



Agenda

Board of Adjustment

Tuesday, September 15, 2020

7:00 PM

Council Chambers

**MEMORANDUM TO:**

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

Board Members:

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

**CALL TO ORDER**

**ROLL CALL**

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

**EX-PARTE COMMUNICATION**

**APPROVAL OF MINUTES**

**CORRESPONDENCE**

**OLD BUSINESS**

- a. **Case Number:**        **BOA#20-100080**  
Applicant/Owner:        Ruben Lavarias  
Property Address:        667 12<sup>th</sup> Avenue South  
Parcel ID:                 176743-0120  
Legal Description:        Lot 9, Block 117, *Oceanside Park*  
Current Zoning:           RS-3  
Motion to Consider:     **City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e**, for 42.8% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling  
Miscellaneous Info:     No previous variance requests

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

**NEW BUSINESS**

**a. Case Number: BOA#20-100128**

Applicant/Owner: Renee L. Baron

Property Address: 1104 7<sup>th</sup> Street North

Parcel ID: 175055-0000

Legal Description: Lot 23, Block 8, *Beach Homesites-Unit One*

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 22 feet in lieu of 25 feet minimum and 34-336(e)(1)d, for no garage in lieu of a one-car garage to allow for a carport extension and front porch addition to an existing single-family dwelling

Miscellaneous Info: No previous variance requests

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

---

**b. Case Number: BOA#20-100129**

Applicant/Owner: Janis L. Porcari

Property Address: 1619 9<sup>th</sup> Avenue North

Parcel ID: 179193-0100

Legal Description: Lot 6, Block 74, *Section A Jacksonville Beach*

Current Zoning: RS-2

Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.2, for a corner side yard setback of 10.2 feet in lieu of 14 feet minimum; 34-337(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for an addition to an existing single-family dwelling

Miscellaneous Info: No previous variance requests

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

---

- c. **Case Number:** BOA#20-100130  
 Applicant/Owner: William and S. Cortney Cronin  
 Property Address: 4 Marsh Drive  
 Parcel ID: 179658-0202  
 Legal Description: Lot 1, *Mission Hills Unit No. 4*  
 Current Zoning: RS-1  
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.3, for a rear yard setback of 10 feet for a garage addition and 20 feet for a pergola addition both in lieu of 30 feet minimum to allow for improvements to an existing single-family dwelling  
  
 Miscellaneous Info: No previous variance requests

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

---

- d. **Case Number:** BOA#20-100131  
 Applicant: Delise Bowen  
 Owner: Pauline L. Boeneke Living Trust  
 Property Address: 340 23<sup>rd</sup> Avenue South  
 Parcel ID: 179601-1020  
 Legal Description: Lot 3, *South Beaches Plaza*  
 Current Zoning: C-1  
 Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-342(e)(5), for 94.5% lot coverage in lieu of 85% maximum; 34-373(a)(1), for 12 parking spaces 8.5 feet wide in lieu of 9 feet required; 34-373(b), for a two-way drive aisle of 21 feet in lieu of 23 feet required; 34-373(c) for 21.5 feet turning and maneuvering space in lieu of 23 feet required; 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum; 34-377, for 13 parking spaces in lieu of 19 spaces required; and 34-425(b)(1), for no landscaped area located between off-street parking and adjacent public rights-of-way in lieu of 5 feet wide landscape buffers required all to allow for the provision of additional parking spaces for an existing commercial property  
  
 Miscellaneous Info: No previous variance requests

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

---

- e. **Case Number:** BOA#20-100133
- Applicant: MaliVai Washington
- Owner: Jenoze NYC, LLC
- Property Address: 127 16<sup>th</sup> Avenue South
- Parcel ID: 176307-0000
- Legal Description: the South ½ of Lot 8, Block 152, *Pablo Beach*
- Current Zoning: RM-2 (per RS-3 Standards)
- Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.3, for a rear yard setback of 8.2 feet in lieu of 30 feet minimum; 34-338(e)(1)d, for no garage or carport in lieu of a required one-car garage or carport; and 34-338(e)(1)e, for 44% lot coverage in lieu of 35% maximum to rectify existing non-conformities and allow for the conversion and substantial renovation of a duplex into a single-family dwelling
- Miscellaneous Info: No previous variance requests

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

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is Tuesday, October 6, 2020. There are seven scheduled cases.

**ADJOURNMENT**

**NOTICE**

*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](http://www.jacksonvillebeach.org/publichearinginfo) for information concerning the hearing process. This information is also available in the City Hall first floor display case.*

***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.***



# APPLICATION FOR VARIANCE

BOA No. 20-100 080  
HEARING DATE 8/4/2020

*Rescheduled  
9/15/20*

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

MAY - 8 2020

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

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

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

Landowner Name: N/A Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

### VARIANCE DATA

Street address of property and Real Estate Number: 667 12TH AVE S. 176743-0120  
 Legal description of property (Attach copy of deed): LOT 9, BLOCK 117, OCEANSIDE PARK  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

INSTALL UP TO 600 SQ FT OF PAVED/STONE DECKING AS PER SITE PLAN. HOUSE AND DECK COVERAGE WILL ACCOUNT FOR NO MORE THAN 42.8% LOT COVERAGE.

### AFFIDAVIT

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

[Signature]  
APPLICANT SIGNATURE

RUBEN D. LAVARIAS  
PRINT APPLICANT NAME

5/4/20  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this 5 day of May, 2020, by Ruben Lavarias, who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE  
JULIETT MANZANO  
PRINT NOTARY NAME



JULIETT MANZANO  
Commission # GG 165256  
Expires April 3, 2022  
Bonded Titlu Budget Notary Services

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

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

CODE SECTION (s):  
34-338(e)(1)e, for 42.8% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100080

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

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

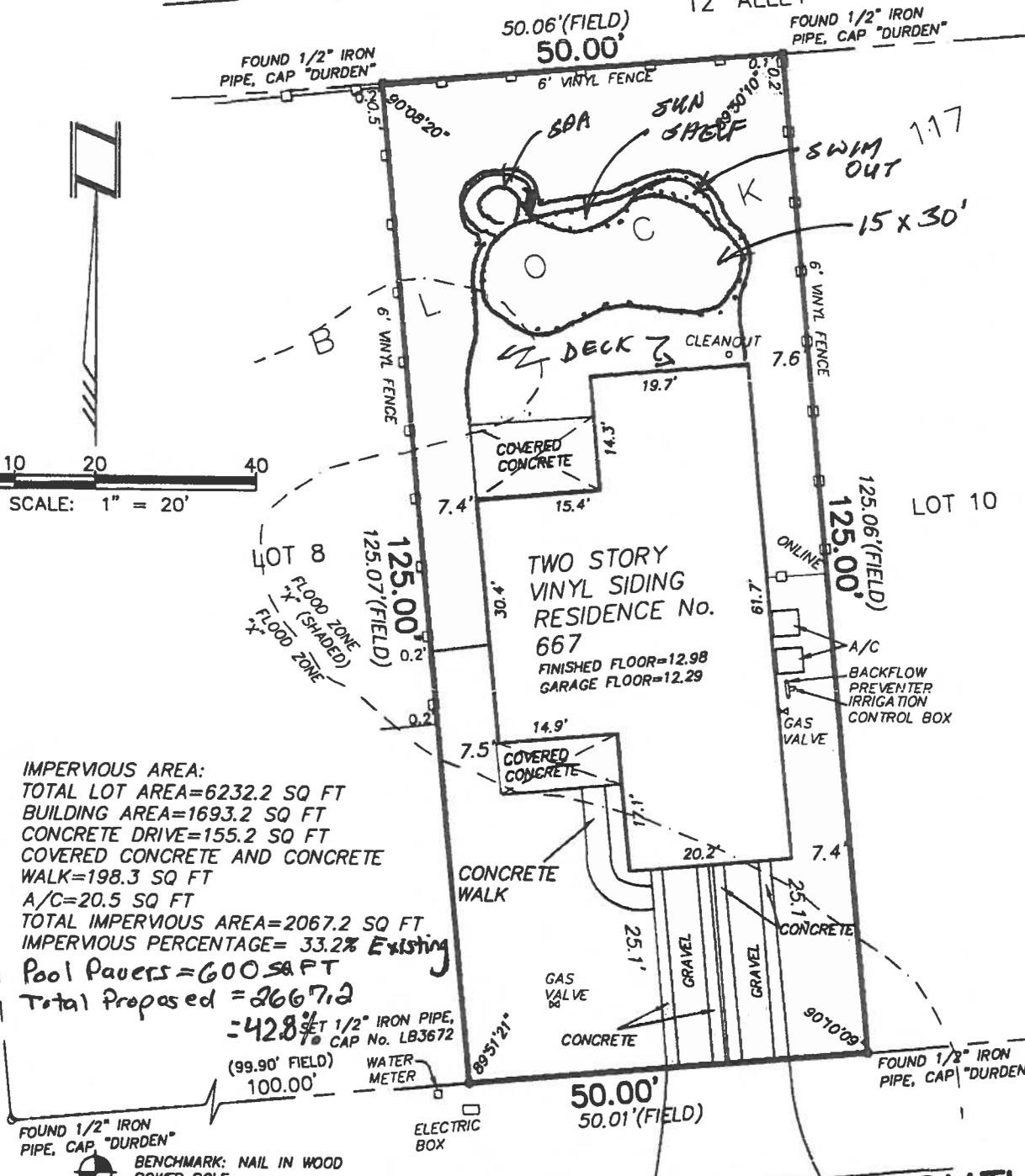
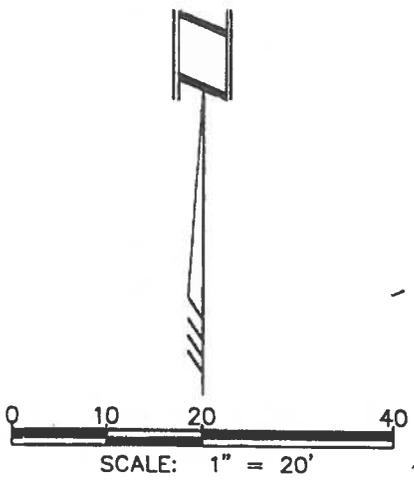
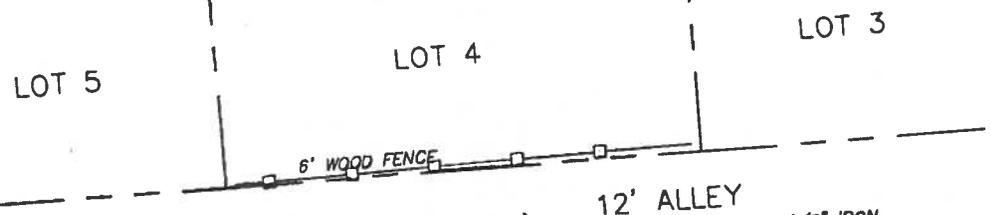
<b>Standard</b>	<b>Applies? Yes/No</b>	<b>Circumstances/ Explanation</b>
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.		
Special circumstances 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.		

