



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

Tuesday, August 7, 2018

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

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

#### EX-PARTE COMMUNICATION

APPROVAL OF MINUTES          None

CORRESPONDENCE          None

OLD BUSINESS          None

**NEW BUSINESS**

**a. Case Number: BOA 18-100119**

Applicant/Owner: Julia T. Samms  
Property Address: 501 South 6<sup>th</sup> Avenue  
Parcel ID: 176000-0010  
Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-339(e)(3)c.3**, for a rear yard setback of 25 in lieu of 30 feet required; and **34-339(e)(3)g.**, for an accessory structure setback (sidewalk) of 4 feet, in lieu of 5 feet required; and **34-337**, for 3 parking spaces in lieu of 4 required; to allow construction of a new two-unit multifamily dwelling, for legally described as *Lot 12, Block 56, Pablo Beach South*.

Miscellaneous Info: No previous variance requests.

Notes:

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**b. Case Number: BOA 18-100120**

Applicant/Owner: Rebecca Rowland  
Property Address: 977 South 15<sup>th</sup> Avenue  
Parcel ID: 176910-1000  
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e.**, for 42% lot coverage, in lieu of 35% maximum; to replace and expand driveway to an existing single-family dwelling for property legally described as *Lot 8, Block 150, Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes:

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- c. **Case Number:** **BOA 18-100123**  
**Applicant:** Ryan Wetherhold  
**Owner:** 2017 North 3<sup>rd</sup> Street, LLC  
**Property Address:** 2017 North 3<sup>rd</sup> Street  
**Parcel ID:** 175428-0000  
**Current Zoning:** C-1 to RM-1 Standards  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)** 34-339(e)(4)c.2, for side yard setbacks of 5 feet in lieu of 10 feet required; and 34-339(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet required; 34-373(d) for a parking area setback of 0 feet in lieu of 5 feet required; to allow construction of a four-unit town house development for property legally described as *Elton Realty Co. 's Replat Lots 3, 4 (ex South 5.50 feet), Block 203*.  
**Miscellaneous Info:** Two previous variance applications (BOA# 48-97 and BOA# 15-100190, and two previous conditional use applications (PC# 15-18 and PC# 18-05.)

Notes:

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- d. **Case Number:** **BOA 18-100124**  
**Applicant:** Stephen Jenkins  
**Owner:** Louis and Erin Lambremont  
**Property Address:** 220 South 40<sup>th</sup> Avenue  
**Parcel ID:** 180421-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)c., for a rear yard setback of 22 feet, in lieu of 30 feet required for a covered pool deck; and for 34-337(e)(1)e., fo34-336(e)(1)c.1, for a 10 foot front yard setback limited to open porches, 15 feet for enclosed habitable space, and 18 feet for garage walls, in lieu of 25 feet required; 34-336(e)(1)c.2, for side yard setbacks of 15 feet total, provided that no side yard is less than 5 feet, in lieu of 10 feet each; a rear yard setback of 20 feet in lieu of 30 feet required; and 34-336(e)(1)e., for 50% lot coverage in lieu of 35% maximum; to allow for construction of a new single-family dwelling, for property, legally described as *Lot 2, Block 1, Avalon, Unit No. 2*.  
**Miscellaneous Info:** No previous variance requests.

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- e. **Case Number:** **BOA 18-100127**  
Applicant/Owner: Jared and Hilary Libman  
Property Address: 208 South 35<sup>th</sup> Avenue  
Parcel ID: 180608-0000  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e.**, for 49.7% lot coverage, in lieu of 35% maximum; to allow an addition of a paver patio to an existing single-family dwelling for property legally described as *Lots 3, 4, Block 17, R/P Unit No. 1 Atlantic Shores*.  
  
Miscellaneous Info: One previous variance request (BOA# 14-100195).

Notes:

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- f. **Case Number:** **BOA 18-100129**  
Applicant: Atkins Builders, Inc.  
Agent: John Atkins  
Owner: The Palms of Jacksonville  
Property Address: 2016 North 1<sup>st</sup> Street  
Parcel ID: Portion of 175405-0000 and 175406-0000  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2**, for a 5 foot southerly side yard setback for the north units and a 2 foot northerly side yard setbacks for the south units, in lieu of 10 feet required; **34-340(e)(1)f.**, for 42.9% lot coverage, for the south units, and 41.5% lot coverage for the north units, in lieu of 35% maximum; **34-340(e)(1)h.**, for an accessory structure setback of 1 foot, in lieu of 5 feet required; for patios and walkways, **34-373**, for a parking area setback of 4 feet, in lieu of 5 feet required; to allow construction of two new two-family dwellings, for property legally described as *Lots 1, 2, Block 202, together with the west half of a closed alley, Ordinance No. 5386 (as currently monumented & possessed) Ocean Villa Replat*.  
  
Miscellaneous Info: One previous variance request (BOA# 18-100057) and one previous conditional use (PC# 58-17).

Notes:

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- g. Case Number: BOA 18-100130**  
Applicant/Owner: Eric and Tiffany Marus and Patricia Green  
Property Address: 1808 North 6<sup>th</sup> Avenue  
Parcel ID: 177922-0000  
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 17 feet, in lieu of 25 feet required; and **34-336(e)(1)e.**, for 59% lot coverage, in lieu of 35% maximum; to allow a two-story addition to an existing single-family dwelling for property legally described as *Lot 6, and the east 25 feet of Lot 7, Block 2, Pine Grove Unit No. 4.*  
Miscellaneous Info: No previous variance request.

Notes:

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**PLANNING DEPARTMENT REPORT** The next scheduled meeting is **Tuesday, August 21, 2018.**

There are five (5) 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.*



# APPLICATION FOR VARIANCE

BOA No. 18-100119

HEARING DATE 8/7/18

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

JUN 19 2018

### APPLICANT INFORMATION

PLANNING & DEVELOPMEI

Applicant Name: Julia T. Samms Telephone: (904) 237-1834  
 Mailing Address: 7319 Volley Drive North E-Mail: juliasamms78@gmail.com  
Jacksonville, FL 32277  
 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: 501 6th Ave S, Jax Beach 32250 ... 176000-0010  
 Legal description of property (Attach copy of deed): 3-28 33-2S-29E .143 PABLO BEACH SOUTH LOT 12 BLK 56  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). See attached information regarding 25 foot rear setback, paving driveways, sidewalks, and patios; and fencing off alley access.

### AFFIDAVIT

I, Julia T. Samms, 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.

Julia T. Samms (Signature)  
 APPLICANT SIGNATURE      Julia T. Samms      PRINT APPLICANT NAME      6-19-2018      DATE

STATE OF FLORIDA, COUNTY OF DUVAL:  
 Sworn to and signed before me this 19th day of June, 2018 by JULIA SAMMS who  
 is personally known to me or has produced FL DRIVER LICENSE as identification.

Chandra M. Medford (Signature)  
 NOTARY PUBLIC SIGNATURE      Chandra M. Medford      PRINT NOTARY NAME       CHANDRA M. MEDFORD  
 Commission No. FF 986250  
 Expires December 21, 2018  
 Notary Public State of Florida  
 (Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-339(e)(3)c.3 for a rear yard setback of 25' 210  
30' required and Section 34-339(e)(3)c. for an accessory structure setback  
of 4' 210 5' required and Section 34-337 for 3 parking spaces 210  
4 required. To allow construction of a new two unit multi-family  
dwelling.

Julia T. Samms  
7319 Volley Drive North; Jacksonville, FL 32277  
904-237-1834; Juliasamms78@gmail.com

RECEIVED

June 18, 2018

JUN 19 2018

City of Jacksonville Beach  
Attn: Planning and Development Dept.  
11 North 3<sup>rd</sup> Street; Jacksonville, FL 32250  
904-247-6231; Fax 904-247-6107

18-100119  
PLANNING & DEVELOPMENT

Dear Planning and Development Board:

My family lineage (Walter and Mable Caine) has dated back to Jacksonville Beach since the early 19<sup>th</sup> century and, family members have owned and continue to own numerous properties in the area.

The current property of 501 6<sup>th</sup> Avenue South, Jacksonville Beach has formerly been used as a church by my parents for 40 years. After the passing of my father and the maturing age of my mother, we have ceased to operate as a church and plan to convert use back to original zoning as multi-family residential; this is what we now pay taxes on. It is my desire to build a residential home that can offer greater tax revenue to the city and be owner-occupied to positively contribute to the community and continued growth of the area.

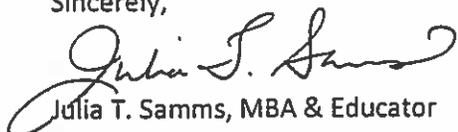
My request for a variance includes three petitions: 25-foot rear setback, fence off the alley, and increased paved lot coverage. Since it is a corner lot, one side facing 6<sup>th</sup> Avenue South, and the other facing 5<sup>th</sup> Street South, then the actual rear of the property is the left side yard. The rear yard according to city zoning is actually functioning as a side yard to the unit facing 5<sup>th</sup> Street. To have the maximum interior square footage, we are hoping for approval of a variance for a 25-foot back setback versus a 30-foot setback. The combined 25-foot setback (variance) and 12-foot alley will maintain an aesthetically pleasing air/land space between residences, which would be 67 feet combined.

The other concern is related to the 12-foot alley. Over the past 40 years, my parents and church congregation have maintained the alley until my parents could no longer do such. Now that alley is overgrown and the city does not maintain it, tenants in the federal housing units are driving across my rear yard (the 25-foot setback) to access 5<sup>th</sup> street. The overgrowth of weeds and the significant dip where the alley meets pavement is another reason tenants are veering onto my rear setback. The alley on the other side of 5<sup>th</sup> Street to 4<sup>th</sup> Street is completely blocked with several palm trees, overgrowth, fencing, etc. My request is for permission to fence the alley, thus closing it off to traffic and ensuring children can play safely in my yard. I will maintain the alley on behalf of the city.

Last, I am requesting to increase the paved area allowance from 35% to 47.62% for driveways, sidewalks and patios versus the use of gravel. This variance would create a seamless look for the home, maintain curb appeal, and aid in appropriate drainage away from foundation.

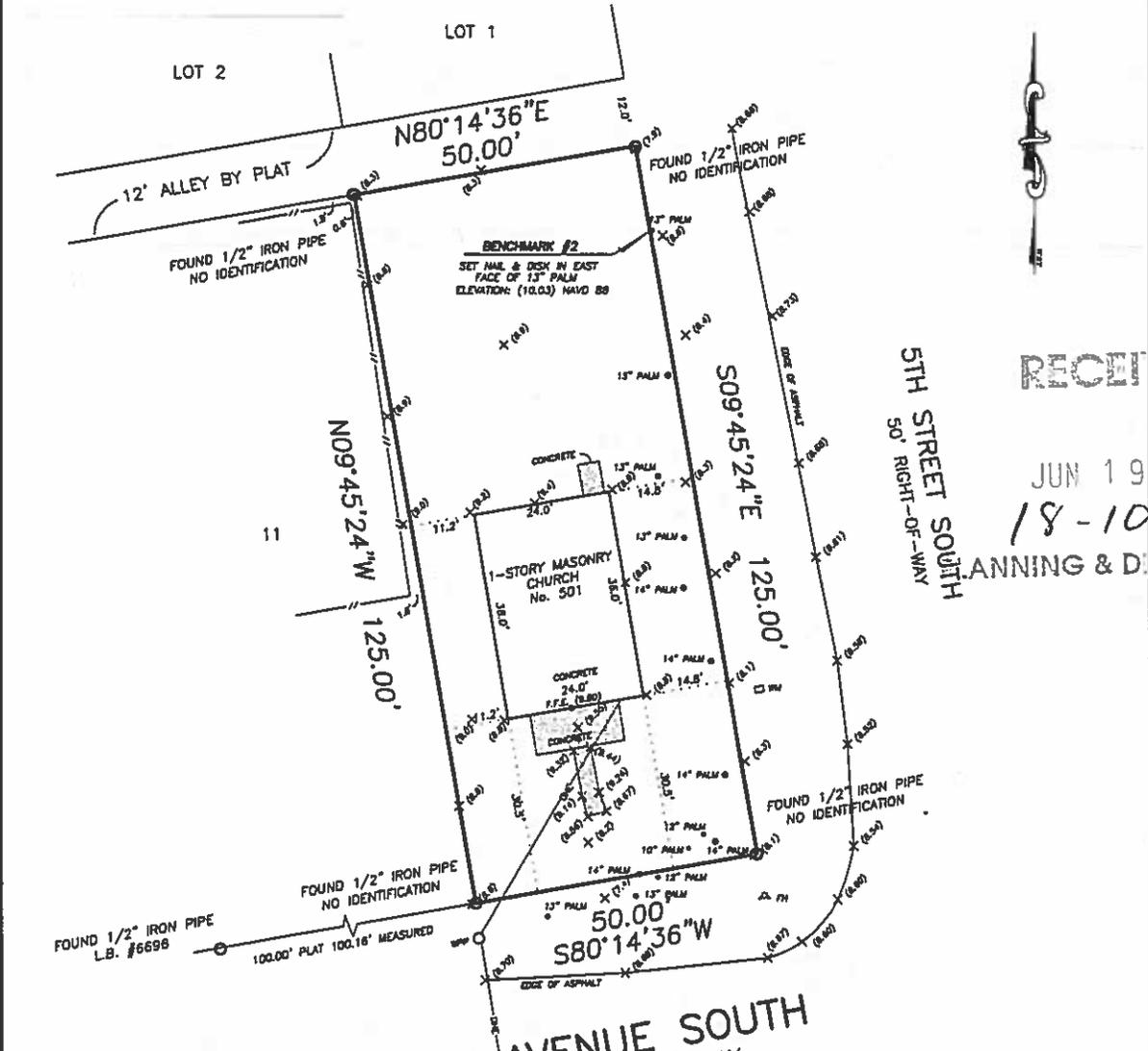
This land has been owned by my family since prior to 1971 and we hope you will see our dedication and commitment to this community. We hope you will approve the 25-foot setback variance, the closing of the alley, and permission to increase paved lot coverage so we can begin our new construction project in an expedient manner. Thank you for your consideration.

