



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, September 1, 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

- a. Regular Board of Adjustment Meeting held July 21, 2020

CORRESPONDENCE

OLD BUSINESS

- a. **Case Number:** **BOA#20-100086**
 Applicant: Craig J. Ansell, Everything is Pawsible, Inc.
 Owner: Greg Wagner, Wagner Realty Services, Inc.
 Property Address: 925 8th Avenue South
 Parcel ID: 176596-0000
 Legal Description: Lots 7, 8 and 9, Block 80, *Oceanside Park*
 Current Zoning: I-1
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-373(f), for 13 gravel parking spaces and a partial gravel loading area in lieu of required paving and 34-377, for a total of 15 parking spaces in lieu of 26 required spaces and to allow for a change of use for a new dog boarding (kennel) business
 Miscellaneous Info: No previous variance requests

Notes: _____

NEW BUSINESS

- a. **Case Number:** **BOA#20-100110 & BOA#20-100111**
 Applicant: BLV, Inc.
 Owner: Jed Davis
 Property Address: 415 9th Avenue North
 Parcel ID: 174550-0000
 Legal Description: Lot 9, Block 105, *Florida Land Investment Co. and Pablo Beach Improvement Co.'s Replat of Blocks 95, 96, 97, 105 and 125 Town of Pablo Beach North*
 Current Zoning: RM-1
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2, for side yard setbacks of 5 feet in lieu of 10 feet minimum each and 34-339(e)(1)f, for 45% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling.
 Miscellaneous Info: No previous variance requests

Notes: _____

- b. Case Number: BOA#20-100114**
- Applicant/Owner: Alison and Matthew Moss
- Agent: Bob Hamil, Henderson Pool Service
- Property Address: 3831 Tropical Terrace
- Parcel ID: 181249-0025
- Legal Description: Lot 22, Block 4, *Ocean Terrace*
- Current Zoning: RS-1
- Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 46.5% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single family dwelling.
- Miscellaneous Info: No previous variance requests

Notes: _____

- c. Case Number: BOA#20-100115**
- Applicant/Owner: Wesley Tranter
- Property Address: 1021 19th Street North
- Parcel ID: 179196-0120
- Legal Description: Lot 3, Block 79, *Jacksonville Beach Section "A"*
- Current Zoning: RS-2
- Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 44.6% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling.
- Miscellaneous Info: No previous variance requests

Notes: _____

- d. **Case Number:** BOA#20-100116
Applicant: Janet L. Bonaventure
Owner: Janet L. & Christopher T. Bonaventure, Sr.
Property Address: 829 15th Avenue South
Parcel ID: 176904-0000
Legal Description: Lot 8, Block 149, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling.
Miscellaneous Info: No previous variance requests

Notes: _____

- e. **Case Number:** BOA#20-100117
Applicant/Owner: Geovanni and Erin Orlando
Property Address: 3376 Isabella Boulevard
Parcel ID: 180820-0000
Legal Description: Lot 13, Block 10, *Ocean View Heights*
Current Zoning: RS-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for a northerly side yard setback of 5.5 feet in lieu of 10 feet minimum and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling with a pool and detached garage.
Miscellaneous Info: No previous variance requests

Notes: _____

- f. **Case Number:** BOA#20-100124
- Applicant: Daniel Elmaleh
- Owner: Sherry Hayes
- Property Address: 1828 Ocean Drive South
- Parcel ID: 179359-0000
- Legal Description: Lots 5 and 6 (except the portion deeded to COJB), Block F, *Permenter's Replat of South Pablo or Atlantic Camp Grounds*
- Current Zoning: RM-2 (RS-3 Standards)
- Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.1, for a front yard setback of 13 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for a corner side yard setback of 5 feet in lieu of 10 feet minimum and total side yards of 10 feet in lieu of 15 feet; 34-338(e)(1)c.3, for a rear yard setback of 2 feet as measured to the adjacent city owned parcel and 10 feet as measured to the westerly property line, both in lieu of 30 feet minimum; and 34-338(e)(1)e, for 51% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling on Lot 6
- Miscellaneous Info: No previous variance requests. See attached letter from City Manager regarding adjacent city-owned parcel.

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, September 15, 2020. There are six 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.



APPLICATION FOR VARIANCE

BOA No. 20-100086
HEARING DATE 7/21/20 9/1/20

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.

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APPLICANT INFORMATION

Applicant Name: Craig J. Ansell, Everything is Pawsible, Inc. Telephone: (716) 864-6770
 Mailing Address: 925 8th Avenue South E-Mail: cansell@ansellbuffington.com
Jacksonville Beach, FL 32250

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

Landowner Name: Greg Wagner of Wagner Realty Services, Inc. Telephone: (904) 962-8312
 Mailing Address: 1201 Kings Road E-Mail: gregwagner32@comcast.net
Neptune Beach, FL 32266

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: 925 8th Avenue South, Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): LOTS 1-8-9, BIK 20 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).
~~Request allowance of 10 parking spaces which by analysis previously supplied is more than enough to support the dog kennel business while providing ample space for the dogs to play in a fenced in yard to be constructed outside with trees and a water spout.~~

RE: 176596-0000

AFFIDAVIT

I, Craig J. Ansell, 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.

Craig J. Ansell Craig J. Ansell 5/22/20
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL ST JOHN S
 This instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2020, by CRAIG J. ANSELL, who is personally known to me or produced valid Florida Driver License as identification.

Dana Lynn Workman
 NOTARY PUBLIC SIGNATURE
DANA LYNN WORKMAN
 PRINT NOTARY NAME



Dana Lynn Workman
 State of Florida
 My Commission Expires 09/29/2021
 Commission No. GG 145375
 PP

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: I-1 FLOOD ZONE: X

CODE SECTION (s):
 34-373(f), for 13 gravel parking spaces and a partial gravel loading area in lieu of required paving and 34-377, for a total of 15 parking spaces in lieu of 26 required spaces and to allow for a change of use for a new dog boarding (kennel) business.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100086

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	RECEIVED MAY 22 2020
Special circumstances and conditions do not result from the actions of the applicant.	YES	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	
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 majority of adjacent properties utilize off-site, on-street parking as a regular practice.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The parking regulation is excessive for the intended use of the property simply because there is no definitive similar description of the use in the Land Development Code.
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	

Existing

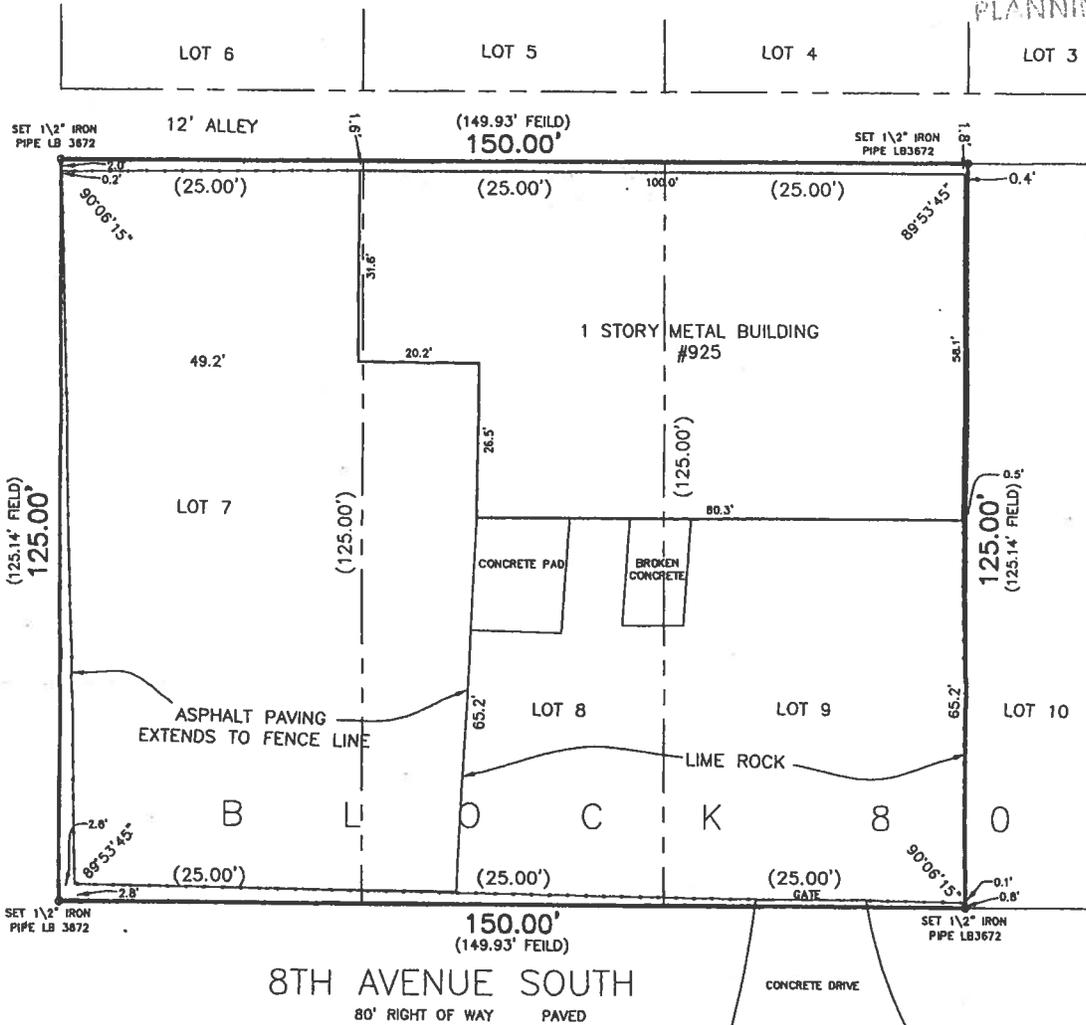
LOTS 7, 8, AND 9, BLOCK 80, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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10TH STREET SOUTH
PAVED
50' RIGHT OF WAY
(125.14' FIELD)
125.00'



NOTES:

THIS IS A BOUNDARY SURVEY.
ANGLES AS PER FIELD SURVEY.
NO BUILDING RESTRICTION LINE AS PER PLAT.
NORTH PROTRACTED FROM PLAT.
ALL FENCES SHOWN ARE 6' CHAIN LINK.

THE PROPERTY SHOWN HEREON APPEARS TO LIE FLOOD ZONE "X" (AREA OUTSIDE 500-YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 120078 0002 D REVISED APRIL 17, 1989 FOR JACKSONVILLE BEACH, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF WAGNER REALTY SERVICES, INC.; COMMONWEALTH LAND TITLE INSURANCE CO.; CENTER BANK OF JACKSONVILLE, NA; AND BUSCHMAN, AHERN, PERSONS & BANKSTON.

Maxine C. Clarke

MAXINE C. CLARKE, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3117
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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

CERTIFICATION REVISED JUNE 20, 2003

CHECKED BY:
DRAWN BY: CSK
FILE: 2003-499

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

DATE: MAY 7, 2003
SHEET 1 OF 1

B 2003-499

Everything is Pawsible, Inc.
 Projection of Parking Space Needs

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The following statistics are from Pet Care Industry Statistics:

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1. 61% of households with a dog have more than 1, average is 1.7 dogs per household.
2. In the last 6 years the number of dogs/household has increased while cats/household have decreased.
3. Average industry occupancy is 48% for dog day care and 60% for dog boarding.

Based upon owner Melissa Ansell's experience working at several dog kennels in NY, CA, and FL, as well as her own current business as a private dog kenneler and boarder, the ratio of dogs kept for day care to dogs kept for boarding is 2 dogs boarding for each 1 dog for day care. The average stay for boarding dogs is 5 days.

A reasonable estimate of the time taken by a customer for either pick up or drop off of dogs is 5 minutes.

Based upon all of these facts, an estimate of the parking needs is as follows:

	<u>Total</u>	<u>Boarding</u>	<u>Day Care</u>
Total number of kennels	75		
Percentage Occupancy (use higher estimate)	<u>60%</u>		
Kennels Occupied (average)	45	30	15
Divided by average dogs per family		<u>1.7</u>	<u>1.7</u>
Number of parking spaces needed per dog trips		18	9
Average days staying at kennel for boarders		<u>5</u>	
Number of parking spaces needed per day per dog trips	13	4	9
Two trips per day (drop off and pick up)	<u>2</u>	<u>2</u>	<u>2</u>
Projected # of parking spaces used per day	26	<u>8</u>	<u>18</u>
Number of minutes of parking space usage per visit	<u>5</u>		
Projected number of minutes per day a parking spot was used	<u>130</u>		

If we change the assumptions and say that the kennel reaches full capacity, then the numbers change to:

	<u>Total</u>	<u>Boarding</u>	<u>Day Care</u>
Total number of kennels	75		
Percentage Occupancy (use higher estimate)	<u>100%</u>		
Kennels Occupied (average)	75	50	25
Divided by average dogs per family		<u>1.7</u>	<u>1.7</u>
Number of parking spaces needed per dog trips		29	15
Average days staying at kennel for boarders		<u>5</u>	
Number of parking spaces needed per day per dog trips	21	6	15
Two trips per day (drop off and pick up)	<u>2</u>	<u>2</u>	<u>2</u>
Projected # of parking spaces used per day	42	<u>12</u>	<u>30</u>
Number of minutes of parking space usage per visit	<u>5</u>		

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Projected number of minutes per day a parking spot was used 210

In her current business as a private dog kenneler and boarder, Ms. Ansell routinely picks up day care dogs at their houses at around 10:00 am, brings them to the kennel for day care, then returns them to their homes at around 4:00 pm. This is presently done for 5-10 dogs each day. If we say that at full capacity, there will be 10 dogs picked up and delivered in this manner, then parking needs change as follows:

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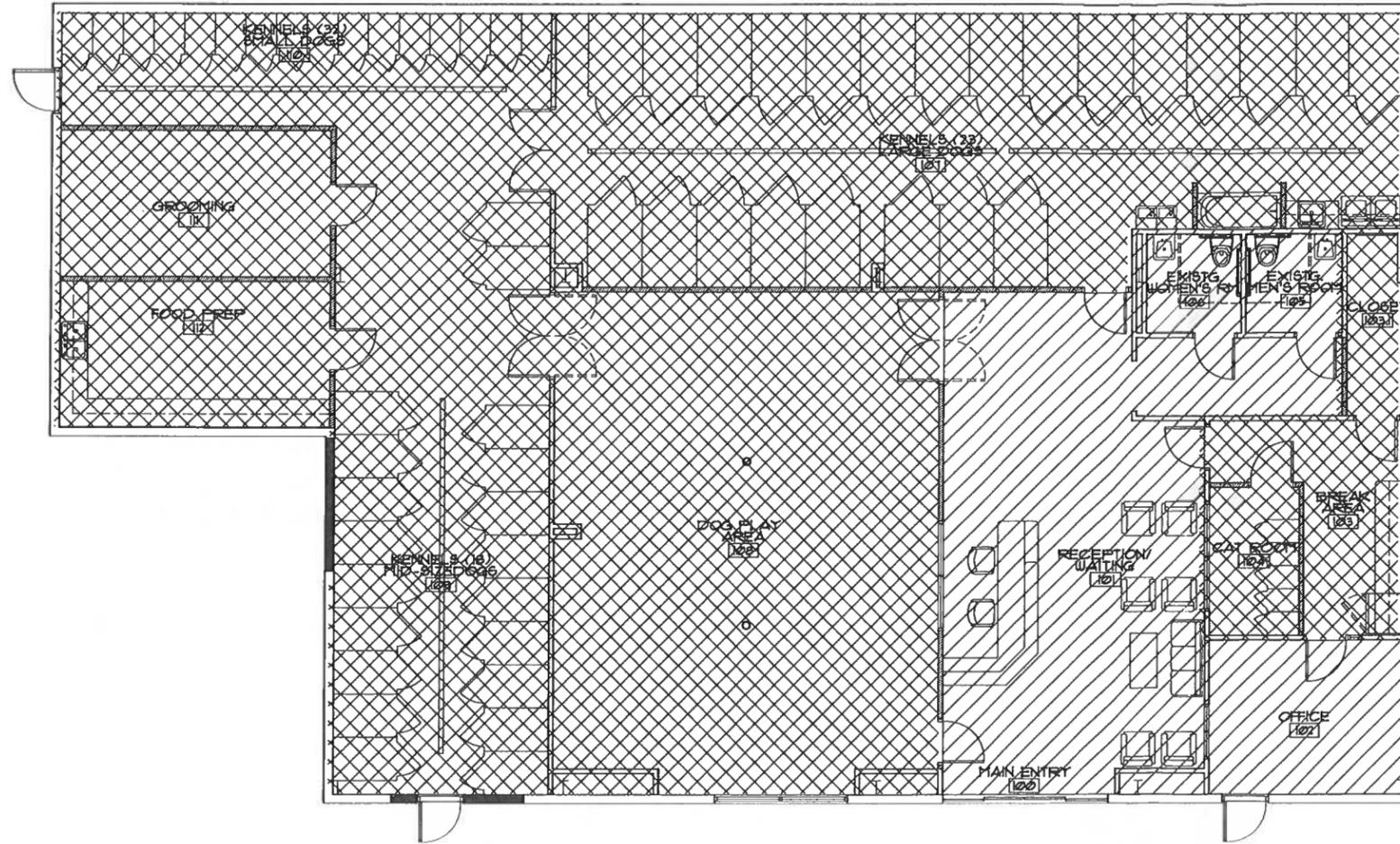
	<u>Total</u>	<u>Boarding</u>	<u>Day Care</u>
Total number of kennels	75		
Percentage Occupancy (use higher estimate)	<u>100%</u>		
Kennels Occupied (average)	75	50	25
Less dogs picked up and returned home by the kennel owner		<u>0</u>	<u>-10</u>
		50	15
Divided by average dogs per family		<u>1.7</u>	<u>1.7</u>
Number of parking spaces needed per dog trips		29	9
Average days staying at kennel for boarders		<u>5</u>	
Number of parking spaces needed per day per dog trips	15	6	9
Two trips per day (drop off and pick up)	<u>2</u>	<u>2</u>	<u>2</u>
Projected # of parking spaces used per day	30	<u>12</u>	<u>18</u>
Number of minutes of parking space usage per visit	<u>5</u>		
Projected number of minutes per day a parking spot was used	<u>150</u>		

The highest number of minutes a parking spot was used in the three scenarios above is 210. At 5 minutes projected per visit, this amounts to the need for 42 parking spot usages for an entire day. It is reasonable to assume that greater than average use of the parking lot would take place in the beginning and end of the day, say between 7:30 and 9:00 in the morning, and between 5:00 and 6:30 at night. Undoubtedly, there will be some drop off and pick up of dogs during non peak hours during the day, but if we make the assumption that all drop offs and pick ups are during peak hours, then 21 parking spots will be needed in the morning and 21 in the evening. Clearly 10 parking spaces is enough to cover this need as each customer only occupies a parking space for about 5 minutes.

