MEMORANDUM TO:

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

Board Members:

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

CALL TO ORDER

ROLL CALL

Jeff Truhlar (Chairperson), Francis Reddington (Vice-Chairperson), Scott Cummings, John Moreland, Sylvia Osewalt
Alternates: Lucas Snyder
Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES January 2, 2019

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS
a. **Case Number:** BOA 18-100181  
** Applicant/Owner:** Anateresa Chueca  
** Agent:** Ron Keiser  
** Property Address:** 65 Fairway Lane  
** Parcel ID:** 179453-0000  
** Current Zoning:** RS-1  
** Motion to Approve:** City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for a side yard setback of 5 feet, in lieu of 10 feet required and; 34-336(e)(1)c.3, for a rear yard setback of 24 feet in lieu of 30 feet required; to allow a screen room addition to an existing single-family dwelling, for property legally described as a part of Government Lot 12, Section 4, Township 3 South, Range 29 East.

**Miscellaneous Info:** No previous variance requests.

**Notes:**

b. **Case Number:** BOA 18-100201  
** Applicant/Owner:** Jill Reyman  
** Agent:** Rodney McDougal  
** Property Address:** 1687 Roberts Drive  
** Parcel ID:** 179459-1028  
** Current Zoning:** RS-3  
** Motion to Approve:** City of Jacksonville Beach Land Development Code Section(s) 34-338(e)(1)c.3, for a rear yard setback of 19 feet, in lieu of 30 feet required; and 34-338(e)(1)e., for 47.5% lot coverage, in lieu of 35% maximum; to allow replacement of a screen room at an existing single-family dwelling, for property, legally described as Lot 14, Seabreeze Square.

**Miscellaneous Info:** No previous variance requests.

**Notes:**
c. **Case Number:** BOA 18-100231  
**Applicant/Owner:** Cinthia F. Lang  
**Agent:** Oghten Vojnovic  
**Property Address:** 39 South 35th Avenue  
**Parcel ID:** 181486-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1, for a front yard setback of 18 feet, in lieu of 25 feet required, and 34-336(e)(1)c.2, for a westerly side yard setback of 5 feet, in lieu of 10 feet required, and 34-336(e)(1)e. for 68.6% lot coverage, in lieu of 35% maximum, and 34-373(d) for a parking area setback of 2 feet in lieu of 5 feet required, to allow for the construction of a new single-family dwelling, for property legally described as Lot 9, Block 6, Atlantic Shores Oceanfront Division “A”.

**Miscellaneous Info:** One previous variance request, 17-100180.

**Notes:**

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d. **Case Number:** BOA 18-100235  
**Applicant:** Georgia Kay Papevies Life Estate  
**Owner:** American Classic Homes  
**Agent:** Michael O’Neal  
**Property Address:** 231 South 21st Avenue  
**Parcel ID:** 179316-0000  
**Current Zoning:** RM-2  
**Motion to Approve:** City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2, for a side yard setback and a corner side yard setback each 5 feet, in lieu of 10 feet minimum; and 34-340(e)(1)f., for 42% lot coverage, in lieu of 35% maximum; and 34-340(e)(1)h., for an accessory structure setback of 0 feet, in lieu of 5 feet minimum, for patios; and 34-373(d) for a parking area setback of 2 feet, in lieu of 5 feet required; all to allow the construction of two new two family dwellings, for property legally described as Lots 2 and 3, Block FF, Permenters Replat of South Pablo or Atlantic Camp Grounds.

**Miscellaneous Info:** No previous variance requests.

**Notes:**
e. **Case Number:** BOA 18-100236  
**Applicant/Owner:** Jane Higgins  
**Agent:** Ben Broadfoot  
**Property Address:** 1008 North 8th Street  
**Parcel ID:** 175100-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for a northerly side yard setback of 5 feet, in lieu of 10 feet required; and; 34-336(e)(1)c., for 48% lot coverage, in lieu of 35% maximum; to allow for an addition to an existing single-family dwelling, for property legally described as Lot 19, Block 11, Beach Homesites Unit Two.  
**Miscellaneous Info:** No previous variance requests.  
**Notes:**

f. **Case Number:** BOA 18-100237  
**Applicant/Owner:** Brian Crooke  
**Property Address:** 1344 Willow Oaks Drive South  
**Parcel ID:** 179997-5160  
**Current Zoning:** RS-1  
**Motion to Approve:** City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3, for a rear yard setback of 12 feet, in lieu of 30 feet required; to allow covering an existing non-conforming paver patio on an existing single-family dwelling, for property legally described as Lot 32, Plantation Oaks.  
**Miscellaneous Info:** No previous variance requests.  
**Notes:**
PLANNING DEPARTMENT REPORT The next scheduled meeting is Tuesday, February 19, 2019.

There are two (2) scheduled cases.

ADJOURNMENT

NOTICE

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

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (904) 247-6299, extension 10, no later than one business day before the meeting.
Minutes of Board of Adjustment Meeting
held Wednesday, January 2, 2019 at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida

CALL TO ORDER

Chairperson Jeff Truhlar called the meeting to order. Prior to roll call, Mr. Truhlar made a motion:

Motion: It was moved by Mr. Truhlar to adjust the roll call order, as Mr. Cummings is no longer the Vice-Chairperson, but Mr. Reddington is.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Francis Reddington, Jeff Truhlar, Lucas Snyder, and Gary Cater

The motion was approved unanimously.

