



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, October 18, 2016

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

Scott Cummings (Chairperson), John Moreland (Vice-Chairperson), Thomas Buck, Sylvia Osewalt, Jeff Truhlar,
Alternates: Francis Reddington, Chase Sams

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES August 2, 2016 and August 16, 2016

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

a. Case Number: BOA 16-100159

Applicant/Owner: Alan E. and Carol B. Ditzel

Property Address: 42 South 36th Avenue

Parcel ID: 181436-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for 7.5 foot side yards, each in lieu of 10 feet required and 34-336(e)(1)e, for 48.5% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling **for property legally described as** the east 25 feet of Lot 7 and all of Lot 8, Block 2, *Atlantic Shores Ocean Front Section Division "A"*.

Miscellaneous Info: No previous variance requests.

Notes: _____

b. Case Number: BOA 16-100164

Applicant/Owner: Carlos L. and Babs L. Gil

Property Address: 1018 North 14th Avenue

Parcel ID: 175295-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)c.2, for a westerly side yard of 8.3 feet in lieu of 10 feet required to allow for an addition to an existing single-family dwelling **for property legally described as** Lot 6, Block 11, *Beach Homesites-Unit Three*.

Miscellaneous Info: No previous variance requests.

Notes: _____

- c. **Case Number:** BOA 16-100165
 Applicant: New Atlantic Builders, Inc.
 Agent: Stephen B. Williams, Edgewater Companies, Inc.
 Owner: Jimmy and Doriene Rogers
 Property Address: 688 South 12th Avenue
 Parcel ID: 176743-0000
 Current Zoning: RS-3
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)e, for 39.8% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling on Lot 7 **for property legally described as** Lots 7 to 12, Block 117, *Oceanside Park*.
 Miscellaneous Info: One previously denied request (BOA 16-100126).

Notes: _____

- d. **Case Number:** BOA 16-100166
 Applicant/Owner: Jason and Lynn Zollinger
 Agent: Holly Noel, Renaissance Pools and Spas, Inc.
 Property Address: 882 South 13th Avenue
 Parcel ID: 176851-0000
 Current Zoning: RS-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to an existing single-family residence **for property legally described as** Lot 6, Block 139, *Oceanside Park*.
 Miscellaneous Info: No previous variance requests.

Notes: _____

e. **Case Number:** BOA 16-100167
 Applicant/Owner: Andrew and Ashley Davis
 Property Address: 411 South 10th Place
 Parcel ID: 176427-0000
 Current Zoning: RS-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)d, for no garage or carport in lieu of a one (1) car garage or carport and 34-377, for one (1) parking space in lieu of two (2) required parking spaces to allow for the enclosure of an existing carport. Or alternatively: 34-337(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet; 34-337(e)(1)(e), for 36.8% lot coverage in lieu of 35% lot coverage; 34-373(a)1, for a garage or carport parking space of 15 feet x 10 feet in lieu of 9 feet x 17 feet; and 34-377, for one (1) parking space in lieu of two (2) required parking spaces to allow for the enclosure of an existing carport and the provision of a new one-car carport or garage addition to an existing single-family dwelling **for property legally described as** Lot 22, Block 5, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes: _____

f. **Case Number:** BOA 16-100168
 Applicant/Owner: Scott Simmons et al
 Property Address: 711 South 15th Avenue
 Parcel ID: 176894-0000
 Current Zoning: RS-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.1, for a front yard setback of 12.5 feet in lieu of 20 feet required and 34-337(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a garage addition to an existing single-family dwelling **for property legally described as** Lot 10, Block 148, *Oceanside Park*.

Miscellaneous Info: Three previous variance requests (BZA 263-83, BOA 165-2002, and BOA16-100129).

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, November 1, 2016**. There are six 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, August 2, 2016, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Vice-Chairman John Moreland.

Roll Call

Thomas Buck
John Moreland (Vice-Chairman)
Sylvia Osewalt
Scott Cummings (Chairman)(*absent*)

Alternates:

Jeff Truhlar(*absent*)
Francis Reddington

Ex-parte Communications

None

Approval of Minutes

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

- Board of Adjustment meeting held on July 5, 2016

Correspondence

None

OLD BUSINESS:

(A) Case Number: BOA 16-100093

Name of Applicant: Adrian H. Faulkner

Property Address: 3318 South 1st Street

Motion to Approve: It was moved by Mr. Buck, seconded by Ms. Osewalt, to approve a request for a front yard of 15 feet in lieu of 25 feet required and for a northerly side yard of 4.6 feet in lieu of 10 feet required, both to allow a front porch

addition/relocation for an existing single-family residence for property legally described as Lot 2, Block 6, *Atlantic Shores*.

Applicant: The applicant, Adrian H. Faulkner, 3318 1st Street South, Jacksonville Beach, stated there is an existing building restriction line that sits off the existing front porch of the home. He wants to renovate the current structure to move and enlarge the front porch and is requesting the variance as stated.

Ms. Osewalt asked what the hardship is. Mr. Faulkner answered the building restriction line that extends in front of the home.

Mr. Moreland asked if the lot is undersized to be cause the hardship. Mr. Faulkner stated they have reached maximum lot coverage for the lot.

Mr. Buck asked if new pavers going to be added or are they already existing. Mr. Faulkner answered the pavers in the rear of the house are existing and the concrete is going to be eliminated and replaced with gravel. There is also a wood deck that is going to also be eliminated but will still be covered.

Ms. Osewalt asked if the only thing being requested is the ten-foot variance in the front and the variance for the side yard. Mr. Faulkner answered that was correct.

Public Hearing:

There was no one present to speak in favor of or in opposition to the application.

Discussion:

Mr. Buck stated Mr. Faulkner is doing a service to the neighborhood by replacing the concrete with gravel for draining purposes.

Roll Call Vote: Ayes – Buck, Moreland, Osewalt, and Reddington.
The motion was approved unanimously.

(B) Case Number: BOA 16-100100

The applicant requested that the case be deferred to the next available date based on case load.

Bill Mann, Planning and Development Director, stated there is a maximum cap of eight cases per agenda and at this point this case could be added to the August 16, 2016 meeting. He added that any other cases postponed would be moved to the next available meeting.

NEW BUSINESS

(A) Case Number: BOA 16-100117

The applicant requested that the case be deferred to the next available date based on case load.

(B) Case Number: BOA 16-100114

Name of Applicant: Ivan and Ann Richter

Property Address: 1147 Osceola Avenue

Motion to Approve: It was moved by Mr. Buck, seconded by Ms. Osewalt, to approve a request for 44% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling for property legally described as Lots 6 and 7, Block 9, Williams Coastal Boulevard Heights.

Applicant: The applicant, Ivan Richter, 2030 Horn Street, Jacksonville Beach, stated he is trying to build a single-family home on two 25-foot nonconforming lots for his parents.

Mr. Moreland asked if the request was for lot coverage only. Mr. Richter confirmed this.

Mr. Mann questioned if the home was one story. Mr. Richter stated it was.

Ms. Osewalt asked if he was combining two lots and building one home. He answered yes.

Public Hearing:

There was no one present to speak in favor of or in opposition to the application.

Discussion:

Ms. Osewalt commented this was a reasonable request due to the two 25-foot lots.

Roll Call Vote: Ayes – Buck, Moreland, Osewalt, and Reddington.
The motion was approved unanimously.

(C) Case Number: BOA 16-100115

Name of Applicant: Joe Macaluso

Property Address: 112 South 12th Avenue

Motion to Approve: It was moved by Mr. Buck, seconded by Ms. Osewalt, to

approve 43.1% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling for property legally described as the west 45 feet and the east five feet of the south ¼ of Lot 2, Block 122, Pablo Beach South.

Applicant: Paul Frase, 124 Crossroad Lakes Drive, Ponte Vedra, representing the applicant, Joe Macaluso, stated the applicant is wanting to build a single-family home. It is a nonconforming lot with a 45-foot width. This would also include a two-car garage with an access door.

Mr. Reddington asked how many stories the building is. Mr. Frase answered it is two stories.

Public Hearing:

There was no one present to speak in favor of or in opposition to the application.

Discussion:

Mr. Reddington stated the lot had been vacant for some time

Roll Call Vote: Ayes – Buck, Moreland, Osewalt, and Reddington.
The motion was approved unanimously.

(D) Case Number: BOA 16-100110

The applicant requested that the case be deferred to the next available date based on case load.

(E) Case Number: BOA 16-100118

Name of Applicant: Atkins Builders, Inc.

Property Address: 1017 North Second Street

Motion to Approve: It was moved by Mr. Buck, seconded by Ms. Osewalt, to approve a request for a rear yard of 20 feet in lieu of 30 feet required and for 47% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling for property legally described as the west 100 feet of Lots 73 and 74, Flagler Tract.

Applicant: The applicant, John Atkins, 286 1st Street, Jacksonville Beach, stated the lot is undersized in depth. He stated the front setback at present is 18 feet per the survey. He is not asking anything for the side setbacks and only building two units instead of the permitted four units. The house with the porch is 58 feet, front to back. For the proposal, the house is increasing in depth by two feet. He wants to build a two-car garage and a two-story home to keep in line with the neighborhood.

Public Hearing:

Karen Bagaria, 1030 1st Street North, spoke in favor of the application.

Discussion:

Mr. Buck stated that since there was a variance granted in 2002 for 44% lot coverage, he does not have an issue with the variance.

Ms. Osewalt stated the neighbors in the back of the property were not present.

Roll Call Vote: Ayes – Buck, Moreland, Osewalt, and Reddington.
The motion was approved unanimously.

(F) Case Number: BOA 16-100119

Name of Applicant: Alicia (Lynn McCarthy) Nevin

Property Address: 217 Evans Drive

Motion to Approve: It was moved by Mr. Buck, seconded by Ms. Osewalt, to approve a request for rear yard of six feet in lieu of 19 feet required to allow for a screened room addition in the rear yard of an existing single-family dwelling for property legally described as, Lot 1, Block 2, Oakbreeze Cove.

Applicant: The applicant, Alicia Lynn McCarthy, 217 Evans Drive, stated she wants to build a covered outdoor screened in enclosure. She added it is an irregular-shaped lot.

Mr. Buck asked about the existing wood deck. Ms. McCarthy stated it would be torn down once the enclosure is finished.

Mr. Buck stated it looked like there is a concrete patio to be extended out. Ms. McCarthy explained it is 8 feet by 8 feet and she wants to extend it another 8 feet by 8 feet.

Ms. McCarthy stated there was an approval letter from the homeowners association.[on file]

Public Hearing:

There was no one present to speak in favor of or in opposition to the application.

Discussion:

Mr. Buck stated the applicant is adding a screened porch. He added that the applicant is tearing down more coverage than the applicant already has.

Mr. Reddington stated if the homeowners association approved it he does not have an issue.

(G) Case Number: BOA 16-100120

Name of Applicant: New Atlantic Builders

Property Address: 817 South 10th Avenue

Motion to Approve: It was moved by Mr. Buck, seconded by Ms. Osewalt, to approve a request for side yards of 7.5 feet in lieu of 10 feet required and for 44% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling for property legally described as, Lot 10, Block 99, Oceanside Park.

Applicant: The applicant, Steve Williams, 3731 Duval Drive, Jacksonville Beach, stated the hardship is that RS-3 zoning requires 60 feet of building width at the building line. The subject line only has 50 feet of building width. He stated many other townhomes have been built on this street. Mr. Williams stated there were previous variances granted for eight other townhomes.

Mr. Williams stated they are building these townhomes five feet deeper and with two-car garages. Mr. Williams submitted a letter with nine signatures in support of the request. [on file]

Ms. Osewalt stated there was a variance denied earlier this year in May. It included an accessory structure. Mr. Williams stated this request does not include the accessory structure.

Public Hearing:

Keith Wilson, 823 10th Avenue South, stated he is the direct neighbor to the west of the project. He stated his concerns about the parking. He added it is such a large building so close to his. He also had problems getting his mail as cars block the mailbox.

Tavis Shedrick, 811 10th Avenue South, stated he is the homeowner's son. He is in favor of the application. He added Mr. Wilson parks his concrete truck on the street creating the parking issue.

Blanche Shedrick, 811 10th Avenue South, stated she is next to the vacant lot. She stated there is not a noise issue. She also added there is ample parking.

Stanley Jocelyn, 2830 Eagle Preserve Boulevard, Jacksonville, stated he is in favor of the application.

