



Agenda

Board of Adjustment

Tuesday, December 4, 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
Gary Cater

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES November 20, 2018

CORRESPONDENCE None

OLD BUSINESS None

NEW BUSINESS

- a. **Case Number:** **BOA 18-100190**
Applicant/Owner: Bonnie McGinnis-Kelly
Agent: Keith Tomerson, Esq.
Property Address: 1867 McClure Lane
Parcel ID: 179448-0000
Current Zoning: RS-3
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-338(e)(1)c.2, for a southerly side yard setback of 3 feet in lieu of 5 feet required; and 34-338(e)(1)e., for 43.7% lot coverage, in lieu of 35% maximum; for the addition of a screen porch over existing stone pavers, for property located at 1867 McClure Lane, legally described as Lot 14, Block O, *Williams Addition to South Pablo*.

Miscellaneous Info: No previous variance requests.

Notes:

- b. **Case Number:** **BOA 18-100191**
Applicant/Owner: Jeff and Jacqueline Ball
Agent: Devany Noblit
Property Address: 616 South 7th Avenue
Parcel ID: 176456-0010
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 allow a pool and deck addition to be added to an existing single-family dwelling. Previous variance for 40% was exceeded, for property located at 616 South 7th Avenue, legally described as Lot 8, Block 7, *Oceanside Park*.

Miscellaneous Info: One previous variance request BOA# 18-100010.

Notes:

c. **Case Number:** **BOA 18-100192**
Applicant/Owner: Mark and Taryn Hannah
Agent: Devany Noblit
Property Address: 1213 North 10th Street
Parcel ID: 175111-0000
Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-336(e)(1)e., for 47.9% lot coverage, in lieu of 35% maximum, and 34-336(e)(1)g., for an accessory structure setback of 4 feet, in lieu of 5 feet required; to allow an existing pool and patio addition to remain. Existing variance for 46% lot coverage was exceeded, for property located at 1213 North 10th Street, legally described as Lot 11, Block 12, *Beach Homesites Unit 2*.

Miscellaneous Info: One previous variance request BOA# 18-100030.

Notes:

d. **Case Number:** **BOA 18-100193**
Applicant/Owner: Andrew Lane
Property Address: 1206 North 18th Avenue
Parcel ID: 178131-0000
Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)**
 34-336(e)(1)e., for 37.6% lot coverage, in lieu of 35% maximum; to allow for a shed addition to an existing single-family dwelling, for property located at 1206 North 18th Avenue, legally described as Lot 8, Block 3, *San Pablo Terrace*.

Miscellaneous Info: No previous variance requests.

Notes:

e. **Case Number:** BOA 18-100194

Applicant/Owner: Rob Johnson

Agent: Robert Esposito

Property Address: 202 South 30th Avenue

Parcel ID: 180658-0000

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 20 feet in lieu of 25 feet required; and for 34-336(e)(1)c.2, for a corner side yard setback of 8 feet, in lieu of 10 feet required; and for 34-336(e)(1)e., for 38.8% lot coverage, in lieu of 35% maximum; and 34-336(e)(1)g., for an accessory structure setback of 0 feet, in lieu of 5 feet required; to allow for substantial improvement to an existing single-family dwelling, for property located at 202 South 30th Avenue, legally described as Lot 14, Block 21, *Replat Unit 1 Atlantic Shores*.

Miscellaneous Info: No previous variance requests.

Notes:

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Tuesday, December 18, 2018.**

There are two (2) scheduled cases.

ADJOURNMENT

NOTICE

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

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.



**Minutes of Board of Adjustment Meeting
held Tuesday, November 20th, 2018 at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**

CALL TO ORDER

Chairperson Sylvia Osewalt called the meeting to order and stated since there are only four Board members present, there would be a quorum. For that reason, cases can be postponed until the next meeting for those that wish to.

ROLL CALL

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

Building Official George Knight was also present.

EX-PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

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

- November 7th, 2018

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

(A) Case Number: BOA 18-100128

Applicant/Owner: Kent and Vera D'Angelo
Agent: Todd Holloway
Property Address: 3162 Isabella Boulevard

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 50.2% lot coverage, in lieu of 35% maximum; and 34-337(e)(1)g., for an accessory structure setback of 4 feet, in lieu of 5 feet required along the rear property line; to allow for a pool and paver patio addition to an existing single-family dwelling for property legally described as Lot 2, Block 28, *Jacksonville Beach Heights*.

Agent: Todd Holloway, 13826 Weeping Willow Way, Jacksonville, stated the lot is small and non-conforming; and he explained the pool addition is to be set 16 feet from the house, which would increase the lot coverage to approximately 50%. Ms. Osewalt asked what the minimum he can get

by with is in regards to lot coverage, to which Mr. Holloway indicated 48% is an appropriate minimum. Ms. Osewalt stated most granted variances do not exceed 50% lot coverage. Mr. Moreland requested clarification on the pool's 16-foot distance from the home, and Mr. D'Angelo stated the reasons include the ease of access for his children and aesthetic alignment to his next door neighbor's pool.

Public Hearing:

The following speaker was in favor of the requested variance:

- Matthew Lantzy, 3148 Isabella Boulevard, Jacksonville Beach

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Moreland stated the lot is undersized. Ms. Osewalt stated the minimum variance should be considered.

Motion:

It was moved by Mr. Reddington, and seconded by Mr. Moreland, to approve BOA# 18-100128, as written and discussed, with 48% lot coverage, in lieu of the requested 50.2%.

Roll Call Vote:

Ayes – John Moreland, Francis Reddington, Sylvia Osewalt, and Gary Cater.

The motion was approved unanimously.

(B) Case Number: BOA 18-100169

Applicant: BCEL 10, LLC
Owner: Warren C. Welch, Jr.
Agent: Sam Bellock
Property Address: 1718 South Beach Parkway

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3, for a rear yard setback of 15.3 feet, in lieu of 30 feet required; and 34-337(e)(1)e., for 38.2% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling for property legally described as Lots 20 and 21, Block 4, *Williams Coastal Boulevard Heights*.

Agent: Sam Bellock, 7563 Phillips Highway, Unit 109, Jacksonville, stated with consideration to a 45-foot utility easement and a 30-foot setback requirement, he is requesting 38.2% lot coverage for constructing the new property. He added the current structure is past 30 feet, and the new construction would be pushed further back and closer to the front. When Ms. Osewalt inquired about the rear yard setback request, Mr. Knight stated the current rear yard setback is 4.9 feet. There is no structure behind the property. Mr. Reddington asked if the lot is substandard, and Ms. Osewalt responded it is.

Public Hearing:

No one came forward to speak about this variance.

Ms. Osewalt closed the public hearing.

Discussion:

The Board agreed the agent is asking for the minimum amount in regards to the substandard lot.

Motion:

It was moved by Mr. Reddington, and seconded by Mr. Moreland, to approve BOA# 18-100169, as written and read.

Roll Call Vote:

Ayes – John Moreland, Francis Reddington, Gary Cater, and Sylvia Osewalt.

The motion was approved unanimously.

(C) Case Number: BOA 18-100173

Applicant/Owner: Sharon Lang
Agent: Nathan Lang
Property Address: 420 North 8th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-339(e)(3)c.2, for a 6.8 foot easterly side yard setback and a 6.9 foot westerly side yard setback, each in lieu of 10 feet required; to rectify existing non-conformity and 34-339(e)(3)g., for an accessory structure setback of 1 foot, in lieu of 5 feet required; for two paver walkways, to an existing multi-family dwelling, for property legally described as Lots 4, Block 85, *Pablo Beach North*.

Owner: Sharon Lang stated she has a non-conforming lot, with a width that is supposed to be 60 feet across, instead of the 50 feet in existence. She wants to bring the property, which was already built over the 10-foot setback in 1969, into Code. She has owned the property since 2007. She had a paver driveway built, and her builder constructed paver sidewalks on the side. She also has a permit to install a fence around the property.

Ms. Osewalt questioned whether there is a shed on the western side of the yard that crosses over the property line, and Ms. Lang responded it is a plastic cover for kayaks and not a permanent structure. She also added her current lot coverage is 42%, and she is allowed up to 65% lot coverage according to zoning laws.

Public Hearing:

No one came forward to speak about this variance.
Ms. Osewalt closed the public hearing.

Discussion:

The Board agreed it is a reasonable request.

Motion:

It was moved by Mr. Reddington, and seconded by Mr. Moreland, to approve BOA# 18-100173, as written and read.

Roll Call Vote:

Ayes –Francis Reddington, John Moreland, Gary Cater, and Sylvia Osewalt.

The motion was approved unanimously.

(D) Case Number: BOA 18-100183

Applicant/Owner: Richard Thomson Corporation
Agent: Stephen Williams
Property Address: 3901 Grande Boulevard

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% maximum to allow a pool and paver patio addition to a new single-family dwelling, for property legally described as Lot 17, Block 14, *Ocean Terrace*.

Agent: Stephen Williams, 3731 Duval Drive, Jacksonville Beach, stated his hardship is a non-conforming lot. The house is currently 6,650 square feet, and the maximum allowed is 10,000 square feet. Ms. Osewalt referred to a previous variance request (BOA# 17-100052) and added the property was approved for a 45% lot coverage; she asked about the current lot coverage, and Mr. Williams explained it is currently at 43.3%. Mr. Williams stated the minimum lot coverage he would need is 48.5%. Mr. Moreland inquired about pavers while referring to the property survey.

Public Hearing:

No one came forward to speak about this variance.
Ms. Osewalt closed the public hearing.

Discussion:

Mr. Reddington stated the lot is substandard.

Motion:

It was moved by Mr. Reddington, and seconded by Mr. Cater, to approve BOA# 18-100183, as written and discussed, with 48.5% lot coverage, in lieu of the requested 50%.

Roll Call Vote:

Ayes – John Moreland, Francis Reddington, Gary Cater, and Sylvia Osewalt.

The motion was approved unanimously.

(E) Case Number: BOA 18-100187

Applicant/Owner: DSM Renovations, LLC
Property Address: 1221 North 7th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet required; and 34-336(e)(1)e., for 40.8% lot coverage, in lieu of 35% maximum; for a new single-family dwelling; with a covered rear porch, for property legally described as Lot 11, Block 6, *Pine Grove Unit 2*.

