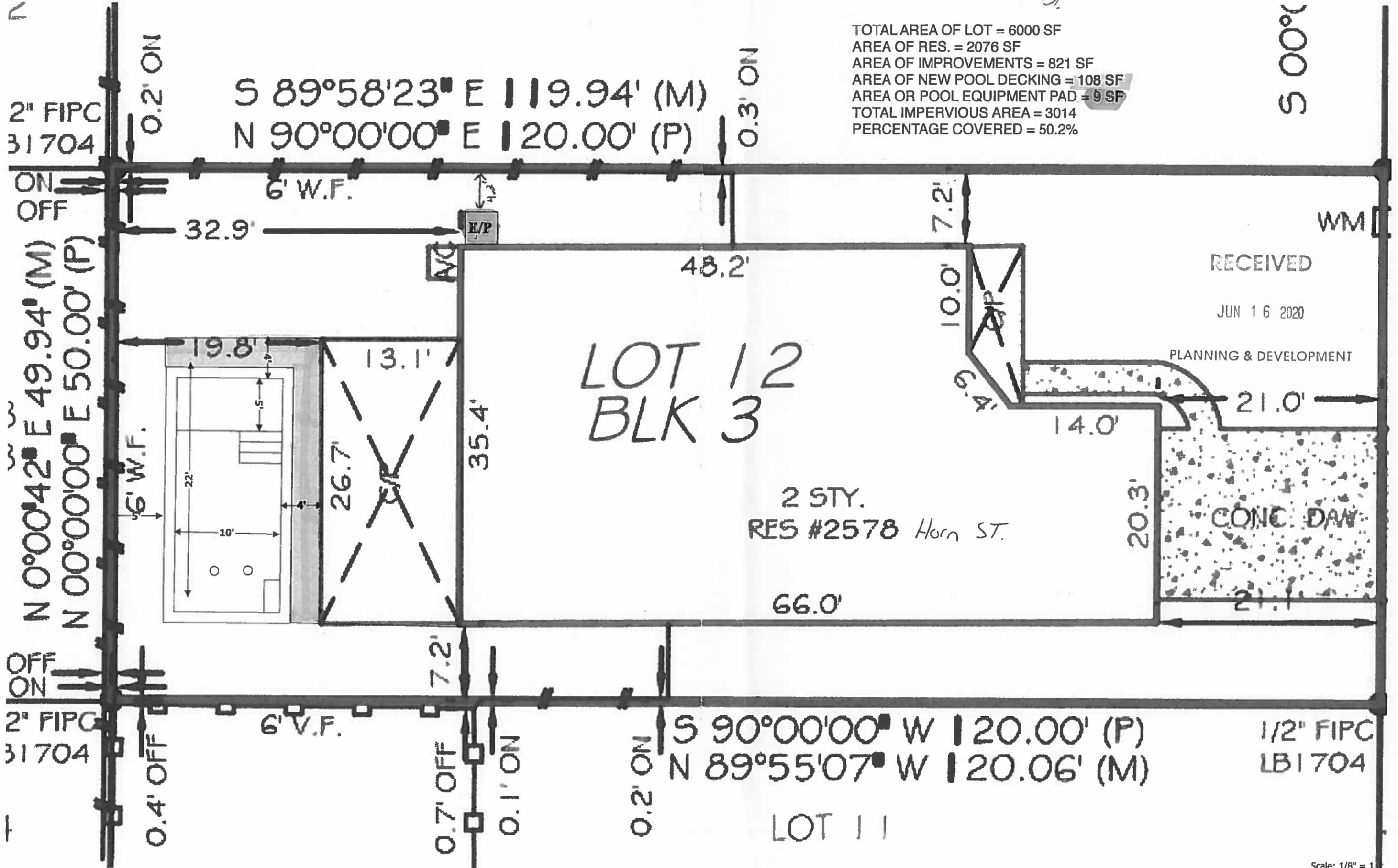
- Approved as written.

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

EXISTING & PROPOSED

20-100087

TOTAL AREA OF LOT = 6000 SF
AREA OF RES. = 2076 SF
AREA OF IMPROVEMENTS = 821 SF
AREA OF NEW POOL DECKING = 108 SF
AREA OF POOL EQUIPMENT PAD = 9 SF
TOTAL IMPERVIOUS AREA = 3014
PERCENTAGE COVERED = 50.2%



S 89°58'23" E 119.94' (M)
N 90°00'00" E 120.00' (P)

N 0°00'42" E 49.94' (M)
N 0°00'00" E 50.00' (P)

LOT 12
BLK 3

2 STY.
RES #2578 Horn ST.

RECEIVED

JUN 16 2020

PLANNING & DEVELOPMENT

CONC. DW

S 90°00'00" W 120.00' (P)
N 89°55'07" W 120.06' (M)

LOT 11

1/2" FIPC
LB1704

Martin
2578 Horn ST.