FRUSTRATED

# MAP SHOWING SURVEY OF

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

20-100080



IMPERVIOUS AREA:  
 TOTAL LOT AREA=6232.2 SQ FT  
 BUILDING AREA=1693.2 SQ FT  
 CONCRETE DRIVE=155.2 SQ FT  
 COVERED CONCRETE AND CONCRETE WALK=198.3 SQ FT  
 A/C=20.5 SQ FT  
 TOTAL IMPERVIOUS AREA=2067.2 SQ FT  
 IMPERVIOUS PERCENTAGE= 33.2% Existing  
 Pool Pavers=600 SA FT  
 Total Proposed = 2667.2  
 = 42.8%  
 1/2" IRON PIPE, No. LB3672  
 (99.90' FIELD)  
 100.00'

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

### NOTES:

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

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

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

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

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

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

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

CHECKED BY: \_\_\_\_\_  
 DRAWN BY: CL  
 FILE #: 2019-927-4

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

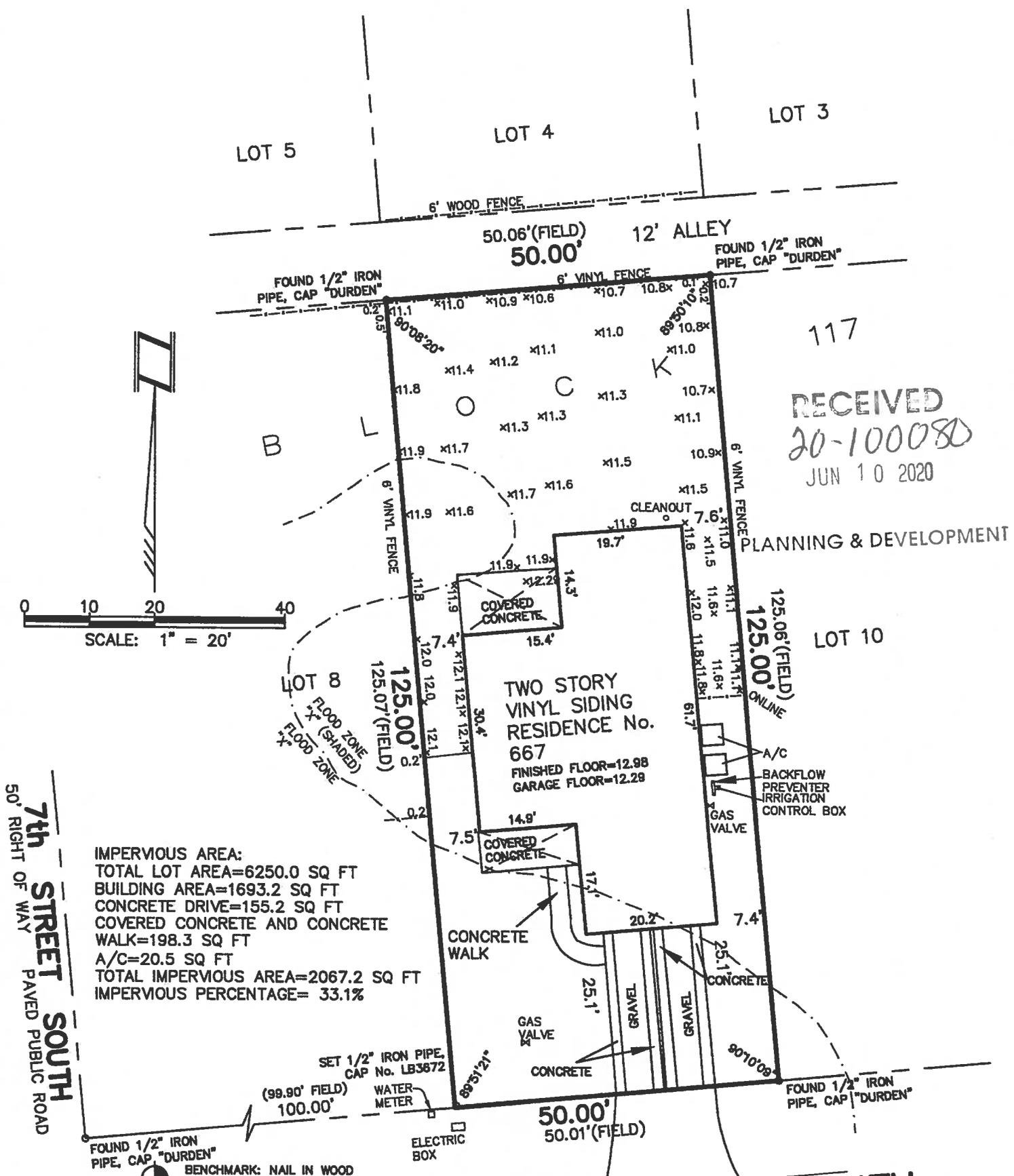
DATE: JUNE 26, 2019  
 SHEET 1 OF 1

RECEIVED  
 20-100080  
 JUN 10 2020

# MAP SHOWING SURVEY OF

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

LA 1341100



RECEIVED  
20-100080  
JUN 10 2020

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

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

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

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

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

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



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

CHECKED BY: \_\_\_\_\_  
DRAWN BY: SWC  
FILE #: 2020-0602

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

DATE: MAY 13, 2020  
SHEET 1 OF 1

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



# APPLICATION FOR VARIANCE

BOA No 20-100128

HEARING DATE 9-15-20

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**

AUG - 3 2020

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: RENEE L. BARON Telephone: 904.334-1476  
 Mailing Address: PO BOX 50884 E-Mail: 11047th Street @ gmail.com  
Jacksonville Beach, FL 32240  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: Same Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

### VARIANCE DATA

Street address of property and Real Estate Number: 1104 N. 7th Street, #175055-0000  
 Legal description of property (Attach copy of deed): 20-72 28-25-29E Beach Homesites Unit 1  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Extend existing carport in lieu of building garage (Lot 23 Blk 8)  
Front yard setback of 22ft in lieu of 25ft so that the porch roof will provide shelter for home entry.

### AFFIDAVIT

I, Renee L. Baron, 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.

Renee L. Baron \_\_\_\_\_ RENEE L. BARON \_\_\_\_\_ 08-03-2020  
 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 3rd day of August, 2020, by Renee L. Baron, who is personally known to me or produced FLDL as identification.