Agent: Ben Broadfoot, 1083 North 17th Street, Jacksonville Beach, indicated he has a substandard lot. He is entitled to a 10,000 square foot lot size, but only has 6,210 square feet. Ms. Osewalt stated she is concerned the house is almost built, and the agent's request for variance came a bit late.

Mr. Knight explained the house's construction was approved without the City's reviewing, and this issue was caught when a permit was requested. He added the original plans did not show a proposed covered porch, which now requires a variance.

Public Hearing:

The following speaker was opposed to the requested variance:

- Champ Reiley, 84 Oakwood Road, Jacksonville Beach, is the backside neighbor of the property. He is against the rear yard setback request and added there is a sewer line behind the property.

Mr. Knight commented if the porch is uncovered, and therefore a flat accessory structure, it could go within five feet of the fence and would not require a variance.

Ms. Osewalt closed the public hearing.

Discussion:

Ms. Osewalt spoke in favor of the uncovered porch suggestion.

Motion:

It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 18-100187, as written and discussed, with the requirement that the porch be unenclosed.

Roll Call Vote:

Ayes – John Moreland, Francis Reddington, Gary Cater, and Sylvia Osewalt.

The motion was approved unanimously.

(F) Case Number: BOA 18-100197

Applicant: Michael Phillips
Owner: Matt Thompson
Agent: Michael Phillips
Property Address: 236 South 32nd Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for an easterly side yard setback of 8.9 feet and a westerly side yard setback of 8.5 feet, each in lieu of 10 feet required; and for 34-336(e)(1)c.3, for a rear yard setback of 19 feet, in lieu of 30 feet required; and 34-336(e)(1)e., for 49% lot coverage in lieu of 35% maximum, to correct existing non-conformities and to allow for substantial improvements to an existing single-family dwelling, for property legally described as Lot 7, Block 20, *Atlantic Shores Unit 1 Replat.*

Agent: Michael Phillips, 992 Ocean Boulevard, Atlantic Beach, and Mr. Thompson both came before the Board. Mr. Phillips stated they have a substandard lot that is currently 6,249 square feet. The Board acknowledged it is also substandard in its width. The owner explained he is intending to grow his family in requesting the variance.

Ms. Osewalt stated the new construction was already in existence and asked if the property was in conformance. When the owner responded it was not, she questioned how a permit was approved for the new construction. Mr. Phillips stated there was confusion with the City in the permitting process,

and that has led to the overlooking of the variance. He added he wasn't aware of the need for a variance when explaining how he obtained his permit. He also offered to replace the driveway with turf block, which would take 250 square feet off from the 49% lot coverage. Mr. Knight estimated it would bring down the lot coverage by 1.5%. Mr. Phillips gave the Board five letters from neighbors in support of the variance [on file]. Mr. Thompson explained he is not extending his non-conforming home outwards, but only upwards.

Public Hearing:

The following speakers were opposed to the requested variance:

- Harvey Like, 234 32nd Avenue South, stated this variance affects his home directly and provided the Board with photographs and documentation [on file] in explaining his case. He is concerned the construction is blocking his line of sight and would decrease the value of his property. He is also opposed to how the constructing process was started before a variance was granted.
- Eric Geller, 204 30th Avenue South, Jacksonville Beach, stated he filled out his speaker card marked as opposed. However, after hearing the owner speak, and if they are staying within the existing building footprint, it is acceptable.

The agent commented the lot coverage is currently at 49.6%, and would be decreased to 49% after the new construction. The Board discussed survey interpretation; it was clarified the house already had non-conforming rear and side yard setbacks before Mr. Thompson purchased it, and he is adding a second floor that would become part of this originally-nonconforming structure.

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Cater commented if the driveway is exchanged with a turf block, then that would reduce the lot coverage by roughly 4%.

Motion:

It was moved by Mr. Moreland, and seconded by Mr. Reddington, to approve BOA# 18-100197, as written and discussed, with 48% lot coverage, in lieu of the requested 49.6%.

Mr. Reddington stated he is not fully approving of the motion.

Roll Call Vote:

Ayes – John Moreland, Francis Reddington, and Sylvia Osewalt.
Nays – Gary Cater

The motion was approved by a vote of 3-1.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, December 4, 2018**. There are five (5) scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:10 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA No. 18-100190HEARING DATE 12-4-18

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

OCT 16 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Bonnie McGinnis Kelly Telephone: 410-259-7060
 Mailing Address: 125 White Way E-Mail: blmcginnis@gmail.com
Sylva, MD 21784
 Agent Name: W. THOMERSON, Shaetell Telephone: 904-373-0239
 Mailing Address: 822 AIA NORTH #304 Office E-Mail: L.CARMAN@Chartwell.com
PVB, FL 32082 (Legal Assistant)
 Landowner Name: Bonnie McGinnis Kelly Telephone: 410-259-7060
 Mailing Address: same as above. E-Mail: blmcginnis@gmail.com

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

Ref # 179448-0000

VARIANCE DATA

Street address of property AND Real Estate Number: 1867 McClure Lane, Jacksonville Beach, FL 32256Legal description of property (Attach copy of deed): Lot 14, Block O, Williams addition to S. Pablo- Plat 1 B 29

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

Lot coverage was more than 35% when purchased 9/15/2017. Existing pavers were in place at that time. We want to put a screen porch in the area where the pavers are.

AFFIDAVIT

I, Bonnie McGinnis Kelly, 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.

Bonnie McGinnis Kelly
APPLICANT SIGNATURE

Bonnie McGinnis Kelly
PRINT APPLICANT NAME

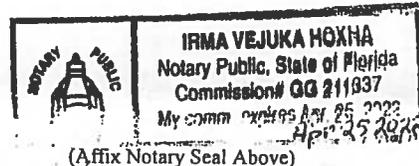
10/15/18
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 15th day of October, 2018 by Bonnie McGinnis who is personally known to me or has produced MARYLAND DL as identification.

Irma V. Hoxha
NOTARY PUBLIC SIGNATURE

IRMA HOXHA
PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X (2018)

CODE SECTION (S): Section 34-388 (e)(1)(c) 2 for a southerly side yard setback of 3' 2 1/2 5' required and (e)(1)(c) for 43.7% lot coverage 20 35% maximum for the addition of a screen porch over existing stone pavers.

Existing L.C. 43.7%

RECEIVED

OCT 16 2018

PLANNING & DEVELOPMENT

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-160190

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

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

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

Table with 3 columns: Standard, Applies? Yes/No, and Circumstances/ Explanation. It contains seven rows of criteria and handwritten responses.

Regular meeting of the Board of Adjustment held on Tuesday, October 1, 1991 at 7:30 P.M. in the Council Chambers of the Community Center Building.

Call to order The meeting was called to order by Chairman Brad Corwin.

Roll Call Present: Brad Corwin, Randall P. DeLoach, Charles Jolley, Ted Sorensen

Absent: Guy Craig

Also present was J. Lawrence Cooper, Building Official.

Approve minutes The minutes of the previous meeting were approved as written.

31-91 Perschel Mark Perschel, 333 3rd Avenue North, variance request to waive requirements for paving and striping of parking lot.

Mr. Cooper reported a meeting with Mr. Perschel who will comply with the parking requirements and now does not need a variance. The request has been withdrawn.

33-91 Shaffer Shaffer and Sons, 1894 Ocean Pond Drive, variance request for rear setback of 17.95 feet in lieu of 30 feet required.

Don Braverman, 2703 America Avenue was present to represent Shaffer and Sons. They need this variance in order to get the correct square footage of the house.

Mr. Sorensen asked what their hardship is in this matter.

Mr. Braverman stated the rest of the lots were replatted with lesser setbacks. This lot was part of an abandoned street and therefore the variance is needed.

No one in the audience spoke for or against this matter.

Mr. Sorensen stated this area was replatted to build a certain size house on these lots. A two story house would fit on this lot without variances.

Motion to appr. Mr. Jolley moved to approve, seconded by Mr. DeLoach. Vote resulted in 3 ayes, 1 nay by Mr. Sorensen.

34-91 McClure Robert McClure, lots 11, 12, 13, 14, Block "O" together with that portion of 10' alley lying east of subject lots together with a portion of "C" Street, Williams sub-division addition to South Pablo, variance request for side setbacks of 6' in lieu of 10'.

Motion to approve Mr. Jolley moved to approve, seconded by Mr. Sorensen.

Bob McClure, 1701 Arden Way stated these lots are immediately adjacent to Ocean Pond sub-division. The five lots are 140 feet deep but only 40.2 feet wide. There will be 12 feet between each house except the two end lots which will have 10 foot setbacks. They are all uniform lots.

Mr. Sorensen said the two end lots do not need a variance.

Mr. McClure stated this is correct. The end lots will be swaled to take care of the water retention. These lots were platted 30 years ago. The ingress and egress will be from Fairway Lane and engineering is now being done to develop this road. The ditch runs down the center of the road and will be piped or relocated.

No one in the audience wished to speak on this matter.

Motion to appr. Mr. Sorensen moved to approve the setback variance of 12' in lieu of 15' on lots 12, 13, 14, seconded by Mr. Jolley. Vote resulted in all ayes.

35-91 Russell Merv Russell, 1308 7th Street North, variance request for corner side yard setback of 7½' in lieu of 15' required to construct garage.

Ref. BOA#
18-100190



City of Jacksonville Beach

904-249-2331 • ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

May 1, 1996

Mr. Edward C. Johnson & Donald S.
Cason
204 Century 21 Drive
Jacksonville, FL 32216

RE: Setbacks for Lots 11-14, Williams Addition to South Pablo

Dear Sirs:

I am writing this letter to advise you of my decision regarding the required sideyard setbacks for the above-referenced lots.

In October of 1991, the Jacksonville Beach Board of Adjustment approved sideyard variances from 10 feet to 6 feet on Lots 12, 13 and 14. Since the information before them included the abandoned right of way of "C" Street which was subsequently removed from the parcel, it is my interpretation that the Board intended to apply the 6-foot sideyard setback to all four of the existing lots of record. Besides the 4-foot sideyard variances granted by the Board, I am approving an administrative variance for an additional 1-foot. You will be required to provide a total of 11 feet of sideyard with neither sideyard to be less than 5 feet. This administrative variance is granted according to the provisions of Sections 34-289 and 34-286 of the Land Development Code if the property is used to construct four, one-story, 29-foot wide single family detached residential structures.

Please give me a call at 247-6231 if you have any questions concerning this matter.