CONCLUSION: The present plans for 10 parking spaces is more than enough to adequately fulfill the needs of the kennel and Jacksonville Beach should approve the plans as presented.

Craig J. Ansell, Treasurer
Melissa L. Ansell, President and Owner
Angela R. Ansell, Secretary

PROPOSED

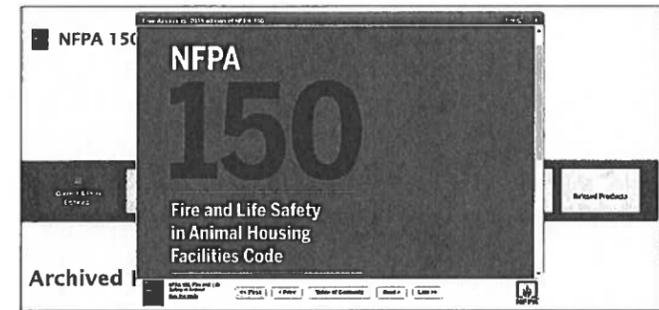


FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLAN LEGEND	
	PUBLIC/BUSINESS DESIGNATED AREAS: 1,033 SF.
	ANIMAL STORAGE/KENNELING DESIGNATED AREAS: 4,058 SF.

6.1.12.2 Other. (Reserved)
6.1.13 Storage. For requirements, see Section 20.1.5. [101: 6.1.13]
6.1.13.1* Definition — Storage Occupancy. An occupancy used primarily for the storage or sheltering of goods, merchandise, products, vehicles, or animals. [101: 6.1.13.1]
6.1.13.2 Other. (Reserved)

**FLORIDA FIRE PREVENTION CODE
DEFINITION OF STORAGE FACILITY**



**NATIONAL FIRE PROTECTION ASSOCIATION
(NFPA) SPECIFIC CODE FOR STORAGE &
HOUSING OF ANIMALS**

Seal:

Kevin P. Connors, AIA
FL Lic. # AR9327

CDG ARC
ARCHITECTURE
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Ponte Vedra Beach, FL • 32082
Phone: 904-484-8659
kevin@cdgarc.com
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Everything is Pawsible

925 8th Avenue South
Jacksonville Beach, Florida
32250

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Progress Set

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Consultant:

CDG Project #: 19.18
Area Designation Plan
Scale: 3/16" = 1'-0"

Date: 08.09.20
Drawn By: KPC
Drawing Number:
A1.1



MARCH 2005
NOT TO SCALE



JANUARY 2008
NOT TO SCALE



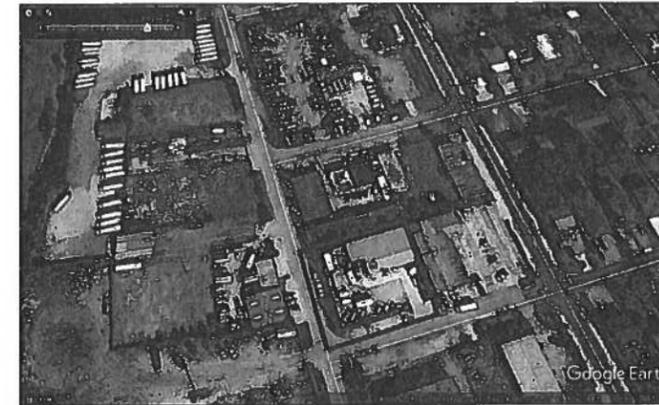
MARCH 2010
NOT TO SCALE



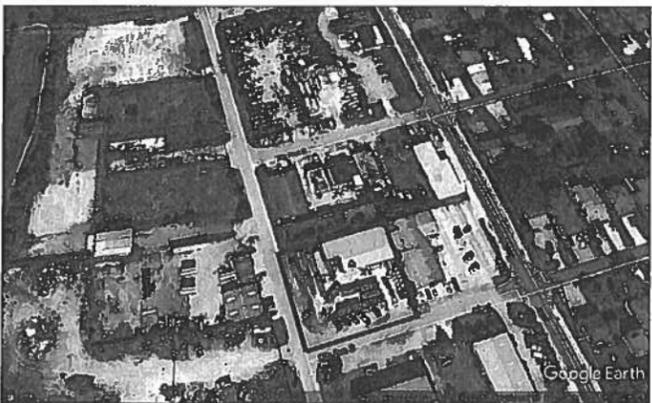
DECEMBER 2011
NOT TO SCALE



JANUARY 2013
NOT TO SCALE



JANUARY 2014
NOT TO SCALE



NOVEMBER 2015
NOT TO SCALE



MARCH 2017
NOT TO SCALE



OCTOBER 2017
NOT TO SCALE



DECEMBER 2018
NOT TO SCALE

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Seal:

Kevin P. Connors, AIA
FL Lic. # AR9325*

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Jacksonville Beach, Florida
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Revisions:

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Consultant:

CDG Project #:19.18
Aerial Photographs
Scale: N.A.

Date: 08.09.20
Drawn By: KPC
Drawing Number:
SP1.2

3/2005

2016

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BAK 50-10088
AUG 12 2020

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7th Ave S

8th Ave S

2005 © Google

Imagery Date: 2/28/2005 30°16'48.65"N, 91°23'52.01"W elev 141

1/2003

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BOA # 20-100086

AUG 12 2020

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7th Ave S

Image U.S. Geological Survey

8th Ave S

2008 Google

Imagery Date: 12/31/2007 30°16'48.65" N 81°23'52.01" W elev 146

3/2010
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BOA # 20-100086

AUG 12 2020

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2010 Google

12/20/19

601-20-10008

AUG 12 2020

7th Ave S

8th Ave S

201

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1/2013

2013

BOA 150-10182

AUG 1, 2020

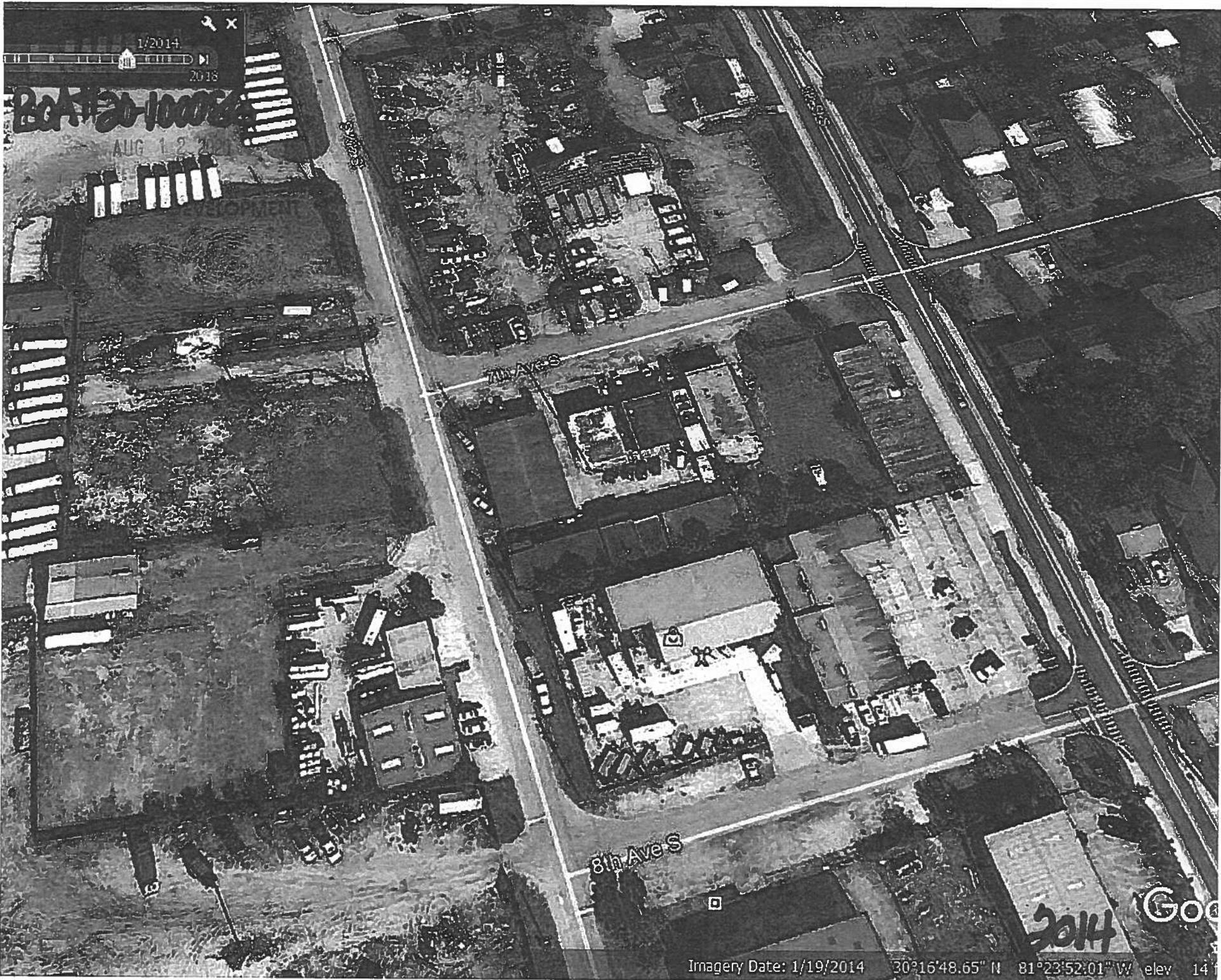
7th Ave S

8th Ave S

2013

Imagery Date: 1/22/2013 30°16'48.65" N 81°23'52.01" W elev 14





1/2014

2015

BOAT 1000

AUG 1 2 2015

7th Ave S

8th Ave S

2014 Google

Imagery Date: 1/19/2014 30°16'48.65" N 81°23'52.01" W elev 14 f

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BOAT 20-100056

NOV 2 2015

WINDYBROOK DRIVE

6th Ave S

7th Ave S

8th Ave S

2015 Good

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BSP#20-10008
AJG 4-2-2017



8th Ave S

7th Ave S

2017 Google

10/29/2017
604-30-10008

10008
10008
10008



8th Ave S

2017 Google



12/17/2018
65A-20-10008

7th Ave S

8th Ave S

Google

2018

Imagery Date: 12/17/2018 30°16'48.65" N 81°23'52.01" W elev 147'

EXAMPLE

Seal:
Kevin P. Connors, AIA
FL Lic. # AR93257

CDG ARC
ARCHITECTURE
CONNORS DESIGN GROUP LLC
www.cdgarc.com
930-19 A1A N, Suite 116
Ponte Vedra Beach, FL • 32082
Phone: 904-484-8659
kevin@cdgarc.com
FL LIC. #AA26001463

Everything is Pawsible
925 8th Avenue South
Jacksonville Beach, Florida
32250

Revisions:

Date: 08.09.20
Drawn By: KPC
Drawing Number:
A1.2



- SITE DETAILS**
- SD1 CONCRETE SIDEWALK DETAIL (ALSO SEE SD2)
 - SD4 18" STANDARD CURB AND GUTTER (REVERSE PITCH)
 - SD7 WHEELCHAIR RAMP IN SIDEWALK
 - SD8A ACCESSIBLE PARKING SIGN
 - SD10 PARKING PAINT STRIPING DETAIL
 - SD11 TYPICAL PAVEMENT SECTION
 - SD12 CONCRETE WHEEL STOP
 - SD18 CURB WALK
 - SD20 ASPHALT/CONCRETE STREET OR DRIVE CUT/REPAIR
 - SD24 CONNECTION TO EXISTING PAVEMENT
 - SD26 DUMPSTER PAD
 - UD0 SANITARY CLEAN OUT

- SITE NOTES**
- 01 MATCH EXISTING CURB
 - 02 MATCH EXISTING SIDEWALK
 - 03 PROPOSED RETAINING WALL IS TO BE DESIGNED AND PERMITTED BY OTHERS

- GENERAL NOTES**
1. RETAINING WALL WILL HAVE A MAX HEIGHT OF 4'.
 2. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 602.5(3), FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 3. PROPOSED SIGNAGE SHALL MEET SJC LOC 3.05.09 REQUIREMENTS
 4. DUMPSTER WILL MEET SJC LOC 3.05.04.A.3 & 6.05.04.B.5 SCREENING REQUIREMENTS
 5. MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH LOC SECTION 6.05.04.B.9 AND 3.05.04.4.3

