



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, December 6, 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 September 20, 2016 and November 1, 2016

CORRESPONDENCE

OLD BUSINESS

a. Case Number: BOA 16-100182

Applicant: Michael Klamm

Agent: Tomas J. Mnich

Owner: Michael Klamm and Nag Mei Chan

Property Address: 2704 South 2nd Street

Parcel ID: 180689-0010

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1., for a front yard setback of 20 feet, in lieu of 25 feet required; and 34-336(e)(1)c.3., for a rear yard setback of 11.5 feet, in lieu of 30 feet required, to allow for the construction of a new single-family dwelling for **property legally described** as a portion of Lot 13, together with a portion of Lot 14, *Replat Unit Number 1, Atlantic Shores*.

Miscellaneous Info: No previous variance requests.

Notes: _____

NEW BUSINESS

a. Case Number: BOA 16-100186

Applicant: Craig Arial

Agent: Craig Arial

Owner: Jordan Carlos and Jordan Nicole Carlos

Property Address: 2008 Waterway Island Lane

Parcel ID: 177729-8020

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-373, for a parking area setback of 0 feet, in lieu of 5 feet required, to allow construction of a new single-family dwelling for **property legally described** as Lot 5, *Preserve at Waterway Island*.

Miscellaneous Info: No previous variance requests.

Notes: _____

b. Case Number: BOA 16-100188

Applicant: MaliVai Washington

Agent: MaliVai Washington

Owner: David Gosnell

Property Address: 609 South 3rd Avenue

Parcel ID: 175728-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2., for 7.5 feet side yards, in lieu of 10 feet required; and 34-339(e)(1)g., for 45% lot coverage in lieu of 35% maximum, to allow construction of a new two-family dwelling for **property legally described** as Lot 11, Block 27, *Pablo Beach South*.

Miscellaneous Info: No previous variance requests.

Notes: _____

c. Case Number: BOA 16-100189

Applicant/Owner: Harry A. Strayer, III

Property Address: 601 North 11th Avenue

Parcel ID: 175008-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)e., for 45% lot coverage in lieu of 35% maximum, to allow a detached garage, driveway, and residential addition to an existing single-family dwelling for **property legally described** as Lot 5, Block 4, *Beach Homesites Unit One*.

Miscellaneous Info: No previous variance requests.

Notes: _____

d. Case Number: BOA 16-100196

Applicant: John Atkins and Timothy Millard

Agent: John Atkins

Owner: Atkins Builders, Inc. and Bottom Line Ventures, Inc.

Property Address: 1818 Foss Lane and 1888 Foss Lane

Parcel ID: 174786-0000 and 174785-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(4)c.2., for exterior unit side yards of 5 feet, each in lieu of 10 feet required; 34-340(e)(4)h., for accessory structure setbacks of 1 foot, in lieu of 5 feet along side property lines, to allow for construction of a new three-unit townhouse structure for **property legally described** as Lots 5 and 6, Foss’s Replat.

Miscellaneous Info: Three previous variance requests for 1818 Foss Lane (BOA#10-100151, BOA# 11-100021, and BOA# 16-100117). Three previous variance requests for 1888 Foss Lane aka North Oceanfront (BZA# 44-91, BOA# 41-95, and BOA# 16-100115).

Notes: _____

e. Case Number: BOA 16-100197

Applicant TH&R, LLC

Agent: John Denneen

Owner: Rabih Tawk

Property Address: 320 South 5th Avenue

Parcel ID: 175943-0000

Current Zoning: C-1 (to RM-1 Standards, PC 32-16)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2., for side yards of 7.5 feet, each in lieu of 10 feet required; and 34-339(e)(1)f., for 45% lot coverage in lieu of 35% maximum, to allow construction of a new two-family dwelling for **property legally described** as Lot 4, Block 54, *Pablo Beach South*.

Miscellaneous Info: One previous variance request, (BOA#04-100156 and one conditional use request PC#32-16).

Notes: _____

f. Case Number: BOA 16-100198
 Applicant: JWB Construction Group, LLC
 Agent: Alex Sifakis
 Owner: BCEL 4, LLC
 Property Address: 417 South 11th Street
 Parcel ID: 177348-0000
 Current Zoning: RM-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.1., for a front yard setback of 18 feet, in lieu of 20 feet required for second story balconies only; 34-339(e)(1)c.2., for 6 foot side yards, each in lieu of 10 feet required; 34-339(e)(1)c.3., for a rear yard setback of 16 feet, in lieu of 30 feet required; and for 34-339(e)(1)f., for 49% lot coverage in lieu of 35% maximum, to allow construction of a new two-family dwelling for **property legally described** as Lot 10, Block 12, *Beach Heights Subdivision*.
 Miscellaneous Info: No previous variance requests.

Notes: _____

g. Case Number: BOA 16-100199
 Applicant: JWB Construction, Inc.
 Agent: Alex Sifakis
 Owner: BCEL 5, LLC
 Property Address: 333 South 5th Avenue
 Parcel ID: 175900-0000
 Current Zoning: C-1 (to RM-1 Standards, PC#13-16)
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2., for side yards of 7.5 feet, in lieu of 10 feet required; and 34-339(e)(1)f., for 44.7% lot coverage, in lieu of 35% maximum, to allow for construction of a new two-family dwelling for **property legally described** as *Lot 8, Block 44, Pablo Beach South*.
 Miscellaneous Info: No previous variance requests.

Notes: _____

- h. Case Number: BOA 16-100200**
- Applicant: Brannon Shea
- Owner: Brannon M. Shea and Heather A. Booth
- Property Address: 1302 North 2nd Avenue
- Parcel ID: 177707-0000
- Current Zoning: RS-1
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e., for 54% lot coverage in lieu of 45% approved via prior variance; 34-336(e)(1)g., for an accessory structure setback of 2 feet from the northerly property line, 3 feet from the easterly property line, and 3.8 feet from a principal structure, each in lieu of 5 feet required, to allow a pool and pool deck addition to an existing single-family dwelling for **property legally described** as *Lot 12, Block 3, Pine Grove Unit No. One.*
- Miscellaneous Info: Two previous variance requests (BOA#04-100112 and BOA#10-100123).

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, December 20, 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 Tuesday, September 20, 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 (*absent*)
Jeff Truhlar
John Moreland (Vice-Chairman)
Sylvia Osewalt
Scott Cummings (Chairman)

Alternates:

Francis Reddington
Chase Sams

Ex-parte Communications

None

Approval of Minutes

None

Correspondence

Mr. Mann introduced the Board to Heather Ireland, Senior Planner.

NEW BUSINESS:

(A) Case Number: BOA 16-100152

Name of Applicant: Christopher Danser

Property Address: 613 North 10th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for an easterly side yard of five feet in lieu of 10 feet required allow for construction of a one and two-story addition to a single-family dwelling.

Applicant: Mr. Chris Danser, 1065 16th Street North, stated that the hardship is that they would like to add an apartment to the dwelling that is handicap equipped

for a wheelchair user. He stated that all houses in this neighborhood are small, and there have been many additions to the houses. He stated that three of the four houses to the east received the same variance. He provided a picture of an existing house that would be improved as he would like.

Mr. Truhlar noted that there needed to be an issue with the parcel to be a hardship. Mr. Danser agreed with Mr. Truhlar that the lot was undersized. He went on to explain his plans for the unit. Ms. Osewalt asked about the size of the other lots. Mr. Danser responded that they were all under sized at 7,500 square feet and many have received the same variance. Mr. Danser noted that he was not asking for a variance in lot coverage.

Mr. Danser stated that he had talked to his immediate neighbors and they were fine with the request.

Public Hearing:

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

Discussion:

Mr. Mann noted that the request was actually for the westerly side yard and asked that be reflected in the motion. Mr. Moreland stated that technically they should re-advertise this but given that he had talked to the neighbor he thought it did not need it. Mr. Cummings asked what would happen if the neighbor to the west objected. Mr. Mann stated that it would go to Circuit Court.

Ms. Susan Danser stated that they had spoken to both neighbors and made it clear that it was to the west and that neighbor did not object. She stated that she had a text to that effect, even though he did have concerns with privacy from the second story. Mr. Reddington asked if the existing hedge would stay. Ms. Danser responded that it would.

Ms. Osewalt asked if they could defer this to October. Mr. Mann responded that they could and it would be re-advertised at City expense. Mr. Moreland noted that the e-mail from the western most neighbor stated that this concerns were addressed.

Ms. Osewalt expressed concern about the possibility of a lawsuit if they approved the request at the meeting in light of the advertising error. Mr. Moreland responded that as long as City staff thought that this would not result in a lawsuit he was comfortable in addressing it at this meeting.

Amended Motion to Approve: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve a request for a westerly side yard of five feet in lieu of 10 feet required allow for construction of a one and two-story addition to a single-family dwelling.

Roll Call Vote on Amended Motion: Ayes – Truhlar, Cummings, and Moreland.
Nays – Osewalt and Reddington.
The amended motion was approved 3-2.

(B) Case Number: BOA 16-100153

Name of Applicant: Joe Macaluso

Property Address: 112 South 12th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 49.5% lot coverage in lieu of 35% maximum to allow for a new single-family dwelling

Applicant: The agent for the applicant, Paul Frase, 124 Marshall Lakes Drive, Ponte Vedra, stated that the hardship is that the lot is non-conforming, and they would like to put a single-family residence on the lot. He stated that having a pool with a sun deck would require this variance. Ms. Osewalt noted that the property was approved for 43% lot coverage in August. Mr. Mann added that at the August hearing it was acknowledged that the applicant would come back to request a variance for the pool deck.

Mr. Moreland asked if this was the minimum that they could request. Mr. Frase responded that he thought it was in order to accommodate the pool and the deck.

Public Hearing:

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

Discussion:

Mr. Moreland stated that given the relatively small size of the lot the request seemed reasonable.

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

(C) Case Number: BOA 16-100154

Name of Applicant: Green Room Brewing

Property Address: 228 North 3rd Street

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a corner side yard of 2.5 feet in lieu of 10 feet required to allow for an addition (silo) to an existing commercial use property.

Applicant: The applicant, Eric Lumen, 1839 Twelve Oaks Lane, stated that due to the size of the lot in order to use the silo the conveyance will have to be on that side. He added this had nothing to do with the outside seating area. He stated that the new silo will result in fewer deliveries to the business.

Mr. Moreland asked if the silo will affect the line of sight. Mr. Lumen responded that it would not affect the line of sight at the driveway.

Public Hearing:

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

Discussion:

Mr. Moreland stated that the request was reasonable.

Amended Motion to Approve: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve a request for a corner side yard of 2.5 feet in lieu of 10 feet required to allow for an addition (silo) to an existing commercial use property as shown and discussed.

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

(D) Case Number: BOA 16-100156

Name of Applicant: Blanche Cassandra Shedrick

Property Address: 811 South 10th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 36.7% lot coverage in lieu of 35% maximum to allow for an addition of a storage shed.

Applicant: The applicant, Blanche Shedrick, 811 South 10th Avenue, stated that she would like to place a utility unit on the property. Ms. Shedrick stated that the lot was 50x125. Mr. Mann noted that the minimum lot size was 6,000 square feet.

Ms. Shedrick noted that the house was built in 1977, and no garages were required. She noted that there was an alley in back of the house, and the neighbors in back have taken the alley space while she has not.

Mr. Moreland stated that technically the lot size was not deficient, but the request was minimal.

Public Hearing:

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

Discussion:

Ms. Osewalt agreed with Mr. Moreland that the percent coverage asked for was minimal.

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

PLANNING DEPARTMENT REPORT

None

The meeting adjourned at 7:38 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

Chairman

Date: _____

**Minutes of Board of Adjustment Meeting
held Tuesday, November 1, 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 (*absent*)
Chase Sams

Ex-parte Communications

None

Approval of Minutes

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

- Board of Adjustment meeting held on September 7, 2016.

Correspondence

Mr. Cummings noted that there was correspondence that would be reviewed as part of the cases tonight.

NEW BUSINESS:

(A) Case Number: BOA 16-100171

Name of Applicant: Lisa Ann Zeller

Property Address: 447 South 11th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 40% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to an existing single-family dwelling.

Applicant: The applicant, Lisa Zeller, 447 11th Avenue South, stated that she recently built a pool with only nine inches around the pool and would like to build a three-foot addition around the pool to avoid walking in the dirt to get to the pool. She added that she had correspondence from the neighbors who had no problem with the request.

Mr. Cummings noted the correspondence from the neighbors expressing no concern.

Mr. Moreland asked about the hardship. Mr. Mann noted that the zoning required 6000 square feet as the minimum lot size, and this lot exceeded that size. Mr. Moreland noted that there is an alley behind the lot at ground level.

Mr. Cummings noted that this request was not out of the ordinary and there was no opposition to the proposal from the neighbors.

Public Hearing:

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

Discussion:

Mr. Cummings noted that there still would be 24 feet from the pool to the neighboring parcel.

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

(B) Case Number: BOA 16-100172

Name of Applicant: Starfish Group Properties, Inc.

Property Address: 136 North 18th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a front yard setback of 6.5 feet in lieu of 20 feet required; for an easterly side yard setback of four feet in lieu of 10 feet required and a westerly side yard setback of eight feet in lieu of 16 feet required; and for 37% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling.

Applicant: The applicant, Andy Cromer, 11628 Aspen Creek Drive, Fort Worth, Texas, stated that the hardship is that the setbacks do not allow for the proposed

structure. He stated that they hope to use the blueprint of an existing structure to build this one. Mr. Cromer stated that there is 47 feet from the back of the structure to the rear property line. In response to Mr. Moreland, he stated that they want to line up with the existing structures along the street.

Mr. Buck asked about right-of-way width. Mr. Mann stated that it would be 80 feet of right-of-way so there should be 40 feet. Mr. Buck noted that they do not have room to park a car on his property and wondered why there are asking for a 6.5 feet setback. Mr. Cromer asked why they couldn't park in the garage. Ms. Osewalt stated that typically wasn't the case – many times garages are used for storage so there is no guarantee they would use the garage to park the car.

Mr. Cummings noted that there is already a variance for 20 feet for the property and they currently have 34 feet. Mr. Mann noted that the variance is not applicable because that was for a multi-family building.

Mr. Moreland stated that they wouldn't need the side yard setbacks if they made the units more narrow, adding that they could make a comparable product with not nearly the variances requested. Mr. Cromer stated that the builder they used on other properties provided the blueprints of the product that they would like to provide.

Public Hearing:

Mr. Cummings noted that they had one card from someone who opposed the proposal. He added that there was also correspondence from those in opposition.

Discussion:

Mr. Moreland stated that there were many ways this property could be built out without these variances. Mr. Truhlar agreed, stating that he didn't see a hardship.

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

(C) Case Number: BOA 16-100173

Name of Applicant: Starfish Group Properties, Inc.

Property Address: 1304 North 4th Street

Motion to Approve: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve a request for a front yard setback of 10 feet in lieu of 20 feet required; for an northerly side yard setback of six feet in lieu of 10 feet required and a southerly corner side yard setback of six feet in lieu of 10 feet required; for a rear yard setback of 17 feet in lieu of 30 feet required; and for 66% lot coverage in lieu of 65% maximum to allow for construction of four townhouses.

Applicant: The applicant, Andy Cromer, 11628 Aspen Creek Drive, Fort Worth, Texas, provided a handout of drawings of a product much like they would like to build. He stated that there is the demand for this type of product in the City. He stated that the lot size is a hardship.

Ms. Osewalt noted that the lot was conforming in size and question why there would be a hardship. Discussion followed on the configuration of the driveway and the parking situation.

Mr. Moreland stated that the thought this was too much structure on this parcel, noting that three units instead of four would provide more parking.

Public Hearing:

Mr. Marcus Kampfe, 422 13th Avenue North, expressed his opposition to the proposal. He thought the traffic would be of concern to the school that was located close by. He agreed that three units would be better.

Mr. Cromer stated that he thought more families in the neighborhood would be a good thing.

Discussion:

Ms. Osewalt stated that she had concerns with the parking situation and didn't see that there was a hardship. Mr. Buck expressed concern about the sight line with the school so close.

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

(D) Case Number: BOA 16-100174

Name of Applicant: Joseph Kinstle

Property Address: 5 Fairway Lane

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

Applicant: The applicant, Joseph Kinstle, 5 Fairway Lane, stated he wanted a storage shed for his boat. Mr. Mann asked about the connection to the house. Mr. Kinstle stated that it would be an open walkway. After discussion from Mr. Mann, Mr. Kinstle stated that it would be covered and therefore it is an addition to the house.

Public Hearing:

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

Discussion:

Mr. Moreland noted that the hardship was the position of the current house that makes it impossible to put in the storage shed without a variance.

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

(E) Case Number: BOA 16-100175

Name of Applicant: Atkins Builders, Inc.

Property Address: 1930 North 1st Street

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request 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; for a rear yard setback of 10 feet in lieu of 30 feet required; and for 52.6% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling.

Applicant: The applicant, John Atkins, 286 South 1st Street, stated that the lot was only 85 feet deep, which is non-conforming. He stated that they could build a three-family dwelling, which would allow 65% lot coverage, whereas a two-family dwelling only allows for 35% lot coverage. Mr. Mann noted that because the lot would be subdivided that corner side yard setback would not be required. He noted that the existing unit is about 100 years old and could not be rehabbed. Discussion followed on the layout of the building.

Mr. Moreland stated that two buildings on this parcel are preferable to three buildings that could be built.

Public Hearing:

Ms. Katheryn Hancock, 116 19th Avenue North, stated that many of her planned remarks may have been addressed already. Mr. Mann clarified how a multi-family unit could have 65% lot coverage. Ms. Hancock stated that there were concerns with Pelican Point parking and visibility concerns.

Mr. Cummings noted there was correspondence from a number of people expressing opposition to the request.

