



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Board of Adjustment

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Tuesday, November 1, 2016

7:00 PM

Council Chambers

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#### **MEMORANDUM TO:**

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

Board Members:

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

#### **CALL TO ORDER**

#### **ROLL CALL**

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

#### **EX-PARTE COMMUNICATION**

**APPROVAL OF MINUTES** September 7, 2016

#### **CORRESPONDENCE**

#### **OLD BUSINESS**

**NEW BUSINESS**

**a. Case Number:      **BOA 16-100171****

Applicant/Owner:      Lisa Ann Zeller

Property Address:      447 South 11<sup>th</sup> Avenue

Parcel ID:                176666-0010

Current Zoning:        RS-3

Motion to Approve:    **City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to an existing single-family home **for property legally described as** Lot 10, Block 105, *Oceanside Park*.**

Miscellaneous Info:    No previous variance requests.

Notes: \_\_\_\_\_  
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**b. Case Number:      **BOA 16-100172****

Applicant/Owner:      Starfish Group Properties, Inc.

Agent:                    Mr. Drew Cromer, Starfish Group Properties, Inc.

Property Address:      136 North 18<sup>th</sup> Avenue

Parcel ID:                174935-0000

Current Zoning:        RM-2

Motion to Approve:    **City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)c.1, for a front yard setback of 6.5 feet in lieu of 20 feet 34-340(e)(1)c.2, for an easterly side yard setback of 4 feet in lieu of 10 feet required and a westerly side yard setback of 8 feet in lieu of 16 feet required; and 34-340(e)(1)f, for 37% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling **for property legally described as** Lot 15, together with the west 30 feet of Lot 16, Block 182, *Jacksonville Beach Terrace*.**

Miscellaneous Info:    Two previous variance requests (BOA#192-2000 and BOA#17-2003).

Notes: \_\_\_\_\_  
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**c. Case Number: BOA 16-100173**  
 Applicant: Starfish Group Properties, Inc.  
 Agent: Mr. Drew Cromer, Starfish Group Properties, Inc.  
 Owner: Fred A. Cattar  
 Property Address: 1304 North 4<sup>th</sup> Street  
 Parcel ID: 174675-0000  
 Current Zoning: RM-1  
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(4)c.1, for a front yard setback of 10 feet in lieu of 20 feet required; 34-339(e)(4)c.2, for a northerly side yard setback of 6 feet in lieu of 10 feet required and a southerly corner side yard setback of 6 feet in lieu of 10 feet required; 34-339(e)(4)c.3, for a rear yard setback of 17 feet in lieu of 30 feet required; and 34-339(e)(4)e, for 66% lot coverage in lieu of 65% maximum to allow for the construction of four townhouses **for property legally described as Lot 8, Block 135, Pablo Beach North.**

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_  
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 \_\_\_\_\_

**d. Case Number: BOA 16-100174**  
 Applicant/Owner: Joseph A. Kinstle  
 Property Address: 5 Fairway Lane  
 Parcel ID: 179645-0000  
 Current Zoning: RS-1  
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a westerly side yard setback of 5 feet in lieu of 10 feet required and 34-336(e)(1)c.3, for a rear yard setback of 17 feet in lieu of 30 feet required to allow for a rear yard addition to an existing single-family dwelling **for property legally described as Lot 43, "Mission Hills Unit One Replat".**

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_  
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**e. Case Number: BOA 16-100175**

Applicant: Atkins Builders, Inc.

Agent: John Atkins

Owner: Sheila F. Reeder

Property Address: 1930 North 1<sup>st</sup> Street

Parcel ID: 175400-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.2, for a side yard of 6 feet in lieu of 10 feet required and a corner side yard of 10 feet in lieu of 14.8 feet required; 34-340(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; and 34-340(e)(1)f, for 52.6% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling **for property legally described as** Lot 1 and the east 85 feet of the north 21 feet of Lot 2, Block 192, *Ocean Villa*.

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

**f. Case Number: BOA 16-100176**

Applicant/Owner: Edith V. Lotz

Property Address: 489 South Lower 8<sup>th</sup> Avenue

Parcel ID: 176378-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet required and 34-337 (e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a screen room addition to an existing single-family residence **for property legally described as** Lot 13, Block 3, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, November 15, 2016**. There are four scheduled cases.

**ADJOURNMENT****NOTICE**

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

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

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

**Minutes of Board of Adjustment Meeting  
held Wednesday, September 7, 2016, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> 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 (*absent*)

**Ex-parte Communications**

Mr. Moreland noted that for Case No. 16-100148, he was approached by neighbors who expressed their objections.

**Approval of Minutes**

There were no minutes to approve.

**Correspondence**

There was none, however, Mr. Mann noted that Jon Hays has passed away.

**OLD BUSINESS:**

**(A) Case Number: BOA 16-100104**

**Name of Applicant:** JWB Construction Group, L.L.C.

**Property Address:** 490 South 11<sup>th</sup> Avenue

**Motion to Approve:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 7.5-foot side yards in lieu of 10 feet required and for 44.7% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling.

**Applicant:** Mr. Alex Sifakis, 440 7<sup>th</sup> Avenue, stated that the lot was non-conforming, and they were asking for a variance that was common on lots in this area. He stated that he had met with the neighbors and explained that they could do multi-family with 3 stories, and he would let the neighbors decide what they wanted.

**Public Hearing:**

Mr. Cummings stated that there were a lot of people who had filled out speaker cards for this agenda item.

Ms. Jane Allen, 484 11<sup>th</sup> Avenue South, stated her opposition to the variance. She stated that she wished she could have talked to Mr. Sifakis earlier. She stated that there were concerns with parking, stating that the proposed variance will make parking and traffic worse. She stated that street parking would encroach onto her property and may affect mail delivery. She added that presently there is one unit on the two parcels and the applicant knew this when purchased.

Ms. Carol Nogid, 442 11<sup>th</sup> Avenue South, stated her opposition to the variance. She questioned why her street was zoned for multifamily. She stated that there was no hardship to the applicant, the request was only to make money. She added that she had talked to the Planning Department about getting it rezoned.

Mr. Kevin Gray, 500 11<sup>th</sup> Avenue South, stated that his issue was with the concept of development in this area. He stated that this proposal was to make money and expressed concern about the impact to infrastructure, such as traffic, water and sewer, solid waste, etc.

At this point, Mr. Sifakis stated his request to table this item to give him further opportunities to discuss this with the neighbors.

**Motion:** Mr. Moreland moved that the motion be withdrawn for this case and the second one.

Mr. Mann noted that the motion was to withdraw; therefore the application would start anew.

**Amended Motion:** Mr. Moreland moved deferral of BOA #16-100104 and BOA #16-100105. The motion to defer was seconded by Mr. Buck. The motion to defer these two cases was approved unanimously.

**(B) Case Number: BOA 16-100105**

Deferred by vote of the Board.

**(C) Case Number: BOA 16-100117**

**Name of Applicant:** Bottom Line Ventures, Inc.

**Property Address:** 1818 Foss Lane

**Motion to Approve:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 5-foot side yards in lieu of 10 feet required and for 61.7% lot coverage in lieu of 35% maximum; and for accessory structure setbacks of 1 foot in lieu of 5 feet required to allow for a construction of a new two-family dwelling

**Applicant:** The applicant, Tim Millard, 230 15<sup>th</sup> Street South, stated that he was reducing density, and the coverage was allowed 65% for flats, so this is reduced. The units are being put farther back than approved. He stated back in 2011 that the existing variance was more intense and the BOA asked if two units instead for four could be built. Overall, he stated that this proposal reduced density from that which could be constructed.

Mr. Mann noted that FDEP would initially determine the rear yard or oceanfront setback for the project, and that Jacksonville Beach zoning would kick in only if FDEP were to allow the building to be sited with 30 feet of the rear property line.

**Public Hearing:**

Ms. Diane Halstead, 1901 1<sup>st</sup> Street North, #206, stated that she thought they needed more information. She asked what the plans were for the existing building. Ms. Osewalt responded that this variance was for a duplex on this property.

Mr. Ken Filip, 1809 1<sup>st</sup> Street North, stated he was in support of the proposal, stating that he was against the variance that was granted in 2011. He stated that he could do 65% lot coverage and lower setbacks than proposed. He added that the density was less than was granted in 2011.

Ms. Beth Acheson, 1824 North First Street, stated that she was in favor of the proposal. She liked the idea of small beach cottages on these parcels.

Mr. Tom Franklin, 1809 North First Street, #301, asked why the order was changed. Mr. Cummings responded that it was the request of the applicant. Mr. Franklin asked about lot coverage; Mr. Mann explained what constitutes lot coverage. Mr. Franklin stated that these lots were prone to flooding. He stated that pervious driveway rather than pavement would be preferable.

Mr. Gregg Modrack, 1809 First Street South, noted that this was a step in the right direction, but noted that there was no hardship listed in the application file. He added that this will reduce his view and may affect his property value.

Mr. Gary Wetherhold, 1809 North First Street, #201, expressed his support.

Mr. Bryan Green, 3810 Tropical Terrace, architect for the project, stated that the lot coverage is being reduced. He stated the design addresses issues with impervious surface.

Mr. John Wadman, 127 1<sup>st</sup> Avenue South, expressed his support for two small duplexes rather than what could be built.

Mr. Mark Patterson, 1809 1<sup>st</sup> Street South, #201, stated his argument extended to this case and the next. He stated that when the properties were purchased they did not expect this type of units. He stated that there is no hardship to the applicant.

Mr. John Atkins, 286 South First Street, stated that there is a hardship due to the width of the parcel. He added that there will be a three-car garage so parking should not be an issue. He stated that the road is the high point and the water flows east to the ocean, so flooding should not be an issue.

Mr. Cummings read an e-mail from a neighbor in support of the proposal.

Mr. Millard stated that this is a smaller footprint with better parking. Discussion then followed on the pitch of the roof and its design.

Mr. Moreland asked if the side yard setbacks could be increased. Mr. Millard stated not for the garages to work.

**Discussion:**

Mr. Buck stated that he was in support of the increase in front yard setback from what is already approved. He added that it would also be an improvement to get rid of the existing structures.

**Amended Motion to Approve:** It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve a request for five-foot side yards in lieu of 10 feet required and for 61.7% lot coverage in lieu of 35% maximum; and for accessory structure setbacks of one foot in lieu of five feet required to allow for a construction of a new two-family dwelling, as presented and discussed at this meeting.

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

Nays – Osewalt.

The amended motion was approved 4-1.

**(D) Case Number: BOA 16-100110**

**Name of Applicant:** John Atkins

**Property Address:** 1888 North Oceanfront (aka 1888 Foss Lane)

**Motion to Approve:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for five-foot side yards in lieu of 10 feet required and for 61.3% lot coverage in lieu of 35% maximum; and for accessory structure setbacks of 1 foot in lieu of five feet required to allow for a construction of a new two-family dwelling.

**Applicant:** The applicant, John Atkins, 286 1<sup>st</sup> Street South, stated just as in the last case the hardship was a substandard lot width. The existing structure has no parking, and the house sits 12 feet back, where they will build 20 feet back.

**Public Hearing:**

Mr. Brian Green, 3810 Tropical Terrace, noted that it is similar to the last one. He stated that this property is closer to public parking, and thought by pushing it back will increase the views and reduce blight.

Ms. Nadia Ioannides, 5 17<sup>th</sup> Avenue North, Apt. 501, stated her condominium Board's opposition to the variance. She stated that the buildings should be in the legal variances.

Ms. Beth Acheson, 1824 1<sup>st</sup> Street North, voiced her support for this proposed variance. She stated that preferred small beach cottages to larger houses that could be built here.

Ms. Lynn Franklin, 1809 1<sup>st</sup> Street North, stated that the application is curious in that it states the property to the south was granted the same variance. She thought it was not the same. She wondered why they were asking for a two-family dwelling when they could build a single-family dwelling.

Mr. Gregg Modrack, 1809 1<sup>st</sup> Street North, stated his objections were the same as the other lot.

Mr. Ken Filip, 1809 1<sup>st</sup> Street North, asked the Board to ask the developer to stipulate to a maximum height. Mr. Mann noted that they do not allow building height variance. He stated that the request would be conditioned on building a pitched roof on the structure.

Mr. Atkins stated that they set up a meeting with the neighbors to discuss the plans. Mr. Truhlar asked if they would be willing to modify their request. Mr. Mann noted that would require another application to be re-advertised. Mr. Atkins noted that the front door is actually at the side and the reduced request would not be feasible.