Catherine Martinich  
 NOTARY PUBLIC SIGNATURE  
CATHERINE MARTINICH  
 PRINT NOTARY NAME



(Affix Notary Seal Above)

### THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X(shaded)  
 CODE SECTION (S):  
 34-336(e)(1)c.1, for a front yard setback of 22 feet in lieu of 25 feet minimum and 34-336(e)(1)d, for no garage in lieu of a one-car garage to allow for a carport extension and front porch addition to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100128

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Undersized; non-conforming lot size for RS-1  Current lot size is aprx 8,720 SF
Special circumstances and conditions do not result from the actions of the applicant.	No	RECEIVED  AUG - 3 2020
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	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.	No	

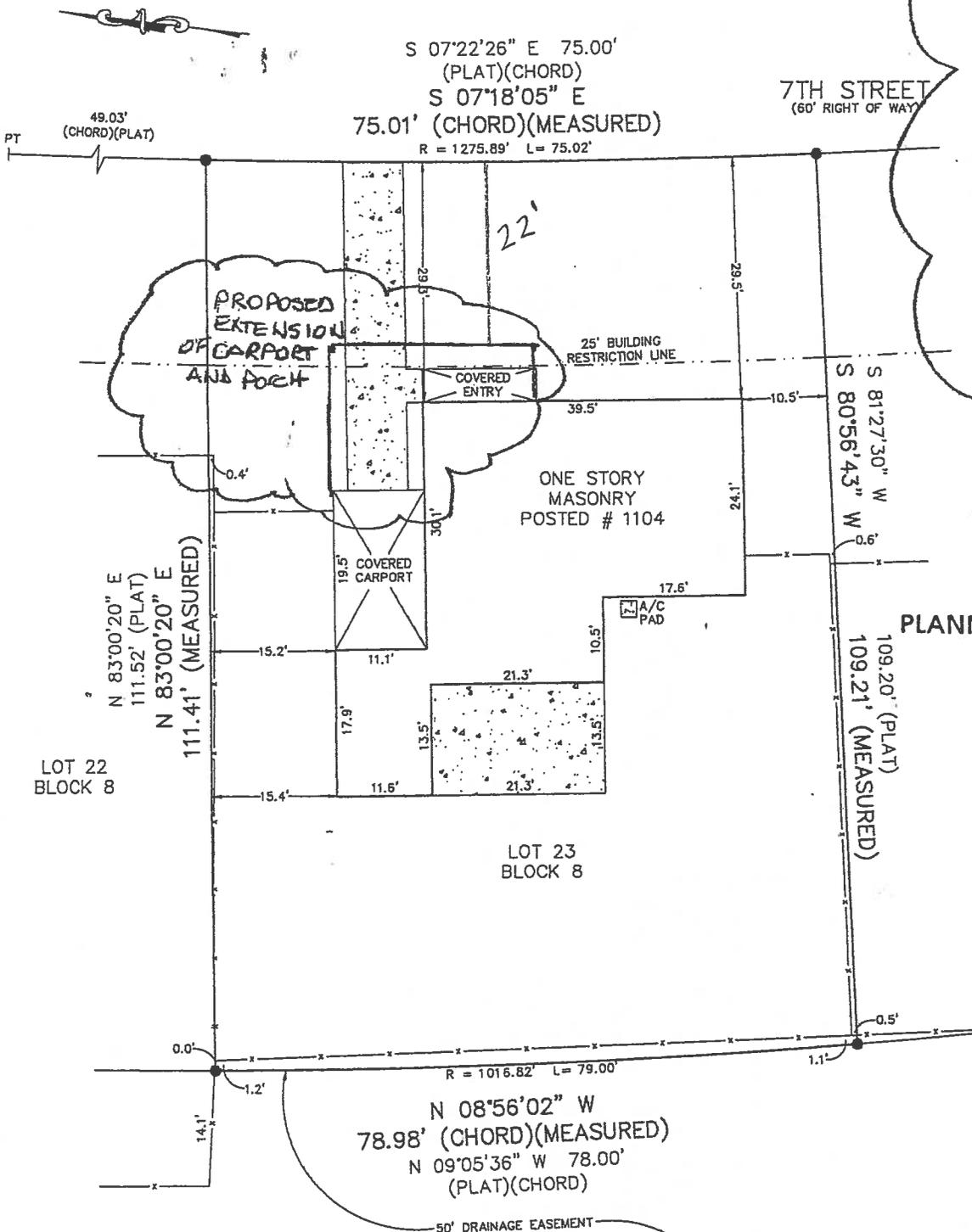
> EXISTING & PROPOSED <

MAP SHOWING BOUNDARY SURVEY OF

LOT 23, BLOCK 8, BEACH HOMESITES-UNIT ONE, AS RECORDED IN PLAT BOOK 20, PAGES 72 AND 72-A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
RENEE BARON

Existing Conditions:	
House:	1389
Carport:	216
Covered Porch:	68
Driveway:	168
Patio:	288
AC:	9
<b>Total:</b>	<b>2138 sqft</b>
Lot Area: 8720	
Lot Coverage: 24.5%	
Proposed Conditions:	
Carport Extension:	187
Front Porch Extension:	35
<b>Total:</b>	<b>222 sqft</b>
Lot Coverage with Extension: 26.9%	



RECEIVED

AUG - 3 2020

PLANNING & DEVELOPMENT

LOT 24  
BLOCK 8

1" = 20'  
Scale

RECEIVED

20-100128  
AUG - 3 2020

PLANNING & DEVELOPMENT

LEGEND:

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

PC = POINT OF CURVATURE  
PT = POINT OF TANGENCY

PRC = POINT OF REVERSE CURVATURE  
PCC = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 83°00'20" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "SHADED X," AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 02, 2018, COMMUNITY NUMBER 120077, PANEL 0417 J.
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
7-30-20	UPDATE SURVEY

JOB # 31151-A      DATE OF FIELD SURVEY: 9-29-16      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 AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 463.27, FLORIDA STATUTES.

*Raymond Thompson*  
 RAYMOND THOMPSON  
 REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA  
 LICENSE BUSINESS #87469



# APPLICATION FOR VARIANCE

BOA No: 20-100129  
HEARING DATE 9-15-20

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

AUG - 4 2020

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: Janis L. Porcari Telephone: 904-333-2647  
 Mailing Address: 1619 Ninth Ave North E-Mail: JPorc@comcast.net  
Jacksonville Beach FL 32250

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

Landowner Name: Janis L. Porcari Telephone: 904-333-2647  
 Mailing Address: 1619 9th Ave N E-Mail: Jporc@comcast.net  
Jacksonville Beach FL 32250

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

### VARIANCE DATA

RE# 179193-0100

Plat Book 18 page 33

Street address of property and Real Estate Number: Address above, Lot 6, Block 74, Section A,

Legal description of property (Attach copy of deed): \_\_\_\_\_

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).

41% lot coverage in lieu of 35% - 10' side yard in lieu of 14' required and 20' rear yard in lieu of 30' adding master bedroom

### AFFIDAVIT

I, Janis L. Porcari, 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.

Janis Porcari  
APPLICANT SIGNATURE

Janis Porcari  
PRINT APPLICANT NAME

8-4-2020  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this 4 day of August, 2020, by Janis L. Porcari, who is personally known to me or produced driver's license as identification.

[Signature]  
 NOTARY PUBLIC SIGNATURE  
Stephanie Anderson  
 PRINT NOTARY NAME

WELLS FARGO BANK, N.A.  
 Jacksonville Beach  
 233 N 3rd Street  
 Jacksonville Beach, FL 32250

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION(S):  
 34-337(e)(1)c.2, for a corner side yard setback of 10.2 feet in lieu of 14 feet minimum; 34-337(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for an addition to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No 20-100/29

