

**CITY OF JACKSONVILLE BEACH
FLORIDA**



MEMORANDUM TO: Board of Adjustment Members

Date: April 11, 2006

There will be a regular meeting of the Board on **Tuesday, April 18, 2006** at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3rd Street, Jacksonville Beach.

1. **CALL TO ORDER**
2. **ROLL CALL:** Keith Hall, Steven Hartkemeyer, Bobby Jolley, Terry McGill,
John Moreland
Alternates: Charlie Sellers and Joseph Loretta
3. **EX-PARTE STATEMENT**
4. **APPROVAL OF MINUTES:** April 4, 2006
5. **CORRESPONDENCE:**
6. **OLD BUSINESS:**
7. **NEW BUSINESS:**

(A) **Case Number: BOA 06-100062**

Name of Applicant: Mrs. Daniele Benedict

Name of Agent: Same

Property Address: 1008 North 7th Street

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336 (e)(1) e, for 40% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single-family dwelling, for property located at 1008 North 7th Street, more specifically, Lot 25, Block 8, Beach Homesites, Unit 1.**

Miscellaneous Info & Description: No previous variances or open code violations.

Notes: _____

(B) Case Number: BOA 06-100068

Name of Applicant: Stephen and Frances Shapiro

Name of Agent: Same

Property Address: 51 Tallwood Road

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336 (e)(1) e, for 48% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single-family dwelling, for property located at 51 Tallwood Road, more specifically, Lot 8, Block 25, Ocean Forest Unit 11.**

Miscellaneous Info & Description: No previous variances or open code violations.

Notes: _____

(C) Case Number: BOA 06-100072

Name of Applicant: Jeffrey Flaig

Name of Agent: Same

Property Address: 534 North 17th Avenue

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336 (e)(1) e, for 38% lot coverage in lieu of 35% maximum and 34-373 (f), for an engineered paving system in lieu of asphalt or concrete to allow for a new single-family dwelling, for property located at 534 North 17th Avenue more specifically, Lot 15, Block 6, Surf Park, Unit 1.**

Miscellaneous Info & Description: One previous variance and no open code violations.
See packet.

Notes: _____

(D) **Case Number: BOA 06-100073**

Name of Applicant: Wayne M. and Christine C. Chandler

Name of Agent: Same

Property Address: 1102 North 18th Avenue

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336 (e)(1) c.2, for an easterly side yard of 7.5 in lieu of 10 feet required to allow for improvements to a single-family dwelling, for property located at 1102 North 18th Avenue, more specifically, Lots 12, Block 3, *San Pablo Terrace*.**

Miscellaneous Info & Description: No previous variances or open code violations. See packet.

Notes: _____

(E) **Case Number: BOA 06-100075**

Name of Applicant: Terry Anderson (Beaches Development Group, LLC)

Name of Agent: Same

Property Address: 116, 126, & 130 South 2nd Avenue & 215 South 2nd Street

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-340 (e)(3) c.3, for a rear yard of 20 feet in lieu of 30 feet required to allow for a new multi-family development, for property located at 116, 126 & 130 South 2nd Avenue & 215 South 2nd Street, more specifically, Lots 2 & 3, 4, except the Northwest ¼ of Lot 4, Block 22, *Pablo Beach South*.**

Miscellaneous Info & Description: One previous approved variance and four open code violations. See packet.

Notes: _____

NOTICE

If a person decides to appeal any decision by the Board of Adjustment with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, 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.

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 Planning and Development Department no later than 5:00 p.m. on the day preceding the meeting.



City of Jacksonville Beach, Florida

BOA No. 06-100062

Application for Variance

This form is intended for submittal, along with the required attachments, 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. A boundary survey or plat of the land, prepared by a registered land surveyor that shows the location of all existing improvements.
2. Site plan showing all existing and proposed improvements drawn to scale including the lot coverage percentage of all improvements (structures and surfacing).
3. Proof of ownership (copy of deed or current property tax notification), if applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submitted).
5. Completed application.

Application Information

Applicant's name: Mrs. Danvele Benedict - Phone: 993-2889
 Mailing address: 1008 7th St. North Jacksonville Bch, Fl.
 Agent's name: _____ Phone: _____
 Mailing address: _____
 Landowner's name: same as above Phone: _____
 Mailing address: _____

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.

RECEIVED

Variance Data

MAR 1 2006

Street address of property: 1008 7th St. North
 Legal description of property (attach copy of deed): see Survey
 Reason for the Variance request: (applicant must state the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Need
Swimming pool for leisure and exercise

Applicant's Signature: [Signature] Date of Application: 2/28/06

THIS BOX FOR OFFICE USE, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 34-336(e)(1)(e) = FOR 40% lot coverage in height 35% maximum
to allow for a swimming pool addition to a single family dwelling.

Variance Application Standards and Conditions

Section 34-281

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

Section 34-286.

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

Standard	Meets? 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	
Special circumstances and conditions do not result from the actions of the applicant.	yes	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	<p>RECEIVED</p> <p>MAR 1 2006</p> <p>PLANNING & DEVELOPMENT</p>
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	

Impervious Calculation for.

2/27/06

1008 7th Street North
Jacksonville Beach Fl. 32250

Lot size = $104 \times 72 = 7488 \text{ ft}^2$

Dwelling	33.75×24.4	823.5	823.5 ft ²
Covered Concrete	$14.5 \times 7.5 + 4.5 \times 3.6 + (4.5 \times 1.3)$	113.24	113.24
Covered Wood Deck		121.437	121.437
conc. Driv	16×6.4	=	102.4
Patio		15×4.0 56.401	60.0
A.C. Pad.	9.5×4.3	= 40.85	
			<u>2509.9</u>

Existing

$.3371 \times 100\% = 33.71\%$

Add Pool etc.

Pool Deck = 400.5 ft^2
Pool Equip = 12 ft^2

2524.9 ft^2
 412.5 ft^2
 $7488 \text{ } \left(\frac{2937.4}{7488} \right) = .3922 = 39.2\%$

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MAR 1 2006

PLANNING & DEVELOPMENT

Impervious Calculation for.

2/27/06

1008 7th Street North
 Jacksonville Beach Fl. 32250

Lot size = $104 \times 72 = 7488 \text{ ft}^2$

Dwelling	33.75×244	8235	8235 ft ²
Covered Concrete	$14.5 \times 7.8 + 4.5 \times 2.6 + (4.5 \times 13)$	113.24	62.4
Covered Wood Deck	12×17.9		
conc. Driv	16×64	=	1024
Patio	15×40	56×40	<u>600</u>
A.C. Pad.	9.5×4.3	= 15.05	
			<u>7488</u> <u>2509.9</u>

$.3371 \times 100\% = 33.71\%$

Pool Deck 400 ft^2
 Pool Equip 12 ft²

$\frac{2524.9 \text{ ft}^2}{412 \text{ ft}^2} = .3922 = 39.2\%$

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PLANNING & DEVELOPMENT



Application for Variance

This form is intended for submittal, along with the required attachments, 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.

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MAY 8 2006
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Required Documentation

1. A boundary survey or plat of the land, prepared by a registered land surveyor that shows the location of all existing improvements.
2. Site plan showing all existing and proposed improvements drawn to scale including the lot coverage percentage of all improvements (structures and surfacing).
3. Proof of ownership (copy of deed or current property tax notification), if applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of **\$250.00** (due at the time of application submitted).
5. Completed application.