Sincerely,

  
Julia T. Samms, MBA & Educator

Existing

MAP SHOWING BOUNDARY, TREE & TOPOGRAPHIC SURVEY OF:  
LOT 12, BLOCK 56, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28  
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



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JUN 19 2018  
18-100119

ANNING & DEVELOPMENT

5TH STREET SOUTH  
50' RIGHT-OF-WAY

6TH AVENUE SOUTH  
80' RIGHT-OF-WAY

NOTES  
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 120310-0417-H, REVISED JUNE 3, 2013  
TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND BEARINGS ARE ASSUMED AND BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE  
N.T.S. DENOTES NOT TO SCALE  
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 56  
--- DENOTES 6' WOOD FENCE EXCEPT AS NOTED  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA  
ELEVATIONS SHOWN AS THIS (B.14) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

LEGEND

ABBREVIATION	DEFINITION
OHE	OVERHEAD ELECTRIC
WM	WATER METER
WPP	WOOD POWER POLE

CERTIFIED TO:  
JULIA THEOLA SAMMS



**DURDEN**  
SURVEYING AND MAPPING, INC.  
1825-B 3RD STREET NORTH  
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

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

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 12, 2018  
SCALE: 1" = 20'  
WORK ORDER NUMBER: 18392

B-9329





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## Top 10 Reasons to Approve 12-Foot Alley Closure

Re: 501 6<sup>th</sup> Avenue South – Owner, Julia T. Samms

JUN 19 2018

18-100119

PLANNING & DEVELOPMENT

1. Owner and nearby neighbors support closure.
2. Unregulated speed of drivers through alley.
3. Safety of Children playing in my rear setback.
4. Alleys are Obsolete and not used nor needed by emergency vehicles to access property.
5. Many alleys are obstructed; i.e. Alley between 5<sup>th</sup> Street South and 4<sup>th</sup> Street South (across from alley in question).
6. Tenants for federal housing are diverting from alley and driving on my lot (see pictures of traffic pattern).
7. Palm trees and bush growth is blocking about 3 feet of alley access, which forces cars to veer towards my lot's rear setback to avoid damaging their vehicle's paint.
8. Alley is not "regularly" maintained by City of Jacksonville Beach.
9. If a fence were installed on my rear setback the alley would be narrowly passable due to vegetation overgrowth. Plus, I am concerned about my fence being damaged if alley closure is not approved.
10. Federal housing is going to be redeveloped and very unlikely that alleys will continue to be path for rear parking.

## Top 7 Reasons to Approve 25 Foot Rear Setback

RECEIVED

Re: 501 6<sup>th</sup> Avenue South – Owner, Julia T. Samms

JUN 25 2018

- PLANNING & DEVELOPMENT
- 1. Neighbors support variance via signed petitions submitted.**
  - 2. Special conditions and circumstances DO exist which are peculiar to the parcel of land.**
    - Lot is adjacent to 12-foot alley.
    - Land and air space between lots would be 67 feet versus the zoning minimum of 60 feet.
    - Corner lot.
  - 3. NO special circumstances and conditions result from my actions.**
    - There would still be 67 feet of air/land space between buildings.
  - 4. Granting the variance will NOT confer upon the applicant any special privileges denied to other parcels of land.**
    - Approved neighbor's variance at 441 6<sup>th</sup> Avenue South.
  - 5. Granting the variance is the MINIMUM variance that will make possible reasonable use of the building (residence).**
    - The home will be a custom structure and will allow maximum square footage of interior space for reasonable size rooms.
    - Aid elderly parent to have adequate space to move around with walker and be wheelchair accessible.
  - 6. Grant of variance will be CONSISTENT with purposes, goals, and objectives of the comprehensive plan.**
    - Greater heated square footage = higher appraised value = higher property taxes.
  - 7. Grant of variance will NOT adversely affect adjacent land.**
    - Decision does not impact neighbor's enjoyment or use of their property.

## Top 7 Reasons to Approve Increased Lot Coverage

RECEIVED

Re: 501 6<sup>th</sup> Avenue South – Owner, Julia T. Samms

JUN 25 2018

1. Neighbors support variance via signed petitions submitted. PLANNING & DEVELOPMENT
2. **Special conditions and circumstances DO exist which are peculiar to the parcel of land.**
  - Aid elderly parent to have easily navigate exterior of home with walker and be wheelchair accessible.
3. **NO special circumstances and conditions result from my actions.**
  - Approved neighbor's variance at 441 6<sup>th</sup> Avenue South.
4. **Granting the variance will NOT confer upon the applicant any special privileges denied to other parcels of land.**
  - Approved neighbor's variance at 441 6<sup>th</sup> Avenue South.
5. **Granting the variance is the MINIMUM variance that will make possible reasonable use of the building (residence).**
  - The home will be a custom structure and will allow maximum square footage of interior space for reasonable size rooms.
  - Aid elderly parent to have easily navigate exterior of home with walker and be wheelchair accessible.
6. **Grant of variance will be CONSISTENT with purposes, goals, and objectives of the comprehensive plan.**
  - Greater heated square footage = higher appraised value = higher property taxes
7. **Grant of variance will NOT adversely affect adjacent land.**
  - Decision does not impact neighbor's enjoyment or use of their property.

\* Neighbor Directly  
Across 5th Street South

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

RECEIVED

JUN 25 2018  
18-100119  
PLANNING & DEVELOPMENT

I, (print name) Donna I. Holland at address  
493 6<sup>th</sup> Ave So. Jax. Bch Fl., hereby attest and  
wholeheartedly support the variance request being made by  
Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Donna I. Holland Date 6/19/18

Phone number: 863-303-7377

Email Address: holl804152@yahoo.com

To: City of Jacksonville Beach

\* Neighbor Directly Behind Lot

Date: June 17, 2018

\* They are adjacent to rear setback/alley

Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach

Variance Application

I, (print name) JOSH Krzefchich at address SW 5TH AVE S. 32250, hereby attest and wholeheartedly support the variance request being made by

Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach

RECEIVED

Support for Variance includes:

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18-100119

PLANNING & DEVELOPMENT

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot-backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature [Signature] Date 6.24.18

Phone number: (407) 637-6276

Email Address: jkrzefchich@gmail.com

To: City of Jacksonville Beach

Date: June 17, 2018

Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

*\* Neighbor Directly Across  
from church on 6<sup>th</sup>  
Avenue South*

*\* She owns 4 lots  
- 2 on 7<sup>th</sup> where house  
is  
- 2 lots of 6<sup>th</sup> Ave.  
as huge backyard*

I, (print name) Carol Brymer at address  
471 7<sup>th</sup> Ave South, hereby attest and  
wholeheartedly support the variance request being made by

Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach

RECEIVED

Support for Variance includes:

JUN 25 2018

18-100119

PLANNING & DEVELOPMENT

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Carol Brymer Date 6/24/18

Phone number: 904-246-2723 (land line)

Email Address: \_\_\_\_\_

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

\* Neighbor says he had 49% lot coverage approved & reduction on rear setback

I, (print name) Lawrence Law Jr. at address 614 6<sup>th</sup> Ave South, hereby attest and wholeheartedly support the variance request being made by Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

RECEIVED

Support for Variance includes:

JUN 25 2018  
18-100119

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature [Signature] Date 6/24/2018  
Phone number: 904-655-4815  
Email Address: [Signature]

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

I, (print name) Catherine L. Fletcher at address  
576-16<sup>th</sup> Ave South Jax Bch FL, hereby attest and  
wholeheartedly support the variance request being made by

Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

RECEIVED

JUN 25 2018

18-100119

PLANNING & DEVELOPMENT

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Catherine L. Fletcher Date 6/25/18

Phone number: 904-249-0813

Email Address: cathy.fletcher@att.net

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

I, (print name) Max Gurdowski at address 575 6<sup>th</sup> Ave South, hereby attest and wholeheartedly support the variance request being made by Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

RECEIVED

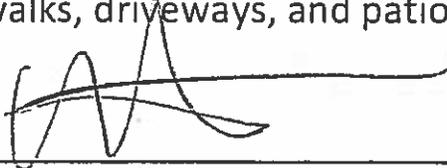
Support for Variance includes:

JUN 25 2018

18-100119

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature



Date

6/24/18

Phone number:

908-872-0713

Email Address:

Cmatthes@jacksonville.edu

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

I, (print name) JAMES MEYER at address 1000 6<sup>th</sup> AVE. S., hereby attest and wholeheartedly support the variance request being made by Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

RECEIVED

Support for Variance includes:

JUN 25 2018  
18-100119

PLANNING & DEVELOPMENT

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley—thus creating an even greater setback from adjacent properties.
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3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature James A. Meyer Date 10/24/18

Phone number: \_\_\_\_\_

Email Address: Slm J. 684@COMAIL.COM

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

I, (print name) MARY ANN RICE at address 476 6<sup>th</sup> AVE. SOUTH, hereby attest and wholeheartedly support the variance request being made by

Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach

JUN 25 2018

18-100119

PLANNING & DEVELOPMENT

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
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3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Mary Ann Rice Date 6/24/2018

Phone number: 904 - 270 - 8168 (landline)

Email Address: \_\_\_\_\_

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

I, (print name) Shelley Vail at address 467 7<sup>th</sup> Ave S, Jax Beach, hereby attest and wholeheartedly support the variance request being made by

Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

RECEIVED

Support for Variance includes:

JUN 25 2018

18-100119

PLANNING & DEVELOPMENT

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even-greater setback from adjacent properties.
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3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Shelley B. Vail Date 6/24/18

Phone number: 619 889 5469

Email Address: Shelleybvail@gmail.com

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

I, (print name) HELEN ROTH at address  
480 7<sup>th</sup> AVE S., JAX BEACH, hereby attest and  
wholeheartedly support the variance request being made by  
Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

RECEIVED

Support for Variance includes:

JUN 25 2018  
18-100119

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature HR Date 6.24.18

Phone number: 904-477-8095

Email Address: \_\_\_\_\_

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

RECEIVED

JUN 19 2018  
18-100119  
PLANNING & DEVELOPMENT

I, (print name) Lori Manis at address 441 6<sup>th</sup> Ave S, Jax Beach, FL 32250 hereby attest and wholeheartedly support the variance request being made by Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

- W 1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
- W 2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
- W 3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Lori Manis Date 6-18-18

Phone number: 904-838-9011

Email Address: Lori.Manis@att.net

RECEIVED

JUN 19 2018

18-100119

PLANNING & DEVELOPMENT

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

I, (print name) Heather Houghton at address 466 6<sup>th</sup> Ave S Jacksonville, FL 32250 hereby attest and wholeheartedly support the variance request being made by Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Heather Houghton Date 6/16/18

Phone number: 904-568-8440

Email Address: hhoughton1127@yahoo.com

RECEIVED

To: City of Jacksonville Beach

Date: June 17, 2018

JUN 19 2018  
18-100119

Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach

PLANNING & DEVELOPMENT

Variance Application

I, (print name) Jessica Clabot at address  
523 6<sup>th</sup> Ave S, hereby attest and  
wholeheartedly support the variance request being made by

Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature J Clabot Date 6/17/18

Phone number: 904-881-9807

Email Address: JessicaClabot@gannex.com

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

RECEIVED

JUN 19 2018

18-100119

PLANNING & DEVELOPMENT

I, (print name) Teresa Davis at address  
558 6<sup>th</sup> Ave South, hereby attest and  
wholeheartedly support the variance request being made by  
Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Teresa Davis Date 6-17-18

Phone number: 904-422-7256

Email Address: Tctdw1976@yahoo.com

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

RECEIVED  
JUN 19 2018  
18-100119  
PLANNING & DEVELOPMENT

I, (print name) HELEN PENN at address  
477<sup>th</sup> Ave. S. Jacksonville, FL 32250 hereby attest and  
wholeheartedly support the variance request being made by  
Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Helen Penn Date 6-18-18  
Phone number: (904) 463-0927  
Email Address: brookspann@aol.com

RECEIVED

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

JUN 19 2018  
18-100119  
PLANNING & DEVELOPMENT

I, (print name) SOMER AGNOR at address 407 6<sup>th</sup> AVE SOUTH JAV. BEACH FL 32250, hereby attest and wholeheartedly support the variance request being made by

Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Somer Agnor Date 6/19/18

Phone number: 904 236 0452

Email Address: SOMERAGNOR@GMAIL.COM

RECEIVED

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

JUN 19 2018  
18-100119  
PLANNING & DEVELOPMENT

I, (print name) Mymie Oakleaf at address  
459 6<sup>th</sup> Ave. South, hereby attest and  
wholeheartedly support the variance request being made by  
Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Mymie Oakleaf Date 6-19-2018  
Phone number: 352-220-3719  
Email Address: SAILORMYMIIE@HOTMAIL.COM

RECEIVED

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

JUN 19 2018  
18-100119  
PLANNING & DEVELOPMENT

I, (print name) MARION ACHLEY at address  
537 6<sup>th</sup> Ave S 32250, hereby attest and  
wholeheartedly support the variance request being made by  
Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Marion Achley Date 6-19-2018  
Phone number: 703 618 2095  
Email Address: ormanand23@yahoo.com

RECEIVED

To: City of Jacksonville Beach  
Date: June 17, 2018  
Re: 501 6<sup>th</sup> Avenue South, Jacksonville Beach  
Variance Application

JUN 19 2018  
18-100119  
PLANNING & DEVELOPMENT

I, (print name) Patricia D. Taylor at address  
6 ave. South, hereby attest and  
wholeheartedly support the variance request being made by  
Julia Samms, owner of 501 6<sup>th</sup> Avenue South, Jacksonville Beach.

Support for Variance includes:

1. Reduce from 30 foot to 25 Foot Rear Setback due to the fact the lot backs up to a 12 foot alley thus creating an even greater setback from adjacent properties.
2. Fence off Alley Access - install 6 foot tall fence to block 12 foot alley that is not being maintained by City of Jacksonville Beach. In addition, renters from the federal housing development are driving through my lot to access 5th street versus using cul-de-sac on opposite side.
3. Increase paved lot coverage from 35% to 47.62% to pave sidewalks, driveways, and patios that would have been gravel.

Signature Patricia Taylor Date 6-18-18  
Phone number: (904) 703-8694  
Email Address: Pattaylor555@aol.com



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, August 7, 2018

7:00 PM

Council Chambers

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#### 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

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

#### EX-PARTE COMMUNICATION

APPROVAL OF MINUTES          None

CORRESPONDENCE          None

OLD BUSINESS          None

**NEW BUSINESS**

- a. **Case Number:** **BOA 18-100119**  
**Applicant/Owner:** Julia T. Samms  
**Property Address:** 501 South 6<sup>th</sup> Avenue  
**Parcel ID:** 176000-0010  
**Current Zoning:** RM-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s) 34-339(e)(3)c.3, for a rear yard setback of 25 in lieu of 30 feet required; and 34-339(e)(3)g., for an accessory structure setback (sidewalk) of 4 feet, in lieu of 5 feet required; and 34-337, for 3 parking spaces in lieu of 4 required; to allow construction of a new two-unit multifamily dwelling, for legally described as *Lot 12, Block 56, Pablo Beach South.***

Miscellaneous Info: No previous variance requests.