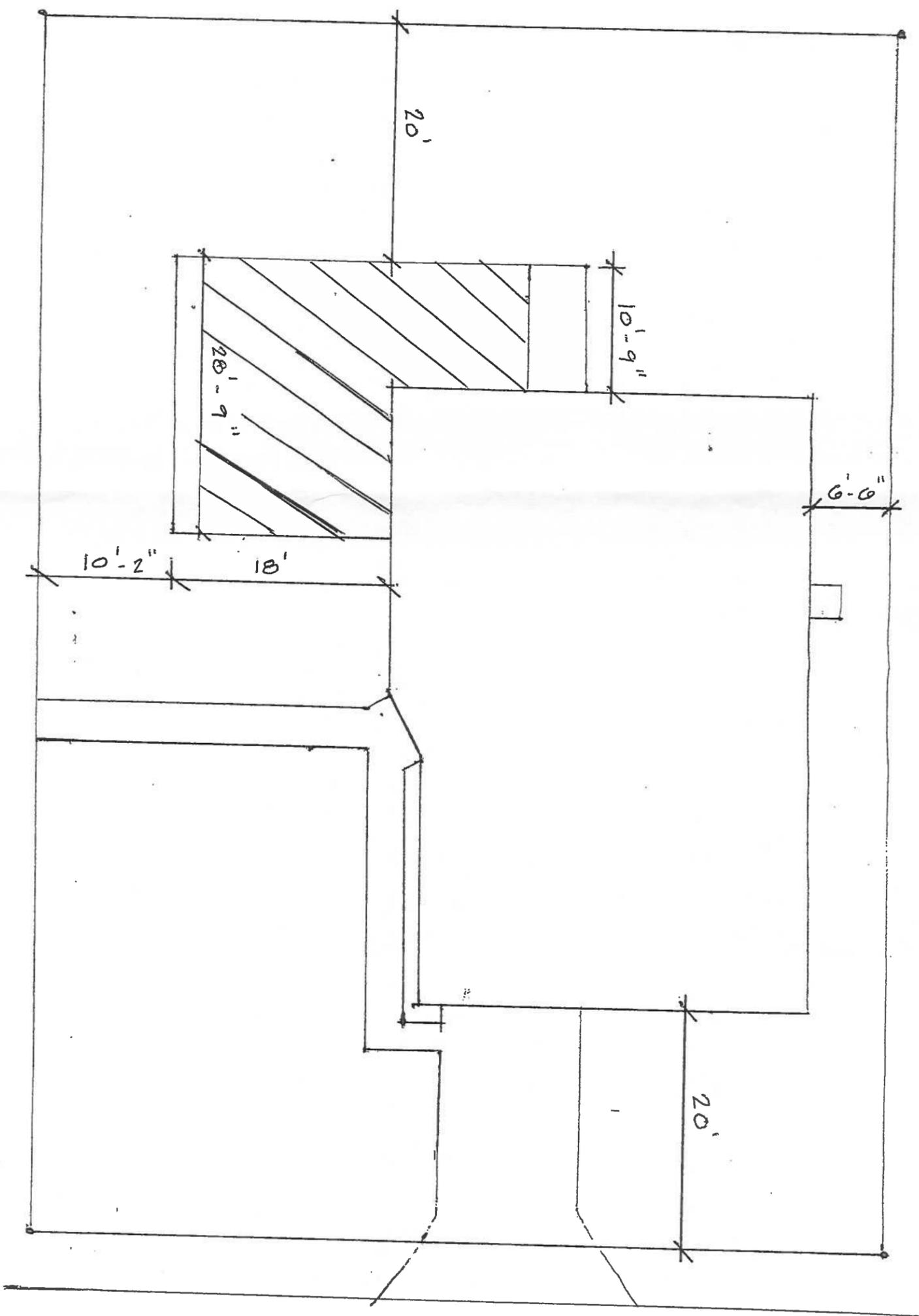
**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**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.

RECEIVED  
AUG -4 2020

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	Corner lot prohibits any other options for addition
Special circumstances and conditions do not result from the actions of the applicant.	yes	Existing circumstances sub-standard corner lot 7,140 square feet in lieu of 7500 square feet
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	SEE ABOVE
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	New Master Bedroom is at a minimum
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	see line 3 above
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



16<sup>TH</sup> STREET N.

9<sup>TH</sup> AVE N.

SITE PLAN

@ 1" = 10'-0"

RECEIVED  
20-100129  
AUG 17 2020

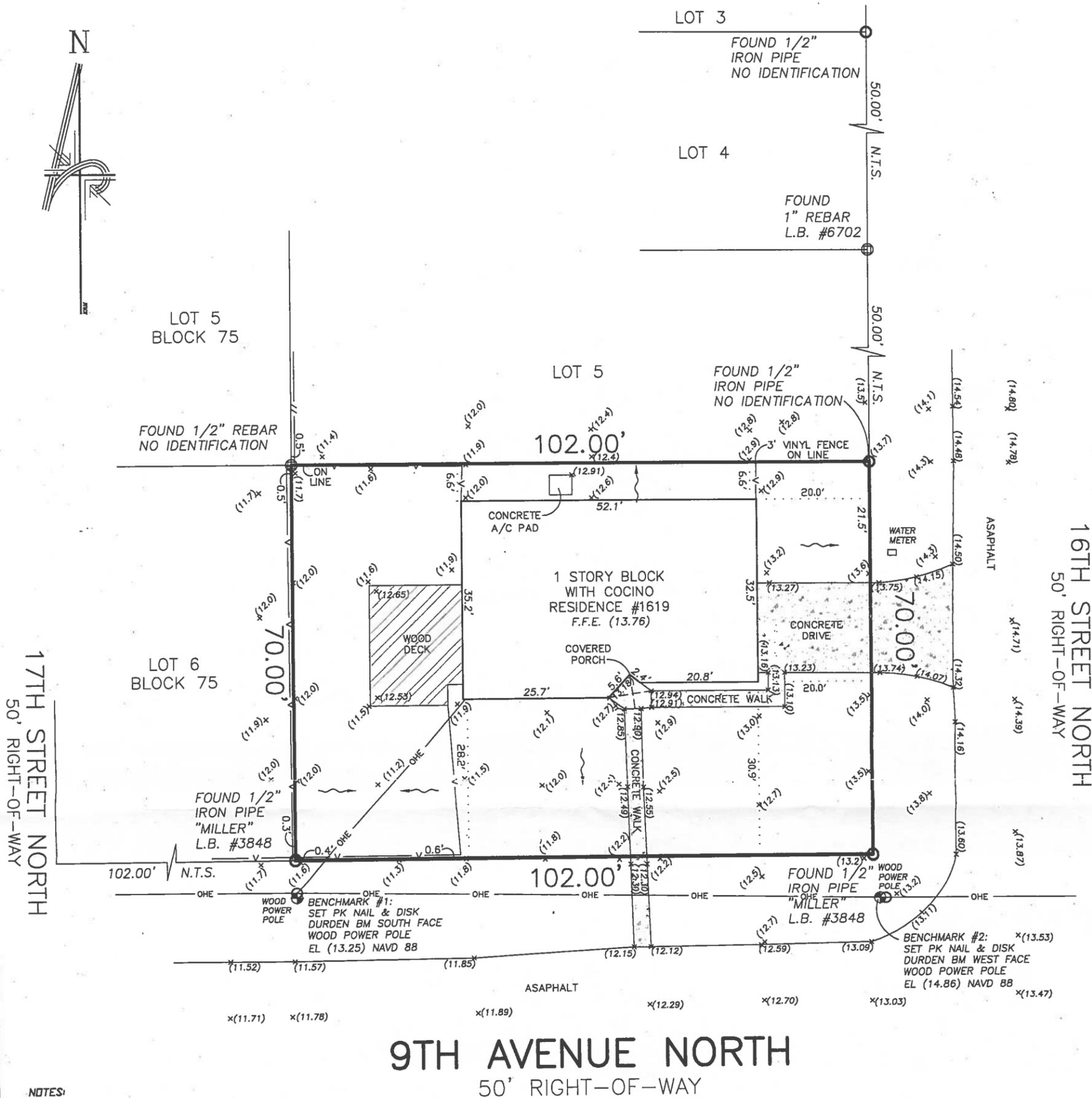
PLANNING & DEVELOPMENT



EXISTING

**MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:**

LOT 6, BLOCK 74, SECTION A JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



**9TH AVENUE NORTH**  
50' RIGHT-OF-WAY

**NOTES:**

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, CITY OF JACKSONVILLE BEACH, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0416-J, REVISED NOVEMBER 2, 2018

ALL INTERIOR ANGLES SHOWN HEREON ARE 90°00'00" AS FIELD MEASURED AND POSSESSED

NO BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

— denotes FLOW ARROWS

F.F.E. DENOTES FINISHED FLOOR ELEVATION

OHE DENOTES OVERHEAD ELECTRIC

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 74 EXCEPT AS NOTED

—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED

—V— DENOTES 6' VINYL FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**IMPERVIOUS CALCULATIONS**

LOT AREA = 7,140± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,764±
ENTRY	30±
CONCRETE	475±
A/C PAD(S)	14±

TOTAL IMPERVIOUS AREA = 2,284±

TOTAL DENSITY = 32.0%

CERTIFIED TO:  
JANIS PORCARI



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

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

*H. Bruce Durdan, Jr.*  
FLORIDA REGISTERED SURVEYOR No. 4707  
H. BRUCE DURDEN, Jr.

RECEIVED  
20-100/29  
AUG - 4 2020

PLANNING & DEVELOPMENT

**SURVEYOR'S NOTE:**

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

SIGNED JUNE 03, 2020  
SCALE: 1" = 20'  
WORK ORDER NUMBER: 20229

B-9681



# APPLICATION FOR VARIANCE

BOA NO. 20-100130  
HEARING DATE 9-15-20

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  
20-100130  
AUG 4 - 2020

### PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

**Applicant Name:** William Cronin and S. Cortney Cronin **Telephone:** (904) 566-7993  
**Mailing Address:** 4 Marsh Drive **E-Mail:** willcortney@gmail.com  
Jacksonville Beach, FL 32250

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

**Landowner Name:** William Cronin and S. Cortney Cronin **Telephone:** (904) 566-7993  
**Mailing Address:** 4 Marsh Drive **E-Mail:** willcortney@gmail.com  
Jacksonville Beach, FL 32250

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

### VARIANCE DATA

Street address of property and Real Estate Number: 4 Marsh Drive - 179658.0202  
 Legal description of property (Attach copy of deed): Lot 1, Mission Hills Unit 4  
 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).  
(1) A rear yard setback in 20 feet in lieu of 30 feet to allow pergola addition to building  
(2) A rear yard setback of 10 feet in lieu of 30 feet to allow for a garage addition

### AFFIDAVIT

I, William Cronin, 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.