Application Information

Applicant's name: Stephen and FRANCES SHAPIRO Phone: 247-5628
 Mailing address: 51 TALLWOOD Rd. JAX. BEACH
 Agent's name: — Phone: —
 Mailing address: —
 Landowner's name: same as above Phone: —
 Mailing address: —

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: 51 TALLWOOD Rd.
 Legal description of property (attach copy of deed): lot 8, block 25, Ocean Forest Unit 11
 Reason for the Variance request: (applicant must state the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Swimming pool present codes are too restrictive - variance will allow us to enjoy same privileges as others in the neighborhood

Applicant's Signature: Frances Shapiro Date of Application: 3/8/06
Steph Shapiro

THIS BOX FOR OFFICE USE, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 34-356(e)(1), i.e.: For 48% lot coverage in lieu of 35%
maximum to allow for a swimming pool addition to a single family dwelling

Variance Application Standards and Conditions

Section 34-281

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

Section 34-286.

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

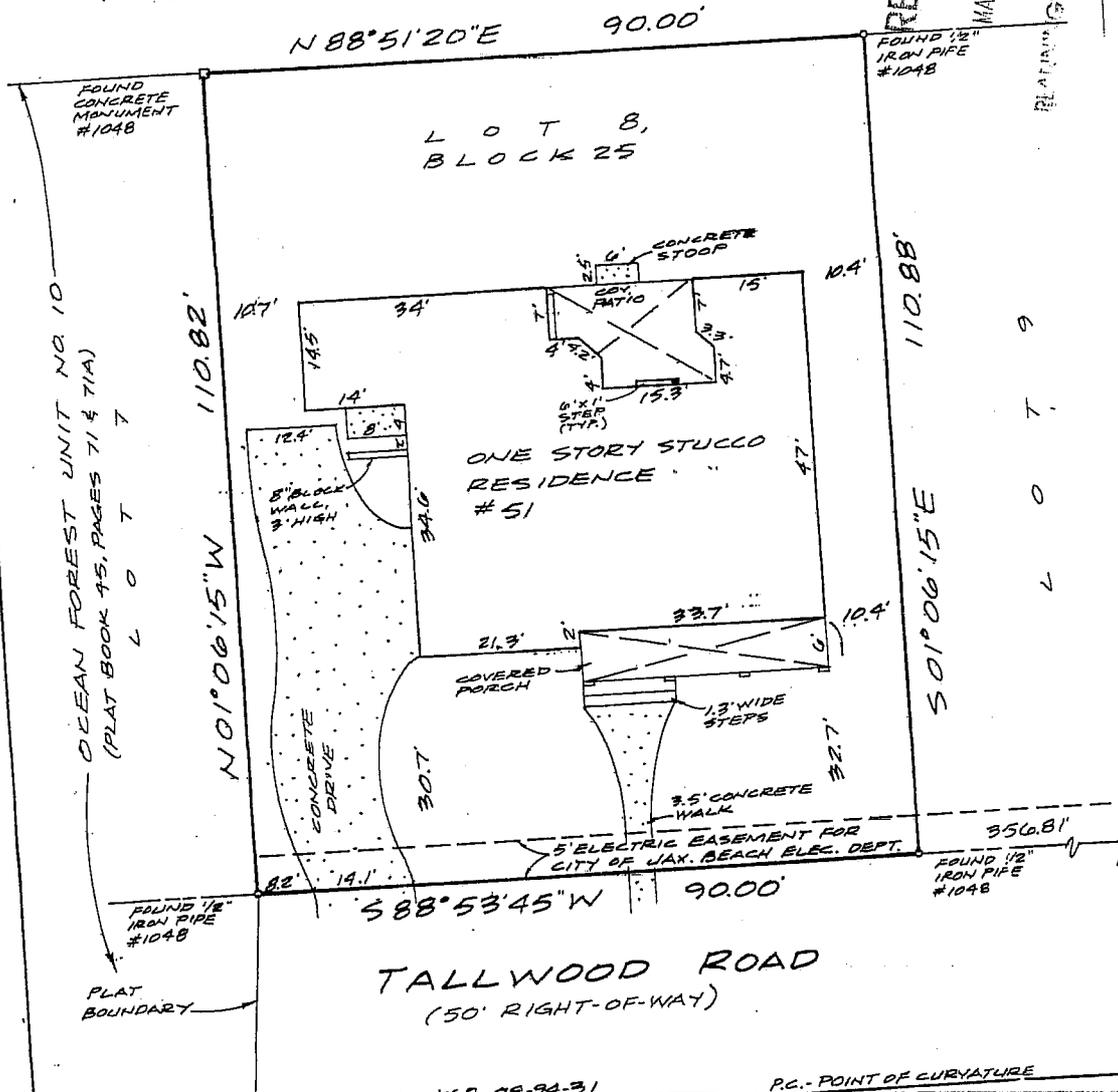
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MAR 29 2009
PLANNING & DEVELOPMENT

Standard	Meets? 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	<i>Literal enforcement of existing code does not allow me to enjoy full benefits of my land like others in area do</i>
Special circumstances and conditions do not result from the actions of the applicant.	Yes	<i>It is the accept norm of the area.</i>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	<i>50-75% of people in area have variances and pools</i>
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	<i>50-75% of houses in area have variances and pools</i>
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	<i>It will not hurt but enhance neighborhood</i>

MAP SHOWING SURVEY OF *Existing*
 LOT 8, BLOCK 25, OCEAN FOREST UNIT NO. 11, AS RECORDED
 IN PLAT BOOK 48, PAGE 94 AND 94A OF THE CURRENT PUBLIC
 RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: STEPHEN & FRANCES SHAPIRO,
 SOUTHTRUST BANK OF JACKSONVILLE,
 COMMONWEALTH LAND TITLE INSURANCE CO.
 BUSCHMAN, AHERN & PERSONS

PORTION OF SECTION 38, TOWNSHIP 2
 SOUTH, RANGE 29 EAST



SOUTHTECH SURVEYORS, INC.

6900 PHILLIPS HIGHWAY SUITE 1 JACKSONVILLE, FLORIDA 32216
 FAX NO. (904) 296 - 6226 PHONE NO. (904) 296 - 6225

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY,
 PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN
 ACCORDANCE WITH CHAPTER 21HH-6, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.021, FLORIDA STATUTES),
 AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN
 ON THIS SURVEY.

SURVEYED MAY 26, 1994.