Notes:

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- b. **Case Number:** **BOA 18-100120**  
**Applicant/Owner:** Rebecca Rowland  
**Property Address:** 977 South 15<sup>th</sup> Avenue  
**Parcel ID:** 176910-1000  
**Current Zoning:** RS-2  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; to replace and expand driveway to an existing single-family dwelling for property legally described as *Lot 8, Block 150, Oceanside Park.***

Miscellaneous Info: No previous variance requests.

Notes:

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- c. **Case Number:** **BOA 18-100123**  
**Applicant:** Ryan Wetherhold  
**Owner:** 2017 North 3<sup>rd</sup> Street, LLC  
**Property Address:** 2017 North 3<sup>rd</sup> Street  
**Parcel ID:** 175428-0000  
**Current Zoning:** C-1 to RM-1 Standards  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)** 34-339(e)(4)c.2, for side yard setbacks of 5 feet in lieu of 10 feet required; and 34-339(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet required; 34-373(d) for a parking area setback of 0 feet in lieu of 5 feet required; to allow construction of a four-unit town house development for property legally described as *Elton Realty Co.'s Replat Lots 3, 4 (ex South 5.50 feet), Block 203*.  
**Miscellaneous Info:** Two previous variance applications (BOA# 48-97 and BOA# 15-100190, and two previous conditional use applications (PC# 15-18 and PC# 18-05.)

Notes:

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- d. **Case Number:** **BOA 18-100124**  
**Applicant:** Stephen Jenkins  
**Owner:** Louis and Erin Lambremont  
**Property Address:** 220 South 40<sup>th</sup> Avenue  
**Parcel ID:** 180421-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)c., for a rear yard setback of 22 feet, in lieu of 30 feet required for a covered pool deck; and for 34-337(e)(1)e., fo34-336(e)(1)c.1, for a 10 foot front yard setback limited to open porches, 15 feet for enclosed habitable space, and 18 feet for garage walls, in lieu of 25 feet required; 34-336(e)(1)c.2, for side yard setbacks of 15 feet total, provided that no side yard is less than 5 feet, in lieu of 10 feet each; a rear yard setback of 20 feet in lieu of 30 feet required; and 34-336(e)(1)e., for 50% lot coverage in lieu of 35% maximum; to allow for construction of a new single-family dwelling, for property, legally described as *Lot 2, Block 1, Avalon, Unit No. 2*.  
**Miscellaneous Info:** No previous variance requests.

Notes:

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- e. **Case Number:** **BOA 18-100127**  
**Applicant/Owner:** Jared and Hilary Libman  
**Property Address:** 208 South 35<sup>th</sup> Avenue  
**Parcel ID:** 180608-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e.**, for 49.7% lot coverage, in lieu of 35% maximum; to allow an addition of a paver patio to an existing single-family dwelling for property legally described as *Lots 3, 4, Block 17, R/P Unit No. 1 Atlantic Shores*.  
**Miscellaneous Info:** One previous variance request (BOA# 14-100195).

Notes:

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- f. **Case Number:** **BOA 18-100129**  
**Applicant:** Atkins Builders, Inc.  
**Agent:** John Atkins  
**Owner:** The Palms of Jacksonville  
**Property Address:** 2016 North 1<sup>st</sup> Street  
**Parcel ID:** Portion of 175405-0000 and 175406-0000  
**Current Zoning:** RS-1  
**Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2**, for a 5 foot southerly side yard setback for the north units and a 2 foot northerly side yard setbacks for the south units, in lieu of 10 feet required; **34-340(e)(1)f.**, for 42.9% lot coverage, for the south units, and 41.5% lot coverage for the north units, in lieu of 35% maximum; **34-340(e)(1)h.**, for an accessory structure setback of 1 foot, in lieu of 5 feet required; for patios and walkways, **34-373**, for a parking area setback of 4 feet, in lieu of 5 feet required; to allow construction of two new two-family dwellings, for property legally described as *Lots 1, 2, Block 202, together with the west half of a closed alley, Ordinance No. 5386 (as currently monumented & possessed) Ocean Villa Replat*.  
**Miscellaneous Info:** One previous variance request (BOA# 18-100057) and one previous conditional use (PC# 58-17).

Notes:

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- g. **Case Number:** **BOA 18-100130**  
**Applicant/Owner:** Eric and Tiffany Marus and Patricia Green  
**Property Address:** 1808 North 6<sup>th</sup> Avenue  
**Parcel ID:** 177922-0000  
**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 17 feet, in lieu of 25 feet required; and 34-336(e)(1)e., for 59% lot coverage, in lieu of 35% maximum; to allow a two-story addition to an existing single-family dwelling for property legally described as Lot 6, and the east 25 feet of Lot 7, Block 2, Pine Grove Unit No. 4.**  
**Miscellaneous Info:** No previous variance request.

Notes:

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**PLANNING DEPARTMENT REPORT** The next scheduled meeting is **Tuesday, August 21, 2018.**

There are five (5) 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.*



# APPLICATION FOR VARIANCE

BOA No. 18-100120  
HEARING DATE 8-7-2018

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

JUN 22 2018

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: Rebecca Rowland Telephone: (904) 307-0886  
 Mailing Address: 977 15th Avenue S. E-Mail: rowlanddarlene@comcast.net  
Jacksonville Beach, FL 32250

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

Landowner Name: Rebecca Rowland Telephone: (904) 307-0886  
 Mailing Address: 977 15th Avenue S. E-Mail: rowlanddarlene@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

Street address of property AND Real Estate Number: 977 15th Avenue S. RE#176910-1000  
 Legal description of property (Attach copy of deed): Lot 8, Block 150, Oceanside Park  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Driveway is narrow and cracked. (30+ yrs old) Only accommodates 1 vehicle. Propose widening of driveway to serve the homeowner's parking needs more effectively. Paver drive will enhance the front appearance asthetically.  
Pool decking recently added exceeds 35% coverage by 3%. In order to facilitate these changes a slight deviation from the maximum lot coverage is requested. (only requesting additional 7% coverage for a total of 42%)

### AFFIDAVIT

I, Rebecca Rowland, 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.

Rebecca D. Rowland  
APPLICANT SIGNATURE

Rebecca Rowland  
PRINT APPLICANT NAME

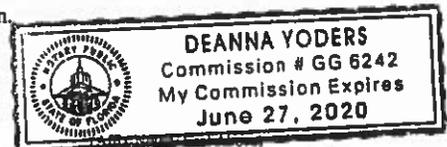
6-22-18  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 22 day of June, 2018 by Rebecca Rowland, who is personally known to me or has produced FL DL as identification.

Deanna Yoders  
NOTARY PUBLIC SIGNATURE

Deanna Yoders  
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X  
 CODE SECTION (S): Section 34-337 (e)(1) e. for lot coverage of 42% to 35% maximum to replace and expand driveway to existing single family dwelling.  
Lot Size 6,250  
Existing Lot Coverage = 38%

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100120

**Section 34-281**

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

JUN 22 2018

**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.

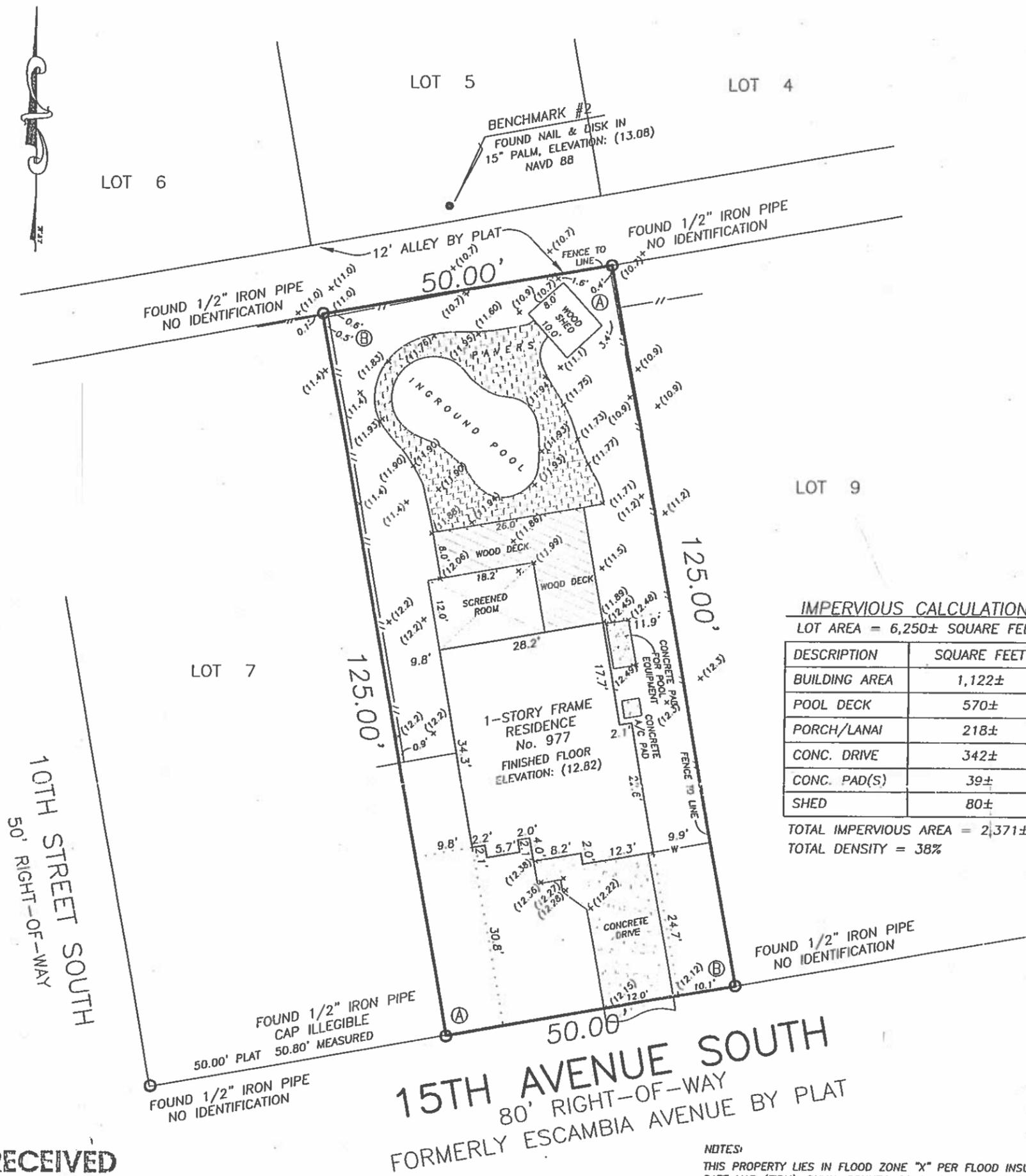
PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	narrow lot (50') with single garage and driveway to only accommodate 1 vehicle
Special circumstances and conditions do not result from the actions of the applicant.	yes	home was not build by homeowner
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	Many properties in the area have obtained lot coverage variances for considerably more lot coverage.
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	would cause continuous hardship in parking and reduce pool deck area
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	only requesting 7% increase over the standard 35% coverage
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	no affect on adjacent properties

Existing MY original

**MAP SHOWING BOUNDARY SURVEY OF:**

LOT 8, BLOCK 150, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



**IMPERVIOUS CALCULATIONS**

LOT AREA = 6,250± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,122±
POOL DECK	570±
PORCH/LANAI	218±
CONC. DRIVE	342±
CONC. PAD(S)	39±
SHED	80±

TOTAL IMPERVIOUS AREA = 2,371±  
TOTAL DENSITY = 38%

**NOTES:**  
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-H, REVISED JUNE 3, 2013  
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 150  
-//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED  
-W- DENOTES 6' WIRE 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.  
ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED

**ANGLE TABLE**

A	= 89°54'00"
B	= 90°06'00"

REVISED 06/11/2018 TO RECALCULATE IMPERVIOUS AREAS  
RECHECKED: MAY 29, 2018 TO SHOW POOL FINAL AND BOUNDARY SURVEY; W.O.#18343

RECEIVED

JUN 22 2018  
18-100120

PLANNING & DEVELOPMENT

CERTIFIED TO:  
MILLS E. & REBECCA D. ROWLAND

**DURDEN**  
SURVEYING AND MAPPING, INC.  
1825-B 3RD STREET NORTH  
JACKSONVILLE BEACH, FLORIDA 32250  
(904) 853-6822 FAX 853-6825  
LICENSED BUSINESS NO. 6696