Sincerely,

Steven G. Lindorff
Planning and Development Director

From: **Jim Robbins** jrobbins@lifetimeenclosures.com
 Subject: **Lifetime Enclosures / revised drawing**
 Date: **October 1, 2018 at 2:45 PM**
 To: blmcginnis@gmail.com, qsplint29@gmail.com
 Cc: **Tonya Claar** tclaar@lifetimeenclosures.com, **Lisa Morrison** LMorrison@lifetimeenclosures.com

Attached is a revised drawing for your approval, reply approve or if you have any questions feel free to call

Thank you
Jim Robbins
 Project Manager



"ENCLOSURES BUILT FOR A LIFETIME!"
 5521 Chronicle Court
 (1/2 mile south of Baymeadows Road off Philips Highway)
 Jacksonville, Florida 32256
 904-731-5580
[CLICK HERE TO VISIT OUR WEBSITE!](#)
[CLICK HERE TO VISIT OUR FACEBOOK PAGE!](#)

RECEIVED
 OCT 16 2018
 18-100190
 PLANNING & DEVELOPMENT

From: Bizhub2
Sent: Monday, October 01, 2018 10:35 AM
To: Jim Robbins <jrobbins@lifetimeenclosures.com>
Subject: Message from KMBT_223

Design Method: ASHRAE Components & Cooling
 Basic Wind Speed: 120MPH
 Building Category: 1
 Wind Exposure: B

The design and size shown on this drawing are based on the local requirements for the Florida Building Code with Edition: 2017

Every sleeping room shall contain at least one operable emergency escape and rescue opening

Roof Resistance: 50PSF
 180" In turn Lane
 aluminum 1 ends 32750

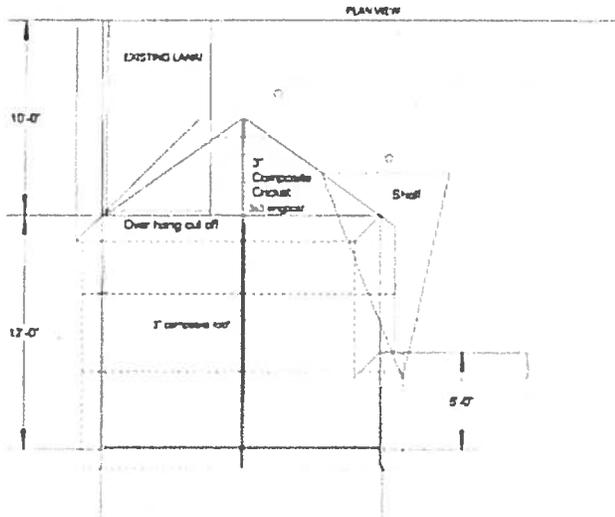
Wind frame 24" channel 26700 beam

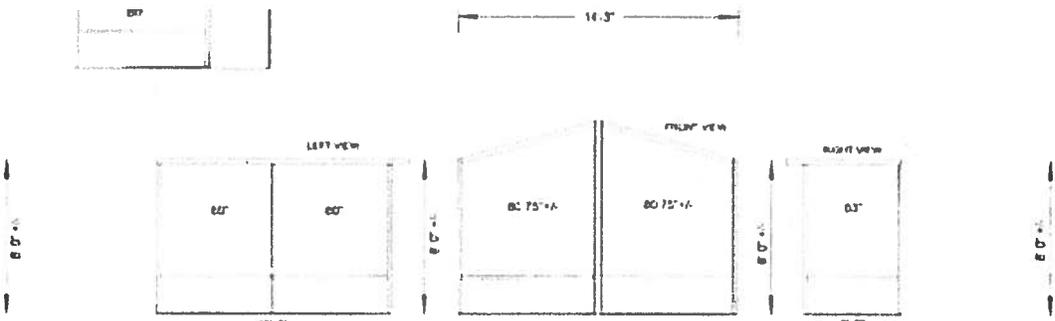
Self-2"

Contributor: Lifetime Enclosures, Inc.
 All Other Enclosures
 5411 Chronicle Court
 Jacksonville, FL 32256
 904-731-5580
 904-731-4750 fax

Date: 9/25/2018

Drawn by: Doug Knight





RECEIVED

OCT 16 2018

18-100190

PLANNING & DEVELOPMENT

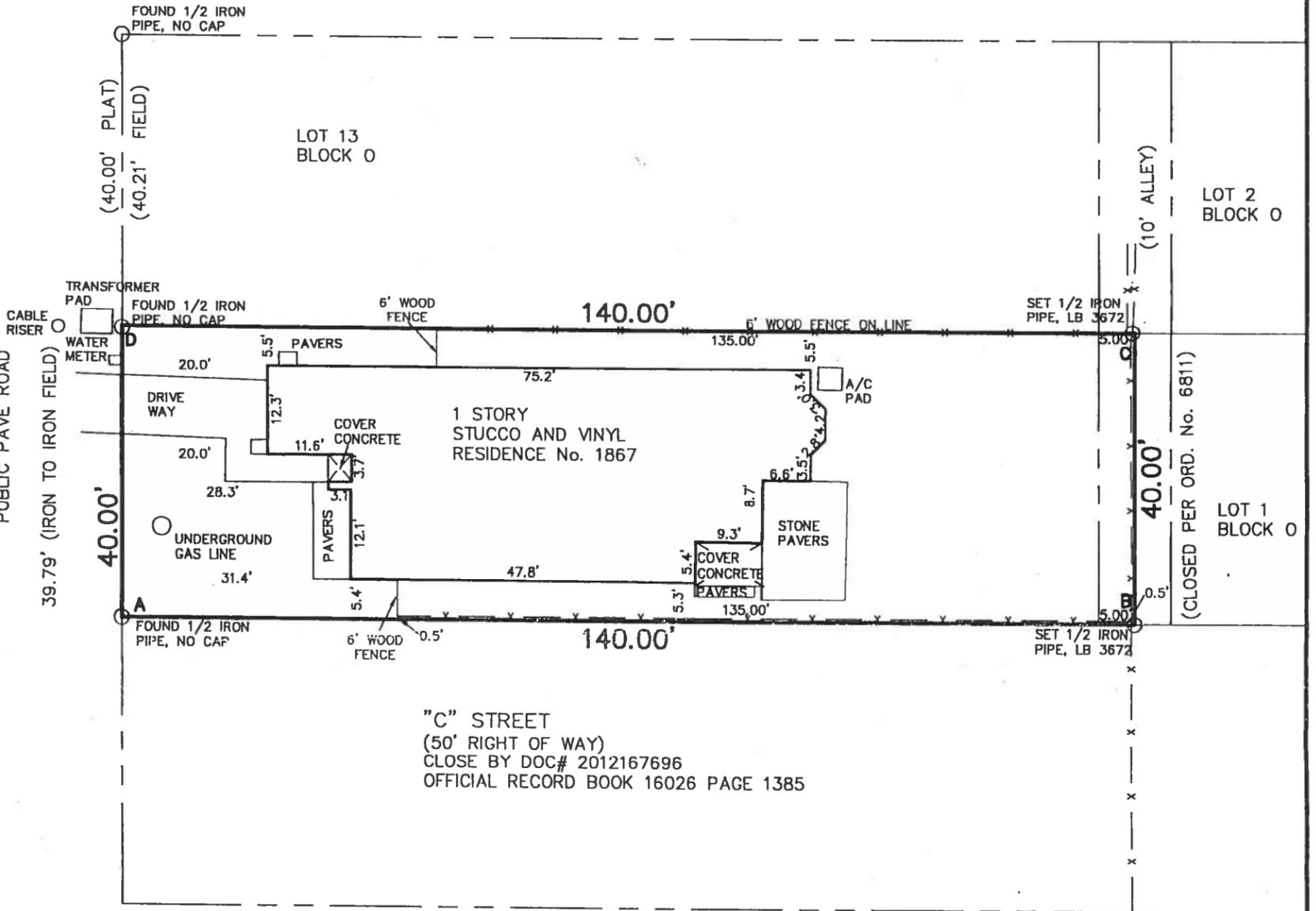
Existing

MAP SHOWING SURVEY OF

LOT 14, BLOCK O, WILLIAMS ADDITION TO SOUTH PABLO AS RECORD IN PLAT BOOK 1, PAGE 29 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE 10 FOOT ALLEY (CLOSED BY ORDINANCE No. 6811) LYING EAST OF THE SAID LOT 14.



MCCLURE LANE
(FORMERLY FIFTH STREET)
25' RIGHT OF WAY
PUBLIC PAVE ROAD



LOT AREA = 5600 SQUARE FEET
HOUSE = 2239 SQUARE FEET
A/C PAD = 10 SQUARE FEET
BACK YARD 196 SQUARE FEET
IMPERVIOUS AREA = 2445 SQUARE FEET
% IMPERVIOUS 43.7%

RECEIVED

OCT 16 2018

18-100190

PLANNING & DEVELOPMENT

NOTES

1. THIS IS A BOUNDARY SURVEY.
 2. NO BUILDING RESTRICTION LINE AS PER PLAT.
 3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A 90°00'00"
B 90°00'00"
C 89°54'45"
D 90°05'15"
 4. NORTH PROTRACTED FROM THE PLAT.
- THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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

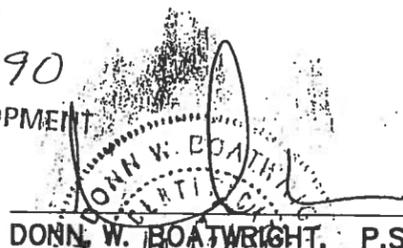
RECEIVED

THIS SURVEY WAS MADE FOR BENEFIT OF BONNIE KELLY

OCT 16 2018

18-100190

PLANNING & DEVELOPMENT



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

CHECKED BY: _____
DRAWN BY: AC
FILE: 2018-1309

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:
AUGUST 24, 2018
SHEET 1 OF 1