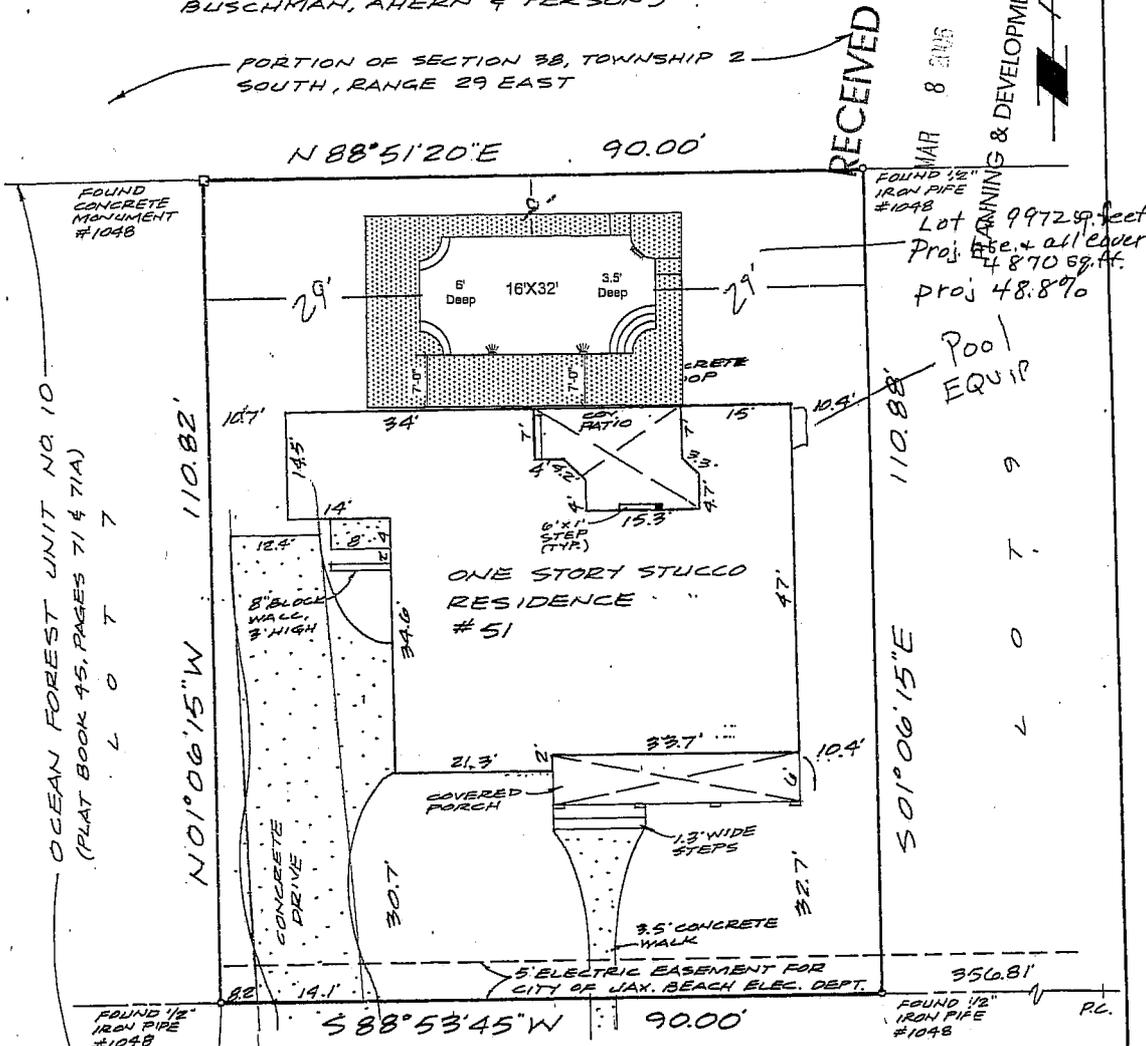
Charles R. Bassett Jr.
 CHARLES R. BASSETT JR. REG. LAND SURVEYOR FLA. NC. 4591
 SOUTHTECH SURVEYORS, INC. L. B. NO. 5613

BEARING DATUM BASED ON PLAT BOOK 48, PAGES 94 & 94A
 FLOOD ZONE(S) "X" AS BEST ASCERTAINED FROM THE FLOOD INSURANCE RATE MAP,
 COMMUNITY PANEL NUMBER 120078-0001D DA: 4-17-89
 FIELD BOOK NO. 61 PAGE(S) 54 LEGAL: N/A ORI. NO. 05-94-165
 COMPUTER FILE, P848P94 ACAD FILE, N/A SCALE, 1"=20' FILE NO. ST-522

MAP SHOWING SURVEY OF
 LOT 8, BLOCK 25, OCEAN FOREST UNIT NO. 11, AS RECORDED
 IN PLAT BOOK 48, PAGE 94 AND 94A OF THE CURRENT PUBLIC
 RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: STEPHEN & FRANCES SHAPIRO,
 SOUTHTRUST BANK OF JACKSONVILLE,
 COMMONWEALTH LAND TITLE INSURANCE CO.
 BUSCHMAN, AHERN & PERSONS

PORTION OF SECTION 38, TOWNSHIP 2
 SOUTH, RANGE 29 EAST



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 MAR 8 2005
 PLANNING & DEVELOPMENT

Lot 8 9972 sq. feet
 Proj. Area: all cover 4870 sq. ft.
 Proj. 48.8%

Pool
 EQUIP

110.88'
 501°06'15"E

356.81'
 FOUND 1/2" IRON PIPE #1048

TALLWOOD ROAD
 (50' RIGHT-OF-WAY)

* AREA AROUND POOL WILL
 BE FENCED TO CODE.
 * ALL DOORS AND WINDOWS
 ACCESSING POOL WILL BE
 ALARMED TO CODE

RECERTIFIED: 9-26-94 FINAL W.O. 09-94-31

P.C. - POINT OF CURVATURE

SOUTHTECH SURVEYORS, INC.

6900 PHILLIPS HIGHWAY SUITE 1 JACKSONVILLE, FLORIDA 32216
 FAX NO. (904) 296-6226 PHONE NO. (904) 296-6225

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY,
 PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN
 ACCORDANCE WITH CHAPTER 21HH-6, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.021, FLORIDA STATUTES),
 AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN
 ON THIS SURVEY.

SURVEYED MAY 26, 1994.

Charles R. Bassett Jr.
 CHARLES R. BASSETT JR. REG. LAND SURVEYOR FLA. NO. 4591
 SOUTHTECH SURVEYORS, INC. L. B. NO. 5613

BEARING DATUM BASED ON PLAT BOOK 48, PAGES 94 & 94A
 FLOOD ZONE(S) "X" AS BEST ASCERTAINED FROM THE FLOOD INSURANCE RATE MAP,
 COMMUNITY PANEL NUMBER 120078-0001D DAY 4-17-89
 FIELD BOOK NO.: 61 PAGE(S): 54 LEGAL: N/A OR: NO. 05-94-16
 COMPUTER FILE: P848P94 ACAD FILE: N/A SCALE: 1"=20' FILE NO. ST-522



City of Jacksonville Beach, Florida

BOA No. 06-100072

Application for Variance

This form is intended for submittal, along with the required attachments, 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.

RECEIVED
MAR 10 2006
PLANNING & DEVELOPMENT

Required Documentation

1. A boundary survey or plat of the land, prepared by a registered land surveyor that shows the location of all existing improvements.
2. Site plan showing all existing and proposed improvements drawn to scale including the lot coverage percentage of all improvements (structures and surfacing).
3. Proof of ownership (copy of deed or current property tax notification), if applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submitted).
5. Completed application.

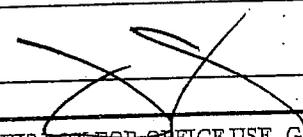
Application Information

Applicant's name: JEFFREY FLAIG Phone: 904 894-3947
 Mailing address: 594 Hopkins St. Neptune Beach FL 32246
 Agent's name: _____ Phone: _____
 Mailing address: _____
 Landowner's name: JEFFREY FLAIG Phone: 904 894 3947
 Mailing address: _____

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: 534 17TH AVE. NORTH. JAX BEACH 32250
 Legal description of property (attach copy of deed): _____
 Reason for the Variance request: (applicant must state the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). SEE ATTACHED

Applicant's Signature:  Date of Application: 3/9/06

THIS BOX FOR OFFICE USE, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 34-336 (c)(1) & (2) for 38% lot coverage in lieu of 35% maximum and 34-373 (f) for an exterior paving system in lieu of asphalt or concrete, to allow for a new single family dwelling

Variance Application Standards and Conditions

Section 34-281

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

Section 34-286.

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

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Standard	Meets? 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	
Special circumstances and conditions do not result from the actions of the applicant.	YES	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	RECENT 42% VARIANCE
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	CONSISTANT VARIANCE INTERPRETATION.

3/9/2006

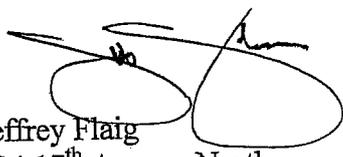
Board of Variance
Jacksonville Beach, Florida

- I would like to take this opportunity to ask for a variance of **3.4%** above the imposed **35%**, for a total of **38.4%** lot coverage.
- We are also requesting a variance for a partial **Pre Engineered Driveway System** in the rear of our house in lieu of the **concrete or asphalt** that is currently required. This will be in conjunction with a decorative ribbon drive that will be used for the remainder of the driveway. A document is attached to show this system.