PARKING CALCULATIONS

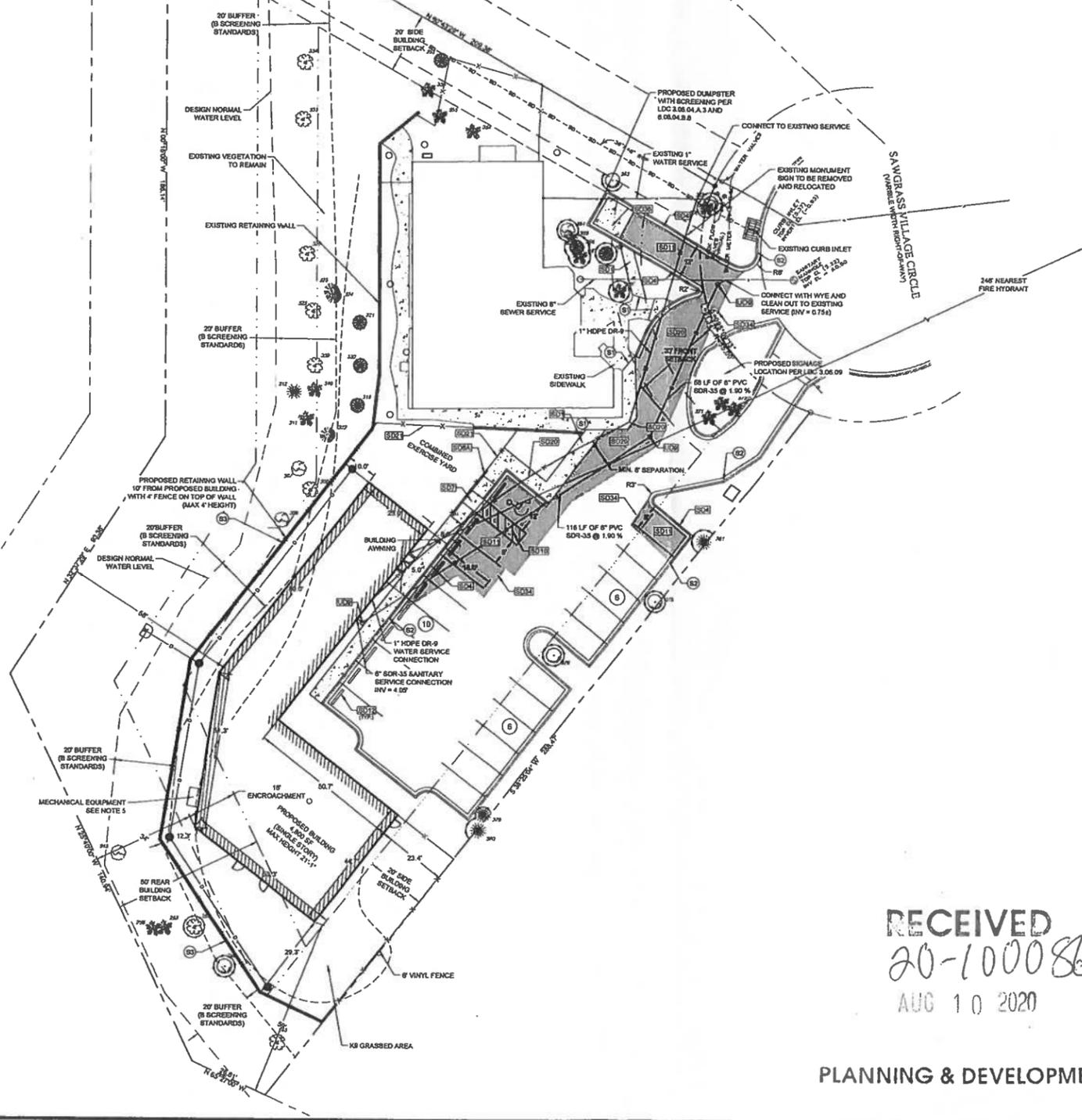
USE: VET-MEDICAL	1 SPACE PER	250 SF
USE: PET RESORT	1 SPACE PER	500 SF
BUILDING AREA (VET-MEDICAL)	3,000 SF	12 SPACES
BUILDING AREA (PET RESORT)	4,994 SF	10 SPACES
TOTAL REQUIRED		22 SPACES
TOTAL PROVIDED		22 SPACES
ADA REQUIRED		1 SPACES
ADA PROVIDED		1 SPACES

SITE DATA TABLE

TOTAL SITE	1.97 AC	55,473 SF
EXISTING BUILDING		2,964 SF
EXISTING IMPERVIOUS AREA		10,823 SF
PROPOSED BUILDING		4,260 SF
PROPOSED ADDITIONAL IMPERVIOUS AREA		1,496 SF
TOTAL IMPERVIOUS	0.48 AC	18,584 SF
TOTAL IMPERVIOUS % (ISR)		33%
FLOOR AREA RATIO (FAR)		7,764.00
MAXIMUM ALLOWED FAR		65%
MAXIMUM ALLOWED FAR	10,000 SF PER ACRE	EXCLUDING ADDITIONAL NETLAND
ZONING		PLATON CLUB FOR (PND 15-15 AS AMENDED)
FUTURE LAND USE		CABALLOS DEL MAR DR
SETBACKS (FRONT, SIDE, REAR)		30', 20', 50'
MAXIMUM BUILDING HEIGHT		30'

HATCH LEGEND

ASPHALT PAVEMENT	[Hatch Pattern]
CONCRETE PAVEMENT	[Hatch Pattern]



RECEIVED
20-100086
AUG 10 2020

PLANNING & DEVELOPMENT

Progress Set

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Consultant:

CDG Project #: 19.18
Civil Site Plan for Similar Facility
Scale: N.A.

Date: 08.09.20
Drawn By: KPC
Drawing Number:
A1.2



APPLICATION FOR VARIANCE

BOA NO. 20-100110
20-100111
HEARING DATE 9/1/2020

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

JUL - 7 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: BLV INC Telephone: 904-813-5720
 Mailing Address: P.O. Box 51136 E-Mail: millardt@bellsouth.net
Jax Bch FL 32240
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: JED Davis Telephone: _____
 Mailing Address: 4310 Pablo oaks CT E-Mail: _____
Jax FL 32224

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: 415 9th AVEN. RE# 174550-0000
 Legal description of property (Attach copy of deed): LOT 9 BLK 105 Pablo Beach North.
 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).
East of west side yards of 5' in lieu of 10'
46% lot coverage in lieu of 35%

AFFIDAVIT

I, _____, 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: Timothy S. Millard DATE: 7 July 20

STATE OF FLORIDA, COUNTY OF DUVAL:
 This instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of July, 2020, by Timothy Millard, who is personally known to me or produced N/A as identification.

NOTARY PUBLIC SIGNATURE: [Signature]
 PRINT NOTARY NAME: Chandra Medford

 CHANDRA MEDFORD
 Commission No. GG 283199
 Expires December 21, 2022
 Notary Public State of Florida (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

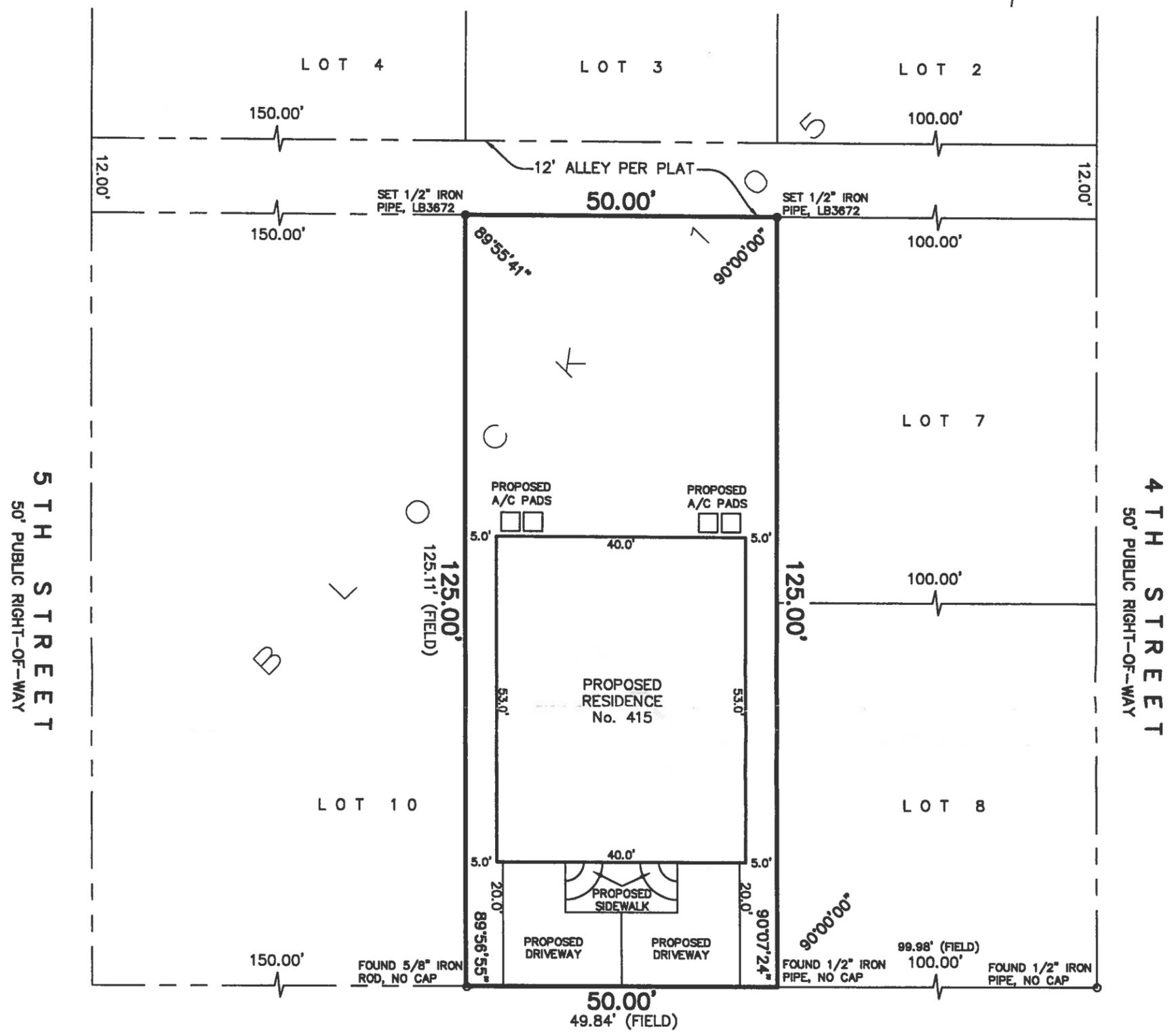
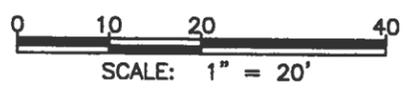
CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X-shaded

CODE SECTION (s):
 34-339(e)(1)c.2, for side yard setbacks of 5 feet in lieu of 10 feet minimum each and 34-339(e)(1)f, for 45% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling

PROPOSED

PLOT PLAN OF

LOT 9, BLOCK 105, FLORIDA LAND INVESTMENT CO. AND PABLO BEACH IMPROVEMENT CO.'S REPLAT OF BLOCKS 95, 96, 97, 105, AND 125 TOWN OF PABLO BEACH NORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 32, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



9TH AVENUE NORTH
SUMPTER AVENUE PER PLAT
80' PUBLIC RIGHT-OF-WAY

RECEIVED
20-100110
JUL 7 2020
20-100111

PROPOSED LOT COVERAGE CALCULATION:

LOT AREA: 6250 SQUARE FEET
BUILDING AREA: 2120 SQUARE FEET
CONCRETE AREA: 694 SQUARE FEET
TOTAL IMPERVIOUS AREA: 2814 SQUARE FEET

EXISTING LOT COVERAGE: 45.0%

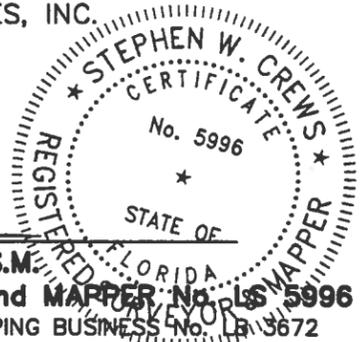
NOTES:

- 1. THIS IS A PLOT PLAN FOR PLANNING & DEVELOPMENT
- 2. INTERIOR ANGLES AS PER FIELD DATA.
- 3. NO BUILDING RESTRICTION LINES PER PLAT.
- 4. NORTH PROTRACTED FROM PLAT.

THIS PLOT PLAN WAS MADE FOR THE BENEFIT OF BOTTOM LINE VENTURES, INC.

THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN FLOOD ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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



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

CHECKED BY: _____
DRAWN BY: JDB
FILE: 2020-832-PP

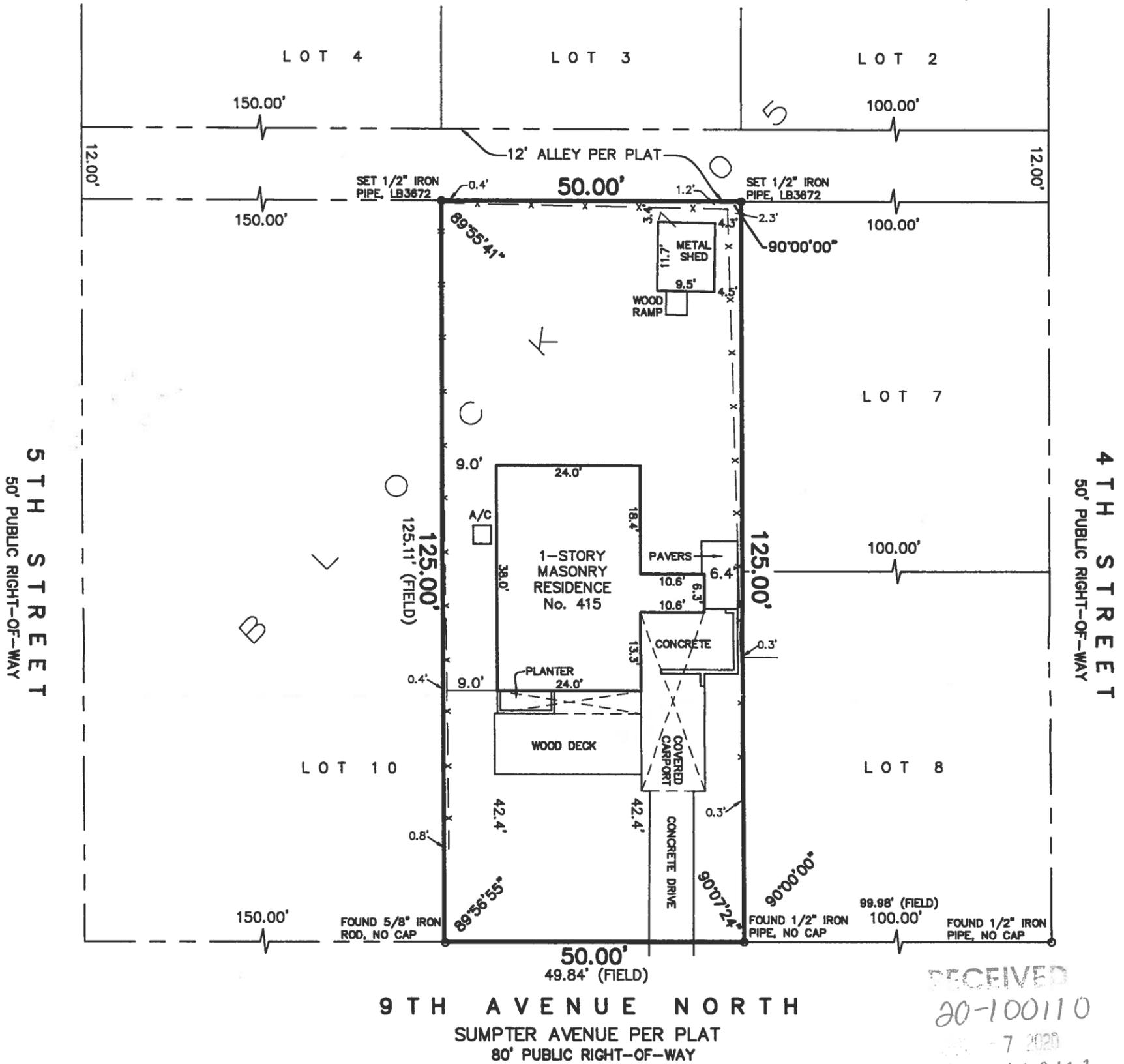
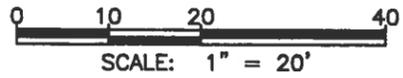
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JULY 7, 2020
SHEET 1 OF 1

EXIS LINES

MAP SHOWING SURVEY OF

LOT 9, BLOCK 105, FLORIDA LAND INVESTMENT CO. AND PABLO BEACH IMPROVEMENT CO.'S REPLAT OF BLOCKS 95, 96, 97, 105, AND 125 TOWN OF PABLO BEACH NORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 32, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED
20-100110
JUL 7 2020
20-100111

LOT COVERAGE CALCULATION:

LOT AREA: 6250 SQUARE FEET
BUILDING AREA: 979 SQUARE FEET
CONCRETE AREA: 976 SQUARE FEET
SHED AREA: 112 SQUARE FEET
TOTAL IMPERVIOUS AREA: 2067 SQUARE FEET

EXISTING LOT COVERAGE: 33.1%

THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN FLOOD ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

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

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. INTERIOR ANGLES AS PER FIELD DATA.
3. NO BUILDING RESTRICTION LINES PER PLAT.
4. NORTH PROTRACTED FROM PLAT.
5. ALL FENCES SHOWN HEREON ARE 6' WOOD UNLESS OTHERWISE NOTED.

THIS SURVEY WAS MADE FOR THE BENEFIT OF BOTTOM LINE VENTURES, INC.

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

CHECKED BY: _____
DRAWN BY: JDB
FILE: 2020-832

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

DATE: JULY 7, 2020
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 20-100114

HEARING DATE 9/1/20

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

JUL - 6 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Alison + Matthew Moss Telephone: 904-599-7656
 Mailing Address: 3831 Tropical Terrace E-Mail: Mossalison@gmail.com
Jax Beach, FL 32250
 Agent Name: Bob Hamil - Henderson Pool Service Telephone: 904-631-6268
 Mailing Address: PO Box 330799 E-Mail: Hendersonpool
Atlantic Beach FL 32233 Builders@gmail.com
 Landowner Name: Alison + Matthew Moss Telephone: _____
 Mailing Address: 3831 Tropical Terrace E-Mail: Above

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: 3831 Tropical Terrace 181249-0025
 Legal description of property (Attach copy of deed): Lot 22 Block 4 Ocean Terrace
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Non conforming and Undersized lot for the RS-1 Zoning.
The owner would like a 12 Percent lot coverage variance
For Pavers, Pool + Spa Coping and The equipment Pad.