William Cronin  
APPLICANT SIGNATURE

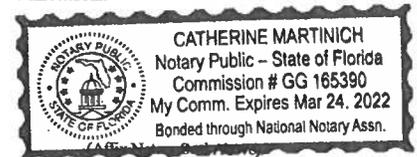
William Cronin  
PRINT APPLICANT NAME

8-4-2020  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence and  audio notarization, this 4th day of August, 2020, by William Cronin, who is personally known to me or produced \_\_\_\_\_ as identification.

Catherine Martinich  
NOTARY PUBLIC SIGNATURE  
Catherine Martinich  
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X  
 CODE SECTION (s):  
 34-336(e)(1)c.3, for a rear yard setback of 10 feet for a garage addition and 20 feet for a pergola addition both in lieu of 30 feet minimum to allow for improvements to an existing single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100130

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

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

<b>Standard</b>	<b>Applies? Yes/No</b>	<b>Circumstances/ Explanation</b>
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Y	Due to the lay of the land/manner in which it slopes, we cannot extend the garage addition to the north of the property. Also, the garage addition will line up with the existing driveway/structure.
Special circumstances and conditions do not result from the actions of the applicant.	Y	The current house/structure was fully built before we purchased it from the previous owners.
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.	Y	All proposed improvements/variances are consistent with the LDC purposes, goals, objectives and policies and will not adversely affect adjacent land.







# APPLICATION FOR VARIANCE

BOA No. 20-100131

HEARING DATE 9.15.20

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).
- N/A ✓ 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

AUG - 4 2020

### APPLICANT INFORMATION

**Applicant Name:** Delise (Deesie) Bowen **Telephone:** 954-934-4208  
**Mailing Address:** 23207 Bella Lago Dr. #1415 **E-Mail:** Kdbowen95@gmail.com  
Boca Raton, FL 33433

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

**Landowner Name:** Polly & Bob Boeneke **Telephone:** 954-934-4208  
**Mailing Address:** 4606 Middleton Park Circle East #C636 **E-Mail:** Kdbowen95@gmail.com  
Jacksonville, FL 32082

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: 340 2nd Ave S. Jax Bch. #179601-1020  
 Legal description of property (Attach copy of deed): Lot 3, South Beaches Plaza, PB 37, pg 96 & 96A  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
We are requesting a variance to increase the parking spaces from 5 to 14. This would reduce the 5' landscape easement in the front but we will put whatever landscape you require for beautification. will also relocate 2 AC units

### AFFIDAVIT

I, Delise Bowen, 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.

Delise Bowen  
 APPLICANT SIGNATURE

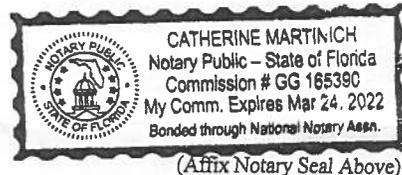
Delise Bowen  
 PRINT APPLICANT NAME

8-3-20  
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of August, 2020, by Delise Bowen, who is personally known to me or produced FLDL as identification.

Catherine Martinich  
 NOTARY PUBLIC SIGNATURE  
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 FLOOD ZONE: X/AE

CODE SECTION (S):  
 34-342(e)(5), for 94.5% lot coverage in lieu of 85% maximum; 34-373(a)(1), for 12 parking spaces 8.5 feet wide in lieu of 9 feet required; 34-373(b), for a two-way drive aisle of 21 feet in lieu of 23 feet required; 34-373(c) for 21.5 feet turning and maneuvering space in lieu of 23 feet required; 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum; 34-377, for 13 parking spaces in lieu of 19 spaces required; and 34-425(b)(1), for no landscaped area located between off-street parking and adjacent public rights-of-way in lieu of 5 feet wide landscape buffers required all to allow for the provision of additional parking spaces for an existing commercial property

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-10013

**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;"><b>RECEIVED</b></p> <p style="text-align: center;">AUG - 4 2020</p>
Special circumstances and conditions do not result from the actions of the applicant.		<p style="text-align: center;">PLANNING &amp; DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		
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.		



D. Bowen <kdbowen95@gmail.com>

340 S. 23rd Ave. S., Jax Bch, Fl.

1 message

D. Bowen <kdbowen95@gmail.com>

Tue, Aug 4, 2020 at 1:06 PM

To: Deesie Bowen <kdbowen95@gmail.com>

Hello,

My name is Delise (Deesie) Bowen and I am representing my parents, Polly and Bob Boeneke, owners of the Polly B. Dance Academy in Jacksonville Beach since the 1970's. My mom was awarded the honor of Legend of the Beach, a few years ago. My mom has been a dance teacher her entire adult life and now my parents are retired and living in Cypress Village.

My father is very ill and probably at the end of his life and my mother has a bit of dementia and some other health concerns. It is very expensive to care for them so we have no choice but to sell their commercial building at 340 23rd Ave. S., Jax Bch. Upon listing for sale, we discovered that mom and dad deeded approx. 30' on the east side of the their property and approx. 125' running the length of their property to the property owner in the rear of them for the purposes of ingress/egress. The rear property owner already had ingress/egress from 3rd St. and I believe their address is also a 3rd St. address. Mom and dad really had no idea that they were giving away the rights on the east 30'x125' of their property to building, park or any other use, they just thought they were being nice.

When I asked mom and dad why they did that, they only remember the property owner behind them saying, "No worries, you are grandfathered in to park in the large strip center" To this day, when you ask my parents about this, this is their only comment.

Now that we have listed the property, the realtor informed us that the building does not have enough parking so we are getting very low offers. We, as a family, began investigating how we could resolve the parking issue so we ordered a survey. This is when we discovered the side had been deeded for all others to access. If mom and dad still had availability to use the side for parking, we could have resolved much of the parking issue. NEEDLESS TO SAY, WE ARE DEVASTED FOR THEM!!!

Now we are still trying to resolve the parking so we can get enough money to care for mom and dad. We are requesting to redo the parking lot from angled parking to 90 degree parking, removing the asphalt exit area, relocating the 2 A/C units so we can get 12 front parking spaces. According to the city, we would need to reduce the size of the 5' landscaping required by the city in front of the parking spaces but we would be happy to add landscaping per your requirement to achieve this. Also, we need to move the 2 A/C units to the side of the building so they will not be in the way. We are also requesting to add 2 parallel parking spaces on the side of the building. This will give mom and dad a total of 14 spaces and will help greatly in getting them a better offer on their building.

We are requesting a variance to increase the parking from 5 to 14 and also requesting the variance that 14 new spaces are enough for the category of "Commercial uses not specifically listed".

I am not sure if we are requesting correctly but just trying our best to help my parents. Thank you so much in advance for your consideration.