ROLL CALL

Chairperson: Jeff Truhlar
Vice-Chairperson: Francis Reddington
Board Members: Scott Cummings (absent) Sylvia Osewalt John Moreland
Alternates: Lucas Snyder Gary Cater

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: None

APPROVAL OF MINUTES:

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

- December 18, 2018

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) Case Number: BOA 18-100200
Applicant/Owner: Salt Air Homes, Inc.
Property Address: 918 North 2nd Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-339(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet required; and 34-339(e)(1)f., for 46% lot coverage in lieu of 35% maximum; and 34-373(d), for 2 foot parking area setbacks from property lines in lieu of 5 feet required to allow construction of three new two-family dwellings for property legally described as
the West ½ of Lots 1 and 2, together with Lots 3 and 4, Block 30, Atlantic Park Replat of Part Pablo Beach North.

Agent: Oliver Kraut, 226 Tallwood Road, Jacksonville Beach, referred to a handout to explain his case [on file]. He identified the hardship as being his substandard lot, which is 50 feet wide instead of the required 60-foot minimum. He is requesting this variance for three lots, each having the same hardship. Referring to his handouts, he explained the currently-existing lot coverage for the three lots is 47%, and if granted this variance, he would be decreasing the lot coverage by 1%.

Ms. Osewalt pointed the current lot area exceeds the 6000 square foot minimum for RM-1 zoning. Mr. Kraut commented his new project would bring many non-conformances into compliance and provide adequate parking. Mr. Reddington noted the agent applied for a concept plat application prior to this variance request; and it was approved for the construction of five, not six, townhome units.

Public Hearing:
The following spoke in opposition to the variance request:
• Mary Phillips, 934 10th Street North, Jacksonville Beach, explained there is no proven hardship in the variance request. She stated these new townhouse units would not be in keeping with the single-family neighborhood.
• Tony Komarek, 533 11th Avenue South, Jacksonville Beach, expressed concerns regarding the addition of the sixth townhome as part of the new construction and the sizes of the garages. He added there is no hardship.

The following was opposed to the variance request, but chose not to speak:
• William E. (Trey) Phillips, 934 10th Street North, Jacksonville Beach

Mr. Kraut commented the garage door is 14 to 14.5 feet wide to accommodate as much parking as possible inside of the garage and in front of the building. Ms. Osewalt stated there is no question there is a hardship regarding the width of the lot, but the 47% requested lot coverage is not created by the 10-foot difference in the width of the lot.

Mr. Truhlar closed the public hearing.

Discussion:
Mr. Reddington stated the Board is not anti-development in Jacksonville Beach, but is against over-development. Ms. Osewalt stated there is a partial hardship.

Motion: It was moved by Ms. Osewalt, and seconded by Mr. Moreland, to approve BOA# 18-100200, as modified, for side yard setbacks of 7.5 feet in lieu of 10 feet required, only.

Roll Call Vote: Ayes – John Moreland, Francis Reddington, Sylvia Osewalt, and Lucas Snyder
Nays – Jeff Truhlar

The motion was approved by a vote of 4-1.
(B) **Case Number: BOA 18-100206**

Applicant: Jeffrey Tabb  
Owner: Pandora Vanberkel  
Property Address: 25 South 33rd Avenue

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 required; and 34-336(e)(1)c.2, for a corner side yard setback of 10 feet in lieu of 15.5 feet required; 34-336(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow construction of a new single-family dwelling and pool for property legally described as Lot 5, and the East one-half of Lot 6, Block 4, Atlantic Shores Ocean Front Section – Division “B”.

**Agent:** Jeffery Tabb, 103 Burning Pine Court, Ponte Vedra Beach, explained the lot is undersized, non-conforming, and presents a hardship. The lot should be a minimum of 10,000 square feet in an RS-1 zone. He discussed setback complications for the now-demolished previous home. Mr. Tabb noted there are two entrance doors to the property drawn on the survey, one facing 33rd Avenue, which is the true entrance, and another facing Ocean Drive. He would be proposing a change in address to switch the entrance to Ocean Drive and added he consulted with Heather from Planning and Development regarding this change.

Ms. Osewalt asked the agent if the backyard neighbors, who would be located 10 feet away from this proposed property, were informed; the agent responded it would not affect them. The future construction would be either two or three stories, and Mr. Tabb has not personally spoken to the neighbors regarding this development. When Mr. Moreland questioned if the absolute minimum is being requested in the variance, Mr. Tabb commented he is trying to create privacy for the homeowners as there is a busy beach access located by the lot.

**Ex Parte Communication:**
Mr. Reddington advised the Board received a letter from Tom and Linda Richardson.

**Public Hearing:**
The following spoke in opposition to the variance request:
- Tom Richardson, 39 South 33rd Avenue, Jacksonville Beach, stated he is concerned about the size of the construction. He added his recreational yard is located on the east side, and his view would be impacted by what he assumes would be a 35-foot high building only 10 feet away from his lot. In explaining his opposition, he referred to photos attached to a letter he and his wife, Linda Richardson, sent to the Board of Adjustment regarding this case [on file]. He commented this variance would also reduce wind flow, sky view, and stormwater retention.
- Linda Richardson, 39 South 33rd Avenue, Jacksonville Beach, reaffirmed what Mr. Richardson has stated, and added other neighbors are also in agreement this variance should not be granted. She is also concerned about how this would impact property values.

The following spoke in favor of the variance request:
- Nicholas Renard, 11651 Kingsley Manor Way, Jacksonville, is the architect of the new construction. He explained the reasoning behind the setbacks and the overall size of the home.
Mr. Tabb responded to comments by noting he would ensure drainage would not be an issue with this construction. He added only a few oppositions made by the speakers are valid, as building height and view should not be taken into consideration by the Board.