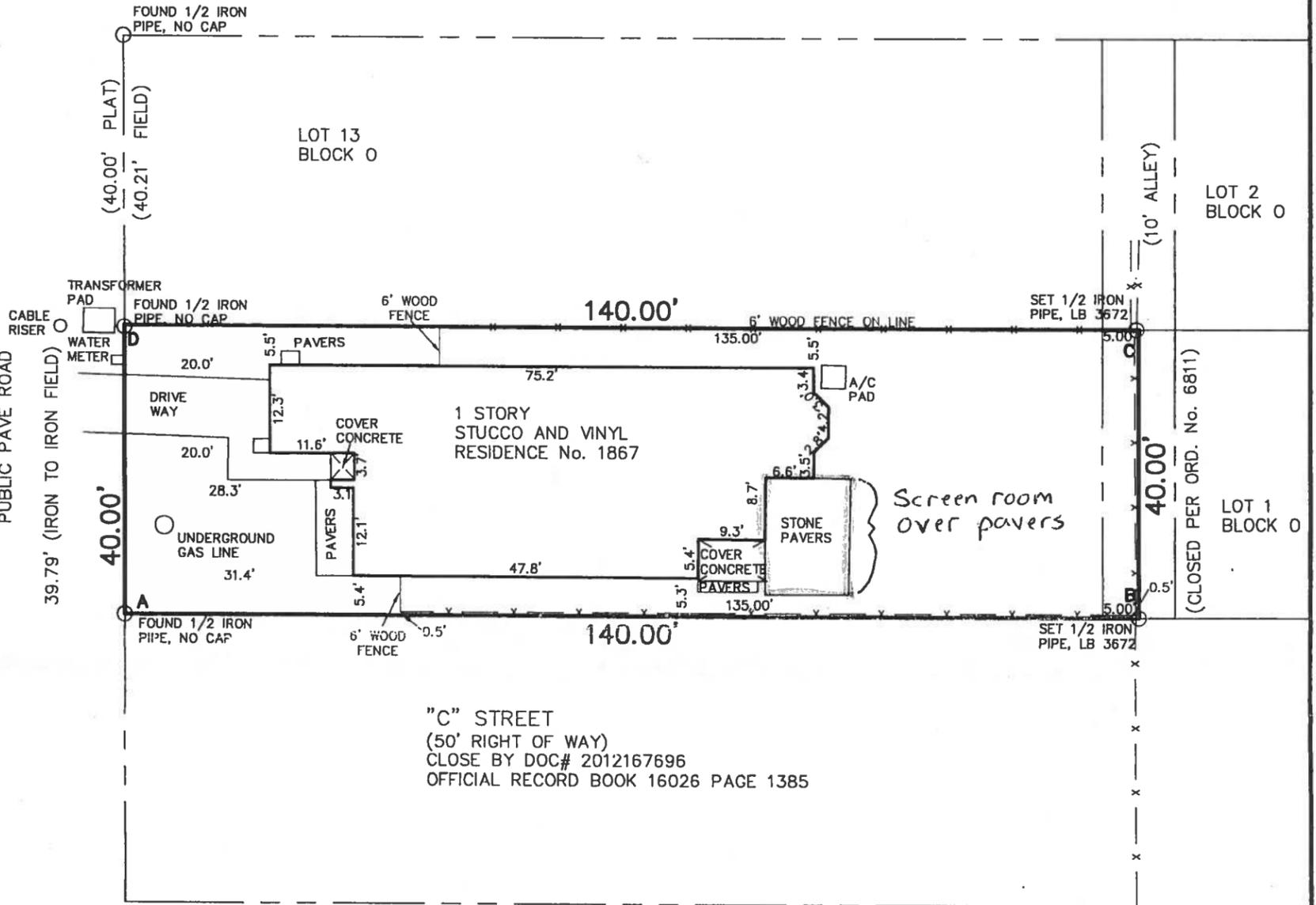
Proposed

MAP SHOWING SURVEY OF

LOT 14, BLOCK O, WILLIAMS ADDITION TO SOUTH PABLO AS RECORD IN PLAT BOOK 1, PAGE 29 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE 10 FOOT ALLEY (CLOSED BY ORDINANCE No. 6811) LYING EAST OF THE SAID LOT 14.



MCCLURE LANE
(FORMERLY FIFTH STREET)
25' RIGHT OF WAY
PUBLIC PAVE ROAD



LOT AREA = 5600 SQUARE FEET
HOUSE = 2239 SQUARE FEET
A/C PAD = 10 SQUARE FEET
BACK YARD 196 SQUARE FEET
IMPERVIOUS AREA = 2445 SQUARE FEET
% IMPERVIOUS 43.7%

NOTES

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINE AS PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
 - A 90°00'00"
 - B 90°00'00"
 - C 89°54'45"
 - D 90°05'15"
4. NORTH PROTRACTED FROM THE PLAT.

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

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

RECEIVED

THIS SURVEY WAS MADE FOR BENEFIT OF BONNIE KELLY

OCT 16 2018

18-100190

PLANNING & DEVELOPMENT



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

CHECKED BY: _____
DRAWN BY: AC
FILE: 2018-1309

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:
AUGUST 24, 2018
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 18-100191
HEARING DATE 12-4-2018

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

RECEIVED

OCT 19 2018

APPLICANT INFORMATION

Applicant Name: JEFF OR JACQUELINE BALL Telephone: (407) 506-6239 & DEVELOPMENT
 Mailing Address: 616 7TH AVE SOUTH E-Mail: _____
JAX BEACH, FL 32250

Agent Name: Devany Noblit Telephone: (904) 246-2666
 Mailing Address: 313 BEACH BLVD E-Mail: GARY@SURFSIDEPOLS.NET
JAX BEACH, FL 32250

Landowner Name: JEFF & JACQUELINE BALL Telephone: _____
 Mailing Address: 616 7TH AVE SOUTH E-Mail: _____
JAX 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: 616 7TH AVE SOUTH RE# 176456-0010
 Legal description of property (Attach copy of deed): 8-13 04-3S-29E .115 OCEANSIDE PARK LOT 8 BLK 7
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
OFFICE MEASUREMENTS FOR LOT COVERAGE WERE SIGNIFICANTLY LESS THAN FIELD MEASUREMENTS
ON BOA# 18-1000010 - REQUEST TO INCREASE THE LOT COVERAGE FROM 40.4% TO 42%
POOL & COPING ONLY- NO POOL DECK

AFFIDAVIT

I, Jacqueline Pappas, 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.

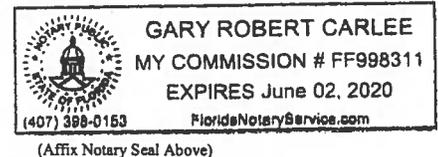
Jacqueline Pappas APPLICANT SIGNATURE Jacqueline Pappas PRINT APPLICANT NAME 10/12/18 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 12 day of October, 2018 by Same, who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

GARY R. CARLEE
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(c)(1)e. for 42% lot coverage ILO 35% maximum to allow a pool and deck addition to be added to an existing single family dwelling. Previous variance for 40.4% was exceeded.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100191

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

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

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

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	non conforming lot
Special circumstances and conditions do not result from the actions of the applicant.	yes	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 0660 0000 0995 3395

March 15, 2018

Ref: BOA#
18-100191

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

Gary Carlee
Surfside Pools
313 Beach Boulevard
Jacksonville Beach, FL

RE: BOA# 18-100010
616 South 7th Avenue
(Lot 8, Block 7, *Oceanside Park*)

Dear Mr. Carlee,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, March 6, 2018, to Jeff Ball and Jacqueline Pappas-Ball's application for a variance from the requirements of the Land Development Code.

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

- 34-337(e)(1)e., for 40.4% lot coverage, in lieu of 35% maximum;

To allow a pool and deck addition to an existing single-family dwelling.

The Board **approved** the request, as written.

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

Sincerely,

George Knight, CBO
Building Department



MAP SHOWING SURVEY OF

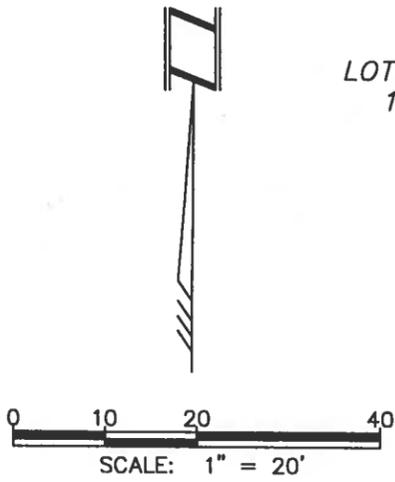
LOT 8, BLOCK 7, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

OCT 19 2018
18-100191
PLANNING & DEVELOPMENT

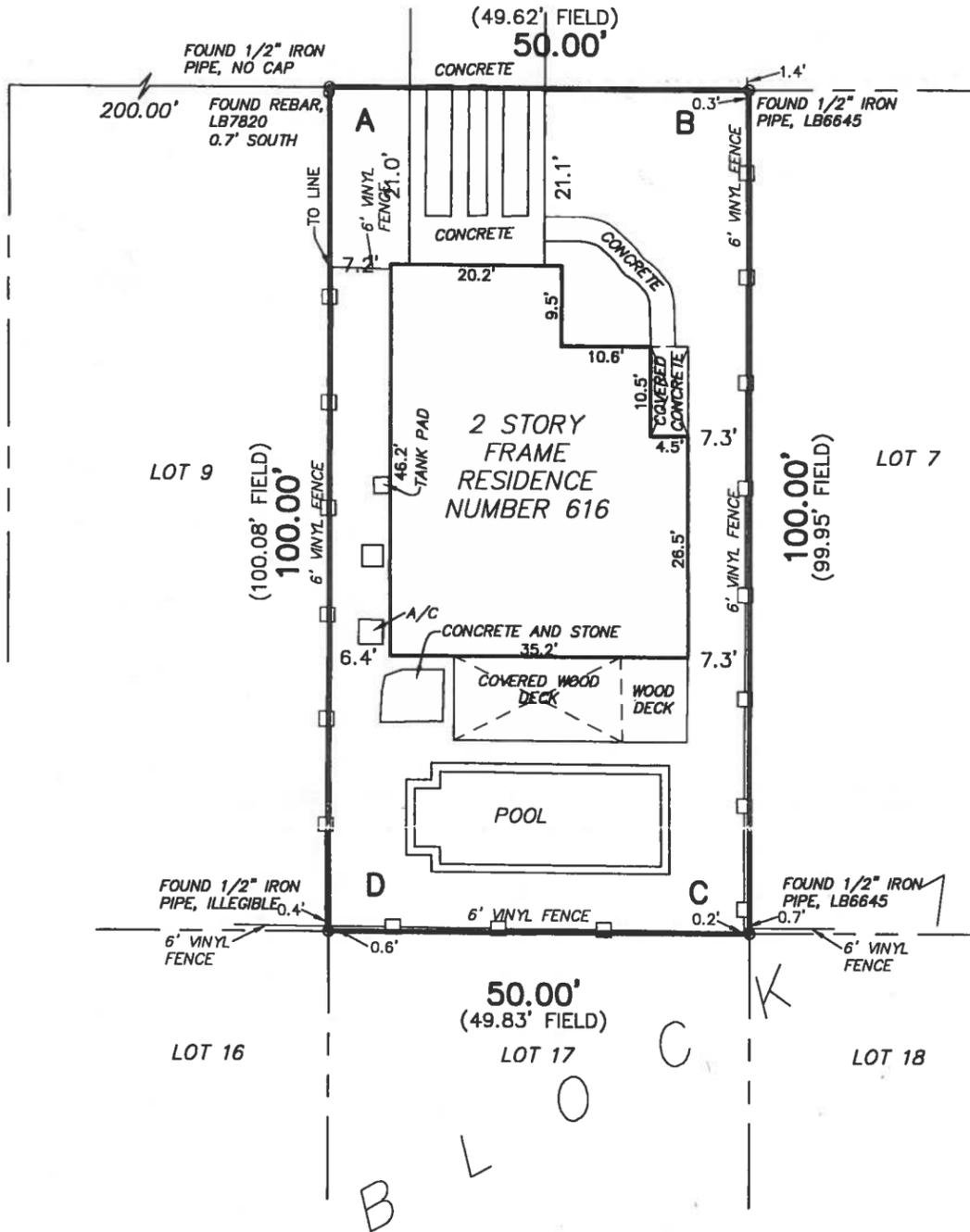
7TH AVE. S (FORMERLY TUCKER STREET)