Delise Bowen  
Power of Attorney for Polly and Bob Boeneke

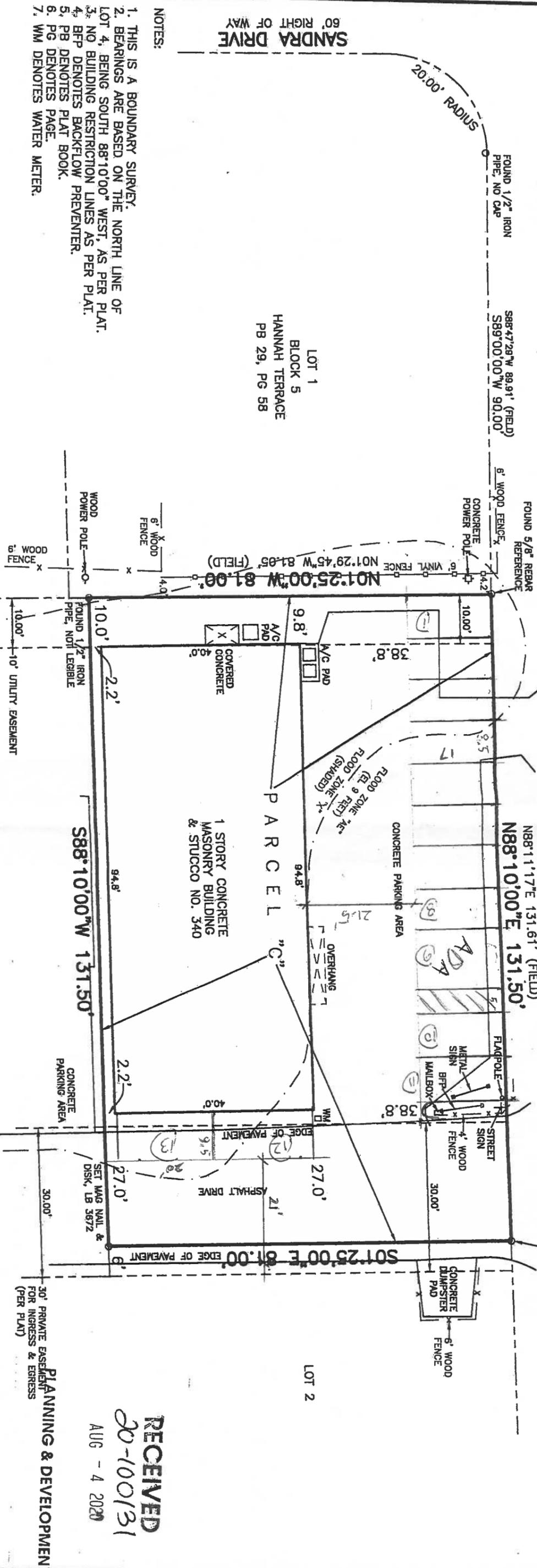
RECEIVED  
20-100131  
AUG - 4 2020

PLANNING & DEVELOPMENT

Proposed

# MAP SHOWING SURVEY OF LOT 3, SOUTH BEACHES PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 96 AND 96A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

## 23RD AVE SOUTH (FORMERLY MERCEDES AVE) 50' RIGHT OF WAY (PAVED PUBLIC ROAD)



SANDRA DRIVE  
60' RIGHT OF WAY

### NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 4, BEING SOUTH 88°10'00" WEST, AS PER PLAT.
3. NO BUILDING RESTRICTION LINES AS PER PLAT.
4. BFP DENOTES BACKFLOW PREVENTER.
5. PB DENOTES PLAT BOOK.
6. PG DENOTES PAGE.
7. WM DENOTES WATER METER.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" SHADED (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AND FLOOD ZONE "AE" (EL. 9 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 12031C0419J, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.

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

CHECKED BY: \_\_\_\_\_ DRAWN BY: DAF FILE: 2020-0664

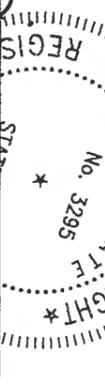
**BOATWRIGHT LAND SURVEYORS, INC.**  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MAY 27, 2020

SHEET 1 OF 1

THIS SURVEY WAS MADE FOR THE BENEFIT OF  
PAULINE L. BOENEKE LIVING TRUST AND PAULINE L.  
BOENEKE.

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



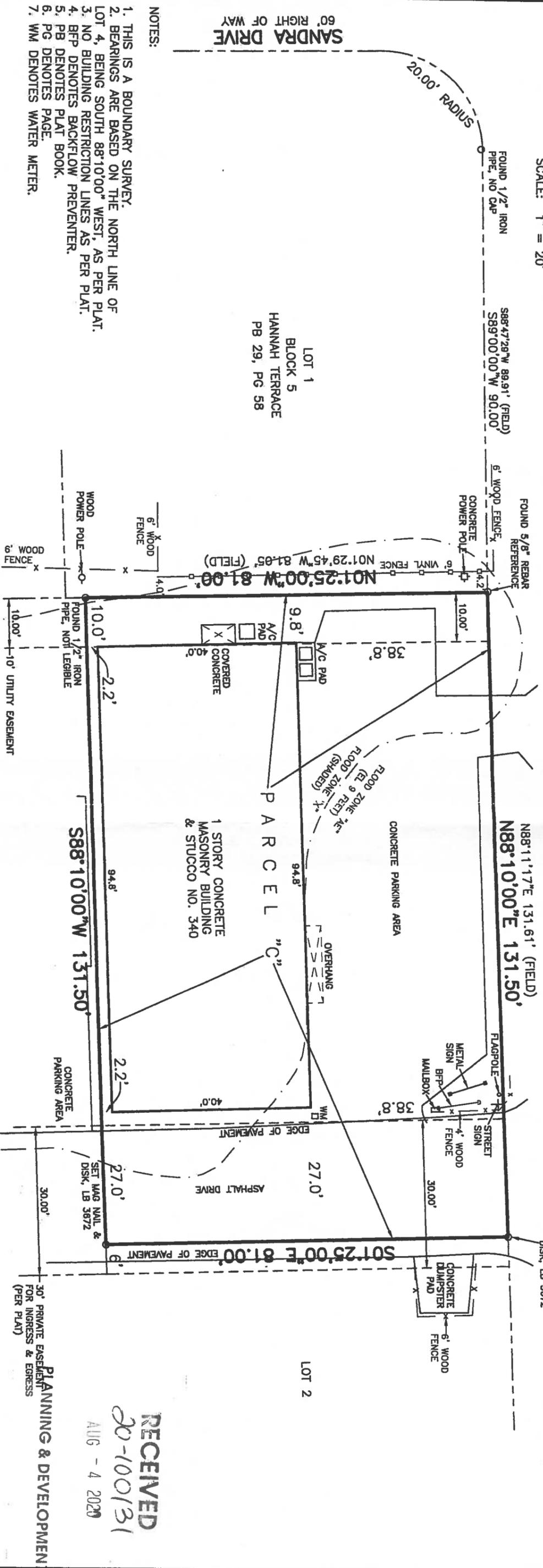
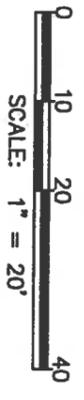
**RECEIVED**  
20-100131  
AUG - 4 2020

PLANNING & DEVELOPMENT  
30' PRIVATE EASEMENT FOR INGRESS & EGRESS (PER PLAT)

Existing

MAP SHOWING SURVEY OF  
LOT 3, SOUTH BEACHES PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 96 AND 96A  
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

23RD AVE SOUTH  
(FORMERLY MERCEDES AVE)  
50' RIGHT OF WAY (PAVED PUBLIC ROAD)



SANDRA DRIVE  
60' RIGHT OF WAY

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 4, BEING SOUTH 88°10'00" WEST, AS PER PLAT.
3. NO BUILDING RESTRICTION LINES AS PER PLAT.
4. BFP DENOTES BACKFLOW PREVENTER.
5. PB DENOTES PLAT BOOK.
6. PG DENOTES PAGE.
7. WM DENOTES WATER METER.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" SHADED (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AND FLOOD ZONE "AE" (EL 9 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 12031C0419J, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.

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

CHECKED BY: \_\_\_\_\_

DRAWN BY: DAF

FILE: 2020-0664

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

DATE: MAY 27, 2020

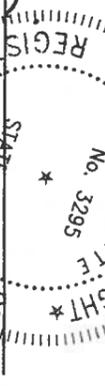
SHEET 1 OF 1

RECEIVED  
20-100131  
AUG - 4 2020

PLANNING & DEVELOPMENT  
30' PRIVATE EASEMENT FOR INGRESS & EGRESS (PER PLAT)

THIS SURVEY WAS MADE FOR THE BENEFIT OF  
PAULINE L. BOENEKE LIVING TRUST AND PAULINE L.  
BOENEKE.

DONN W. BOATWRIGHT, P.S.M., A.M.A.S.  
FLORIDA LIC. SURVEYOR and MAPPER No. KS 3295  
FLORIDA LIC. SURVEYING & MAPPING BUSINESS AND RES. LB 3672





# APPLICATION FOR VARIANCE

BOA No. 20-100133

HEARING DATE 9/15/20

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

AUG 4 - 2020

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: MaliVai Washington Telephone: (904) 477-5983  
 Mailing Address: 554 Jacksonville Dr. E-Mail: Malw@DiamondLifeRealEstate.com  
Jacksonville Beach, FL 32250

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

Landowner Name: Jenoze NYC, LLC (Mal Washington) Telephone: (904) 477-5983  
 Mailing Address: 554 Jacksonville Dr E-Mail: Malw@DiamondLifeRealEstate.com  
Jacksonville Beach, FL 32250

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

### VARIANCE DATA

Street address of property and Real Estate Number: 127 16th Ave South, Jacksonville Beach  
 Legal description of property (Attach copy of deed): Pablo Beach South, South 1/2 Lot 8 Block 152  
 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).  
see attached

# 176307-0000

### AFFIDAVIT

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

[Signature]  
 APPLICANT SIGNATURE

MaliVai Washington  
 PRINT APPLICANT NAME

8-4-2020  
 DATE

### STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of  physical presence or  online notarization, this 4<sup>th</sup> day of August, 2020, by MaliVai Washington, who is personally known to me or produced FL-DL as identification.