**Discussion:**

Mr. Cummings noted that much of the opposition was about the Land Development Code and that could only be modified by vote of the City Council.

**Amended Motion to Approve:** It was moved by Mr. Moreland, seconded by Mr. Truhlar to approve a request for five-foot side yards in lieu of ten feet required and for 61.3% lot coverage in lieu of 35% maximum; and for accessory structure setbacks of one foot in lieu of five feet required to allow for a construction of a new two-family dwelling, as presented and discussed at the meeting tonight and for the preceding case.

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

Nays – Osewalt.

The motion was approved 4-1.

**(E) Case Number: BOA 16-100136**

**Name of Applicant:** Pamela Fontecilla

**Property Address:** 1060 North 16<sup>th</sup> Street

**Motion to Approve:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 49.6% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to an existing single-family dwelling and swimming pool on Lot 18.

**Applicant:** The agent for the applicant, Philip Cole, 5241 Villa Drive, St. Augustine, stated that the lot was substandard in size. This would be for the paver additions around the pool. He added that the lot coverage could be reduced from what is requested. Ms. Osewalt asked how much it could be reduced by. Mr. Cole responded that would be up to the Board. Mr. Moreland asked what the minimum amount of variance that could allow for the project. Mr. Cole stated that what they asked for is what they need. Discussion followed on the plans for the pool.

**Public Hearing:**

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

**Discussion:**

Mr. Cummings noted that 49.6% was very close to the 50% cap.

**Amended Motion to Approve:** It was moved by Mr. Buck, seconded by Ms. Osewalt, to approve a request for 48% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to an existing single-family dwelling and swimming pool on Lot 18.

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

**NEW BUSINESS**

**(A) Case Number: BOA 16-100137**

**Name of Applicant:** BCEL 5, LLC

**Property Address:** 1300 North 2<sup>nd</sup> Street

**Motion to Approve:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a corner side yard and westerly side yard of five feet in lieu of 20 feet and ten feet required respectively and for a rear yard of ten feet in lieu of 30 feet required to allow for construction of a three-unit multiple family dwelling.

**Applicant:** The applicant, Alex Sifakis, 440 7<sup>th</sup> Avenue South, stated that this was a non-conforming lot of record. He noted that they are allowed to go to 65% and will only have 41.6% lot coverage. He stated that the building faces the avenue therefore the traffic should be reduced on 2<sup>nd</sup> Street. Mr. Buck noted that the total impervious area is 51%, which is still under the 65%. Discussion followed on the design and the building layout.

Mr. Mann noted that the lot size is insufficient to build townhouses; therefore, the project would be a condominium.

**Public Hearing:**

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

**Discussion:**

Mr. Buck noted that the proposal was consistent with the area.

Mr. Moreland stated that he liked the plan to exist on 12<sup>th</sup> Avenue.

Ms. Osewalt asked about the zoning, and noted that he could build a two-family dwelling.

**Roll Call Vote:** Ayes – Moreland, Truhlar, Buck, and Cummings.  
Nays – Osewalt.  
The motion was approved 4-1.

**(B) Case Number: BOA 16-100148**

**Name of Applicant:** Oliver Kraut

**Property Address:** 226 Tallwood Road

**Motion to Approve:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a side yard of three feet in lieu of ten feet required to allow for an addition to an existing single-family dwelling.

**Applicant:** The applicant, Oliver Kraut, 226 Tallwood Road, stated that he needs to pull the garage back to keep it out of the line of sight of the neighbor. He stated that there is a huge oak tree that he would like to save. He noted that the lot is flag-shaped and is non-conforming; and there is a 30-foot utility easement in the front of the lot. He stated that his neighbor has already been granted a similar type variance. He then described the variance granted to the neighbor next door.

Mr. Kraut noted that the neighbor's runoff drains to his property, and his property will retain his runoff as well.

Mr. Truhlar asked about the design and why the garage just wasn't run parallel to the property line. Mr. Kraut responded that the opposite corner from the 3 foot request gets pulled out further and this would restrict his ability to get from the house to the garage. Mr. Buck asked about the design and stated that there was a pretty good size area where the garage could be situated.

Ms. Osewalt asked what causes the hardship, given that he already has a house and a two-car garage. Mr. Kraut stated that he had the same right for a variance as his neighbor, who already has two garages. Mr. Kraut stated that he could go to 5 feet and that would make him in compliance in the front.

Mr. Buck noted that every variance stands on its own, and it is irrelevant what was granted to the neighbor's property. Mr. Kraut noted that the garage would be more visible if built according to the Land Development Code.

**Public Hearing:**

Ms. Kim Price, 233 Tallwood Road, expressed her opposition to the proposed variance. She stated that there is ample space on the property on which to place the boathouse. She stated that there would be drainage issues as a result of this variance. She expressed concerns about the visual impact of this proposal. Ms. Price then noted how her variance differed from his request. She added that this did not match the character of the neighborhood. Mr. Moreland noted that Ms. Price had submitted a letter from neighbors opposing the request.

Mr. Michael Loizos, 222 Tallwood Road, stated that all neighbors have concerns with the variance. He stated that the proposal would decrease property values. He stated that the neighbors had offered numerous suggestions, but Mr. Kraut was unwilling to change the plan.

Mr. Kraut stated that he would be OK with 6.4 feet consistent with the neighbors, and change the overhang as well. He added that the breezeway is an acceptable means to connect the buildings. Mr. Kraut presented letters from neighbors in support of the variance. Mr. Moreland asked about the marsh area and how it affected lot size. Mr. Kraut noted that the marsh area has been decreased due to actions of the State, and there are no restrictions on what you can do with the marsh area. Mr. Moreland responded that he was not sure as to why the property created a hardship.

**Discussion:**

Mr. Moreland and Ms. Osewalt agreed that there was no hardship for this parcel.

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

**(C) Case Number: BOA 16-100149**

**Name of Applicant:** Diane Cox

**Property Address:** 1205 North 8<sup>th</sup> Street

**Motion to Approve:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a rear yard of 17.5 feet in lieu of 30 feet required to allow for an addition to an existing single-family dwelling.

**Applicant:** The agent for the applicant, Albert Valdes, 425 Captiva Drive, Ponte Vedra, explained that they are adding to a garage to build a mother-in-law apartment. The proposed addition will meet the requirement provided the existing garage is determined to be in compliance. Mr. Mann explained that the expansion of the southerly bay makes the garage as part of the principal structure, which changes the setback requirements.

Mr. Cummings asked why a ten-foot side variance is allowed. Mr. Mann responded that the only non-conformance he is creating is in the back yard.

**Public Hearing:**

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

**Discussion:**

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

**Amended Motion to Approve:** It was moved by Mr. Buck, seconded by Mr. Moreland, to approve a request for a rear yard of 17.5 feet in lieu of 30 feet required

to allow for an addition to an existing single-family dwelling, as shown, submitted and discussed.

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

The amended motion was approved unanimously.

**(D) Case Number: BOA 16-100151**

**Name of Applicant:** Atkins Builders, Inc.

**Property Address:** 720 North 4<sup>th</sup> Street

**Motion to Approve:** It was moved by Mr. Moreland, seconded by Ms. Osewalt to approve a request for side yards of 6.25 feet in lieu of 10 feet required; for a rear yard of 20 feet in lieu of 30 feet required; and for 53.4% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling.

**Applicant:** The applicant, John Atkins, 286 1<sup>st</sup> Street South, stated that the lot is zoned RM-1. They plan to build a connected townhome, which sell for more than a duplex. This will look like a single-family home so will be consistent with the neighborhood.

Mr. Buck asked if they had talked to the neighbors, stating that there were single-family units in the area. Mr. Atkins stated that there was a combination of single and two-family dwelling units in the area.

Mr. Reddington asked if they could live with less than 53.4% lot coverage. Mr. Atkins stated that 65% is allowed if you are doing three or more units. Ms. Osewalt asked if they reduce it if it was a duplex, and could the lot coverage be reduced if it was a duplex. Mr. Atkins responded that the walkways would go to the interior and should not change the lot coverage.

**Public Hearing:**

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

**Discussion:**

Mr. Buck noted that he did not like the coverage but it was a small lot.

**Roll Call Vote:** Ayes – Truhlar, Buck, Cummings, and Moreland.

Nays – Osewalt.

The motion was approved 4-1.

**Adjournment**

There being no further business coming before the Board, Mr. Cummings adjourned the meeting at 9:38 P.M.

Submitted by: Amber Maria Lehman  
Senior Secretary

Approval:

\_\_\_\_\_  
Chairman

Date: \_\_\_\_\_



# APPLICATION FOR VARIANCE

BOA No. 16-100171  
HEARING DATE 11-1-2016

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 20 2016

### APPLICANT INFORMATION

*(Lisa Ann)*

Applicant Name: Lisa Zeller  
 Mailing Address: 447 11th Ave S.  
Jacksonville Bch, Fl. 32250

PLANNING & DEVELOPMENT  
 Telephone: 850-570-0233  
 E-Mail: Lisazeller1@gmail.com

Agent Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

Landowner Name: Lisa Zeller ✓  
 Mailing Address: 447 11th Ave S.

Telephone: 850-570-0233  
 E-Mail: Lisazeller1@gmail.com

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

### VARIANCE DATA

*re# 176666-0010*

Street address of property and/or Real Estate Number: 447 11th Ave S.  
 Legal description of property (Attach copy of deed): lot 10, Block 105, 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). Requesting pavers for 10x13' patio + 3' pool surround.  
(35% → ~ 40/45%)

Applicant's Signature: Lisa Zeller Date of Application: 9/20/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X  
 CODE SECTION (S): 34-338(e)(1)e for 40% lot coverage, in lieu of 35% maximum to allow a swimming pool addition to an existing single-family home.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 16-100171

**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.

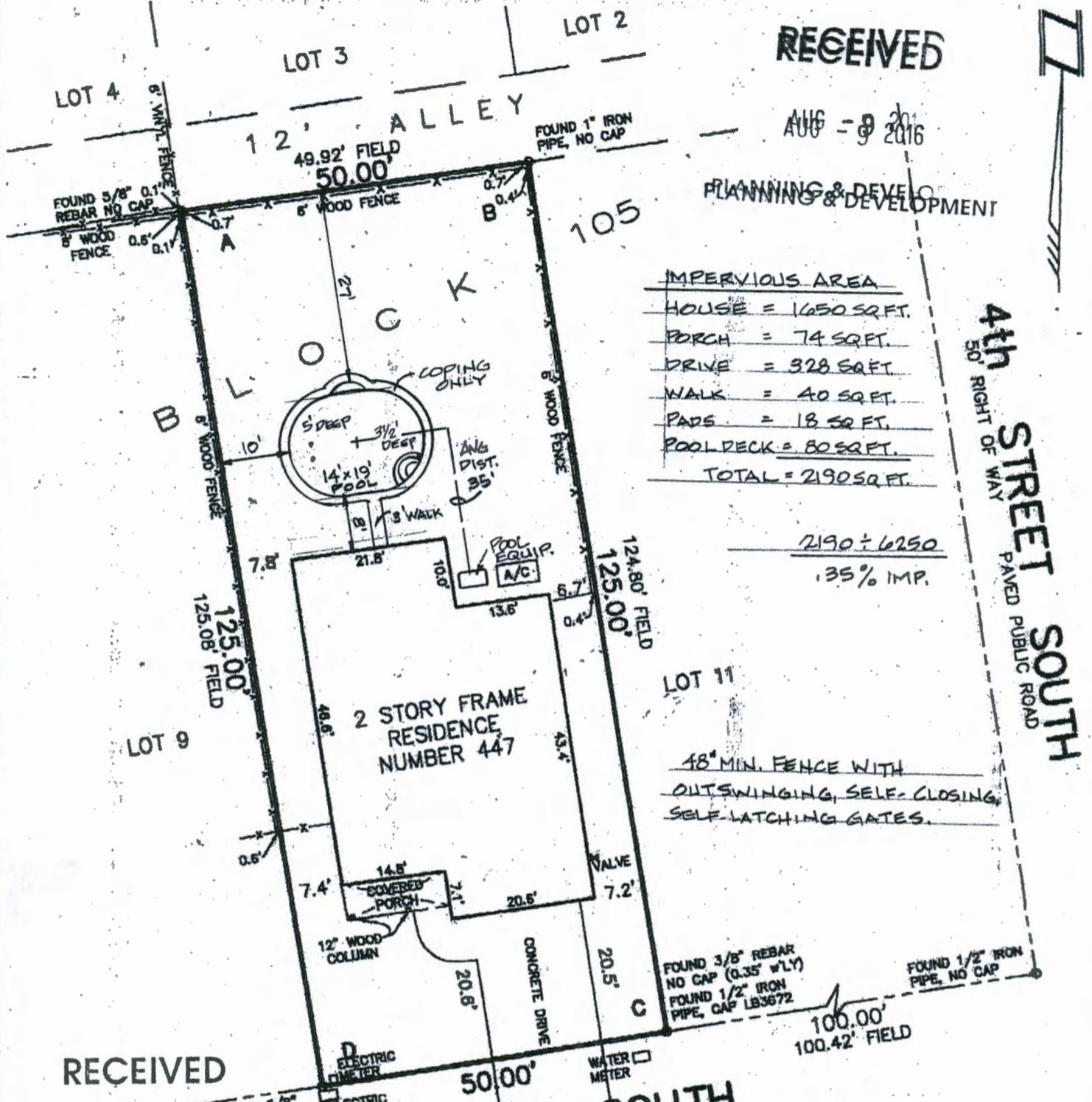
**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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.	no	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">SEP 20 2016</p>
Special circumstances and conditions do not result from the actions of the applicant.	yes AD	<p style="text-align: center;">PLANNING &amp; 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.	yes	<p style="text-align: center;">similar to others in area</p>
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	<p style="text-align: center;">there are many lots with &gt; 35% coverage in my area</p>
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	<p style="text-align: center;">reasonable use of land (~40% coverage)</p>
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	<p style="text-align: center;">will not affect others - minimal patio + pool surround</p>