AFFIDAVIT

I, Alison Moss, 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.

Alison Moss Matthew Moss Alison Moss Matthew Moss 07/01/20 07/01/2020
 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 1st day of July, 20 20, by Alison + Matthew Moss, who is personally known to me or produced _____ as identification.

Mardell L. Tyrrel
 NOTARY PUBLIC SIGNATURE
Mardell L. Tyrrel
 PRINT NOTARY NAME



MARDELL L. TYRREL
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG363730
 Expires 11/30/2023

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S):
 34-336(e)(1)e, for 46.5% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100114

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 RECEIVED
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	JUL - 6 2011 PLANNING & DEVELOPMENT
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	

Proposed

MAP SHOWING BOUNDARY SURVEY OF LOT 22, BLOCK 4, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
ALISON J. MOSS & MATTHEW D. MOSS
PABLO R. CASTILLO & CRYSTAL F. CASTILLO
SYNOVUS MORTGAGE CORPORATION
OSBORNE & SHEFFIELD TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

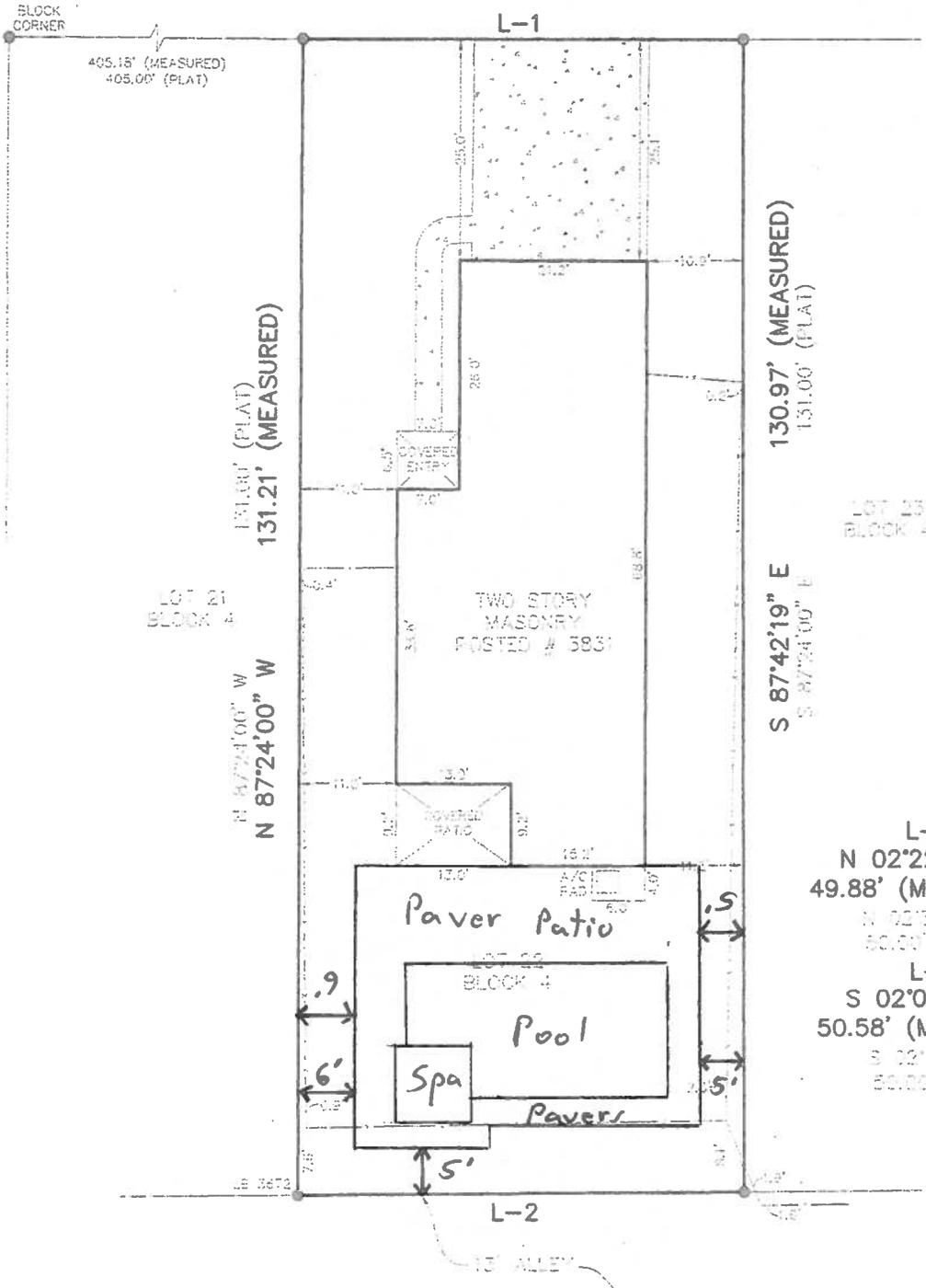
RECEIVED
20-100114
JUL 17 2020



TROPICAL TERRACE
(50' RIGHT OF WAY)

PLANNING & DEVELOPMENT

JACKSONVILLE DRIVE
(60' RIGHT OF WAY)



130.97' (MEASURED)
131.00' (PLAT)
S 87°42'19" E
S 87°24'00" E

131.00' (PLAT)
131.21' (MEASURED)
N 87°24'00" W
N 87°24'00" W

L-1
N 02°22'33" E
49.88' (MEASURED)
N 02°36'00" E
50.00' (PLAT)
L-2
S 02°06'30" W
50.58' (MEASURED)
S 02°36'00" W
50.00' (PLAT)

LEGEND:

- = FENCE
- = CONCRETE
- = 55Y 1/2" REBAR STAMPED REINFORCEMENT
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PCC = POINT OF REVERSE CURVATURE
- PCD = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 87°24'00" W ALONG THE SOUTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2019, COMMUNITY NUMBER 120098, PANEL 14019, 14020.
3. 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.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 39369

DATE OF FIELD SURVEY: 04-03-20

SCALE: 1" = 20'

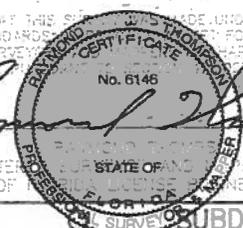


Ray Thompson
SURVEYING, Inc.
Going the DISTANCE for You
1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, CHAPTER 49-17, FLORIDA ADMINISTRATIVE CODE, AND THE FLORIDA STATUTES.

Raymond Thompson
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA
LICENSE NUMBER 6146
BUSINESS No. 7488



LAND SURVEYS

0

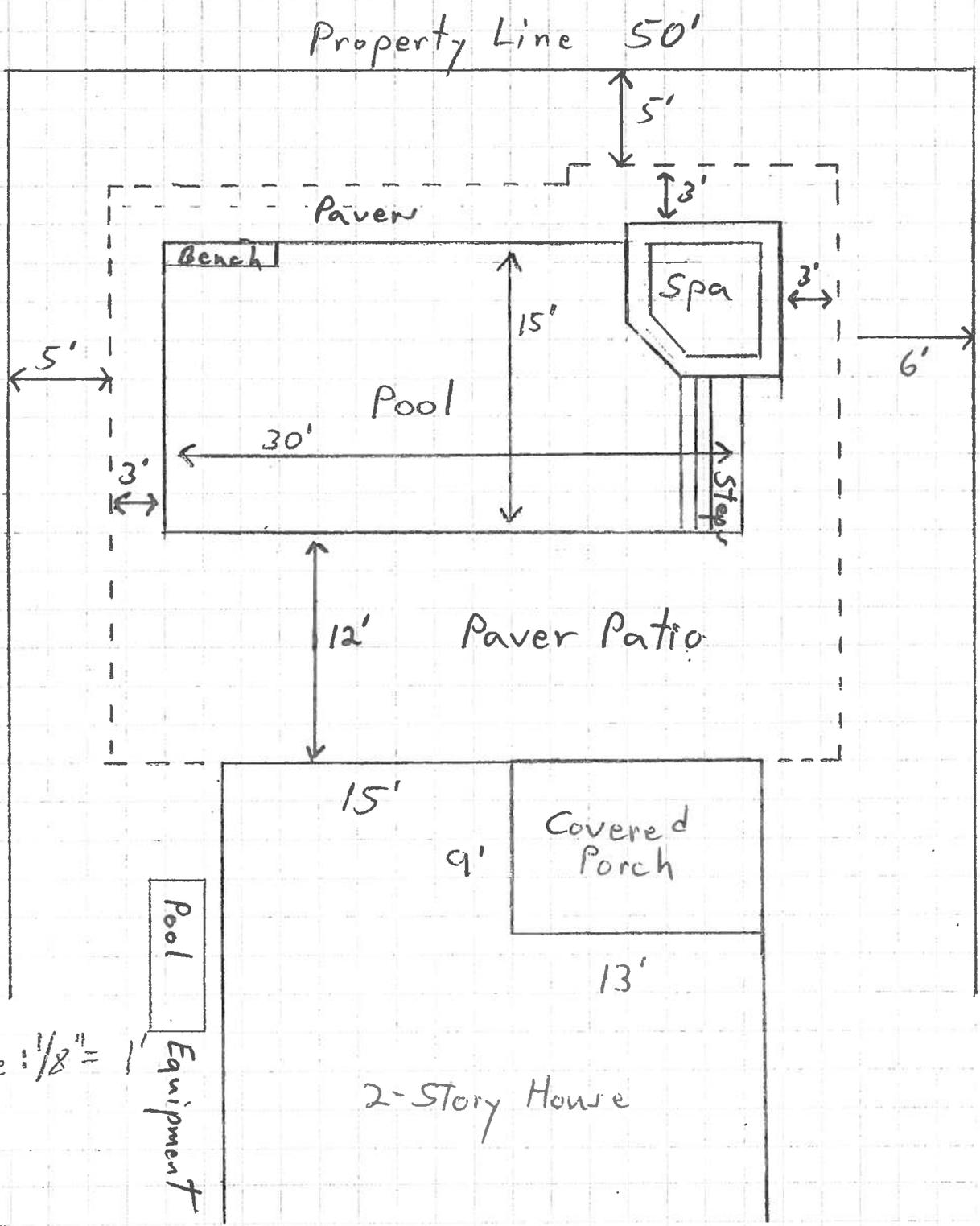
CONSTRUCTION SURVEYS

SUBDIVISIONS

Matt and Alison Moss
3831 Tropical Terrace
Jacksonville Beach FL

RECEIVED
20-100114
JUL 17 2020

PLANNING & DEVELOPMENT



Scale: 1/8" = 1'

RECEIVED
20-100114
JUL 6 2020

Alison + Matthew Mars
3831 Tropical Terrace

PLANNING & DEVELOPMENT

Lot Size: $50 \times 131 = 6550$ SF

Driveway	$18 \times 25 =$	450
walkway	$3 \times 25 =$	75
Howe, Garage, Porch	$21 \times 19.5 =$	410
	$28 \times 49 =$	1372
AC Pad	$3 \times 6 =$	<u>18</u>

Total: 2325 SF

Current Lot Coverage

$$2325 \div 6550 = 35.5\%$$

Add New Coverage for Equipment Pad + Pavers

$$2325 + 724 = 3049$$
 SF

$$3049 \div 6550 = 46.5\%$$

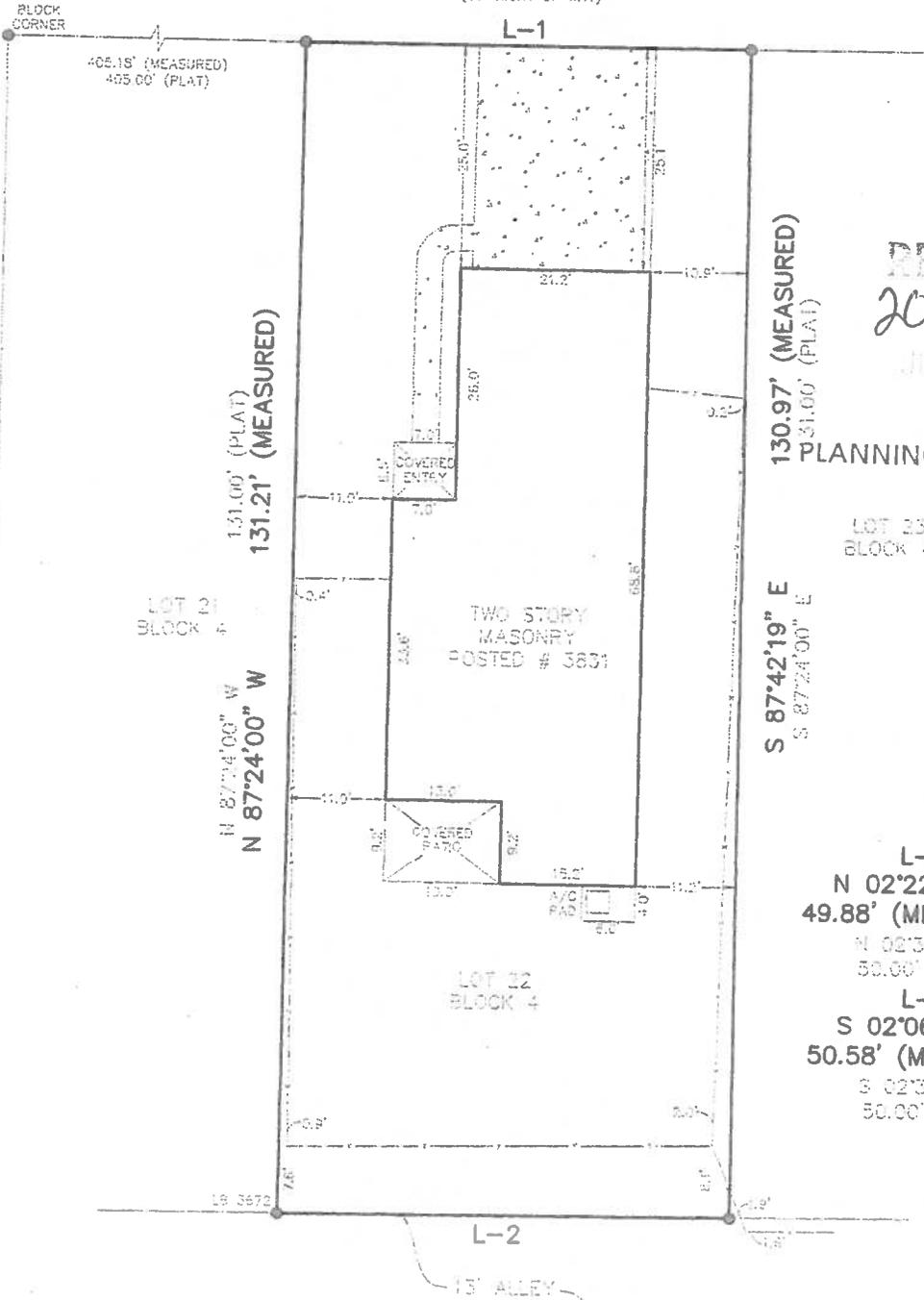
EXISTING.

MAP SHOWING BOUNDARY SURVEY OF
 LOT 22, BLOCK 4, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10,
 PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 ALISON J. MOSS & MATTHEW D. MOSS
 PABLO R. CASTILLO & CRYSTAL F. CASTILLO
 SYNOVUS MORTGAGE CORPORATION
 OSBORNE & SHEFFIELD TITLE SERVICES, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

JACKSONVILLE DRIVE
 (50' RIGHT OF WAY)

TROPICAL TERRACE
 (50' RIGHT OF WAY)



RECEIVED
 20-100114
 JUL - 6 2020

130.97' (MEASURED)
 31.00' (PLAT)
 PLANNING & DEVELOPMENT

S 87°42'19" E
 S 87°24'00" E

L-1
 N 02°22'33" E
 49.88' (MEASURED)
 N 02°36'00" E
 50.00' (PLAT)
 L-2
 S 02°06'30" W
 50.58' (MEASURED)
 S 02°36'00" W
 50.00' (PLAT)

LEGEND:

- - - = FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#8146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 PRC = POINT OF REVERSE CURVATURE
 PCC = POINT OF COMPOUND CURVATURE

- NOTES:
- BEARINGS ARE BASED ON THE BEARING OF N 87°24'00" W ALONG THE SOUTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - BY GRAPHIC PLOTTING ONLY THE OPTIONED LANDS ARE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 3, 2018, COMMUNITY NUMBER 120072, PANEL 0419.
 - 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

JOB # 39369 DATE OF FIELD SURVEY: 04-03-20

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 SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SUBCHAPTER 17.001, FLORIDA STATUTES, NO. 61-66.