50' RIGHT OF WAY PUBLIC PAVED ROAD



GONZALES AVE.

60' RIGHT OF WAY PUBLIC PAVED ROAD



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 90°05'32"
B = 90°01'44"
C = 90°06'53"
D = 89°45'51"
4. NORTH PROTRACTED FROM PLAT.

TOTAL LOT AREA=5000 SQUARE FEET
HOUSE AND COVERED PORCH= 1484.5 SQUARE FEET
POOL COPING= 84.4 SQUARE FEET (NOT INCLUDED IN IMPERVIOUS AREA)
WOOD DECK= 274.9 SQUARE FEET
DRIVEWAY/WALKWAY=278.5 SQUARE FEET
AC PADS, PUMP PADS, MISC IMPERVIOUS=62.2 SQUARE FEET
TOTAL IMPERVIOUS AREA=2100.1 SQUARE FEET
42% LOT COVERAGE

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X"
(AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS WELL AS CAN BE DETERMINED FROM THE FLOOD
INSURANCE RATE MAP NUMBER 12031C0417H, REVISED
JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

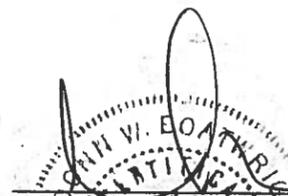
THIS SURVEY WAS MADE FOR THE BENEFIT OF
JEFFERY AND JACQUELINE BALL.

REMOVE COPING FROM IMPERVIOUS
CALCULATION- OCTOBER 4, 2018

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

RE-CHECK IMPERVIOUS- SEPTEMBER
6, 2018

FINAL SURVEY- AUGUST 2, 2018



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

CHECKED BY: _____
DRAWN BY: CL
FILE: 2018-1223

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

DATE:
JANUARY 23, 2018
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 18-100192
HEARING DATE 12-4-2018

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~~ \$500. (due at the time of application submittal).
6. Completed application.

RECEIVED

OCT 19 2018

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: mark & Taryn Hannah Telephone: 352-284-0701
 Mailing Address: 1213 10th Street N. Jacksonville Beach, FL 32250 E-Mail: tm-hannah@hotmail.com
 Agent Name: devany noblit Telephone: 904-246-2666
 Mailing Address: 313 Beach Boulevard, Jacksonville Beach, FL 32250 E-Mail: gary@surfsidepools.net
 Landowner Name: mark & Taryn Hannah Telephone: 352-284-0701
 Mailing Address: 1213 10th Street N. Jacksonville Beach, FL 32250 E-Mail: tm-Hannah@hotmail.com

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

Re: 175111-0000

VARIANCE DATA

Street address of property AND Real Estate Number: 1213 North 10th Street
 Legal description of property (Attach copy of deed): Lot 11, Block 12, Beach Homesites Unit 2
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). lot coverage miscalculation

AFFIDAVIT

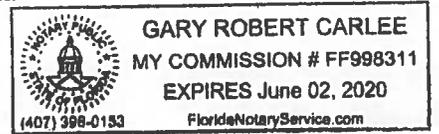
I, Thomas Mark Hannah Jr., being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary 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.

Mark Hannah APPLICANT SIGNATURE
Thomas Mark Hannah Jr PRINT APPLICANT NAME
10-10-2018 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 10 day of october, 2018 by Sane, who is personally known to me or has produced _____ as identification.

[Signature] NOTARY PUBLIC SIGNATURE
GARY R CARLEE PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): Section 34336 (e)(1)e. for 47.9% lot coverage & 35% maximum and for (e)(1)g. for an accessory structure setback of 4' & 5' required to allow an existing pool and patio addition to remain. Existing variance for 46% lot coverage was exceeded.



CERTIFIED MAIL# 7017 0660 0000 0995 3906

April 11, 2018

Ref: BOA#
18-100192

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

Thomas and Taryn Hannah
1213 North 10th Street
Jacksonville Beach, FL 32250

RE: BOA# 18-100030
1213 North 10th Street
(Lot 11, Block 12, *Beaches Homesites Unit 2*)

Dear Mr. and Mrs. Hannah,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 3, 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:

- Sec 34-336(e)(1)c.2, for 47.5% lot coverage in lieu of 35% maximum;
- To allow a pool deck and patio addition to an existing single-family dwelling.

Approved For:

- Sec 34-336(e)(1)c.2, for 46% lot coverage in lieu of 35% maximum;

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 D Knight

George Knight, CBO
Building Department



It was noted and strongly encouraged to remove portions of the concrete already in place in the backyard area. It was also noted the shape of the lot is non-conforming. Mrs. Durkin stated her husband was not able to attend the hearing because of a death in the family.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Moreland, and seconded by Mr. Buck, that BOA # 18-100029 be approved, along with strong encouragement that they remove the concrete in the backyard.

Roll Call Vote: Ayes – Francis Reddington, John Moreland, Sylvia Osewalt, Thomas Buck, and Jeff Truhlar.

The motion was approved, unanimously.

(E) Case Number: BOA 18-100030

Name of Applicant: Thomas (Mark) and Taryn Hannah, 1213 North 10th Street Jacksonville Beach, FL 32250

Property Address: 1213 North 10th Street, Jacksonville Beach, FL 32250

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2, for 47.5% lot coverage in lieu of 35% maximum, to allow a pool deck and patio addition to an existing single-family dwelling, for property legally described as Lot 11, Block 12, *Beaches Homesites Unit 2*.

Agent: Gary Carlee, 1129 Sabago Avenue South, Atlantic Beach, FL 32233

Mr. Carlee stated the hardship of the lot is that it is a non-conforming lot and is in the RS-1 zone for 10,000 sq. feet and the property is 7,500 sq. feet. Mr. Carlee also explained that the survey submitted with the application was determined by City staff to be outdated. Once an updated survey was submitted, it showed the pavers and driveway accurately. Mr. Carlee stated the owners have removed 450 sq. feet of pavers that were on the property at the time of their purchase.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Motion: It was moved by Mr. Buck, and seconded by Mr. Moreland, that BOA# 18-100030, be approved with the exception of 34-336(e)(1)~~c.2~~, for 46% lot coverage in lieu of 35% maximum, to allow a pool deck, ^{e.}

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

MAP SHOWING SURVEY OF

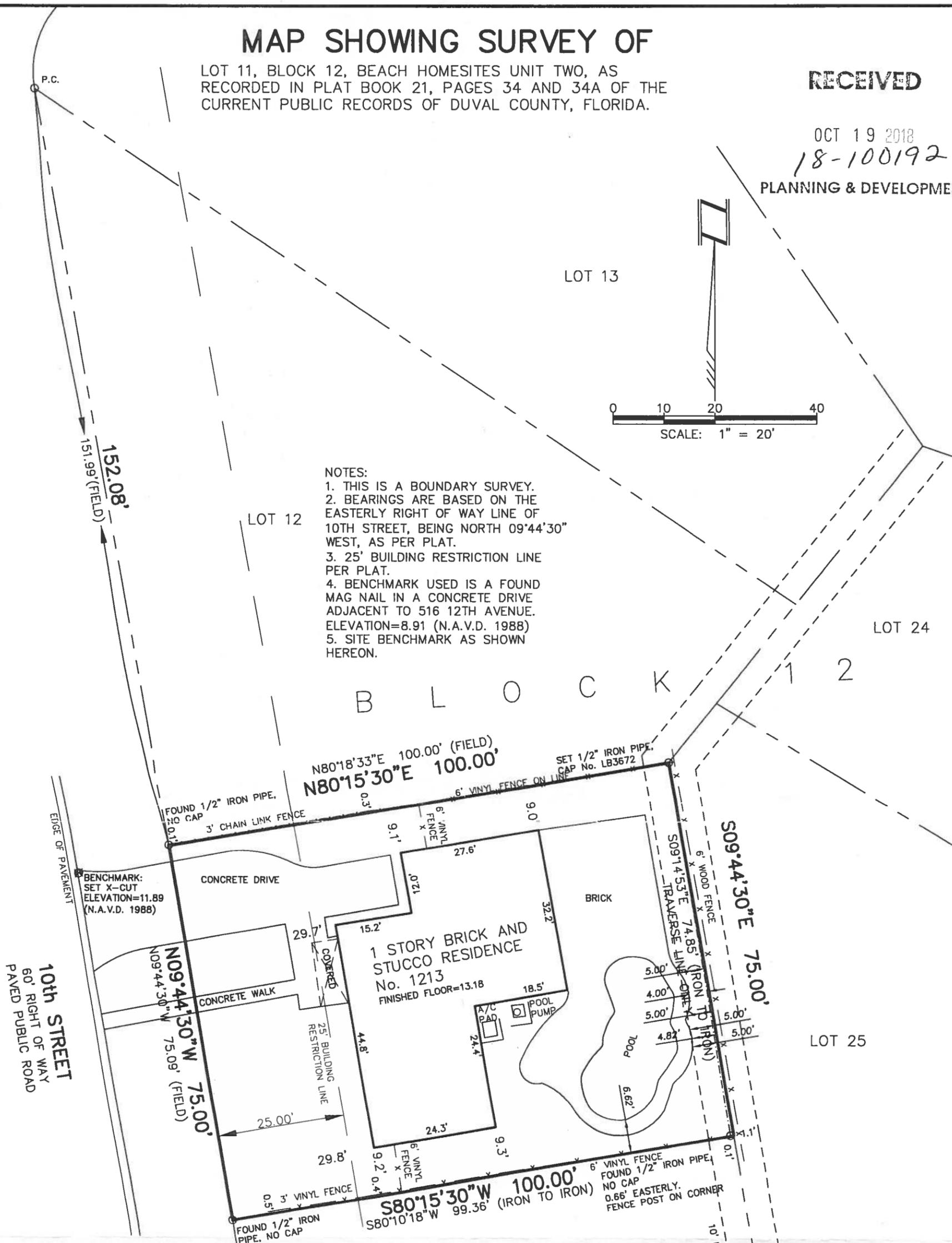
LOT 11, BLOCK 12, BEACH HOMESITES UNIT TWO, AS RECORDED IN PLAT BOOK 21, PAGES 34 AND 34A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