Mr. Williams added they have revised the site plan to include a fence to help with some of the noise. Mr. Williams submitted a photograph showing Mr. Wilson's concrete truck parked in front of the vacant lot where the dwelling will be built.

Ms. Osewalt asked if Ms. Shedrick is selling the property on which the vacant lot will be built. Mr. Williams answered in the affirmative. Ms. Shedrick owns two parcels. One with a single-family dwelling that she will still live in, and then the adjacent vacant lot where this proposed two-family dwelling will be built.

Discussion:

Ms. Osewalt stated that where Mr. Wilson parks his vehicle has no bearing on the variance tonight. This variance is more reasonable than the previous one in May.

Roll Call Vote: Ayes – Buck, Moreland, Osewalt, and Reddington.
The motion was approved unanimously.

(I) Case Number: BOA 16-100113

Name of Applicant: John Denneen

Property Address: 139 South 37th Avenue

Motion to Approve: It was moved by Mr. Buck, seconded by Ms. Osewalt, to approve a request for side yards of 7.5 feet each in lieu of 10 feet required; for a rear yard of 18 feet in lieu of 30 feet required; and for 44.9% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling on Lot 15 for property legally described as Lots 13, 14 and 15, Block 3, Atlantic Shores Ocean Front Section Division A.

Applicant: The applicant, John Denneen, 1254 Neck Road, Ponte Vedra Beach, stated that this was a non-conforming lot and is requesting 7.5-foot side setbacks and an 18-foot rear setback for 44.9% lot coverage to build a single-family home.

Mr. Moreland asked if he is building on Lot 15 only. Mr. Denneen answered yes and there was already a variance granted for the other parcels.

Mr. Mann commented that this combination of lots will be subdivided. The prior variance was for the left hand two lots, and this is for the easterly property.

Mr. Buck asked if both houses currently on the property are being demolished, clearing the lot and then building one single-family dwelling. Mr. Denneen answered yes.

Public Hearing:

There was no one present to speak in favor of or in opposition to the application.

Discussion:

Mr. Buck stated this single-family dwelling is further away from the back than the previous home.

Roll Call Vote: Ayes – Buck, Moreland, Osewalt, and Reddington.
The motion was approved unanimously.

Adjournment

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

Submitted by: Catherine Ponson
Assistant City Clerk

Approval:

Chairman

Date: _____

**Minutes of Board of Adjustment Meeting
held Tuesday, August 16, 2016, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairman Scott Cummings.

Roll Call

Tom Buck
Jeff Truhlar
John Moreland (Vice-Chairman)
Sylvia Osewalt
Scott Cummings (Chairman)

Alternates:

Francis Reddington
Chase Sams

Ex-parte Communications

There was none.

Approval of Minutes

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

- Board of Adjustment meeting held on July 19, 2016

Correspondence

There was none.

OLD BUSINESS:

(A) Case Number: BOA 16-100100

Name of Applicant: David Palaj

Property Address: 3881 Poincianna Boulevard

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a front yard of 20 feet in lieu of 15 feet required and for

side yards of 7.5 feet in lieu of 10 feet required to allow construction of a new single-family dwelling.

Applicant: Mr. David Palaj, 12480 Arrowhead Lane, Jacksonville, stated that he was trying to build a house in a substandard lot. Mr. Palaj noted that the size of house he was proposing was consistent with the neighborhood.

Mr. Cummings noted that he had a very long parcel, and asked why he would need a front yard setback. Mr. Palaj responded that the side yards are the main concern.

Mr. Mann stated that the proposed house is 1,865 square feet. Mr. Palaj added that it was two stories.

Public Hearing:

There was no one present to speak in favor of or opposed to the application.

Discussion:

Mr. Mann noted that the lot coverage would not exceed the 35% lot coverage requirement.

Amended Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for side yards of 7.5 feet in lieu of 10 feet required to allow construction of a new single-family dwelling, as discussed and presented.

Roll Call Vote: Ayes – Buck, Osewalt, Truhlar, Cummings, and Moreland.
The amended motion was approved unanimously.

NEW BUSINESS:

(A) Case Number: BOA 16-100126

Name of Applicant: New Atlantic Builders, Inc.

Property Address: 688 South 12th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt to approve a request for an easterly side yard of 5 feet in lieu of 10 feet required and for 44% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling.

Applicant: The applicant, Stephen Williams, 3731 Duval Drive, stated that the request is for a lot that is zoned RS-3, which requires 60 foot building width, and this lot only has 50 feet of width. He added that it is in keeping with the character of the neighborhood. He provided the Board with a summary of variances that were granted in this area for the same type of use.

Mr. Moreland asked about the setbacks. Mr. Williams responded that it was a corner lot and that was taken into account with this request.

Public Hearing:

The following people spoke in opposition to the request.

Mr. William Goodling, 516 11th Avenue South, stated that they thought that there was no hardship. He expressed concern about parking issues that will result from the two-family dwelling, as well as construction vehicle parking.

Mr. Robert Bartell, 634 11th Avenue South, did not wish to address the Board but noted his opposition.

Ms. Catherine Joura, 632 11th Avenue South, agreed with the first speaker that this was not a hardship. She stated that her property backs up to the site. She added that in 2003 they requested a variance that was denied. She thought that this townhome could be built using the same setbacks that she was allowed. She expressed concern about flooding issues. Ms. Joura stated that they had three properties affected by the proposal and her parents also opposed this request.

Mr. Tony Komarek, 533 11th Avenue South, reviewed some pictures that he provided to the Board. He noted that the street was narrow, and was the main traffic area to the Office Park. He added that there is limited parking along the street in this area. He stated that drainage is very poor on this street; you had to depend on percolation that will be affected by the amount of concrete on this parcel. Mr. Komarek stated that they could build with 60-foot lots based on ownership of other parcels.

Mr. Richard Weaver, 625 13th Avenue South, stated that the proposal is an oversized building on the lot. He noted that he had a lot next door and this would establish a poor precedent.

Ms. Carol Nogid, 442 11th Avenue South, stated that parking is a concern and stated her opposition to the proposal.

Ms. Sheryl Komarek, 533 11th Avenue South, expressed concern with the impact of this on the schools.

Ms. Debra Lauer, 717 12th Avenue South, stated that the applicant was trying to build too much structure on too little of a parcel. She stated that the lot coverage would result in too much runoff.

Mr. Mann stated that the drainage in the right-of-way is a PublicWorks responsibility and not the applicant's. He addressed Mr. Weaver's issues about his

parcel.

Mr. Williams stated that they had tried to address the concerns through project design, and presented signatures of neighbors in favor of the request. He noted that the home was pushed back to 25 feet from the road. He then approved the variances that he had previously submitted and were approved, noting that they were for one-car garages and these are for two-car garages.

Discussion:

Mr. Cummings asked about the balconies. Mr. Williams stated that they were 25 feet from the parcel line.

Ms. Osewalt asked about density and drainage. Mr. Williams responded that there is a 12-foot alley, which is a buffer between properties, and should absorb runoff. In addition, he had to provide gutters on the site to channel the water.

Mr. Moreland asked what the smallest lot coverage would be to make it work. Mr. Williams stated that he was unable to answer that question, but stated that 44% was within the typical limitations of the Board.

Mr. Cummings agreed with Ms. Osewalt that there were a number of people from this neighborhood coming to express concerns about densities. Mr. Moreland stated that with the approval of variances they have created their own problem with the densities. He stated that he noticed how narrow the street was in his site visit.

In response to Mr. Buck, Mr. Mann stated that the right-of-way was 80 feet.

Roll Call Vote: Nays – Moreland, Buck, Osewalt, Truhlar, and Cummings.
The application was denied unanimously.

(B) Case Number: BOA 16-100127

Name of Applicant: Renee (McCullers) Bourgeois

Property Address: 4045 Palm Way

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for side yards of 7.5 feet in lieu of 10 feet required and for 41.4% lot coverage in lieu of 35% maximum to allow for a construction of a new single-family dwelling and swimming pool on Lot 17.

Applicant: The applicant, Peter Schwab, 404 Harbor Lights, Ponte Vedra, stated that the lot is 50 feet wide, which makes it impossible to put an adequately sized house. Mr. Schwab stated that the proposed wider footprint is more consistent with the surrounding neighborhood, and the request is consistent with variances granted to other houses in the area.

Mr. Sams asked about the pool size. Mr. Schwab noted the size of the pool.

Public Hearing:

Ms. Kathleen Gall, 4059 Palm Way, expressed her opposition to the proposed variance. She stated that shifting the building to the north could expand the side yard bordering her parcel, expressing concern about the impact of the proposed variance on the number of large trees on the parcel.

Mr. Mike Chanatry, 4054 Palm Way, stated that there is an existing structure straddling the two lots, and demolition is a concern. He stated that this was the last of the oak hammocks in the area, and increased lot coverage would affect it.

Ms. Osewalt asked Mr. Mann about the trees. Mr. Mann explained those trees that are protected trees. He explained what trees could be removed and what mitigation requirements pertain to these protected trees. In addition, he explained the planting requirements for new trees.

Mr. Schwab stated that as a developer he was very aware of tree protection. They intended to retain many of the trees on the site. He added that drainage requirements prohibit runoff to adjacent properties. Mr. Moreland asked if the house could be shifted to the north to address concerns with the side setback. Mr. Schwab responded yes, but aesthetically the houses look better if centered on the property line. In response to Mr. Reddington, Mr. Schwab stated that there is no variance from the front setback.

Discussion:

Mr. Cummings stated that typically pools are approved for variance requests.

Amended Motion to Approve: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve a request for a five-foot northerly side yard in lieu of 10 feet required and for 41.4% lot coverage in lieu of 35% maximum to allow for a construction of a new single-family dwelling and swimming pool on Lot 17.

Roll Call Vote on Amended Motion: Ayes – Buck, Truhlar, Cummings, and Moreland.

Nays – Osewalt.

The amended motion was approved 4-1.

(C) Case Number: BOA 16-100128

Name of Applicant: Renee (McCullers) Bourgeois

Property Address: 4045 Palm Way

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for side yards of 7.5 feet in lieu of 10 feet required and for

41.4% lot coverage in lieu of 35% maximum to allow for a construction of a new single-family dwelling and swimming pool on Lot 18.

Applicant: Mr. Peter Schwab, 404 Harbor Lights, Ponte Vedra, stated that this was basically the same as the previous case, explaining the similarities between the two requests.

Public Hearing:

Ms. Kathleen Gall, 4059 Palm Way, expressed her opposition to the proposed variance. She stated concerns with the potential removal of many of the trees. She proposed amendments to the requested setbacks.

Mr. Mike Chanatry, 4054 Palm Way, expressed concerns about the potential for the removal of the trees. Mr. Mann explained that pools are not included in lot coverage because they do not impact drainage. Mr. Chanatry stated that the pool will potentially impact the tree canopy as well.

Mr. Schwab stated that changing the setbacks will punish the people who live there. He stated that Ms. Gall stated that moving the house was not reasonable originally in talking about the previous case.

Discussion:

Ms. Osewalt stated she understood the concerns with the trees, but you can't deny a property owner a reasonable use of this property.

Mr. Moreland stated that Ms. Gall's intent was to preserve as many trees as possible.

Amended Motion to Approve: It was moved by Mr. Moreland to approve a request for a five-foot southerly side yard in lieu of 10 feet required and for 41.4% lot coverage in lieu of 35% maximum to allow for a construction of a new single-family dwelling and swimming pool on Lot 17. The motion died for a lack of a second.

Roll Call Vote on Original Motion: Ayes – Truhlar, Cummings, Moreland, Buck, and Osewalt.

The motion was approved unanimously.

(D) Case Number: BOA 16-100129

Name of Applicant: Scott Simmons et al

Property Address: 711 South 15th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a front yard of 9.9 feet in lieu of 20 feet required; for a westerly side yard of 6.3 feet and side yards totaling 10.9 feet in lieu of 15 feet required; and for 48.3% lot coverage in lieu of 35% maximum to allow for a garage addition to an existing dwelling unit.

Applicant: The applicant, Scott Simmons, 711 15th Avenue South, stated that his home is one of three on the street without a one-car garage or carport.

Mr. Cummings asked how the neighbors felt about the request. Mr. Simmons responded that he received no negative feedback. He added that the two previous variances for an addition to the back and a pool that was never installed.

Mr. Sams asked for information on the garage size. Discussion followed on the size of the garage and the fact that it was a side entry garage.