Ray Thompson

RAY THOMPSON
 REGISTERED SURVEYOR AND MAPPING # 6148
 STATE OF FLORIDA LICENSE BUSINESS No. 7469

LAND SURVEYS

CONSTRUCTION SURVEYS

SUBDIVISIONS

LeeAnn Bassabe

From: bgreen@oneelevenconstruction.com
Sent: Wednesday, August 19, 2020 7:30 PM
To: Planning Division
Subject: BOA#20-100114

Board of Adjustment:

My name is Bryan Green, I live at 3810 Tropical Terrace....I live a few houses down from 3831 Tropical Terrace; the property seeking the variance.

I fully support and recommend to the board that they should unanimously approve the variance request for the 46.5% lot coverage to accommodate the proposed pool and paver patio addition.

Thank You.

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

904.662.1781
www.oneelevenconstruction.com

3810 Tropical Terrace
Jacksonville BEach, FL 32250



APPLICATION FOR VARIANCE

BOA No. 20-100115
HEARING DATE 9/1/2020

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
JUL 16 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Wesley Tranter Telephone: 904-894-3060
 Mailing Address: 1021 17th St, N Jacksonville Bch, FL 32250 E-Mail: Wes.tranter@gmail.com
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and Real Estate Number: 1021 17th St. N Jacksonville Bch, FL 32250
 Legal description of property (Attach copy of deed): LOT 3, Block 79
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Lot Coverage of 44.56% in lieu of 35% maximum for a pool

RE # 179196-0120

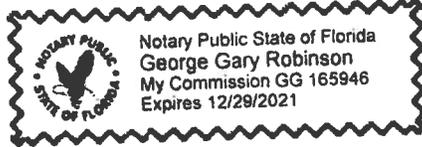
AFFIDAVIT

I, Wesley Tranter, 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.

Wesley Tranter
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE 6/17/

STATE OF FLORIDA, COUNTY OF DUVAL:
 This instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of JUNE, 20 20, by WESLEY TRANTER, who is personally known to me or produced _____ as identification.

George Gary Robinson
 NOTARY PUBLIC SIGNATURE
GARY ROBINSON
 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)(e), for 44.6% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20.100115

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.		<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUL 16 2020</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
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 BOUNDARY SURVEY OF LOT 3, BLOCK 79 AS SHOWN ON MAP OF JACKSONVILLE BEACH SECTION "A"

AS RECORDED IN MAP BOOK 18 PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: MOVEMENT MORTGAGE, LLC /

WESLEY TRANTER & DAYNA HARRISON /

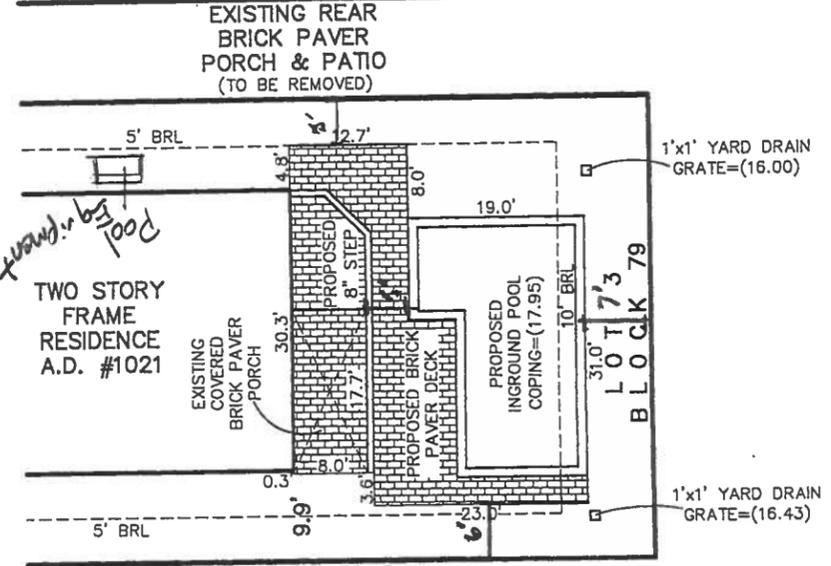
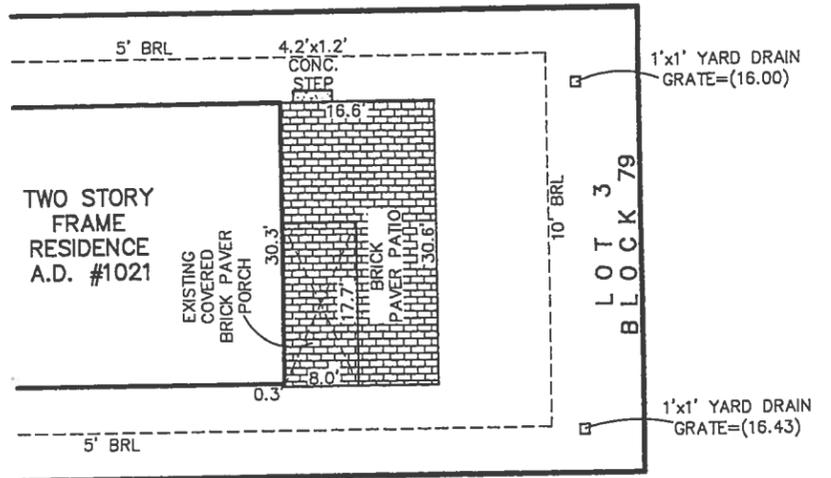
HILLCREST TITLE & TRUST AGENCY, LLC

/ OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

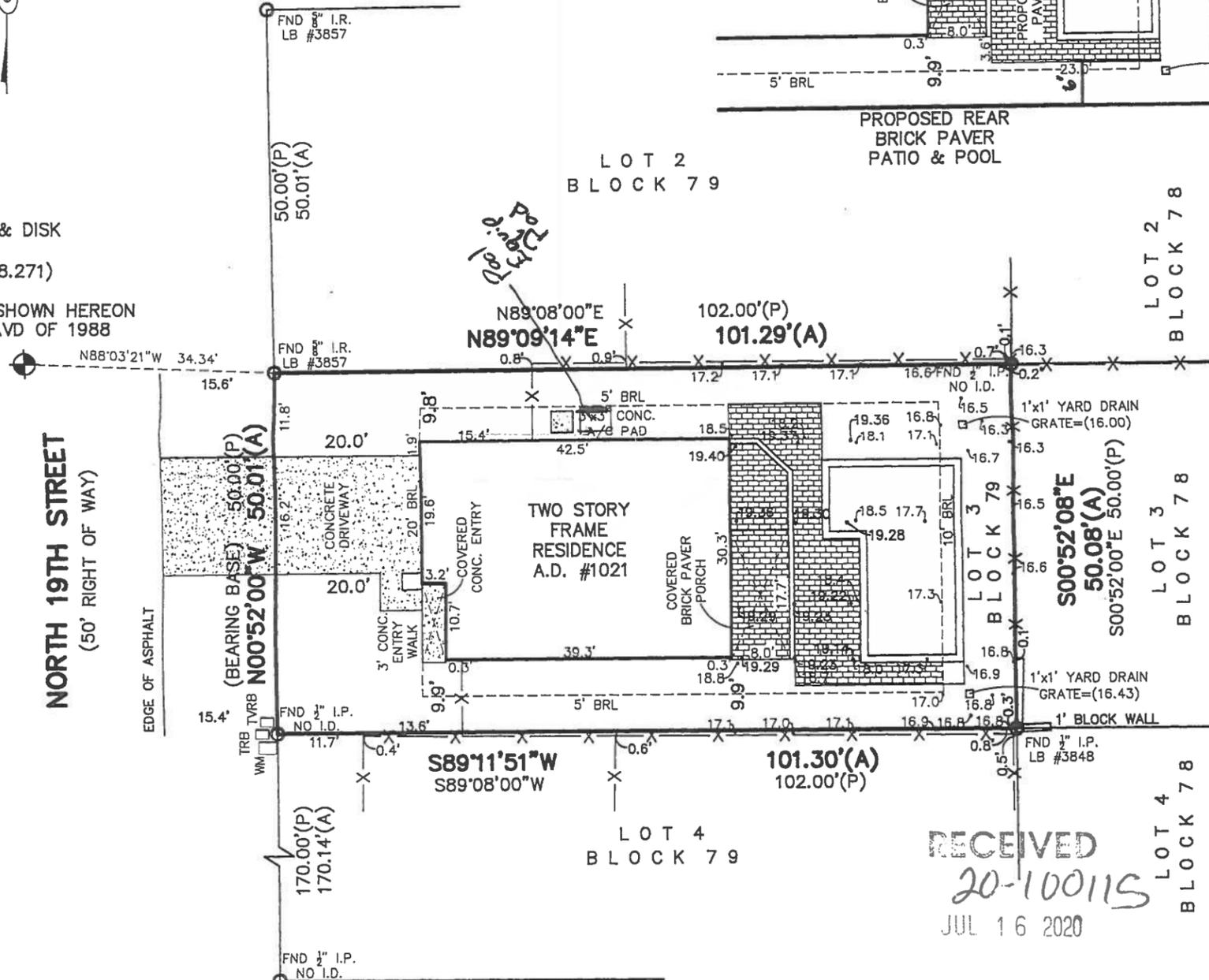
LOT 3, BLOCK 79	
LOT SIZE	5,069± SQ. FT.
DRIVEWAY TO R/W	324± SQ. FT.
ENTRY WALK	24± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	50.01 FT.
TOTAL IMPERVIOUS COVERAGE	2,251± SQ. FT. 44%

+ 8 sq ft 44.56%



BENCHMARK:
FOUND NAIL & DISK
LB #3857
ELEVATION: (18.271)

ELEVATIONS SHOWN HEREON REFER TO NAVD OF 1988



RECEIVED
20-100115
JUL 16 2020

- PLANNING & DEVELOPMENT**
- X—X— DENOTES 6' WOOD FENCE (TYP.)
 - DENOTES FOUND 1/2" IRON PIPE; NO I.D. UNLESS OTHERWISE NOTED
 - WM - DENOTES WATER METER
 - EHH - DENOTES ELECTRIC HAND HOLE
 - TVRB - DENOTES TELEVISION RISER BOX
 - TRB - DENOTES TELEPHONE RISER BOX

RECERTIFICATION & TOPO; W.O.#182827; 06-24-2020 (FIELD)
FINAL; W.O.# 155453; 04-21-17 (FIELD)
LOT & HOUSE STAKE OUT (GOOD-SET F.F.E.); W.O.# 150145; 06-22-16 (FIELD)
CERTIFICATIONS ADDED; 04-26-16 (OFFICE)

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

NOTE: SIDE/FRONT BUILDING TIES ARE TO THE FOUNDATION.

UNDERGROUND ENCROACHMENTS NOT LOCATED

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

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

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

Legend

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

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

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

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, L.B. NO. 2647
MICHAEL A. GARRETT, NO. 6643
JAMES D. HARRISON
FLORIDA REGISTERED SURVEYOR AND MAPPER



EXISTING

MAP SHOWING BOUNDARY SURVEY OF LOT 3, BLOCK 79 AS SHOWN ON MAP OF JACKSONVILLE BEACH SECTION "A"

AS RECORDED IN MAP BOOK 18 PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: MOVEMENT MORTGAGE, LLC /

WESLEY TRANTER & DAYNA HARRISON /

HILLCREST TITLE & TRUST AGENCY, LLC

/ OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

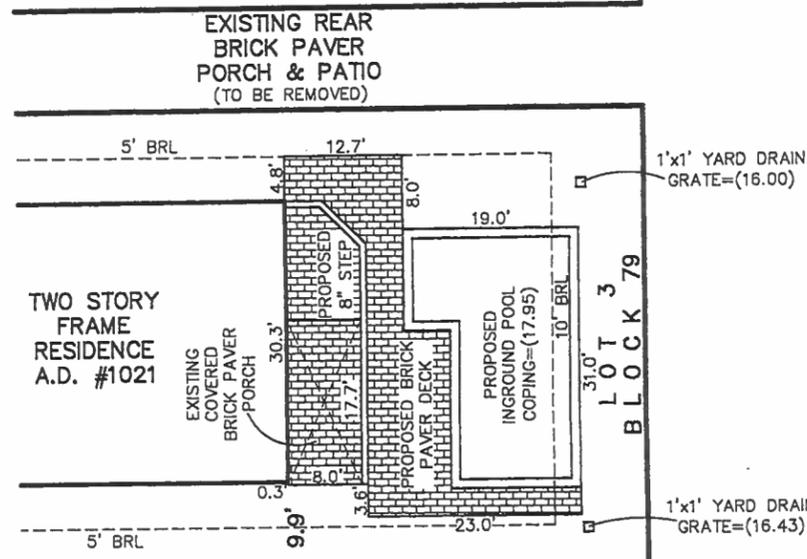
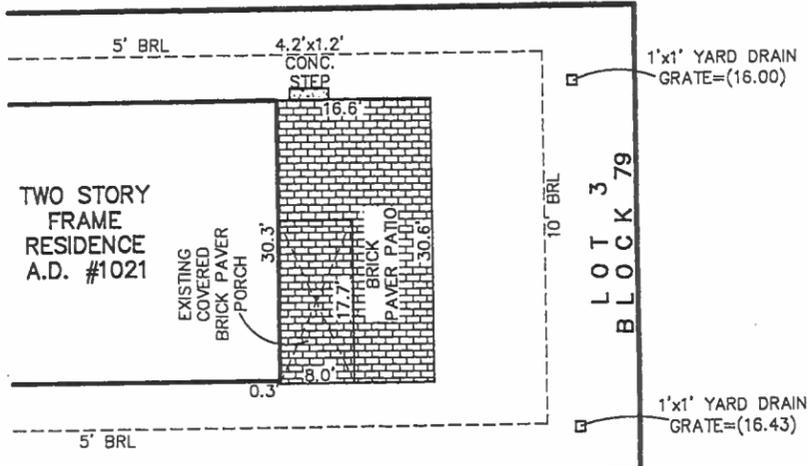
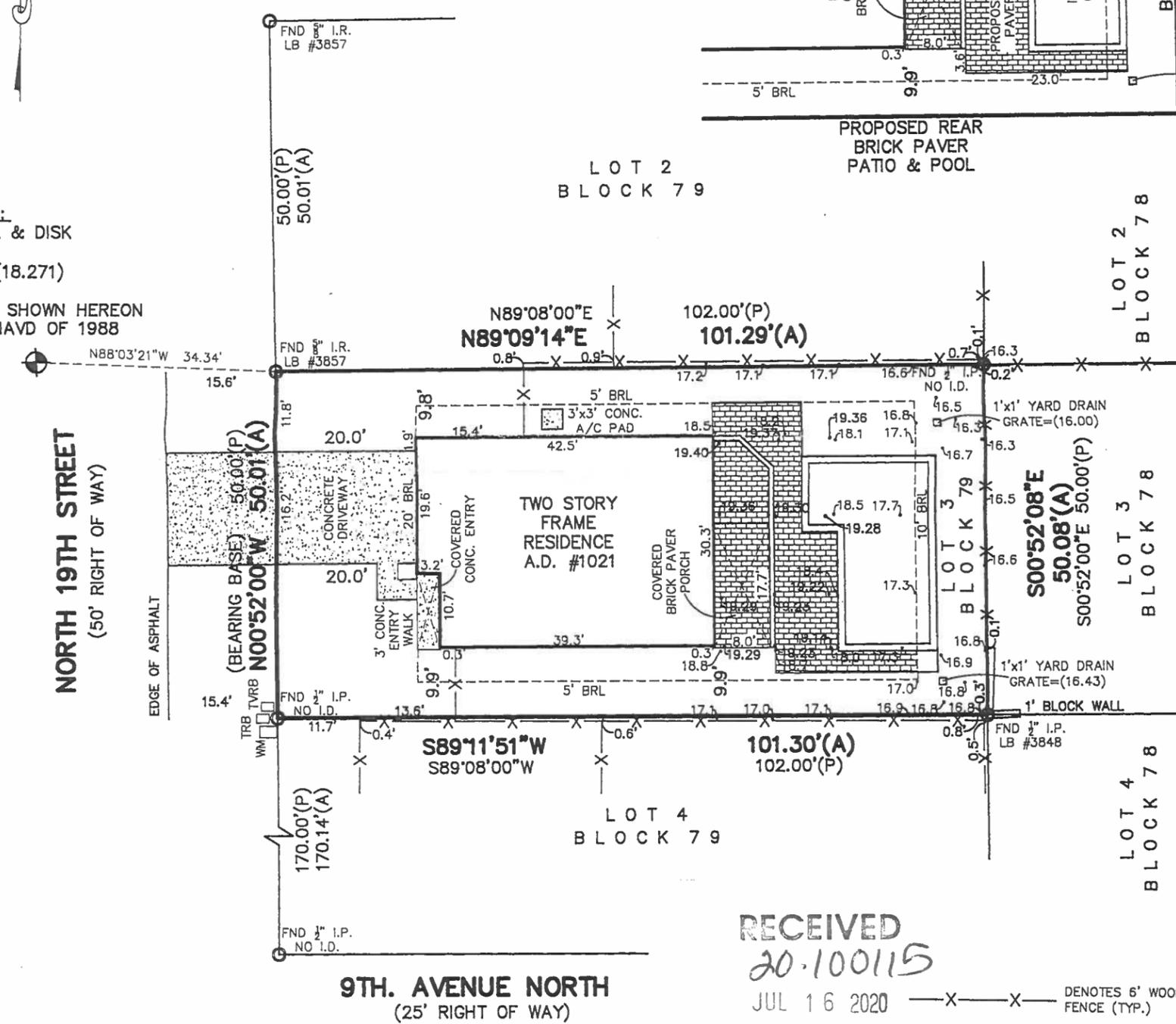
DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

LOT 3, BLOCK 79	
LOT SIZE	5,069± SQ. FT.
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ENTRY WALK	24± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	50.01 FT.
TOTAL IMPERVIOUS COVERAGE	2,251± SQ. FT. 44%



BENCHMARK:
FOUND NAIL & DISK
LB #3857
ELEVATION: (18.271)

ELEVATIONS SHOWN HEREON REFER TO NAVD OF 1988



RECEIVED
20-100115
JUL 16 2020

PLANNING & DEVELOPMENT

- X—X— DENOTES 6' WOOD FENCE (TYP.)
- DENOTES FOUND 1/2" IRON PIPE; NO I.D. UNLESS OTHERWISE NOTED
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- EHH - DENOTES ELECTRIC HAND HOLE
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RECERTIFICATION & TOPO; W.O.#182827; 06-24-2020 (FIELD)
FINAL; W.O.# 155453; 04-21-17 (FIELD)
LOT & HOUSE STAKE OUT (GOOD-SET F.F.E.); W.O.# 150145; 06-22-16 (FIELD)
CERTIFICATIONS ADDED; 04-26-16 (OFFICE)

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NOTE:
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ALL AMERICAN SURVEYORS OF FLORIDA, INC.