# MAP SHOWING SURVEY OF

16-1369

LOT 10, BLOCK 105, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED

AUG - 9 2016

PLANNING & DEVELOPMENT

IMPERVIOUS AREA	
HOUSE	= 1650 SQ.FT.
PORCH	= 74 SQ.FT.
DRIVE	= 328 SQ.FT.
WALK	= 40 SQ.FT.
PADS	= 18 SQ.FT.
POOL DECK	= 80 SQ.FT.
<b>TOTAL</b>	<b>= 2190 SQ.FT.</b>

$2190 \div 6250 = .35\% \text{ IMP.}$

4th STREET SOUTH  
50' RIGHT OF WAY  
PAVED PUBLIC ROAD

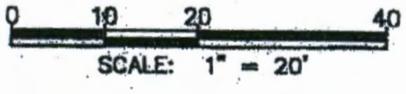
48" MIN. FENCE WITH  
OUTSWINGING, SELF-CLOSING,  
SELF-LATCHING GATES.

RECEIVED

SEP 20 2016

11th AVENUE SOUTH  
FORMERLY LEVY AVENUE  
PAVED PUBLIC ROAD

- NOTES
1. THIS IS A BOUNDARY SURVEY.
  2. NO BUILDING RESTRICTION LINES PER PLAT.
  3. ANGLES PER FIELD SURVEY AS FOLLOWS:  
A = 89°40'10"  
B = 90°22'00"  
C = 89°57'20"  
D = 80°00'30"
  4. NORTH ARROW PROTRACTED FROM PLAT.



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

THIS SURVEY WAS MADE FOR THE BENEFIT OF LISA A ZELLER; CALIBER FUNDING, LLC, ISAOA, ATIMA; ST. JOHNS LAW GROUP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND ATTORNEY'S TITLE FUND SERVICES, LLC.

*[Signature]*  
DONN W. BOATWRIGHT, P.S.M.  
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295  
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

FINAL SURVEY - AUGUST 12, 2013  
REVISOR SCRIVENERS ERROR; MAY 7, 2013

# MAP SHOWING SURVEY OF

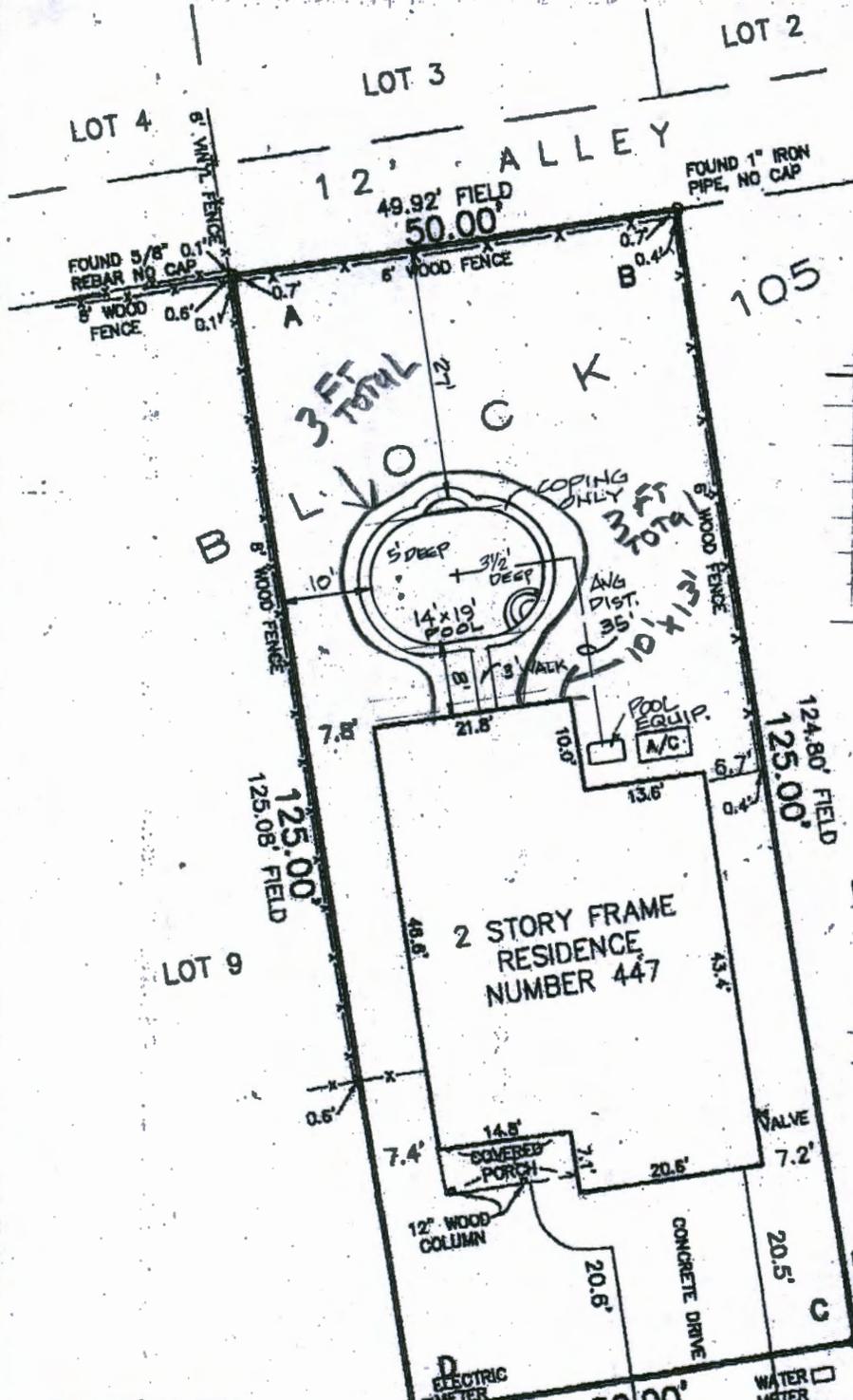
16-1369

LOT 10, BLOCK 105, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

AUG - 9 2016

PLANNING & DEVELOPMENT



IMPERVIOUS AREA

HOUSE	= 1650 SQ.FT.
PORCH	= 74 SQ.FT.
DRIVE	= 328 SQ.FT.
WALK	= 40 SQ.FT.
PADS	= 18 SQ.FT.
POOL DECK	= 80 SQ.FT.
<b>TOTAL</b>	<b>= 2190 SQ.FT.</b>

$$\frac{2190}{1650} = 1.35 \text{ IMP.}$$

4th STREET SOUTH  
50' RIGHT OF WAY  
PAVED PUBLIC ROAD

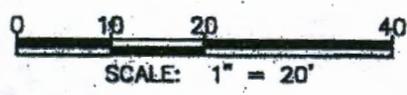
48" MIN. FENCE WITH  
OUTSWINGING, SELF-CLOSING,  
SELF-LATCHING GATES.

RECEIVED

SEP 20 2016

16-100171

PLANNING & DEVELOPMENT



11th AVENUE SOUTH  
FORMERLY LEVY AVENUE  
80' RIGHT OF WAY  
PAVED PUBLIC ROAD

- NOTES
1. THIS IS A BOUNDARY SURVEY.
  2. NO BUILDING RESTRICTION LINES PER PLAT.
  3. ANGLES PER FIELD SURVEY AS FOLLOWS:  
A = 89°40'10"  
B = 90°22'00"  
C = 89°57'20"  
D = 90°00'30"
  4. NORTH ARROW PROTRACTED FROM PLAT.

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF LISA A ZELLER; CALIBER FUNDING, LLC, ISAOA, ATIMA; ST. JOHNS LAW GROUP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND ATTORNEY'S TITLE FUND SERVICES, LLC.

*[Signature]*

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

FINAL SURVEY -  
AUGUST 12, 2013  
REVISED SCRIVENERS  
ERROR; MAY 7, 2013

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

CHECKED BY: \_\_\_\_\_  
DRAWN BY: PGP/MCC  
FILE #: 2013-0756

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

DATE: APRIL 9, 2013  
SHEET 1 OF 1



# APPLICATION FOR VARIANCE

BOA No. 16-100172

HEARING DATE 11-1-2016

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 20 2016

## APPLICATION INFORMATION

PLANNING & DEVELOPMENT

**Applicant Name:** Starfish Group Properties Inc. **Telephone:** (760) 975-4040  
**Mailing Address:** 11628 Aspen Creek Drive, Fort Worth, TX, 76244 **E-Mail:** acromer88@gmail.com

**Agent Name:** Drew Cromer **Telephone:** (904) 540-6374  
**Mailing Address:** 1476 Greyfield Dr, St Augustine, FL 32092 **E-Mail:** stockfella@gmail.com

**Landowner Name:** Starfish Group Properties Inc. **Telephone:** (760) 975-4040  
**Mailing Address:** 11628 Aspen Creek Drive, Fort Worth, TX 76244 **E-Mail:** acromer88@gmail.com

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

## VARIANCE DATA

136 North 18th Ave.

Street address of property and/or Real Estate Number: 0 North 18th Ave / RE #174935-0000

Legal description of property (Attach copy of deed): 15-54 28-2S-29E Jacksonville Beach Terrace Lot 15, W30FT Lot 16

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). 20' Front Variance - so we can align with the neighboring 3 story structure

4' East side, 8' westside. Small lot. Corner lot

Applicant's Signature: *acromer* Date of Application: 9/19/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: Rm-2 FLOOD ZONE: X

CODE SECTION (S): Sec. 34-340(e)(1)(c).1. for a front yard setback of 65' i.l.o. 20'; and Sec. 34-340(e)(1)(c).2. for an easterly sideyard setback of 4' i.l.o. 10' and a westerly sideyard setback of 8' i.l.o. 16'; and Sec 34-340(e)(1) F. for 37% lot coverage i.l.o. 35% maximum for a new two-family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 16-10072