Mr. Buck asked if there were questions from the signs that were posted. Mr. Simmons responded that there was positive input because of problems with previous residents there. Mr. Moreland noted that he thought that there could be concerns with line of sight issues but noted that none of the neighbors were present.

Public Hearing:

There was no one present to speak in favor of or opposed to the proposed variance.

Discussion:

Mr. Cummings stated that he was pleased that the shed was being removed.

Roll Call Vote: Ayes – Moreland and Buck.
Nays – Osewalt, Truhlar, and Cummings.
The motion was defeated 3-2.

(E) Case Number: BOA 16-100130

Name of Applicant: Katherine and Stanley McLane

Property Address: 854 South 13th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 43% lot coverage in lieu of 35% maximum to allow for a swimming pool addition.

Applicant: The applicant, Katherine McLane, 854 South 13th Avenue and her agent, Mike Quintal, 947 Valley Forge Road, Neptune Beach, introduced themselves and stated that this was a new home, and the deck will be sand set pavers.

Mr. Moreland noted that this is a large lot and asked what the hardship was. Mr. Quintal stated that the current layout does not lend itself to safe access to the pool area. Mr. Moreland stated that the builder created the hardship and the design made it difficult to add a pool. Mr. Quintal responded that they are asking for the minimum that they could to get a pool.

Mr. Cummings asked about the driveway. Mr. Mann responded that they were paved wheel strips. Mr. Mann noted that there should be sufficient setbacks to address any drainage issues.

Mr. Buck asked if there was a way to cut back on the lot coverage. Mr. Quintal responded that he did not think that this was possible. Mr. Moreland stated that he did not think that it met the hardship criteria. Ms. McLane stated that having a pool with accessible decking would be an asset for the house and would not create any hardships. Ms. Osewalt stated that the lot was not creating a hardship and depriving them use of their property.

Public Hearing:

There was no one present to speak in favor of or opposed to the application.

Discussion:

Mr. Buck stated that he thought everyone should be allowed to have a pool. Mr. Sams stated that they could remove some of the deck to reduce the percentage lot coverage. Mr. Mann stated that they could reapply by reducing the request by 25%. Mr. Buck stated that he understood this was an oversized lot, and stated that he was concerned about setting a precedent.

Mr. Moreland stated that he appreciated the design of the pool, but questioned whether there was a hardship.

Roll Call Vote: Ayes – Truhlar, Cummings, and Buck.
Nays – Osewalt and Moreland.
The motion was approved 3-2.

(F) Case Number: BOA 16-100134

Name of Applicant: Ross Fanti

Property Address: 1729 Sunset Drive

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a rear yard of 24.1 feet in lieu of 30 feet required to allow for construction of a new single-family dwelling.

Applicant: The applicant, Ross Fanti, 7801 Point Meadows Drive, Jacksonville, stated that the parcel is 80x129, which is a non-conforming lot.

Mr. Buck asked what was behind his lot. Mr. Mann stated that it was a utility easement between his property and the neighbor's lot.

He stated that they considered a two-story structure to reduce the footprint, but noted that the neighborhood was all single-story so this would be more compatible. He also noted that there is a live oak tree that helped determine the layout of the proposed dwelling. He also stated that they may want to add a pool so they were preserving space just in case.

Mr. Buck asked if any of the neighbors had concerned with the proposal. Mr. Fanti stated that the house was used to store old cars, so this should be an improvement and the neighbors were not opposed.

Public Hearing:

There was no one present to speak in favor of or opposed to the application.

Discussion:

Mr. Moreland stated that he thought this was a reasonable request.

Roll Call Vote: Ayes – Truhlar, Cummings, Moreland, Buck, and Osewalt.
The motion was approved unanimously.

(G) Case Number: BOA 16-100135

Name of Applicant: Thaddeus and Fiona Mosely

Property Address: 160 North 7th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt to approve a request for 74.5% lot coverage in lieu of 65% maximum to ratify nonconformities relative to an existing multiple-family residential use.

Applicant: The applicant, Thaddeus Mosely, 3701 Duval Drive, stated this was an existing building and the request was to ratify the existing footprint.

Mr. Mann stated that the property was granted a front yard variance twenty years ago when he first started working for the City. He stated that if you got your variance the lot coverage increase was approved automatically. He stated that the request would not be limited to the existing structure.

Mr. Moreland stated that he added that it only pertained to the current buildings on the two other variances. Mr. Mann stated that the intent is to ratify the existing

building and allow for any reconstruction to the same variance if it was damaged over 51% of the value of the structure. He added that the building and lot layout could not be reconfigured however.

Public Hearing:

There was no one present to speak in favor of or opposed to the application.

Discussion:

Ms. Moreland stated that the request was reasonable and it would not impact the adjacent parcel.

Amended Motion to Approve: It was moved by Mr. Moreland, seconded by Mr. Buck to approve a request for 74.5% lot coverage in lieu of 65% maximum to ratify nonconformities relative to an existing multiple-family residential as described in the application and discussed at this meeting.

Roll Call Vote on Amended Motion: Ayes –Osewalt, Truhlar, Cummings, and and Buck.
The motion was approved unanimously.

(H) Case Number: BOA 16-100038

Name of Applicant: Pamela Fontecilla

The applicant was not present so action on this item was deferred.

PLANNING DEPARTMENT REPORT

Mr. Mann noted that the next meeting was scheduled for Labor Day week, meaning their meeting would be on Wednesday, not Tuesday. Mr. Mann noted that he was also planning to introduce their new planner, Heather Ireland, who has worked with the Planning Commission for over a year and would be taking on more Board responsibilities.

Adjournment

There being no further business coming before the Board, Mr. Cummings adjourned the meeting at 8:54 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

Chairman

Date: _____



APPLICATION FOR VARIANCE

BOA No. 16-100159

HEARING DATE 10/18/16

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, 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 \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

SEP - 1 2016

APPLICATION INFORMATION

(Alan E. + Carol B.)

PLANNING & DEVELOPMENT

Applicant Name: ALAN AND CAROL DITZEL
 Mailing Address: 1268 FISH HOOK WAY
PONTE VEDRA, FL 32082

Telephone: 904-790-0427
 E-Mail: cbditzel@aol.com

Agent Name: _____
 Mailing Address: _____

Telephone: _____
 E-Mail: _____

Landowner Name: ALAN AND CAROL DITZEL
 Mailing Address: 1268 FISH HOOK WAY
PONTE VEDRA, FL 32082

Telephone: _____
 E-Mail: _____

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

VARIANCE DATA

Street address of property and/or Real Estate Number: #42 36TH AVE SOUTH 1814360000 R
 Legal description of property (Attach copy of deed): 14-11 10-35-29E R/P DIV. A ATLANTIC SIDRES
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). PROPERTY IS ZONED RS1. THIS LOT IS SUB STANDARD LOT AS IT IS LESS THAN 10,000 SQ FT AND HAS ONLY 75 FT OF COVERAGE VS STANDARD OF 90 FT. WE ARE REQUESTING 48% LOT COVERAGE WITH 7.6 FT SIDE SETBACKS FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME WITH A POOL

Applicant's Signature: [Signature] Date of Application: 9/1/2016

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (S): LDC Sec 34-336(e)(1) C-2 for 7.5' side yards, each in lieu of 10' required. 34-336(e)(1) E- for 49-5% lot coverage, in lieu of 35% maximum, to allow construction of a new single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100159

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.

RECEIVED

SEP - 1 2016

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	PROPERTY IS ZONED RSI THIS IS A SUBSTANDARD LOT WITH LESS THAN 10,000 SQ FT. PROPERTY ONLY HAS 75 FT OF FRONTAGE VS STANDARD 90 FT
Special circumstances and conditions do not result from the actions of the applicant.	Yes	PLATD LOT OF RECORD IS NONCONFORMING
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.		SIMILAR VARIANCES HAVE BEEN GRANTED 3413 1ST ST SOUTH #26 34 AVE SOUTH #51 30TH AVE SOUTH 3105 1ST ST. SOUTH
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.		EXISTING PROPERTY CURRENTLY HAS SIDE YARD SETBACKS OF 7.7 ON THE EAST AND 9.2 ON THE WEST. WE ARE ONLY REQUESTING 2 INCHES ON THE EAST SIDE AND 1 FT SIX INCHES ADDITIONAL ON WEST SIDE
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		VARIANCE WILL ALLOW FOR A FRONT YARD GARAGE. AS WELL AS 1ST FLOOR MASTER WHICH WE WILL NEED DUE TO OUR AGE.
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.		WE WILL CONFORM TO ALL CITY GUIDELINES AND THEREFORE WILL HAVE NO NEGATIVE DRAINAGE ON OUR NEIGHBORS. WE WILL ALSO BE CHANGING THE PROPERTY FROM A RENTAL TO AN OWNER OCCUPIED SINGLE HOME. THIS SHOULD INCREASE PROPERTY VALUES

EXISTING

MAP SHOWING BOUNDARY SURVEY OF

THE EAST 25 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 2, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A", AS RECORDED IN PLAT BOOK 14 PAGE 11, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

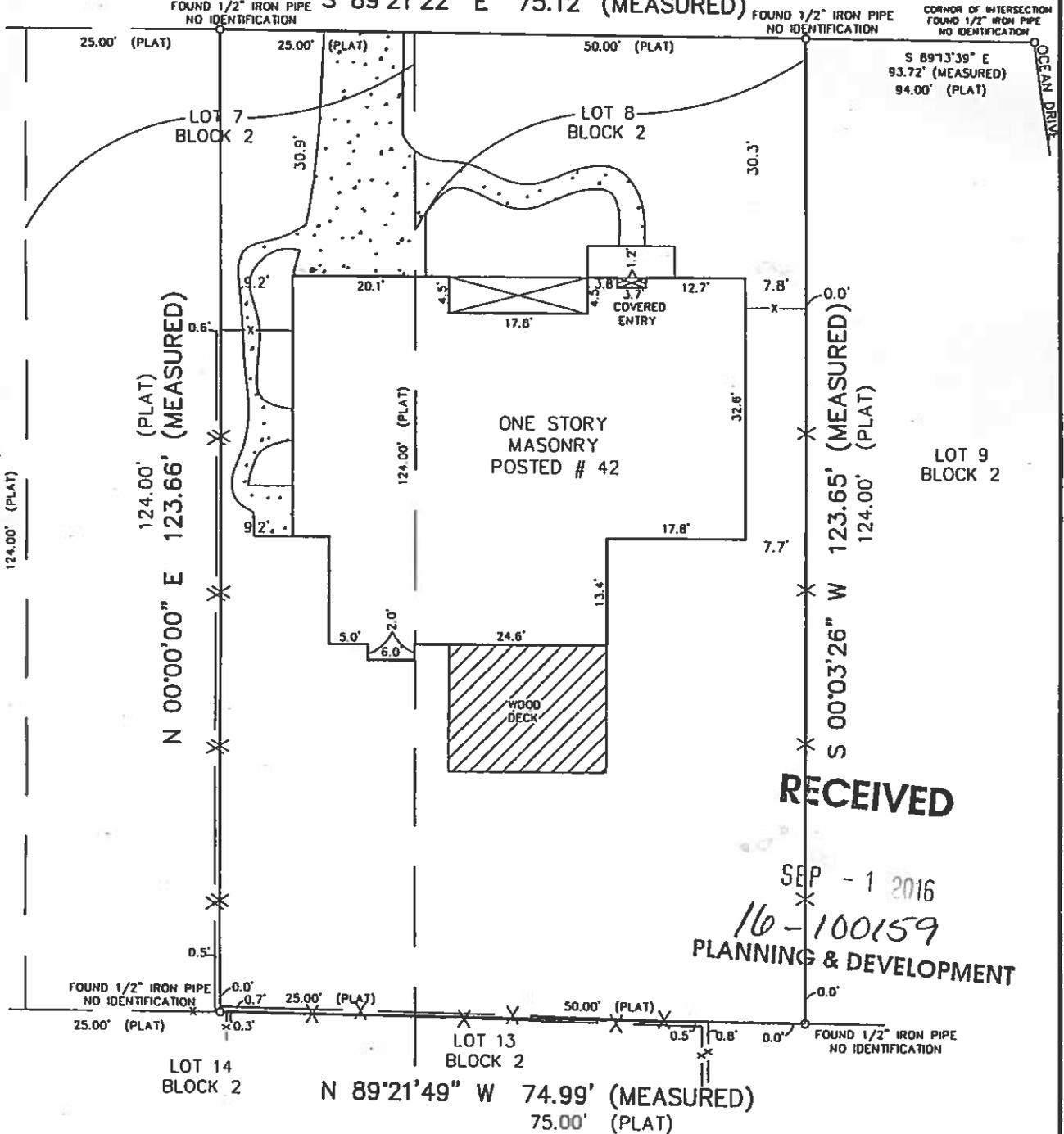
ALAN E. AND CAROL B. DITZEL
PATTERSON, BOND & LATSHAW, P. A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

36TH AVENUE SOUTH

(50.0' RIGHT OF WAY)

75.00' (PLAT)

S 89°21'22" E 75.12' (MEASURED)



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SEP - 1 2016
16-100159
PLANNING & DEVELOPMENT

LEGEND:

- R = RADIUS
- L = LENGTH
- X — = FENCE
- = CONCRETE

NOTES:	ACCEPTED BY:

NOTES:

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 00°00'00" E ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1989; COMMUNITY NUMBER 120078, PANEL 0002 D
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS	
DATE	DESCRIPTION

JOB # 17301 | DATE OF FIELD SURVEY: 04-23-02 | DATE OF ISSUE: 05-01-02 | SCALE: 1" = 20'

2522 Oak Street
Jacksonville, Florida 32204
(Phone) 904-389-5989
(Fax) 904-389-6175

LICENSED BUSINESS # 6702

CERTIFICATE OF TITLE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.072, FLORIDA STATUTES.