Mr. Truhlar closed the public hearing.

Discussion:
Mr. Moreland stated there are other ways the property can be designed to be less intrusive into the neighbors’ space, but there is no question this is a substandard lot. Mr. Reddington expressed concern for the 49% lot coverage request.

Motion: It was moved by Mr. Reddington, and seconded by Ms. Osewalt, to reject BOA# 18-100206, as written and discussed, for not meeting the minimum requirement. [to create less of an impact on the neighbors]

Roll Call Vote: Ayes – John Moreland, Francis Reddington, Sylvia Osewalt, Lucas Snyder and Jeff Truhlar

The motion to deny was approved unanimously.

(C) Case Number: BOA 18-100212
Applicant/owner: Don and Ann Casey
Agent: Kelly Elmore
Property Address: 3311 South Ocean Drive

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 49.8% lot coverage, in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet required; to allow existing non-conforming terrace and walkway additions to remain, to an existing single-family dwelling for property legally described as Beginning at the Southeast corner of Lot 12, Block 1, Atlantic Shores, Ocean Front Section, Division “B”.

Agent: Kelly Elmore, 1650 Beach Avenue, Atlantic Beach, is trying to bring an existing structure into conformance. He referred to handouts of images of the exterior of the house in years proceeding its construction in 1992 [on file]. When the house was purchased in 2014, the existing impervious lot coverage was 48.2%, which already created a hardship then. Upon recent renovations by the current owners, the agent explained no square footage was added to the overall property, but impervious surface was simply shifted to the back towards to the dune side and now has a narrower driveway. He added there is a 1.6% increase in lot coverage since this change was made, which also helped alleviate flooding. Mr. Elmore also commented due to erosion control line instated by Duval County, the spaces available for construction are limited in beach homes.

Mr. Truhlar commented the lot is 15,831 square feet without the interference of the erosion control zone, and Ms. Osewalt added the minimum required square footage is 10,000, according to zoning laws. The Board questioned why a variance was not requested earlier as the property was already non-compliant. Mr. Knight commented for a variance to be requested, there would have to be substantial improvements exceeding a certain monetary value; in this particular case, the changes
made to the property only required permits as they did not exceed that amount and were done in phases over one year. The latest City-approved lot coverage is 46.6%.

Public Hearing:
No one came before the Board to speak about this case.
Mr. Truhlar closed the public hearing.

Discussion:
Ms. Osewalt commented the variance did not ask for the minimum the owners can get by, as the lot already exceeds the minimum lot size, and Mr. Moreland agreed and added there is no hardship.

Motion: It was moved by Mr. Moreland, and seconded by Ms. Osewalt, to deny BOA# 18-100212, as presented and discussed, for not meeting the minimum requirements.

Roll Call Vote: Ayes – Francis Reddington, John Moreland, Sylvia Osewalt, Lucas Snyder, and Jeff Truhlar

The motion to deny was approved unanimously.

(D) Case Number: BOA 18-100213
Applicant/owner: Loretta Burnsed
Agent: Cliff Carter
Property Address: 1197 North 4th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3, for a rear yard setback of 25 feet in lieu of 30 feet required and 34-336(e)(1)e, for 36% lot coverage in lieu of 35% maximum, to allow a screen room addition to an existing single-family dwelling for property legally described as Lot 15, Block 3, as Shown of Map of Pine Grove Unit 2.

Agent: Clifford Carter, 1334 Tropic Egert Drive, Jacksonville, stated the lot is 6,600 square feet, when it should be a minimum of 10,000 square feet, and he is asking for more lot coverage because of this. The already-existing concrete would remain, and pavers would be placed on top. Ms. Osewalt commented the lot is undersized and this request is minimal.

Public Hearing:
No one came forward to speak about this case.
Mr. Truhlar closed the public hearing.

Discussion:
There was no further discussion regarding this case.

Motion: It was moved by Ms. Osewalt, and seconded by Mr. Moreland, to approve BOA# 18-100213, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Francis Reddington, Sylvia Osewalt, Lucas Snyder, and Jeff Truhlar

The motion was approved unanimously.
(E) **Case Number: BOA 18-100214**

**Applicant/owner:** Robert and Kimberly Rhoner  
**Agent:** Ben Broadfoot  
**Property Address:** 401 North 15th Avenue

**City of Jacksonville Beach Land Development Code Section(s)** 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet required and 34-336(e)(1)e., for 40% lot coverage, in lieu of 35% maximum to allow for substantial improvement to an existing single-family dwelling, for property legally described as Lot 1, Block 5, Surf Park Unit One.

**Agent:** Ben Broadfoot, 1083 17th Street North, Jacksonville Beach, is requesting to maintain one of the walls of the already-existing garage to construct a new one and to add pavers around the pool, in addition to more changes noted on the survey. The current lot coverage is 22%. Mr. Broadfoot explained the orientation of the property and the garage’s location create a hardship; he wants to maintain as much of the already-existing property’s walls, instead of having to tear them down.

Owner Kimberly Rhoner approached the Board and clarified there is no parking on 15th Avenue, and the half-circle driveway in the proposed survey was included to accommodate parking because the garage would be facing 4th Avenue. The Board understood the proposal, but still had trouble finding a hardship. Mr. Knight clarified the 22-foot rear yard setback is already in existence and needs to be brought into conformance.

**Public Hearing:**

The following spoke in opposition to the variance request:

- **Valerie Britt,** 506 15th Avenue North, Jacksonville Beach, referred to a handout she gave the Board in regards to this case [on file], where she addressed each of the items on the variance separately in explanation of her opposition. She stated there is no hardship with the lot coverage.