**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.

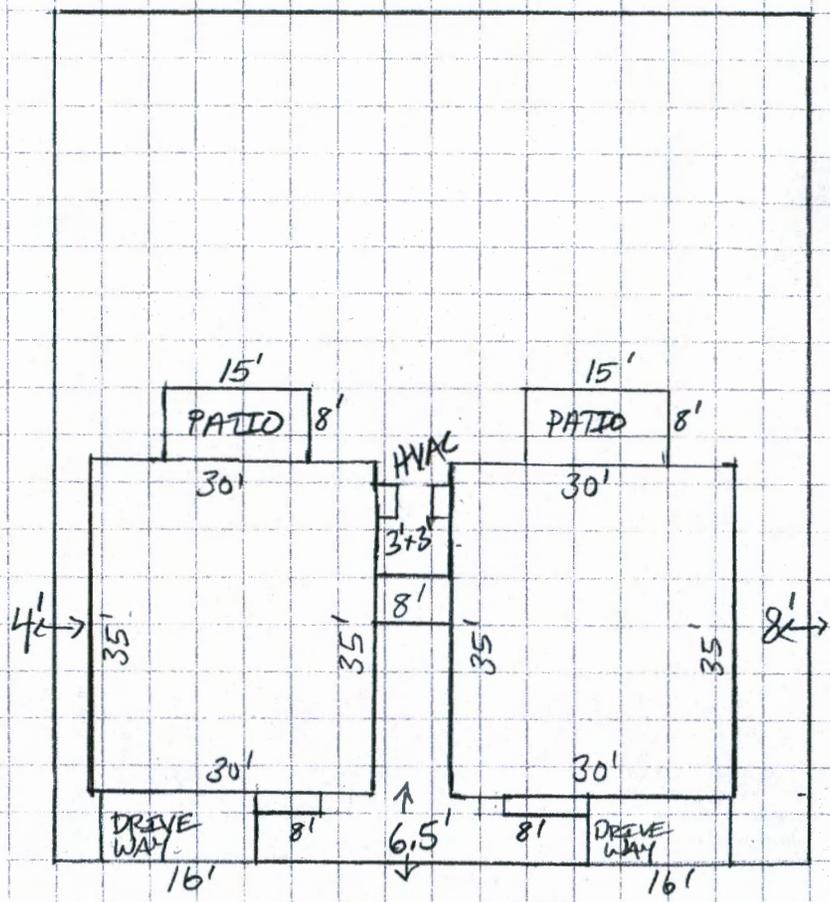
**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	RECEIVED  SEP 20 2016
Special circumstances and conditions do not result from the actions of the applicant.		PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	
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	

18 AVE NORTH JAX BEACH 32250  
 LOT 15, W 30 FT LOT 16 JAX BEACH TERRACE

NORTH

SETBACK	REQUEST
20' FRONT	- 6.5'
10' EAST SIDE	- 4'
10' WEST SIDE	- 8'
30' REAR	- NO REQUEST



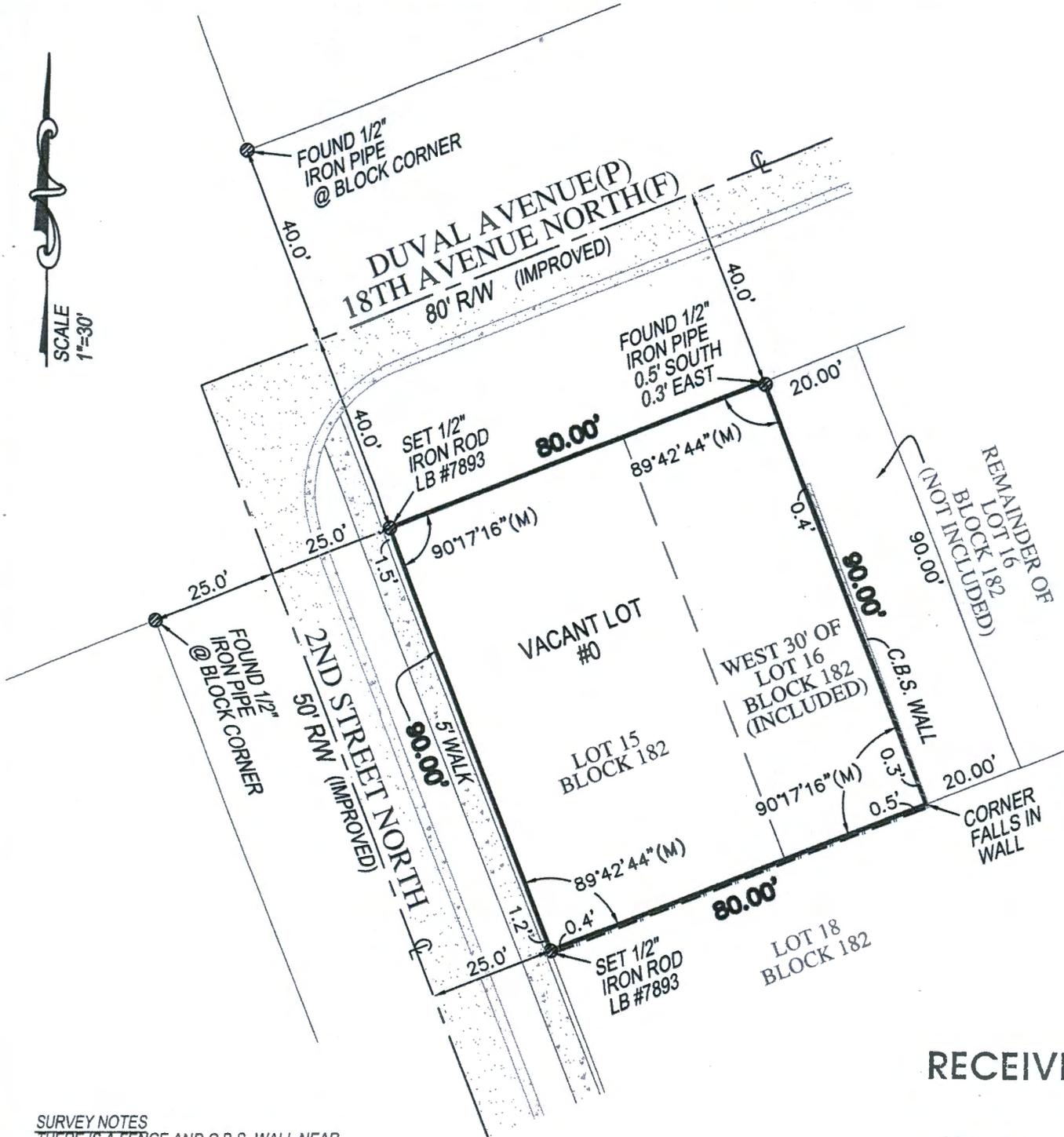
90'  
 SECOND STREET NORTH

80'  
 18 AVE NORTH

SCALE  
 1" = 20' 0"

LOT	1200 SQ FT
COVERAGE	2630 SQ FT
BUILDINGS	2132
DRIVEWAYS	208
SIDEWALK	32
PATIO	240
HVAC	18
<hr/>	
	36.5%

# BOUNDARY SURVEY



**SURVEY NOTES**  
THERE IS A FENCE AND C.B.S. WALL NEAR THE BOUNDARY OF THE PROPERTY.

**RECEIVED**

SEP 20 2016  
16-100172



**SURVEYORS CERTIFICATE**

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

**Kenneth Osborne**  
Digitally signed by Kenneth Osborne  
Date: 2016.08.03 17:05:50 -04'00'



**TARGET SURVEYING, LLC**

LB #7893  
SERVING FLORIDA  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

(SIGNED)   
KENNETH J OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

# LEGAL DESCRIPTION AND CERTIFICATION

Lot 15, together with the West 30 feet of Lot 16, Block, 182, JACKSONVILLE BEACH TERRACE, according to the Plat thereof, as recorded in Plat Book 15, Page 54, of the Public Records of DUVAL County, Florida.

Community Number: 120078 Panel: 0417 Suffix: H Flood Zone: X Field Work: 8/3/2016

Certified To:

STARFISH GROUP PROPERTIES, INC.; PONTE VEDRA TITLE, LLC; CHICAGO TITLE INSURANCE COMPANY;

Property Address:

0 NORTH 18TH AVENUE  
JACKSONVILLE BEACH, FL 32250

Survey Number: 264756

Client File Number: PVT160764

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SEP 20 2016

16-100172  
PLANNING & DEVELOPMENT

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	■ CATCH BASIN		■ MISC. FENCE
	■ CENTERLINE ROAD		■ PROPERTY CORNER
	■ COVERED AREA		■ U.B. UTILITY BOX
	+ X.XX ■ EXISTING ELEVATION		■ U.P. UTILITY POLE
	■ HYDRANT		■ W.M. WATER METER
	■ MANHOLE		■ W. WELL
	■ METAL FENCE		■ WOOD FENCE

PAGE 1 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



LB #7893  
SERVING FLORIDA  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 228-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

# City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

January 9, 2003

Steve Hamilton - South Beachs Casa Bella, Inc.  
 1201 Monument Road  
 Jacksonville FL 32225

RE: Case No. # BOA 192-2002  
 136 N. 18th Avenue, Jacksonville Beach

Dear Mr. Hamilton:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on January 7, 2003 to consider your variance application.

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

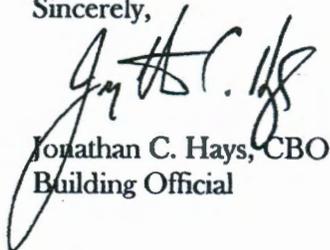
- Section 34-340 (e)(3) c.2., for an easterly side yard of 6 feet in lieu of 10 feet, and for a corner side yard of 10 feet in lieu of 16 feet.
- Section 34-340 (e)(3) c.3., for a rear yard of 20 feet in lieu of 30 feet, to allow construction of a four-unit multi-family dwelling.

The results of the meeting were:

- Denied.

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 C. Hays, CBO  
 Building Official

C:\Baker\BOA\resultsdenied.doc

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Article Sent To:	
Hamilton BOA-192-02	
Postage \$	Postmark Here
Certified Fee	
Return-Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	



# City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

March 19, 2003

North Beach Costa Brava Inc  
 1201 Monument Road #300  
 Jacksonville FL 32225

RE: Case No. BOA 17-2003  
 136 N. 18th Avenue

Dear Mr. Steve Hamilton:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on March 18, 2003 to consider your variance application.

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

- Section 34-340 (e)(3) c.2., for a corner side yard of 10 feet in lieu of 16 feet required.
- Section 34-340 (e)(3) c.3., for a rear yard of 20 feet in lieu of 30 feet required, to allow for a new multi-family dwelling.

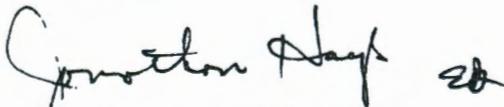
The results of the meeting were:

- 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) 247-6231.

Sincerely,



Jonathan Hays, CBO  
 Building Department

Attachment(s)

JCH/EB

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Article Sent To	
Hamilton BOA-17-03	
Postage \$	Postmark Here
<input checked="" type="checkbox"/> Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No.; or PO Box No.	
City, State, ZIP+4	

7099 3400 0000 1887 4778



# APPLICATION FOR VARIANCE

BOA No. 16-100173

HEARING DATE 11-1-2016

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 20 2016

PLANNING & DEVELOPMENT

## APPLICATION INFORMATION

**Applicant Name:** Starfish Group Properties Inc. **Telephone:** (760) 975-4040  
**Mailing Address:** 11628 Aspen Creek Drive, Fort Worth, TX, 76244 **E-Mail:** acromer88@gmail.com

**Agent Name:** Drew Cromer **Telephone:** (904) 540-6374  
**Mailing Address:** 1476 Greyfield Dr, St Augustine, FL 32092 **E-Mail:** stockfella@gmail.com

**Landowner Name:** Fred A. Cattar **Telephone:** (904) 571-7247  
**Mailing Address:** 1301 A 4th Street North, Jacksonville Beach, FL 32250 **E-Mail:** fcattar@comcast.net

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: 1304 & 1308 4th St N./ 174675-0000  
 Legal description of property (Attach copy of deed): 3-28 28-2S-29E PABLO BEACH NORTH LOT 8 BLK 135  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). lot coverage variance from 35% to 46%  
0' Southside variance (12 st side)  
23' Rear variance (undated)

Applicant's Signature: Shomer Date of Application: 9/19/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: Bm-1 FLOOD ZONE: X  
 CODE SECTION (S): Sec. 34-339(e)(4) c. 1. for a front yard setback of 10' i.l.o. 20' ; Sec. 34-339(e)(4) c. 2. for a northerly side yard setback of 6' i.l.o. 10' and a southerly corner side yard setback of 6' i.l.o. 10'; Sec. 34-339(e)(4) c. 3. for a rear yard setback of 17' i.l.o. 30' ; and Sec. 34-339(e)(4) e. for 66% lot coverage i.l.o. 65% for the construction of 4 townhouses.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 16-100173

**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	RECEIVED  SEP 20 2016
Special circumstances and conditions do not result from the actions of the applicant.		PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	
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	

August 22, 2016

To: City of Jacksonville Beach Authority for the Variance Application

Re: Property located at 1304 and 1308 4<sup>th</sup> Street North, Jacksonville Beach, FL 32250

RE parcel number 174675 0000 Owner : Fred A Cattar (Trust)

I hereby grant permission for the Starfish Group Properties, Andy Cromer President (and or his agent) to file for a variance for this property.