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

Legend

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I.D. = IDENTIFICATION	(TYP.) = TYPICAL
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(C) = CALCULATED	B.R.L. = BUILDING RESTRICTION LINE
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R/W = RIGHT-OF-WAY	NAVD = NORTH AMERICAN VERTICAL DATUM
(A) = ACTUAL	P.I. = POINT OF INTERSECTION
(W) = WITNESS	W = WIDTH
F.F.E. = FINISH FLOOR ELEVATION	D = DEPTH

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

SCALE 1"=20'

DATE 04-17-16

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, T.L.S. NO. 2627
MICHAEL A. GARRETT, NO. 6643

FLORIDA REGISTERED SURVEYOR AND MAPPER





RECEIVED APPLICATION FOR VARIANCE

JUL 21 2020

BOA No. 20-100116
HEARING DATE 9/1/2020

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 for a variance, 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.

904-349-4730
Bobby - Bonafide Pool

APPLICANT INFORMATION

Applicant Name: x Janet L. Bonaventure Telephone: x (904) 626-5239
 Mailing Address: x 829-15th Avenue South E-Mail: Cbjbcan@aol.com
Jacksonville Beach, FL 32250-4129

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

Landowner Name: Janet L. Bonaventure & Chris Bonaventure Telephone: (904) 626-5239
 Mailing Address: Same as Above 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: 829 15th Ave S Re: 176904-0000
 Legal description of property (Attach copy of deed): Plat Book 8 page 149 Lot 8 Block 149
 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).
40% Ad. pavers to surround pool and connect to house as drawn 34% coverage applying for 40%

AFFIDAVIT

I, Janet L. Bonaventure, 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.

Janet L. Bonaventure x Janet L. Bonaventure 7/20/20
 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 20th day of July, 2020, by Janet Bonaventure, who is personally known to me or produced FL Driver License as identification.

Chandra Medford
 PRINT NOTARY NAME

 CHANDRA MEDFORD
 Commission No. GG 283199
 Expires December 21, 2022
 Notary Public State of Florida
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S):
 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.
swimming

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100116

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.

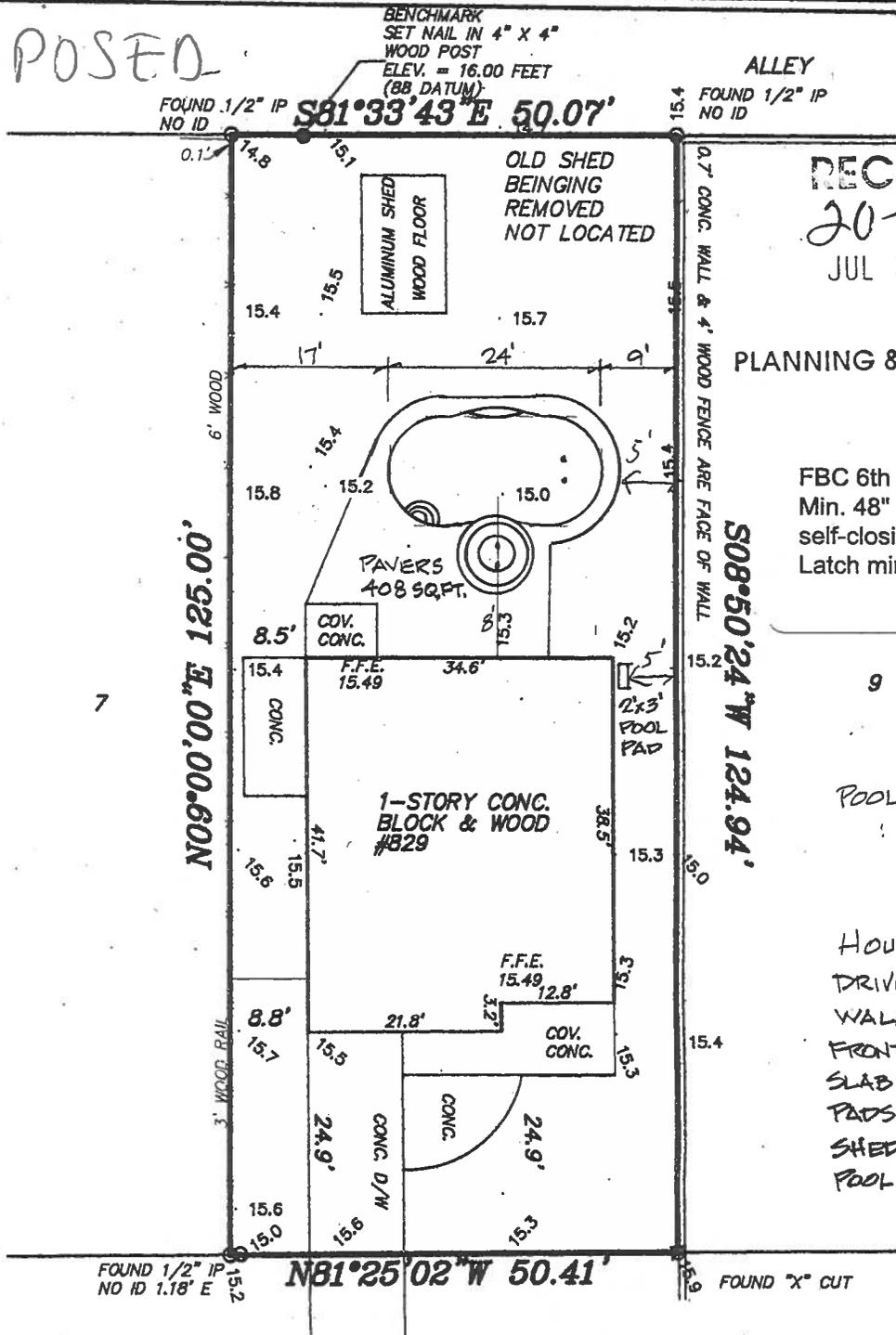
Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	RECEIVED JUL 21 2020
Special circumstances and conditions do not result from the actions of the applicant.	NO	PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	NO	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	

MAP SHOWING BOUNDARY SURVEY OF LOT 8 BLOCK 149 AS SHOWN ON MAP OF OCEANSIDE PARK

AS RECORDED IN PLAT BOOK 8 PAGES 149 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERTIFIED FOR: CHRISTOPHER T. & JANET L. BONAVENTURE

PROPOSED



RECEIVED
20-100116
JUL 21 2020

PLANNING & DEVELOPMENT

FBC 6th Edition 2017: R4501.17.1.1
Min. 48" high fence with out-swinging,
self-closing, self-latching gates.
Latch min. 54" above bottom of gate.

POOL ELEVATION 15.49'

HOUSE	1362
DRIVEWAY	285
WALK	80
FRONT PORCH	102
SLAB	125
PADS	15
SHED	135
POOL DECK	408
2512 TOTAL	

$\frac{2512}{6250} = 40\%$

15TH AVE. S.
(80' R/W)

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 419 FOR DUVAL COUNTY, FLORIDA, DATED 11-2-18. AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

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

CM	LEGEND
IP	CONC. MON
RB	IRON PIPE
R/W	REBAR
S/W	RIGHT-OF-WAY
D/W	SIDEWALK
COV.	DRIVEWAY
⊕	COVERED AREA
A/C	CENTERLINE
(R)	AIR CONDITIONING PAD
CONC.	RADIAL DISTANCE
ESM'T	CONCRETE
B.R.L.	EASEMENT
LINE	BUILDING RESTRICTION
PC	LINE
PT	POINT OF CURVE
	POINT OF TANGENCY

BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

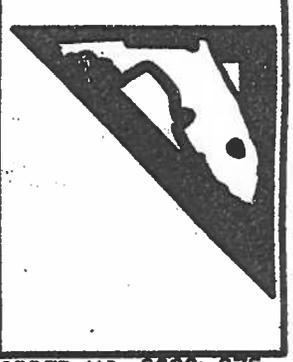
THIS SURVEY BASED UPON DESCRIPTIONS FURNISHED AND WITHOUT BENEFIT OF A TITLE BINDER, ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1" = 20'

FIELD WORK DATE: 4-29-20

SIGNATURE DATE: 5-1-20

REGISTERED SURVEYOR AND MAPPER,
STATE OF FLORIDA (L.S. 14921)





APPLICATION FOR VARIANCE

BOA No. 20-100117
HEARING DATE 9/1/2020

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

JUL 21 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Geovanni and Erin Orlando **Telephone:** (904) 655-8906
Mailing Address: 5000 Kernan Blvd. S Apt 303 **E-Mail:** ErinLOrlando@gmail.com
Jacksonville, FL 32224

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

Landowner Name: Geovanni and Erin Orlando **Telephone:** (904) 655-8906
Mailing Address: 5000 Kernan Blvd. S **E-Mail:** ErinLOrlando@gmail.com
Jacksonville, FL 32224

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.

3376 VARIANCE DATA

Street address of property and Real Estate Number: Isabella Blvd. Jacksonville Beach, FL 32250; RE#180820-0000
 Legal description of property (Attach copy of deed): Lot 13 Block 10 Oceanview Highlands
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
49% lot coverage in lieu of 35%; for a front yard of 20ft in lieu of 25ft required
Similar granter precedences: 3338 Isabella Blvd. and 3647 Paradise Way
For a (1) side yard of 5'6" in lieu of 10ft required

AFFIDAVIT

I, Geovanni and Erin Orlando, 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.

Erin Orlando
APPLICANT SIGNATURE

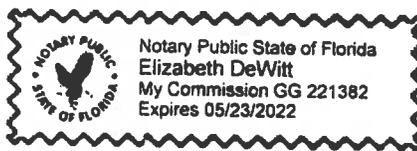
Geovanni and Erin Orlando
PRINT APPLICANT NAME

7/20/2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of July, 2020, by Elizabeth DeWitt, who is personally known to me or produced drivers license as identification.

Elizabeth DeWitt
 NOTARY PUBLIC SIGNATURE
Elizabeth DeWitt
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S): 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for a northerly side yard setback of 5.5 feet in lieu of 10 feet minimum and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling with a pool and detached garage.	

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100117

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.

RECEIVED
JUL 21 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.	Y	The lot in non conforming at 6,000 SF; Conforming is 10,000 SF
Special circumstances and conditions do not result from the actions of the applicant.	Y	Adjacent home on property to North along with other homes on properties have similar lot coverages and setback variances for side and front to request. <i>It is an existing lot of record.</i>
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.	Y	There is a similar precedence on that street of similar granted request at 3338 Isabella Blvd, among other properties to follow
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.	Y	It would require a smaller first floor footprint than other existing homes <i>Other properties in similar districts and neighborhood have been granted similar variances.</i>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	We are asking for 49 percent lot coverage in lieu of 35, front setback for 20ft in lieu of 25ft and a single side setback for 5'6" in lieu of 10FT due to the lot being non-conforming at 6,000 SF (Conforming is 10,000 SF)
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.	Y	Other homes have been granted similar or greater % of lot coverage and setback variances in this particular zoning district. In addition, the proposed variances comply with RS-2 zoning requirements (32 Ave S.)

FND 1/2" I.P.
NO I.D.
N28°26'49"W
0.82'

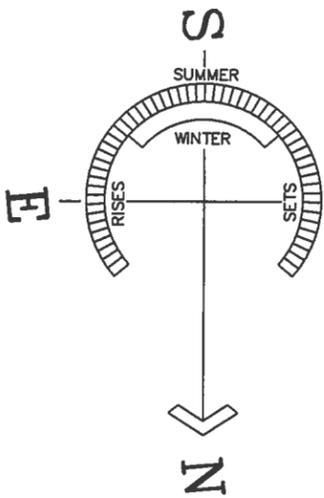
BLOCK 10

PROPOSED

RECEIVED

20-160117
JUL 21 2020

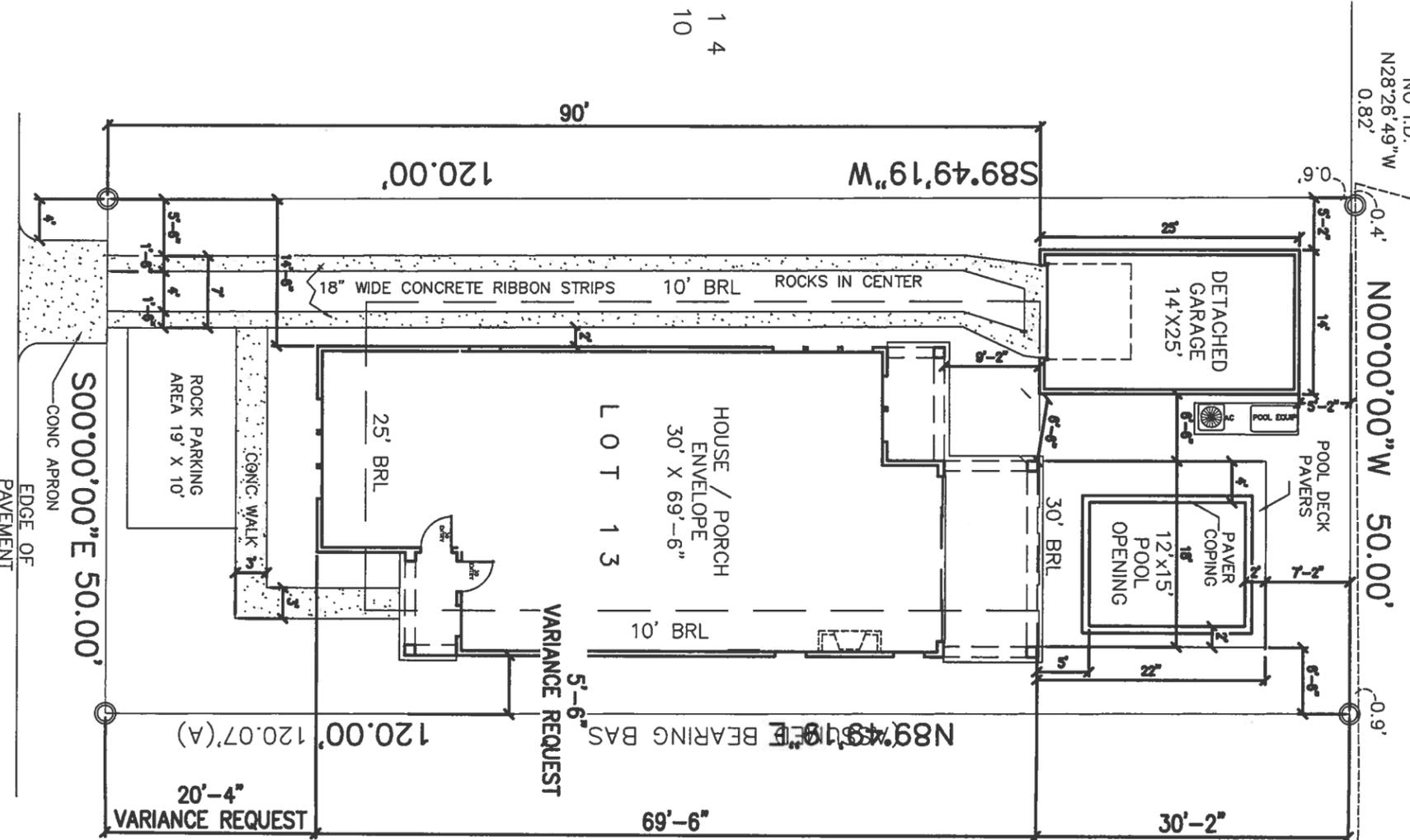
PLANNING & DEVELOPMENT



S I T E P L A N

SCALE: NTS

REV: 7.22.20



ISABELLA BOULEVARD
(FLORIDA BOULEVARD PER PLAT)
(50' RIGHT OF WAY)