Michael J. Aiello

MICHAEL J. AIELLO
REGISTERED SURVEYOR AND MAPPER # 4879 STATE OF FLORIDA

LAND SURVEYS CONSTRUCTION SURVEYS SUBDIVISIONS



APPLICATION FOR VARIANCE

BOA No. 16-100164

HEARING DATE 10/18/16

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, 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 \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

SEP - 6 2016

APPLICANT INFORMATION

Applicant Name: Crews + Babs Gil
 Mailing Address: 1018 14th Ave N.
JACKSONVILLE BEACH 32250

PLANNING & DEVELOPMENT

Telephone: 904-327-0528
 E-Mail: carlosin_jup@gmail.com

Agent Name: _____
 Mailing Address: _____

Telephone: _____
 E-Mail: _____

Landowner Name: CARLOS L. & BABS L. GIL
 Mailing Address: 1018 14th AVENUE NORTH
JACKSONVILLE BEACH, FL. 32250

Telephone: _____
 E-Mail: _____

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

VARIANCE DATA

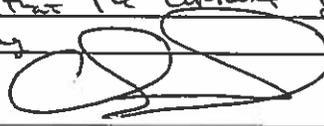
RE#175295-0000

Street address of property and/or Real Estate Number: 1018 14th Ave N. 32250

Legal description of property (Attach copy of deed): Lot 6, Block 11, Beach Homesites

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Restriction as to the lot spacing of 10' to 8.3'

- Requesting removal of existing structures at rear and addition to front. Asking that the current 8.3' spacing be extended 14.9' to the corner of existing structure.

Applicant's Signature:  _____ Date of Application: 9/6/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: *

CODE SECTION (S): Sec 34-336(e) c-2. for a westerly side yard of 8.3', in lieu of 10' required to allow an addition to an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100164

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	Originally constructed in 1955 Existing CARPORT/Carriage NOT usable ODD shaped lot.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Purchased property as is.
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.	Similar REQUESTS granted to other property owners.
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.	RECEIVED SEP - 6 2016 PLANNING & DEVELOPMENT
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.	Other VARIANCES have been granted and will NOT negatively affect property values

MAP SHOWING SURVEY OF

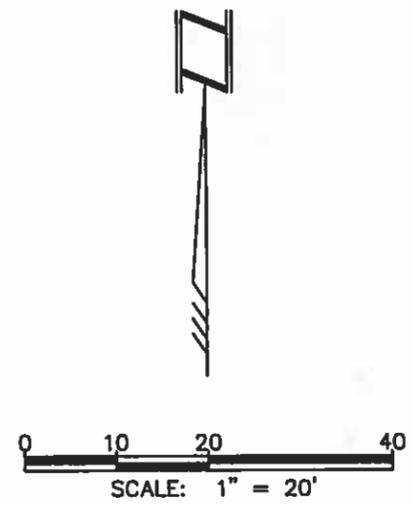
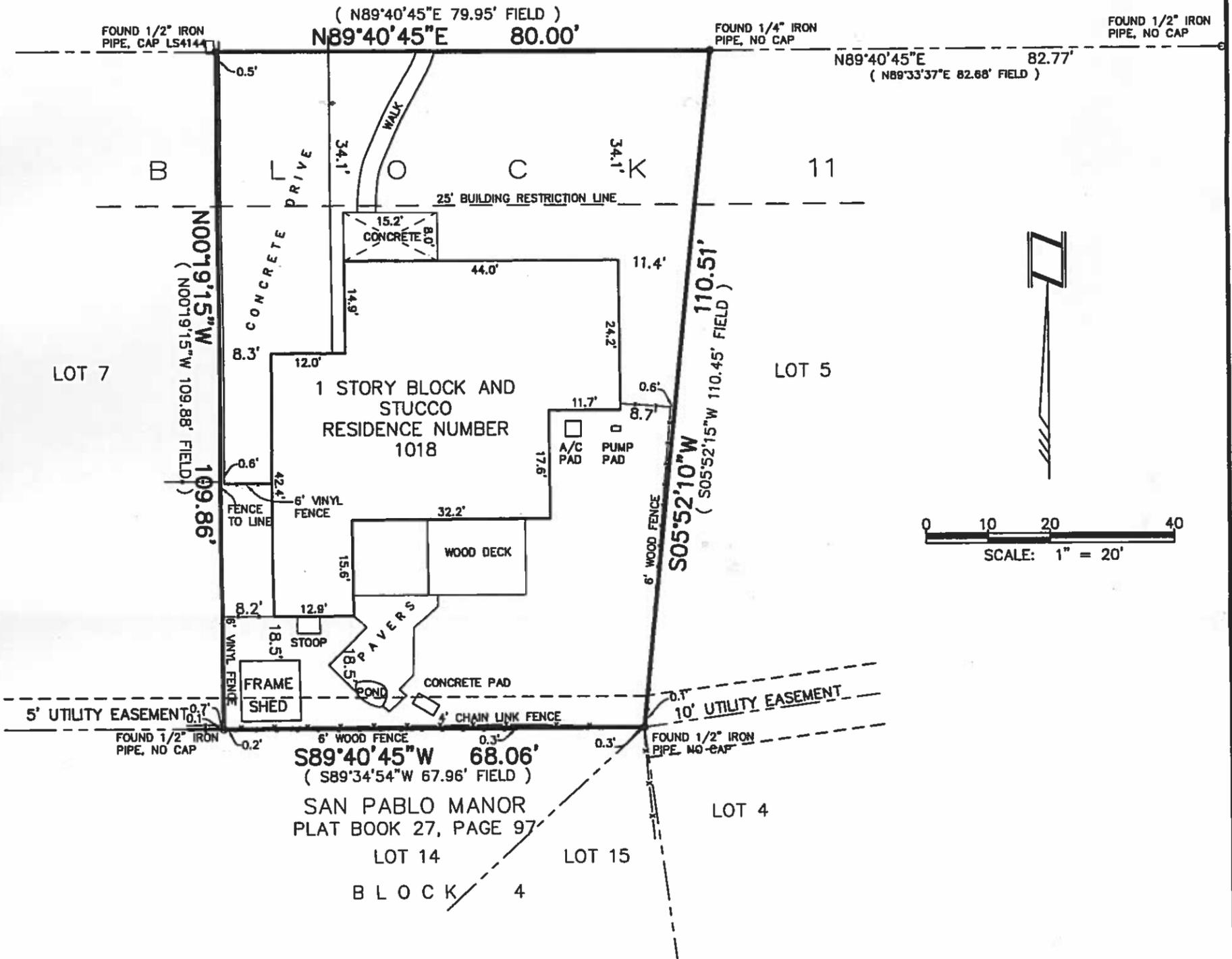
LOT 6, BLOCK 11, BEACH HOMESITES - UNIT THREE, AS RECORDED IN
 PLAT BOOK 25, PAGES 38, 38A & 38B OF THE CURRENT PUBLIC
 RECORDS OF DUVAL COUNTY, FLORIDA.

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SEP - 6 2016
 16-100164
 PLANNING & DEVELOPMENT

14th AVENUE NORTH

60' RIGHT OF WAY PAVED



NOTES

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE WEST LINE OF LOT 6, BLOCK 4 BEING NORTH 00°19'15" WEST, AS PER PLAT.
3. 25' BUILDING RESTRICTION LINE AS PER 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 12031C0417H, REVISED JUNE 3, 2013 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF BABS GIL AND CARLOS GIL; WELLS FARGO BANK, N.A.; OSBORNE AND SHEFFIELD TITLE SERVICES, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY.



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: JDB FILE: 2016-779	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: JULY 11, 2016 SHEET 1 OF 1
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16-100164-779

MAP SHOWING SURVEY OF
 LOT 6, BLOCK 11, BEACH HOMESITES - UNIT THREE, AS RECORDED IN
 PLAT BOOK 25, PAGES 38, 38A & 38B OF THE CURRENT PUBLIC
 RECORDS OF DUVAL COUNTY, FLORIDA.

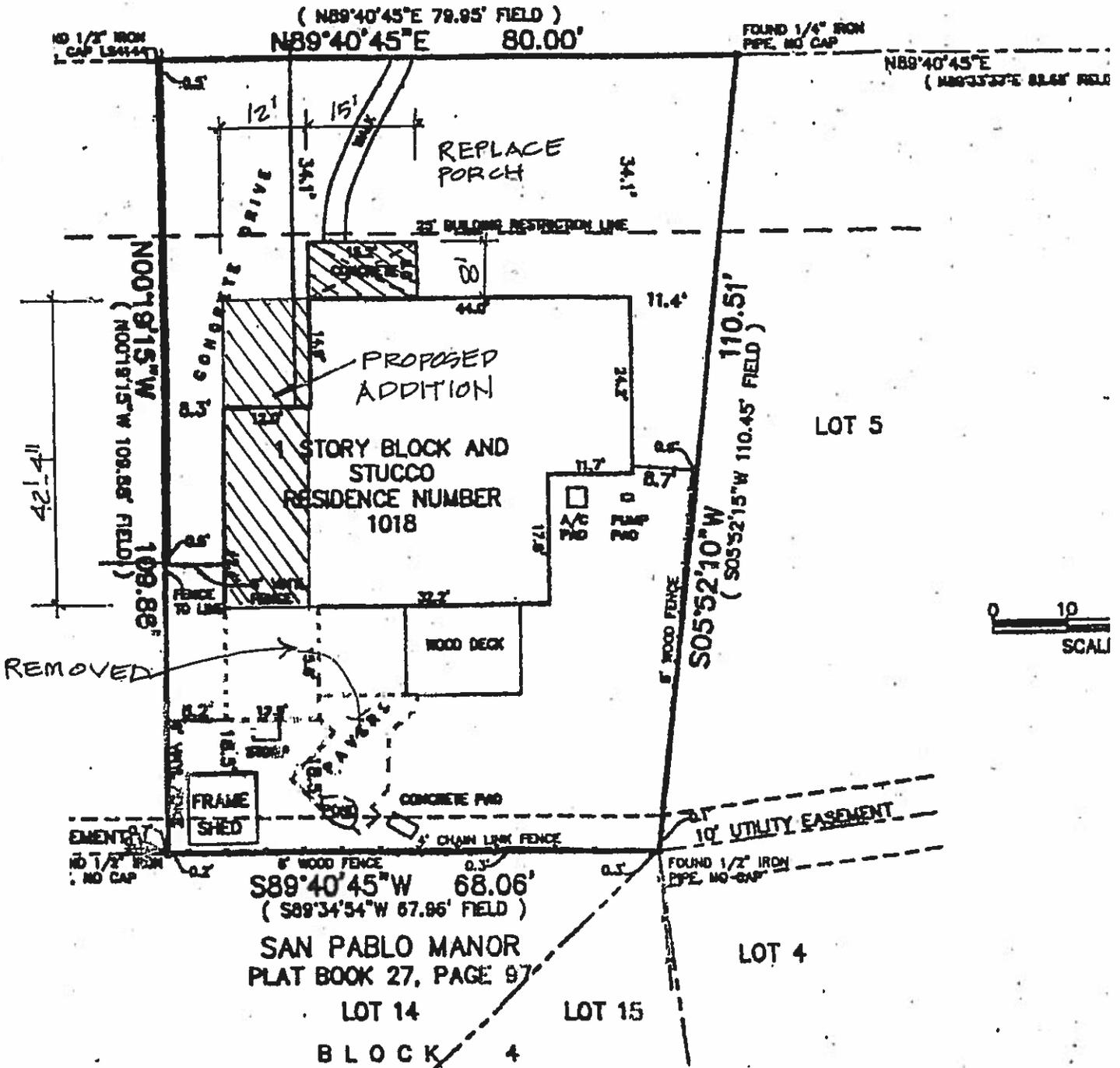
RECEIVED

SEP - 6 2016

16-100164

PLANNING & DEVELOPMENT

14th AVENUE NORTH
 60' RIGHT OF WAY PAVED



SITE PLAN 1" = 20'



APPLICATION FOR VARIANCE

BOA No. 16-100165

HEARING DATE 10-18-2016

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. A boundary survey prepared by a registered land surveyor that shows the location of ~~all~~ **RECEIVED** existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, 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 \$250.00 (due at the time of application submittal).
5. Completed application.