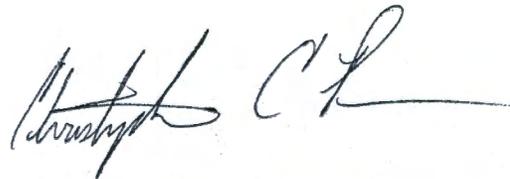
Should you have any questions, I can be reached by cell phone or email.



Fred A. Cattar

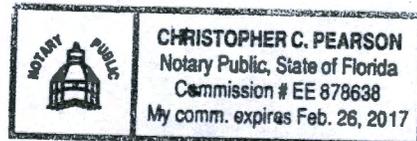
904 571 7247

FCattar@comcast.net



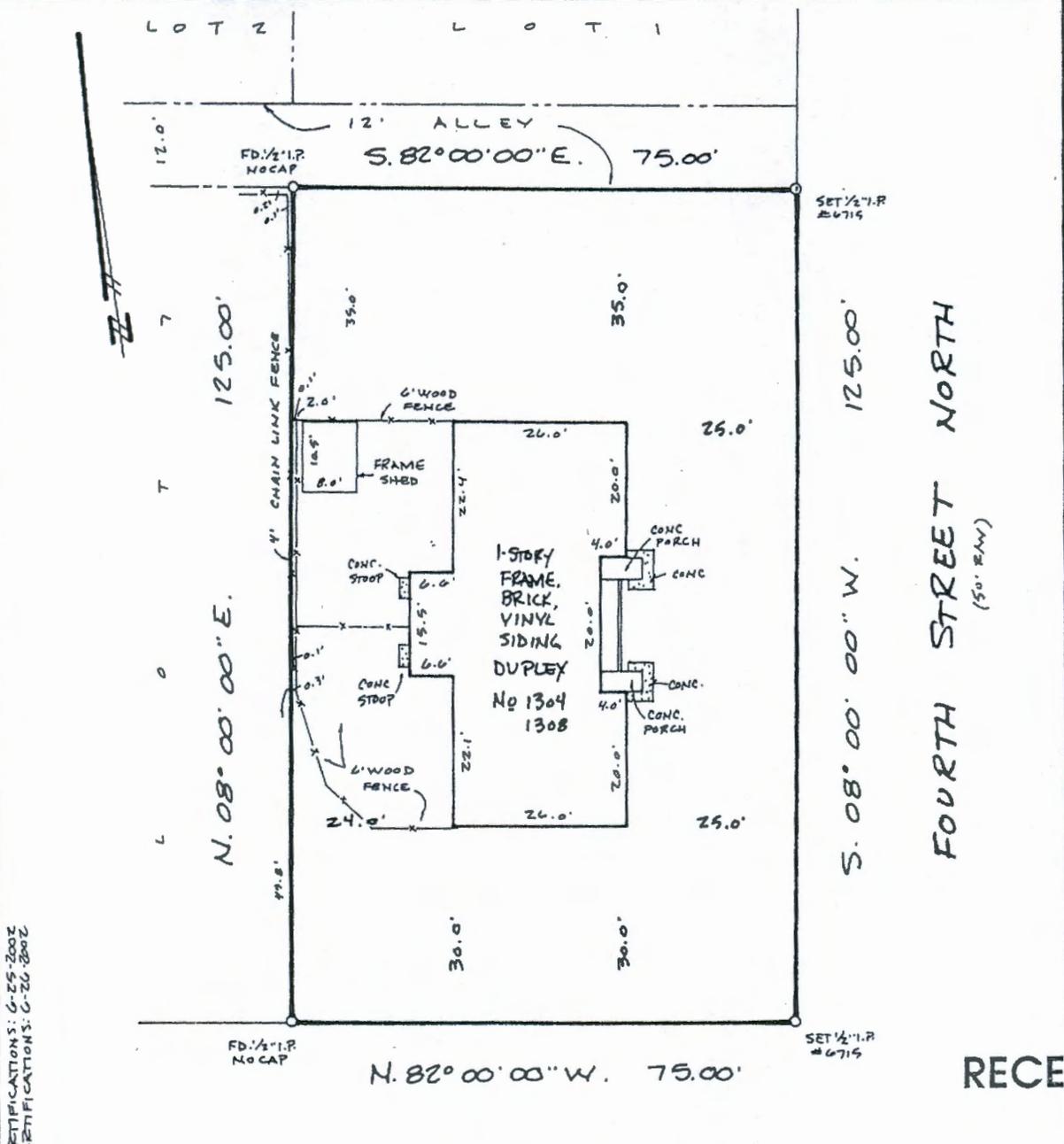
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SEP 20 2016  
16-100173  
PLANNING & DEVELOPMENT



MAP SHOWING BOUNDARY SURVEY OF  
 LOT 8 BLOCK 135 AS SHOWN ON MAP OF  
PABLO BEACH

AS RECORDED IN PLAT BOOK 3 PAGES 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL CO, FLA  
 CERTIFIED TO: FRED A CATER TRUST, OCEANSIDE BANK  
STEWART TITLE GUARANTY COMPANY, BUSCHMAN, AHERN, PERSONS & BANKSTON



UP-DATED CERTIFICATIONS: 6-25-2002  
 UP-DATED CERTIFICATIONS: 6-20-2002

RECEIVED

12TH AVENUE NORTH  
 (50' R/W)  
 (JACKSON AVENUE BY PLAT)

SEP 20 2016  
 16-100173  
 PLANNING & DEVELOPMENT

**PERRET AND ASSOCIATES, INC.**

1614 ATLANTIC UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA, 32207 PHONE: (904) 805-0030 FAX: (904) 805-9888

**GENERAL NOTES:**  
 (1) BEARINGS SHOWN HEREON ARE BASED ON N. 82° 00' 00" W. FOR THE N'LY R/W LINE OF 12TH AVENUE NORTH  
 (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS  
 (3) UNDERGROUND ENCROACHMENTS AND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN  
 (4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120078-0001 D, DATED 4-17-89

P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 P.R.C. POINT OF REVERSE CURVE  
 P.C.C. POINT OF COMPOUND CURVE  
 P.O.C. POINT ON CURVE  
 B.R.L. BUILDING RESTRICTION LINE  
 E. CENTER LINE  
 I.P. IRON PIPE  
 FD. FOUND

**LEGEND**

R. RADIUS  
 Δ. DELTA (INTERIOR ANGLE)  
 A. ARC LENGTH  
 C. CHORD  
 CB. CHORD BEARING  
 A/C. AIR CONDITIONER  
 CONC. CONCRETE  
 R/W. RIGHT-OF-WAY  
 O.R.V. OFFICIAL RECORDS VOLUME



SCALE 1" = 20'  
 6-23-2002  
 DATE OF FIELD SURVEY

*Nathan E. Perret*  
 NATHAN E. PERRET, FLA. CERT. NO. 5732  
 CARL S. COURSON, FLA. CERT. NO. 3129

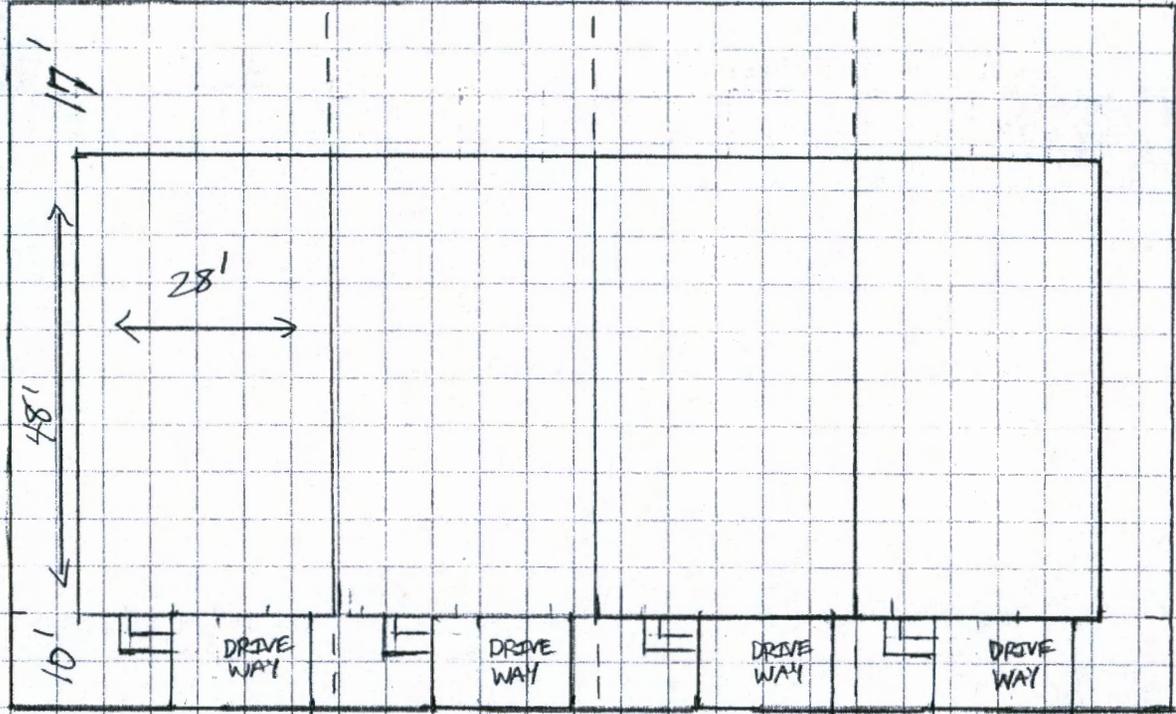
1304 4<sup>th</sup> ST NORTH JAX BEACH 32250  
 LOT 8 BLOCK 135 PABLO BEACH

2,550 sq. lot    2,100 sq. lot    2,100 sq. lot    2,550 sq. lot



15'  
 12<sup>TH</sup> AVE NORTH

12<sup>TH</sup> AVE NORTH



75'  
 PLANNING & DEVELOPMENT

OCT - 3 2016

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125'  
 FOURTH STREET NORTH

SETBACK	REQUEST
20' FRONT	10'
30' REAR	17'
10' SIDES	6'

1" = 20' 0"

1304 4<sup>th</sup> AVE  
 1" = 20'  
 TOTAL LOT 9375  
 COVERED 6128  
 BUILDING 5376  
 DRIVEWAY 640  
 SIDEWALK 112



# APPLICATION FOR VARIANCE

BOA No. 16-100174  
HEARING DATE 11-1-2016

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 20 2016

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

Applicant Name: Joseph A. Kinstle Telephone: 759-6058  
 Mailing Address: 5 FAIRWAY LAKE E-Mail: jakdeulle@hotmail.com  
Jax Bch Fl 32250  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: Joseph A. Kinstle Telephone: 759-6058  
 Mailing Address: 5 FAIRWAY LAKE E-Mail: \_\_\_\_\_  
Jax Bch Fl 32250

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

## VARIANCE DATA

Street address of property and/or Real Estate Number: 5 FAIRWAY LAKE Ret# 179645-0000  
 Legal description of property (Attach copy of deed): lot 43, Mission Hills Unit One Replat  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Construct addition w/ breezeway to house boat.