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

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

*Bruce Durdan*  
FLORIDA REGISTERED SURVEYOR No. 4707  
BRUCE DURDEN

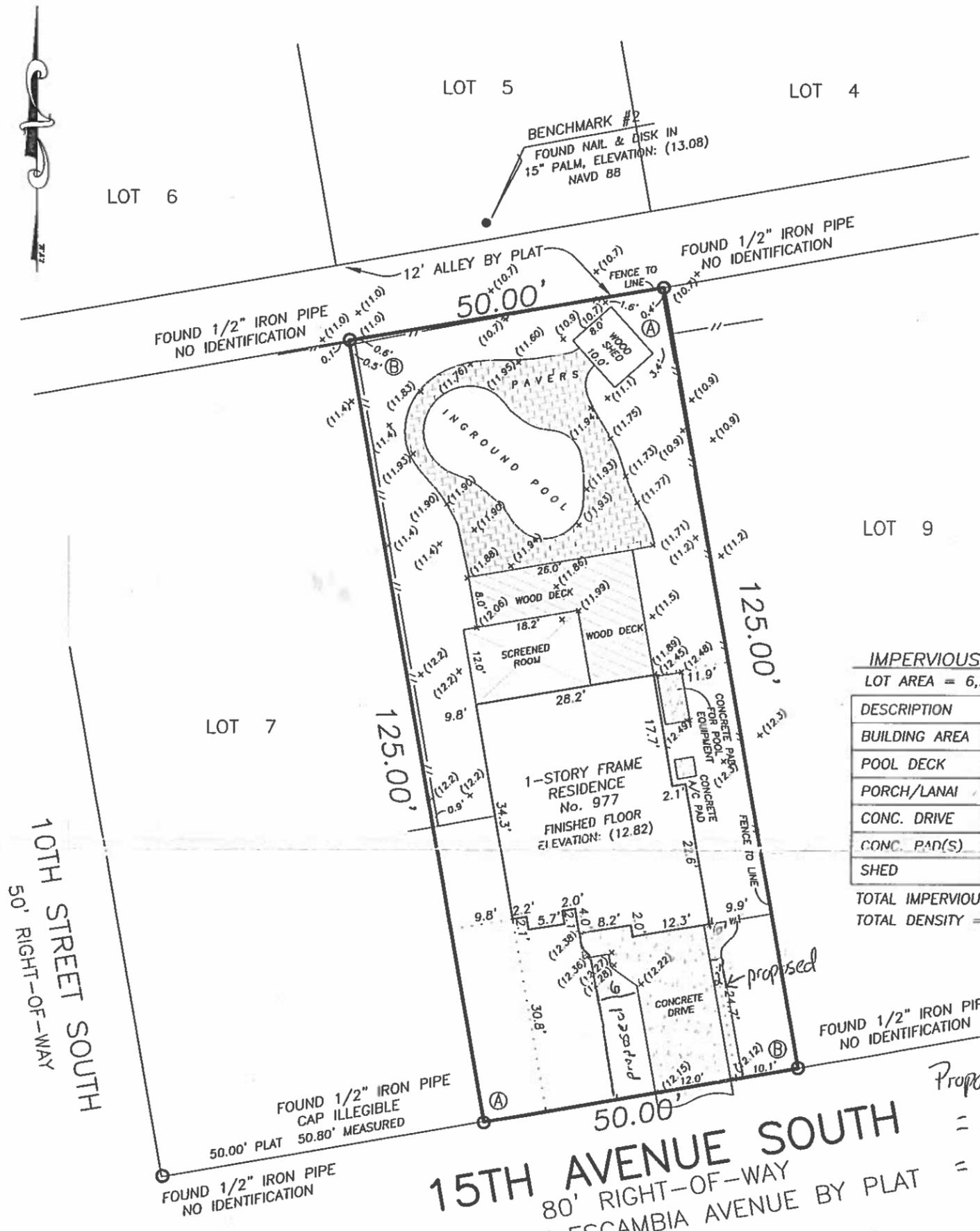
SIGNED: \_\_\_\_\_ JANUARY 16, 2018  
SCALE: 1" = 20'  
WORK ORDER NUMBER: 18021

B-9242

Proposed

**MAP SHOWING BOUNDARY SURVEY OF:**

LOT 8, BLOCK 150, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



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

DESCRIPTION	SQUARE FEET
BUILDING AREA	1,122±
POOL DECK	570±
PORCH/LANAI	218±
CONC. DRIVE	342± 549
CONC. PAD(S)	39±
SHED	80±
TOTAL IMPERVIOUS AREA = 2,371±	
TOTAL DENSITY = 38%	

Proposed driveway 549 SF  
 = 2578 SF total  
 = 42% coverage

**RECEIVED**

JUN 22 2018  
 18-100120  
 PLANNING & DEVELOPMENT

BENCHMARK #1  
 FOUND NAIL & DISK IN ASPHALT, ELEVATION: (11.99) NAVD 88

CERTIFIED TO:  
 MILLS E. & REBECCA D. ROWLAND

**ANGLE TABLE**

A	= 89°54'00"
B	= 90°06'00"

**NOTES:**  
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-H, REVISED JUNE 3, 2013  
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 150  
 -//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED  
 -W- DENOTES 6' WIRE 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.  
 ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED

REVISED 06/11/2018 TO RECALCULATE IMPERVIOUS AREAS  
 RECHECKED: MAY 29, 2018 TO SHOW POOL FINAL AND BOUNDARY SURVEY; W.O.#18343

**DURDEN**  
 SURVEYING AND MAPPING, INC.  
 1825-B 3RD STREET NORTH  
 JACKSONVILLE BEACH, FLORIDA 32250  
 (904) 853-6822 FAX 853-6825  
 LICENSED BUSINESS NO. 6696

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

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

*[Signature]*  
 FLORIDA REGISTERED SURVEYOR No. 707

SIGNED: JANUARY 26, 2018  
 SCALE: 1" = 120'  
 WORK ORDER NUMBER: 18021

B-9242



# APPLICATION FOR VARIANCE

BOA No. 18-100123  
HEARING DATE 8-7-2018

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

JUN 25 2018

### APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Ryan Wetherhold Telephone: 904-333-7873  
 Mailing Address: 11 12<sup>th</sup> St. South E-Mail: re904@icloud.com  
Jacksonville Beach, FL 32250  
 Agent Name: Same as applicant Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: 2017 N Third St, LLC Telephone: 904-493-7888  
 Mailing Address: 1140 Beach Ave E-Mail: Bplatoek@FloridaRetailGroup.com  
Atlantic Beach, FL 32233

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: 2017 North 3rd St. / 1754380000  
 Legal description of property (Attach copy of deed): Elton Realty CO'S R/P - Lots 3,4 (EX 5 S. 50 FT) - BLK 203  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Parcel is landlocked on A1A with no alternative ingress or egress. Additional front yard set back is needed. The site has undesirable soil conditions and expanded footprint into side yard is needed. This will also alleviate drainage and to better distribute the weight of the structures.

### AFFIDAVIT

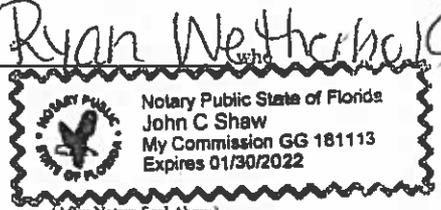
I, Ryan Wetherhold, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

[Signature] Ryan Wetherhold 6/6/18  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6<sup>th</sup> day of June, 2018 by Ryan Wetherhold who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature] John C Shaw  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 (RM-1 standards) FLOOD ZONE: X  
 CODE SECTION (S): Section 34.339 (e)(4)C2 for side yard setbacks of 5' ILO 10' required, and (e)(4)C3 for a rear yard setback of 20' ILO 30'. Section 34.373 (d) for a parking area setback of 0' ILO 5' required to allow construction of a four unit townhouse development.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100123

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

JUL 25 2018

**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	Parcel fronts State Road A1A, therefore additional turning radius is need to provide safe ingress and egress. Additionally, problematic soil prevents typical construction.
Special circumstances and conditions do not result from the actions of the applicant.	yes	The approval of this application will allow for a much improved development.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	This application is in line with requests that similar parcels have gotten approved.
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	Due to State Road A1A, home owners can not back out and therefore must be provided a turning radius to exit safely.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	This request is needed as presented to ensure safe ingress and egress to the property. Also, to contain any runoff, flood water, etc.
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	The request in this application will increase the desirability of the entire block.

Property Ownership Affidavit

Date: 4/27/18

RECEIVED

City of Jacksonville Beach  
Board of Adjustment &/or Planning Commission

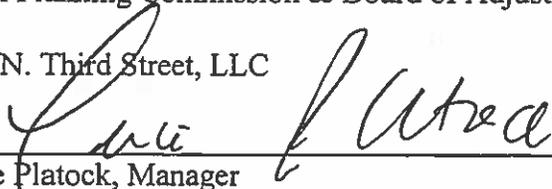
JUN 25 2018  
18-100123  
PLANNING & DEVELOPMENT

Re: Ownership Certification  
2017 Third Street North, Jacksonville Beach, 32250 (RE175438-0000)

Gentleman:

I, Leslie Platock as Manager of 2017 N. Third Street, LLC hereby certify that I am the Owner of the property described in the attached legal description, Exhibit A in connection with filing application(s) for conditional use & building code variance submittals to the City of Jacksonville Beach Planning Commission & Board of Adjustment.

2017 N. Third Street, LLC

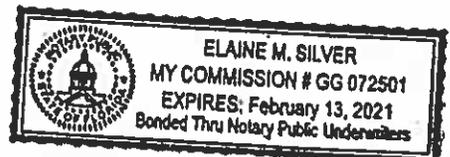
  
\_\_\_\_\_  
Leslie Platock, Manager  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30<sup>th</sup> day of April (month), 2018 by Leslie Platock as Manager of 2017 N. Third Street, LLC on behalf of said entity, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)

Agent Authorization



Date: 4/27/18

RECEIVED

City of Jacksonville Beach  
Board of Adjustment & Planning Commission

JUN 25 2018

18-100123

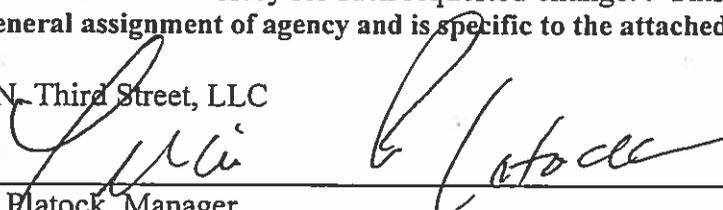
PLANNING & DEVELOPMENT

Re: Agent Authorization for the following site location:  
2017 Third Street North, Jacksonville Beach, 32250 (RE175438-0000)

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit A attached hereto. Said owner hereby authorizes and empowers **Ryan Wetherhold** to act as agent to file application(s) for **conditional use & building code variance** for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change. . **This Authorization shall not be regarded as a general assignment of agency and is specific to the attached instrument and related documents.**

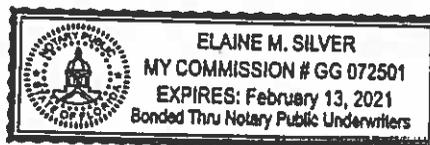
2017 N. Third Street, LLC

  
\_\_\_\_\_  
Leslie Platock, Manager  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30th day of April (month), 2018 by Leslie Platock as Manager of 2017 N. Third Street, LLC on behalf of said entity, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)





Ref. 18-100123

**CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8897**

May 30, 2018

Ryan Wetherhold  
19 12<sup>th</sup> Street South  
Jacksonville Beach, FL 32250

**RE: Planning Commission Case: PC# 15-18  
Conditional Use Application for a four-unit fee-simple townhouse  
development for property located at 2017 North 3rd Street.**

The City of Jacksonville Beach Planning Commission met on Tuesday, May 29, 2018 in Council Chambers to consider your **Conditional Use Application** for a four-unit fee-simple townhouse development for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code for property located at 2017 North 3rd Street.

**The request was Approved.**

Please remove the public notice posted on the property. You may now submit a concept plat application. Please provide a copy of this letter with any applications or building permits. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP  
Senior Planner

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





ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Ref. 18-100123

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

November 15, 2005

The Lofts of North Beach, LLC.  
c/o Pete Russo  
486 Osceola Avenue  
Jacksonville Beach, FL 32250

RE: Planning Commission Case PC#18-05  
Multi-family use in a Commercial Limited Zoning District

Dear Mr. Russo:

The City of Jacksonville Beach Planning Commission met on Monday, October 24, 2005 in the Council Chambers to consider your application for conditional use approval of a proposed multi-family residential use in a *Commercial General: C-1* zoning district, pursuant to Section 34-343(d)(11) of the Jacksonville Beach Land Development Code for the property located at 2017 North 3<sup>rd</sup> Street. Your request was approved with the condition that the project provides access to 3<sup>rd</sup> Street using a one-way pair of driveways, as shown on site plan submitted.

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

Sincerely,

Chandra M. Tolman  
Senior Secretary  
Planning & Development  
City of Jacksonville Beach



Ref. 18-100123

CERTIFIED MAIL# 7012 2210 0002 4634 6941

December 2, 2015

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

David Weekly Homes  
c/o Keith Donnelly  
680 Crosswater Parkway  
Ponte Vedra FL 32081

RE: BOA# 15-100190  
2017 North 3<sup>rd</sup> Street  
(Lots 3 and 4, less and except the south 5.5 feet of Lot 4, Block 203, *Elton Realty Company's Replat*)

Dear Mr. Donnelly,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, December 1, 2015, to consider your application for a variance from the requirements of the Land Development Code.

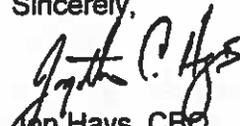
As indicated in the application, the request was for the following:

- 34-339(e)(4)c.3, for a rear yard of 15 feet in lieu of 30 feet required;
- 34-339(e)(4)e, for 68% lot coverage in lieu of 65% maximum; and
- 34-373(d), for a parking area setback of 1 foot in lieu of 5 feet minimum

To allow for a four (4) unit townhouse dwelling.

The Board *Denied* the request.

Please remove the public hearing notice posted on the property. If you have any questions please feel free to call me at (904) 247-6235.

Sincerely,  
  
Jon Hays, CEO  
Building Department





# City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

*Ref. 18-100123*

June 19, 1997

Warren K Anderson, Jr  
2029 N 3rd Street  
Jacksonville Beach, FL 32250

RE: Case No. BOA 48-97  
2017 N 3rd Street

Dear Mr. Anderson:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m., June 17, 1997 to consider your variance application.

As indicated in the application, the request was for a variance to allow for 23 in lieu of 26 required parking spaces, to accommodate the addition of a deposition facility to an existing office facility. Due to no one present to represent your request at the meeting on June 17, 1997; your request has been carried over to the July 1, 1997 meeting.

The Board of Adjustment, for the City of Jacksonville Beach, will meet and hold a public hearing at 7:30 p.m. on Tuesday, July 1, 1997, in the East Training Room #131, at the Operations and Maintenance Facility, 1460-A Shetter Avenue, Jacksonville Beach, to consider this variance application.

It is mandatory that you, or a representative, attend this meeting.