Mr. Truhlar closed the public hearing.

**Discussion:**

Mr. Moreland commented there is no hardship to justify the requested lot coverage.

**Motion:** It was moved by Mr. Moreland, and seconded by Ms. Osewalt, to approve BOA# 18-100214; for a rear yard setback of 22 feet in lieu of 30 feet required, only, as written and discussed.

**Roll Call Vote:** Ayes -- John Moreland, Francis Reddington, Sylvia Osewalt, Lucas Snyder, and Jeff Truhlar

The motion was approved unanimously.
(F) **Case Number: BOA 18-100219**

**Applicant/owner:** James H. Taylor  
**Agent:** Donald Edwards  
**Property Address:** 1848 Arden Way

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for a corner side yard setback of 17 feet in lieu of 20 feet required and 34-336(e)(1)c.3, for a rear yard setback of 27 feet in lieu of 30 feet required to allow additions to an existing single-family dwelling for property legally described as Lot 22, Block 11, *Ocean Forest Unit 3*.

**Owner:** James H. Taylor explained his hardship is the lack of a garage due to the carport's incorporation into the family room in the original construction. The only way to build a garage is to extend part of the construction by eight feet and move the family room to the back. There is an easement in front of the driveway. Mr. Truhlar stated there is a hardship in the current configuration of the building.

**Public Hearing:**
No one came forward to speak about this case.  
Mr. Truhlar closed the public hearing.

**Discussion:**
There was no further discussion regarding this case.

**Motion:**
It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 18-100219, as presented and discussed.

**Roll Call Vote:**
Ayes – John Moreland, Francis Reddington, Sylvia Osewalt, Lucas Snyder, and Jeff Truhlar

The motion was approved unanimously.

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, January 15, 2019**. There are two (2) scheduled cases.

**ADJOURNMENT**

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 8:55 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant
Approval:

__________________________
Chairperson

__________________________
Date
APPLICATION FOR VARIANCE

RECEIVED

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: ANTERESA CHUECA
Mailing Address: 65 FAIRWAY LN.
JACKSONVILLE BEACH, FL 32250
Phone: 954-401-5672
E-Mail: aklaure@yahoo.com

Agent Name: RON KEISER
Mailing Address: 1103 CENTRAL PARKWAY SUITE 219
JACKSONVILLE, FL 32224
Phone: 904-237-4937
E-Mail: keiser.impact@gmail.com

Landowner Name: ANTERESA CHUECA
Mailing Address: 65 FAIRWAY LN.
JACKSONVILLE BEACH, FL 32250
Phone: 954-401-5672
E-Mail: ATKLAUER@yahoo.com

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

VARIANCE DATA

Street address of property AND Real Estate Number: 65 FAIRWAY LN 1794530000R

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):

REQUESTED CHANGES WILL RESULT IN APPROX. 34% COVERAGE

SCREEN Room ADDITION + Requesting 5' SetBack

AFFIDAVIT

I, ANTERESA CHUECA, 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

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 24 day of September, 2018

is personally known to me or has produced as identification

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1
FLOOD ZONE: X

CODE SECTION (§): Section 39-336 (0)(1)(6.2) for a sideyard setback of 5' x 20'
10' required and (0)(1)(6.3) for a rear yard setback of 24' x 30' 30" required
to allow a screen room addition to an existing single family dwelling.

PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3rd STREET PHONE (904) 247-6231 FAX (904) 247-6107
VARIANCE APPLICATION STANDARDS AND CONDITIONS

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Applies? Yes/No</th>
<th>Circumstances/ Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Special circumstances and conditions do not result from the actions of the applicant.</td>
<td>Yes</td>
<td>Applicant has made no changes</td>
</tr>
<tr>
<td>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.</td>
<td>Yes</td>
<td>VARIANCE WOULD BE CONSISTENT WITH SIMILAR PROJECTS THAT VARIANCES HAVE BEEN GRANTED</td>
</tr>
<tr>
<td>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.</td>
<td>Yes</td>
<td>Other properties have similar structures</td>
</tr>
<tr>
<td>Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.</td>
<td>Yes</td>
<td>THE CHANGES WILL ONLY RESULT IN APPROX. 34% COVERAGE</td>
</tr>
<tr>
<td>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.</td>
<td>Yes</td>
<td>CHANGES WILL BE AESTHETICALLY PLEASING &amp; INCREASE PROPERTY VALUE</td>
</tr>
</tbody>
</table>

PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3rd STREET PHONE (904) 247-6231 FAX (904) 247-6107
SURVEY NOTES
CONCRETE DRIVE CROSSING INTO RAW
ON NORTH WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

RECEIVED
OCT 1 2018
18-100181
PLANNING & DEVELOPMENT

SURVEYORS CERTIFICATE
HEREBY CERTIFY THAT THE BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
Digitally signed by
Kenneth Osborne
Date: 2017.07.07
15:20:47 -04'00'

TARGET SURVEYING, LLC
LB #7863
SERVING FLORIDA
6260 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33417
PHONE (561) 643-4800
STATEWIDE PHONE (800) 225-4807
STATEWIDE FACSIMILE (800) 741-4576
WEBSITE: http://targetsurveying.net
BOUNDARY SURVEY

LOT 16
MISSION HILLS
UNIT ONE REPLAT

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W ON NORTH WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

RECEIVED
DEC 21 2013

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2017.07.07 15:20:47 -04'00'

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 PHONE (561) 440-4800 STATEWIDE PHONE (800) 276-4807 STATEWIDE FAX (603) 741-0578 WEBSITE: http://targetsurveying.net

TARGET SURVEYING, LLC
LB #7893

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #5415

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)
Note: Gazebo Posts and rafters are preliminary. Engineer may require more or less.
APPLICATION FOR VARIANCE

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 will review the application at its earliest meeting following appropriate public notice of the request to schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11”x17” paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of $500.00 (due at the time of application submittal).
5. Completed application.