Mr. Atkins stated that these letters were from condo owners to the north and they

were concerned that it would limit their view. He added that the setback would not in any way hinder their view. He added that the condos were much more dense and much taller than his proposed building.

Discussion:

Mr. Buck noted that in the other two cases there was not sufficient space to park cars. Mr. Atkins noted that these were three-car garages, which were not common in the city.

Mr. Truhlar noted that if they denied it he could come back with a three-unit building.

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

Nays – Osewalt.

The motion was approved 4-1.

(F) Case Number: BOA 16-100176

Name of Applicant: Edith Lotz

Property Address: 489 South Lower 8th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a rear yard setback of 20 feet in lieu of 30 feet required and for 40% lot coverage in lieu of 35% maximum to allow for a screen room addition to an existing single-family residence.

Applicant: The applicant, Edith Lotz, 489 South Lower 8th Avenue, stated that a screen room could allow her some privacy while she sits out to read. She stated that there are balconies on the adjacent property that allow people to see within her property.

Public Hearing:

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

Discussion:

Mr. Moreland noted that the request was reasonable.

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

The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

None

Meeting was adjourned at 8:08 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

Chairman

Date: _____



APPLICATION FOR VARIANCE

BOA No. 16-100182

HEARING DATE 11-15-16

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

OCT - 3 2016

APPLICANT INFORMATION

+ Chan, Nga Mei

PLANNING & DEVELOPMENT

Applicant Name: Michael Klamm Telephone: 904-612-9061
 Mailing Address: 115 9th Ave South E-Mail: mkhongk@me.com
Jacksonville Beach, FL 32250
 Agent Name: THOMAS J. MNICH Telephone: 904-536-8268
 Mailing Address: 3618 1st Street South E-Mail: tjm32250@aol.com
Jacksonville Beach, FL 32250
 Landowner Name: SAME AS APPLICANT Telephone: _____
 Mailing Address: Michael Klamm + Nga Mei Chan E-Mail: _____
115 South 9th Avenue, 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

REF # 180689-0010

Street address of property and/or Real Estate Number: 2704 2nd STREET SOUTH, 32250
 Legal description of property (Attach copy of deed): 14-39 09-35-29E LOT 13 ATLANTIC SHORES
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). THE PROPERTY IS NON-CONFORMING DUE TO TRIANGULAR SHAPE AND SMALL FOOTPRINT. FRONT YARD SETBACK OF 20' VS 25' AND REAR YARD (SIDE) OF 15' VS 30'. NO ADDITIONAL LOT COVERAGE IS REQUESTED ASK 35%

Applicant's Signature: [Signature] Date of Application: 9/29/2016

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>RS-1</u>	FLOOD ZONE: <u>X</u>
CODE SECTION(S): <u>34-336(e)(1)c.3- for a rear yard of 11.5', in lieu of 30' required, to allow construction of a new single-family dwelling and (e)(1)c.1- for a front yard of 20', in lieu of 25' required -</u>	

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100182

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

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.

OCT - 3 2016
PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	SHAPE & SIZE OF LOT REQUIRES ONLY FRONT & REAR YARD SETBACK ADJUSTMENT
Special circumstances and conditions do not result from the actions of the applicant.	yes	OWNER PURCHASED LOT WITH INTENTION OF BUILDING A HOUSE.
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	DUE TO CITY DEFINITION OF REAR YARD VS SIDE YARD VARIANCE IS REQUESTED
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	WOULD RESTRICT THE ABILITY TO BUILD A NEW HOUSE AND MEET CITY REQUIREMENTS.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	REQUEST DOES NOT REQUIRE INCREASE OF LOT COVERAGE ABOVE 35%
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	REDUCTION OF FRONT & REAR SETBACKS IS CONSISTENT WITH SIMILAR NON CONFORMING LOTS.

RECEIVED

OCT - 3 2016

16-100182

PLANNING & DEVELOPMENT

Prepared by and return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217

File Number: STC #108789

General Warranty Deed

Made this September 19, 2016 A.D. By Marcus J. Prom, an unmarried man, P. O. Box 5682, Pagosa Springs, Colorado 81147, hereinafter called the grantor, to Michael Klamm and Nga Mei Chan, husband and wife, whose post office address is: 115 9th Avenue South, Unit 402, Jacksonville Beach, Florida 32250, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot 13, together with a portion of Lot 14, Block 24, as shown on Map of Replat Unit Number 1, Atlantic Shores, as recorded in Plat Book 14, Page 39 of the Current Public Records of Duval Count, Florida and being more particularly described as follows: for a Point of Beginning, commence at the most Northerly corner of said Lot 13; said corner also being situate in the Westerly right-of-way line of 2nd Street South (a 50 foot right-of-way as now established);

From the Point of Beginning thus described: thence South 01° 02' 30" East, along said Westerly right-of-way line, a distance of 128.48 feet to the Northerly line of Official Records Book 5705, page 419, Public Records of Duval County, Florida; thence South 88° 56' 51" West departing said Westerly right-of-way line, and along the Northerly line of Official Records Book 5705, page 419, Public Records of Duval County, Florida, a distance of 108.30 feet to a point situate on the Northwesterly line of said Lot 13; thence North 39° 04' 55" East, along said Northwesterly line a distance of 168.05 feet to a point situate in said Westerly right-of-way line of 2nd Street South and the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 180689-0010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tristen Bennett

Witness Printed Name Tristen Bennett

Nelagh Lewis

Witness Printed Name Nelagh Lewis

YEBOTA M. LUPTO

Witness Printed Name YEBOTA M. LUPTO

Marcus J. Prom (Seal)

Marcus J. Prom
Address: P. O. Box 5682, Pagosa Springs, Colorado 81147

305 Hot Springs Blvd PS 6081147

Address:

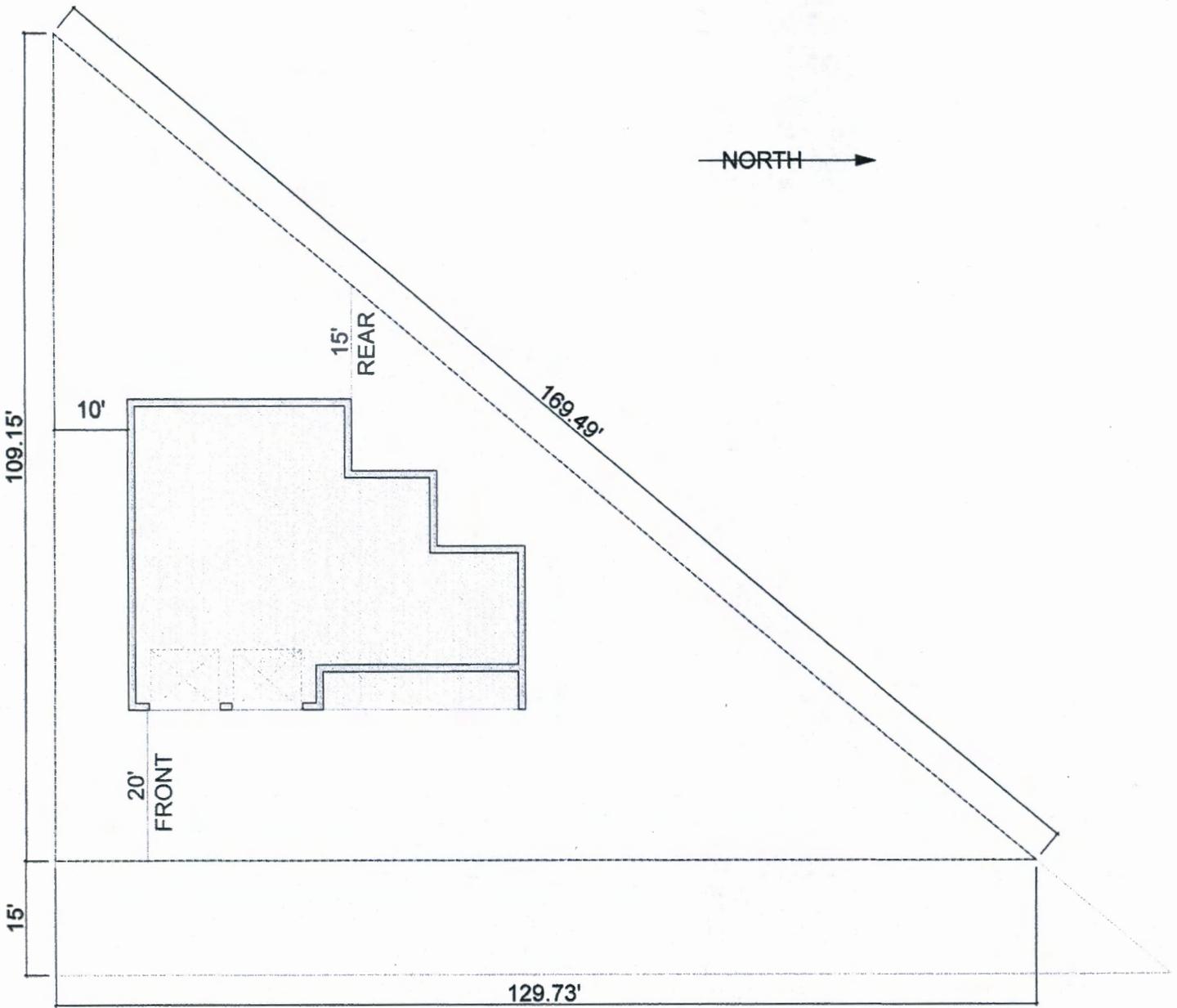
State of Colorado
County of Archuleta

The foregoing instrument was acknowledged before me this September 19th, 2016, by Marcus J. Prom, an unmarried man, who is/are personally known to me or who has produced Drivers License as identification.

DEIRDRE M. McFATRIDGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20024025949
COMMISSION EXPIRES: 08/13/2018

Deirdre M. McFatridge

Notary Public
Print Name: Deirdre M. McFatridge
My Commission Expires: 8/13/2018



**2704 2nd Street South
Jacksonville Beach, FL 32250**

RECEIVED

OCT - 3 2016

16-100182

PLANNING & DEVELOPMENT

RECEIVED

OCT - 3 2016

16-100182

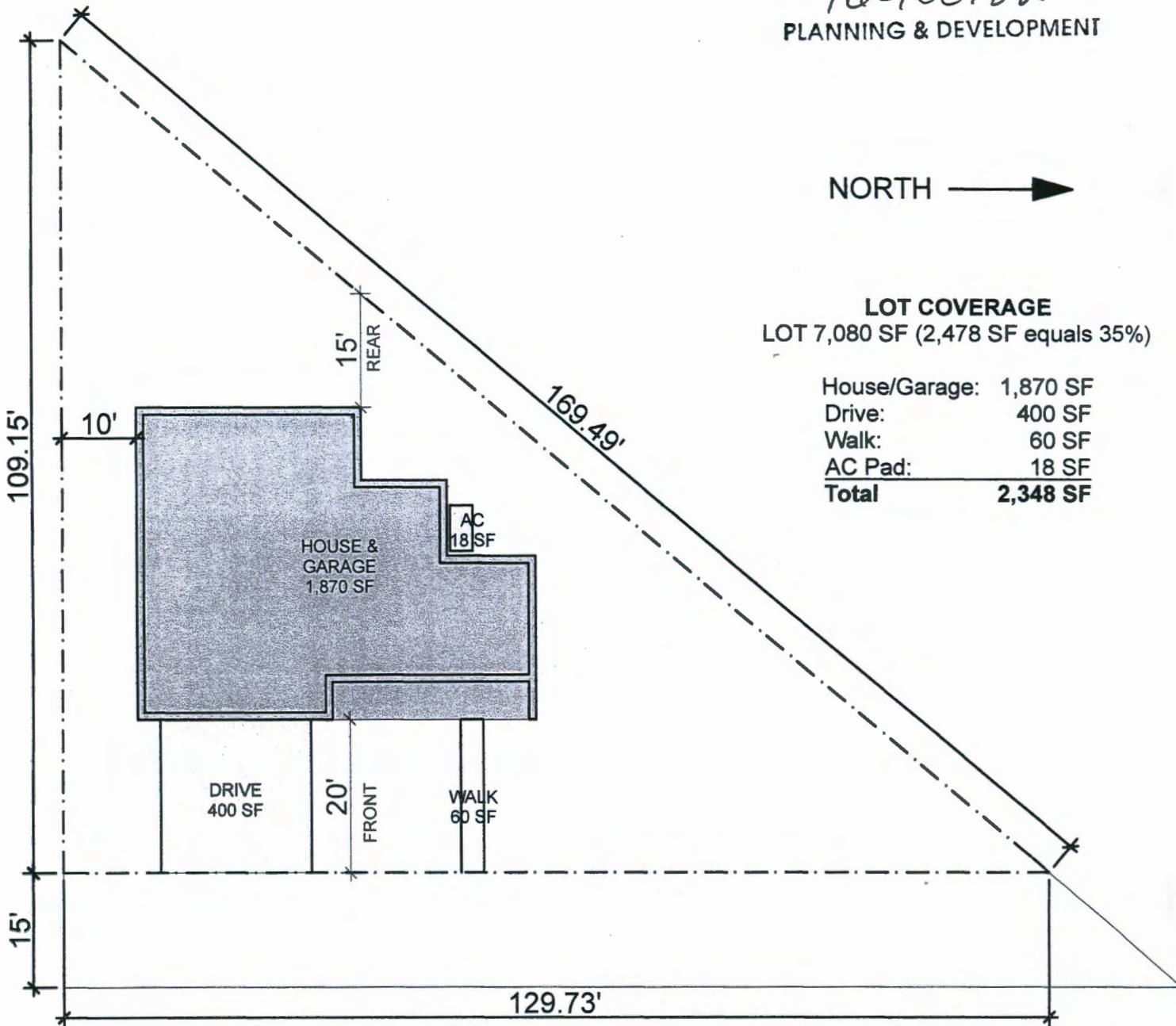
PLANNING & DEVELOPMENT

NORTH →

LOT COVERAGE

LOT 7,080 SF (2,478 SF equals 35%)

House/Garage:	1,870 SF
Drive:	400 SF
Walk:	60 SF
AC Pad:	18 SF
Total	2,348 SF



**2704 2nd Street South
Jacksonville Beach, FL 32250**

Scale 1" = 20'-0"

RECEIVED

OCT - 3 2016

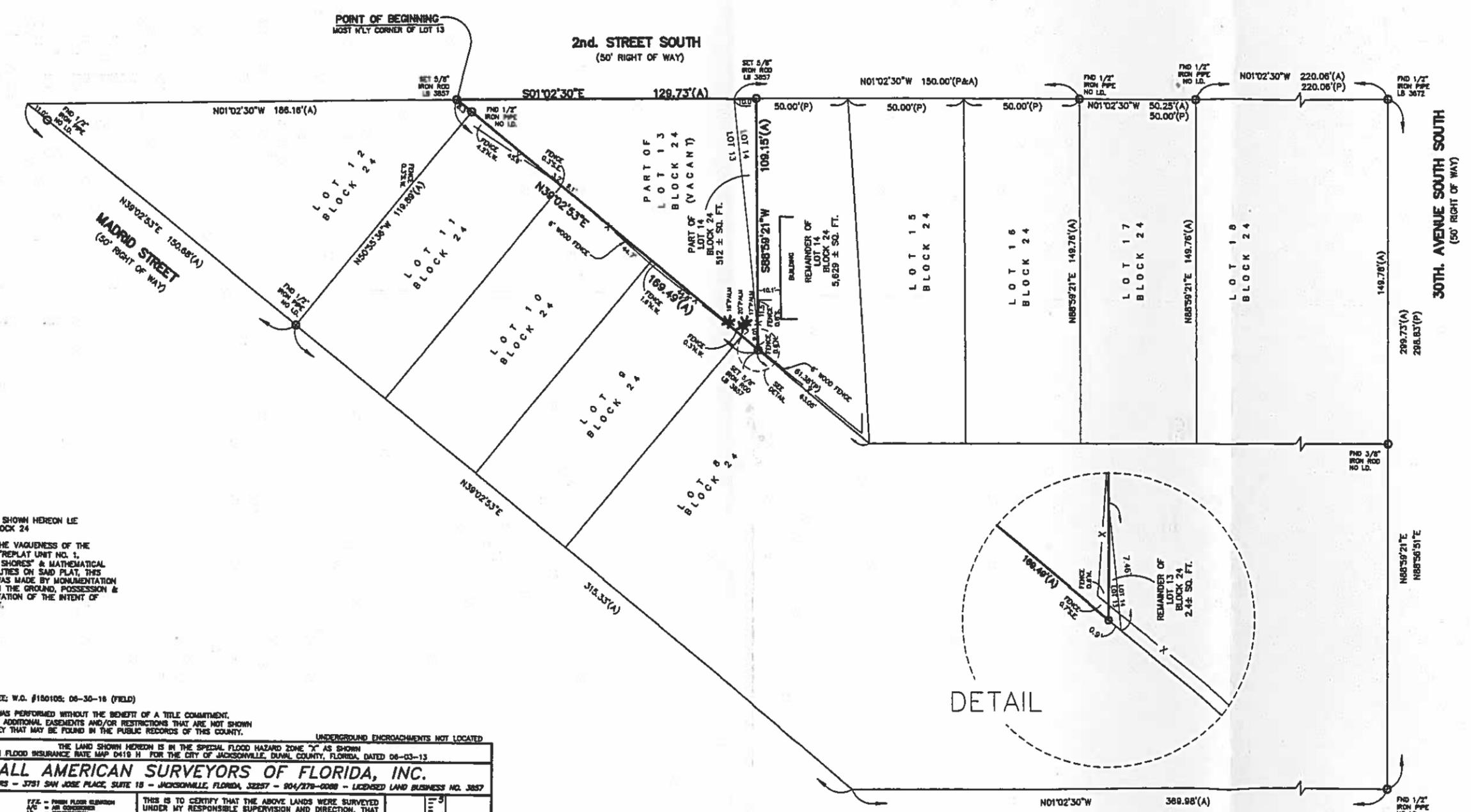
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY & TREE SURVEY OF

A PORTION OF LOT 13, TOGETHER WITH A PORTION OF LOT 14, BLOCK 24, AS SHOWN ON MAP OF REPLAT UNIT NUMBER 1, ATLANTIC SHORES, AS RECORDED IN PLAT BOOK 14, PAGE 39 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE MOST NORTHERLY CORNER OF SAID LOT 13, SAID CORNER ALSO BEING SITUATE IN THE WESTERLY RIGHT-OF-WAY LINE OF 2ND STREET SOUTH, (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 01° 02' 30" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 129.73 FEET; THENCE SOUTH 88° 59' 21" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 109.15 FEET TO A POINT SITUATE ON THE NORTHWESTERLY LINE OF SAID LOT 13; THENCE NORTH 39° 02' 53" EAST, ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 169.49 FEET TO A POINT SITUATE IN SAID WESTERLY RIGHT-OF-WAY LINE OF 2ND STREET SOUTH AND THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 0.16 ACRES, MORE OR LESS.