Applicant's Signature: [Signature] Date of Application: 9/20/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: retained  
 CODE SECTION (S): 34-336 (exl) c.2 for a westside side yard of 5' in lieu of 0' required, and 34-336 (exl) c.3. for a rear yard setback of 17', in lieu of 30' required to allow a rear yard addition to an existing single family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 16-100174

**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.

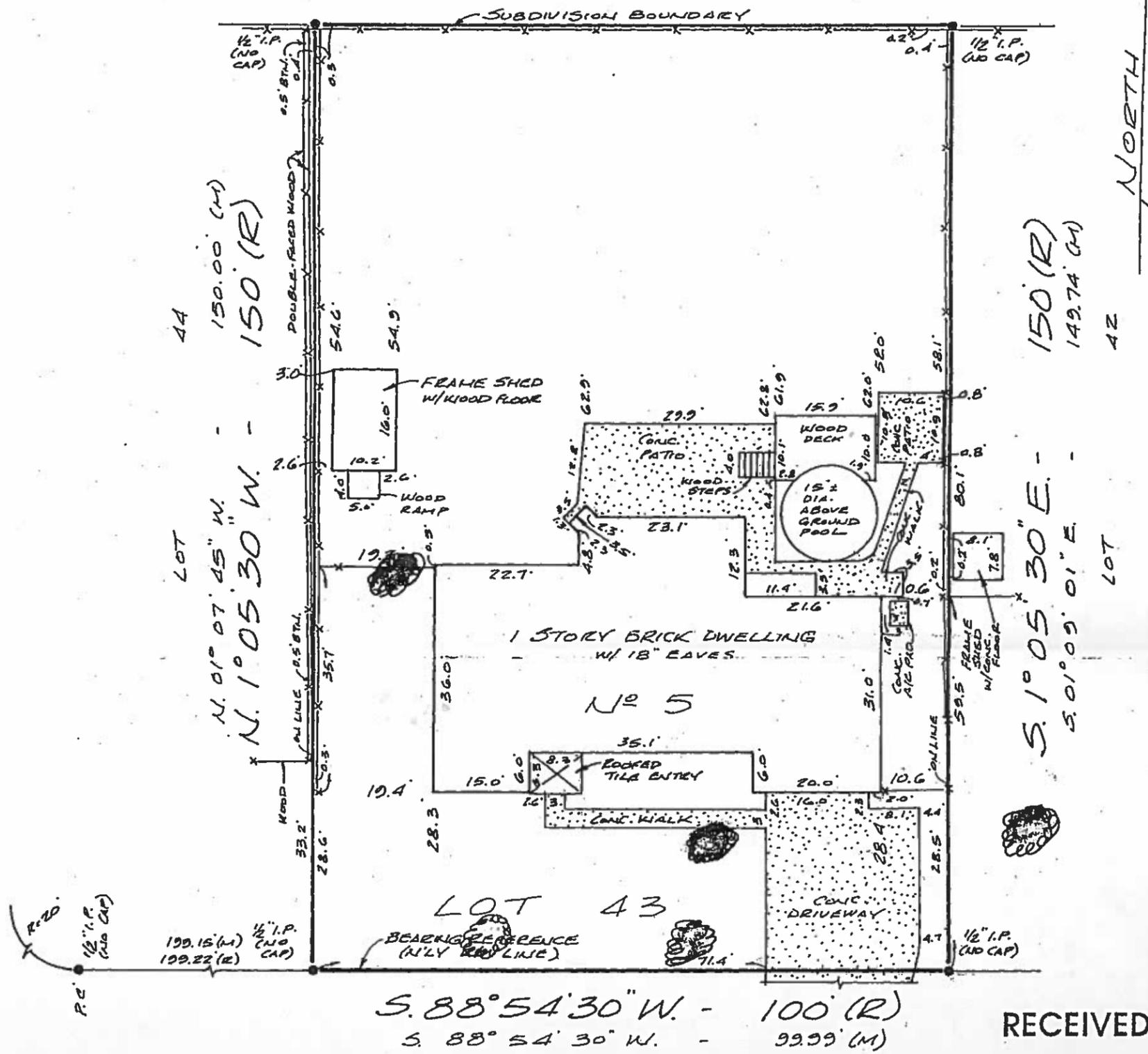
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	<i>No</i>	
Special circumstances and conditions do not result from the actions of the applicant.		<p>RECEIVED</p> <p>SEP 20 2016</p> <p>PLANNING &amp; 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.		
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.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	<i>YES</i>	
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.	<i>YES</i>	

# MAP SHOWING BOUNDARY SURVEY OF

LOT 43, ACCORDING TO THE PLAT OF "MISSION HILLS UNIT ONE REPLAT" AS RECORDED IN PLAT BOOK 30, PAGES 40 AND 40A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
CERTIFIED TO:

CAROLE ANNE LARSEN, RICHARD J. NEWQUIST,  
STEWART TITLE GUARANTY COMPANY,  
WATSON & OSBORNE TITLE SERVICES, INC.  
AND COUNTRYWIDE HOME LOANS, INC.

N. 89° 03' 41" E. - 99.93' (M)  
N. 88° 54' 30" E. - 100' (R)



(60' R/W) FAIRWAY LANE (PLAT & POSTED)

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SEP 20, 2016  
16-100174  
PLANNING & DEVELOPMENT

NOTES:

- 1) ALL FENCES SHOWN ARE CHAIN LINK UNLESS INDICATED OTHERWISE.
- 2) FENCE TIES ARE FROM FACE OF FENCE.
- 3) ALL TIES SHOWN ARE TO PROPERTY LINES UNLESS INDICATED OTHERWISE.



## ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS  
3846 BLANDING BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: Charles B. Hatcher  
CHARLES B. HATCHER - FLORIDA CERTIFICATE NO. 3771  
CHARLES L. STARLING - FLORIDA CERTIFICATE NO. 4579  
RAYMOND J. SCHAEFER - FLORIDA CERTIFICATE NO. 6132

JOB NO. 12270  
SCALE: 1"=20'

DATE 02 Aug, 2004  
DRAFTER STAFF

GENERAL NOTES:

1. BEARINGS ARE BASED ON PLAT BOOK 30, PAGE 40 A.
2. STRUCTURE NO. 5 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 2 DATED 04.17.82.
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

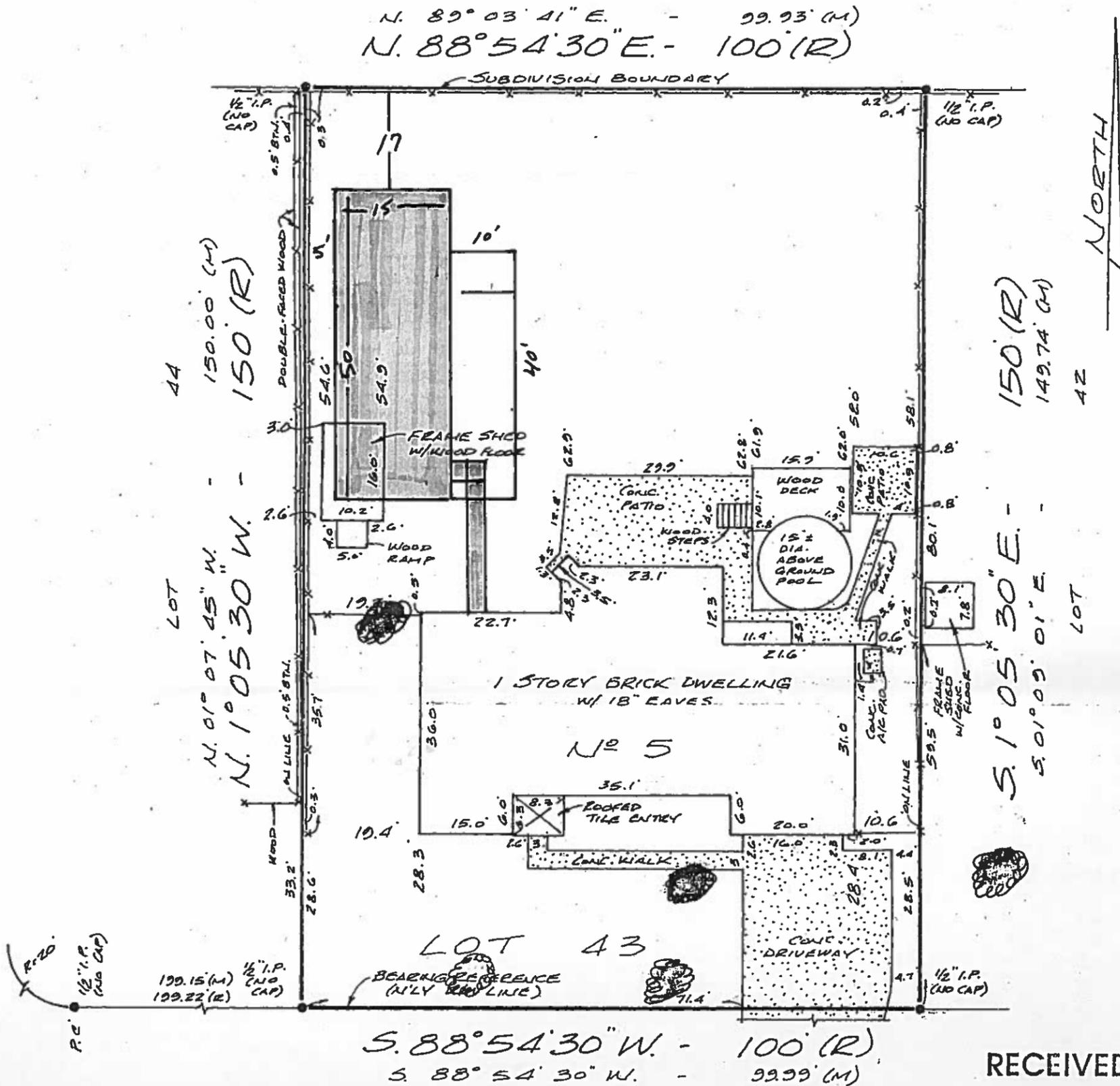
LEGEND/ABBREVIATIONS

- |  |                                  |                     |
|--|----------------------------------|---------------------|
| ○ SET IRON PIPE OR REBAR                 | P.C. = POINT OF CURVE            | BTN. = BETWEEN      |
| ● "ASSOC. SURVEY" OR LB.5488             | P.T. = POINT OF TANGENCY         | (CHD) = CHORD       |
| ● FOUND IRON PIN OR PIPE (IP)            | P.R.C. = POINT OF REVERSE CURVE  |                     |
| ■ FOUND CONCRETE MONUMENT (C.M.)         | P.C.C. = POINT OF COMPOUND CURVE |                     |
| X CROSS CUT OR DRILL HOLE                | C/L = CENTER LINE                | R/W = RIGHT OF WAY  |
| (R) = RECORD (M) = MEASURED              | CONC. = CONCRETE                 | B.T. = BUILDING TIE |
| R = RADIUS L = ARC LENGTH                | A/C = AIR CONDITIONER            | (E.T.) = EAVE TIE   |
| C & R = COVENANTS & RESTRICTIONS         | WM = WATER METER                 | UP = UTILITY POLE   |
| O.R.V. = OFFICIAL RECORD VOLUME          | P.E.Q. = POOL EQUIPMENT          | → = GUY ANCHOR      |
| P.R.M. = PERMANENT REFERENCE MONUMENT    | -O.U.- = OVER HEAD UTILITIES     |                     |
| B.R.L. = BUILDING RESTRICTION LINE       | X-X FENCE                        | N & D = NAIL & DISK |
| E.T. = ELECTRIC TRANSFORMER & PAD        | W-W WIRE FENCE                   | E.B. = ELECTRIC BOX |
| J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY | REF.COR. = REFERENCE CORNER      |                     |

# MAP SHOWING BOUNDARY SURVEY OF

LOT 43, ACCORDING TO THE PLAT OF "MISSION HILLS UNIT ONE REPLAT" AS RECORDED IN PLAT BOOK 30, PAGES 40 AND 40A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. CERTIFIED TO:

CAROLE ANNE LARSEN, RICHARD J. NEWQUIST,  
STEWART TITLE GUARANTY COMPANY,  
WATSON & OSBORNE TITLE SERVICES, INC.  
AND COUNTRYWIDE HOME LOANS, INC.

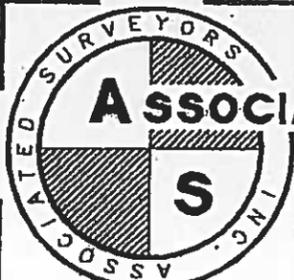


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SEP 20 2016  
16-100174  
PLANNING & DEVELOPMENT

**NOTES:**

- 1) ALL FENCES SHOWN ARE CHAIN LINK UNLESS INDICATED OTHERWISE.
- 2) FENCE TIES ARE FROM FACE OF FENCE.
- 3) ALL TIES SHOWN ARE TO PROPERTY LINES UNLESS INDICATED OTHERWISE.