APPLICANT INFORMATION

Applicant Name: Jill Reyman
Mailing Address: 1167 Roberta Drive
Jax, FL, 32250
E-Mail: N/A

Agent Name: Rodney McDougal
Mailing Address: 5510 Charlemagne Point
Jacksonville, FL, 32256
E-Mail: rodney@lifesizewescourses.com

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

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: 1167 Roberta Drive 179459 - 1028
Legal description of property (Attach copy of deed): 41-23 04-38 - 29E Seabreeze Square Lot 14
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)

I certify that there is no existing screen enclosure with a new screen enclosure that is the same size.

AFFIDAVIT

I, Jill Reyman, 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: Jill H. Reyman
Print Applicant Name: Jill H. Reyman
Date: 10/13/18

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 3rd day of Oct., 2018 by Jill Reyman, who is personally known to me or has produced a photo ID, as identification.

Notary Public Signature: TONYA A. CLAAR
Print Notary Name: TONYA A. CLAAR
Date: 7/31/2020

This box for office use only, go to next page

CURRENT ZONING CLASSIFICATION: RS-3
FLOOD ZONE: X
Code Section (s): Section 34-728 (E) C.3 for a rear yard setback of 19' 2".
30' required and (E)(1) C.6 for 47.5% lot coverage 510 3% maximum
To allow replacement of a screen room at an existing single family dwelling.
**Variance Application Standards and Conditions**

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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

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

<table>
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<th>Circumstances/Explanation</th>
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<tr>
<td>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.</td>
<td><strong>No</strong></td>
<td><strong>RECEIVED</strong></td>
</tr>
<tr>
<td>Special circumstances and conditions do not result from the actions of the applicant.</td>
<td><strong>No</strong></td>
<td><strong>PLANNING &amp; DEVELOPMENT</strong></td>
</tr>
<tr>
<td>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.</td>
<td><strong>Yes</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td><strong>No</strong></td>
<td></td>
</tr>
<tr>
<td>Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.</td>
<td><strong>Yes</strong></td>
<td><strong>Replacing an existing screen enclosure with updated building codes with new screen enclosure.</strong></td>
</tr>
<tr>
<td>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.</td>
<td><strong>Yes</strong></td>
<td></td>
</tr>
</tbody>
</table>

*Planning and Development Department 11 North 3rd Street Phone (904) 247-6231 Fax (904) 247-6107*
APPLICATION FOR VARIANCE

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past five calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of $500.00 (due at the time of application submittal).
5. Completed application.

APPLICANT INFORMATION

Applicant Name: Cinthia F. Long
Mailing Address: 393 Cape May Ave Ponte Vedra, FL 32081
Agent Name: Cinthia F. Long
Mailing Address: 2921 Yellow Mill Ln N OXOXO, FL 32081
Landowner Name: Cinthia F. Long
Mailing Address: 393 Cape May Ave Ponte Vedra, FL 32081

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: 3935TH AVE S / 1814960000
Legal description of property (Attach copy of deed): 19-111-10-35-29 E, 419
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).

APPEAL

Affidavit

Cinthia F. Long, 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

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 18th day of December 2018 by Cinthia F. Long, who is personally known to me or has produced as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

(Certificate Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: BS-1
FLOOD ZONE: X-shaded
Code Section (s): Section 34-336(a)(6)(A) for front yard setback of 18’ x 50’ required and 60002.
for a western sideyard setback of 18’ x 50’ required and 6002.
for a eastern sideyard setback of 18’ x 50’ required and 66002.
for a parking area setback of 18’ x 50’ required and 6673.
for a variance for the construction of a new single family dwelling.

Easting or x coordinate to be determined.

PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3RD STREET PHONE (904) 247-6231 FAX (904) 247-6107
**Variance Application Standards and Conditions**

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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

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

<table>
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<td></td>
<td></td>
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<tr>
<td>Special circumstances and conditions do not result from the actions of the applicant.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.</td>
<td></td>
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<td>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.</td>
<td></td>
<td></td>
</tr>
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</table>

*Setbacks requested due to undersized lot, desired detached garage, access drive to back lot setback flexibility, 10’ side is extreme.*
February 22, 2018

Paul West
Viridian Builders Corporation
593 Margaret Street
Neptune Beach, FL 32266

RE: BOA# 17-100180
39 South 35th Avenue
(Lot 8, Block 6, Atlantic Shores Oceanfront Division “A”)

Dear Mr. West,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 20, 2018, to consider Randall, Michael and Terrell DeLoach's application for a variance from the requirements of the Land Development Code.

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

- 34-336(e)(1)c.1, for a front yard setback of 20.7 feet, in lieu of 25 feet required;
- 34-336(e)(1)c.2, for side yard setbacks of 5 feet and 5.1 feet, each in lieu of 10 feet required;
- 34-336(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet required;
- 34-336(e)(1)e., for 37% lot coverage, in lieu of 35% maximum;

The Board approved the request, as presented, shown, and discussed.

To allow construction of a new single-family dwelling.

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

Sincerely,

George Knight, CBO
Building Department
NOTES:
1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE WESTERLY LINE OF LOT 10, BEING NORTH 01°34'30" WEST, AS PER PLAT, AS SHOWN HEREOF.
3. NO BUILDING RESTRICTION LINES PER PLAT.