CERTIFIED TO: MARCUS PROM



NOTES:
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 24
 DUE TO THE VAGUENESS OF THE PLAT OF "REPLAT UNIT NO. 1, ATLANTIC SHORES" & MATHEMATICAL IMPOSSIBILITIES ON SAID PLAT, THIS SURVEY WAS MADE BY MONUMENTATION FOUND ON THE GROUND, POSSESSION & INTERPRETATION OF THE INTENT OF SAID PLAT.

BOUNDARY; TREE; W.O. #180105; 06-30-18 (FIELD)
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 UNDERGROUND ENCROACHMENTS NOT LOCATED
 THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP D-1818 H FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, DATED 06-03-13

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 LAND SURVEYORS - 3781 SAN JOSE PLACE, SUITE 18 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend:
 F.F.L. = FINISH FLOOR ELEVATION
 H.C. = HIGH CORNER
 M.C. = MOUNTAIN CORNER
 P.M. = POINT OF BEGINNING
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF CORNER
 P.O.D. = POINT OF DISCONTINUITY
 P.O.E. = POINT OF EMBODIMENT
 P.O.F. = POINT OF FENCE
 P.O.G. = POINT OF GROUND
 P.O.H. = POINT OF HORIZONTAL CURVE
 P.O.I. = POINT OF INTERSECTION
 P.O.L. = POINT OF LATERAL CURVE
 P.O.M. = POINT OF MOUNTAIN
 P.O.N. = POINT OF NORTH
 P.O.P. = POINT OF PIVOT
 P.O.R. = POINT OF RESECTION
 P.O.S. = POINT OF SLOPE
 P.O.T. = POINT OF TANGENT
 P.O.V. = POINT OF VERTICAL CURVE
 P.O.W. = POINT OF WIND
 P.O.X. = POINT OF X

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 51617-5, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
 JAMES D. HARRISON, JR., No. 2647
 BOB L. HOFFMAN, No. 4627

SCALE 1"=30'
 DATE 7-2-02
 J. D. Harrison 7-07-16
 FLORIDA REGISTERED SURVEYOR AND MAPPER

RECEIVED
 OCT - 3 2016
 16-100182
 PLANNING & DEVELOPI

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

OCT 13 2016

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Craig Ariail Telephone: (904) 751-3381
 Mailing Address: 2332 Dunn Ave E-Mail: carial@preferredgroup.biz
Jacksonville FL 32218

Agent Name: Craig Ariail Telephone: _____
 Mailing Address: 2332 Dunn Avenue E-Mail: Cariail@preferredgroup.biz
Jacksonville, FL 32218

Landowner Name: Jordan Carlos (Jordan Nichole Carlos) Telephone: (904) 334-6064
 Mailing Address: 134 9th Ave N Revocable Trust E-Mail: Cthompson@preferredgroup.biz
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: 2008 Waterway Island Ln REF# 177729-8020

Legal description of property (Attach copy of deed): 67-14 38-2S-29E.636 PRESERVE AT WATERWAY ISLAND LOT 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). There is a tree on the property that is obstructing the new driveway.

Applicant's Signature: Craig Ariail Date of Application: 8/1/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____

CODE SECTION (S): 34-373 for parking area setback of 0', in lieu of 5' required to allow construction of a new single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100186

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.		<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT 13 2016</p>
Special circumstances and conditions do not result from the actions of the applicant.		<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.		
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.		
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.		



Of North Florida LLC. LIC#CGC1514978
2332 Dunn Ave. Jacksonville, Fl. 32218
Phone: (904) 751-0840 Fax: (904) 751-6600

TO: Jacksonville Beach Building & Permitting Department

I, Jordan Carlos give permission to Craig Ariail to pull Permits, Variance Applications and accept emails in relation to any building permits submitted.

Please use cthompson@preferredgroup.biz as contact email.

Thank you,

Sworn and subscribed before me this 24th day of October 2016, in the State of Florida County of Duval, personally appeared Meagan Wolfla who is personally known to me.

Notary Public State of Florida

My Commission expires ~~5/6/2017~~ 2/18/2020



RECEIVED

OCT 27 2016

PLANNING & DEVELOPMENT

JORDAN NICOLE CARLOS REVOCABLE TRUST
 134 9TH AVE N
 JACKSONVILLE BEACH, FL 32250
CARLOS JORDAN N

Primary Site Address
 2008 WATERWAY ISLAND LN
 Jacksonville Beach FL 32250-

Official Record Book / Page
 17419-01516

Tile #
 9429

RECEIVED

2008 WATERWAY ISLAND LN

Property Detail

RE #	177729-8020
Tax District	USD2
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	06862 PRESERVE AT WATERWAY ISLAND
Total Area	27688

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$11,509.00	\$10,525.00
Land Value (Market)	\$253,492.00	\$288,052.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$265,001.00	\$298,577.00
Assessed Value	\$265,001.00	\$298,577.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$265,001.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17419-01516	1/4/2016	\$410,000.00	SW - Special Warranty	Qualified	Vacant
17203-01274	6/15/2015	\$361,500.00	SW - Special Warranty	Qualified	Vacant
00067-00014	5/8/2014	\$100.00	PB - Plat Book	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GZDR2	Gazebo Deluxe	0	17	13	221.00	\$10,086.00
2	DLWR6	Dock Wood Light Wgt	0	9	7	63.00	\$439.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0120	RES CANAL LD 3-7 UNITS PER AC	JRS-1	120.00	121.00	Common	120.00	Front Footage	\$288,000.00
2	9612	SALT WATER MARSH	JRS-1	0.00	0.00	Common	0.30	Acreage	\$52.00

Legal

LN	Legal Description
1	67-14 38-25-29E .636
2	PRESERVE AT WATERWAY ISLAND
3	LOT 5

Buildings

No data found for this section

2015 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$265,001.00	\$0.00	\$265,001.00	\$0.00	\$2,160.08	\$2,046.21
Public Schools: By State Law	\$265,001.00	\$0.00	\$265,001.00	\$0.00	\$1,290.29	\$1,299.54
By Local Board	\$265,001.00	\$0.00	\$265,001.00	\$0.00	\$595.72	\$577.70
FL Inland Navigation Dist.	\$265,001.00	\$0.00	\$265,001.00	\$0.00	\$9.14	\$8.48
Jax Beach	\$265,001.00	\$0.00	\$265,001.00	\$0.00	\$1,032.10	\$998.05
Water Mgmt Dist. SJRWMD	\$265,001.00	\$0.00	\$265,001.00	\$0.00	\$80.11	\$80.11
Gen Gov Voted	\$265,001.00	\$0.00	\$265,001.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$265,001.00	\$0.00	\$265,001.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$265,001.00	\$0.00	\$265,001.00	\$0.00	\$0.00	\$0.00
			Totals	\$0.00	\$5,167.44	\$5,010.09
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$0.00	\$0.00	\$0.00	\$0.00		
Current Year	\$265,001.00	\$265,001.00	\$0.00	\$265,001.00		

2015 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)



APPLICATION FOR VARIANCE

BOA No. 16-100188

HEARING DATE 12-6-2016

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

OCT 20 2016

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: MaliVai Washington Telephone: 904-477-5983
 Mailing Address: 554 Jacksonville Dr E-Mail: Malw@Diamond
Jacksonville Beach, Fl 32250 Life Real Estate.com
 Agent Name: MaliVai Washington Telephone: _____
 Mailing Address: 554 Jacksonville Dr. Jax Beach 32250 E-Mail: _____
 Landowner Name: David Gosnell Telephone: _____
 Mailing Address: 609 3rd Ave South Jacksonville Beach 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: 609 3rd Ave South, RE# 175728-0000
 Legal description of property (Attach copy of deed): PABLO BEACH SOUTH Lot 11 Block 27
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). See attached

Applicant's Signature: [Signature] Date of Application: 10-18-16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X
 CODE SECTION (S): Sec 34-339 (e)(1) c.2 for 7.5' side yards, in lieu of 10' required;
" " (e)(1) g. for 45% lot coverage in lieu of 35% maximum, to allow construction of a new two-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100188

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	RECEIVED OCT 20 2016 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	YES	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	
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	

Jacksonville Beach Variance Application

Subject property:

609 3rd Ave South

Lot 11 Block 27

Parcel ID: 175728-0000

Subject property: Pablo Beach South Lot 11 Block 27

Due to the nature of the lot a hardship exists with the inability of the applicant to construct residences that are substantially identical in nature to residential structures that are currently being built and residential structures that have recently been completed on the same size lots.

Applicant is requesting a side yard variance of 7.5 feet in lieu of 10 feet, a lot coverage variance of 45% in lieu of 35%.

The following properties in South Jacksonville Beach are identical in size (50 x 125) to the subject property of this variance. We propose to build duplex town homes that are virtually identical to the plans of the following already constructed town homes.

1. 502-506 2nd Ave South
2. 401-403 5th Ave South
3. 409-411 5th Ave South
4. 417-419 5th Ave South

RECEIVED

OCT 20 2016

16-100188

PLANNING & DEVELOPMENT

I David Gosnell (owner) residing at 609 3rd Ave S, Jacksonville Beach Fl. 32250 do authorize MaliVai Washington or his agent to apply for a variance with the City of Jacksonville Beach for property located at 609 3rd Ave South, whose parcel ID is 175728-0000, and whose legal description is Pablo Beach South Lot 11 Block 27.

[Signature]

Owner Signature

Certificate of Acknowledgement

State of IDAHO

County of VALLEY

On OCT. 20, 2016, before me, FREDERICK SCHLEICHER

(Date)

(Notary)

Personally appeared, DAVID GOSNELL

(signers)

Personally known to me [check]

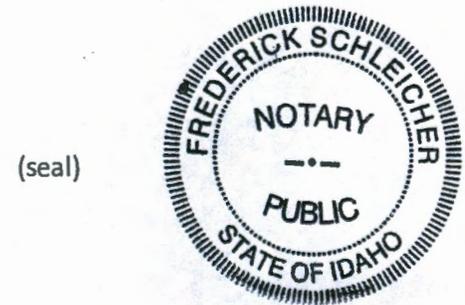
Produced ID [check]

WITNESS my hand and official seal

[Signature]

(notary signature)

My Commission Expires: APRIL, 2021



(seal)

RECEIVED

OCT 20 2016
16-100188
PLANNING & DEVELOPMENT

RECEIVED

This Instrument Prepared by and Return to:

FFA Residential
Christina Martinez
4855 Technology Way, #550
Boca Raton, Florida 33431
File #1010222/A140B7R

Property Appraisers Parcel Identification (Folio) Numbers:

175728.0000

OCT 20 2016

16-100188

PLANNING & DEVELOPMENT

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 30th day of Oct, 2014 by Fannie Mae a/k/a Federal National Mortgage Association, a corporation organized under existing pursuant to the laws of United States, whose permanent address is PO Box 650043, Dallas, TX 75265-0043 herein called the grantor, to David Gosnell, a single man, whose post office address is 609 3rd Avenue South, Jacksonville Beach, FL 32250 hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Duval County, State of Florida,
viz:

Lot 11, Block 27, PABLO BEACH SOUTH, according to plat thereof recorded in Plat Book 3, Page 28, of the Current Public Records of Duval County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

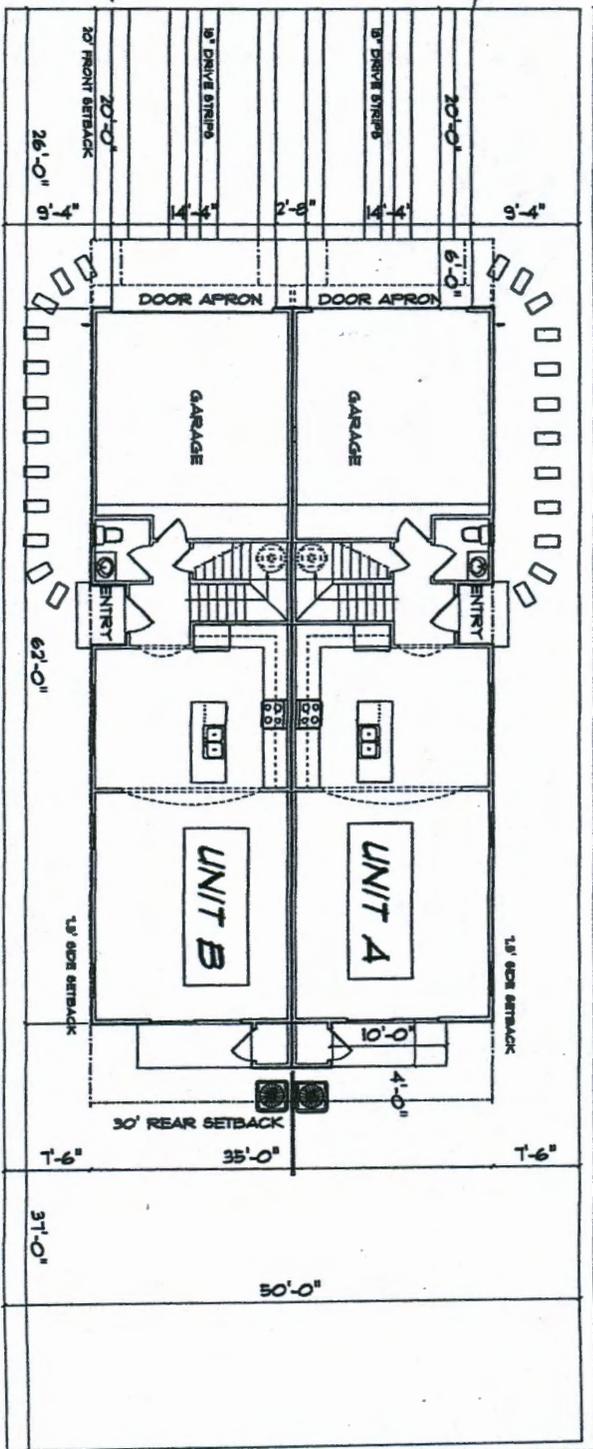
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

3rd AVENUE SOUTH

LOT 11
Block 27

LOT COVERAGE:	
SITE SQUARE FOOTAGE:	6,280 SF
HOUSE FOOTPRINT:	2,288 SF
ENTRY PATIO:	440 SF
DRIVEWAY/PARK:	440 SF
AC/PAD:	28 SF
TOTAL COVERAGE:	2,801 SF
COVERAGE RATIO:	44.81 %

SITE PLAN
SCALE: 1" = 5'-0"



RECEIVED

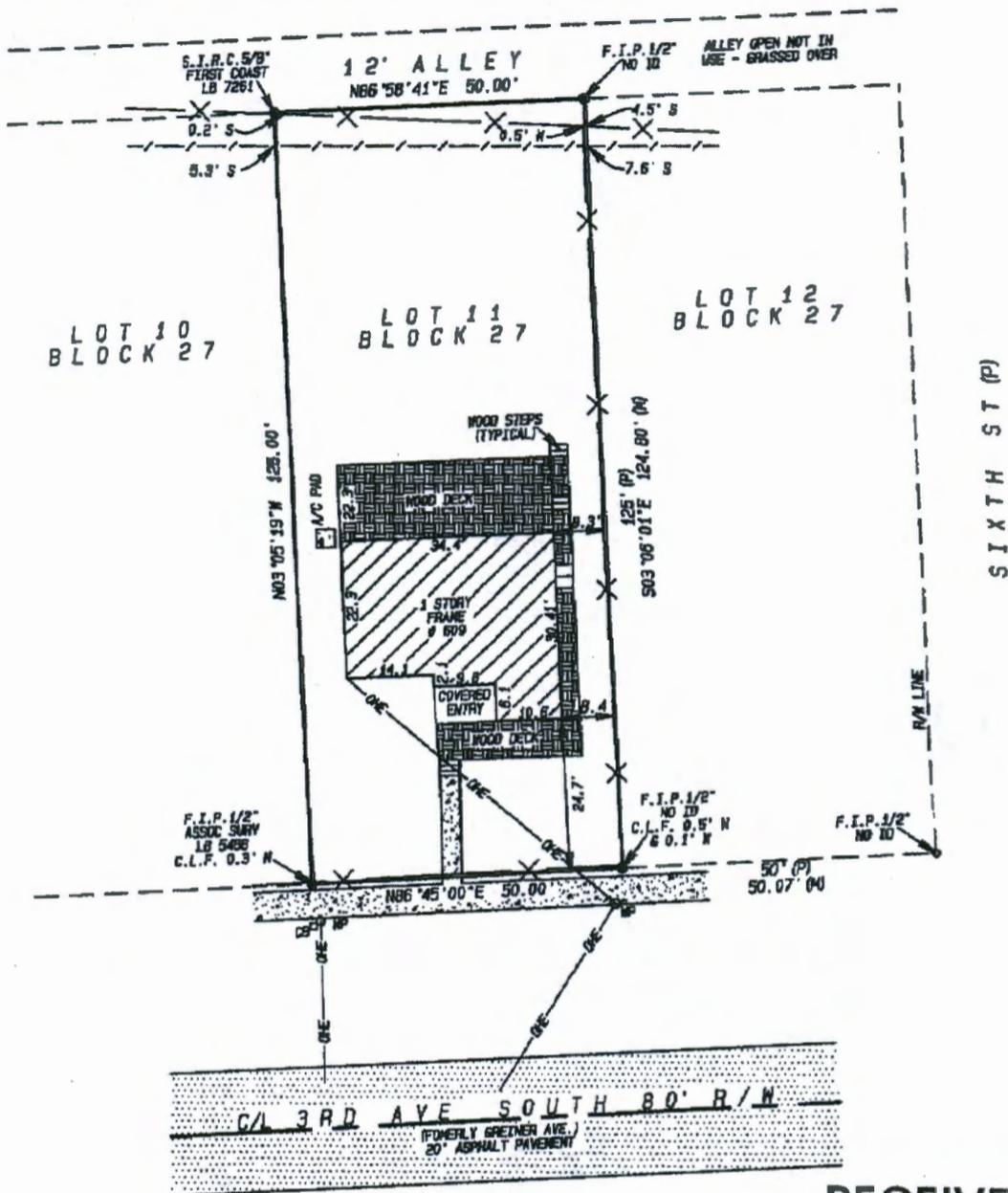
OCT 20 2016
16-100188
PLANNING & DEVELOPMENT