We have made every attempt to design a home that will not only be an asset to the community but a function one. In our attempt to design such a home, we have cut back on a variety of item we would like to have such as pavers and a fountain to comply with the code. Our lot gives us a significant advantage to create a home that will exceed the standards that our neighbors have already begun to set and we would like to have the opportunity. Our two (2) story design is neither ostentatious nor gaudy but a traditional home with the parking/living area in the rear to minimize the clutter in the front. But our design is being limited by the lot coverage codes in the Jacksonville Beach and we would like to be granted a variance of the **3.4%** above the **35%** lot coverage so we can complete our dream home.

Since the objective of this committee is to make consistent decisions of requests for variance and this committee has seen fit to grant a variance of **42%** in lieu of **35%** to the lot owner directly to the west and adjacent to ours, would ask that you use the same standards and grant our request of **38.4%** lot coverage.

Thank you for your time,



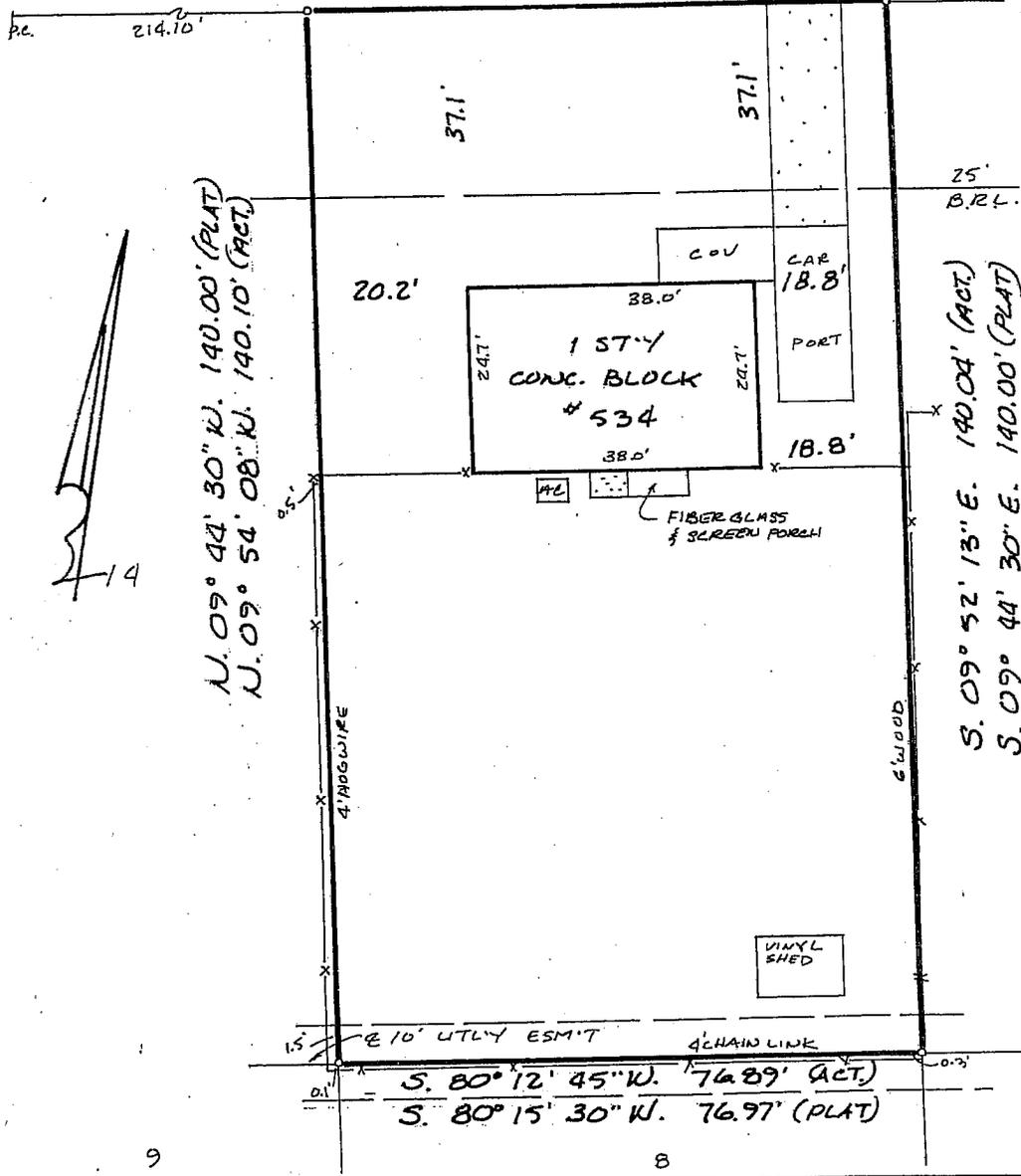
Jeffrey Flaig
534 17th Avenue North
Jacksonville Beach, Florida 32250
904-894-3947

MAP SHOWING BOUNDARY SURVEY OF
LOT 15 BLOCK 6 AS SHOWN ON MAP OF
SURF PARK - UNIT ONE

AS RECORDED IN PLAT BOOK 19 PAGES 39-39A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 CERTIFIED FOR: JEFFREY L. & VICTORIA FLAIG; STEWART TITLE GUARANTY CO.;
RICHARD T. MOREHEAD P.A.; PRINCIPAL RESIDENTIAL MORTGAG.

17TH AVE. N.
 (60' R/W)
 N. 80° 15' 30" E. 76.97'

RECEIVED
 MAR 10 2006
 INC.
 PLANNING & DEVELOPMENT



THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 1 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED . AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.

8411 BAYMEADOWS WAY SUITE #2, JACKSONVILLE, FLORIDA 32256 (904) 731-7235

- LEGEND**
- CONG. MON
 - IRON COR.
 - (SET WITH CAP # LS 4144)
 - X- FENCE
 - IRON COR. (FOUND)
 - ⊙ CROSS CUT
 - B.R.L. BUILDING RESTRICTION LINE
 - ESM'T EASEMENT
 - R/W RIGHT-OF-WAY
 - COV. COVERED AREA
 - E CENTERLINE
 - A/C AIR CONDITIONING PAD
 - (R) RADIAL DISTANCE
 - CONCRETE

BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

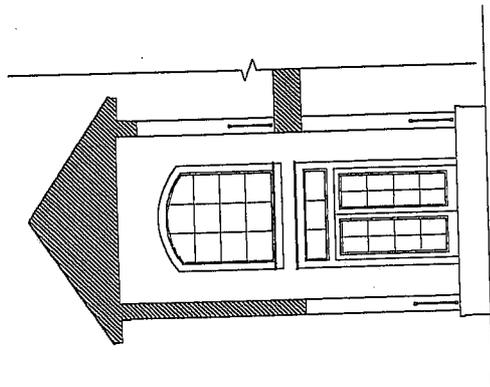
LARRY G. EDDY, P.L.S. No. 4144
 GLENN M. BROADSTREET, P.S.M. No. 5814

SCALE: 1"=20'