LOT COVERAGE CALCULATIONS:	
OVERALL LOT =	6,000 SF
HOUSE IMPERVIOUS =	1,936 SF
DETACHED GARAGE IMPERVIOUS =	350 SF
CONC WALK IMPERVIOUS =	126 SF
CONC DRIVE IMPERVIOUS =	282 SF
POOL DECK IMPERVIOUS =	216 SF
MECH PADS IMPERVIOUS =	30 SF
TOTAL IMPERVIOUS = (ALL LOT ITEMS)	2,940 SF
TOTAL LOT COVERAGE =	49.0 %

ORLANDO RESIDENCE

Isabella Boulevard Jacksonville Beach, FL
LOT 13 BLOCK 10 as shown on map of Ocean View Heights

Plat Book 11 Page 36

RE# 180820-0000

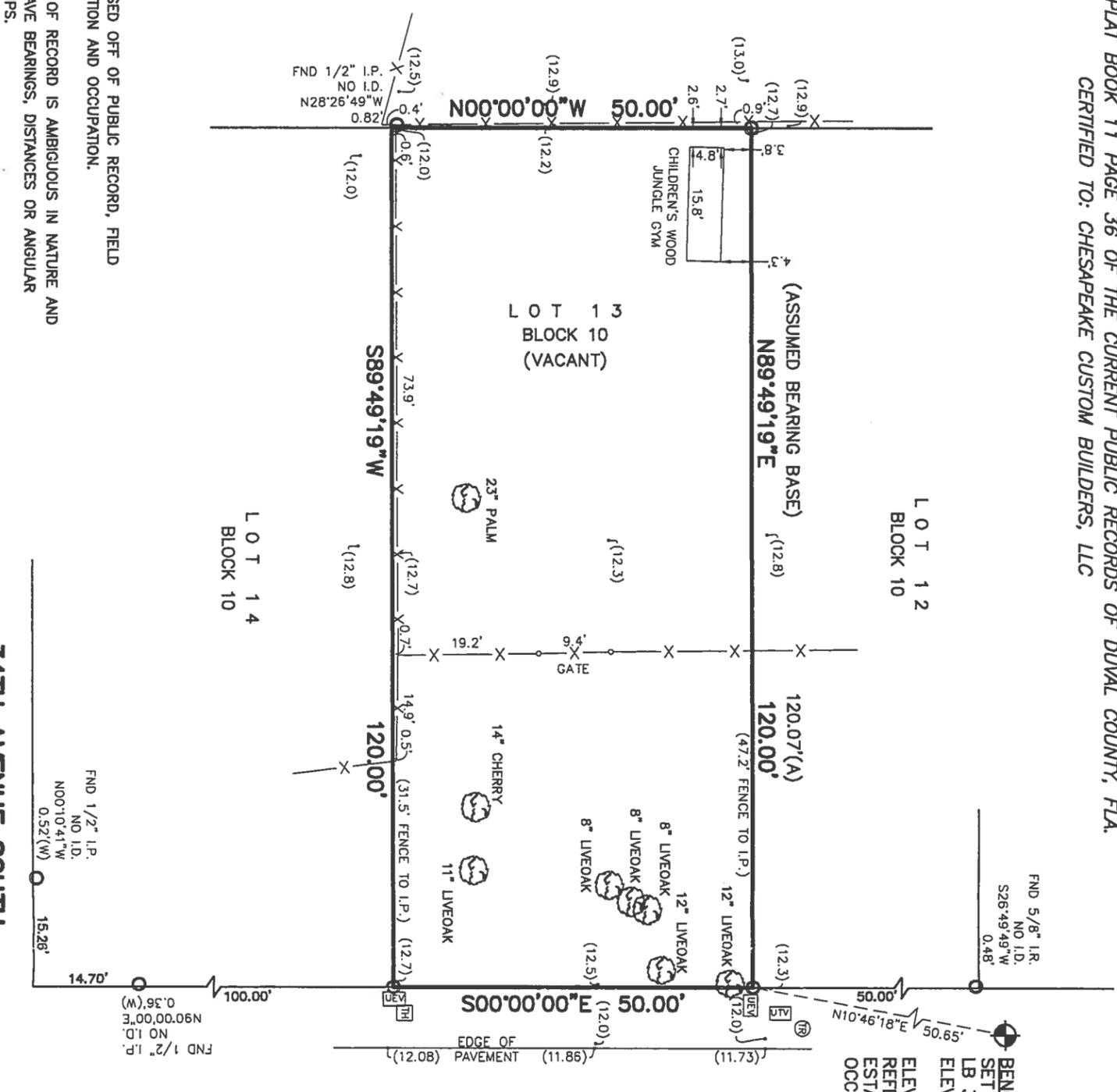
DRAWN BY:

AD

EXISTING

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF LOT 13 BLOCK 10 AS SHOWN ON MAP OF OCEAN VIEW HEIGHTS

AS RECORDED IN PLAT BOOK 11 PAGE 36 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
 CERTIFIED TO: CHESAPEAKE CUSTOM BUILDERS, LLC



BENCHMARK:
 SET NAIL & DISK
 LB 3857
 ELEVATION: (11.31)

ELEVATIONS SHOWN HEREON REFER TO NAVD OF 1988 ESTABLISHED BY 10 MINUTE OCCUPATION USING L-NET NETWORK

RECEIVED
 20-160117
 JUL 21 2020

PLANNING & DEVELOPMENT

- - DENOTES FND 1/2" I.P. NO I.D. UNLESS OTHERWISE NOTED
- Ⓜ - DENOTES TELECOM HAND HOLE
- Ⓡ - DENOTES TELECOM RISER
- Ⓡ - DENOTES UNDERGROUND TELECOM VAULT
- Ⓡ - DENOTES UNDERGROUND ELECTRIC VAULT
- X-X- DENOTES 6" WOOD FENCE (TYP.)
- (00.00) - DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD)
- (00.0) - DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

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

ON FLOOD INSURANCE RATE MAP 0419 J FOR DUVAL COUNTY, FLORIDA, F.I.R.M. INDEX DATE 11-02-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAW JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3897

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-8, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL

JAMES D. WARRISON, JR., No. 2847
 MICHAEL A. GARRETT, No. 8843



NOTE:
 SURVEY BASED OFF OF PUBLIC RECORD, FIELD MONUMENTATION AND OCCUPATION.
 PLAT/DEED OF RECORD IS AMBIGUOUS IN NATURE AND MAY NOT HAVE BEARINGS, DISTANCES OR ANGULAR RELATIONSHIPS.



APPLICATION FOR VARIANCE

BOA No. 20-100124
HEARING DATE 9/1/2020

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
JUL 15 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: DANIEL ELMALEH Telephone: 904-955 1881
 Mailing Address: 1879 S 1ST ST JB FL 32250 E-Mail: danelm54@gmail.com

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

Landowner Name: SHERRY HAYES Telephone: 904-887-8104
 Mailing Address: 1828 S OCEAN DR E-Mail: sherryxi@jcc.com
JB FLA 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: 1828 S OCEAN DRIVE JB FL 32250
 Legal description of property (Attach copy of deed): LOT 6 BLK F PERMENTOR REPORT OF S PARADISE CAMPERS
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
FRONT SETBACK 13' IN LIEU OF 20', SIDES 5' SETBACK IN LIEU OF 10'
REAR YD SETBACK 10' IN LIEU OF 20' FOR 51.7 LOT COVERAGE
IN LIEU OF 35%

AFFIDAVIT

I, DANIEL ELMALEH, 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.

Daniel Elmaleh Daniel Elmaleh DANIEL ELMALEH 7/15/20
 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 July, 2020, by Daniel Elmaleh, who is personally known to me or produced FL DL as identification.

Chandra Medford
 NOTARY PUBLIC SIGNATURE
 PRINT NOTARY NAME



CHANDRA MEDFORD
 Commission No. GG 283199
 Expires December 21, 2022
 Notary Public State of Florida

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 (RS-3 Standards) FLOOD ZONE: X

CODE SECTION (S):
 34-338(e)(1)c.1, for a front yard setback of 13 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for a corner side yard setback of 5 feet in lieu of 10 feet minimum and total side yards of 10 feet in lieu of 15 feet; 34-338(e)(1)c.3, for a rear yard setback of 2 feet as measured to the adjacent city owned parcel and 10 feet as measured to the westerly property line, both in lieu of 30 feet minimum; and 34-338(e)(1)e, for 51% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling on Lot 6.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20.100124

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.

JUL 15 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.

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PLANNING & DEVELOPMENT

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	ALL 12 LOTS ON THIS BLOCK ARE "NON CONFORMING", AND ENJOY SIMILAR VARIATIONS OF THIS REQUEST
Special circumstances and conditions do not result from the actions of the applicant.	YES	THIS REQUEST IS CONSISTENT WITH ATLANTIC SHORE REQUESTS THAT HAVE BEEN RECENTLY GRANTED
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	THIS 40 X 70 LOT IS SIMILAR TO ALL ADJACENT LOTS LOCATING BETWEEN 18 TH , 19 TH , OCEAN DR + 1 ST AND OUR REQUEST IS CONSISTENT WITH
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	ADJACENT LOTS 7 AND 8, (WEST OF SUBJECT) WERE GRANTED 56% LOT COVERAGE AND MORE GENEROUS SETBACKS THAN REQUESTED. ADDITIONALLY THE CITY OWNED .009 AC PARCEL REFUSES & FURTHER HARDSHIP.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	POWER STRIPS, CANTILEVERS, AC PADS ETC HAVE BEEN EITHER REDUCED OR ELIMINATED TO REDUCE LOT COVERAGE. REAR SETBACK @
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	CURRENT LOT 6 COVERAGE = 66% WILL BE REDUCED TO 51.7%. NO COVERED PARKING WILL BE REQUIRED WITH 2 CAR GARAGE + ADDITIONAL OFF ST. PARKING.

PRIOR VARIANCE GRANT
10' NC 7'

JACKSONVILLE BEACH

20-100124
OFFICE OF THE CITY MANAGER

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6268
www.jacksonvillebeach.org

To: Board of Adjustment, City of Jacksonville Beach
From: Mike Staffopoulos, City Manager
Subject: 1828 Ocean Drive South
Date: July 15, 2020

RECEIVED

JUL 15 2020
BOA # 20-100124
PLANNING & DEVELOPMENT

Board members,

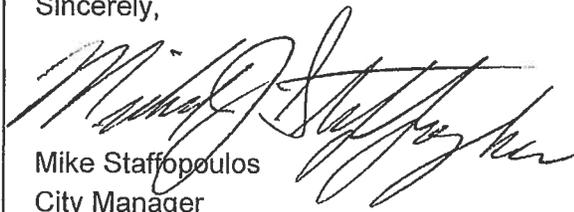
The purpose of this memorandum is to provide clarity to the issue of City parcel ownership within the boundaries of 1828 Ocean Drive South. The property at 1828 Ocean Drive South is requesting a variance with regard to redevelopment of the subject property, and a pending issue is the City's ownership of a 4' x 10' parcel located within the boundaries of the subject property on three sides (east, north and west), and abutting the 19th Ave South northern right of way. The presence of the City's parcel creates an issue with determination of setbacks.

As the City Manager, I have determined the City does not have an adequate policy for disposition of real estate. The creation of an adequate policy will likely take several months, going beyond the transaction period for the property sale. However, there are several fundamental policies that I will seek to be incorporating into the policy:

- Parcels should be sold based on their current value, or the value they provide through combination with other adjoining parcels
- The City should not sell any parcels that create a privately-owned, non-conforming parcel of record
- Parcels that are non-conforming should be offered for sale to adjoining property owners with the intent of creating larger, conforming/standard parcels for their neighborhood/zoning district
- Parcels sold to adjoining property owners will require either unity of title, re-plat or other legal restriction to prevent the parcel from being separated in the future

In summary, if the City were to sell or dispose of this property in the future, logical disposition would be to the ownership of 1828 Ocean Drive South. The City has no current plans or intentions of building on, improving or developing the sub-standard 4' x 10' parcel, nor would we seek sale to any other property owner.

Sincerely,


Mike Staffopoulos
City Manager



20-100124

1828 South Ocean Drive (lot 6 Blk F) Jax Bch FL Variance Legend Site Plan

Lot Dimensions; 70 x 40 = 2,800 sq feet

Area less 40 square foot JB owned parcel = 2,760

Bldg. Footprint 42 x 30 = 1,260 sq feet

RECEIVED

JUL 15 2020

PLANNING & DEVELOPMENT

Additional lot coverage calculations;

2 side garage pavers @ 1.5' x 16.5' = 49.5 sq feet

1 center paver 2' x 16.5' = 33 sq feet

Front porch 5 x 10 = 50 sq feet

Garage apron 1.5 x 18 27 sq feet

159.5 sq feet

159.5 + 1260 = 1419.5 total lot coverage / 2760 lot = 51 %

Excluding 40 sq feet owned by JB = 1419.5 / 2800 = 50%

Lot Coverage 51.1%

1% - City owned 40 sq Feet

setbacks:

Front: 5' in lieu of 10'

Side: 13' in lieu of 20'

Rear: 2' in lieu of 20'

N ← 10' = 1" (Scale)

1828 OCEAN DR S
LOT 6 BLK F

Additional lot coverage calculations:

2 side pavers @ 1.5' x 16.5' = 49.5 sq

1 center paver 2' x 16.5' = 33 sq

Front porch 5 x 10 = 50 sq

Garage apron 1.5 x 18 = 27 sq

159.5 sq ft

159.5 + 1260 = 1419.5 / 2760 lot = 51%

Less 40' sq ft JB parcel = 1419.5 / 2800

50%

LOT 5

70' x 5'

42'