	DAVE MOBLEY Residential Designer	DIAMOND LIFE REAL ESTATE, Inc. Duplex - Lot 11 Block 27 - Pablo Beach South Avenue South - Jacksonville Beach, Florida	<small>NOT TO SCALE THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ANY CONFLICTS SHALL BE RESOLVED BY THE ARCHITECT.</small>
	PLAN NO. 16-100188 DATE: FEBRUARY 5, 2016	DATE: 02-05-2016 DRAWN: J. MOSELEY	DATE: 02-05-2016 CHECKED: J. MOSELEY

MAP OF BOUNDARY SURVEY

DESCRIPTION:

LOT 11, BLOCK 27, PABLO BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SCALE: 1" = 30'

RECEIVED

OCT 20 2016

16-100188

PLANNING & DEVELOPMENT

SURVEY NOTES:

- #1 BEARINGS ARE ASSUMED WITH THE SOUTH LINE OF LOT 11, BLOCK 27, BEING N86°45'00"E AS SCALED FROM THE PLAT.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12031C 0417 H, EFFECTIVE 06/03/2013, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING MATERIAL, STORAGE PODS, PAVER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

DAVID GOSNELL

STREET ADDRESS:

609 3RD AVE SOUTH
JACKSONVILLE BEACH, FL

[Signature]
CLYDE Q. VAN KLEECK
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

F.C.M. - FOUND CONCRETE MONUMENT	C.M. - CONCRETE MONUMENT	SEC - SECTION	F/H - FIRE HYDRANT	ONE - OVERHEAD ELECTRIC
F.I.R.C. - FOUND IRON ROD AND CAP	P.T. - POINT OF TANGENCY	TWP - TOWNSHIP	WV - WATER VALVE	C.L.F. - CHAIN LINK FENCE
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	RGE - RANGE	FND - FOUND	N.F. - NODD FENCE
F.I.P. - FOUND IRON PIPE	U.E. - UTILITY EASEMENT	P.I. - POINT OF INTERSECTION	(P) - PLAT	C.B. - CHORD BEARING
S.I.R.C. - SET IRON ROD AND CAP	D.E. - DRAINAGE EASEMENT	A/C - A/C CONDITION UNIT	EB - ELECTRIC BOX	WM - WATER METER
F.NSD - FOUND NAIL AND DISK	C & G - CURB & GUTTER	N/S - NOT TO SCALE	CONC. - CONCRETE	MP - MOOD POLE
(M) - FIELD MEASUREMENT	R/W - RIGHT OF WAY	4' C.L.F. - 4' CENTERLINE	CB - CABLE BOX	LP - LIGHT POLE
(C) - CALCULATED MEASUREMENT	C/L - CENTERLINE	6' W.F. - 6' WIDE FENCE	PB - PHONE BOX	M/H - MANHOLE

FIELD SURVEY DATE

PLOT PLAN
BOUNDARY 10/23/14
FORMBOARD
FOUNDATION
FINAL

FIRST COAST LAND SURVEYING, INC.

340-222 EDGEWOOD AVE SOUTH, JACKSONVILLE, FL 32205
PHONE (904) 779-2062 FAX (904) 779-7784
CERTIFICATE NO. LB 7261
DADSURVEYOR@AOL.COM

PROJECT INFORMATION

ORDER NO: 25287
DRAWN BY: VAN KLEECK
REVIEWED BY: TNP
CHECKED BY: VAN

FILE NAME: \\V-CSSR\VR\Tgrt\Mode1 Jobs\J085\25000-25999\25287.pr

APPLICATION FOR VARIANCE

BOA No. 16-100189

HEARING DATE 12-16-2016

ed for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville and 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

OCT 24 2016

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Harry A. Strayer III Telephone: 904-707-1360
 Mailing Address: 601 11th ave N E-Mail: has8379@yahoo.com
Jacksonville Beach FL, 32250

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

Landowner Name: Harry A. Strayer III Telephone: 904-707-1360
 Mailing Address: 601 11th ave N E-Mail: has8379@yahoo.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

Re# 175008-0000

Street address of property and/or Real Estate Number: 601 11th ave N, Jax Beach FL, 32250
 Legal description of property (Attach copy of deed): lot 5, block 4, Beach Home Sites Unit One
 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 is 8250 sq ft not 10,000

Applicant's Signature: Harry A. Strayer III Date of Application: 10-24-2016

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 34-336(e)e. for 45% lot coverage, in lieu of 35% maximum to allow a detached garage, driveway, and residential addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100189

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	0.250 sq/ft Lot City rules are based on 10,000 sq/ft Lot RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	No	OCT 24 2016 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.		Multiple houses in my neighborhood have detached garages.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	I would like to have 45% Lot Coverage to have detached garage and do addition to my Residence that is on 950 sq/ft
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	No	I'm asking for more due to future addition in the future
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	

RECEIVED

OCT 24 2016

14-100189

PLANNING & DEVELOPMENT

THIS INSTRUMENT PREPARED BY:

Jeffrey B. Marks
Ryan and Marks Attorneys, LLP
3000-8 Hartley Road
Jacksonville, FL 32257
File Number: 100038

RECORD AND RETURN TO:

Harry A. Strayer, III
601 11th Avenue North
Jacksonville Beach, FL 32250

RE PARCEL ID #: 175008-0000

BUYER'S TIN:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of May, 2010 between **Peter D. Hill and Jaqueline Z. Hill**, formerly known as **Jaqueline L. Zweifel**, husband and wife hereinafter called Grantor, and whose address is **1404 SE 2nd Court, Fort Lauderdale, FL 33301**, to **Harry A. Strayer, III**, hereinafter called Grantee and whose address is **601 11th Avenue North, Jacksonville Beach, FL 32250**.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in **Duval County, Florida**, viz:

Lot 5, Block 4, Beach Homesites Unit One, according to the plat thereof recorded in Plat Book 20, pages 72 and 72A, of the current public records of Duval County, Florida.

Parcel Identification Number: 175008-0000

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

[Signature]
Witness Name: [Signature]

[Signature]
Witness Name: Richard Zook

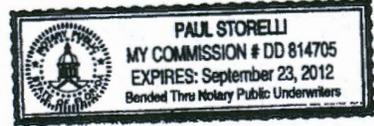
[Signature] (Seal)
Peter D. Hill

[Signature] (Seal)
Jaqueline Z. Hill

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this day of May, 2010 by Peter D. Hill and Jaqueline Z. Hill, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

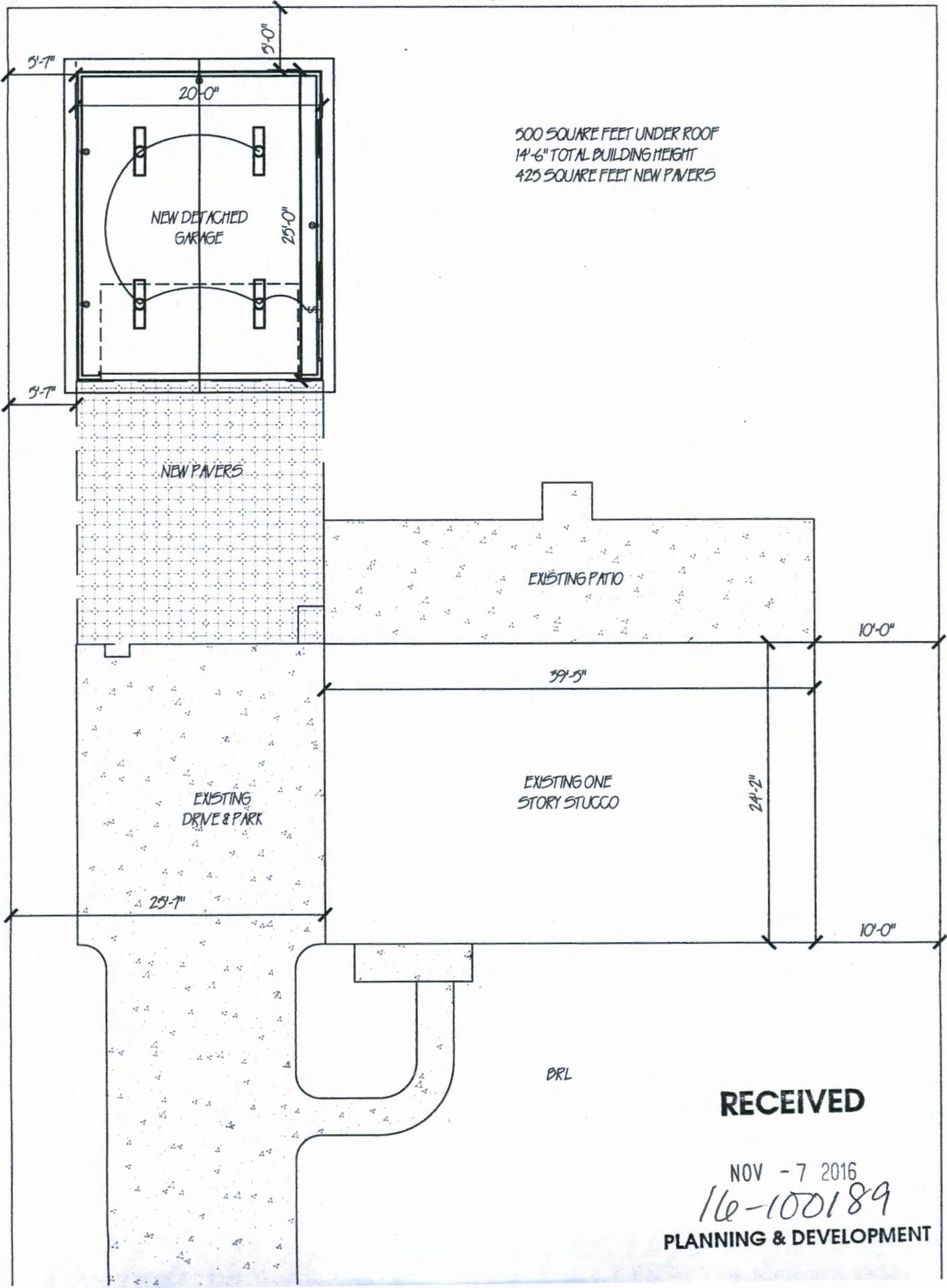
Printed Name: Paul Storelli

My Commission Expires: 9/23/12

RECEIVED

OCT 24 2016
16-100189
PLANNING & DEVELOPMENT

APR 17 2016



500 SQUARE FEET UNDER ROOF
 14'-6" TOTAL BUILDING HEIGHT
 425 SQUARE FEET NEW PAVERS

10'

10'

DRL

RECEIVED

NOV -7 2016

16-100189

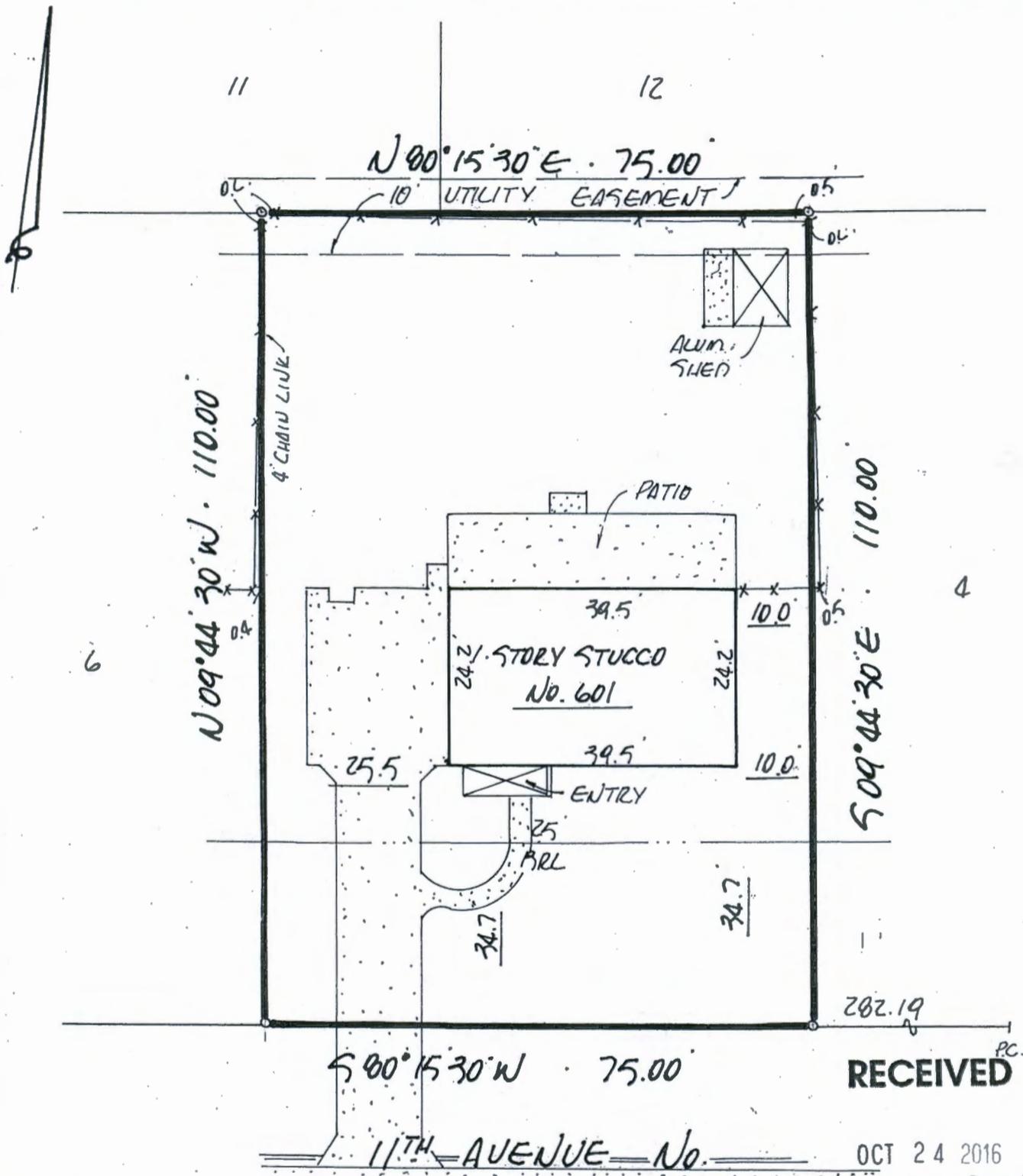
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF

LOT 5 BLOCK 4 AS SHOWN ON MAP OF

BEACH HOMESITES - UNIT ONE

AS RECORDED IN PLAT BOOK 70 PAGES 72-72A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 CERTIFIED FOR: HARRY A. STRAYER, III; FNBCC THROUGH AMERICAN HOME BANK DIVISION;
OLD REPUBLIC NATIONAL TITLE INS. CO.; RYAN, MARKS, ATTYS. 100036



RECEIVED

OCT 24 2016

16-100189
PLANNING & DEVELOPMENT

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 0001 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 4-17-89 AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.

5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

- LEGEND**
- CONC. MON
 - IRON COR.
 - (SET WITH CAP # LB 4921)
 - ✕ FENCE
 - IRON COR. (FOUND)
 - ⊙ CROSS CUT
 - B.R.L. BUILDING RESTRICTION LINE
 - ESMT EASEMENT
 - R/W RIGHT-OF-WAY
 - COV. COVERED AREA
 - CONCRETE
 - A/C AIR CONDITIONING PAD
 - (R) RADIAL DISTANCE
 - CONCRETE

BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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

THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

SCALE: 1" = 20'

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

FIELD WORK DATE: 5-28-10
 SIGNATURE DATE: 5-28-10

REGISTERED SURVEYOR AND MAPPER,
 STATE OF FLORIDA (LB #492)





APPLICATION FOR VARIANCE

BOA No. 16-100196

HEARING DATE 12-6-2016

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

OCT 24 2016

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: John Atkins & Tim Millard **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: PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240

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

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

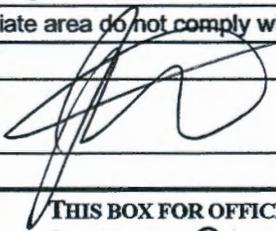
VARIANCE DATA

Street address of property and/or Real Estate Number: 1818 & 1888 Foss Lane *aka North Oceanfront*

Legal description of property (Attach copy of deed): Lots 5 & 6, Foss's Replat, as recorded in plat book 16, pg 82. *Rel# 174786-0000, 174785-0001*

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. Lots are only 49 feet wide. Conforming to all setbacks in this zoning district would render this property unbuildable.