DATE: 8-26-02

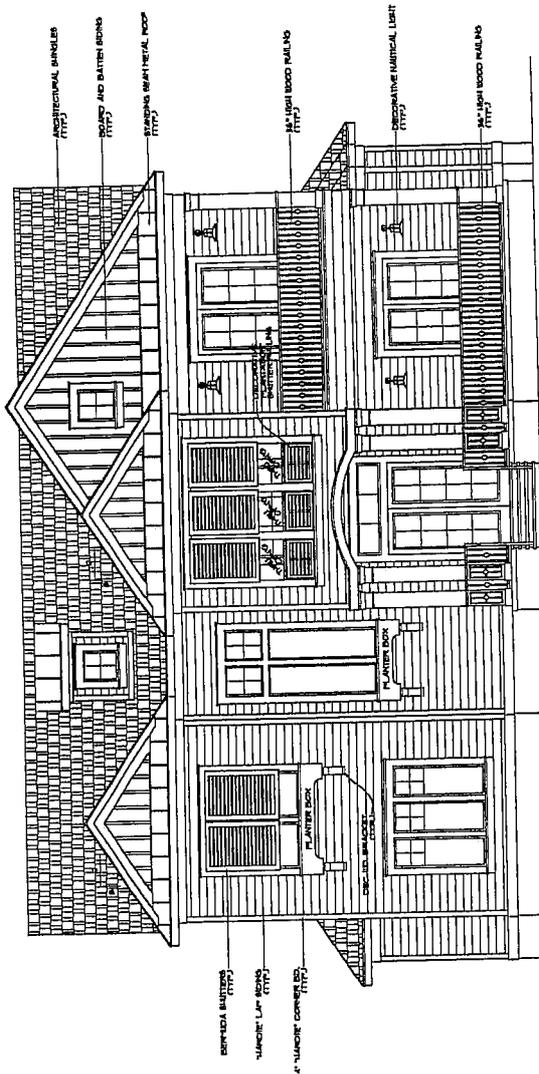
Larry G. Eddy
 REGISTERED SURVEYOR AND MAPPER,
 STATE OF FLORIDA (LB #4921)





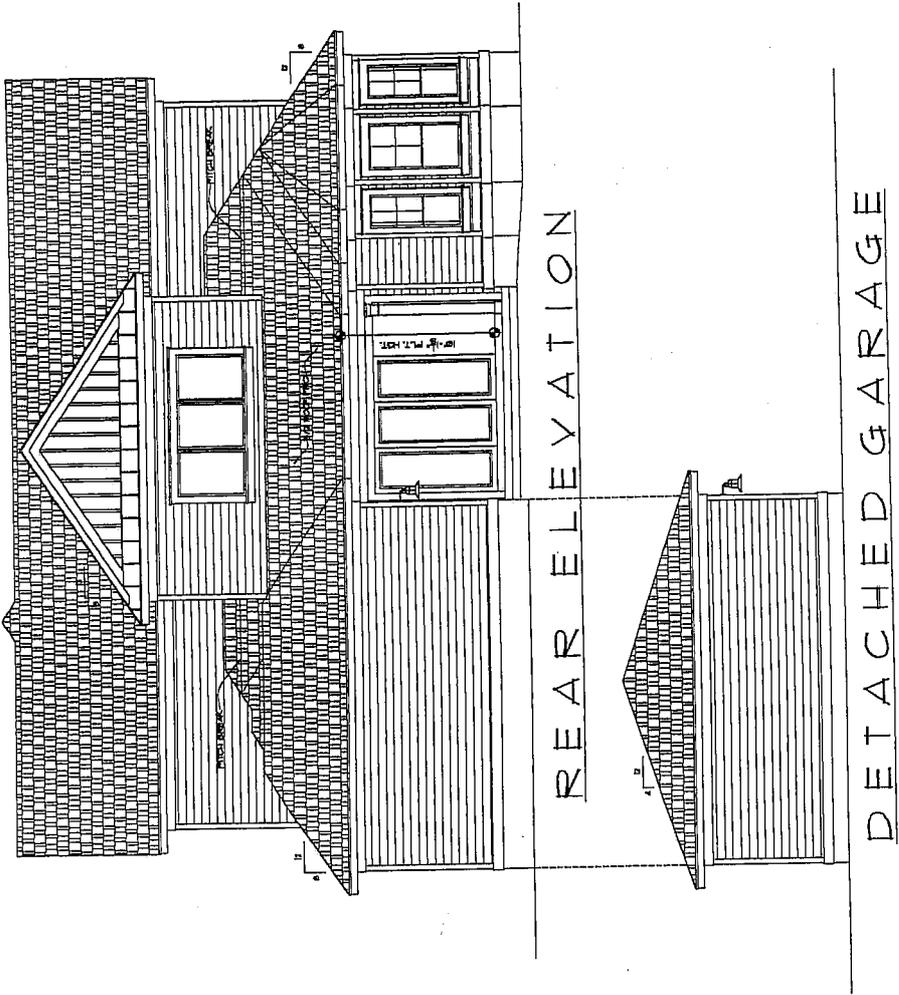
ENTRY SECTION

SCALE = 1/8" = 1'-0"



FRONT ELEVATION

RECEIVED
 MAR 10 2005
 PLANNING & DEVELOPMENT



REAR ELEVATION

DETACHED GARAGE

SCALE = 1/8" = 1'-0"

RECEIVED
MAY 10 2003
PLANNING & DEVELOPMENT



**Presto Products
Company -
Geosystems®**
A Business of Alcoa
Partnering Ideas
into Solutions®

Alcoa Worldwide >

Search → go

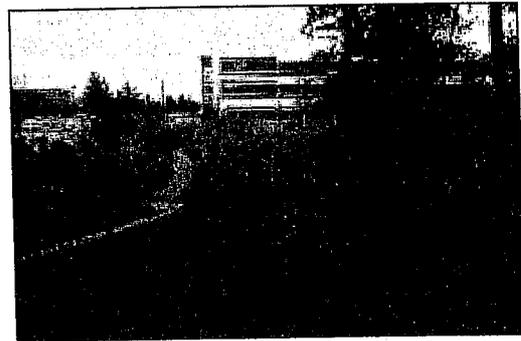
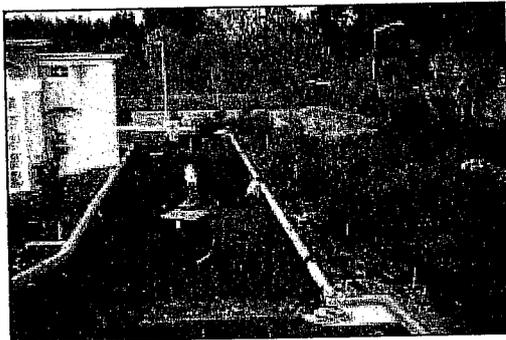
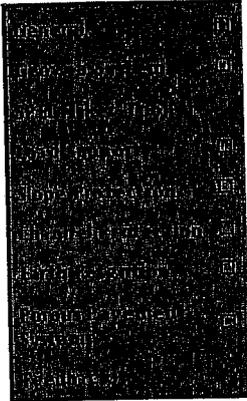
This Site Alcoa Worldwide



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Geoblock® Porous Pavement System

The **Geoblock® System** is a series of permeable, high-strength, interlocking blocks designed to offer turf protection and load support in traffic areas. The blocks create a flexible structural bridge system within the topsoil layer to support and distribute concentrated loads. Ideal for grass paving and permeable paving in the following applications:



- Emergency and utility access lanes
- Auxiliary parking areas
- Trails and trail-hardening systems
- Pedestrian walkways and wheelchair access ways
- Golf cart path shoulders and aprons
- Other High Use Areas where load support and permeability are desired

[Specifications & Features](#)

Your Design and Construction Tools

The following comprehensive design and construction information has been specifically developed and available for your use with the Geoblock® Porous Pavement System. If you would like information mailed to you, please fill out our [literature request form](#).

General Brochures/Case Histories

**Geoblock®
General
Overview**

An illustrative overview of the Geoblock porous pavement system.