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

Sincerely,

*Beverly Clarkson*

Beverly Clarkson  
Senior Secretary

cc: Jim McCue

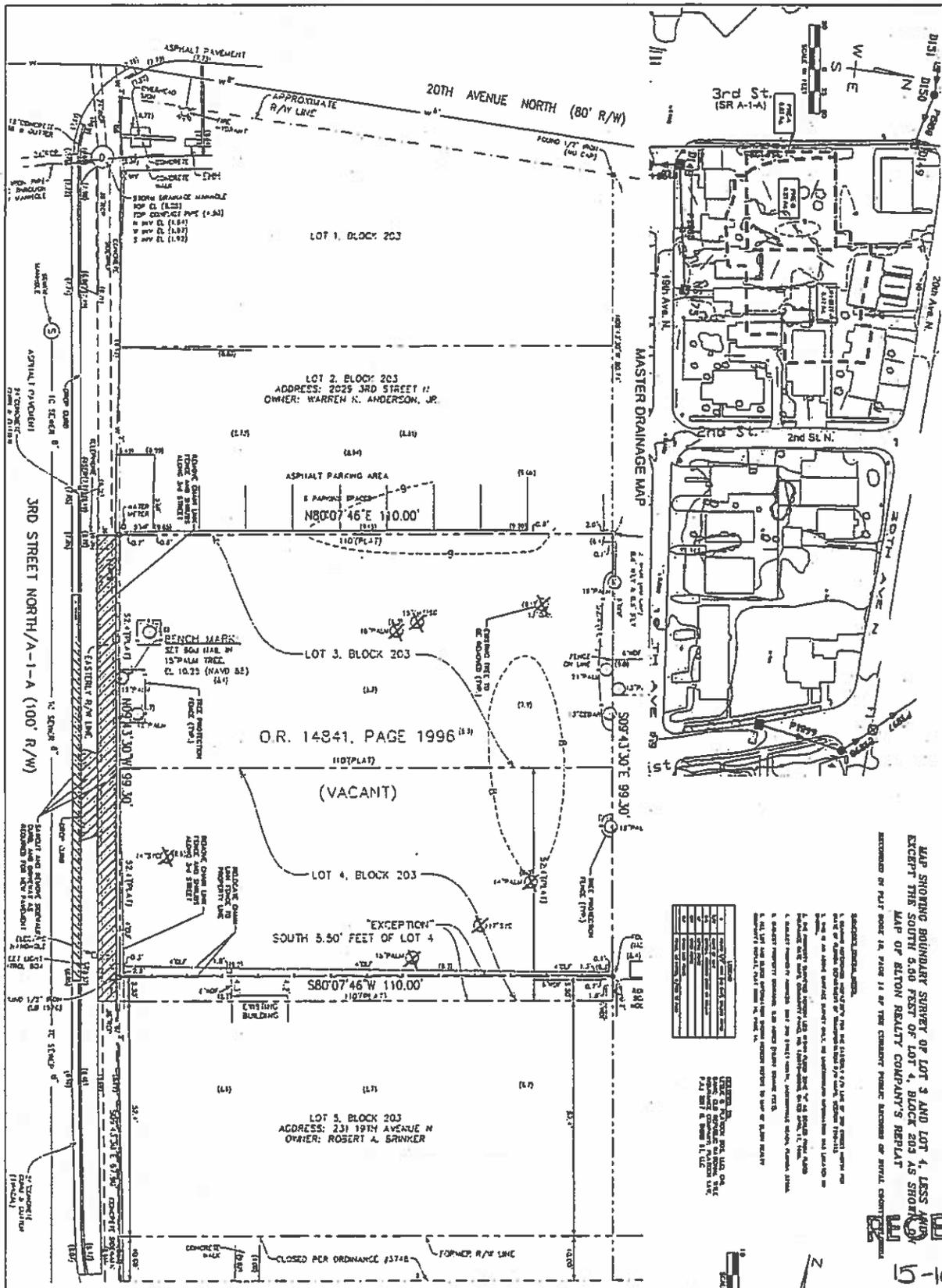


PLANNING & DEVELOPMENT

18-100123

JUN 25 2018

RECEIVED



NO.	DATE	DESCRIPTION
1	08/14/14	PREPARED FOR THE CLIENT
2	08/14/14	REVISIONS
3	08/14/14	REVISIONS
4	08/14/14	REVISIONS
5	08/14/14	REVISIONS
6	08/14/14	REVISIONS
7	08/14/14	REVISIONS
8	08/14/14	REVISIONS
9	08/14/14	REVISIONS
10	08/14/14	REVISIONS

RECORDED IN PLAT BOOK 18, PAGE 11 OF THE CHIEF PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

MAP SHOWING BOUNDARY SURVEY OF LOT 3 AND LOT 4, LESS AN AREA EXCEPT THE SOUTH 5.50 FEET OF LOT 4, BLOCK 203 AS SHOWN ON MAP OF BROWN REALTY COMPANY'S REPLAT.

RECORDED IN PLAT BOOK 18, PAGE 11 OF THE CHIEF PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**RECEIVED**  
 15-100190  
 OCT 20 2015

PLANNING & DEVELOPMENT

DATE	BY	REVISIONS
08/14/14	PLM	PREPARED FOR THE CLIENT
08/14/14	PLM	REVISIONS



3246 OVERLOOK DRIVE, WOPRINE BEACH, FLORIDA 32266  
 TEL: (904) 247-1753 FAX: (904) 247-3444 CERT. OF AUTHORIZATION 0422

**PLATOCK OFFICE - RETAIL**  
 2017 3rd AVENUE NORTH, JACKSONVILLE BEACH, FL 32250  
 PREPARED FOR: 2017 R. DRD ST. LLC

**EXISTING CONDITIONS AND DEMO PLAN**





# APPLICATION FOR VARIANCE

BOA No. 18-100123  
HEARING DATE 8-7-2018

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

JUN 25 2018

### APPLICANT INFORMATION

Applicant Name: Ryan Wetherhold Telephone: 904-333-7873  
 Mailing Address: 19 12<sup>th</sup> St. South E-Mail: re904@icloud.com  
Jacksonville Beach, FL 32250

Agent Name: Same as applicant Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

PLANNING & DEVELOPMENT

Landowner Name: 2017 N Third St, LLC Telephone: 904-993-7888  
 Mailing Address: 1140 Beach Ave E-Mail: Bplatoek@FloridaRetailGroup.com  
Atlantic Beach, FL 32233

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: 2017 North 3<sup>rd</sup> St. / 1754380000  
 Legal description of property (Attach copy of deed): Elton Realty CO'S R/P - LOTS 3,4 (EX 5 S. 50 FT) - BLK 203  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Parcel is landlocked on A1A with no alternative ingress or egress. Additional front yard set back is needed. The site has undesirable soil conditions and expanded footprint into side yard is needed. This will also alleviate drainage and to better distribute the weight of the structures.

### AFFIDAVIT

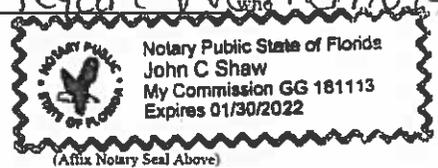
I, Ryan Wetherhold, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary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

[Signature] Ryan Wetherhold 6/6/18  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6<sup>th</sup> day of June, 2018 by Ryan Wetherhold who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature] John C. Shaw  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 (RM-1 standards) FLOOD ZONE: X  
 CODE SECTION (S): Section 34.339 (e)(4)C2 for side yard setbacks of 5' I.L.O 10' required, and (e)(4)C3 for a rear yard setback of 20' I.L.O 30', Section 34.373 (d) for a parking area setback of 0' I.L.O 5' required to allow construction of a four unit townhouse development.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100123

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

JUL 25 2018

**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	Parcel fronts State Road A1A, therefore additional turning radius is need to provide safe ingress and egress. Additionally, problematic soil prevents typical construction.
Special circumstances and conditions do not result from the actions of the applicant.	yes	The approval of this application will allow for a much improved development.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	This application is in line with requests that similar parcels have gotten approved.
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	Due to State Road A1A, home owners can not back out and therefore must be provided a turning radius to exit safely.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	This request is needed as presented to ensure safe ingress and egress to the property. Also, to contain any runoff, flood water, etc.
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	The request in this application will increase the desirability of the entire block.

Property Ownership Affidavit

Date: 4/27/18

RECEIVED

City of Jacksonville Beach  
Board of Adjustment &/or Planning Commission

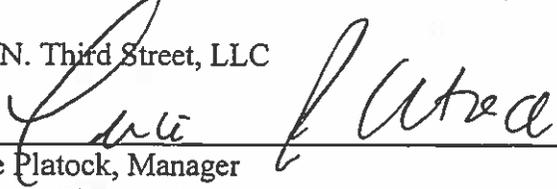
JUN 25 2018  
18-100123  
PLANNING & DEVELOPMENT

Re: Ownership Certification  
2017 Third Street North, Jacksonville Beach, 32250 (RE175438-0000)

Gentleman:

I, Leslie Platock as Manager of 2017 N. Third Street, LLC hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit A** in connection with filing application(s) for conditional use & building code variance submittals to the City of Jacksonville Beach Planning Commission & Board of Adjustment.

2017 N. Third Street, LLC

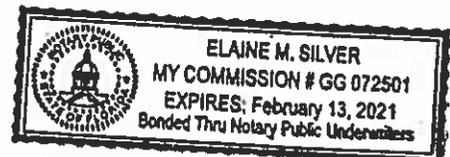
  
\_\_\_\_\_  
Leslie Platock, Manager  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30<sup>th</sup> day of April (month), 2018 by Leslie Platock as Manager of 2017 N. Third Street, LLC on behalf of said entity, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)

Agent Authorization



Date: 4/27/18

RECEIVED

City of Jacksonville Beach  
Board of Adjustment & Planning Commission

JUN 25 2018

18-100123

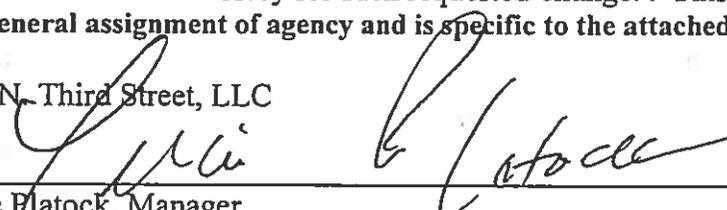
PLANNING & DEVELOPMENT

Re: Agent Authorization for the following site location:  
2017 Third Street North, Jacksonville Beach, 32250 (RE175438-0000)

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit A attached hereto. Said owner hereby authorizes and empowers **Ryan Wetherhold** to act as agent to file application(s) for **conditional use & building code variance** for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change. . **This Authorization shall not be regarded as a general assignment of agency and is specific to the attached instrument and related documents.**

2017 N. Third Street, LLC

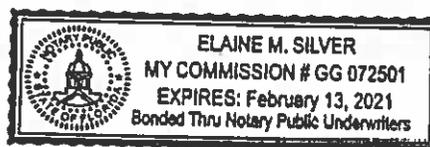
  
\_\_\_\_\_  
Leslie Platock, Manager  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30th day of April (month), 2018 by Leslie Platock as Manager of 2017 N. Third Street, LLC on behalf of said entity, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_

(Notary Signature)





Ref. 18-100123

CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8897

May 30, 2018

Ryan Wetherhold  
19 12<sup>th</sup> Street South  
Jacksonville Beach, FL 32250

RE: **Planning Commission Case: PC# 15-18**  
**Conditional Use Application** for a four-unit fee-simple townhouse  
development for property located at 2017 North 3rd Street.

The City of Jacksonville Beach Planning Commission met on Tuesday, May 29, 2018 in Council Chambers to consider your **Conditional Use Application** for a four-unit fee-simple townhouse development for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code for property located at 2017 North 3rd Street.

The request was Approved.

Please remove the public notice posted on the property. You may now submit a concept plat application. Please provide a copy of this letter with any applications or building permits. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP  
Senior Planner

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





ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Ref. 18-100123

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

November 15, 2005

The Lofts of North Beach, LLC.  
c/o Pete Russo  
486 Osceola Avenue  
Jacksonville Beach, FL 32250

RE: Planning Commission Case PC#18-05  
Multi-family use in a Commercial Limited Zoning District

Dear Mr. Russo:

The City of Jacksonville Beach Planning Commission met on Monday, October 24, 2005 in the Council Chambers to consider your application for conditional use approval of a proposed multi-family residential use in a *Commercial General: C-1* zoning district, pursuant to Section 34-343(d)(11) of the Jacksonville Beach Land Development Code for the property located at 2017 North 3<sup>rd</sup> Street. Your request was approved with the condition that the project provides access to 3<sup>rd</sup> Street using a one-way pair of driveways, as shown on site plan submitted.

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

Sincerely,

Chandra M. Tolman  
Senior Secretary  
Planning & Development  
City of Jacksonville Beach



Ref. 18-100123

CERTIFIED MAIL# 7012 2210 0002 4634 6941

December 2, 2015

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

David Weekly Homes  
c/o Keith Donnelly  
680 Crosswater Parkway  
Ponte Vedra FL 32081

RE: BOA# 15-100190  
2017 North 3<sup>rd</sup> Street  
(Lots 3 and 4, less and except the south 5.5 feet of Lot 4, Block 203, *Elton Realty Company's Replat*)

Dear Mr. Donnelly,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, December 1, 2015, to consider your application for a variance from the requirements of the Land Development Code.

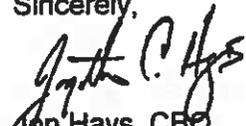
As indicated in the application, the request was for the following:

- 34-339(e)(4)c.3, for a rear yard of 15 feet in lieu of 30 feet required;
- 34-339(e)(4)e, for 68% lot coverage in lieu of 65% maximum; and
- 34-373(d), for a parking area setback of 1 foot in lieu of 5 feet minimum

To allow for a four (4) unit townhouse dwelling.

The Board *Denied* the request.

Please remove the public hearing notice posted on the property. If you have any questions please feel free to call me at (904) 247-6235.

Sincerely,  
  
Jon Hays, CEO  
Building Department



# City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Ref. 18-100123

June 19, 1997

Warren K Anderson, Jr  
2029 N 3rd Street  
Jacksonville Beach, FL 32250

RE: Case No. BOA 48-97  
2017 N 3rd Street

Dear Mr. Anderson:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m., June 17, 1997 to consider your variance application.

As indicated in the application, the request was for a variance to allow for 23 in lieu of 26 required parking spaces, to accommodate the addition of a deposition facility to an existing office facility. Due to no one present to represent your request at the meeting on June 17, 1997; your request has been carried over to the July 1, 1997 meeting.

The Board of Adjustment, for the City of Jacksonville Beach, will meet and hold a public hearing at 7:30 p.m. on Tuesday, July 1, 1997, in the East Training Room #131, at the Operations and Maintenance Facility, 1460-A Shetter Avenue, Jacksonville Beach, to consider this variance application.

It is mandatory that you, or a representative, attend this meeting.

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

Sincerely,

*Beverly Clarkson*

Beverly Clarkson  
Senior Secretary

cc: Jim McCue









# APPLICATION FOR VARIANCE

BOA No. 18-100124  
HEARING DATE 8-7-2018

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

JUN 26 2018

PLANNING & DEVELOPMENT

### APPLICANT INFORMATION

Applicant Name: Stephen Jenkins Telephone: (850) 321-6200  
 Mailing Address: 209 39th Ave S E-Mail: \_\_\_\_\_  
Jacksonville Beach, FL 32250

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

Landowner Name: Louis and Erin Lambremont Telephone: (904) 654-6057  
 Mailing Address: 1809 Royal Fern LN E-Mail: \_\_\_\_\_  
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: 220 S. 40th Ave. Jacksonville Beach, FL 32250 - RE# 180421-000

Legal description of property (Attach copy of deed): Lot 2, Block 1, Aveton Unit No. 2, according to plat thereof, as recorded in Plat Book 7, 1, page 63, of the current public records of Duval County, Florida

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Please see attached.