Most if not all buildings in the immediate area do not comply with all setbacks. Proposed setbacks would in fact be larger than existing setbacks on 3 of 4 sides.

Applicant's Signature:  Date of Application: 10/24/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: BM-2 **FLOOD ZONE:** A0-Depth 2'

CODE SECTION (S): 34-340(e)(4)c-2 for exterior unit side yards of 5', each in lieu of 10' required; 34-340(e)(4)h. for accessory structure setbacks of 1', in lieu of 5' along side property lines, to allow construction of a new three-unit townhouse structure.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA NO. 16-100196

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.

OCT 24 2016

RECEIVED

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

PLANNING & DEVELOPMENT

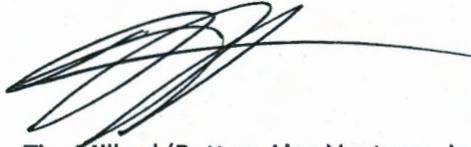
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is undersized in width.
Special circumstances and conditions do not result from the actions of the applicant.	No	Lot was platted before applicant purchased.
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 do not comply with setbacks.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the number of permitted units on this parcel from 10 to 3.
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 enhance the surrounding properties and be an asset to the community.

October 25, 2016

To Whom It May Concern,

John Atkins has my permission to apply for a variance application for 1818 Foss Lane.

Sincerely,



Tim Millard (Bottom Line Ventures, Inc.)

(904) 813-5720

STATE OF FLORIDA, COUNTY OF DUVAL

WITNESS my hand and official seal this 25th day of October, 2016, at Jacksonville Beach, County and State aforesaid. Mr. Millard is personally known to me.



Catherine Martinich

NOTARY PUBLIC, STATE OF FLORIDA

Notary Name: CATHERINE MARTINICH

Personally Known / Identification: _____

RECEIVED

OCT 25 2016

PLANNING & DEVELOPMENT

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CIVIL ACTION NO: 16-2010-CA-012224-XXXX-MA
DIVISION:

SPACE FOR RECORDING ONLY F.S. §695.26

TD BANK, N.A.

2010CA-12224
@V.A.

Plaintiff(s)

vs.
RANDALL C HANSEN
Meianie Denisa Hansen

RECEIVED

Defendant(s)

JUN - 2 2016

CERTIFICATE OF TITLE

16-100110
PLANNING & DEVELOPMENT

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on Sep 21, 2015 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Duval County, Florida:

Lot 5, FOSS'S REPLAT, according to plat thereof, as recorded in Plat Book 16, Page 81 of the current Public Records of Duval County, Florida.

Street address: 1888 Foss Lane, Jacksonville Beach, Florida 32250

was sold to Atkins Builders, Inc.
whose address is: P.O. Box 51262, Jacksonville, FL 32240

WITNESS my hand and the seal of the court on May 16 2016, as Clerk of the Circuit Court.



RONNIE FUSSELL
CLERK OF THE CIRCUIT AND COUNTY
COURTS

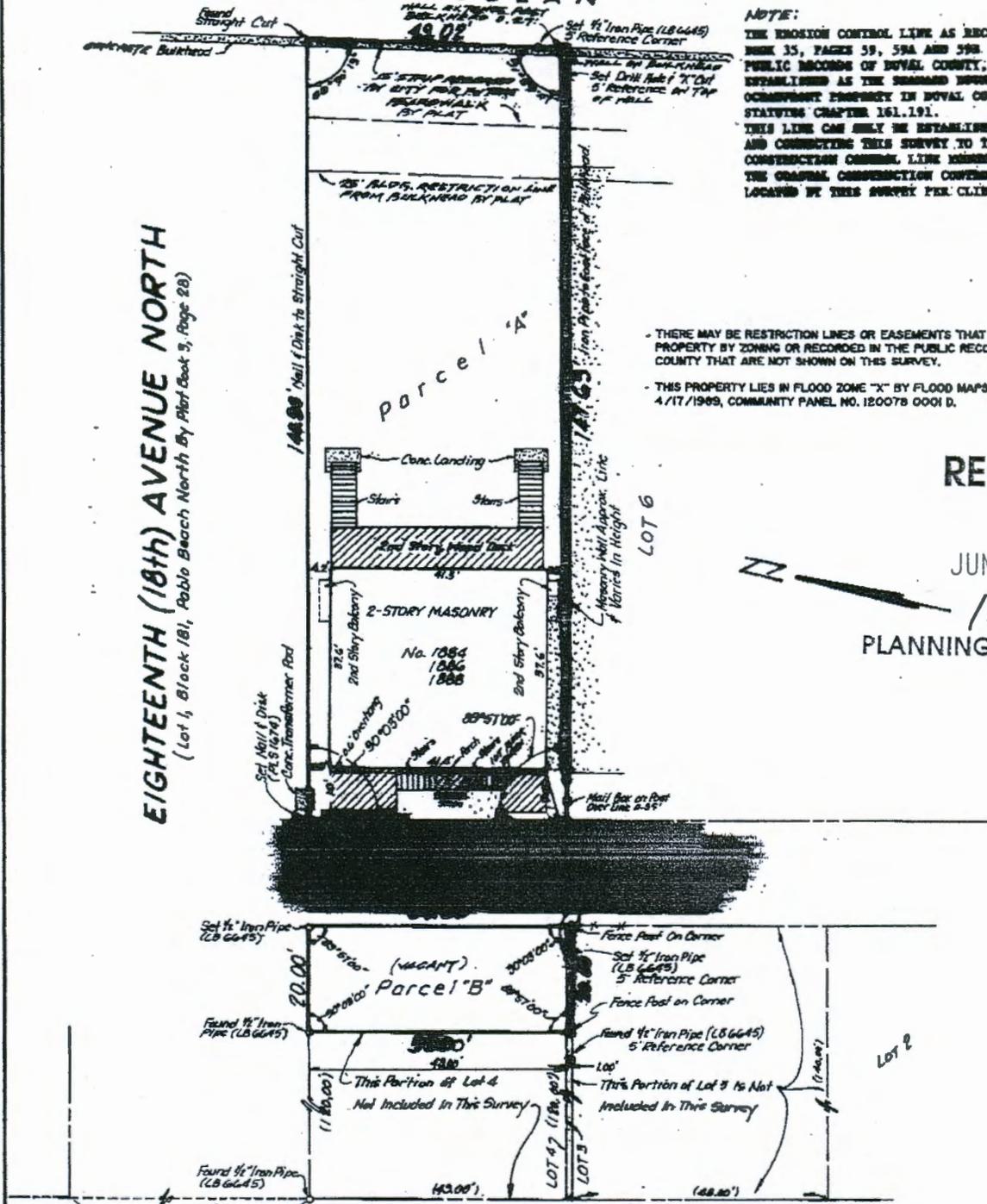
By: *Mary Cole* Deputy Clerk

MAP SHOWING BOUNDARY SURVEY OF:

PARCEL "A" LOT 5, FOSS'S REPLAT, AS RECORDED IN PLAT BOOK 16, PAGE 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PARCEL "B" THE EAST 20.00 FEET OF LOT 4, AND THE EAST 20.00 FEET OF THE NORTH 100.00 FOOT OF LOT 3, FOSS'S REPLAT, AS RECORDED IN PLAT BOOK 16, PAGE 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ATLANTIC OCEAN



NOTE:
 THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A AND 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WAS ESTABLISHED AS THE SEAWARD BOUNDARY OF ALL OCEANFRONT PROPERTY IN DUVAL COUNTY BY FLORIDA STATUTE CHAPTER 161.191.
 THIS LINE CAN ONLY BE ESTABLISHED BY LOCATING AND CONNECTING THIS SURVEY TO THE COASTAL CONSTRUCTION CONTROL LINE MEASUREMENTS. THE ORIGINAL CONSTRUCTION CONTROL LINE WAS NOT LOCATED BY THIS SURVEY PER CLIENT.

- THERE MAY BE RESTRICTION LINES OR EASEMENTS THAT AFFECT THIS PROPERTY BY ZONING OR RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.
- THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAPS REVISED 4/17/1989, COMMUNITY PANEL NO. 120076 0001 D.

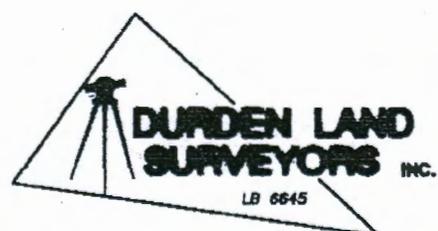
RECEIVED

JUN - 2 2016

16-100110
 PLANNING & DEVELOPMENT

FIRST (1st) STREET NORTH

50' RIGHT-OF-WAY



1103 SOUTH THIRD STREET
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 248-7261 FAX (904) 241-1252

I HEREBY CERTIFY TO: MARION CAMPBELL
 SUNTRUST MORTGAGE, INC.;
 FIRST AMERICAN TITLE INS. CO.;
 PATTERSON & GREEH, P.A.

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.

H. Bruce Durden, Sr.
 PROFESSIONAL LAND SURVEYOR NO. 1674 FLORIDA
 H. BRUCE DURDEN, SR.

DATE: February 28, 1997
 SCALE: 1" = 20'

THIS MAP OF SURVEY IS NOT VALID AND MAY BE USED FOR INFORMATIONAL PURPOSES ONLY UNLESS IT IS SIGNED AND HAS THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED LAND SURVEYOR WHOSE NAME IS PRINTED HEREON.



CERTIFIED MAIL# 7012 2210 0002 4628 9675

September 12, 2016

Mr. John Atkins
Atkins Builders, Inc.
PO Box 51262
Jacksonville Beach, FL 32240

RE: BOA# 16-100110
North Oceanfront aka 1888 Foss Lane
(Lot 5, *Foss's Replat*)

Dear Mr. Atkins,

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

- 34-340(e)(1)c.2, for 5 foot side yards in lieu of 10 feet required;
- 34-340(e)(1)f, for 61.3% lot coverage in lieu of 35% maximum; and
- 34-340(e)(1)h, for accessory structure setbacks of 1 foot in lieu of 5 feet required

The Board ***amended*** and ***approved*** the request as follows:

- 34-340(e)(1)c.2, for 5 foot side yards in lieu of 10 feet required;
- 34-340(e)(1)f, for 61.3% lot coverage in lieu of 35% maximum;
- 34-340(e)(1)h, for accessory structure setbacks of 1 foot in lieu of 5 feet required; and
- Limited to as presented and discussed

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

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>.

Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

William C. Mann III, AICP
Planning and Development Director

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





City of Jacksonville Beach

BOA # 16-100196

904 / 249-2381

ELEVEN NORTH THIRD STREET

JACKSONVILLE BEACH, FLORIDA 32250

November 2, 1995

Danny Highsmith
2946 Old Orchard Road
Jacksonville, Florida 32257

RE: Case No. BOA 41-95
1884 N. Oceanfront

Dear Mr. Highsmith:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. October 17, 1995 to consider your variance application.

As indicated in the application, the request was for a variance of Section 34-340 (e) (3) c.2., for 9' side yards, in lieu of 10', for both northerly and southerly side yards and Section 34-373 (b) for a parking aisle at 3', in lieu at 23', for four spaces along Fossi Lane. . This request was granted with the condition that the project be completed within 24 months.

You are required to apply for a building permit for this project. A copy of the building permit application is attached, please complete and submit the application along with two copies of your plans and two copies of your survey to our office before you begin work on this project.

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

Sincerely,



J. Lawrence Cooper, CBO
Building Official, City of Jacksonville Beach

JLC/meh

Attachment

12/07/91

Ref. for
16-100110

Regular meeting of the Board of Adjustment held on Tuesday, December 17, 1991 at 7:30 P.M. in the Council Chambers of the Community Center Building.

- Call to order The meeting was called to order by Chairman Brad Corwin.
- Roll Call Present: Brad Corwin, Guy Craig, Randall DeLoach, Charles Jolley,
Ted Sorensen
- Minutes The minutes of the previous meeting were corrected for the discussion on wheelstops. Mr. Sorensen did not recommend eliminating the wheelstops but recommended the concrete in front of the wheelstops be eliminated. The minutes were approved as corrected.
- 44-91 Campbell Marion H. Campbell, 1828 Oceanfront North, variance request for front setback of 7' in lieu of 20' required, side setbacks of 4.5' and 3.5' in lieu of 10' required.
- Motion to approve Mr. Craig moved to approve, seconded by Mr. Jolley.
- Mr. Campbell was present and said he would like to add towards the ocean a 12' x 20' bedroom and bath and sun room the same width of the house. Also, he would like to add stairs on the front of the house so he does not have to walk all around the house to get upstairs. A variance is not needed for the addition, only the front setback to add the stairs. This is presently a non-conforming structure.
- Mr. Sorensen asked if the stairs would remain open and not enclosed.
- Mr. Campbell answered "yes" they would remain open.
- Mr. DeLoach asked how far the addition would extend out.
- Mr. Campbell said approximately 20' on the ocean side. The steps will be on the street side. He will expand the downstairs apartment as well as the second floor apartment.
- No one in the audience wished to speak on this matter.
- Vote to approve Vote to approve resulted in all ayes.
- 45-91 Evans JoDee Evans, 63 37th Avenue South, variance request for side setback of 6.2' in lieu of 10' required to enclose patio for family room.
- Motion to approve Mr. Craig moved to approve, seconded by Mr. Jolley.
- Ms. Evans said there is an existing patio which she wants to enclose for a family room. There is 26' to the left of this patio where she might want to expand her bedroom at a later date.
- Mr. DeLoach asked if this would be for family living or used for storage?
- Ms. Evans said it would be used for a family room only.
- Mr. Craig told Ms Evans if she decided to expand her bedroom a different variance would need to be applied for later.
- Mr. Sorensen asked if there were any other walls there.
- Ms Evans stated "no"
- Mr. Sorensen asked what her hardship consisted of.
- Ms. Evans stated to increase family living area. She is getting married soon and plans to have a family.
- Lorraine Johnson, 115 36th Avenue South came forward and said there is a business being operated by Ms. Evans and feels this room will not be used for family living.

Ref BOA#
16-100110

BOARD OF ZONING AND ADJUSTMENT
CITY OF JACKSONVILLE BEACH

MEMORANDUM OF ACTION, CASE NO. BZA 44-91

The Board of Zoning at their meeting of _____,
19___, considered the (application) (appeal) of _____
_____ (name) of _____
_____ (address)

and decided as follows:

The (application) (appeal) was

Granted

Granted with stipulations attached thereto as follows:

Denied for following reasons: _____

The application was carried over to the meeting of _____
_____, 19___ and must be (reposted) (readvertised), prior
to the next meeting.

The action of the Board was (unanimous (5 aye), (0 nay)
vote.

12/17/91
DATE

Brad Cornum
CHAIRMAN

Ref. POA# 16-100194

RECEIVED

JUN - 7 2016
16-100117
PLANNING & DEVELOPMENT

Prepared by:
Barry B. Ansbacher/iic
Ansbacher Law, P.A.
8818 Goodbys Executive Drive, Suite 100
Jacksonville, Florida 32217
File Number: 160154

General Warranty Deed

Made this May 26, 2016 A.D. By **1818 Foss Lane, LLC**, a Florida limited liability company, whose address is: 317 23rd Ave South, Jacksonville Beach, Florida 32250, hereinafter called the grantor, to **Bottom Line Ventures, Inc.**, a Florida corporation, whose post office address is: 230 15th Street South, Jacksonville Beach, FL 32250, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Clay County, Florida, viz:

Lot 6, Foss's Replat and Subdivision of Lots 2, 3, and 4, Block 181, Pablo Beach North, a subdivision according to the plat thereof recorded at Plat Book 16, Page 82, in the Public Records of Duval County, Florida.

Parcel ID Number: 174786-0000



Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

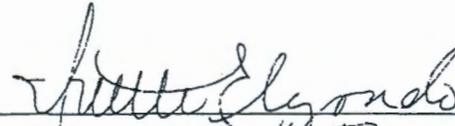
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except covenants, conditions, easements and restrictions of record and taxes accruing subsequent to December 31, 2015.

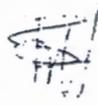
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1818 Foss Lane, LLC, a Florida limited liability company
By: Kosmade Properties, LLC, a Florida limited liability company, Manager



Witness Printed Name Ivette Elizondo

By:  _____ (Seal)
Robert Handmaker, Manager



Witness Printed Name /s/ Barry B. Ansbacher

Ref. BOA# 16-100196
BOA# 16-100117

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 26 day of May, 2016, by Robert Handmaker, as Manager for Kosmade Properties, LLC, a Florida limited liability company, as Manger for 1818 Foss Lane, LLC, a Florida limited liability company, who is/are personally known to me or who has produced _____ as identification.

Ivette Elizondo
Notary Public
Print Name: _____
My Commission Expires: _____





CERTIFIED MAIL# 7012 2210 0002 4628 9682

Ref BOA# 16-100196

September 12, 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

Mr. Timothy Millard
Bottom Line Ventures, Inc.
230 15th Street South
Jacksonville Beach, FL 32250

RE: BOA# 16-100117
1818 Foss Lane
(Lot 6, Foss's Replat)

Dear Mr. Millard,

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

- 34-340(e)(1)c.2, for 5 foot side yards in lieu of 10 feet required;
- 34-340(e)(1)f, for lot coverage of 61.7% in lieu of 35% maximum; and
- 34-340(e)(1)h, for accessory structure setbacks of 1 foot in lieu of 5 feet required

The Board **amended** and **approved** the request as follows:

- 34-340(e)(1)c.2, for 5 foot side yards in lieu of 10 feet required;
- 34-340(e)(1)f, for lot coverage of 61.7% in lieu of 35% maximum;
- 34-340(e)(1)h, for accessory structure setbacks of 1 foot in lieu of 5 feet required; and
- Limited to as presented and described

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

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>.

Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

William C. Mann III, AICP
Planning and Development Director



City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

April 6, 2011

John A. Semanik
2120 Corporate Square Blvd, #7
Jacksonville, FL 32216

Ref BOA#
16-100192

RECEIVED

RE: BOA #11-100021
1818 N Oceanfront (Parcel #174786-0000)

JUN - 7 2016
BOA# 16-100117
PLANNING & DEVELOPMENT

Dear Mr. Semanik,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 5, 2011 to consider your variance application.

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

- 34-340(e)(3)c.1, for a front yard of 10 feet in lieu of 20 feet required;
- 34-340(e)(3)c.2, for side yards of 5 feet in lieu of 10 feet required; and
- 34-373(d), for a parking area setback of 2.67 feet in lieu of 5 feet minimum along the southern property line.

The results of the meeting were *Amended* and *Approved* for:

- 340(e)(3)c.1, for a front yard of 10 feet in lieu of 20 feet required;
- 34-340(e)(3)c.2, for side yards of 5 feet in lieu of 10 feet required; and
- 34-373(d), for a parking area setback of 2.67 feet in lieu of 5 feet minimum along the southern property line.
- As shown and submitted provided a clearing permit is issued within six months

To allow for a new multi-family dwelling.

You are required to apply for a building permit for this project. A copy of the building permit application, as well as 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,

Jon Hays, CBO
Building Department

1888 + 1818 FOSS LN.

1" = 20'

LOT COVERAGE

LOT SIZE: 14,798. S.F.

IMPERVIOUS AREA: 7,308 S.F.

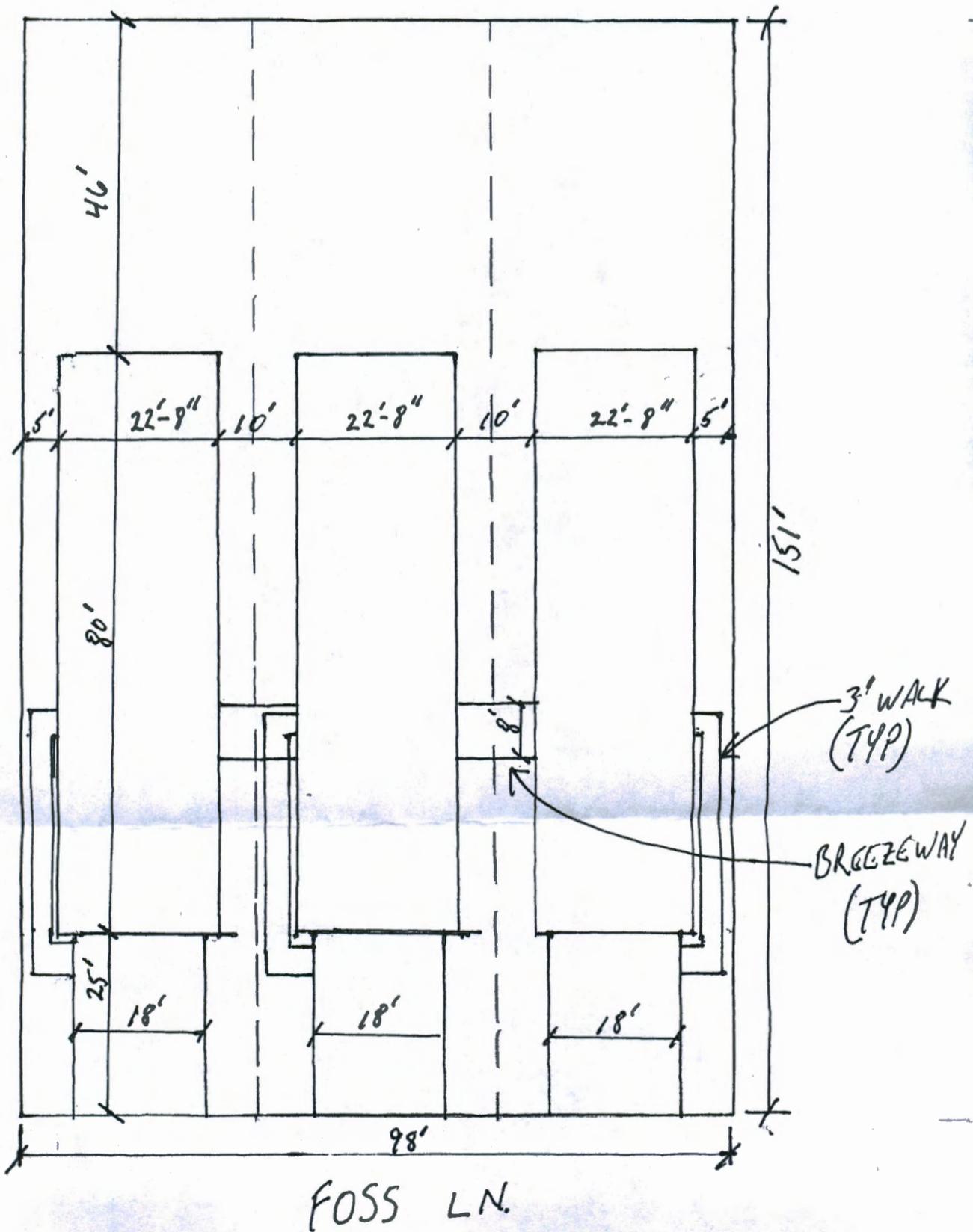
% IMPERVIOUS 49%

RECEIVED

NOV 1 2016

ATLANTIC OCEAN

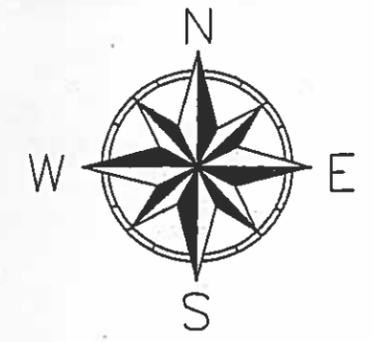
PLANNING & DEVELOPMENT



MAP SHOWING BOUNDARY SURVEY OF:

LOT 6, FOSS REPLAT AND SUBDIVISION OF LOTS 2, 3, AND 4, BLOCK 181, PABLO BEACH NORTH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 82 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

Ref. BOA# 16-100196



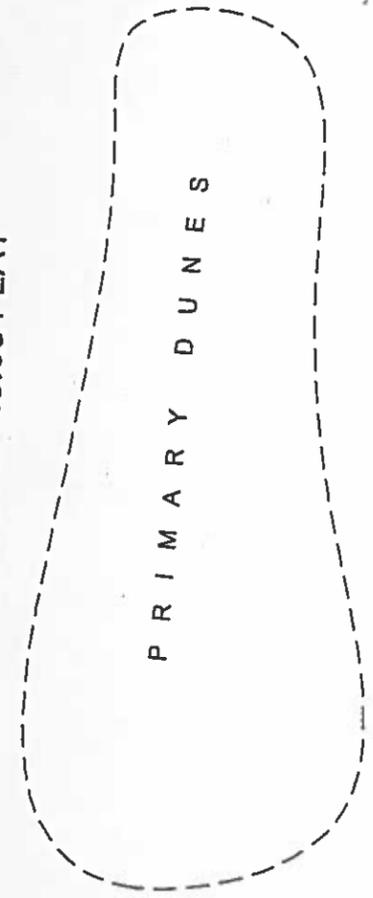
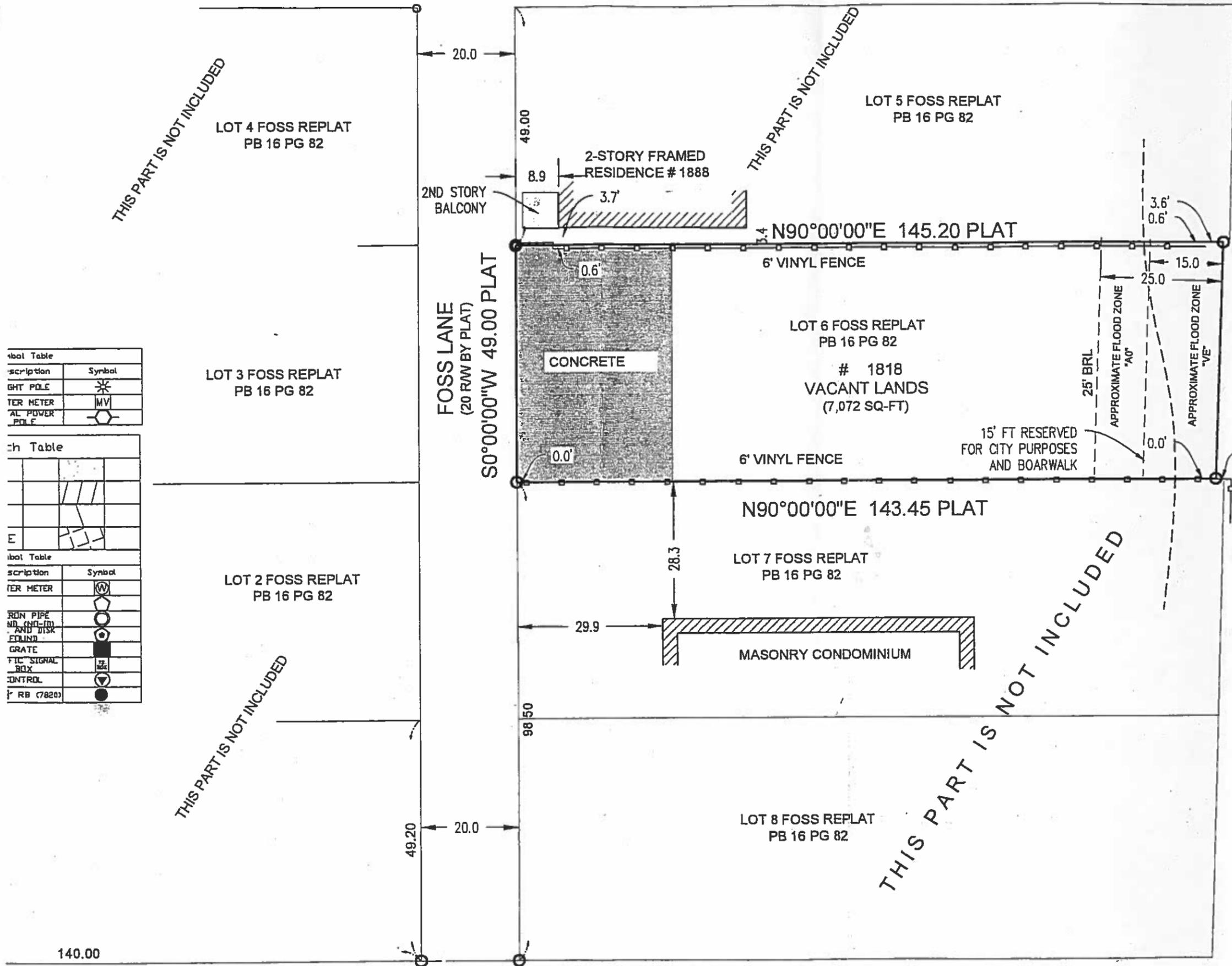
RECEIVED

JUN 15 2016
16-100117
PLANNING & DEVELOPMENT

Description	Symbol
HEIGHT POLE	
WATER METER	
ELECTRIC POWER POLE	

Description	Symbol
IRON PIPE AND DISK FOUND	
GRATE	
ELECTRIC SIGNAL BOX	
CONTROL	
IRON PIPE (7820)	

Description	Symbol
WATER METER	
IRON PIPE AND DISK FOUND	
GRATE	
ELECTRIC SIGNAL BOX	
CONTROL	
IRON PIPE (7820)	



ATLANTIC OCEAN (TIDAL)

17TH AVENUE NORTH

140.00

49.20

98.50

29.9

28.3

N90°00'00"E 143.45 PLAT

LOT 7 FOSS REPLAT
PB 16 PG 82

LOT 8 FOSS REPLAT
PB 16 PG 82

LOT 6 FOSS REPLAT
PB 16 PG 82
1818
VACANT LANDS
(7,072 SQ-FT)

LOT 5 FOSS REPLAT
PB 16 PG 82

LOT 4 FOSS REPLAT
PB 16 PG 82

LOT 3 FOSS REPLAT
PB 16 PG 82

LOT 2 FOSS REPLAT
PB 16 PG 82

FOSS LANE
(20' RAW BY PLAT)
S0°00'00"W 49.00 PLAT

S2°02'43"W 49.03 PLAT

THIS PART IS NOT INCLUDED

THIS PART IS NOT INCLUDED

THIS PART IS NOT INCLUDED

2ND STORY BALCONY

2-STORY FRAMED RESIDENCE #1888

CONCRETE

6' VINYL FENCE

6' VINYL FENCE

MASONRY CONDOMINIUM

15' FT RESERVED FOR CITY PURPOSES AND BOARDWALK

25' BRL

APPROXIMATE FLOOD ZONE "AO"

APPROXIMATE FLOOD ZONE "VE"

20.0

49.00

8.9

3.7

N90°00'00"E 145.20 PLAT

3.6'

0.6'

15.0

25.0

3.0'

PRIMARY DUNES



APPLICATION FOR VARIANCE

BOA No. 16-100197

HEARING DATE 12-6-2016

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
OCT 25 2016

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: TH&R LLC **Telephone:** (904) 864-7390
Mailing Address: 129 Lanplighter Lane **E-Mail:** thrllc@gmail.com
Ponte Vedra Bch 32082

Agent Name: John Denneen **Telephone:** (904) 237-4598
Mailing Address: 1254 neck rd **E-Mail:** john@denneenconstruction.com
Ponte vedra bch

Landowner Name: Rabih Tawk (also TH&R, LLC) **Telephone:** (904) 864-7390
Mailing Address: 129 Lamplighter Lane **E-Mail:** _____
Ponte Vedra, FL 32004

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: 320 5th ave s 175973 0000
 Legal description of property (Attach copy of deed): lot 4 block 54 of Pablo Beach South See attached Deed
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). applicant is requesting front set back of 25 feet to 20 feet side set back from 10 feet to 7.5 feet and lot coverage of 35% to 45% Hardship is lot is non conforming per sqarefoot requirements Aplicant would like to build Townhome the same as 817/819 811/809 803/801 5th ave south witch the Board granted variance requested

Applicant's Signature: R TAWK Date of Application: 10/25/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 (to R.M. -1 standards) FLOOD ZONE: X
PG 32-16

CODE SECTION (S):
34-339(e)(1) C-2 for side yards of 7.5', each in lieu of 10' required;
(e)(1) f for 45% lot coverage, in lieu of 35% maximum
to allow construction of a new two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100197

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	RECEIVED OCT 25 2010 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	YES	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	
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	

To Whom It May Concern:

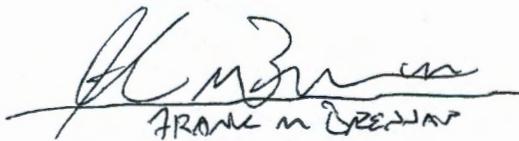
October 21, 2016

RECEIVED
OCT 25 2016
16-100197
PLANNING & DEVELOPMENT

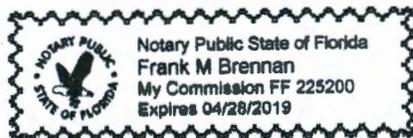
This is to authorize Mr John Denneen to represent the owners of TH&R LLC in all matters related to the attached application for Variance that is filed with the City of Jacksonville Beach for the land on 5th ave defined as Lot 4, block 54, Pablo Beach South, as recorded in Plat Book 3, page 28 of the public records of Duval County Florida.

Thanks for your help, should you have any further questions, please do not hesitate to contact me at 904 864 7390 or at thnrllc@gmail.com.

Rabih Tawk



FRANK M BRENNAN



Sworn to before me this 22nd day of
October, 2016 by Rabih Tawk
who produced FL DL 10 as identification.

RECEIVED

Prepared by and return to:
Sandy English
Ponte Vedra Title, LLC
50 AIA North, Suite 108
Ponte Vedra Beach, FL 32082

OCT 25 2016
16-100197
PLANNING & DEVELOPMENT

File Number: PVT131089

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 3rd day of January, 2014, between Henley & Barson, LLC, a Florida limited liability company whose post office address is 1605 Ocean Pond Court, Jacksonville Beach, FL 32250, grantor, and TH&R, LLC, a Florida Limited Liability Company whose post office address is 129 Lamplighter Lane, Ponte Vedra Beach, FL 32082, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

Lot 4, Block 54 of PABLO BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 3, Page(s) 28, of the Public Records of Duval County, Florida.

Parcel Identification Number: 1759730000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

Said property described in this instrument is not the constitutional homestead of the Grantee(s) under the laws and constitution of the State of Florida in that neither Grantee(s) or any members of the household of Grantee(s) reside thereon.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Timothy Shippee
Witness 1 Signature

Timothy Shippee
Witness 1 Printed Name

Henley & Barson, LLC

Daniel Barley
Daniel Barley, Managing Member

Jolyn Clark
Witness 2 Signature

Jolyn Clark
Witness 2 Printed Name

State of FL

County of St. Johns

The foregoing instrument was acknowledged before me this 3rd day of January, 2013, by
Daniel Barley, Managing Member of HENLEY & BARSON, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, on behalf of the Corporation, she () is personally known to me or () has produced
valid D.L. as identification.

Timothy Shippee
Notary Public

Printed Name: Timothy Shippee

My Commission Expires: _____



RECEIVED

OCT 25 2016

16-100197

PLANNING & DEVELOPMENT



DEPARTMENT OF PLANNING & DEVELOPMENT

Ref. POA# 16-100197

CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 9798

October 11, 2016

John Denneen
1254 Neck Road
Ponte Vedra Beach, FL 32082

RE: **Planning Commission Case: PC# 32-16**
Conditional Use Application for a new two-family dwelling unit in C-1,
located at 320 5th Avenue South.