[Signature]  
 NOTARY PUBLIC SIGNATURE  
Zahra Errafi  
 PRINT NOTARY NAME



**Zahra Errafi**  
 Notary Public  
 State of Florida  
 My Commission Expires 01/06/2024  
 Commission No. 00 943999  
(ATTN: Notary Seal Above)

### THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

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

CODE SECTION (s):  
 34-338(e)(1)c.3, for a rear yard setback of 8.2 feet in lieu of 30 feet minimum; 34-338(e)(1)d, for no garage or carport in lieu of a required one-car garage or carport; and 34-338(e)(1)e, for 44% lot coverage in lieu of 35% maximum to rectify existing non-conformities and allow for the conversion and substantial renovation of a duplex into a single-family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 20-100133

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

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

<b>Standard</b>	<b>Applies? Yes/No</b>	<b>Circumstances/ Explanation</b>
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	
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.	no	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	RECEIVED AUG 4 - 2020 PLANNING & DEVELOPMENT
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	

## Variance Application

August 4, 2020

RE: 127 16<sup>th</sup> Ave South, Jacksonville Beach  
Parcel ID 176307-0000

The purpose of this variance is to rectify the current structures existing non-conformity. We are NOT requesting to expand the footprint or lot coverage or change any setbacks. We are requesting that the existing structure which was built in 1943, be allowed to keep the existing footprint and setbacks.

This variance request

8.2' rear setback from house or 0' setback from a concrete pad in lieu of 30 feet

44% lot coverage in lieu of 35% (see lot coverage breakdown below)

West side yard setback of 5' in lieu of 10

No carport or garage in lieu of the required carport of garage

Lot Coverage

Lot size: 50' x 62.5' = 3125 sq ft

House: 861 sq ft

Driveway, walks, patio 502 sq ft

Total lot coverage: 1363 sq ft

Percent lot coverage: 43.61

Approval of this variance request would decrease density in that the property would move from a RM-2 to a RS-3 zoning standard. When we purchased the property in April 2020 it was configured as a duplex. We propose a single family

Please see the attached letter from an immediate neighbor who is in support of this variance request.

Minimum 1200 sq ft of Air conditioned space required

20-100133

RECEIVED

AUG 4 - 2020

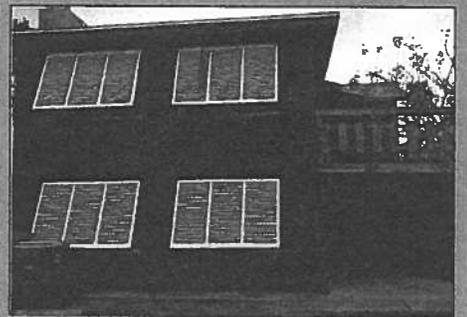
PLANNING &  
DEVELOPMENT

ORDERED BY:



**CROCKETT LAW P.L.**  
REAL ESTATE LAW

10033 Sawgrass Drive West, Suite 125 | Ponte Vedra



PROPERTY ADDRESS: 127 16TH AVENUE S., JACKONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2003.4207

FIELD WORK DATE: 3/26/2020

REVISION DATE(S): (REV.0 3/27/2020)

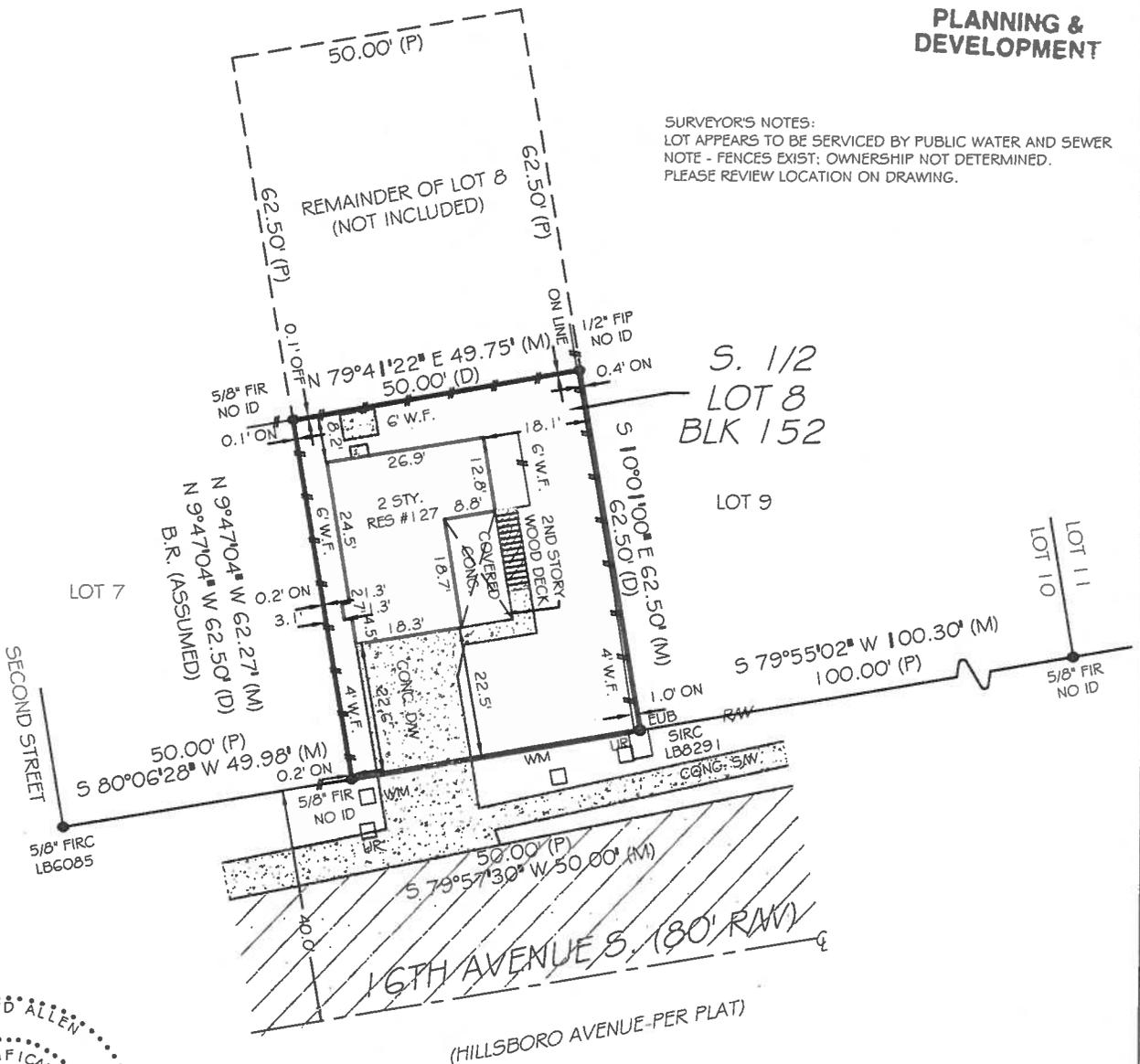
2003.4207  
BOUNDARY SURVEY  
DUVAL COUNTY

20-100133  
RECEIVED

AUG 4 - 2020

PLANNING &  
DEVELOPMENT

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



C. BOYD ALLEN  
CERTIFICATE  
No 3932  
*C. Boyd Allen*

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code. DATE SIGNED: 3/27/2020

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



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.



FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 9). THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE, COMMUNITY NUMBER 120078, DATED 11/02/18.

POINTS OF INTEREST  
NONE VISIBLE

CLIENT NUMBER: 2020-78

DATE: 03/27/20

BUYER: JENOZE NYC LLC

SELLER: LOUIS F. KLENK

CERTIFIED TO: JENOZE NYC LLC; CROCKETT LAW P.L.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



AFFILIATE  
MEMBERS

EXACTA LAND SURVEYORS, LLC

LB# 8291  
11940 Fairway Lakes Drive Suite 1 Fort Myers, FL 33913  
P: 866.735.1916 F: 866.744.2882

Please remit payment to: 1500 West 3rd Street, MZ130 | Cleveland, OH 44113

**LEGAL DESCRIPTION:**

THE SOUTH 1/2 OF LOT 8, BLOCK 152, PABLO BEACH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**JOB SPECIFIC SURVEYOR NOTES:**

THE ASSUMED BEARING REFERENCE OF N09°47'04"W IS BASED ON THE WESTERLY PROPERTY LINE OF THE SOUTH 1/2 OF LOT 8, BLOCK 152, PABLO BEACH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**GENERAL SURVEYOR NOTES:**

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

**LEGEND:**

UNETYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE	IRON FENCE
STRUCTURE	OVERHEAD LINES
CENTERLINE	SURVEY TIE LINE
CHAIN-LINK or WIRE FENCE	WALL OR PARTY WALL
EASEMENT	WOOD FENCE
EDGE OF WATER	VINYL FENCE