Scale: 1/8" = 1'

EXISTING.

PREPARED BY:

EXACTA

LAND SURVEYORS, LLC

www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882



RECEIVED

20-100087

JUN 16 2020

PLANNING & DEVELOPMENT

PROPERTY ADDRESS: 2578 HORN STREET, JACKSONVILLE BEACH, FLORIDA 32250

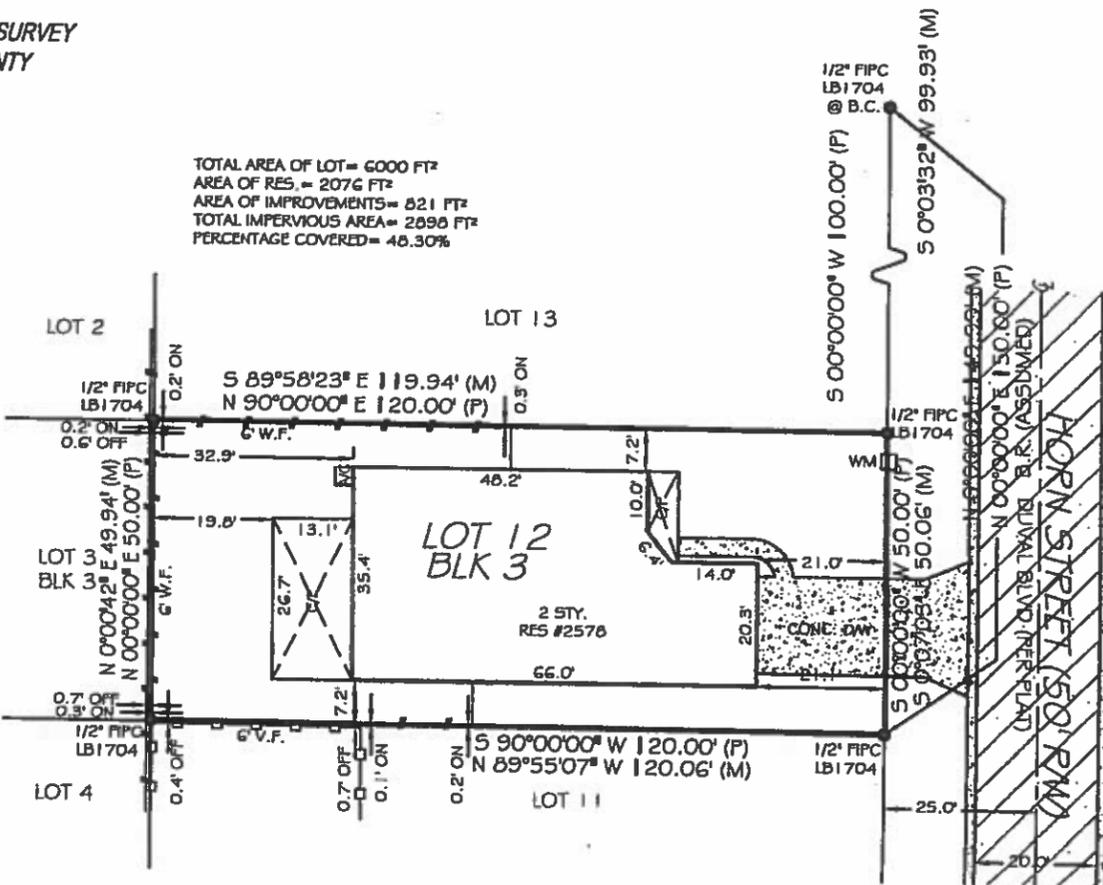
SURVEY NUMBER: 2006.0527

FIELD WORK DATE: 6/5/2020

REVISION DATE(S): (REV.1 6/9/2020)

2006.0527
BOUNDARY SURVEY
DUVAL COUNTY

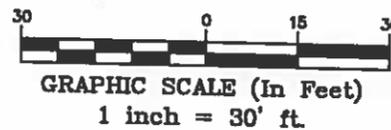
TOTAL AREA OF LOT = 6000 FT²
AREA OF RES. = 2076 FT²
AREA OF IMPROVEMENTS = 821 FT²
TOTAL IMPERVIOUS AREA = 2896 FT²
PERCENTAGE COVERED = 48.30%