OCT 19 2018

18-100192

PLANNING & DEVELOPMENT



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF 10TH STREET, BEING NORTH 09°44'30" WEST, AS PER PLAT.
3. 25' BUILDING RESTRICTION LINE PER PLAT.
4. BENCHMARK USED IS A FOUND MAG NAIL IN A CONCRETE DRIVE ADJACENT TO 516 12TH AVENUE. ELEVATION=8.91 (N.A.V.D. 1988)
5. SITE BENCHMARK AS SHOWN HEREON.

B L O C K 1 2

10th STREET
60' RIGHT OF WAY
PAVED PUBLIC ROAD

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

LOT AREA= 7500 SQUARE FOOT
HOUSE: 1790 SQUARE FOOT
DRIVEWAY/WALKWAY: 769 SQUARE FOOT
A/C/POOL PUMP PAD: 8 SQUARE FOOT
POOL DECK: 1436 SQUARE FOOT
POOL: (-408) SQUARE FOOT
IMPERVIOUS AREA= 3595 SQUARE FOOT
% IMPERVIOUS= 47.9%

THIS SURVEY WAS MADE FOR THE BENEFIT OF MARK AND LARYN HANNAH

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

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

CHECKED BY: _____
DRAWN BY: AC
FILE: 2018-1291

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

DATE: AUGUST 23, 2018
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 18-100193
HEARING DATE 12-4-18

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

OCT 23 2018

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Andrew Lane **Telephone:** (407) 697-9796
Mailing Address: 1206 18th AVE N **E-Mail:** drew.lane@ads-pipe.com
Jacksonville Beach, FL 32250

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

Landowner Name: Andrew Lane **Telephone:** (407) 697-9797
Mailing Address: 1206 18th AVE N **E-Mail:** drew.lane@ads-pipe.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property AND Real Estate Number: 1206 18th AVE N *Re # 178131-0000*

Legal description of property (Attach copy of deed): lot 8, Block 3, Santa Fe Terrace

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Rquest to build 8x12 shed which will increase my lot coverage to 37.48% which is over the maximum lot coverage allotment of 35%.

Hardship: I have an undersized of 7,700SQFT. RS-1 requires a minimum lot size of 10,,SQFT. Due to undersized lot I will go over by 2.48%. By adding the shed I have purchased.

AFFIDAVIT

I, Andrew lane, 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] Andrew Lane 10/23/18
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 23 day of October, 2018 by Andrew Lane, who is personally known to me or has produced FL DL as identification.

[Signature] Deanna Yoders
 NOTARY PUBLIC SIGNATURE PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (S): Section 34-336 (ex)ie. for 37.6% lot coverage ILO 352 maximum to allow a shed addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100193

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

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

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

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	RS-1: Minimum lot area of 10,000SQFT My Lot is 7,700SQFT
Special circumstances and conditions do not result from the actions of the applicant.	NO	The addition of the shed will not create and special circumstances or conditions.
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.	N/A	
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 the undersized lot and no garage the rejection of the shed would deprive me of having a shed like the four bordering lots.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT 23 2018</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	

Existing

RECEIVED

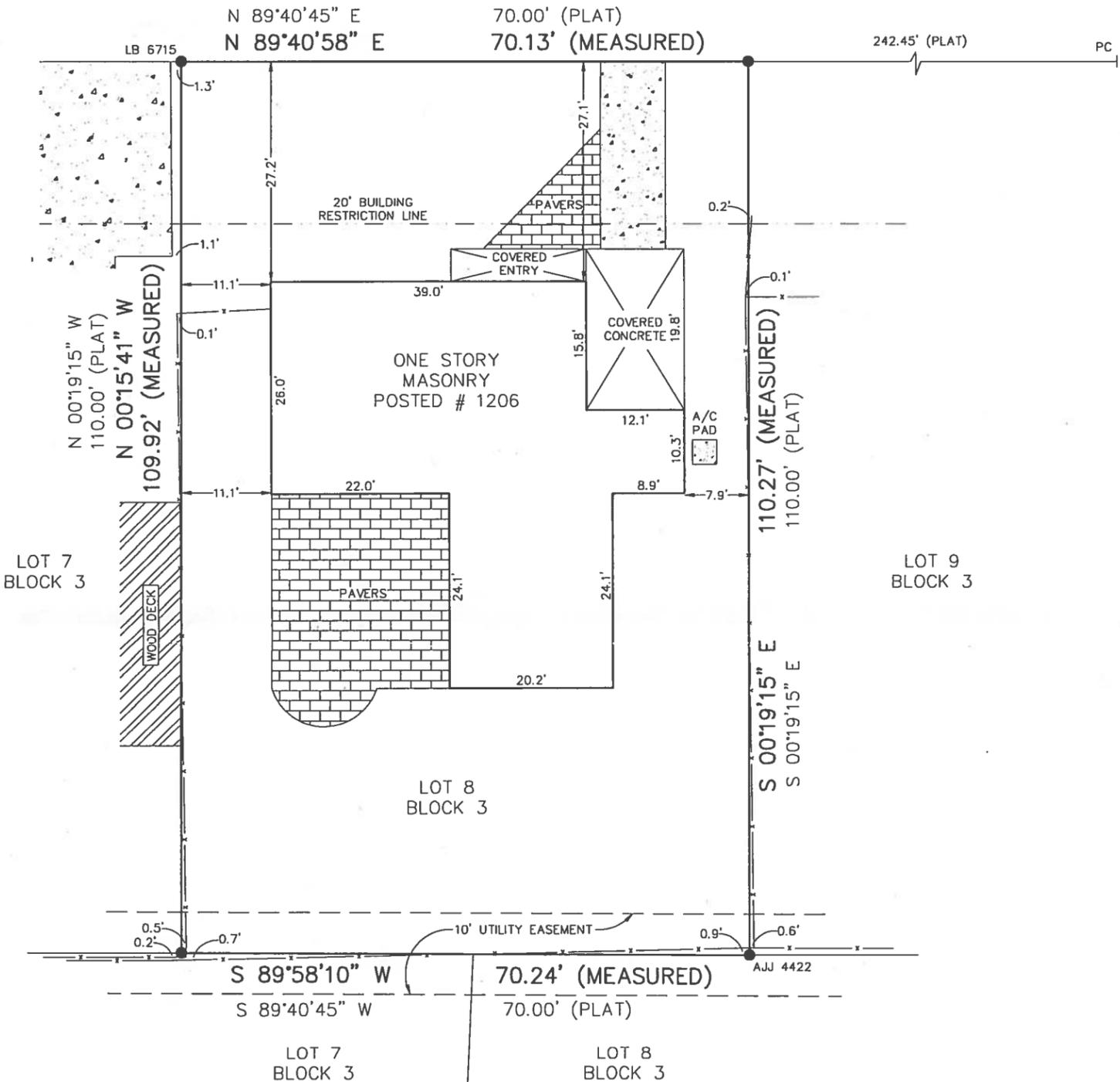
MAP SHOWING BOUNDARY SURVEY OF LOT 8, BLOCK 3, SAN PABLO TERRACE, AS RECORDED IN PLAT BOOK 24, PAGES 96, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

OCT 23 2018
18-100193
PLANNING & DEVELOPMENT

CERTIFIED TO:
ANDREW LANE
UNITED WHOLESALE MORTGAGE, ISAOA/ATIMA
PONTE VEDRA TITLE, LLC
CHICAGO TITLE INSURANCE COMPANY



18th AVENUE NORTH
(FORMERLY HOLLY ROAD)
(VARIABLE WIDTH RIGHT OF WAY)



LEGEND:

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

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

NOTES:

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 00°19'15" W ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120077, PANEL 0417_H.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION
9-25-18	UPDATE SURVEY

JOB # 27081-A

DATE OF FIELD SURVEY: 7-02-2015

SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.