**Porous
Pavement**

Overview comparing the benefits and applicability of the Geoweb® and Geoblock® systems with a variety of

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<u>System Overview</u>	loadings and infill materials.
<u>Case Histories</u>	Project-specific design, construction and performance case histories for the Geoblock system.
<u>Design and Construction Tools</u>	
<u>Geoblock® Design and Construction Package</u>	<p>A document tool containing the following design and construction information for the Geoblock system:</p> <ul style="list-style-type: none"> • <i>Load Information, Base Recommendations and Design Details</i> • <i>Material Specification</i> • <i>AutoCAD® Drawings</i> • <i>Illustrated Set of Installation Guidelines</i> • <i>Time/Cost Worksheet to Calculate Installed Costs</i> • <i>Installation Performance Specification</i>
<u>Geoblock Specification and Features</u>	A web page containing the Geoblock material specifications and product features.
	<p>Build a CSI 3-part format Geoblock specification with ARCAT's SpecWizard™ program. You can view, print and/or download the specification.</p> <p><u>ARCAT SpecWizard</u></p>
<u>CSI-format Product Specification</u>	A comprehensive product specification in CSI-format based on the Presto Geoblock material specification.
<u>AutoCAD® Drawings</u>	Drawings in DWG format providing all the engineering details needed for plans with the Geoblock system.

For further assistance, contact us by calling 800-548-3424 or 920-738-1336, or by sending us **feedback**.

This site uses Adobe Acrobat documents. If you need Acrobat® Reader, **download** and install the latest version of this free utility from Adobe.

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ALCOA

Product or service inquiries
Email info@prestogeo.com

Presto Products Company

A Business of Alcoa
670 N Perkins Street, PO Box 2399
Appleton Wisconsin 54912-2399
Ph: 800-548-3424 : 920-738-1336
Fax: 920-738-1222

Property address : 534 N 17TH AVE
PARCEL NUMBER : 174852.0000.

Source	Misc info code	Special note	Date
LAND	VARI	BOA#06-100011 DENIED 2/21/06 FOR 40% LC	2/22/06
LAND	VARI	ILO 35% MAXIMUM AND FOR GRAVEL VEHICLE	2/22/06
LAND	VARI	USE AREA (DRIVEWAY) ILO CONCRETE OR	2/22/06
LAND	VARI	ASPHALT PAVING, TO ALLOW FOR A SFD.	2/22/06

Press Enter to continue.
F3=Exit F12=Cancel



Application for Variance

This form is intended for submittal, along with the required attachments, 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. A boundary survey or plat of the land, prepared by a registered land surveyor that shows the location of all existing improvements.
2. Site plan showing all existing and proposed improvements drawn to scale including the lot coverage percentage of all improvements (structures and surfacing).
3. Proof of ownership (copy of deed or current property tax notification), if applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submitted).
5. Completed application.

Application Information

Applicant's name: WAYNE M. & CHRISTINE C. CHANDLER Phone: 744-8266
 Mailing address: 7426 FLORAL RIDGE DRIVE JACKSONVILLE, FL 32210
 Agent's name: HARRY B. HOSTETTER Phone: 268-2360 M-993-86
 Mailing address: P.O. Box 24751 JACKSONVILLE, FL 32241-4751
 Landowner's name: SAME AS APPLICANT Phone: _____
 Mailing address: _____

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: 1102 18TH AVE N.
 Legal description of property (attach copy of deed): LOT 12, BLOCK 3 SAN PABLO TERRACE
 Reason for the Variance request: (applicant must state the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). _____

Applicant's Signature: [Signature] Date of Application: 3/10/06

THIS BOX FOR OFFICE USE, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 34-336 (c)(1) C.Z.: For an EXTERIOR SIDE YARD OF 7.5 FEET in lieu of 10 FEET REQUIRED TO allow for improvements to a single family dwelling.

MAP SHOWING A SURVEY OF

LOT 12, BLOCK 3, SAN PABLO TERRACE, AS RECORDED IN PLAT BOOK 24, PAGE 96 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

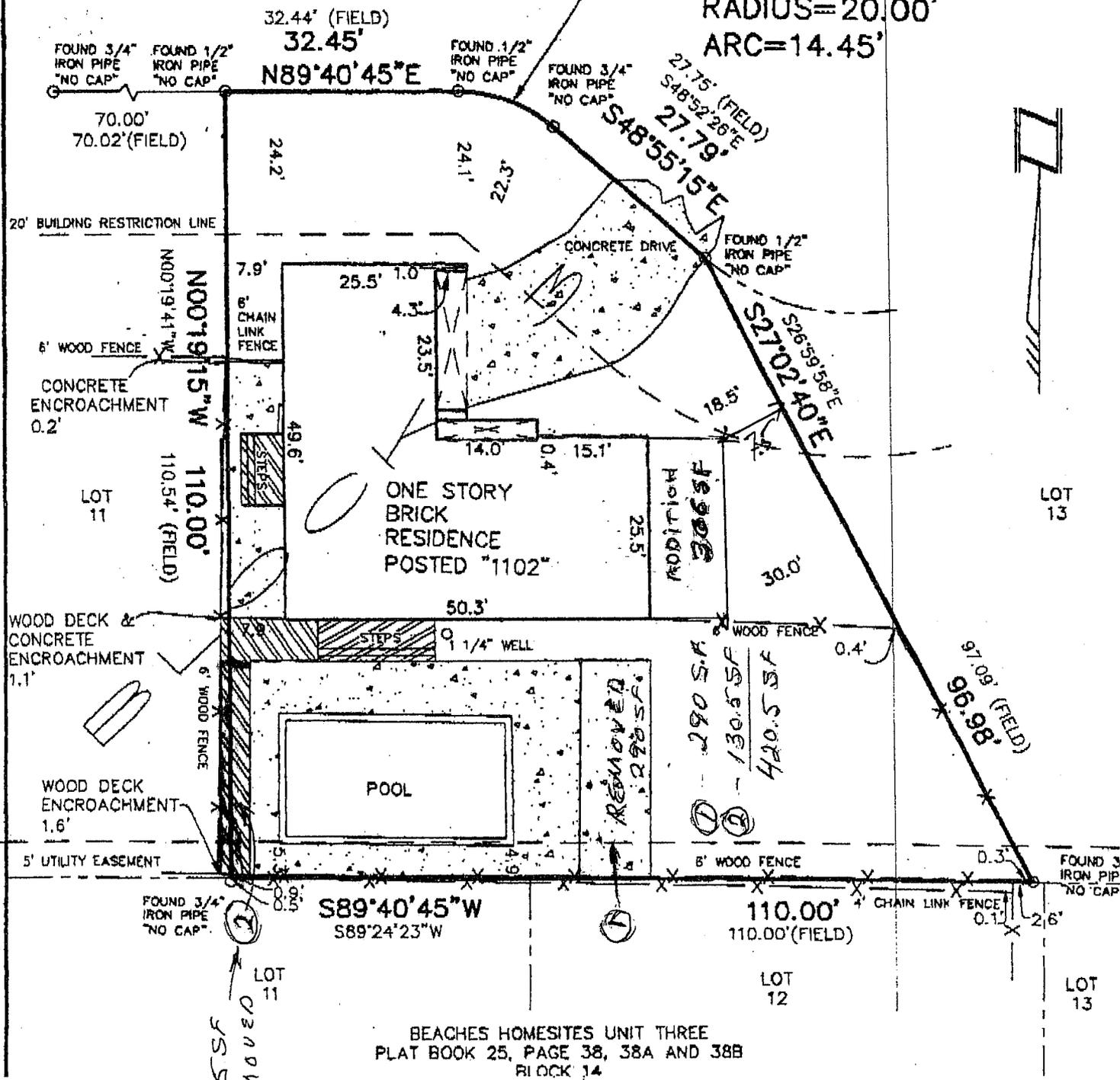
①②
CONCRETE POOL DECK & WOOD DECK
REMOVED TO MEET COVERAGE
REQUIREMENTS. ADDITION = 306 SF
REMOVED = 420.5 SF

CHORD BEARING & DISTANCE

S69°57'04"E 14.06'(FIELD)
S69°25'02"E 14.14'
RADIUS=20.00'
ARC=14.45'

18TH AVENUE NORTH

(60' RIGHT-OF-WAY)





Application for Variance

This form is intended for submittal, along with the required attachments, 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.