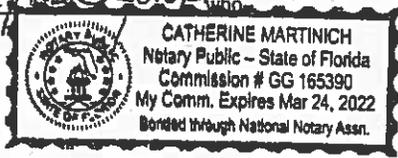
### AFFIDAVIT

I, Stephen Jenkins, 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] Stephen Jenkins 6/26/18  
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL  
 Sworn to and signed before me this 26th day of June, 2018 by Stephen Jenkins  
 who is personally known to me or has produced FLDL as identification.

[Signature] CATHERINE MARTINICH  
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: \_\_\_\_\_

CODE SECTION (S): Section 34-336(e)(1)C.1 for a 10' front yard setback limited to open porches, 15' for enclosed habitable space, 18' for garage walls ILO 25' required; (e)(1)C2 for side yard setbacks of 15' total provided that no side yard is less than 5' ILO 10' each; a rear yard setback of 20' ILO 30' required; and (e)(1)E for 50% lot coverage ILO 35% maximum, to allow for construction of a new single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100124

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

**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	Our hardship is that we are trying to build a home on a nonconforming lot of record that is below both the minimum lot size and the minimum lot width for the RS-1 zoning district that it is located in.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	RECEIVED  JUN 20 2018
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	PLANNING & DEVELOPMENT
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	We want to build a house similar in style, size, and design to the majority of the other same size lots in Avalon, which could only be built with the same requested variances.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	

June 25, 2018

Stephen Jenkins  
209 S. 39<sup>th</sup> Ave  
Jacksonville Beach, FL 32250

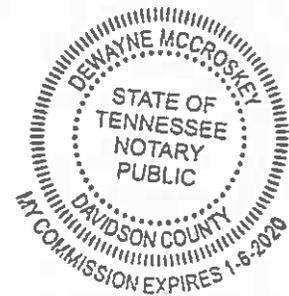
Mr. Jenkins,

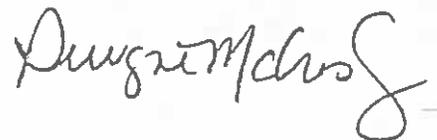
I am writing this letter to provide you my written consent for you to apply for a building variance request with the City of Jacksonville Beach for you to build a house on the vacant you are purchasing from me. The lot in question is 220 S. 40<sup>th</sup> Ave, Jacksonville Beach, FL 32250.

We have agreed that you will submit the variance in advance of our planned closing scheduled in July, 2018, and that the variance request shall be consistent with the previous variances granted by the city in the Avalon neighborhood.

Sincerely,

  
Lou Lambremont





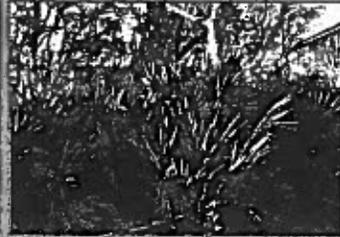
RECEIVED

JUN 26 2018  
18-100124  
PLANNING & DEVELOPMENT

Existing

PREPARED BY:

**EXACTA**  
LAND SURVEYORS  
— Serving all of Florida —



PROPERTY ADDRESS: 220 S 40TH AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: 1804.0057

FIELD WORK DATE: 4/5/2018

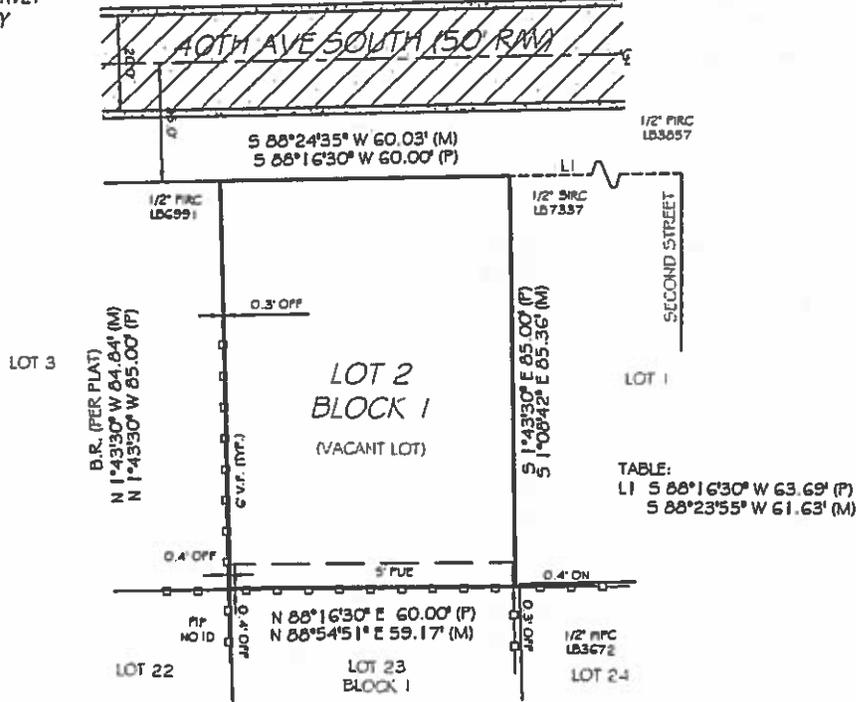
REVISION DATE(S): (REV) 4/10/2018

18040057  
BOUNDARY SURVEY  
DUVAL COUNTY

RECEIVED

JUN 26 2018

18-100124  
PLANNING & DEVELOPMENT

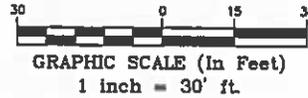


**SURVEYORS NOTES:**

LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.  
NOTE - FENCE EXISTS; FENCE OWNERSHIP NOT DETERMINED.  
PLEASE REVIEW FENCE LOCATION ON DRAWING.

C. 8078 ALLEN  
CERTIFICATE  
No 3932

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 33-17 of the Florida Administrative Code.



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 Constructed to Give ANY Rights or Benefits to Anyone Other than those Certified.

**FLOOD INFORMATION:**

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

**POINTS OF INTEREST:**

NONE VISIBLE

CLIENT NUMBER: 03-2018-0003

DATE: 04/10/18

BUYER: Sam Sissine & Christine Sissine

SELLER: LOU LAMBREMONT AND ERIN LAMBREMONT

GERTIFIED TO: SAM SISSINE & CHRISTINE SISSINE; FIRST AMERICAN TITLE INSURANCE COMPANY; HANCOCK BANK, A TRADE NAME OF WHITNEY BANK

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

Florida Land Title Association

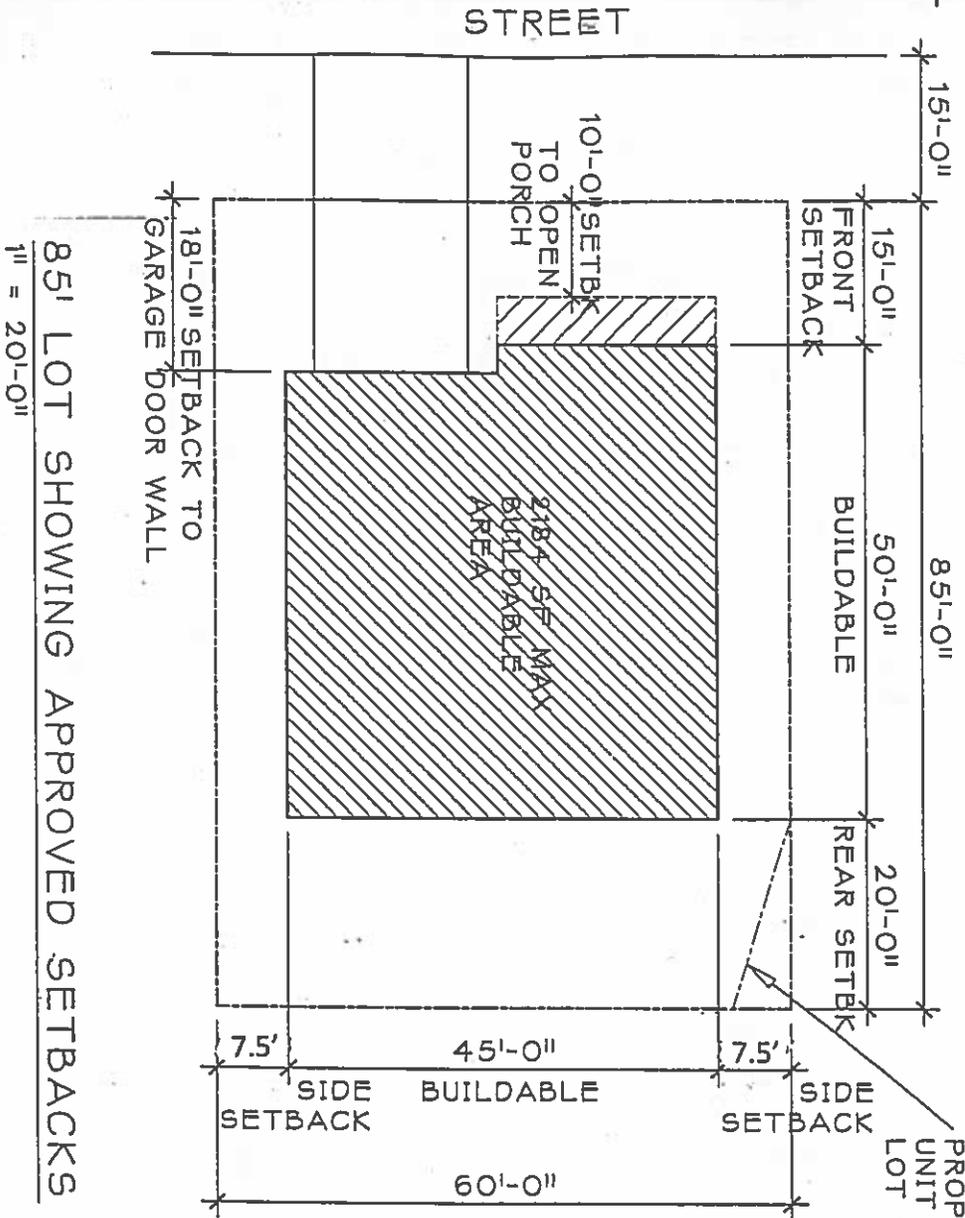
AFFILIATE MEMBERS

**EXACTA** LAND SURVEYORS, INC.  
11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913  
LB# 7337 | P: 866.735.1916 | F: 866.744.2882

Please Remit Payment To: 2132 L9th St | Suite 310 | Cleveland, OH 44115

PROPOSED

1" = 20'  
 ↑  
 N



COVER	AGE	50%
SIDE YD*	5min/15total	
CORNER YD	10'	
FRONT YD TO PORCH	15'	
FRONT YD TO GARAGE	10'	
FRONT YD TO GARAGE	18'	
REAR YD	20'	

\*SIDE YARD: 15' TOTAL FOR BOTH SIDE YARDS, 5' MINIMUM

AVALLON  
 60'x85' LOT  
 JACKSONVILLE BEACH, FLORIDA



# APPLICATION FOR VARIANCE

BOA No. 18-100127  
HEARING DATE 8-7-2018

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED  
JUN 26 2018

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

Applicant Name:	<u>JARED LIBMAN</u>	Telephone:	<u>(904) 536-9550</u>
Mailing Address:	<u>208 35TH AVENUE SOUTH</u> <u>JACKSONVILLE BEACH, FL 32250</u>	E-Mail:	<u>JAREDLIBMAN@GMAIL.COM</u>
Agent Name:	_____	Telephone:	_____
Mailing Address:	_____	E-Mail:	_____
Landowner Name:	<u>JARED AND HILARY LIBMAN</u>	Telephone:	<u>(904) 536-9550</u>
Mailing Address:	<u>208 35TH AVENUE SOUTH</u> <u>JACKSONVILLE BEACH, FL 32250</u>	E-Mail:	<u>JAREDLIBMAN@GMAIL.COM</u>

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: 208 35TH AVE SOUTH/RE#180608-0000

Legal description of property (Attach copy of deed): LOTS 3 & 4, BLOCK 17, R/P UNIT NO. 1 ATLANTIC SHORES

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). PLEASE SEE ATTACHED.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100127

**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 <b>RECEIVED</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.		<p style="text-align: center;">JUN 26 2018</p> <p style="text-align: right;">PLANNING &amp; DEVELOPMENT</p>
Special circumstances and conditions do not result from the actions of the applicant.	yes	I didnt know the contractor did not apply for a permit for my specific issue
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	other neighbors have been granted similar requests
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	other neighbors have been granted similar requests
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Other neighbors have been granted similar requests
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	

RECEIVED

JUN 26 2018

18-100127

PLANNING & DEVELOPMENT

Justification for variance:

To Whom It May Concern: We hired a contractor for a backyard renovation including an outdoor kitchen, pergola and pavers. It was our understanding that the contractor pulled the appropriate permits. We were unaware the paver permit had not been pulled however the contractors laid the pavers down and when the inspector came to sign off on everything he pointed out the mistake that was made. We are asking for a variance and forgiveness for the pavers that were laid down. Our current lot coverage stands at 49.3%. Our plan is to remove hardscape in other areas of the property to complete the design and stay at or under 49.7% lot coverage. When it rains we do not have any flooding on our property. We are also purchasing gutters to help direct the water flow off our roof to help mitigate any chance of water issues. I have additionally spoken to our neighbors. They have not seen any new drainage issues and are in support of this project.