Mr. Denneen,

The City of Jacksonville Beach Planning Commission met on Monday, October 10, 2016 in Council Chambers to consider your **Conditional Use Application** for a new two family dwelling located in a *Commercial, limited: C-1* zoning district pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code. The request was **Approved**.

Please remove the public notices posted on the property.

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

Sincerely,

Heather Ireland, AICP
Senior Planner

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



City of Jacksonville Beach

Ref. BOA # 16-100197

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250



May 20, 2004

Eric Henderson
Daniel Barley
1605 Ocean Pond Ct.
Jacksonville Beach, FL 32250

RE: BOA 04-100156
320 S. 5th Avenue

Dear Mr. Henderson and Mr. Barley:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on May 18, 2004 to consider your variance application.

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

- 34-377 (b)(11): for 5 parking spaces in lieu of 13 parking spaces required (1/200), to allow for a new commercial building.

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,

Jon Hays
BUILDING OFFICIAL
Jon Hays, CBO
Building Department

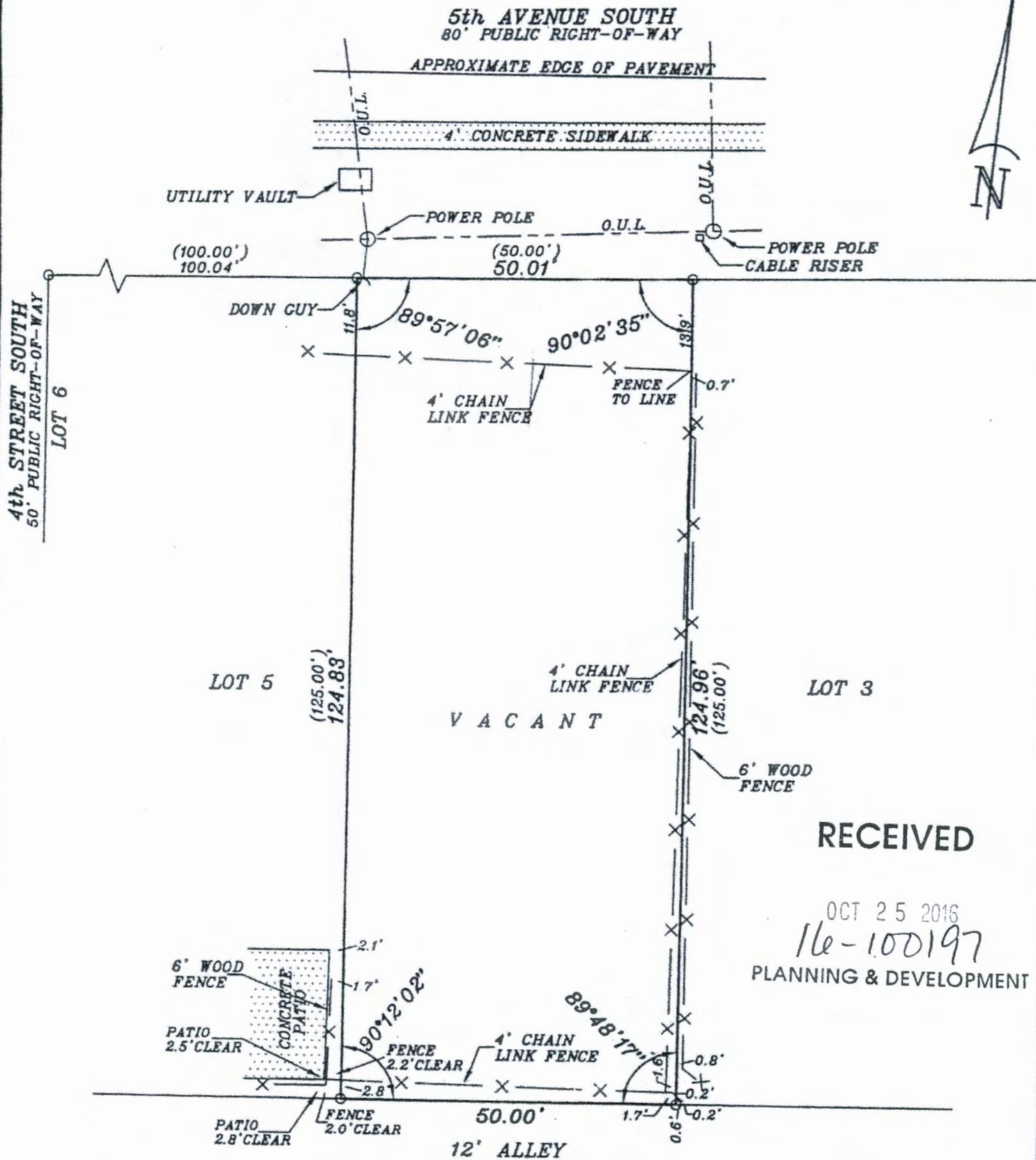
JCH/LP

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
Article Sent To: 04-100156 Henderson	
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	

7099 3400 0000 1886 2157

MAP SHOWING SURVEY OF:

LOT 4, BLOCK 54, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



REVISED MARCH 29, 2004
TO CHANGE CERTIFICATIONS



APPLICATION FOR VARIANCE

BOA No. 16-100198
HEARING DATE 12-6-2016

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

OCT 25 2016

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: JWB Construction Group, LLC **Telephone:** 904-677-6777
Mailing Address: 7563 Phillips Hwy Suite 109 **E-Mail:** newconstruction@jwbcompanies.com
Jacksonville, FL. 32256

Agent Name: Alex Sifakis **Telephone:** 904-677-6777
Mailing Address: 7563 Phillips Hwy Suite 109 **E-Mail:** newconstruction@jwbcompanies.com
Jacksonville, FL. 32256

Landowner Name: BCEL 4, LLC **Telephone:** 904-677-6777
Mailing Address: 7563 Phillips Hwy Suite 109 **E-Mail:** newconstruction@jwbcompanies.com
Jacksonville FL. 32256

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

VARIANCE DATA

Street address of property and/or Real Estate Number: 417 11th St S RE# 177348-0000
 Legal description of property (Attach copy of deed): 18-29 33-2S-29E, Beach Heights S/D, Lot 10 Blk 12
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). This is a non-conforming lot of record sized 42' wide x 100' deep. The current zoning is JRM-1. We are requesting the following variances: -Front yard set back on the second floor of 18' in lieu of the required 20'
-Side yards of 6' feet in lieu of the required 10' -Rear yard of 16' in lieu of the required 30'
-Lot coverage of 47.8% in lieu of the required 35%

Applicant's Signature: _____ Date of Application: _____

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: Bm-1 FLOOD ZONE: X

CODE SECTION (S): 34-339 (e)(1) c-1. for a front yard setback of 18', in lieu of 20' required;
(e)(1) c-2. for 6' side yards, each in lieu of 10' required;
(e)(1) c-3. for a rear yard setback of 16' in lieu of 30' required;
(e)(1) f. for 49% lot coverage in lieu of 35% maximum,
to allow construction of a new two-family dwelling

* for 2nd story balconies only

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	<p>RECEIVED OCT 25 2016 16-100198 PLANNING & DEVELOPMENT</p> Non-conforming lot of record with dimensions of 50' X 125'.
Special circumstances and conditions do not result from the actions of the applicant.	YES	No modifications were made to the dimensions of the lot.
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	Granting the variance will allow is to build a structure that is similar to other two family dwellings in Jacksonville Beach.
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	Literal interpretation of the code would prevent the construction of a structure that is in line with the current market demand and general livability.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The requested variance is the minimum variance that will allow for the construction of a reasonably sized two-family structure.
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 allow for the construction of a structure consistent with other two family dwellings in Jacksonville Beach.

Prepared by and Return to:
Simon D. Rothstein, Esquire
Adams, Rothstein & Siegel, P.A.
4417 Beach Boulevard, Suite 104
Jacksonville, Florida 32207
File: 16-0160

WARRANTY DEED

THIS WARRANTY DEED, made and executed this 7th day of April, 2016, by TRACEY MCCUE PAULSEN, as Special Master, pursuant to that Final Judgment of Partition Order dated November 10, 2014 in Case No.: 16-2014-CA-6600, Div.: CV-F, hereinafter called the Grantor, to

BCEL 4, LLC, a Florida limited liability company, whose post office address is: 7563 Phillips Highway, Suite 109, Jacksonville, Florida 32256, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold to Grantee, Grantee's heirs, successors and assigns, forever, that certain parcel of land located in the County of Duval and State of Florida, more particularly described as:

Parcel Id: 177348-0000

Lot 10, Block 12, Beach Heights, a subdivision according to the plat thereof recorded at Plat Book 18, page 29, in the public records of Duval County, Florida.

SUBJECT to covenants, easements, restrictions and reservations of record, reference to which shall not reimpose same, and taxes accruing subsequent to December 31, 2015.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

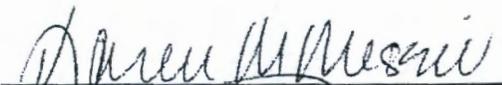
AND the Grantor hereby covenants with said Grantee that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land; that she hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

RECEIVED

OCT 25
16-100198
PLANNING & DEVELOPMENT

IN WITNESS WHEREOF the Grantor has hereunto set her hand and seal the day and year first above written.

SIGNED AND SEALED IN
OUR PRESENCE:


Witness KAREN M. MESSICK

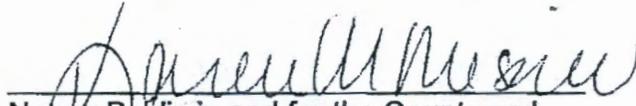
Witness SIMON D. ROTHSTEIN


TRACEY MCCUE PAULSEN, as *special master*
Special Master
Case No.: 16-2014-CA-6600
Div.: CV-F

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME personally appeared TRACEY MCCUE PAULSEN, as Special Master pursuant to that Final Judgment of Partition Order dated November 10, 2014 in Case No.: 16-2014-CA-6600, Div.: CV-F, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 7th day of April, 2016, at County and State aforesaid.


Notary Public in and for the County and
State Aforesaid.

KAREN M. MESSICK
Notary Public, State of Florida
My Comm. Expires Apr. 12, 2019
Commission No. FF 219630

RECEIVED

OCT 25 2016
16-100198
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY WITH PLOT PLAN OF LOT 10 BLOCK 12 AS SHOWN ON MAP OF BEACH HEIGHTS SUBDIVISION

AS RECORDED IN PLAT BOOK 18 PAGE 29 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: JWB REAL ESTATE CAPITAL

RECEIVED

OCT 25
16-100198
PLANNING & DEVELOPMENT

NOTE—NO LOT GRADING ENGINEERING PLANS WERE PROVIDED BY THE CLIENT PRIOR TO THIS DRAWING.

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

LOT 10, BLOCK 12	PLAN #1684
LOT SIZE	4,201± SQ. FT.
DRIVEWAY TO R/W (GRAVEL)	320± SQ. FT.
ENTRY WALK	53± SQ. FT.
RIGHT-OF-WAY LENGTH	42.00 FT.
TOTAL IMPERVIOUS COVERAGE	2,009± SQ. FT. 48%

BUILDERS ENDORSEMENT

SIGNED: _____
NAME: _____
DATE: _____

REVISE DRIVEWAYS AND ADD STOOPS; 10-18-16 (OFFICE)
ADD PLOT PLAN; W.O.# 150556; 07-14-16 (OFFICE)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0417 H FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED JUNE 03, 2013

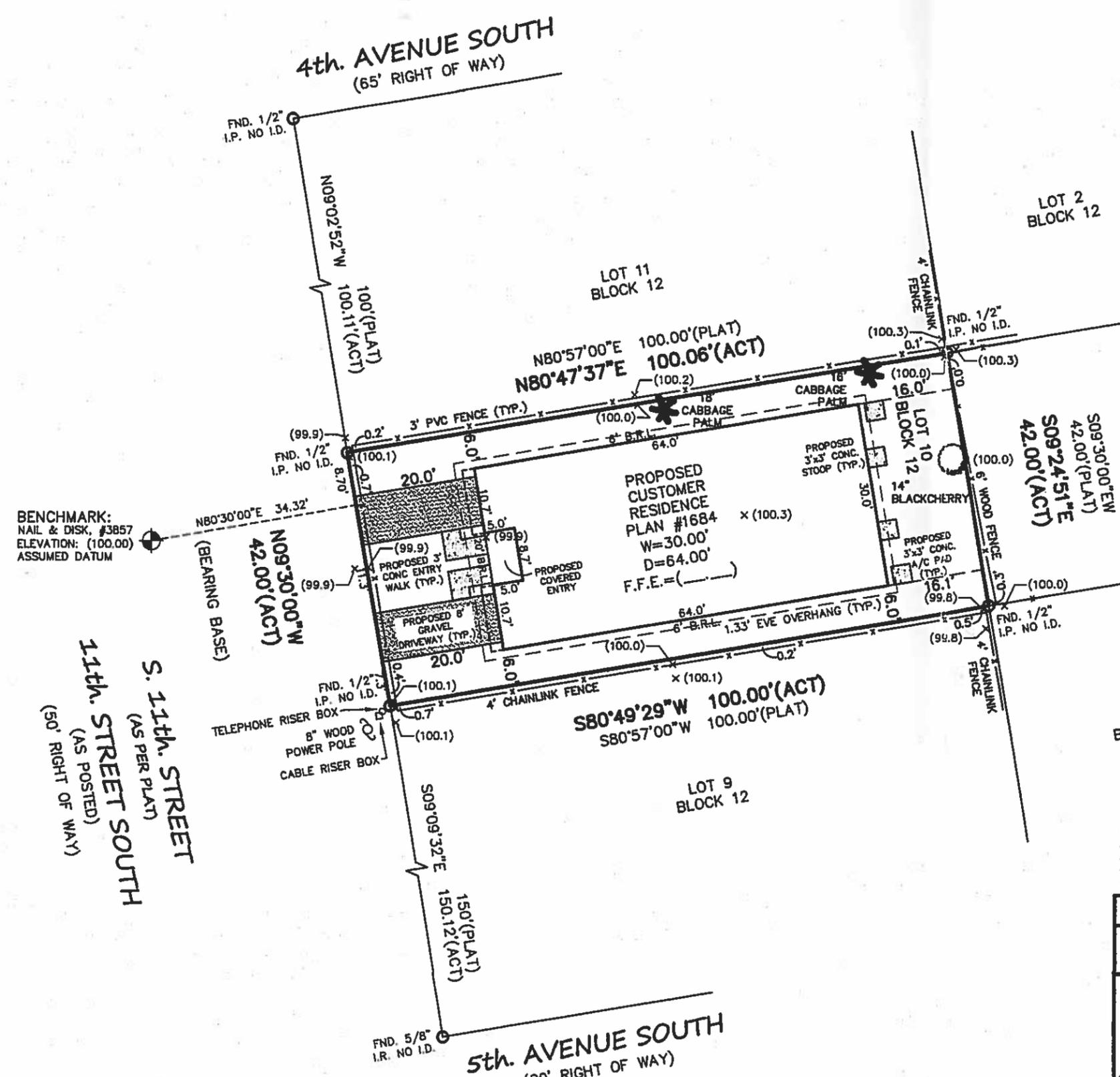
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

(TYP.) - TYPICAL	P.R.M. - PERMANENT REFERENCE MONUMENT
FND. - FOUND	P.T. - POINT OF TANGENCY
CONC. - CONCRETE	P.C. - POINT OF CURVE
MON. - MONUMENT	P.R.C. - POINT OF REVERSE CURVE
I.P. - IRON PIPE	P.C.C. - POINT OF COMPOUND CURVE
L.R. - IRON ROD	B.R.L. - BUILDING RESTRICTION LINE
CH. - CHORD	F.P.L. - FLORIDA POWER & LIGHT
A - ARC LENGTH	A/C - AIR CONDITIONER IDENTIFICATION
R - RADIUS	I.D. - IDENTIFICATION
(CALC.) - CALCULATED	NGVD - NATIONAL GEODETIC VERTICAL DATUM
(D) - DEED	NAVD - NORTH AMERICAN VERTICAL DATUM
(P) - PLAT	
(R) - RADIAL	
E - CENTER LINE	
R/W - RIGHT-OF-WAY	P.I. - POINT OF INTERSECTION
- - - - - FENCE	PVC - POLYVINYL CHLORIDE
(W) - WITNESS	(100.3) - SPOT ELEVATION

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON JR., No. 2647
MICHAEL A. GARRETT, No. 6643
SCALE 1"=20'
DATE 03-23-16
FLORIDA REGISTERED SURVEYOR AND MAPPER





APPLICATION FOR VARIANCE

BOA No. 16-100199

HEARING DATE 12-6-2016

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

OCT 25 2016

APPLICATION INFORMATION

Applicant Name: JWB Construction Group, LLC

Mailing Address: 7563 Phillips Hwy Suite 109
Jacksonville, FL. 32256

Agent Name: Alex Sifakis

Mailing Address: 7563 Phillips Hwy Suite 109
Jacksonville, FL. 32256

Landowner Name: BCEL 5, LLC

Mailing Address: 7563 Phillips Hwy Suite 109
Jacksonville FL. 32256

PLANNING & DEVELOPMENT

Telephone: 904-677-6777

E-Mail: newconstruction@jwbcompanies.com

Telephone: 904-677-6777

E-Mail: newconstruction@jwbcompanies.com

Telephone: 904-677-6777

E-Mail: newconstruction@jwbcompanies.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

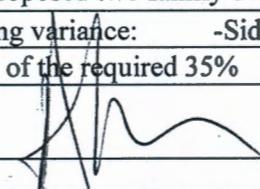
Street address of property and/or Real Estate Number: 333 5th Ave S RE# 175900-0000

Legal description of property (Attach copy of deed): 3-28 33-2S-29E, Pablo Beach South, Lot 8 Blk 44

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). This is a non-conforming lot of record sized 50' wide x 125' deep. The current zoning JRC-1. Conditional use for a proposed two family dwelling unit (JMR-1) was approved on 5/9/2016.