Going the DISTANCE for You

1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Raymond Thompson
RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146 STATE OF FLORIDA
LICENSE BUSINESS NO. 7469

LAND SURVEYS

○

CONSTRUCTION SURVEYS

SUBDIVISIONS

Proposed

RECEIVED

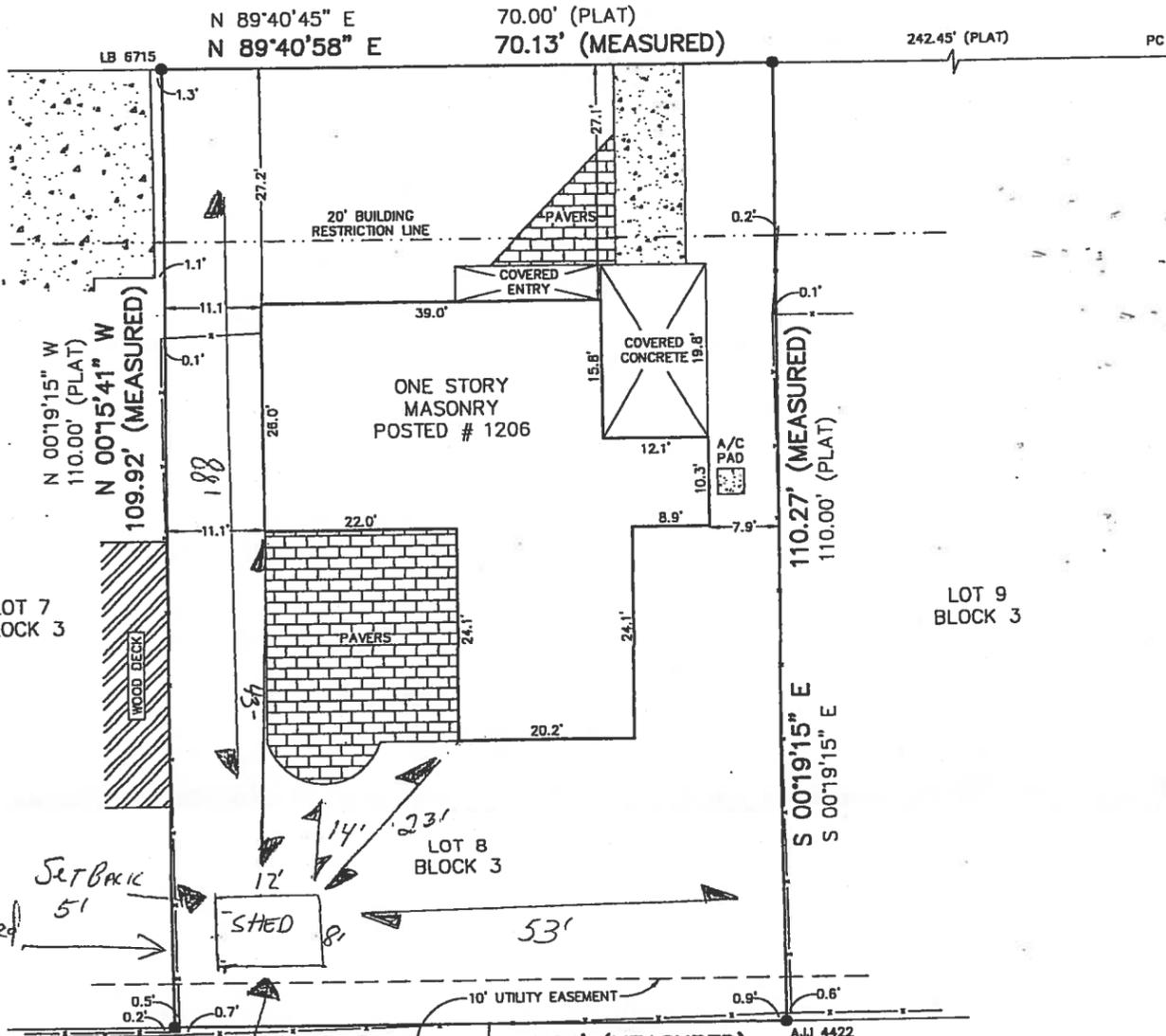
MAP SHOWING BOUNDARY SURVEY OF
LOT 8, BLOCK 3, SAN PABLO TERRACE, AS RECORDED IN PLAT BOOK 24,
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CERTIFIED TO:
ANDREW LANE
UNITED WHOLESALE MORTGAGE, ISAOA/ATIMA
PONTE VEDRA TITLE, LLC
CHICAGO TITLE INSURANCE COMPANY

OCT 23 2018
18-100193
PLANNING & DEVELOPMENT

Drew Lane
1206 18th Ave N,
JAX Bch, FL 32250

18th AVENUE NORTH
(FORMERLY HOLLY ROAD)
(VARIABLE WIDTH RIGHT OF WAY)



LEGEND:

- x- = FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
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NOTES:
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 2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120077, PANEL 0417.H.
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 4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS	
DATE	DESCRIPTION
9-25-18	UPDATE SURVEY

JOB # 27081-A DATE OF FIELD SURVEY: 7-02-2015

SCALE: 1" = 20'



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CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 469.07, FLORIDA STATUTES.

 RAYMOND THOMPSON
 REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
 LICENSE BUSINESS # 7469

LAND SURVEYS CONSTRUCTION SURVEYS SUBDIVISIONS

RECEIVED

OCT - 2 2018
18-2137
PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 18-100194
HEARING DATE 12-4-2018

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). *500.00*
6. Completed application.

RECEIVED

OCT 23 2018

PLANNING & DEVELOPMENT

APPLICANT INFORMATION ROBERT ESPOSITO %

Applicant Name: ROB JOHNSON Telephone: 904-724-7999
 Mailing Address: 23 30TH AVE. S. E-Mail: ROBJOHNSON38@HOTMAIL.COM
JACKSONVILLE BCH., FL 32250

Agent Name: ROBERT T ESPOSITO Telephone: 904-610-9278
 Mailing Address: 1530 BELWITHA HATCHEE RD. E-Mail: BOB@ESPOSITODESIGN.NET
SAINT JOHNS, FL 32259

Landowner Name: ROB JOHNSON Telephone: 904-724-7999
 Mailing Address: 23 30TH AVE. S. E-Mail: ROB JOHNSON38@HOTMAIL.COM
JACKSONVILLE BCH., 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: 202 30TH AVE. S. #180658-0000
 Legal description of property (Attach copy of deed): SEE PAGE 2 OF ATTACHED SURVEY
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). EXISTING NON-CONFORMING STRUCTURE WITH REBAR TO PROJECTION OF LEVEL 2 5' INTO THE 25' FRONT BRL.

AFFIDAVIT

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

[Signature]
APPLICANT SIGNATURE

ROBERT J. ESPOSITO #
PRINT APPLICANT NAME

10-23-18
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 23rd day of October, 2018 by Robert Esposito, who is personally known to me or has produced JUL as identification.

[Signature]
NOTARY PUBLIC SIGNATURE

CATHERINE MARTINICH
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: House in Shaded X

CODE SECTION (S): Section 34-336 (e)(1)c.1 for a frontyard setback of 20' and 25' required and (e)(1)c.2 for a corner side yard setback of 8' and 10' required and (e)(1)e. for 38.8% lot coverage and 35% maximum and (e)(1)g. for an accessory structure setback of 0' and 5' required to allow for substantial improvement to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 18-100194

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	LEVEL TWO OF EXISTING RESIDENCE CANTILEVERS 5' INTO THE FRONT YRL OF 25'
Special circumstances and conditions do not result from the actions of the applicant.	YES	RECEIVED
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	OCT 23 2018 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	
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	

Existing

PREPARED BY:

EXACTA

LAND SURVEYORS

Serving all of Florida



PROPERTY ADDRESS: 202 S. 30TH AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL1703.4996-01

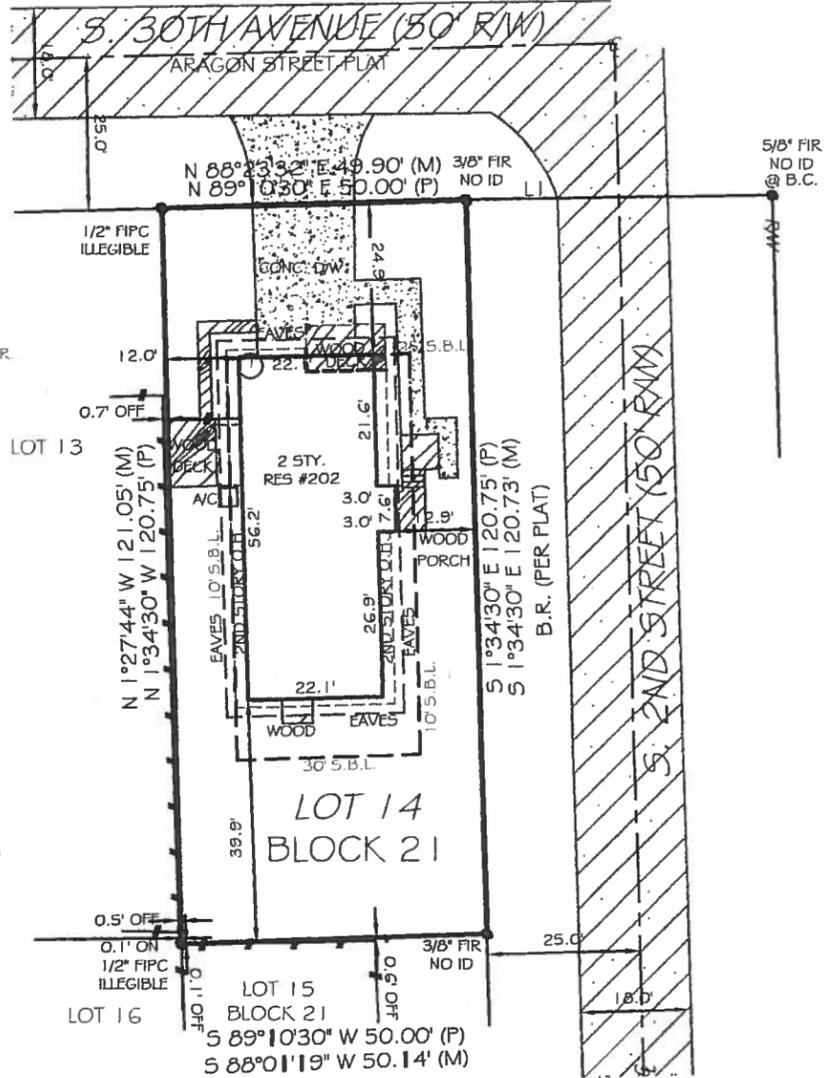
FIELD WORK DATE: 9/25/2018

REVISION DATE(S): (REV.1 10/1/2018)

17034996
BOUNDARY SURVEY
DUVAL COUNTY

TABLE:
LI S 89°10'30" W 50.00' (P)
S 89°04'15" W 50.15' (M)

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



C. BOYD ALLEN
CERTIFICATE
No 3932
C. Boyd Allen
STATE OF

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



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



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

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, COMMUNITY NUMBER 120078, DATED 6/3/13.