THE PROPERTY SHOWN HEREOF APPEARS TO LIE IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 120310024199, 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."

RECEIVED

DEC 19 2016

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

CHECKED BY: SWC
DRAWN BY: TKW/JOB
FILE: 2018-1822

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

DATE: NOVEMBER 9, 2018
SHEET 1 OF 1
APPLICATION FOR VARIANCE

This form is intended for submittal, along with the required documentation, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variance. The Planning and Development Director will evaluate the application for a variance for efficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. A signed, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notice).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of $500.00 (due at the time of application submittal).
5. Completed application.

APPLICANT INFORMATION

Applicant Name: American Classic Homes
Mailing Address: 1559 St. Augustine Rd.
Jacksonville, FL 32207
Telephone: 904-504-9876
E-Mail: moncalvi@me.com

Agent Name: Michael D'Oleggio
Mailing Address: 1530 2nd St. Jacksonville, FL 32207
Telephone: 904-504-9876
E-Mail: moncalvi@me.com

Landowner Name: George's Key Ventures Ltd Estate
Mailing Address: 231 21st Ave S.
Jacksonville, FL 32239
Telephone: 
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: 231 21st Ave S, Jacksonville, FL 32239
Real Estate Number: 179316-0000
Legal description of property: see attached
Description of requested variance (example: front yard setback of 17′ in lieu of 20′, lot coverage reduced 5′ parking space etc) (Attach a separate sheet if necessary):
Side yard setback 50′, in lieu of 60′.
Minimum lot area 7,400 sq ft in lieu of 6,200 sq ft.

ACCREDITATION

Lea Dunn as the undersigned, being 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 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

Lea Dunn

PRINT APPLICANT NAME AS MANUSCRIPT

DATE

December 3, 2018

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and subscribed before me this 20th day of December 2018

Amanda H. Hardie
NOTARY PUBLIC

AMANDA H. HARDIE

PRINT NOTARY NAME

FROM Acreage

CURRENT ZONING CLASSIFICATION: G-M -2
FLOOD ZONE: A1 (9)

CODE SECTION (S)

Section 34-390(e)(1)16.2 If a side yard setback and a corner side yard setback each 5′ in lieu of 10 minimum and (e)(i), for 47% lot coverage 80% 35′, maximum and (e)(ii), for an accessory structure setback of 0′ in lieu of 5′ minimum for patio and Section 34-372 (d) for a parking area setback of 3′ in lieu of 5′ required, allow the construction of two new two family dwellings.
**Variance Application Standards and Conditions**

Variance can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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

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

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<tr>
<td>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.</td>
<td>Yes</td>
<td>These lots of record do not meet the minimum 1st floor area required by Zoning.</td>
</tr>
<tr>
<td>Special circumstances and conditions do not result from the actions of the applicant.</td>
<td>Yes</td>
<td>Many lots throughout the area have 550 square meters or less and much higher lot elevations.</td>
</tr>
<tr>
<td>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.</td>
<td>Yes</td>
<td>Applicant will not receive special privileges if this variance is granted.</td>
</tr>
<tr>
<td>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.</td>
<td>Yes</td>
<td>These are lots of record that are 40 x 100 ft. Literal interpretation of the zoning code would mean nothing would be built as there is not 60 sq ft of footage at the building line on the lots not were 6000 ft.</td>
</tr>
<tr>
<td>Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.</td>
<td>Yes</td>
<td>This variance will allow us to have 15% more living areas. This is the minimum we are able to build a sell.</td>
</tr>
<tr>
<td>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.</td>
<td>Yes</td>
<td>This type of variance is pretty common. This will be advantageous to adjacent landowners as this will improve the area.</td>
</tr>
</tbody>
</table>
Georgia Kay Papevies Life Estate
231 21st Ave S
Jacksonville Beach, FL 32250

To Whom It May Concern:

As the signer for Georgia Kay Papevies Life Estate, I hereby give authorization to American Classic Homes to make application for a variance with the city of Jacksonville Beach for their proposed duplexes located at 231 21st Ave S.

Sincerely,

[Signature]

Georgia Kay Papevies

State of Florida
County of Duval

Sworn to and subscribed before me this 13th day of December 2018, by

[Signature]

Georgia Kay Papevies

(Notary Seal)

NANCY W. FREEMAN
Notary Public

NANCY W. FREEMAN
Printed Name

Personally known [ ] OR Produced Identification [ ].
Type of Identification produced ____________________________

RECEIVED

DEC 26, 2018

18-100235
PLANNING & DEVELOPMENT
Hello,

I received the public notice BOA 18-100235 and am NOT in favor of these variances. This request does not seem to meet the definition of a hardship. In addition, it further limits the privacy of neighboring homes, noise can become an issue, and it may make the flooding in this area worse. During rain, the water pools in our driveways and on the road.

We look forward to the progress in our neighborhood and want to protect all that makes it a nice place to live.

Thank you,
Craig and Michelle Steffen
2043A 2nd St. So.
Jacksonville Beach, FL 32250
904-923-9737

Sent from Mail for Windows 10
MAP SHOWING SURVEY OF
LOTS 2 AND 3, BLOCK "TF" PERMUTER'S REPLAT OF SOUTH PABLO
OR ATLANTIC CAMP GROUNDS, ASRecorded in PLAT BOOK 9 PAGE
44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

20TH AVENUE SOUTH
(FORMERLY CAMP AVENUE)
(40' RIGHT-OF-WAY)

21ST AVENUE SOUTH
(FORMERLY CHRISTOBEL AVENUE)
(40' RIGHT-OF-WAY)

NOTES:
1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE NORTHERLY RIGHT OF
   WAY LINE OF 21ST AVENUE SOUTH AS BEING
   NORTH 79°00'00" WEST, MEASURED BETWEEN THE
   SOUTHWEST CORNER OF LOT 3 AND THE
   SOUTHWEST CORNER OF LOT 4, AS PER PLAT.
3. NO BUILDING RESTRICTION LINES PER PLAT.