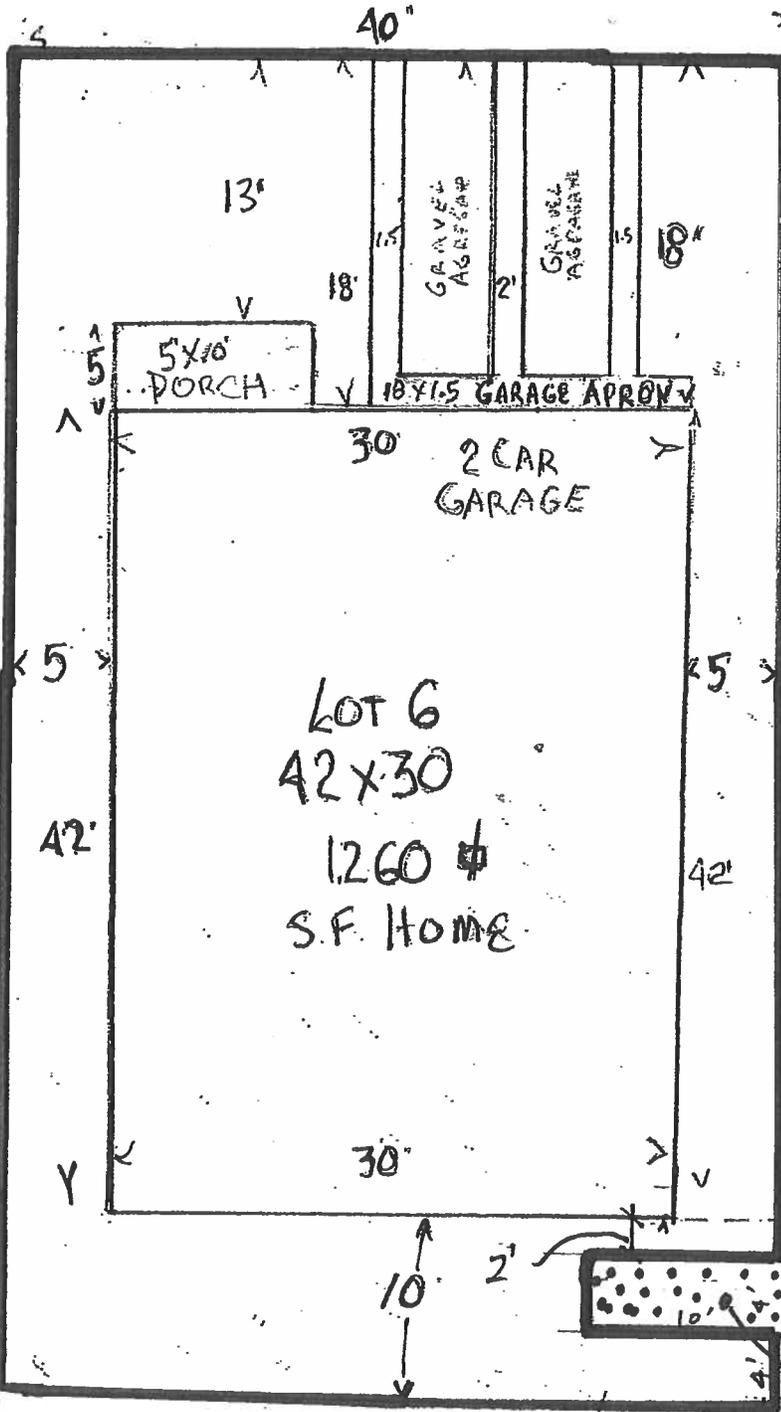
LOT 6
42 x 30

1260 sq ft
S.F. Home

42'

70'

19th AVE S → East



RECEIVED

20-100124

JUL 23 2020

PROPOSED

PLANNING & DEVELOPMENT

CONC BLK WALL/FENCE

4' x 10' 100% City owned parcel 40 sq ft

City-owned 4' x 10' outparcel (well head)

7/20/20 DAN and CATHY'S EXISTING HOME at 1814 S FIRST ST

RECEIVED
20-100124
JUL 23 2020

PLANNING & DEVELOPMENT



RECEIVED
20-100-124

JUL 23 2020

PLANNING & DEVELOPMENT



OUR HOUSE

ARTESIAN
WELL
(CITY OWNED)
#410

EXISTING

MAP SHOWING BOUNDARY SURVEY OF

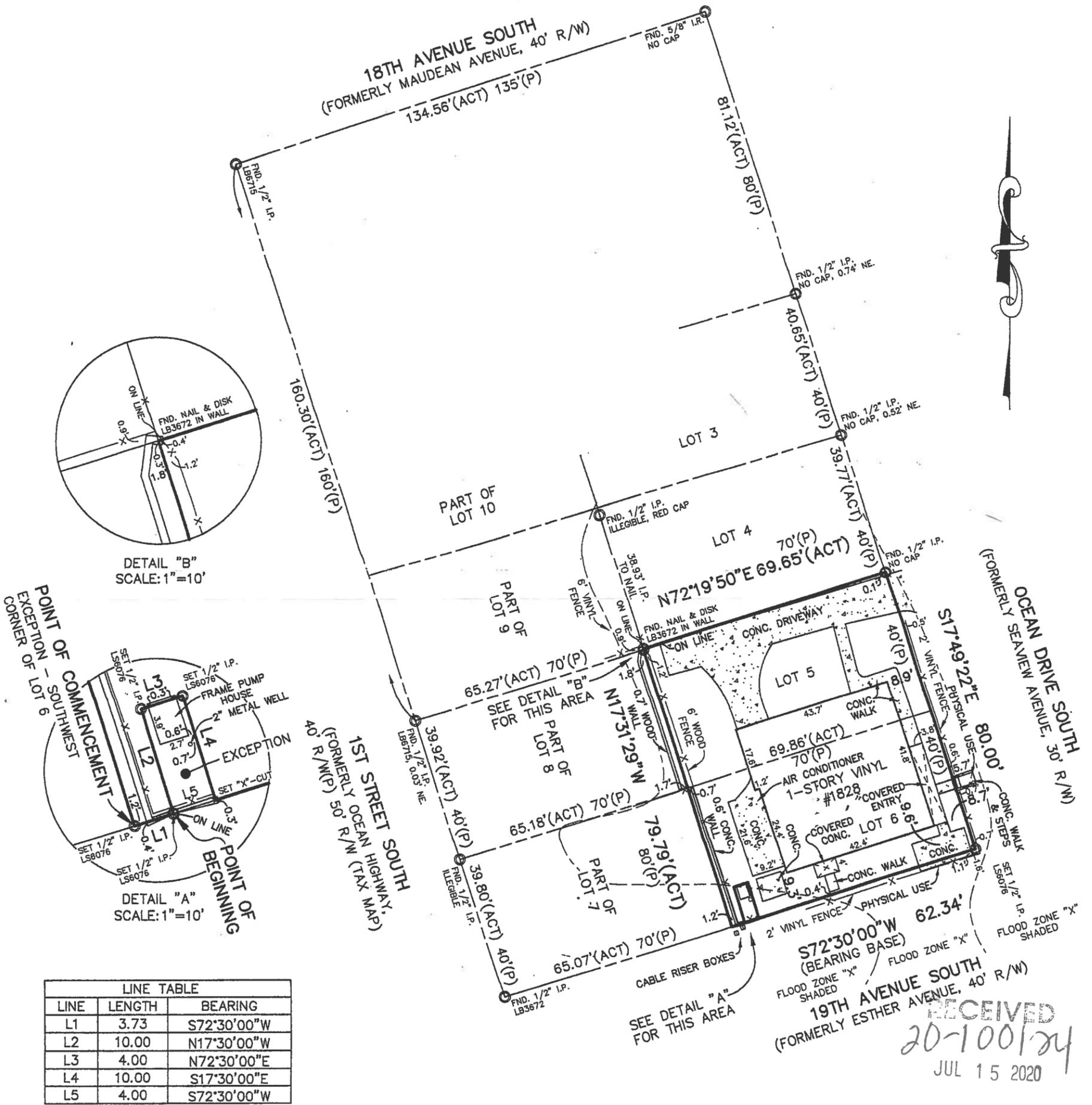
LOTS 5 AND 6, BLOCK F, PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, AS RECORDED IN PLAT BOOK 9, PAGE 44, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPT THAT PART OF SAID LOT 6 WHICH HAS BEEN HERETOFORE DEEDED TO THE CITY OF JACKSONVILLE BEACH, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE RUNNING EASTERLY ALONG THE SOUTH SIDE OF SAID LOT 6, A DISTANCE OF THREE AND SEVENTY THREE HUNDREDTHS (3.73) FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 17°30' W A DISTANCE OF TEN (10) FEET; THENCE N 72°30' E A DISTANCE OF FOUR (4) FEET; THENCE SOUTHERLY S 17°30' E A DISTANCE OF TEN (10.0) FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6, S 72°30' W, A DISTANCE OF FOUR (4.0) FEET TO THE POINT OF BEGINNING.

(LEGAL DESCRIPTION AS PER OFFICIAL RECORDS BOOK 17217, PAGE 1771 DUVAL COUNTY PUBLIC RECORDS)

CERTIFIED TO: SHERRY HAYES

SCALE: 1" = 30'

DATED: 12/18/19



LINE	LENGTH	BEARING
L1	3.73	S72°30'00"W
L2	10.00	N17°30'00"W
L3	4.00	N72°30'00"E
L4	10.00	S17°30'00"E
L5	4.00	S72°30'00"W

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLANNING & DEVELOPMENT
BEARINGS BASED ON DEED AS SHOWN
UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" & "X" SHADED AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0419J FOR DUVAL COUNTY, FLORIDA, DATED 11/02/18.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED	
A = ARC LENGTH	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
(ACT) = ACTUAL	MON. = MONUMENT
B.R.L. = BUILDING RESTRICTION LINE	PLAT = PLAT
CH = CHORD DISTANCE	P.C. = POINT OF CURVATURE
CONC. = CONCRETE	P.C.C. = POINT OF COMPOUND CURVATURE
CL = CENTERLINE	P.I. = POINT OF INTERSECTION
Δ = DELTA	P.R.C. = POINT OF REVERSE CURVATURE
ESMT = EASEMENT	P.T. = POINT OF TANGENCY
F.F.E. = FINISH FLOOR ELEVATION	R/W = RIGHT OF WAY
FND. = FOUNDATION	R = RADIUS
I.P. = IRON PIPE	(R) = RADIAL
I.R. = IRON ROD	TAN = TANGENT
O.H.L. = OVERHEAD LINE(S)	TAN = TANGENT
LB = LICENSED BUSINESS	W = WITNESS
LS = LICENSED SURVEYOR	P.N.T. = POINT OF NON-TANGENCY

ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL
SAMUEL C. COOLER

[Signature]
PROFESSIONAL SURVEYOR & MAPPER NO. LS 6076



7/20/2020

RECEIVED
20-100/24
JUL 23 2020

RE: Variance request on property locating at 1828 South Ocean Drive, Lot 6

Dear Jacksonville Beach Adjustment Board;

PLANNING & DEVELOPMENT

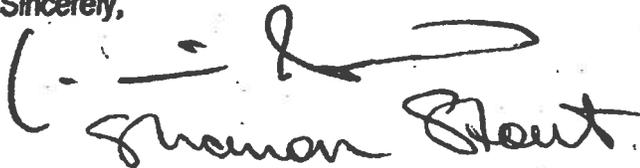
Kevin and I own the home across the street (south) of the subject property seeking a variance.

After reviewing the plans and requests Dan and Cathy are proposing, we would like to encourage the

Board to approve their variance. We believe a single-family home provides lower density, will include off

street parking, less lot coverage and add value to the neighborhood if their variance is approved.

Sincerely,



Kevin and Shannon Stout

1902 Ocean Dr. S., Jacksonville Beach, FL

904-662-7732

20-100124

RE: 09/01/2020 Variance for property locating at 1828 South Ocean Dr. (lot 6)

7/21/2020

Dear Board of Adjustments:

We have recently met with Dan and Cathy Elmaleh and discussed their desire to build a single-family home at the corner of 19th Street South and Ocean Drive.

It is our understanding that Dan's plans are subject to his receiving a variance for setbacks and lot coverage from the Adjustment Board. As we understand it, although he is requesting 51%, in reality it is less, as the City has yet to convey a contiguous 40 square foot parcel.

We are confident Dan and Cathy will build a lovely home that will enhance our neighborhood and so are hopeful the Board will support their request as we do.

Sincerely,



Address; 1902 1st St. S. Joy Beach

Telephone; 904 626-9112

20-100124

June 21/2020

RE: 1828 South Ocean Drive, Lot 6 Variance

Dear Jacksonville Beach Adjustment Board,

We own the home across Ocean Drive S (east) of the subject property seeking a variance.

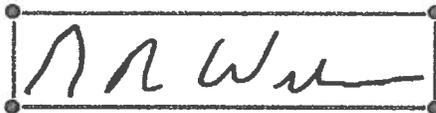
After reviewing the plans and requests Dan and Cathy are proposing, we would encourage the

Board to approve their variance. A single-family home reduces density, will include off street

garage street parking, reduce lot coverage and we believe add value to the neighborhood if

their variance is approved

Sincerely,



Ken, Carol Ackis
1818 First Street South
Jax Bch FL 32250

20-100124

RE; Variance request for 1828 South Ocean Dr.

7/27/2020

Dear BOA:

We live across the street from the Elmaleh's and around the corner from the subject property. Their site plan appears consistent with other property variances granted (in some cases they request less of a variance) and so we recommend the Board grant their request.

Dan and Cathy have built a lovely home and we think if they receive approval, their next one would complement the neighborhood as well. Therefore, we support their variance request as submitted for 1828 South Ocean Drive.

Sincerely,

Ken and Carol Ackis

Ken Ackis

Carol Ackis

Address; 1818 1ST ST. S., JB, FL 32250

Telephone; 904-635-0304, 904-635-7049

Mark Warner
1819 South Ocean Drive
Jacksonville Beach FL 32082

20-100124

RE; Variance support for Lot 6 1828 South Ocean Dr.

7/30/2020

Dear BOA:

I live a few houses north of the subject variance and believe Dan and Cathy's request is consistent with other property variances granted on that block, and less than several others.

The 51% lot coverage is mitigated by a small City owned parcel that will be folded into their overall site. Therefore, the coverage request is actually at or under 50%.

Dan and Cathy built a beautiful home on the corner of 1st and 19th South and if they receive approval, I am sure their next one will complement the neighborhood as well.

Please support their variance request as submitted for 1828 South Ocean Drive Lot 6.

Sincerely,



Telephone #

904-607-1144

August 20, 2020

Planning and Development Department
City of Jacksonville Beach
11 N. Third St.
Jacksonville Beach, FL 32250

BOA#20-100124

Attention Board of Adjustment

We are homeowners of 106 19th Ave South. Please be advised that we have reviewed the variance application filed by our neighbors Dan and Cathy Elmaleh and take no exceptions.

Dan and Cathy are known locally for exceeding expectations with development and renovation projects, so we expect they will do a magnificent job with this property as well.

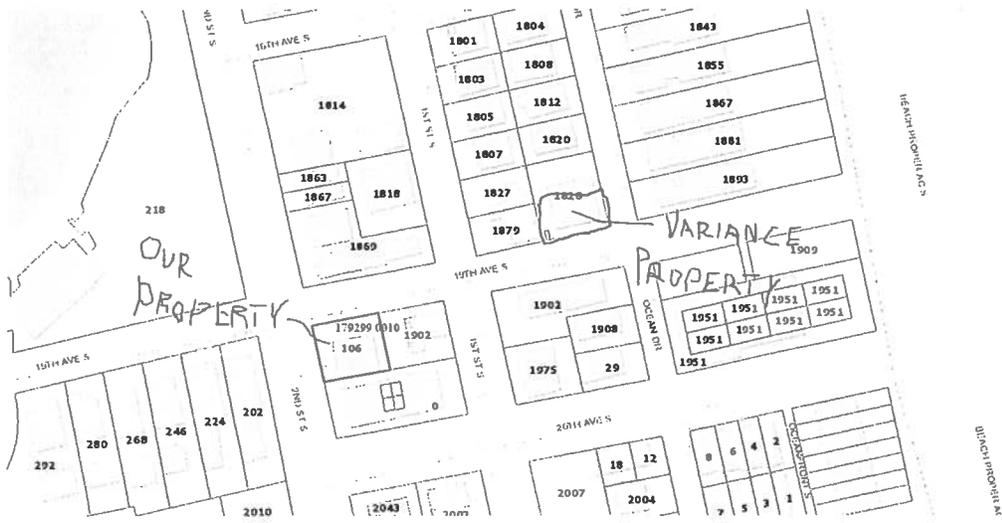
We support the variance request.

Steven W. Haerter / Justin R. Elsik

Steven W. Haerter / Justin Radek Elsik
106 19th Ave. South
Jacksonville Beach, FL 32250
904 219-6106

RECEIVED
20-100124
AUG 20 2020

PLANNING & DEVELOPMENT



June 21, 2020

RE; 1828 South Ocean Drive, Lot 6 Variance

Dear Jacksonville Beach Adjustment Board;

We own the home across Ocean Drive S (east) of the subject property seeking a variance.

After reviewing the plans and requests Dan and Cathy are proposing, we would encourage the

Board to approve their variance. A single-family home reduces density, will include off street

garage street parking, reduce lot coverage and we believe add value to the neighborhood if

their variance is approved.

Sincerely,

RECEIVED

20-100124

AUG 20 2020

George R. Wilson
1893 OCEAN DR S,
JAX Beach, FL 32258

PLANNING & DEVELOPMENT

August 20, 2020

To: Jacksonville Beach Adjustment Board

Subject: 1828 South Ocean Drive, Lot 6 Variance

Nancy and I own the property at 123/127 19th Ave. South which is west of the subject property seeking a variance. We own Benchmark Homes and know of the home Dan has built on First Street across from our property. The home they built on this lot is a great addition to the neighborhood. I am confident their next project on this location on South Ocean Drive will continue to add value to this community. I would support this variance request.

If you have any questions or comments, please contact me at (904) 545-6676.

Thank you.


Rich Morrison

RECEIVED

20-100124

AUG 20 2020

PLANNING & DEVELOPMENT