C. BOYD ALLEN
CERTIFICATE
No 3932
C. Boyd Allen

I hereby certify that the Boundary Survey of the hereon described property has been made according to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code. DATE SIGNED: 6/9/20
LAST DATE OF FIELD WORK: 6/5/20

SURVEYOR'S NOTES
NOTE - FENCES EXIST; OWNERSHIP NOT DETERMINED
PLEASE REVIEW LOCATION ON DRAWING.
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 11/02/2018.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 06/09/20

BUYER: CHAD MARTIN

SELLER:

CERTIFIED TO: CHAD MARTIN



AFFILIATE MEMBERS

EXACTA LAND SURVEYORS, LLC

LB# 6201
11940 Fairway Lakes Drive, Suite 1, Fort Myers, FL 33913
P: 866.735.1916 F: 866.744.2882

Please remit payment to: 1500 West 3rd Street, MZ1301 Cleveland, OH 44113

This is page 1 of 2 and is not valid without all pages.

LEGAL DESCRIPTION:

LOT 12, BLOCK 3, JACKSONVILLE BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 40, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF N00°00'00"E IS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF HORN STREET (DUVAL BOULEVARD - PLAT), JACKSONVILLE BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 11, PAGE 40, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta Land Surveyors, LLC. by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LBN 8291.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 51-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Land Surveyors, LLC.. Additional logo or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