POINTS OF INTEREST

- 1. RESIDENCE OVER BLDG SETBACK LINE

CLIENT NUMBER:

DATE: 10/01/18

BUYER: ROBERT JOHNSON

SELLER:

CERTIFIED TO: ROBERT JOHNSON

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: 866.744.2832

Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

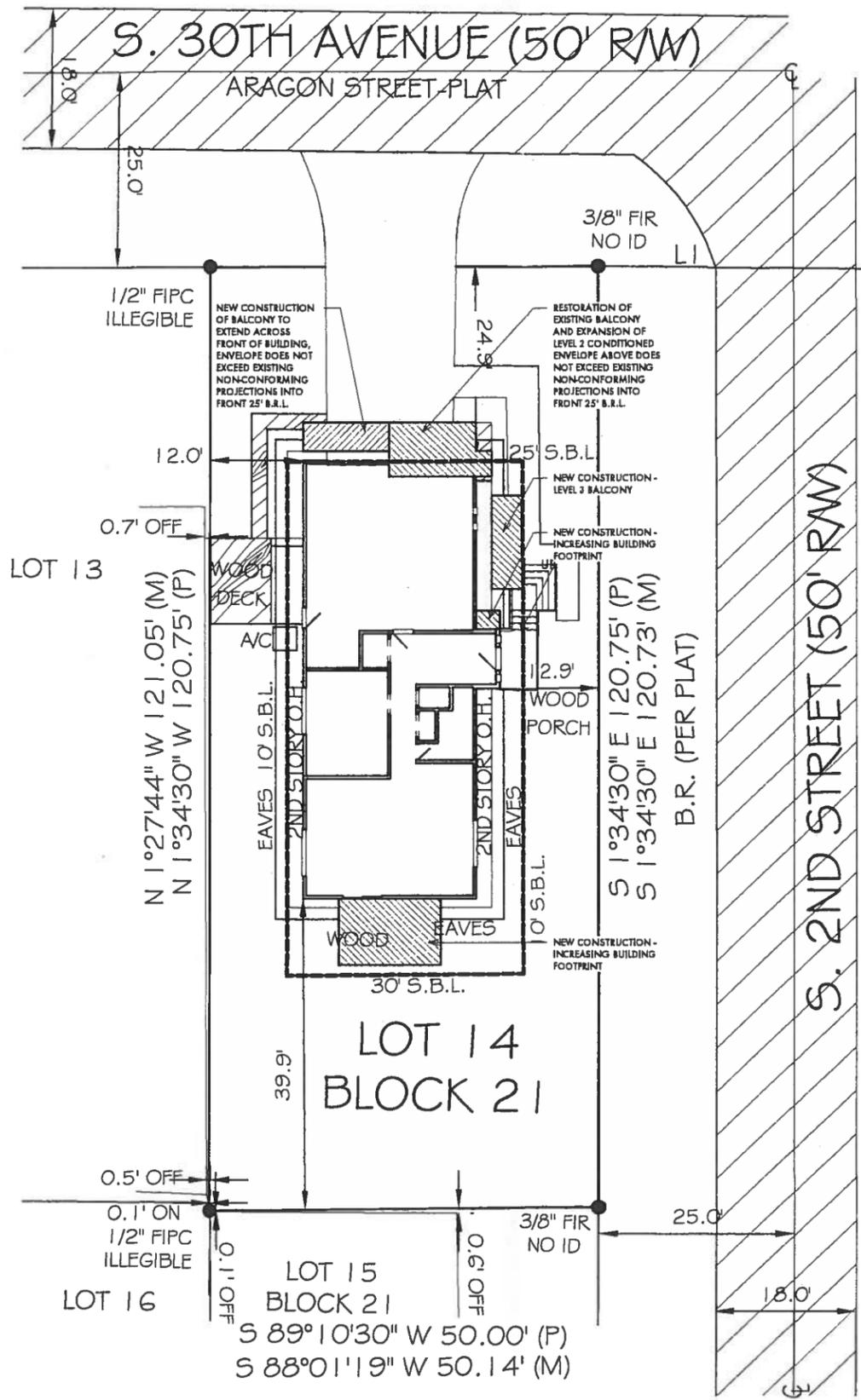
Proposed

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OCT 23 2018
18-100194
PLANNING & DEVELOPMENT



WWW.ESPOSITODESIGN.NET



5/8" FIR
NO ID
@ B.C.
R/W

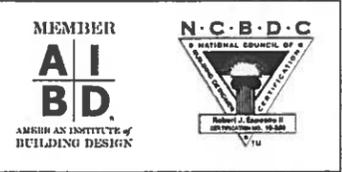
LOT COVERAGE CALCULATIONS

LOT AREA	6,047 SQ. FT.
EXISTING LOT COVERAGE INCLUDING DRIVEWAY, WALKS, A/C PADS.	2,344 SQ. FT. 38.8%
PROPOSED LOT COVERAGE INCLUDING DRIVEWAY, WALKS, A/C PADS NOT TO EXCEED EXISTING.	2,344 SQ. FT. 38.8%

JOHNSON RESIDENCE

202 30th Ave. S.
Jacksonville Beach, FL 32250

NOT FOR CONSTRUCTION



NO.	DESCRIPTION	DATE

SITE PLAN

PROJECT NUMBER	RJ-17-001
PROJECT STATUS	CD PHASE
ISSUED FOR CONSTRUCTION	10-22-18
DRAWN BY	JE
CHECKED BY	RE

A010
SCALE 1" = 10'-0"

RECEIVED

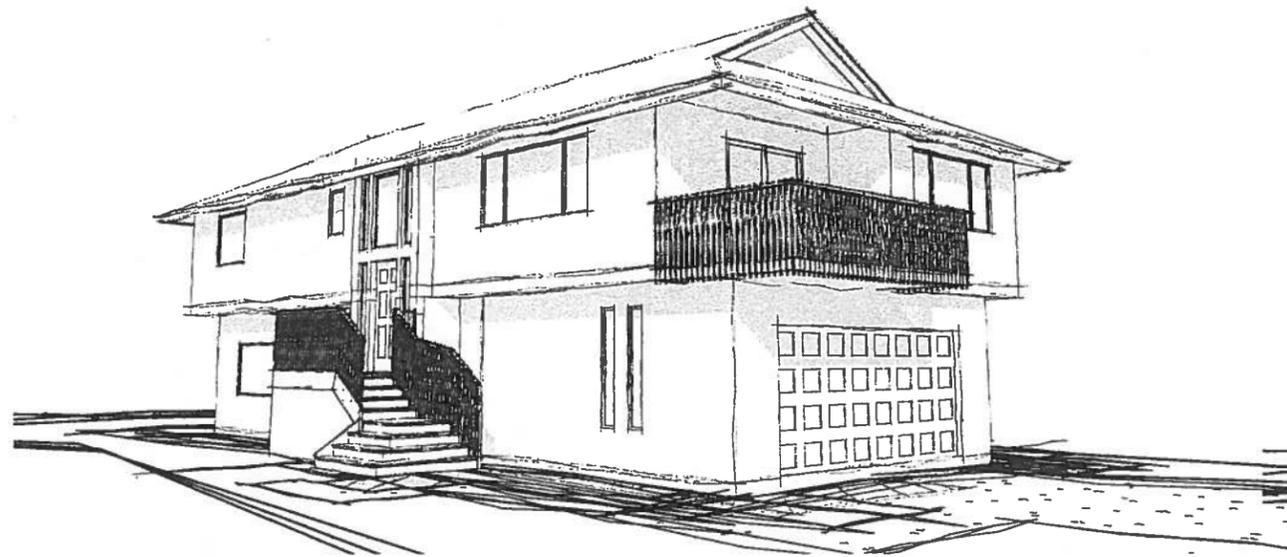
OCT 23 2018

18-100194

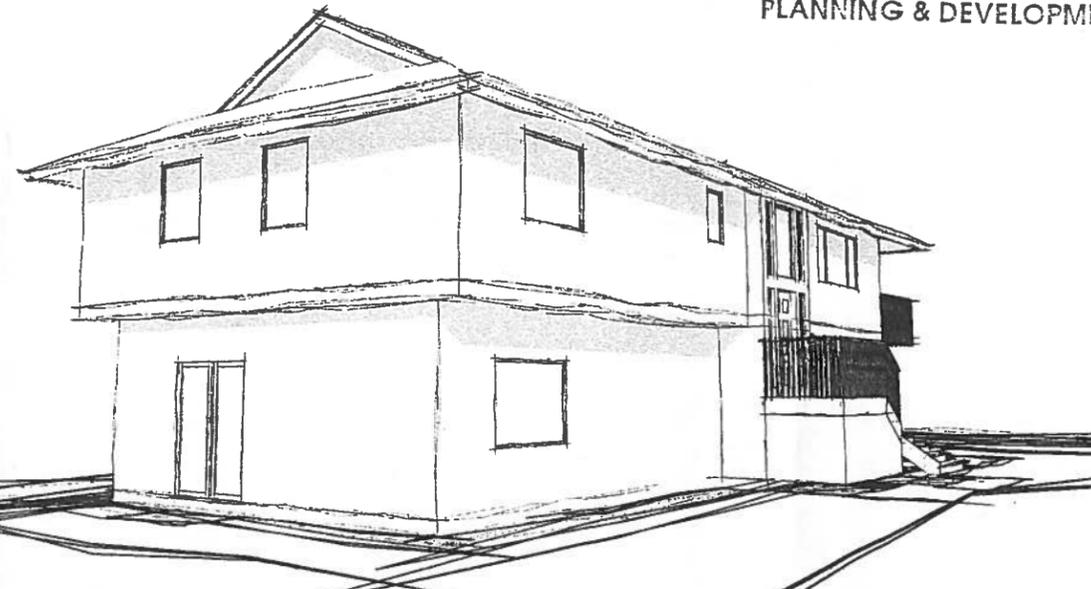
PLANNING & DEVELOPMENT



WWW.ESPOSITODESIGN.NET



NORTHEAST PERSPECTIVE - EXISTING



SOUTHEAST PERSPECTIVE - EXISTING



NORTHEAST PERSPECTIVE - PROPOSED



SOUTHEAST PERSPECTIVE - PROPOSED

JOHNSON RESIDENCE

202 30th Ave. S.
Jacksonville Beach, FL 32250

NOT FOR CONSTRUCTION



NO.	DESCRIPTION	DATE

PERSPECTIVE VIEWS

PROJECT NUMBER	RJ-17-001
PROJECT STATUS	CD PHASE
ISSUED FOR CONSTRUCTION	10-22-18
DRAWN BY	JE
CHECKED BY	RE

A001

SCALE