Thank you in advance,

Jared and Hilary Libman



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4634 9584

January 23, 2015

RECEIVED

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

Scott Rae  
208 35<sup>th</sup> Avenue South  
Jacksonville FL 32250

JUN 26 2018  
18-100127  
PLANNING & DEVELOPMENT

RE: BOA# 14-100195  
208 35<sup>th</sup> Avenue South  
(Lots 3 and 4, Block 17, *Replat Unit No. 1 Atlantic Shores*)

Dear Mr. Rae,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, January 21, 2015, 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.1, for a front yard of 20 feet in lieu of 25 feet

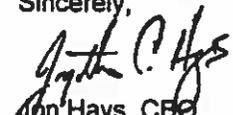
The Board ***Amended and Approved*** the request as follows:

- 34-336(e)(1)c.1, for a front yard of 20 feet in lieu of 25 feet;
- *Limited to as shown and discussed*

To allow for substantial improvement to a 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 applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

  
Jon Hays, CEO  
Building Department



Existing

# MAP SHOWING BOUNDARY SURVEY OF

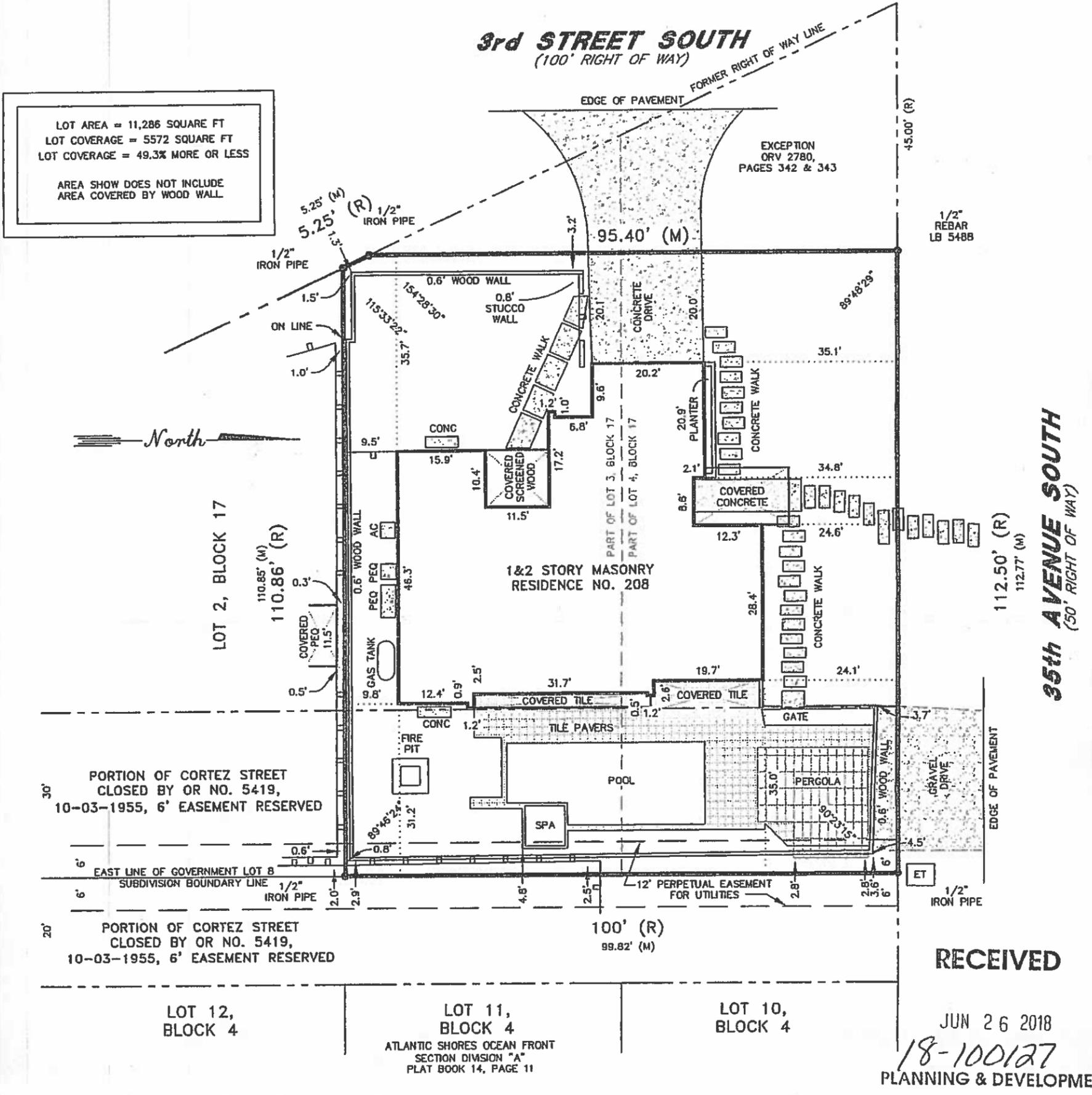
LOTS 3 AND 4, BLOCK 17, REPLAT UNIT NO. 1, ATLANTIC SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 39 AND 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; EXCEPTING THEREFROM THOSE PARTS OF LOTS 3 AND 4 CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS VOLUME 2780, PAGES 342 AND 343, TOGETHER WITH THE WEST 1/2 OF CORTEZ STREET (SECOND STREET SOUTH) LYING EAST OF SAID LOTS 3 AND 4, AS CLOSED BY MUNICIPAL ORDINANCE NO. 5419 OF CITY OF JACKSONVILLE BEACH, FLORIDA.

CERTIFIED TO:

JARED LIBMAN

**3rd STREET SOUTH**  
(100' RIGHT OF WAY)

LOT AREA = 11,286 SQUARE FT  
LOT COVERAGE = 5572 SQUARE FT  
LOT COVERAGE = 49.3% MORE OR LESS  
  
AREA SHOW DOES NOT INCLUDE  
AREA COVERED BY WOOD WALL



RECEIVED

JUN 26 2018  
18-100127  
PLANNING & DEVELOPMENT

REFERENCE JOB NO. 63207; 65935

FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**ASSOCIATED SURVEYORS INC.**  
LAND & ENGINEERING SURVEYS  
3846 BLANDING BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
904-771-6468  
CERTIFICATE OF AUTHORIZATION NO. LB 0005488

- GENERAL NOTES:
1. ANGLES ARE SHOWN ON THIS SURVEY.
  2. STRUCTURE NO. 208, SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 418 DATED 06-03-2013.
  3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
  4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
  5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.L.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
  6. THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP.
  7. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaefer*  
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771  
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579  
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 71531 DATE 02-28-2018  
SCALE: 1" = 20' DRAFTER WF

L	AC	= AIR CONDITIONER	PLS	= PROFESSIONAL LAND SURVEYOR
E	BRL	= BUILDING RESTRICTION LINE	PSH	= PROFESSIONAL SURVEYOR & MAPPER
G	BT	= BUILDING TIE	R	= RADIUS
E	BTN	= BETWEEN	(R)	= RECORD
N	(C)	= COMPUTED FROM RECORD	RLS	= REGISTERED LAND SURVEYOR
D	CLR	= COVENANTS & RESTRICTIONS	R/W	= RIGHT OF WAY
	CH	= CHORD		
	(CNR)	= CAN NOT READ		
	CONC	= CONCRETE		
	COVD	= COVERED		
	EB	= ELECTRIC BOX		
	ET	= ELECTRIC TRANSFORMER & PAD		
	JEA	= JACKSONVILLE ELECTRIC AUTHORITY		
	L	= LENGTH OF ARC		
	LB	= LICENSED BUSINESS		
	LS	= LICENSED SURVEYOR		
	(M)	= MEASURED		
	N&B	= NAIL & DISC		
	ORB	= OFFICIAL RECORDS BOOK		
	ORV	= OFFICIAL RECORDS VOLUME		
	PC	= POINT OF CURVE		
	PCC	= POINT OF COMPOUND CURVE		
	PEQ	= POOL EQUIPMENT PAD		
	PI	= POINT OF INTERSECTION		
	PRC	= POINT OF REVERSE CURVE		
	PRH	= PERMANENT REFERENCE MONUMENT		
	PT	= POINT OF TANGENCY		
	PLS	= PROFESSIONAL LAND SURVEYOR		

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





# APPLICATION FOR VARIANCE

Schedule for 8/7/2018, Per #1

BOA No. 18-100129

HEARING DATE 8-7-2018

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 that shows the location of all existing improvements.
2. To scale survey, plot plan or site plan showing all existing and proposed additions and/or improvements, including actual dimensions and lot coverage calculations (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$250.00 (due at the time of application submittal).
6. Completed application.

RECEIVED

JUN 28 2018

### APPLICANT INFORMATION

### PLANNING & DEVELOPMENT

Applicant Name: ATKINS BUILDINGS, INC. Telephone: 465-3748  
 Mailing Address: PO BOX 51262 E-Mail: ATKINSBUILDINGS@HOTMAIL.COM  
JAX BEACH FL 32240  
 Agent Name: JOHN ATKINS Telephone: \_\_\_\_\_  
 Mailing Address: SAME E-Mail: \_\_\_\_\_

Landowner Name: THE PALMS OF JACKSONVILLE Telephone: 904-465-3748  
 Mailing Address: PO BOX 51262 E-Mail: ATKINSBUILDINGS@HOTMAIL.COM  
JAX BEACH FL 32240

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

Portions of 175405-0000 & 175406-0000

### VARIANCE DATA

Street address of property AND Real Estate Number: 2016 N. 1st St  
 Legal description of property (Attach copy of deed): \_\_\_\_\_  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). LOTS ARE IN THE RM-2 ZONING THAT PROMOTES FOR 65% LOT COVERAGE. MOST IF NOT ALL BUILDINGS IN THE IMMEDIATE AREA DO NOT COMPLY WITH ALL SETBACKS

### AFFIDAVIT

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

APPLICANT SIGNATURE: [Signature] PRINT APPLICANT NAME: JOHN ATKINS DATE: 6/28/18

STATE OF FLORIDA, COUNTY OF DUVAL:  
 Sworn to and signed before me this 28th day of June, 2018 by John Atkins, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY-PUBLIC SIGNATURE: [Signature] PRINT NOTARY NAME: CATHERINE MARTINICH



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X

CODE SECTION (S): Section 34-340 (e)(1)c2 for a 5' southerly sideyard setback for the north units and a 2' northerly sideyard setbacks for the south units, ILO 10' required; (e)(1)f for 42.9% lot coverage for the south units and 41.5% lot coverage for the north units, each ILO 35% required and (e)(1)h for an accessory structure setback of 1' ILO 5' required for patios and walkways. Section 34-373 for a parking area setback of 4' ILO 5' required to allow construction of two new two family dwellings.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 18-100129

**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	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">JUN 29 2019</p>
Special circumstances and conditions do not result from the actions of the applicant.	Yes	<p style="text-align: center;"><b>PLANNING &amp; DEVELOPMENT</b></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.	Yes	Many, if not all properties in the area do not comply with setbacks or lot coverage.
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	Variances have been granted to several of the other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the number of permitted units on this parcel from a possible of 11 to 4.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting of the variance will actually enhance the surrounding properties and be an asset to the community.



CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8774

January 9, 2018

Ref BOA#  
18-100129

John Atkins  
Atkins Builders, Inc.  
P.O. Box 51262  
Jacksonville Beach, FL 32240

RE: **Planning Commission Case: PC# 58-17**  
**Concept Plat Application** for a proposed four-unit townhouse project in a *Residential, multiple family: RM-2* zoning district, located at 2016 1st Street N.

The City of Jacksonville Beach Planning Commission met on Monday, January 8, 2018 in Council Chambers to consider your **Concept Plat Application** for a proposed four-unit townhouse project in a *Residential, multiple family: RM-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code, for property located at 2016 1<sup>st</sup> Street North.

The request was Approved.

Pursuant to Section 34-504 of the Land Development Code, within one (1) year of receipt of a concept plan for plat, a development order for a development plan for plat shall be submitted pursuant to the procedures and standards of section 34-251 et seq., or the concept plan for plat shall become null and void.

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

Sincerely,

Heather Ireland, AICP  
Senior Planner

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org





DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 0660 0000 0995 4187

May 3, 2018

Ref. BOA# 18-100129

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

Papas Beach Real Estate Holdings, LLP  
3556 Valencia Road  
Jacksonville, FL 32205

RE: BOA# 18-100057  
2016 North 1<sup>st</sup> Street  
(Lot 1 and Lot 2, Block 202, together with the West half of a closed  
alley, Ordinance No. 5386, (as Currently Monumented &  
Possessed) Ocean Villa Replat)

www.jacksonvillebeach.org

Dear Papas Beach Real Estate Holdings, LLP,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, May 1, 2018, 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:

- 34-340(e)(4)h., for an accessory structure setback of 1 foot, in lieu of 5 feet required;
- 34-373(d), for a parking area setback of 4 feet, in lieu of 5 feet minimum;

The Board *approved* the request.

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

Sincerely,

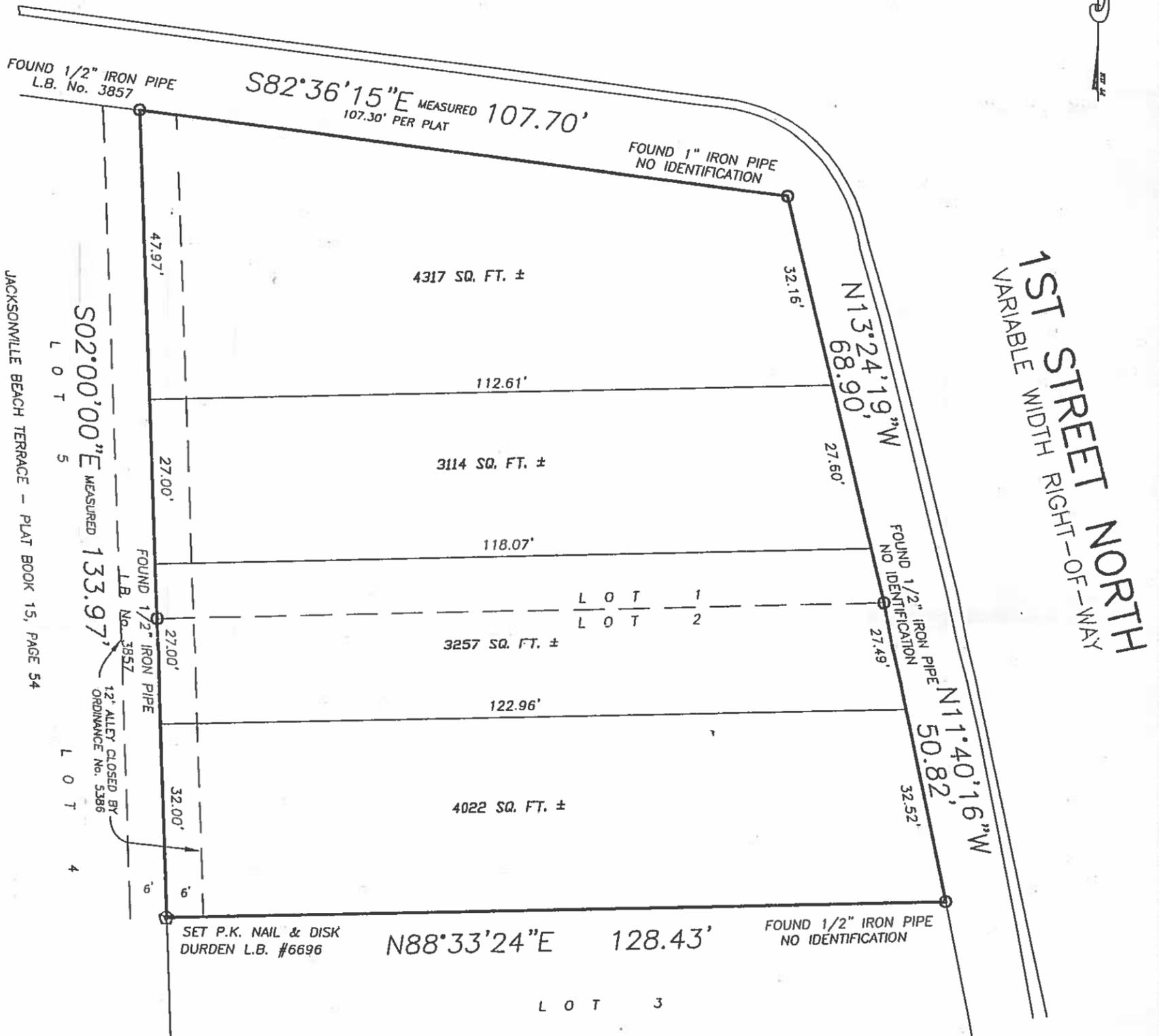
George Knight  
Building Official



Proposed #1

MAP SHOWING MAP OF  
LOT 1 AND LOT 2, BLOCK 202, TOGETHER WITH THE WEST HALF OF A CLOSED  
ALLEY ORDINANCE NO. 5386 (AS CURRENTLY MONUMENTED & POSSESSED) OCEAN  
VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC  
RECORDS OF DUVAL COUNTY, FLORIDA