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Required Documentation

MAR 14 2006

1. A boundary survey or plat of the land, prepared by a registered land surveyor that shows the location of all existing improvements.
2. Site plan showing all existing and proposed improvements drawn to scale including the lot coverage percentage of all improvements (structures and surfacing).
3. Proof of ownership (copy of deed or current property tax notification), if applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of \$250.00 (due at the time of application submitted).
5. Completed application.

PLANNING & DEVELOPMENT

Application Information

Applicant's name: ~~BEACHES~~ BEACHES DEVELOPMENT GROUP LLC Phone: (904) 465-3951
 Mailing address: 9086 CYPRESS GREEN DRIVE JACKSONVILLE FLORIDA 32256
 Agent's name: BEACHES DEVELOPMENT GROUP LLC (TERRY ANDERSON) Phone: 904-247-1770
 Mailing address: SAME AS ABOVE.
 Landowner's name: BEACHES DEVELOPMENT GROUP LLC Phone: 904-465-3951
 Mailing address: 9086 CYPRESS GREEN DRIVE JACKSONVILLE FL. 32256
 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: 116, 126, & 130 2ND AVE SOUTH & 215 2ND STREET SOUTH JACKSONVILLE BEA
 Legal description of property (attach copy of deed): BE PARCEL #S 175662-0000/175663-0000/175664-0000/175665-0000
 Reason for the Variance request: (applicant must state the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). REQUEST 20' IN LIEV OF 30' REQUIRED IN REAR (SOUTH) UNITS IN REAR, WOULD HAVE 30' FRONT YARDS TO CONFORM WITH ADJACENT PROPERTY TO SOUTH (135 3RD AVE S')

Applicant's Signature: [Signature] Date of Application: 14 MAR 06

THIS BOX FOR OFFICE USE, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: (twenty)
 CODE SECTION (S): 34-340 (3) C.3: FOR A REAR YARD OF 20 FEET IN LIEV OF 30 FEET REQUIRED TO ALLOW FOR A NEW MULTI-FAMILY DEVELOPMENT.

Variance Application Standards and Conditions

Section 34-281

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

Section 34-286.

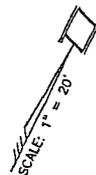
Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Meets? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	
Special circumstances and conditions do not result from the actions of the applicant.	No	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	SIMILAR STATEMENTS TO 3 STORY CONDOS AROUND SURROUNDING AREA. (2 TOWNHOMES)
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	ONLY BUILDING 12 UNITS WITH 2 CAR GARAGES. TAKING THE ON-STREET PARKING; OFF THE STREET,
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	

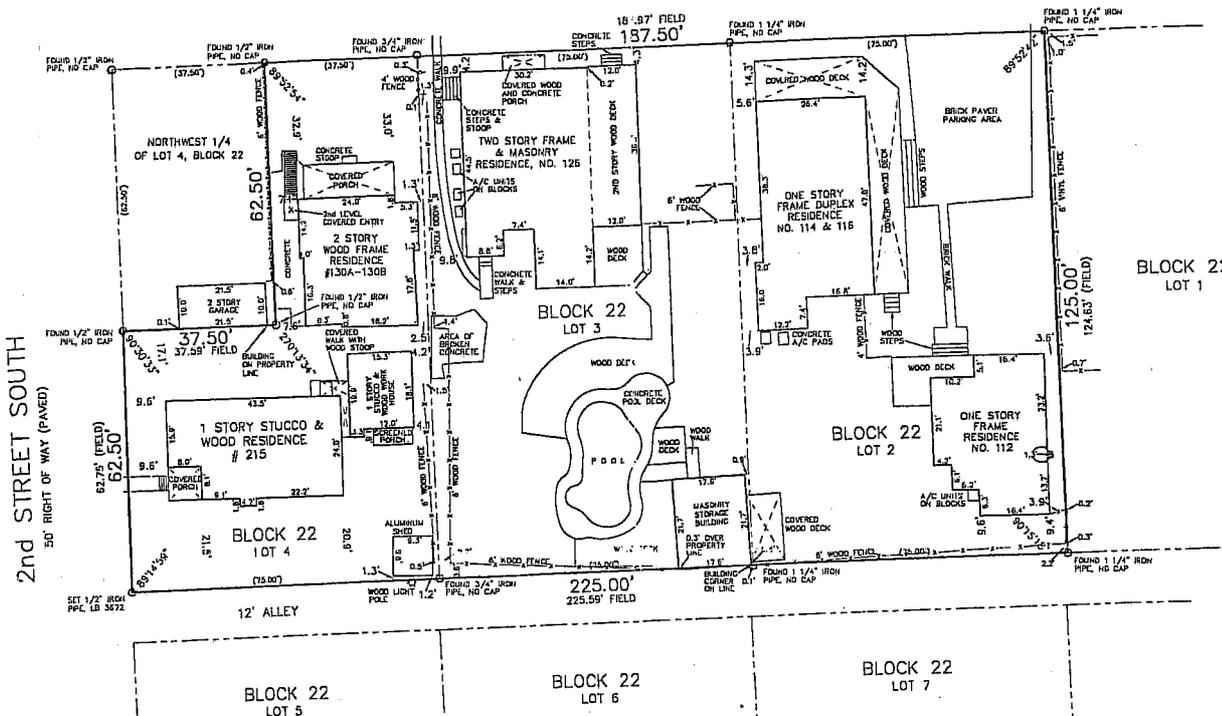
MAP SHOWING SURVEY OF

LOTS 2, 3 AND 4, EXCEPT FOR THE NORTHWEST 1/4 OF LOT 4, BLOCK 22, PABLO BEACH SOUTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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2nd AVENUE SOUTH
80' RIGHT OF WAY (PAVED)



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. ANGLES AS PER FIELD SURVEY.
 3. NO BUILDING RESTRICTION LINE PER PLAT.
 4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE 500 YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 12007B 0001 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF ALVARD F. MORRELL AND PATTERSON, BOND & LATSHAW, P.A.