THIS PROPERTY SHOWN HEREON APPEARS TO
LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE
0.2% ANNUAL FLOOD CHANCE FLOODPLAIN)
AS DETERMINED FROM THE FLOOD INSURANCE
RATE MAP NUMBER 12031C0419H, REVISED
JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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

CHECKED BY:  DRAWN BY:  FILE:
BOATWRIGHT LAND SURVEYORS, INC.  2017-1747  1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550
DATE:  SHEET: 1 OF 1

RECEIVED
DEC. 28, 2016
18-10235
PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT
OF PREPICS GEORGIA KAY LIFE ESTATE.
APPLICATION FOR VARIANCE

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of $500.00 (due at the time of application submittal).
5. Completed application.

APPLICANT INFORMATION

Applicant Name: Jane Higgins
Mailing Address: 1000 8th Streeet North, Jacksonville Beach, FL 32250

Agent Name: Ben Brookfield
Mailing Address: 1231 Mayport Road, Atlantic Beach, FL 32233

Landowner Name: Jane Higgins
Mailing Address: 1000 8th Street North, Jacksonville Beach, FL 32250

Telephone: 904-422-3844
E-Mail: vaca hinas@gmail.com
Telephone: 904-422-3844
E-Mail: vacahinas@gmail.com
Telephone: 904-422-3844
E-Mail: vacahinas@gmail.com

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

VARIANCE DATA

Street address of property AND Real Estate Number: 1000 8th Street North, Jacksonville Beach, FL 32250, 175100-000
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).

Yard setback of 5’2” in lieu of 10’ and lot coverage of 40% in lieu of 35% required due to sub standard lot size.

AFFIDAVIT

Jane Higgins, 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: Jane Higgins
PRINT APPLICANT NAME: Jane Higgins
DATE: 12/14/18

STATE OF FLORIDA, COUNTY OF DUVAL:
Sworn to and signed before me this 14th day of December 2018 by Jane Higgins, who is personally known to me or has produced as identification.

NOTARY PUBLIC SIGNATURE: Jane Mariner
PRINT NOTARY NAME: Jane M. Rainer

CURRENT ZONING CLASSIFICATION: RS-1
FLOOD ZONE: X

CODE SECTION (s): Section 20-330 60.1(d)(2) for a northern yard setback of 5’2”, required and (d)(1)(e) for 40% lot coverage, 35% maximum to allow for an addition to an existing single family dwelling.
**Variance Application Standards and Conditions**

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.

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<td>Special conditions and circumstances exist which are peculiar to the</td>
<td>Yes</td>
<td>Sub standard lot size</td>
</tr>
<tr>
<td>parcel of land building or structure, which are not applicable to other</td>
<td></td>
<td></td>
</tr>
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<td>parcels of land, structures or buildings in the same zoning district.</td>
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<td>Special circumstances and conditions do not result from the actions of</td>
<td>No</td>
<td>RECEIVED</td>
</tr>
<tr>
<td>the applicant.</td>
<td></td>
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<td>Granting the variance will not confer upon the applicant any special</td>
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<td>PLANNING &amp; DEVELOPMENT</td>
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<td>privileges denied by the comprehensive plan and this code to other</td>
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<td>Literal interpretation and enforcement of the terms and provisions of</td>
<td>Yes</td>
<td>Sub standard lot size</td>
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<tr>
<td>this code would deprive the applicant of rights commonly enjoyed by</td>
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<td>other parcels of land in the same zoning district, and would work an</td>
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<td>unnecessary hardship.</td>
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</tr>
<tr>
<td>Grant of variance is the minimum variance that will make possible the</td>
<td>Yes</td>
<td>Sub standard lot size</td>
</tr>
<tr>
<td>reasonable use of the parcel of land, building or structure.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant of variance will be generally consistent with the purposes, goals,</td>
<td>Yes</td>
<td>Sub standard lot size</td>
</tr>
<tr>
<td>objectives, and policies of the comprehensive plan and this Code and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>will not adversely affect adjacent land.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MAP OF BOUNDARY SURVEY

DESCRIPTION:
LOT 19, BLOCK 11, BEACH HOMESITES - UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 34 AND 34A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SCALE: 1" = 30'

SURVEY NOTED:
#1 BEARINGS ARE BASED ON PLAT WITH THE NORTH LINE OF LOT 19, BLOCK 11, BEING 360° "15' 30"W.
#2 UNDERWATER UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS WHERE NOT LOCATED BY THIS SURVEY.
#3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FORM 35-P, NO. 35P-24974, EFFECTIVE 10/06/2018.
#4 SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
#5 DIMENSIONS ARE SHOWN IN FEET AND INCHES THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
#6 ALL EXEMPTIONS ARE PER PLAT UNLESS SHOWN OTHERWISE.
#7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
#8 SURVEY DOES NOT GUARANTEE DIMENSION.
#9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR ANY IN-PLACE ITEMS SUCH AS BUT NOT LIMITED TO THE FOLLOWING: ADOBE MATERIALS, STONE, PLANT, FENCE, ASBESTOS, UTILITIES, BUILDING MATERIAL OR FOUNDATIONS, VEHICLES, BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
#10 LEGAL DESCRIPTION PROVIDED BY CLINTON.
#11 NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE HEREOF AND TO OTHERS WITH IN-PLACE ITEMS SUCH AS BUT NOT LIMITED TO THE FOLLOWING: ADOBE MATERIALS, STONE, PLANT, FENCE, ASBESTOS, UTILITIES, BUILDING MATERIAL OR FOUNDATIONS, VEHICLES, BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
#12 FLORIDA ASSOCIATION SURVEYORS AND APPRAISERS INC. MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