**ASSOCIATED SURVEYORS INC.**  
LAND & ENGINEERING SURVEYS  
3846 BLANDING BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
904-771-6468  
CERTIFICATE OF AUTHORIZATION NO. LB 000548B

- GENERAL NOTES:**
1. BEARINGS ARE BASED ON PLAT BOOK 30, PAGE 40 A.
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**LEGEND/ABBREVIATIONS**

- SET IRON PIPE OR REBAR
- "ASSOC. SURVEY" OR L.B. 5488
- FOUND IRON PIN OR PIPE (IP)
- FOUND CONCRETE MONUMENT (C.M.)
- X CROSS CUT OR DRILL HOLE
- (R) = RECORD (M) = MEASURED
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- UP = UTILITY POLE
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BY: Charles B. Hatcher  
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771  
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579  
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 42270  
SCALE: 1"=20'

DATE 02 Aug, 2004  
DRAFTER STAFF



# APPLICATION FOR VARIANCE

BOA NO. 16-100175  
HEARING DATE 11-1-2016

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 20 2016

PLANNING & DEVELOPMENT

### APPLICATION INFORMATION

**Applicant Name:** Atkins Builders, Inc. **Telephone:** (904) 465-3749  
**Mailing Address:** PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com  
Jacksonville Beach, Fl. 32240

**Agent Name:** John Atkins **Telephone:** (904) 465-3749  
**Mailing Address:** 286 S. 1st St. **E-Mail:** \_\_\_\_\_  
Jacksonville Beach, Fl. 32250

**Landowner Name:** Sheila Reeder (Sheila F.) **Telephone:** \_\_\_\_\_  
**Mailing Address:** 1930 N. 1st St. **E-Mail:** \_\_\_\_\_  
Jacksonville Beach, Fl. 32250

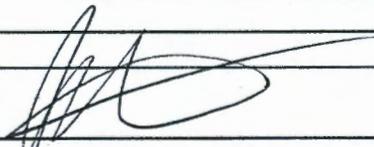
Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

### VARIANCE DATA

Street address of property and/or Real Estate Number: 1930 North 1st St. *Ret# 175400-0000*

Legal description of property (Attach copy of deed): The East 85 feet of Lot 1 and the East 85 feet of the North 21 feet of Lot 2, Bl. 192 Ocean Villa.

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Lots are in RM-1 Zoning that provides for 65% lot coverage. Single family attached homes are limited to 35% lot coverage. Lot is only 100 feet deep. Most if not all buildings in the immediate area do not comply with all setbacks.

Applicant's Signature:  Date of Application: 9/20/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X

CODE SECTION (S): 34-340(e)(1) C-2 for a side yard of 6' in lieu of 10', and a corner side yard of 10', in lieu of 14.8' required; 34-340(e)(1) C-3 for a rear yard of 10', in lieu of 30' required; 34-340(e)(1) f. for 52.6% lot coverage in lieu of 35% maximum, to allow construction of a new two-family dwelling.

RECEIVED

AUTHORIZATION LETTER

SEP 20 2016

16-100175

PLANNING & DEVELOPMENT

To whom it may concern,

Please allow this letter to serve as authorization for John Atkins to apply for a variance on property located at 1930 N. 1st.

Respectfully,

*Sheila Reeder 9/13/16*

Sheila Reeder.

*VKP 9/3/16*



**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. \_\_\_\_\_

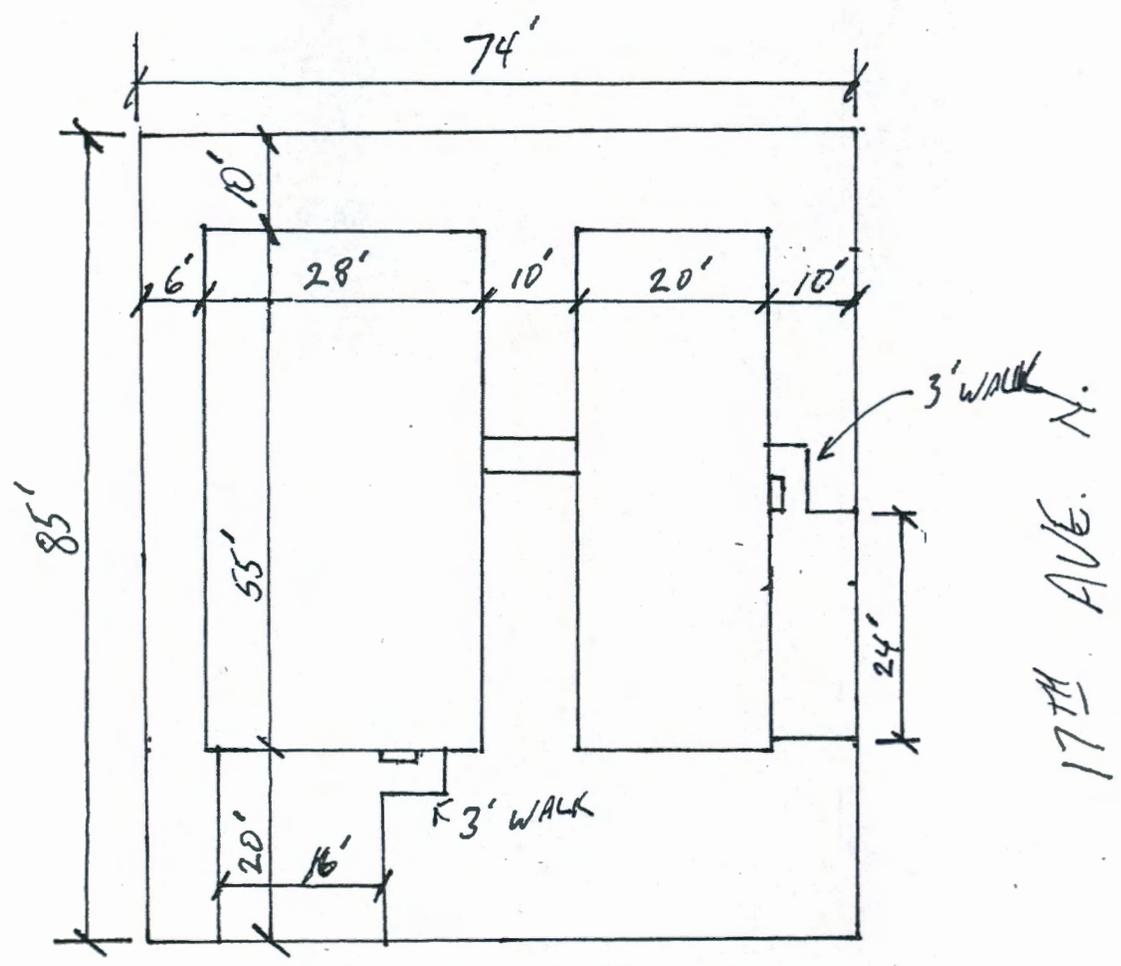
**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**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	Lot is undersized in depth.  <b>RECEIVED</b>
Special circumstances and conditions do not result from the actions of the applicant.	No	SEP 20 2016 14-100175 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	Many, if not all properties in the area do not comply with setbacks or lot coverage.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Variances have been granted to several of the other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the number of permitted units on this parcel from a possible of 3 to 2.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	Granting of the variance will actually enhance the surrounding properties and be an asset to the community.

1930 N. 15<sup>TH</sup> ST.

1<sup>11</sup> = 20'



15<sup>TH</sup> ST. N.

LOT COVERAGE: 53%  
LOT SIZE: 6290  $\square$   
IMPERVIOUS AREA: 3310  $\square$

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SEP 20 2016  
16-100175  
PLANNING & DEVELOPMENT

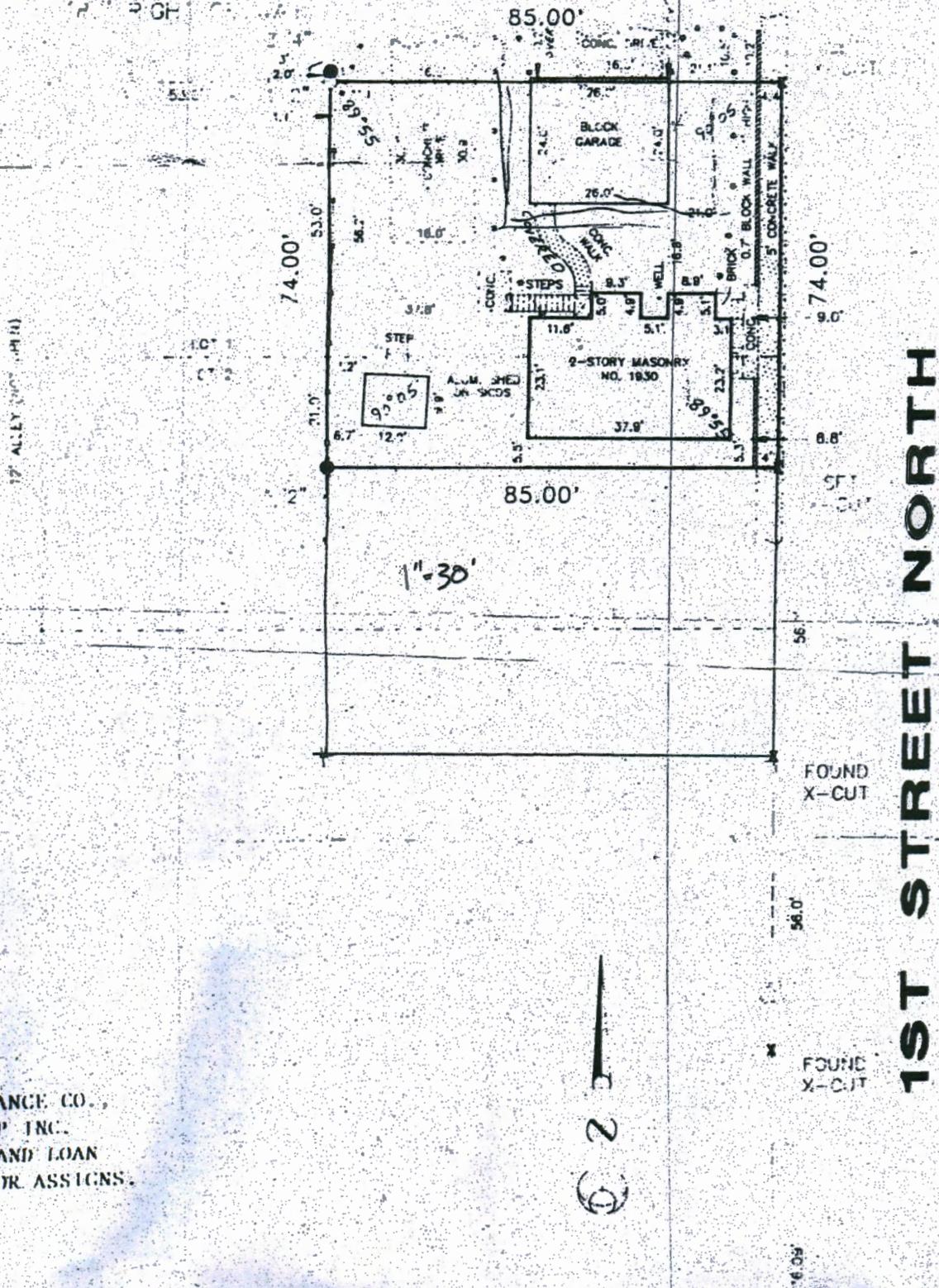
# SHOWING BOUNDARY SURVEY OF

LOT 1 AND THE EAST 85 FEET OF THE NORTH 21 FEET OF LOT 2, BLOCK 192  
ACCORDING TO THE PLAT OF

## OCEAN VILLA

DED IN PLAT BOOK 12 , PAGE 37 OF THE CURRENT  
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

### TH AVENUE NORTH



TO:  
FEDER,  
TITLE INSURANCE CO.,  
TITLE GROUP INC.,  
SAVINGS AND LOAN  
AGENTS AND/OR ASSIGNS.



1ST STREET NORTH  
(50' RIGHT OF WAY)

RECEIVED

SEP 23 2016  
POA# 16-100175  
PLANNING & DEVELOPMENT



# APPLICATION FOR VARIANCE

BOA No. 16-100176

HEARING DATE 11-1-2016

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 22 2016

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

Applicant Name: Edith V. Lotz Telephone: 904/612-2655

Mailing Address: 489 Lower 8th Ave South E-Mail: edithlotz@att.net  
JACKSONVILLE BEACH, FL 32250

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: SAME Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Permit # 176378-0000

OCEANSIDE PARK

## VARIANCE DATA

Street address of property and/or Real Estate Number: 489 LOWER 8TH AVE. SOUTH 7

Legal description of property (Attach copy of deed): LOT THIRTEEN (13) BLOCK THREE (3)

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Add new SCREEN ROOM TO BACK OF HOME  
to be ABLE to enjoy BACKYARD AND FOR PRIVACY.