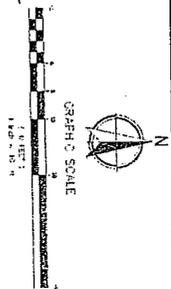
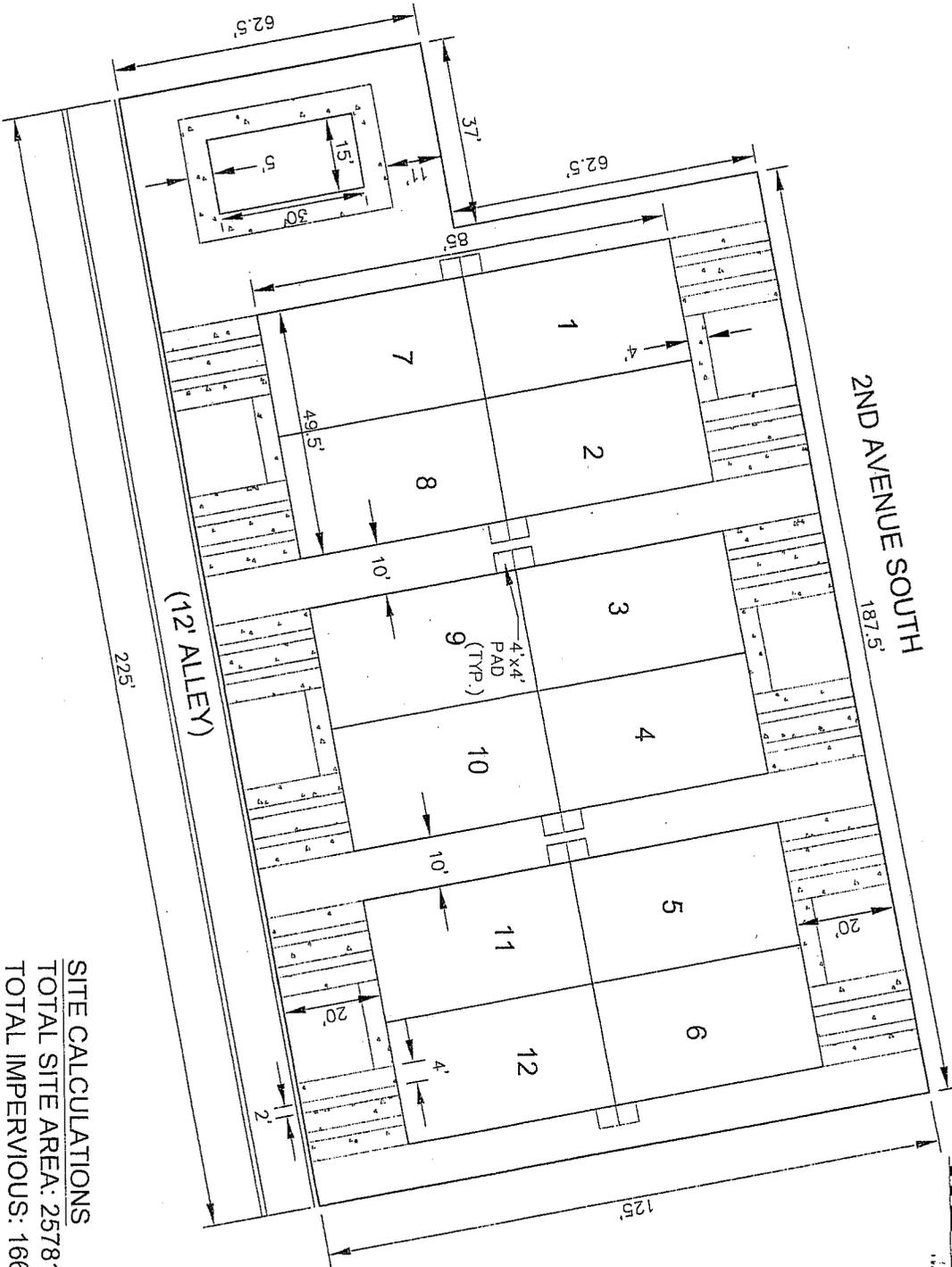
DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR AND MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

2ND STREET SOUTH

2ND AVENUE SOUTH
187.5'

(12' ALLEY)

225'



SITE CALCULATIONS
 TOTAL SITE AREA: 25781.25 SQ FT
 TOTAL IMPERVIOUS: 16664.5 SQ FT
 PERCENT IMPERVIOUS: 64.6%

**NORTH FLORIDA
 ENGINEERING SERVICES**
 CERT. # 26085
 3110 SPRING GLEN ROAD
 JACKSONVILLE, FLA. 32207
 (904) 737-0971 FAX 386-5372

**2ND AVENUE SOUTH
 CONDOMINIUMS**

SITE PLAN

1

MAR 15 2006

Property address : 126 S 2ND AVE
PARCEL NUMBER : 175663.0000.

Source	Misc info code	Special note	Date
LAND	VARI	BOA 178-2002 APPROVED 12-3-02 FOR A FRON	12/04/02
LAND	VARI	T YARD OF 4.6' ILO 20' REQ'D FOR IMPROVE	12/04/02
LAND	VARI	MENTS TO A NON-CONFORMING STRUCTURE* TO	12/04/02
LAND	VARI	REMAIN AN OPEN-AIR DECK AS SUBMITTED.	12/04/02

Press Enter to continue.
F3=Exit F12=Cancel

CASE HISTORY REPORT
CASE NUMBER 04-00002015

PREPARED 4/11/06, 16:12:49
PROGRAM CR200L
CITY OF JACKSONVILLE BEACH

CASE TYPE DATE ESTBL STATUS TENANT NAME TENANT NBR STATUS DATE

INSPECTOR DEBORAH WHITE 12/01/04 ACTIVE 12/03/04

NUISANCE 175663.0000.
126 S 2ND AVE
JACKSONVILLE BEACH FL 32250
DEBORAH WHITE

CASE DATA: PRIVATE PROPERTY
RIGHT OF WAY

NOTICE NAMES: MCGOVERN, JOHN OWNER

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
12/01/04	ROUTINE INSPECTION	COMPLETED	12/01/04	DEBORAH WHITE	
12/03/04	ZONING	ISSUED	12/03/04	DEBORAH WHITE	
12/10/04	CHECK FOR RECEIPT OF LETTER	COMPLETED	12/09/04	DEBORAH WHITE	
12/20/04	INSPECTION	SCHEDULED		DEBORAH WHITE	
TOTAL TIME:					

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
	12/01/04	ZONING CHAPTER 34	1	Z	ACTIVE	
	12/01/04	NUISANCE CHAPTER 19	1	N	ACTIVE	
		LOCATION:				
		LOCATION:				

CASE HISTORY REPORT
CASE NUMBER 04-00002002

PREPARED 4/11/06, 16:13:15
PROGRAM CE200L
CITY OF JACKSONVILLE BEACH

STATUS DATE

DATE ESTBL STATUS

TENANT NBR

TENANT NAME

INSPECTOR

12/02/04

ACTIVE

11/29/04

HOUSING
175666.0000.
215 S 2ND ST
JACKSONVILLE BEACH FL 32250

DEBORAH WHITE

TIME

INSPECTOR

RESULTED

STATUS

SCHEDULED ACTION

HISTORY:

8/22/06 CODES ENFORCEMENT BD HEARING PENDING

TOTAL TIME:

RESOLVED

STATUS ACTIVE

QTY CODE
1 HSNB

DATE DESCRIPTION
11/29/04 IFMC SECTION 7-166

LOCATION:
11/29/04 NUISANCE CHAPTER 19

LOCATION:
11/29/04 NUISANCE CHAPTER 19

ACTIVE

1 N

LOCATION:
11/29/04 NUISANCE CHAPTER 19

CASE HISTORY REPORT
CASE NUMBER 04-00002003

PREPARED 4/11/06, 16:13:01
PROGRAM CE200L
CITY OF JACKSONVILLE BEACH

CASE TYPE DATE ESTBL STATUS TENANT NAME TENANT NBR STATUS DATE

INSPECTOR 11/29/04 ACTIVE
DEBORAH WHITE Cottage in rear
175666.0000
215 S 2ND ST
JACKSONVILLE BEACH FL 32250

CASE DATA: OCCUPIED STRUCTURE - DWELLING
UNOCCUPIED STRUCTURE DWELLING

NOTICE NAMES: NISHIYAMA, BEN S OWNER

HISTORY	SCHEDULED ACTION	STATUS	RESULTED	INSPECTOR	TIME
11/29/04	INTERNAL COMPLAINT	COMPLETED	11/29/04	DEBORAH WHITE	
11/29/04	INSPECTION	COMPLETED	11/29/04	DEBORAH WHITE	
12/02/04	RQST TEXT: See file	ISSUED	12/02/04		
12/10/04	HOUSING NOTICE OF VIOLATION	COMPLETED	12/10/04	DEBORAH WHITE	
12/30/04	CHECK FOR RECEIPT OF LETTER	COMPLETED	12/30/05	DEBORAH WHITE	
	RSHT TEXT: extension 15 days				2/10/06

TOTAL TIME:

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS
	11/29/04	IPMC SECTION 7-166	1	HSNG	ACTIVE
	11/29/04	NUISANCE CHAPTER 19	1	N	ACTIVE

RESOLVED