We are requesting the following variance: -Side yards of 7.5' feet in lieu of the required 10'

-Lot coverage of 43.7% in lieu of the required 35%

Applicant's Signature: 

Date of Application: _____

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 (to BM-1 standards)
PC # 13-16

FLOOD ZONE: X

CODE SECTION (s): 34-339 (EX1) C.2. for side yards of 7.5', in lieu of 10' required;
(E)(1) for 44-790 lot coverage, in lieu of 35% maximum,
to allow construction of a new two-family dwelling

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	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT 25 2016</p> <p style="text-align: center;">16-100199</p> <p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Special circumstances and conditions do not result from the actions of the applicant.	YES	No modifications were made to the dimensions of the lot.
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	Granting the variance will allow is to build a structure that is similar to other two family dwellings in Jacksonville Beach.
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	Literal interpretation of the code would prevent the construction of a structure that is in line with the current market demand and general livability.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The requested variance is the minimum variance that will allow for the construction of a reasonably sized two-family structure.
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 allow for the construction of a structure consistent with other two family dwellings in Jacksonville Beach.

Prepared by and Return to:
All Florida Title Services, Inc.
Laura Riebsame
4417 Beach Boulevard, Suite 105
Jacksonville, Florida 32207
Our File Number: 31146A
Contract Sales Price: \$150,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Duval)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 28, 2016, between Duval Home Buyers, LLC, a Florida limited liability company, whose mailing address is: 1514 Felch Ave., Jacksonville, Florida 32207, party of the first part, and BCEL 5, LLC, whose mailing address is: 7563 Philips Highway Ste 109, Jacksonville, Florida 32256, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

Lot 8, Block 44, Pablo Beach South, according to the plat thereof as recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

RECEIVED

OCT 25 2016

16-100199

PLANNING & DEVELOPMENT

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January __, 2016.

Signed, sealed and delivered in the presence of:

Duval Home Buyers, LLC

Christyann Alix Burgoyne

Witness signature

Christyann Alix Burgoyne

Print witness name

C. Highsmith

Witness signature

Christy Highsmith

Print witness name

By: _____

Print Name: John Germaine

Title: manager

State of Florida
County of Duval

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of January, 2016 by John Germaine, manager on behalf of Duval Home Buyers, LLC who is personally known to me or who has produced Drivers License as identification.

Christyann Alix Burgoyne

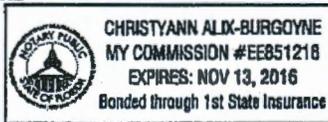
Notary Public

Christyann Alix Burgoyne

Print Notary Name

My Commission Expires: 11/13/16

Notary Seal



RECEIVED

OCT 25 2016

16-100199

PLANNING & DEVELOPMENT



CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 7862

May 13, 2016

Lisandro Rosales
7563 Philips Highway Suite 109
Jacksonville, FL 32256

RE: **Planning Commission Case PC#13-16**
333 5th Avenue South

Conditional Use Application for a proposed two family dwelling unit located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

Dear Mr. Rosales,

The City of Jacksonville Beach Planning Commission met on Monday, May 9, 2016 in Council Chambers to consider your Conditional Use Application for a proposed two family dwelling unit located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code. The request was Approved.

Please remove the public notices posted on the property.

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

Sincerely,

Heather Ireland, AICP
Senior Planner

RECEIVED

OCT 25 2016

16-100199
PLANNING & DEVELOPMENT

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

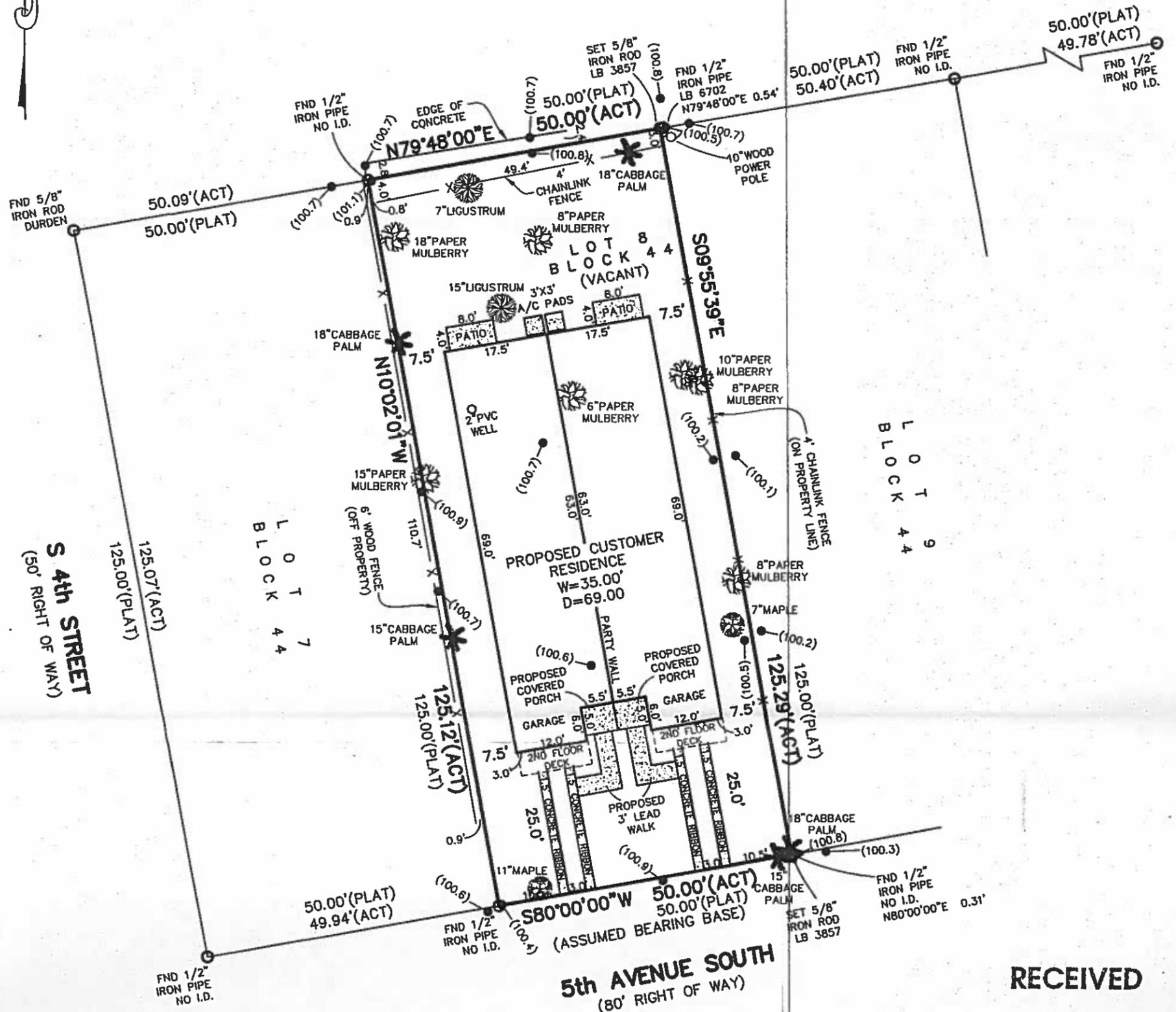
Planning@jaxbchfl.net

www.jacksonvillebeach.org



MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY WITH PLOT PLAN OF LOT 8, BLOCK 44 AS SHOWN ON PLAT OF PABLO BEACH

AS RECORDED IN PLAT BOOK 3, PAGES 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
CERTIFIED TO: JWB REAL ESTATE CAPITAL



LOT 8	PLAN #2041
LOT SIZE	6,313± SQ. FT.
DRIVEWAY TO R/W	150± SQ. FT.
ENTRY WALK	86± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	50 FT.
TOTAL IMPERVIOUS AREA	2,724± SQ. FT. 43%

ADDED RIBBON DRIVES; W.O. #147872; 03-28-16 (OFFICE)
BOUNDARY-PLOT PLAN-TOPO-TREE; W.O. #147872; 01-20-16 (FIELD)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BENCHMARK:
SET NAIL & DISK
LB 3857 IN
FRONT OF THIS LOT
ELEVATION: 100.00 (ASSUMED)

RECEIVED

OCT 25
16-100199
PLANNING & DEVELOPMENT

BUILDERS ENDORSEMENT
SIGNED: _____
NAME: _____
DATE: _____

DENOTES CONCRETE

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0417 H FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 06-03-13

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	
FND.	FOUND
ESMT	EASEMENT
CONC	CONCRETE
MON.	MONUMENT
I.P.	IRON PIPE
I.R.	IRON ROD
Δ	DELTA ANGLE
CH	CHORD
A	ARC LENGTH
R	RADIUS
(CALC.)	CALCULATED
(D)	DEED
(P)	PLAT
(R)	RADIAL LINE
ε	CENTER LINE
R/W	RIGHT-OF-WAY
ACT	ACTUAL
(W)	WITNESS
FFF	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER
I.D.	IDENTIFICATION
(TYP.)	TYPICAL
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
P.C.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
B.R.L.	BUILDING RESTRICTION LINE
F.P.&L.	FLORIDA POWER & LIGHT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
P.I.	POINT OF INTERSECTION
W.O.	WORK ORDER
TOR	TOP OF BANK

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
BOB L. PITTMAN, No. 4827

SCALE 1"=20'

DATE 01-20-16

Bob L. Pittman
FLORIDA REGISTERED SURVEYOR AND MAPPER





APPLICATION FOR VARIANCE

BOA No. 16-100200

HEARING DATE 12-16-2016

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

OCT 25 2016

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Brannon Shea Telephone: 904-386-7836
 Mailing Address: 1302 2nd Ave North E-Mail: bshea7@gmail.com
Jax Beach, FL 32250

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

Landowner Name: BRANNON M. SHEA & HEATHER A. BOOTH Telephone: 904-386-7836
 Mailing Address: 1302 NORTH 2ND AVENUE E-Mail: bshea7@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# 177707-0000

Street address of property and/or Real Estate Number: 1302 2nd Ave. North
 Legal description of property (Attach copy of deed): lot 12, Blk 3, Pine Grove Unit No. One
 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 54% Lot coverage in lieu of current 45% to accommodate backyard living space (Pool, deck, etc.).

Applicant's Signature: Brannon M. Shea Date of Application: 10-25-2016

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 34-336(e)(1)e. for 54% lot coverage in lieu of 45% approved via prior variance; 34-336(e)(1)g. for accessory structure setback of 2' from northerly property line, 3' from easterly property line, and 3-8' from a principal structure, each in lieu of 5' required, to allow a pool and pool deck addition to an existing single-family dwelling.

Prepared by:
Gail Pylipow
Gibraltar Title Services
4190 Belfort Road, Suite 350
Jacksonville, Florida 32216

File Number: 10-5500C

Record and Return to:
Brannon M. Shea
1302 2nd Avenue North
Jacksonville Beach, Florida 32250-3517

RECEIVED

OCT 25 2016

10-100800

PLANNING & DEVELOPMENT

Quit - Claim Deed

This Quit - Claim Deed is made this **December 27, 2010 A.D.** By **Brannon M. Shea**, a single person, whose post office address is: **1302 2nd Avenue North, Jacksonville Beach, Florida 32250-3517**, hereinafter called the grantor, to **Brannon M. Shea and Heather A. Booth**, as joint tenants with the rights of survivorship, whose post office address is: **1302 2nd Avenue North, Jacksonville Beach, Florida 32250-3517**, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations in hand paid to the Grantor, receipt whereof is hereby acknowledged, remises, releases and quit-claims unto the Grantee, all that certain land situate in **Duval County, Florida**, viz:

Lot 12, Block 3, PINE GROVE UNIT NO. ONE, according to plat thereof as recorded in Plat Book 16, Page 65, of the Current Public Records of Duval County, Florida

Parcel ID Number: **177707-0000**

Subject to taxes accruing subsequent to December 31, 2010.

Subject to covenants, restrictions and easements of record, if any, however this reference thereto shall not operate to reimpose the same.

Subject to taxes for the current year.

To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Ref. BOA #16-100200

September 22, 2010

Brannon Shea and Heather Booth
1302 2nd Avenue North
Jacksonville Beach, FL 32250

RE: BOA #10-100123
1302 2nd Avenue North

Dear Mr. Shea and Ms. Booth:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, September 21, 2010 to consider your variance application.

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

- 34-336(e)(1)c.2, for a westerly side yard of 5.1 feet in lieu of 10 feet required;
- 34-336(e)(1)c.3, for a rear yard of 20.8 feet in lieu of 30 feet required; and
- 34-336(e)(1)e, for 45% lot coverage in lieu of 42% maximum

To allow for improvements 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, as well as 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,

Jon Hays, CBO
Building Department



April 22, 2004

Brannon Shea
1302 N. 2nd Avenue
Jacksonville Beach, FL 32250

RE: BOA 04-100112
1302 N. 2nd Avenue

Dear Mr. Shea:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on April 20, 2004 to consider your variance application.

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

- 34-336 (e)(1) e: for 42% lot coverage in lieu of 35% maximum.

To allow for improvements 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

Sincerely,

Jonathan Hays
Jonathan Hays, CBO
Building Official
Attachment(s)

JCH/LP

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: **BOA 04-100112 (Shea)**

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

7099 3400 0000 1886 1587

Ref. BOA #16-100200

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Shea
04-100112

A. Received by (Please Print Clearly) <i>Brannon Shea</i>	B. Date of Delivery <i>4/29/04</i>
C. Signature <i>X Brannon Shea</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input type="checkbox"/> No

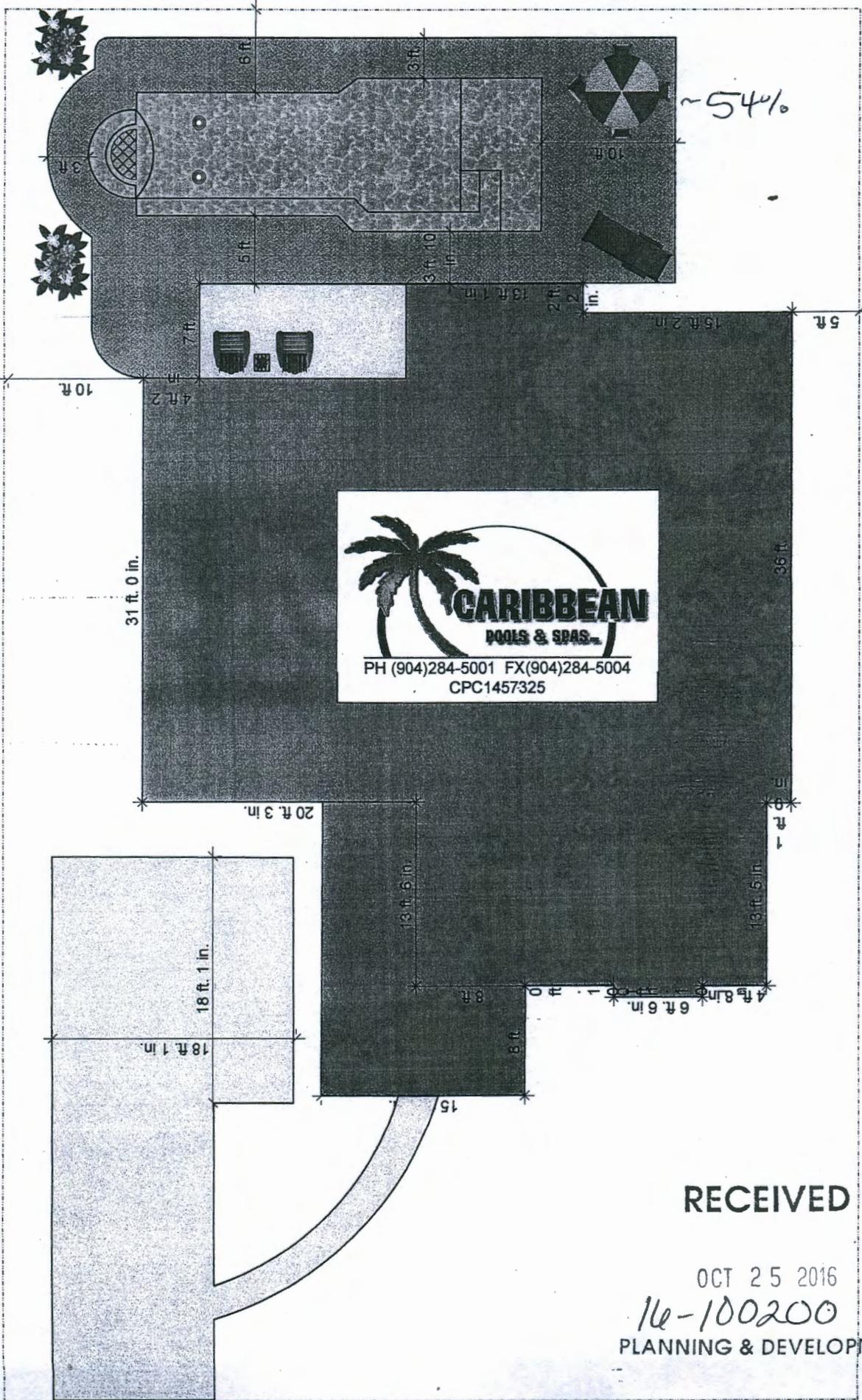
3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Copy from service label)
7099 3400 0000 1886 1587

PS Form 3811, July 1999 Domestic Return Receipt 102595-99-M-1789

Proposed



RECEIVED

OCT 25 2016

16-100200

PLANNING & DEVELOPMENT