**SURVEYOR'S LEGEND**

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT	BRICK or TILE
CONCRETE	COVERED AREA
WATER	WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK	FIRE HYDRANT
CENTERLINE	PND OR SET MONUMENT
CENTRAL ANGLE or DELTA	GUYWIRE OR ANCHOR
COMMON OWNERSHIP	MANHOLE
CONTROL POINT	TREE
CONCRETE MONUMENT	UTILITY OR LIGHT POLE
CATCH BASIN	WELL
ELEVATION	

(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.E. ACCESS EASEMENT
(D) DEED	ELEV. ELEVATION	NAVDB88 NORTH AMERICAN VERTICAL DATUM OF 1988	R/W RIGHT OF WAY	A.N.E. ANCHOR EASEMENT
(F) FIELD	EM ELECTRIC METER	NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929	RES. RESIDENCE	C.M.E. CANAL MAINTENANCE ESMT.
(M) MEASURED	ENCL. ENCLOSURE	O.C.S. ON CONCRETE SLAB	RGE. RANGE	C.U.E. COUNTY UTILITY ESMT.
(P) PLAT	ENT. ENTRANCE	O.G. ON GROUND	S.B.L. SET BACK LINE	D.E. DRAINAGE EASEMENT
(R) RECORD	EUB. ELECTRIC UTILITY BOX	O.R.B. OFFICIAL RECORD BOOK	S.C.L. SURVEY CLOSURE LINE	D.U.E. DRAINAGE AND UTILITY ESMT.
(S) SURVEY	F.F. FINISHED FLOOR	O.R.V. OFFICIAL RECORD VOLUME	S.T.L. SURVEY TIE LINE	ESMT. EASEMENT
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O/A OVERALL	S.W. SEAWALL	I.E./E.E. INGRESS/EGRESS ESMT.
A/C AIR CONDITIONING	F/DH FOUND DRILL HOLE	O/S OFFSET	S/GD SET GLUE DISC	IRRE. IRRIGATION EASEMENT
B.C. BLOCK CORNER	FCM FND. CONCRETE MONUMENT	OFF OUTSIDE OF SUBJECT PARCEL	S/W SIDEWALK	L.A.E. LIMITED ACCESS ESMT.
B.F.P. BACKFLOW PREVENTOR	FIP FOUND IRON PIPE	OH. OVERHANG	SCR. SCREEN	L.B.E. LANDSCAPE BUFFER ESMT.
B.R. BEARING REFERENCE	FIPC FOUND IRON PIPE & CAP	OHL OVERHEAD LINES	SEC. SECTION	L.E. LANDSCAPE ESMT.
B.R.L. BUILDING RESTRICTION LINE	FIR FOUND IRON ROD	ON INSIDE OF SUBJECT PARCEL	SEP. SEPTIC TANK	L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
BAW BAY/BOX WINDOW	FIRC FOUND IRON ROD & CAP	ON PLAT BOOK	SEW. SEWER	M.E. MAINTENANCE EASEMENT
BLDG. BUILDING	FN FOUND NAIL	P.B. POINT OF CURVATURE	SIRC SET IRON ROD & CAP	P.U.E. PUBLIC UTILITY EASEMENT
BLK. BLOCK	FN&D FOUND NAIL AND DISC	P.C. POINT OF COMPOUND	SN&D SET NAIL & DISC	R.O.E. ROOF OVERHANG ESMT.
BM BENCHMARK	FND. FOUND	R.C.C. RADIUS OF CURVATURE	STY. STORY	S.W.E. SIDEWALK EASEMENT
BSMT. BASEMENT	FPKN FOUND PARKER-KALON NAIL	R.C.P. CURVATURE	SV SEWER VALVE	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
C CURVE	FPKN&D FOUND PK NAIL & DISC	R.I. POINT OF INTERSECTION	T.O.B. TOP OF BANK	T.U.E. TECHNOLOGICAL UTILITY ESMT.
C.B. CONCRETE BLOCK	FRSPK FOUND RAILROAD SPIKE	R.O.B. POINT OF BEGINNING	TBM TEMPORARY BENCHMARK	U.E. UTILITY EASEMENT
C.L.F. CHAIN LINK FENCE	GM GAS METER	R.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE FACILITIES	
C.O. CLEAN OUT	ID. IDENTIFICATION	R.P. PINCHED PIPE	TWP. TOWNSHIP	
C.V.G. CONCRETE VALLEY GUTTER	ILL. ILLEGIBLE	R.R.C. POINT OF REVERSE CURVATURE	TX TRANSFORMER	
C/L CENTER LINE	INST. INSTRUMENT	R.R.M. PERMANENT REFERENCE MONUMENT	TYP. TYPICAL	
C/P COVERED PORCH	INT. INTERSECTION	P.T. POINT OF TANGENCY	U.R. UTILITY RISER	
C/S CONCRETE SLAB	L. LENGTH	P/E POOL EQUIPMENT	UG UNDERGROUND	
CATV CABLE TV RISER	LB# LICENSE # - BUSINESS	PG. PAGE	UR UTILITY RISER	
CH CHORD BEARING	LS# LICENSE # - SURVEYOR	PLS PROFESSIONAL LAND SURVEYOR	V.F. VINYL FENCE	
CHIM. CHIMNEY	M.B. MAP BOOK	PLT PLANTER	W.F. WOODEN FENCE	
CONC. CONCRETE	M.E.S. MITERED END SECTION	PSM PROFESSIONAL SURVEYOR AND MAPPER	W/C WITNESS CORNER	
COR. CORNER	M.F. METAL FENCE	R RADIUS or RADIAL	W/F WATER FILTER	
CS/W CONCRETE SIDEWALK	MES MITERED END SECTION		WM WATER METER/VALVE BOX	
D.F. DRAIN FIELD	MH MANHOLE		WV WATER VALVE	
D.H. DRILL HOLE	N.R. NON RADIAL			
D/W DRIVEWAY				

20-100133  
RECEIVED  
AUG 4 - 2020  
PLANNING & DEVELOPMENT

**ELECTRONIC SIGNATURE:**

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, If this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via [www.surveystars.com](http://www.surveystars.com), you must use a hash calculator. A free hash calculator is available for download at:

[www.surveystars.com/get/System/4/Management/Hash\\_Calculator.html](http://www.surveystars.com/get/System/4/Management/Hash_Calculator.html)  
In order to validate the Electronic Signature of any survey PDF sent via [www.surveystars.com](http://www.surveystars.com):

- Download the Hash Calculator available at: [www.surveystars.com/get/System/4/Management/Hash\\_Calculator.html](http://www.surveystars.com/get/System/4/Management/Hash_Calculator.html)
- Save the survey PDF onto your computer from [www.surveystars.com](http://www.surveystars.com) or from the email sent from [www.surveystars.com](http://www.surveystars.com).
- Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
- Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in [www.surveystars.com](http://www.surveystars.com) which is also printed on the invoice for that survey.
- If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at [www.surveystars.com](http://www.surveystars.com)) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

**PRINTING INSTRUCTIONS:**

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

**TO PRINT IN BLACK + WHITE:**

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

**OFFER VALID ONLY FOR:  
JENOZE NYC LLC**

**EXACTA**

**10% OFF**

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

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



EXACTA LAND SURVEYORS, LLC.

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



MaliVai Washington <malw@diamondliferealestate.com>

**Variance- 127 16th Ave. S.**

1 message

20-100133

Emilio, Michael <MEmlilio@partneresi.com>

Thu, Jul 30, 2020 at 7:42 PM

To: "malw@diamondliferealestate.com" <malw@diamondliferealestate.com>

Cc: "kemilioteach@yahoo.com" <kemilioteach@yahoo.com>

Mr. Washington,

I am the owner of the L-shaped property at 185/187 16<sup>th</sup> Ave S. and 1517 South 2<sup>nd</sup> St., which borders the subject property of 127 16<sup>th</sup> Avenue South to the west and north, respectively. It is my understanding that a variance related to the non-conformity of the subject property is being applied for so as to provide relief of rear and side yard setbacks, lot coverage, as well as relief from the requirement of a garage/carport. This email herein serves as my testimony that I am in favor of the variance related to the existing non-conformity; as it is my understanding that the footprint of the current structure will remain unchanged and that the current height will remain at 2-stories during the renovation/remodeling.

If you have any questions feel free to contact me.

Regards,

Michael Emilio

Senior Project Manager

---

**PARTNER ENGINEERING AND SCIENCE, INC.**

9432 Baymeadows Road, Suite 210, Jacksonville, FL 32256

C: 904-518-2178 | D: 904-352-1025 | F: 407-603-7306

More Than Just Assessments. *Solutions* – For a complete list of services, [click here](#)

**RECEIVED**

AUG 4 - 2020

**PLANNING &  
DEVELOPMENT**