20TH AVENUE NORTH  
50' RIGHT-OF-WAY



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18-100057  
MAR 19 2019

PLANNING & DEVELOPMENT

RECEIVED

JUN 28 2018  
18-100129  
PLANNING & DEVELOPMENT

CERTIFIED TO:  
PAPPAS BEACH REAL ESTATE HOLDINGS LLP

**DURDEN**  
SURVEYING AND MAPPING, INC.  
1825-B 3RD STREET NORTH  
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.

*Bruce Durden*  
FLORIDA REGISTERED SURVEYOR  
#6696

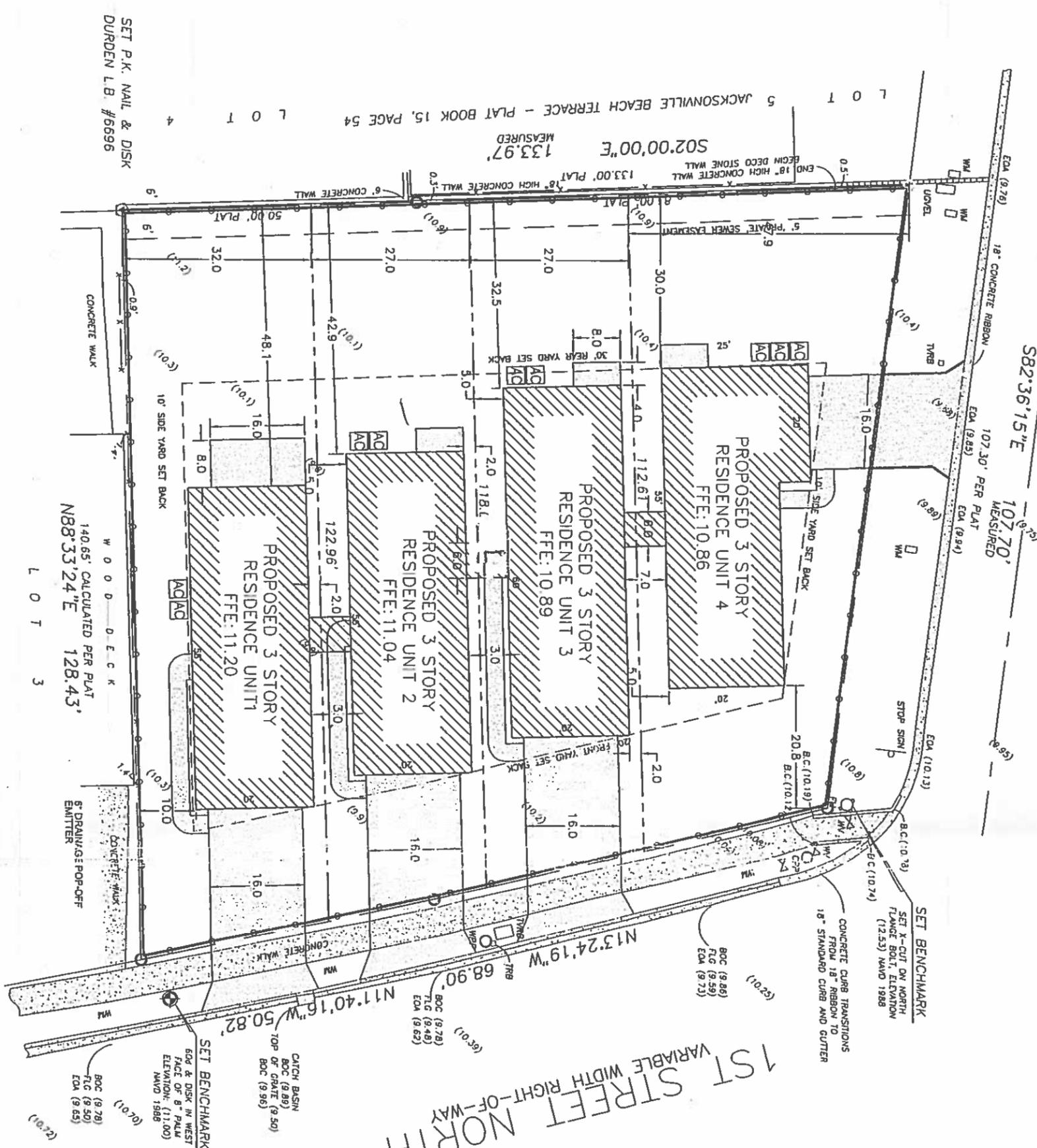
SIGNED \_\_\_\_\_  
SCALE: 1" = 20'  
WORK ORDER NUMBER: 17838

**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.

B-8989

Proposed #2

20TH AVENUE NORTH  
50' RIGHT-OF-WAY



SET P.K. NAIL & DISK  
DURDEN L.B. #6696

WOOD DECK  
140.65' CALCULATED PER PLAT  
N88°33'24"E 128.43'

1ST STREET NORTH  
VARIABLE WIDTH RIGHT-OF-WAY

DATA SUMMARY  
POST-DEVELOPMENT COVERAGE DATA:

UNIT	BUILDING:	CONCRETE PAVEMENT:	LOT AREA:	PERCENT LOT COVERAGE:
UNIT 1	1,100 SF	581 SF	1,681 SF	±41.5 SF
TOTAL:	1,681 SF	1,681 SF	±41.5 SF	40.59%
UNIT 2	1,100 SF	388.7 SF	1,488.7 SF	±3249.5 SF
TOTAL:	1,488.7 SF	3,249.5 SF	45.81%	
UNIT 3	1,200 SF	391 SF	1,591 SF	±3,108.9 SF
TOTAL:	1,591 SF	3,108.9 SF	51.18%	
UNIT 4	1,188 SF	254.9 SF	1,442 SF	±4,207.6 SF
TOTAL:	1,442 SF	4,207.6 SF	34.29%	

RECEIVED

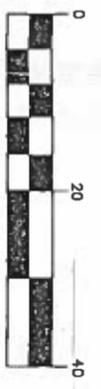
PLANNING & DEVELOPMENT

JUN 28 2018

18-100129

PLANNING & DEVELOPMENT

GRAPHIC SCALE



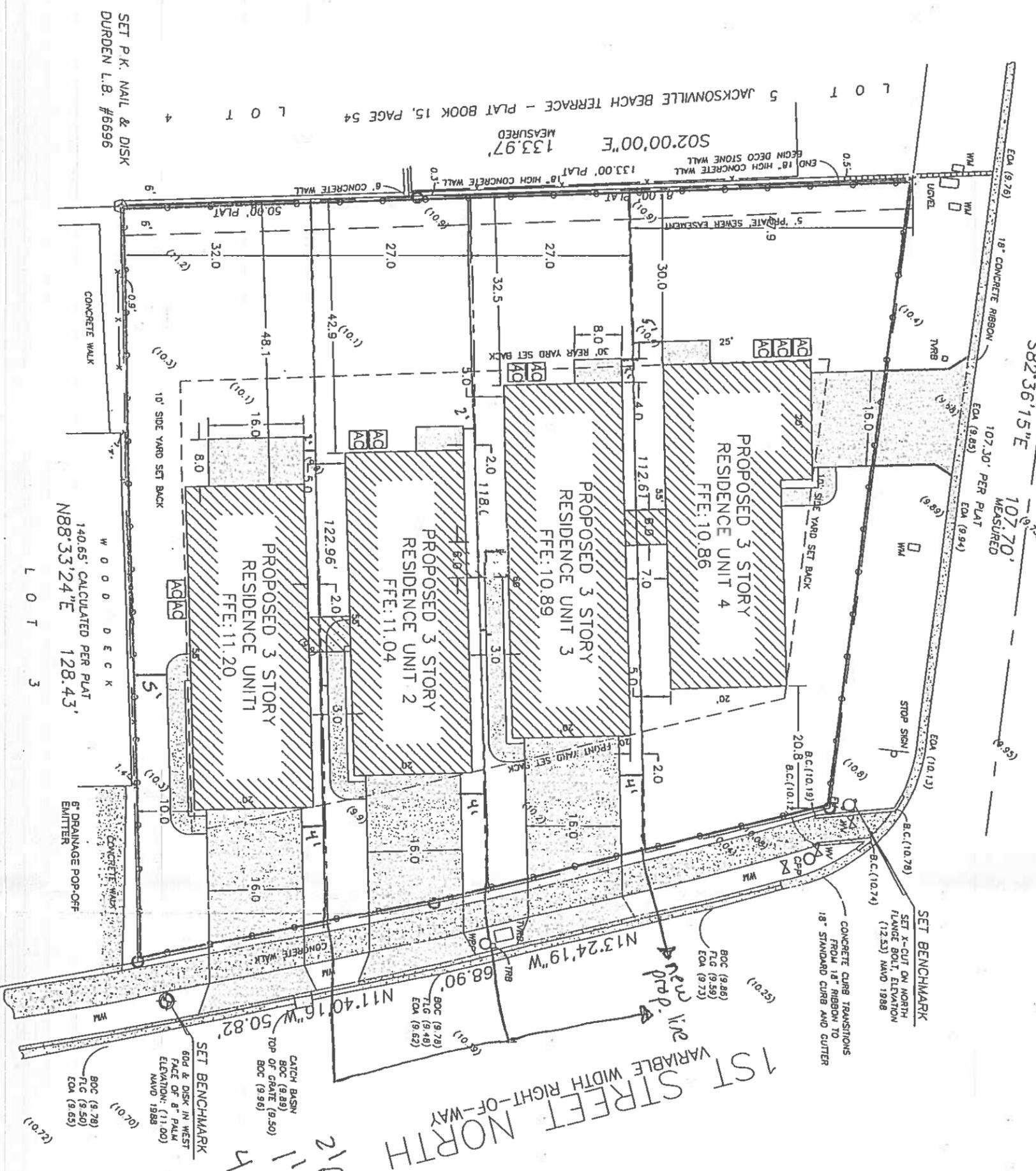
OCEAN VILLAS TOWNHOMES  
LOTS 1,2 BLOCK 202  
JACKSONVILLE BEACH, FLORIDA  
SITE GEOMETRY AND TREE MITIGATION

PREPARED BY:  
**Robert K. Phillips, PE**  
1550 Selva Marina Drive  
Atlantic Beach, Florida 32233  
(904) 905-8718  
FL PE 48206

NO.	BY	DATE	SYMBOL	REVISIONS

DATE	MAR 2018
SCALE	1" = 20'
PROJECT No.	1000-18
NUMBER SHEETS	1
PAGE NUMBER	1

# 20TH AVENUE NORTH 50' RIGHT-OF-WAY



S82°36'15"E  
107.70' MEASURED  
107.30' PER PLAT  
E.O.A. (9.85)  
E.O.A. (9.94)

1ST STREET NORTH  
VARIABLE WIDTH RIGHT-OF-WAY

### DATA SUMMARY

#### POST-DEVELOPMENT COVERAGE DATA:

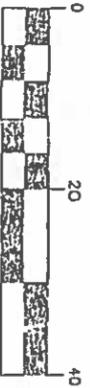
UNIT	BUILDING CONCRETE PAVEMENT	PERCENT LOT COVERAGE
UNIT 1	1,100 SF 581 SF TOTAL: 1,681 SF	41.415%
UNIT 2	1,100 SF 388.7 SF TOTAL: 1,488.7 SF	45.81%
UNIT 3	1,200 SF 391 SF TOTAL: 1,591 SF	51.18%
UNIT 4	1,188 SF 254.9 SF TOTAL: 1,442 SF	34.29%

*21 spaces  
11 parking spaces  
4 handicapped spaces*

**RECEIVED**

JUN 28 2018  
18-100129  
PLANNING & DEVELOPMENT

### GRAPHIC SCALE



**OCEAN VILLAS TOWNHOMES  
LOTS 1,2 BLOCK 202  
JACKSONVILLE BEACH, FLORIDA  
SITE GEOMETRY AND TREE MITIGATION**

PREPARED BY:  
**Robert K. Phillips, PE**  
1550 Selva Marina Drive  
Atlantic Beach, Florida 32233  
(904) 963-8715  
FL PE 48999

NO.	BY	DATE	SYMBOL	REVISIONS

DESIGNED BY: R.K. PHILLIPS	DATE: MAR 2018
DRAWN BY: R.K. PHILLIPS	SCALE: 1" = 20'
CHECKED BY: R.K. PHILLIPS	PROJECT NO.: 1000-18
DATE: JUN 18	SHEET NO.: 1
DATE: JUN 18	PAGE NUMBER: 1

SET P.K. NAIL & DISK  
DURDEN L.B. #6696

WOOD DECK  
140.65' CALCULATED PER PLAT  
N88°33'24"E 128.43'

LOT 3

104%