Applicant's Signature: Edith V. Lotz Date of Application: 9/22/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: \_\_\_\_\_

CODE SECTION (S): 34-337(e)(1) C-3. For a rear yard setback of 20' in lieu of 30'  
required; 34-337(e)(1) e. for 40% lot coverage, in lieu of 35% maximum  
to allow a screen room addition to an existing single-family home.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 16-100176

**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.

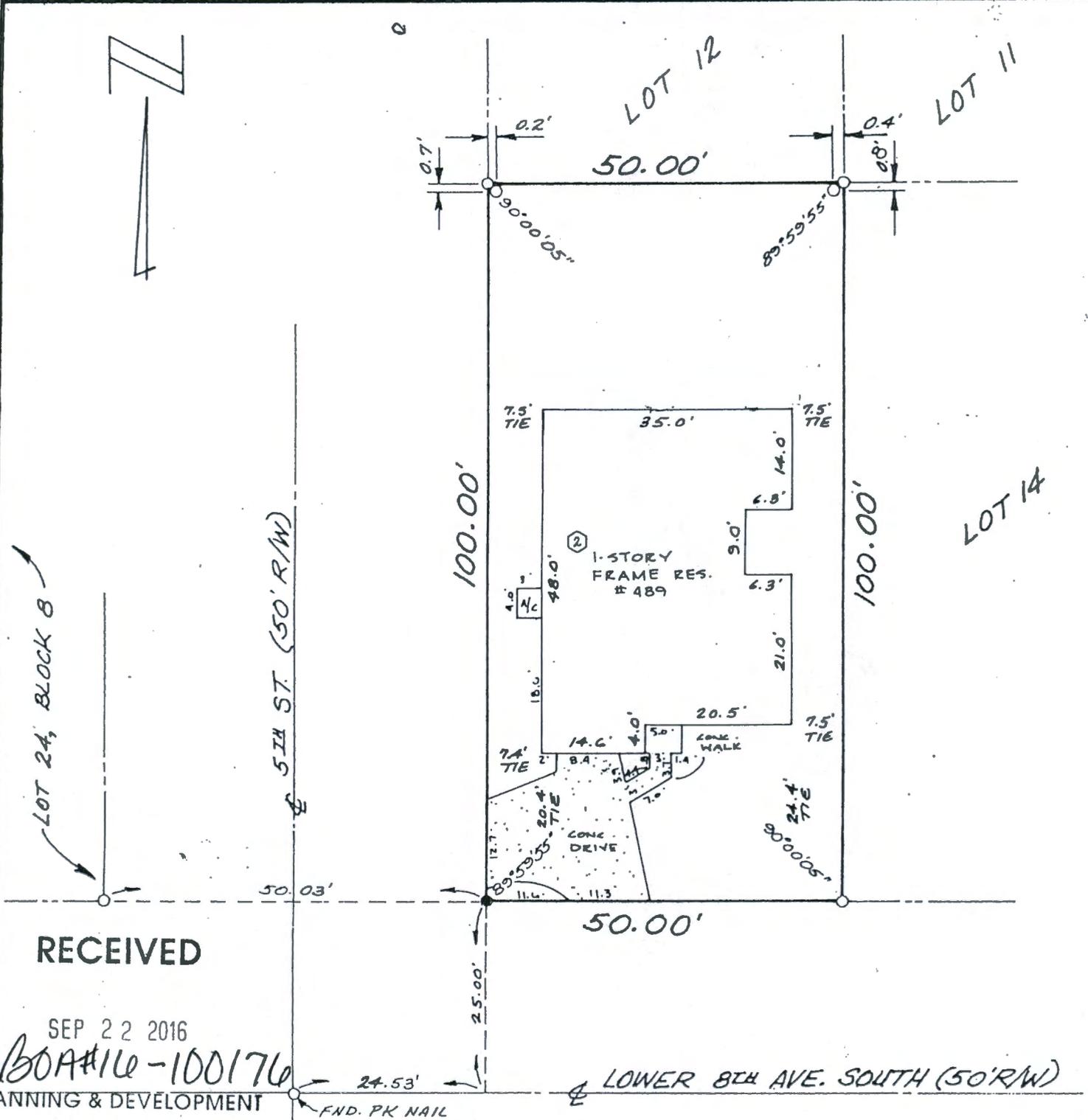
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	<i>No</i>	<b>RECEIVED</b>  SEP 22 2016
Special circumstances and conditions do not result from the actions of the applicant.	<i>No</i>	PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	<i>No</i>	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	<i>No</i>	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	<i>No</i>	
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.	<i>No</i>	

EXISTING

# MAP SHOWING SURVEY OF:

LOT 13, BLOCK 3, OCEANSIDE PARK

according to plat recorded in Plat Book 8, Page 13 of the current public records of DUVAL County, Florida. Examination of Flood Hazard Boundary Map, Community No. 12007B, Panel 0001C, dated APRIL 18, 1983, indicates that the property shown and described hereon lies within a Zone B area.



RECEIVED

SEP 22 2016

BOA #10-100176

PLANNING & DEVELOPMENT

- ③ AMENDED 4-17-87 TO CHANGE CERTIFICATION NAME'S.
- ② AMENDED 4-7-87 (W.O. 4-87-6) TO SHOW FINAL SURVEY WITH HOUSE.
- ① AMENDED 2-18-87 (W.O. 2-87-20) TO SHOW POURED CONC. SLAB.



## CLARK & SONS, INC.

LAND SURVEYORS-2711-2 ST. JOHNS BLUFF RD.-JACKSONVILLE, FLORIDA-(904) 641-6700



### LEGEND

- ① CONCRETE MONUMENT
- METAL STAKE SET
- METAL STAKE FOUND
- ⊙ CROSSCUT
- X- FENCE

DATE: 4-6-87	JOB NO.: 4-87-6
SCALE: 1"=20'	FIELD BK. NO.: 05-53
DRAWN BY: hal	CHECKED BY: llc

THIS IS TO CERTIFY to EDITH V. LOTZ & AMERICAN FEDERAL SAVINGS BANK & STEWART TITLE CO. OF JACKSONVILLE, FLA that this map is a true representation of an actual BOUNDARY survey made under my supervision in accordance with the minimum technical standards as outlined in Chapter 21HH-6, F.A.C. pursuant to Section 472.027, F.S.; that there are no encroachments except as may be shown hereon; and that, to the best of my knowledge and belief, said survey is correct.

Basis of bearings: N/A

Signed APRIL 7 1987

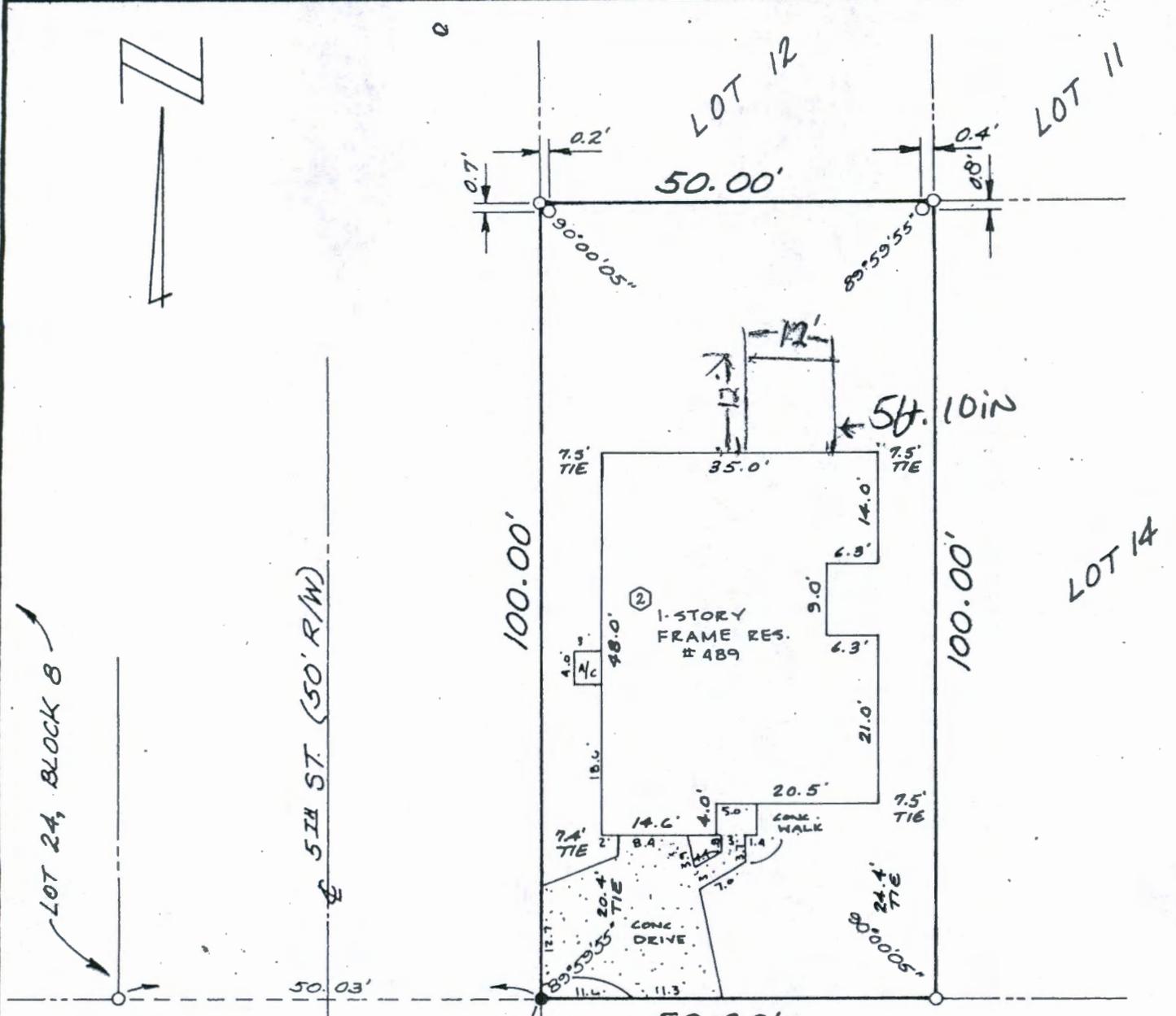
*[Signature]*

FL Registered Surveyor No. 1162

# MAP SHOWING SURVEY OF:

*PROPERTY*  
LOT 13, BLOCK 3, OCEANSIDE PARK

according to plat recorded in Plat Book 8, Page 13 of the current public records of DUVAL County, Florida. Examination of Flood Hazard Boundary Map, Community No. 12007B, Panel 0001C, dated APRIL 18, 1983, indicates that the property shown and described hereon lies within a Zone B area.



RECEIVED

SEP 22 2016

BOA# 16-100176

PLANNING & DEVELOPMENT

- ③ AMENDED 4-17-87 TO CHANGE CERTIFICATION NAMES.
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## CLARK & SONS, INC.

LAND SURVEYORS-2711-2 ST. JOHNS BLUFF RD.-JACKSONVILLE, FLORIDA-(904) 641-6700



### LEGEND

- CONCRETE MONUMENT
- METAL STAKE SET
- METAL STAKE FOUND
- ⊗ CROSSCUT
- X- FENCE

DATE: 4-6-87	JOB NO.1 4-87-6
SCALE: 1"=20'	FIELD BK. NO.1 05-53
DRAWN BY: hgk	CHECKED BY: JMC

THIS IS TO CERTIFY

③ EDITH V. LOTZ & AMERICAN FEDERAL SAVINGS BANK & STEWART TITLE CO. OF JACKSONVILLE, IN that

this map is a true representation of an actual BOUNDARY survey made under my supervision in accordance with the minimum technical standards as outlined in Chapter 21HH-6, F.A.C. pursuant to Section 472.027, F.S.; that there are no encroachments except as may be shown hereon; and that, to the best of my knowledge and belief, said survey is correct.

Basis of bearings: N/A

Signed APRIL 7 19 87

*[Signature]*

FL Registered Surveyor No. 1162