FIRST COAST LAND SURVEYORS, INC.
3181-4 ST JOHN BLUFF RD SOUTH, JACKSONVILLE, FL, 32246
PHONE (904) 779-2062 FAX (904) 779-7784 CERTIFICATE NO. LS 6059 EMAIL: info@firstcoastsurveys.com

PROJECT INFORMATION
ORDER NO: 63752/28516
DRAWN BY: VAN KLEEGY/OMP
REVIEWED BY: HF
CHECKED BY: VAN

RECEIVED
DEC 26, 2016
18-100236
PLANNING & DEVELOPMENT
VARIANCE REQUESTED

1. 5'-2" SIDE YARD SETBACK IN PLACE OF 10'-0" SITE YARD SETBACK

2. 48% LOT COVERAGE IN PLACE OF 35% LOT COVERAGE

SITE PLAN

1" = 10'-0"
APPLICATION FOR VARIANCE

This form is intended for submittal, along with any required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code. Article 6, Section 66 Variance: 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 will schedule the application for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey; to scale (on 11”x17” paper or smaller).
2. Proof of ownership (copy of deed or current property tax bill or notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of $500.00 (due at the time of application submittal).
5. Completed application.

APPLICANT INFORMATION

Applicant Name: BRIAN CROOKE
Telephone: 904-945-4975
E-Mail: BRCrooke@gmail.com

Agent Name: 
Telephone: 
E-Mail: 

Landowner Name: BRIAN CROOKE
Telephone: 904-945-4975
E-Mail: BRCrooke@gmail.com

MAILING ADDRESS:
1344 WILLOW OAKS DR S
SAX 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: 1344 WILLOW OAKS DR 179997 5160

Legal description of property (Attach copy of deed) 44-10 OS-25-29E PLANTATION OAKS LOT 32

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

REDUCE REAR YARD SETBACK FROM 30’ TO 20’

AFFIDAVIT

I, Brian Crooke, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 66.0 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE: 

PRINT APPLICANT NAME: BRIAN CROOKE

DATE 12/19/2018

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 21st day of December, 2018 by Brian Crooke, who is personally known to me or has produced as identification.

PRINT NOTARY NAME: Tiffany Maxwell

PUBLIC SIGNATURE:

Notary Public State of Florida: Tiffany Maxwell
My Commission GG 114676
Expires 08/13/2021

CURRENT ZONING CLASSIFICATION: RS-1

FLOOR ZONE: X

Code Section (S): Section 34-336(e)(c)(2) with a rear yard setback of 20’.

Reason required to allow covering an existing non-conforming over-patio on an existing single family dwelling.

PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 2ND STREET PHONE (904) 247-6731 FAX (904) 247-6107
Variance Application for 1344 Willow Oaks Dr S

Hardship—The lot located at 1344 Willow Oaks Dr S is an oddly shaped lot with the current residence situated on the rear set back line. When the Applicant purchased the property in July of 2018 he was not aware of the non conforming concrete patio. The applicant would like to reduce the rear setback line in order to bring the property back into confirming. The Owner would like to then cover the patio with an open air NON air conditioned patio. The applicant will not increase any lot coverage.

RECEIVED

DEC 26, 2018

18-100237

PLANNING & DEVELOPMENT
March 27, 2014

Andrew and Lynn Dostaler
1344 Willow Oaks Drive South
Jacksonville Beach  FL 32250

RE:  BOA# 14-100024
     1344 Willow Oaks Drive South
     (Lot 32, Plantation Oaks)

Dear Mr. and Mrs. Dostaler,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, March 18, 2014, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-336(e)(1)c.2, for an easterly side yard of 8.83 feet in lieu of 10 feet required;
- 34-336(e)(1)c.3, for a rear yard of 27.75 feet in lieu of 30 feet required; and
- 34-336(e)(1)e, for 40% lot coverage in lieu of 35% maximum

To allow for improvements to a single family dwelling.

The Board Approved the request as written.

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

Sincerely,

[Signature]

Jon Hays, CBO
Building Department
MAP SHOWING SURVEY OF
LOT 32, PLANTATION OAKS AS RECORDED IN PLAT BOOK 44, PAGES 10, AND 10A
THROUGH 10G OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

NOTES
1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 32 BEING SOUTH 88°40'00" WEST, AS PER
PLAT.
3. BUILDING RESTRICTION LINES SHOWN AS PER

THE PROPERTY SHOWN HEREON APPEARS TO LIE
IN FLOOD ZONE "K" (AREA OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN
BE DETERMINED FROM THE FLOOD INSURANCE
RATE MAP No. 12031CO419H, REVISED JUNE 3,
2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF BRIAN ROBERT COOKE;
HANCOCK WHITNEY BANK; WFG NATIONAL TITLE INSURANCE COMPANY;
BEACHES TITLE SERVICES, LLC.

RECEIVED

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3205
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3572

CHECKED BY:
DRAWN BY: AC
FILE: 2016-1172
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550
DATE: JULY 24, 2018
SHEET 1 OF 1