SEP - 6 2016

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: New Atlantic Builders, Inc Telephone: 904-683-7533
 Mailing Address: 5875 Mining Terrace, Suite #206 E-Mail: jim@newatlanticbuilde
Jacksonville, Fla. 32257
 Agent Name: Stephen B. Williams c/o Edgewater Companies Telephone: 904-241-8687
 Mailing Address: 3731 Duval Drive E-Mail: steve@edgewatercom
Jacksonville Beach Fla. 32250
 Landowner Name: Jimmy & Doriene Rogers Telephone: 904-249-8869
 Mailing Address: 622 12th Ave. S E-Mail: Jimmykrogers@gmail.
Jacksonville Beach Fla. 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/or Real Estate Number: #176743-0000 688 12th Ave. S. Jax Beach
 Legal description of property (Attach copy of deed): Lot 7 Block 117 Oceanside Park
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). RS-3 zoning requires 60' of building width at the building line. The subject lot only has 50' of building width thus creating the hardship and the request for a variance of 5' side yard setback in-lieu of the 10' required on the east side and a lot coverage of 39% in-lieu of 35% required to build a single family home.

Applicant's Signature: [Signature] Date of Application: 9/2/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X
 CODE SECTION (S): LDC Sec 34-339(e)(2) p. for 39.8% lot coverage, in lieu of 35% maximum, to allow construction of a new single-family dwelling (Lot 7)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100165

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.

SEP - 6 2016

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~~ **PLANNING & DEVELOPMENT** 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	
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	

From:
Jimmy & Doriene Rogers
622 12th Ave. S.
Jacksonville Beach, Florida 32250
Jimmykrogers@gmail.com
904-249-8869

RECEIVED

SEP - 6 2016
16-100165
PLANNING & DEVELOPMENT

To: City of Jacksonville Beach
Board of Adjustment
11 N. 3rd Street
Jacksonville Beach Fla. 32250

RE: Authorization to Apply For Variance
Lot 7 Block 117 Oceanside Park
RE Parcel # 176743-0000

To Whom it May Concern,

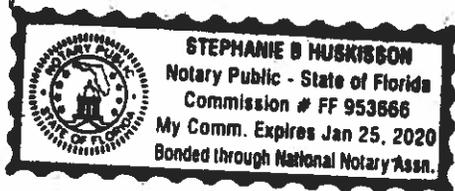
We Jimmy & Doriene Rogers are aware and authorize applicant New Atlantic Builders to make the application for variance to this board. If you have any questions feel free to contact me thru the address, phone or e-mail information above.

Respectively,

Doriene B. Rogers 8/06/16
date

Jimmy K. Rogers 8/06/16
date

Stephanie B. Huskisson
Notary





BOA# 16-100165

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4628 9590

August 19, 2016

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

New Atlantic Builders, Inc.
Mr. Stephen B. Williams
5875 Mining Terrace Drive, #206
Jacksonville, FL 32257

RE: BOA# 16-100126
688 South 12th Avenue
(Lot 7, Block 117, *Oceanside Park*)

Dear Mr. Williams,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 16, 2016, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-338(e)(2)c.2, for an easterly side yard of 5 feet in lieu of 10 feet required and
- 34-338(e)(2)f, for 44% lot coverage in lieu of 35% maximum

To allow for construction of a new two-family dwelling.

The Board *denied* the request.

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

Sincerely,

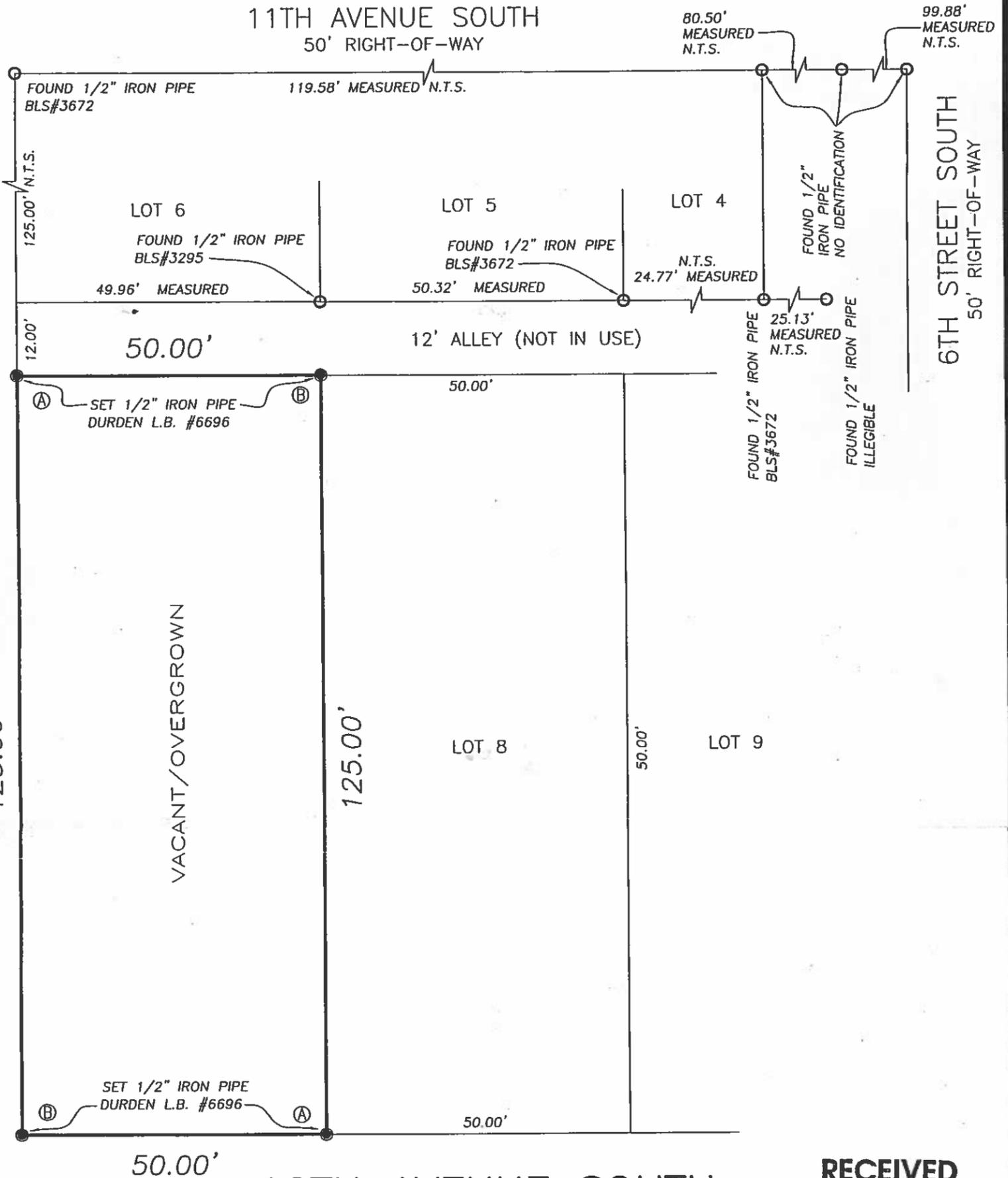
William C. Mann III, AICP
Planning and Development Director



MAP SHOWING BOUNDARY SURVEY OF:

LOT 7, BLOCK 117 OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

11TH AVENUE SOUTH
50' RIGHT-OF-WAY



12TH AVENUE SOUTH
80' RIGHT-OF-WAY

RECEIVED

SEP - 6 2016

16-100165

PLANNING & DEVELOPMENT

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0419-H, REVISED JUNE 3, 2013

ALL INTERIOR ANGLES ARE AS FIELD MEASURED AND POSSESSED

N.T.S. DENOTES NOT TO SCALE

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 117

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

ANGLE TABLE

A = 89°56'00"
B = 90°04'00"

CERTIFIED TO:

DORI G. ROGERS



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

SURVEYOR'S NOTE:

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

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

H. Bruce Durden
H. BRUCE DURDEN

FLORIDA REGISTERED SURVEYOR No. 4700

SIGNED

JUNE 13, 2016

SCALE:

1" = 20'

WORK ORDER NUMBER:

16274

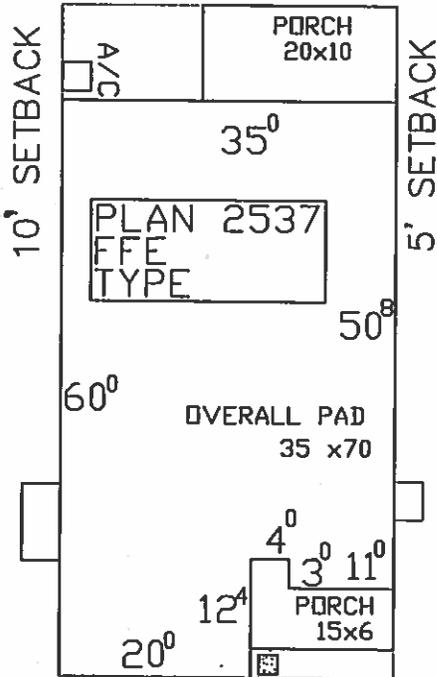
B-8899

7TH STREET SOUTH

12' ALLEY

50.00'

30' SETBACK



125'

10' SETBACK

PORCH 20x10

PLAN 2537
FFF
TYPE

5' SETBACK

125'

OVERALL PAD 35 x 70

PORCH 15x6

25' SETBACK

24'x24' CONC. PAVER (STANDARD)

18' CONC. PAVERS PARKING RIBBON (STANDARD)

50.00'

FLARE - 5" THICK
22' WIDE CONC.

12TH AVE SOUTH

RECEIVED

SEP - 7 2016

ACTUAL IMPERVIOUS COVERAGE
2,491 SQUARE FEET - 39.8%

HOUSE 2250
 A/C PAD 9
 SIDE STOOP 12
 GARAGE STOOP 48
 DRIVEWAY RIBBONS 152
 FRONT WALK 20
 TOTAL 2,491 39.8%

16-100165
 PLANNING & DEVELOPMENT
NEW ATLANTIC

5875 MINING TERR. STE 206
JACKSONVILLE, FL 32257

SITE PLAN SURVEY FOR:

LOT 7 BLK 117 OCEANSIDE PK

SCALE: 1" = 20'

DATE: 06/14/16
 REVISED: 09/02/16
 09/06/16 09/06/16(2)

LOT SQUARE FOOTAGE
 6,250 SF
 HOUSE COVERAGE
 2250 S.F.

NORTH



ARROW

SITE PLAN PRODUCED BY:
KATHLEEN MOSS
RESIDENTIAL DESIGN & DRAFTING SERVICES



APPLICATION FOR VARIANCE

BOA No. 16-100166

HEARING DATE 10/18/16

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, 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 \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

SEP - 6 2016

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Jason Zollinger + Lynn Telephone: 234-460

Mailing Address: 882 13th Ave S. E-Mail: _____

Jax, Bch Fl 32250

Agent Name: Holly Noel Telephone: 904-772-5548

Mailing Address: 14965 Old St. Augustine Rd. E-Mail: Holly.renaissance
Jax, Fl 32258 Suite #103 poools@gmail.com

Landowner Name: same Telephone: _____

Mailing Address: Jason + Lynn Zollinger E-Mail: _____
882 13th Ave. So. Jax Bch.