| | | | | | | | | | | | |
|---|--|--|--|---|--|---|--|---|--|---|--|
| <p>LINE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>BOUNDARY LINE STRUCTURE CENTERLINE CHAIN-LINK or WIRE FENCE PAVEMENT EDGE OF WATER</p> | | <p>LINE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>IRON FENCE OVERHEAD LINES SURVEY TIE LINE WALL OR PARTY WALL WOOD FENCE VINYL FENCE</p> | | <p>SURFACE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>ASPHALT CONCRETE WATER</p> | | <p>SURVEYOR'S LEGEND</p> <p>BRICK DIRT COVERED AREA WOOD</p> | | <p>SYMBOLS: (UNLESS OTHERWISE NOTED)</p> <p>BENCH MARK CENTRAL ANGLE or DELTA COMMON OWNERSHIP CONTROL POINT CONCRETE MONUMENT CATCH BASIN ELEVATION</p> | | <p>SYMBOLS: (UNLESS OTHERWISE NOTED)</p> <p>PIPE HYDRANT PND OR SET MONUMENT GUYWIRE OR ANCHOR MANHOLE TREE UTILITY OR LIGHT POLE WELL</p> | |
| <p>(C) CALCULATED (D) DEED (F) FIELD (M) MEASURED (P) PLAT (R) RECORD (S) SURVEY A.S.B.L. ACCESSORY SETBACK LINE A/C AIR CONDITIONING B.C. BLOCK CORNER B.F.P. BACKFLOW PREVENTOR B.R. BEARING REFERENCE B.R.L. BUILDING RESTRICTION LINE B/W BAY/BOX WINDOW BLDG. BUILDING BLK. BLOCK BM. BENCHMARK BSMT. BASEMENT CLURVE CURVE C.B. CONCRETE BLOCK C.L.F. CHAIN LINK FENCE C.O. CLEAN OUT C.V.G. CONCRETE VALLEY GUTTER C/L CENTER LINE C/P COVERED PORCH C/S CONCRETE SLAB CATV CABLE TV RISER CH. CHORD BEARING CHNL. CHIMNEY CONC. CONCRETE COR. CORNER CS/W CONCRETE SIDEWALK D.F. DRAIN FIELD D.H. DRILL HOLE D/W DRIVEWAY</p> | <p>E.O.W. EDGE OF WATER ELEV. ELEVATION EM. ENCLOSURE ENT. ENTRANCE EUB. ELECTRIC UTILITY BOX F.F. FINISHED FLOOR F.O.P. EDGE OF PAVEMENT F/DH FOUND DRILL HOLE FCM FNDL. CONCRETE MONUMENT FIP FOUND IRON PIPE FIPC FOUND IRON PIPE & CAP FIR FOUND IRON ROD FIRC FOUND IRON ROD & CAP FN FOUND NAIL FNDL FOUND NAIL AND DISC FNO FOUND NAIL FPND FOUND PUNKER-KALON NAIL FPKND FOUND PK NAIL & DISC FRSPK FOUND RAILROAD SPIKE GAR. GARAGE GM GAS METER ID. IDENTIFICATION ILL. ILLEGIBLE INST. INSTRUMENT INT. INTERSECTION L. LENGTH LM LICENSE - BUSINESS LSJ LICENSE - SURVEYOR M.B. MAP BOOK M.E.S. MITERED END SECTION M.F. METAL FENCE M.S. MITERED END SECTION MH. MANHOLE N.R. NON RADIAL</p> | <p>N.T.S. NOT TO SCALE NAV088 NORTH AMERICAN VERTICAL DATUM OF 1988 NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929 O.C. ON CONCRETE SLAB O.G. ON GROUND O.R.B. OFFICIAL RECORD BOOK O.R.V. OFFICIAL RECORD VOLUME O/A OVERALL O/S OFFSET OFF OUTSIDE OF SUBJECT PARCEL OH OVERHANG OHL OVERHEAD LINES OH INSIDE OF SUBJECT PARCEL P.B. PLAT BOOK P.C. POINT OF CURVATURE P.C.P. POINT OF COMPOUND CURVATURE P.C.P. PERMANENT CONTROL POINT P.I. POINT OF INTERSECTION P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT P.P. PINCHED PIPE P.R.C. POINT OF REVERSE CURVATURE P.R.M. PERMANENT REFERENCE MONUMENT P.T. POINT OF TANGENCY P/E POOL EQUIPMENT P.G. PAGE P.L. PROFESSIONAL LAND SURVEYOR P.L.T. PLANTER P.S.M. PROFESSIONAL SURVEYOR AND MAPPER R. RADIUS or RADIAL</p> | <p>R.P. RADIUS POINT R/W RIGHT OF WAY RES. RESIDENCE RGE. RANGE S.B.L. SET BACK LINE S.C.L. SURVEY CLOSURE LINE S.T.L. SURVEY TIE LINE S.W. SEAWALL S/GD SET GLUE DISC S/W SIDEWALK SCL. SCREEN SEP. SEPTIC TANK SEW. SEWER SIRC SET IRON ROD & CAP SN&D SET NAIL & DISC SQ.FT. SQUARE FEET STY. STORY SV SEWER VALVE T.O.B. TOP OF BANK TBM TEMPORARY BENCHMARK TEL. TELEPHONE FACILITIES TWP. TOWNSHIP TX TRANSFORMER TYP. TYPICAL UL. UTILITY RISER UG UNDERGROUND UR UTILITY RISER V.F. VINYL FENCE W.F. WOODEN FENCE W/C WITNESS CORNER W/F WATER FILTER W/M WATER METER/VALVE BOX WV WATER VALVE</p> | <p>A.E. ACCESS EASEMENT A.N.E. ANCHOR EASEMENT C.M.E. CANAL MAINTENANCE ESMT. C.U.E. COUNTY UTILITY ESMT. D.E. DRAINAGE EASEMENT D.U.E. DRAINAGE AND UTILITY ESMT. EASEMENT L.E./E.E. INGRESS/REGRESS ESMT. I.R.E. IRRIGATION EASEMENT L.A.E. LIMITED ACCESS ESMT. L.L.E. LANDSCAPE BUFFER ESMT. L.E. LANDSCAPE ESMT. L.M.E. LAKE ON LANDSCAPE MAINTENANCE EASEMENT M.E. MAINTENANCE EASEMENT P.U.E. PUBLIC UTILITY EASEMENT R.O.E. ROOF OVERHANG ESMT. S.W.E. SIDEWALK EASEMENT S.W.M.E. STORM WATER MANAGEMENT EASEMENT T.U.E. TECHNOLOGICAL UTILITY ESMT. UTILITY EASEMENT</p> | | | | | | | |

ELECTRONIC SIGNATURE:

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- Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
- Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
- Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
- If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- Select a printer with legal sized paper.
- Under "Print Range", click select the "All" toggle.
- Under the "Page Handling" section, select the number of copies that you would like to print.
- Under the "Page Scaling" selection drop down menu, select "None."
- Uncheck the "Auto Rotate and Center" checkbox.
- Check the "Choose Paper size by PDF" checkbox.
- Click OK to print.

TO PRINT IN BLACK + WHITE:

- In the main print screen, choose "Properties".
- Choose "Quality" from the options.
- Change from "Auto Color" or "Full Color" to "Gray Scale".

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CHAD MARTIN

EXACTA

10% OFF

OF FUTURE SURVEYING SERVICES
ON THIS PROPERTY, UP TO \$500.

*Offer valid for fence stakes and additions to the existing structures only. Valid only for the buyer as listed on the last page of this survey for up to one year after survey issuance date. Total discount not to exceed \$500.



EXACTA LAND SURVEYORS, LLC.

www.exactalnd.com
P: 866.735.1916 F: 866.744.2882
11940 Fairway Lakes Drive, Suite 1 | Ft Myers, FL 33913