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/or Real Estate Number: 882 13th Ave S. 176851-0000 ^{Re#}

Legal description of property (Attach copy of deed): Lot 6, Block 139 Oceanside pent

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

Applicant's Signature: Jason Zollinger Date of Application: 9/1/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: 9

CODE SECTION (S): 34-337 (e)(1) e. for 50% lot coverage, in lieu of 35% maximum
to allow an swimming pool addition to an existing single-family residence.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100166

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	HOUSE / SURFACES ALREADY EXIST @ 40% LOT COVERAGE. LOT IS UNUSUALLY SMALL
Special circumstances and conditions do not result from the actions of the applicant.	NO	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">SEP - 6 2016</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	NO	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	NO	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	NO	

MAP SHOWING BOUNDARY SURVEY OF

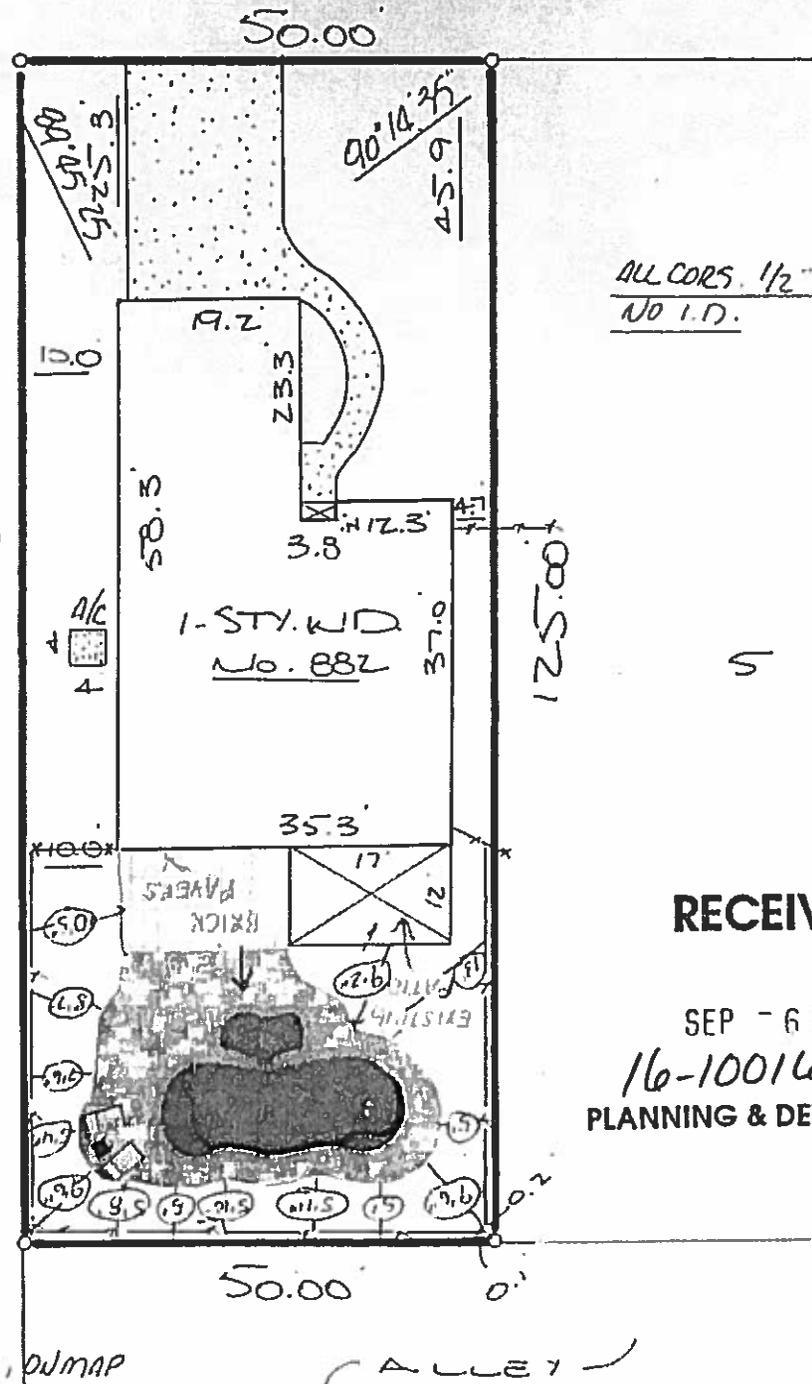
LOT 6 BLOCK 139 AS SHOWN ON MAP OF
OCEANSIDE PARK

AS RECORDED IN PLAT BOOK 8 PAGES 13 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 CERTIFIED FOR: JASON ZOLLINGER; FIRSTIER BANK; OLD REPUBLIC NATIONAL
TITLE INS. CO.; RYAN'S MARKS, ATTYS. 040014



13TH AVE. So.
(80' R/W)

9TH ST. So.
(50' R/W)



ALL CORRS. 1/2" I.P.
NO I.D.

RECEIVED

SEP - 6 2016
16-100166
PLANNING & DEVELOPMENT

Lot-6250
HOUSE - 2502
TOTAL - 3160
W/PAVERS
+ EQUIPMENT PAD 49.90%

RECERTIFIED 10-26-09, W.O. 09-1041, PD MAP
REV. CERTS 4-27-95

NOT VALID UNLESS EMBOSSED WITH SEAL OF THE UNDERSIGNED.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE "K" AS SCALED FROM FLOOD INSURANCE RATE MAP 0002 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 4-17-89 BEACH

TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

- LEGEND**
- CONC. 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

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

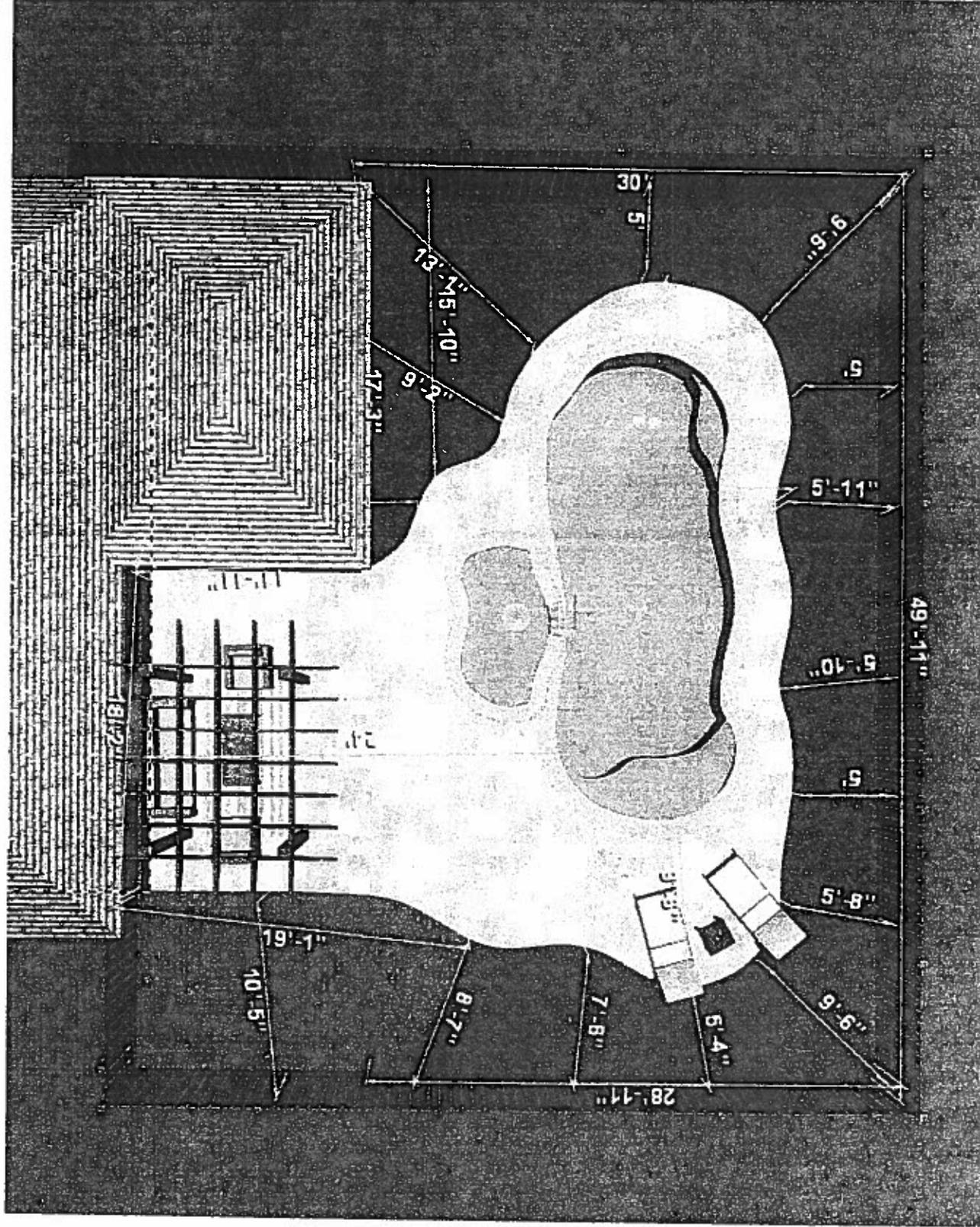
SCALE: 1" = 20'
DATE: 4-26-95

LARRY G. EDDY, P.L.S. No. 4144

 REGISTERED SURVEYOR AND MAPPER,
 STATE OF FLORIDA



Zollinger



RECEIVED

SEP - 6 2016

16-100166
PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 16-100167

HEARING DATE 10/18/16

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, 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 **\$250.00** (due at the time of application submittal).
5. Completed application.

RECEIVED

SEP - 6 2016

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Andrew & Ashley Davis Telephone: (904) 514-1458
 Mailing Address: 411 10th Place South E-Mail: ashleydavis09@icloud.com
Jacksonville Beach, FL 32250
 Agent Name: N/A Telephone: -
 Mailing Address: - E-Mail: -
 Landowner Name: Andrew & Ashley Davis Telephone: (904) 514-1458
 Mailing Address: 411 10th Place South E-Mail: ashleydavis09@icloud.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/or Real Estate Number: 411 10th Place South Parcel ID: 176427-0000
 Legal description of property (Attach copy of deed): Oceanside Park Lot 22 Block 5
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). We want to enclose our carport and have an unusually long driveway out to the street. We would like to remove the requirement of a carport/garage, like many properties in our area. If not possible, then we would like to extend our setbacks by 15 feet.

Applicant's Signature: Ashley Davis Andrew Davis Date of Application: 9/6/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (s): 34-337(e)(1)d, for no garage or carport in lieu of a one (1) car garage or carport and 34-377, for one (1) parking space in lieu of two (2) required parking spaces to allow for the enclosure of an existing carport. Or alternatively: 34-337(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet; 34-337(e)(1)(e), for 36.8% lot coverage in lieu of 35% lot coverage; 34-373(a)1, for a garage or carport parking space of 15 feet x 10 feet in lieu of 9 feet x 17 feet; and 34-377, for one (1) parking space in lieu of two (2) required parking spaces to allow for the enclosure of an existing carport and the provision of a new one-car carport or garage addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO. 16-100167

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

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

RECEIVED

SEP - 6 2016

Standard	Applies? Yes/No	Circumstances/ Explanation PLANNING & DEVELOPMENT
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	The house is actually on 10th Ave S and has an additional 65 feet of driveway after the setbacks out to the road. There is substantial space for an enclosed carport and/or moving the setbacks out by 15 feet.
Special circumstances and conditions do not result from the actions of the applicant.	YES	The house was built this far back from the road and has not been altered since we moved in. It is uniquely positioned farther back from the street than any other house in the area, to no fault/decision of our own.
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	There are over 15 properties on 10th Ave S, 11th Ave S, and 10th Place S that do NOT have a carport or garage. List attached. We would prefer to not have a carport/garage like those properties. If that is not possible, we would request to have our setbacks extended by 15 feet. This will put us no closer to the street than the overwhelmingly majority of properties in the area.
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	Because our house is set back so far from the road, we want the opportunity to expand our living space. The unnecessary hardship is having so much driveway and space out to the road that is unusable to us currently.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	At minimum, approval of our variance to NOT require a carport or garage will allow us to enclose and expand our current living space. IF we cannot have a variance to no longer require the carport/garage, we would like to have our setbacks moved back by 15 feet to accommodate a carport/garage.
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	We would not be building onto adjacent land, and like stated above, the lack of a carport/garage would be a feature shared by many other properties in the area, including the house next door.

Application for Variance – Supplemental Information

Andrew & Ashley Davis
411 10th Place South
Jacksonville Beach, FL 32250
Lot 22 Block 5, Oceanside Park

RECEIVED

PROPERTIES WITHOUT CARPORTS OR GARAGES

- 822 11th Ave. S, Jacksonville Beach FL 32250
- 809 11th Ave. S, Jacksonville Beach FL 32250
- 628 11th Ave. S, Jacksonville Beach FL 32250
- 512 11th Ave. S, Jacksonville Beach FL 32250
- 525 10th Ave. S, Jacksonville Beach FL 32250
- 614 10th Ave. S, Jacksonville Beach FL 32250
- 622 10th Ave. S, Jacksonville Beach FL 32250
- 714 10th Ave. S, Jacksonville Beach FL 32250
- 810 10th Ave. S, Jacksonville Beach FL 32250
- 823 10th Ave. S, Jacksonville Beach FL 32250
- 501 10th Place S, Jacksonville Beach FL 32250
- 441 10th Place S, Jacksonville Beach FL 32250
- 435 10th Place S, Jacksonville Beach FL 32250
- 409 10th Ave. S, Jacksonville Beach FL 32250
- 722 10th Ave. S, Jacksonville Beach FL 32250

SEP - 6 2016
16-100167
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF

LOT 22 BLOCK 5, OCEANSIDE PARK,

AS RECORDED IN PLAT BOOK 8 PAGES 13 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO:

ANDREW DAVIS AND ASHLEY DAVIS, BANK OF AMERICA, N.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
BUSCHMAN, AHERN, PERSONS & BANKSTON

RECEIVED

SEP - 6 2016

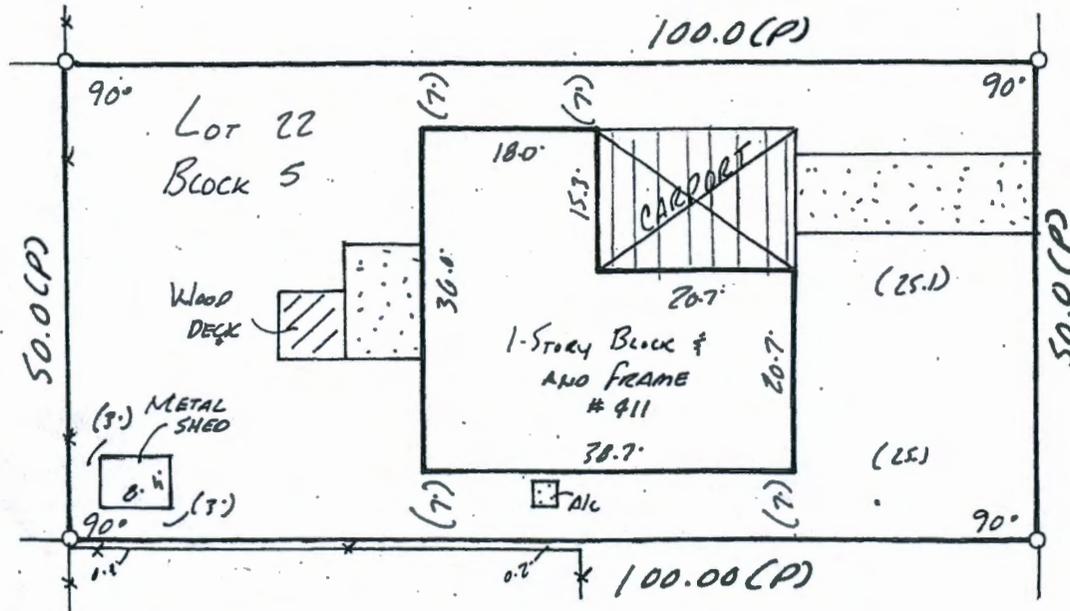
16-100167

PLANNING & DEVELOPMENT

34-337(e)(1)d, for no garage or carport in lieu of a one (1) car garage or carport and 34-377, for one (1) parking space in lieu of two (2) required parking spaces to allow for the enclosure of an existing carport to an existing single-family dwelling.



Lot 23



TENTH PLACE SOUTH
(60.8(W))

PC=POINT OF CURVATURE
PT= POINT OF TANGENCY
PRC= POINT OF REVERSE CURVE
PCC= POINT OF COMPOUND CURVE
POC= POINT ON CURVE
CONC.= CONCRETE

LEGEND Lot 21
BRL= BUILDING RESTRICTION LINE
CL= CENTER LINE
IP= IRON PIPE
FD= FOUND
R= RADIUS
R/W= RIGHT-OF-WAY

Δ= DELTA
A= ARC LENGTH
C= CHORD
CB= CHORD BEARING
A/C= AIR CONDITIONER
LEGAL PROVIDED BY CLIENT

X-X-X = FENCE
[Dotted pattern] = CONCRETE
[Hatched pattern] = WOOD
○ = FOUND IP
● = SET IP



ATLANTIC COAST
SURVEYORS INC.

LB# 7657
12326 MESA VERDE TRAIL
JACKSONVILLE, FLORIDA 32223
(904)683-4241
FAX(904)683-4231
ATLANTICCOAST@YAHOO.COM

JOB # 10-1804
SURVEY DATE: 04-25-10
DRAFTED BY: GL
SCALE: 1" = 20'

NOTES
1) BEARING SHOWN ARE BASED ON
N. END of TENTH PLACE SOUTH
2) FLOOD ZONE X FROM FEMA
MAP PANEL 002 DATED 4-17-89
FLOOD ZONE MAPS ARE
SUBJECT TO CHANGE

Anthony O'Neil

ANTHONY O'NEIL
FLORIDA REGISTERED LAND SURVEYOR
PLS NO. 5684

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

MAP SHOWING BOUNDARY SURVEY OF

LOT 22 BLOCK 5, OCEANSIDE PARK,

AS RECORDED IN PLAT BOOK 8 PAGES 13 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

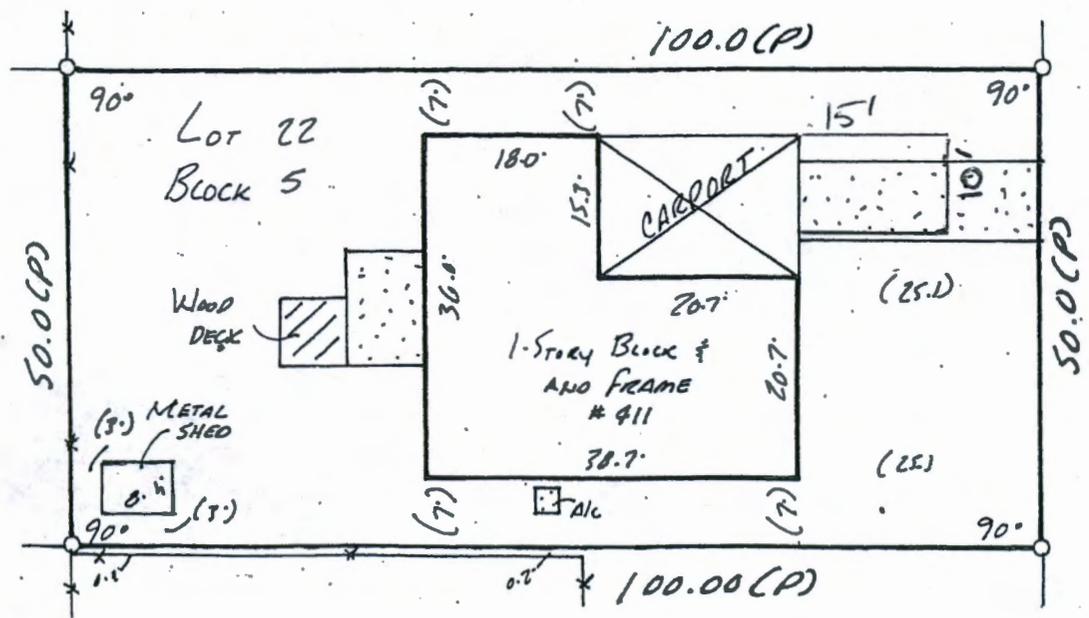
CERTIFIED TO:

ANDREW DAVIS AND ASHLEY DAVIS, BANK OF AMERICA, N.A.,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
BUSCHMAN, AHERN, PERSONS & BANKSTON

Or alternatively: 34-337(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet; 34-337(e)(1)(e), for 36.8% lot coverage in lieu of 35% lot coverage; 34-373(a)1, for a garage or carport parking space of 15 feet x 10 feet in lieu of 9 feet x 17 feet; and 34-377, for one (1) parking space in lieu of two (2) required parking spaces to allow for the enclosure of an existing carport and the provision of a new one-car carport or garage addition to an existing single-family dwelling.



Lot 23



Lot 3

TENTH PLACE SOUTH
(60.0(W))

Alternative
RECEIVED

SEP - 6 2016
16-100167



ATLANTIC COAST SURVEYORS INC.

LB# 7657

12326 MESA VERDE TRAIL
JACKSONVILLE, FLORIDA 32223
(904)683-4241
FAX(904)683-4231
ATLANTICCOAST@YAHOO.COM

JOB # 10-1804

SURVEY DATE: 04-25-10

DRAFTED BY: GR

SCALE: 1" = 20'

NOTES

- 1) BEARING SHOWN ARE BASED ON N. E/W of TENTH PLACE SOUTH
- 2) FLOOD ZONE X FROM FEMA MAP PANEL 002 DATED 4-17-89
FLOOD ZONE MAPS ARE SUBJECT TO CHANGE

Anthony O'Neil

ANTHONY O'NEIL
FLORIDA REGISTERED LAND SURVEYOR
PLS NO. 5684

PC=POINT OF CURVATURE
PT= POINT OF TANGENCY
PRC= POINT OF REVERSE CURVE
PCC= POINT OF COMPOUND CURVE
POC= POINT ON CURVE
CONC.= CONCRETE

LEGEND Lot 21
BRL= BUILDING RESTRICTION LINE
CL= CENTER LINE
IP= IRON PIPE
FD= FOUND
R= RADIUS
R/W= RIGHT-OF-WAY

Δ= DELTA
A= ARC LENGTH
C= CHORD
CB= CHORD BEARING
A/C= AIR CONDITIONER
LEGAL PROVIDED BY CLIENT

X-X-X = FENCE
..... = CONCRETE
//// = WOOD
O = FOUND IP
● = SET IP

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



APPLICATION FOR VARIANCE

BOA No. 16-100168

HEARING DATE 10-18-2016

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. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, 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 \$250.00 (due at the time of application submittal).
5. Completed application.

RECEIVED

SEP - 6 2016

APPLICANT INFORMATION

Applicant Name: Scott Simmons ET AL
 Mailing Address: 711 15th Ave. S.
Jacksonville Beach, FL 32250

Agent Name: _____
 Mailing Address: _____

Landowner Name: Same ⁹¹
 Mailing Address: _____

PLANNING & DEVELOPMENT
 Telephone: (904) 424-6245
 E-Mail: Scott.Simmons@janis.com

Telephone: _____
 E-Mail: _____

Telephone: _____
 E-Mail: _____

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

VARIANCE DATA

Street address of property and/or Real Estate Number: 711 15th ave S. RE#176894-0000
 Legal description of property (Attach copy of deed): LOT 10 Block 148, Oceanside Park
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Property does not have a garage or car port

Applicant's Signature: Scott Simmons Date of Application: 9-6-16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: R52 FLOOD ZONE: X
 CODE SECTION (S): LDC Sec 24-337 (e)(1) c-l for a front yard setback of 12.5', in lieu of 20' required; 34-337 (e)(1) e. for 45% lot coverage, in lieu of 35% maximum, to allow a garage addition to an existing single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100168

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	Home was constructed without a garage or carport in 1976.
Special circumstances and conditions do not result from the actions of the applicant.	yes	I recently purchased the property.
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	Most homes in my neighborhood have garages and other similar variances have been granted.
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	others have recieved similar variances RECEIVED
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	SEP - 6 2016 PLANNING & DEVELOPMENT
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	



CERTIFIED MAIL# 7012 2210 0002 4628 9613

August 19, 2016

RECEIVED

SEP - 6 2016
16-100129
PLANNING & DEVELOPMENT

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

Mr. Scott Simmons
711 South 15th Avenue
Jacksonville Beach, FL 32250

RE: BOA# 16-100129
711 South 15th Avenue
(Lot 10, Block 148, *Oceanside Park*)

Dear Mr. Simmons,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 16, 2016, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-337(e)(1)c.1, for a front yard of 9.9 feet in lieu of 20 feet required;
- 34-337(e)(1)c.2, for a westerly side yard of 6.3 feet and side yards totaling 10.9 feet in lieu of 15 feet required; and
- 34-337(e)(1)e, for 48.3% lot coverage in lieu of 35% maximum

To allow for a garage addition to an existing dwelling unit.

The Board *denied* the request.

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

Sincerely,

William C. Mann III, AICP
Planning and Development Director



RECEIVED



SEP - 6 2016
16-100168
PLANNING & DEVELOPMENT

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

November 22, 2002

Karen & Michael Holterman
711 S 15th Avenue
Jacksonville Bch FL 32250

RECEIVED

RE: Case No. # BOA 165-2002
711 S. 15th Avenue

JUN 17 2016
BOA 16-100129
PLANNING & DEVELOPMENT

Dear Mrs. & Mrs. Holterman:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on November 19, 2002 to consider your variance application.

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

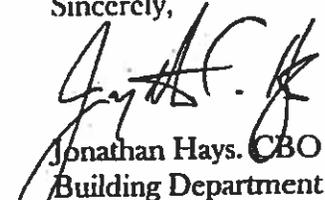
- Section 34-337 (e)(1) e., for 49% lot coverage in lieu of 35% maximum, to allow for a swimming pool addition to a single family dwelling.

The results of the meeting were *Approved*.

You are required to apply for a building permit for this project. A copy of the building permit application and a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

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

Sincerely,


Jonathan Hays, CBO
Building Department
Attachment(s)

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>			
Article Sent To			
<i>Holterman BOA 165-02</i>			
Postage	\$	Postmark Here	
<input checked="" type="checkbox"/> Certified Fee			
Return Receipt Fee <i>(Endorsement Required)</i>			
Restricted Delivery Fee <i>(Endorsement Required)</i>			
Total Postage & Fees	\$		
Name <i>(Please Print Clearly)</i> <i>(to be completed by mailer)</i>			
Street, Apt. No., or PO Box No.			
City, State, ZIP+4			
See Reverse for Instructions			

7099 3400 0000 0000 0000 1888 5552

Zoning and Adjus'men't Board Meeting
May 9, 1983.

Regular meeting of the Board of Zoning and Adjus'men't held on
Monday, May 9, 1983 at 7:00 p.m. in the Council Chamber of City Hall.

Call to order The meeting was called to order by Mr. Miller.

Roll Call Present: Charles Bassett, Robert McClure, Robert Miller, Marsha
Ann Sibley, Jeanne Wyner.
Absent: Guy Craig, Roy Smith, Jr.
Also present were Ray McGlynn, Building Official and Gerald Luce,
Fire Department.

Approval min. The minutes of the previous meeting were approved as written.

264-83 Mr. Blunk for Mr. Bulen, 5 Freedom Way, rear yard setback variance
request of 2 feet, 28 feet requested in lieu of 30 feet required.
A revised plan was submitted.

Motion to Mr. McClure moved to approve the variance request for a 28 foot
approve rear setback in lieu of 30 feet, seconded by Mrs. Sibley. Vote
resulted in all ayes.

265-83 Mr. Cone, Beach Boulevard at Oceanfront, variance request to ream
floats and park cars for summer months only.

The pavement should be striped for a parking layout in accordance
with City Ordinance.

Motion to Mr. McClure moved to approve the request subject to obtaining an
approve Occupational license and conformance to the parking ordinance,
seconded by Miss Wyner. Vote resulted in ayes by McClure, Bassett,
Miller and Wyner. Nay by Mrs. Sibley. The motion carried.

266-83 Arlene Cooper - Cooper Holt Manor, 1600 Shelter Avenue, variance
request for off premise signs. HUD has requested off premise
directional signs at 15th and Beach and 15th and Shelter.

Motion to Mr. McClure moved to approve this variance request, seconded by
approve Mrs. Sibley. Vote resulted in ayes by McClure, Miller, Wyner and
Sibley. Nay by Mr. Bassett. The motion carried.

267-83 Mr. Scribner, 1 Freedom Way, rear setback variance request to
screen in back patio, 10 x 24 feet. Rear setback will be 16 feet
in lieu of 30 if porch is enclosed.

Motion to Mr. McClure moved to deny the request for variance, seconded by
deny Mr. Bassett. Vote resulted in all ayes to deny.

263-83 Albert Wood, 711 15th Avenue South, revised plan submitted for
screen porch. Variance request for side yard setback of 5 feet
in lieu of 7 feet.

Motion to Mr. McClure moved to approve the variance request of a side yard
approve setback of 5 feet in lieu of 7 feet, seconded by Miss Wyner.
Vote resulted in all ayes.

Adjournment There being no further business, the meeting was adjourned.

cc: The Honorable Mayor and
Members of the City Council
Mr. Wayne Bowers, City Manager
Mr. Ray McGlynn, Building Official
Chief Frank Brubson, Fire Department

RECEIVED

SEP - 6 2016

16-100168

PLANNING & DEVELOPMENT

RECEIVED

JUN 17 2016

BOA 16-100129

PLANNING & DEVELOPMENT

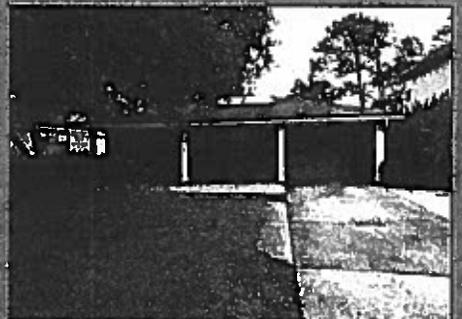
May 9

ORDERED BY:



CROCKETT LAW P.L.
REAL ESTATE LAW

10033 Sawgrass Drive West, Suite 125 | Ponte Vedra



PROPERTY ADDRESS: 711 S 15TH AVENUE JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL1605.1468

FIELD WORK DATE: 5/18/2016

REVISION DATE(S): (REV.0 5/18/2016)

FL 1605.1468
BOUNDARY SURVEY
DUVAL COUNTY

RECEIVED

SEP - 6 2016

16-100168

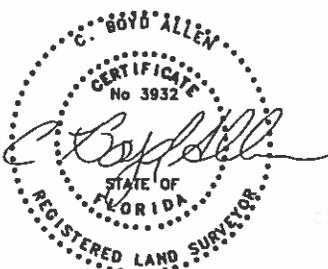
PLANNING & DEVELOPMENT

TABLE:

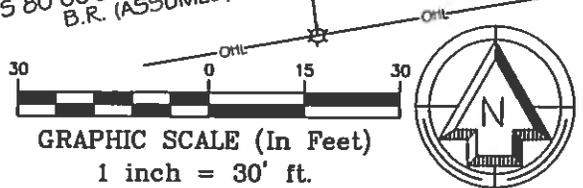
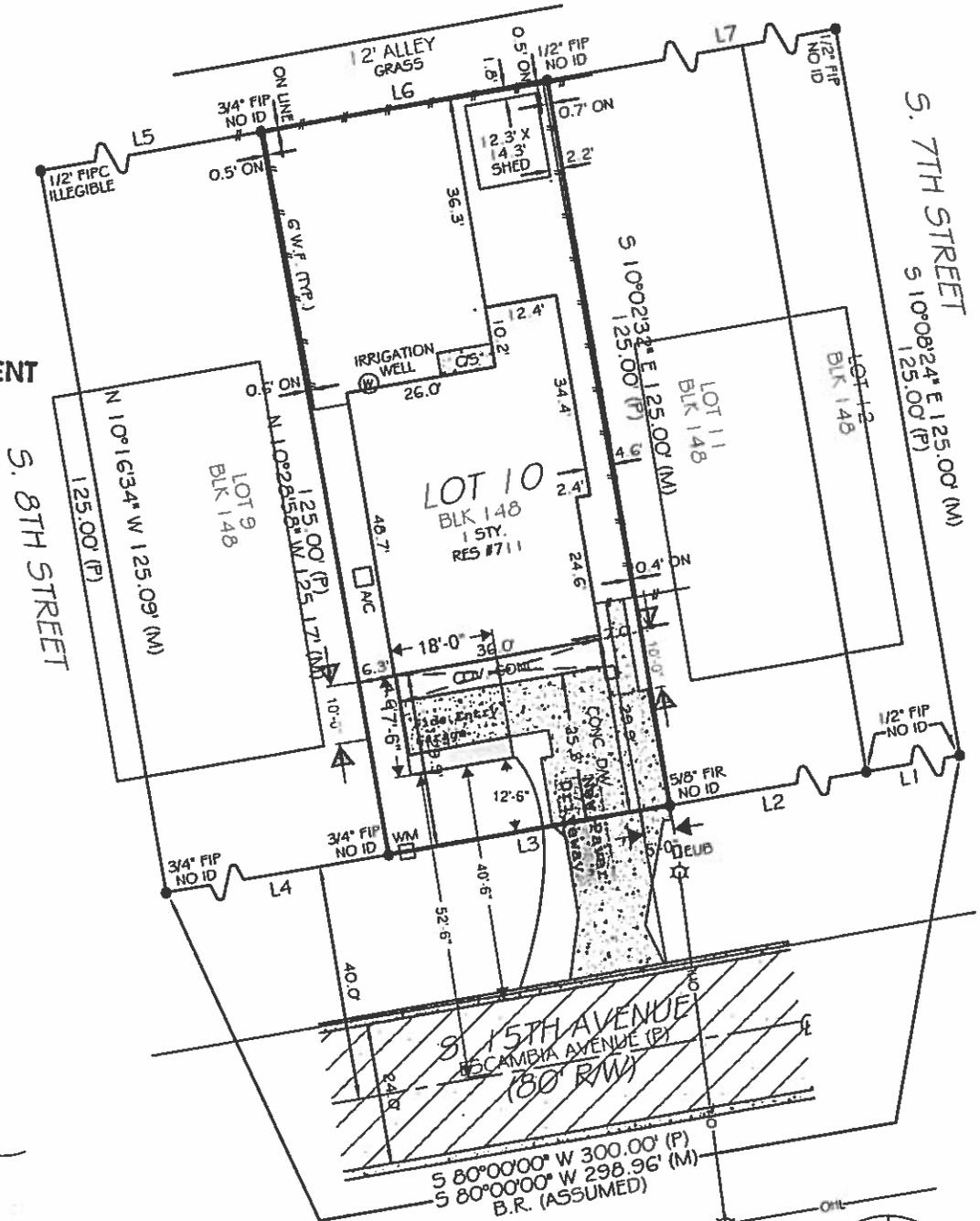
- 1 S 80°00'00" W 50.00' (P)
S 79°58'58" W 50.14' (M)
- 2 S 80°00'00" W 50.00' (P)
S 79°56'05" W 50.02' (M)
- 3 S 80°00'00" W 50.00' (P)
S 79°48'03" W 49.09' (M)
- 4 S 80°00'00" W 150.00' (P)
S 80°05'34" W 149.70' (M)
- 5 N 80°00'00" E 150.00' (P)
N 80°03'54" E 149.25' (M)
- 6 N 80°00'00" E 50.00' (P)
N 79°59'38" E 50.06' (M)
- 7 N 80°00'00" E 100.00' (P)
N 79°57'19" E 99.95' (M)

NOTES:

ENCE OWNERSHIP NOT DETERMINED



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.



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 BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 2016-78

DATE: 5/18/2016

BUYER: SCOTT SIMMONS AND DIANE B. SIMMONS

SELLER: DAVID VINCENT AND MARLINA VINCENT

CERTIFIED TO: SCOTT SIMMONS AND DIANE B. SIMMONS; CROCKETT LAW P.L.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; N/A

Florida Land Title Association
AFFILIATE MEMBERS

EXACTA
Land Surveyors, Inc.

www.exactalands.com
PB66-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913