



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach,

Agenda

Board of Adjustment

Tuesday, December 20, 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

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: _____

b. 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: _____

NEW BUSINESS

a. Case Number: BOA 16-100202

Applicant: Ryan Wetherhold

Owner: Julia Sanders

Property Address: 1903 Eastern Drive

Parcel ID: 178153-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1., for a front yard setback of 22.5 feet in lieu of 25 feet required; and 34-336(e)(1)e., for 45% lot coverage in lieu of 35% maximum required, to allow a front and rear porch addition to an existing single-family dwelling for **property located** at 1903 Eastern Drive, **legally described** as Lot 14, Block 4, *San Pablo Terrace*.

Miscellaneous Info: One previous variance request (BZA# 328-83).

Notes: _____

b. Case Number: BOA 16-100203

Applicant/Owner: Vanessa White

Agent: James Couturier

Property Address: 3839 Poincianna Boulevard

Parcel ID: 181323-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.3., for a rear yard setback of 17.5 feet, in lieu of 30 feet required; and 34-336(e)(1)e., for 44% lot coverage, in lieu of 35% maximum; to allow a screen room addition to an existing single-family dwelling for **property located** at 3839 Poincianna Boulevard, **legally described** as Lot 21, Block 8, *Ocean Terrace*.

Miscellaneous Info: No previous variance requests.

Notes: _____

c. Case Number: BOA 16-100204

Applicant/Owner: Kevin Smith

Agent: Andrew Bell

Property Address: 4068 Palm Way

Parcel ID: 181379-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2., for a northerly side yard of 9 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for lot coverage of 43%, in lieu of 35% maximum; to allow the development of Lot 2, Block 13, Ocean Terrace Subdivision, and to ratify nonconformities created on Lot 1, Block 13, Ocean Terrace Subdivision, for **property located** at 4068 Palm Way, **legally described** as Lots 1, 2, and the east 1/2 of closed alley, Block 13, *Ocean Terrace*.

Miscellaneous Info: No previous variance requests. One previous conditional use application (PC7-90 denied/withdrawn).

Notes: _____

d. Case Number: BOA 16-100205

Applicant: JWB Construction Group, LLC

Agent: Alex Sifakis

Owner: BCEL 5, LLC

Property Address: 421 South 11th Street

Parcel ID: 177347-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2., for side yard setbacks of 7.5 feet, in lieu of 10 feet required; 34-339(e)(1)c.3., for a year yard setback of 20 feet, in lieu of 30 feet required; and 34-339(e)(1)f., for lot coverage of 45% in lieu of 35% maximum; to allow construction of a new two-family dwelling for **property located** at 421 South 11th Street, **legally described** as Lot 9, Block 12, *Beach Heights Subdivision*.

Miscellaneous Info: No previous variance requests.

Notes: _____

- e. **Case Number:** BOA 16-100210
- Applicant/Owner: Jana Andrews
- Agent: Bryan Green, Architect
- Property Address: 135 North 17th Avenue
- Parcel ID: 174937-0010
- Current Zoning: RM-2 (Per Conditional Use approval)
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.1., for a front yard setback of 6.3 feet in lieu of 20 feet required; 34-338(e)(1)c.3., for a rear yard setback of 15 feet in lieu of 30 feet required; and 34-338(e)(1)e., for lot coverage of 50% in lieu of 35% maximum, to allow for construction of a new single-family dwelling for **property located** at 135 North 17th Avenue, **legally described** as *Lot 20, Jacksonville Beach Terrace*.
- Miscellaneous Info: One previous variance request, (BOA#16-100183 and one conditional use request PC#36-16).

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, January 3, 2017**. There are seven 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.



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.

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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: mklhongk@me.com
Jacksonville Beach, FL 32250
 Agent Name: Thomas J. Mních 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

RE # 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 ABOVE 35%

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

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: R5-1 FLOOD ZONE: X
 CODE SECTION(S): 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 -

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.

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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	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.

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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

Melodyh Lucas

Witness Printed Name: MELODY M. LUCAS

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 19, 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

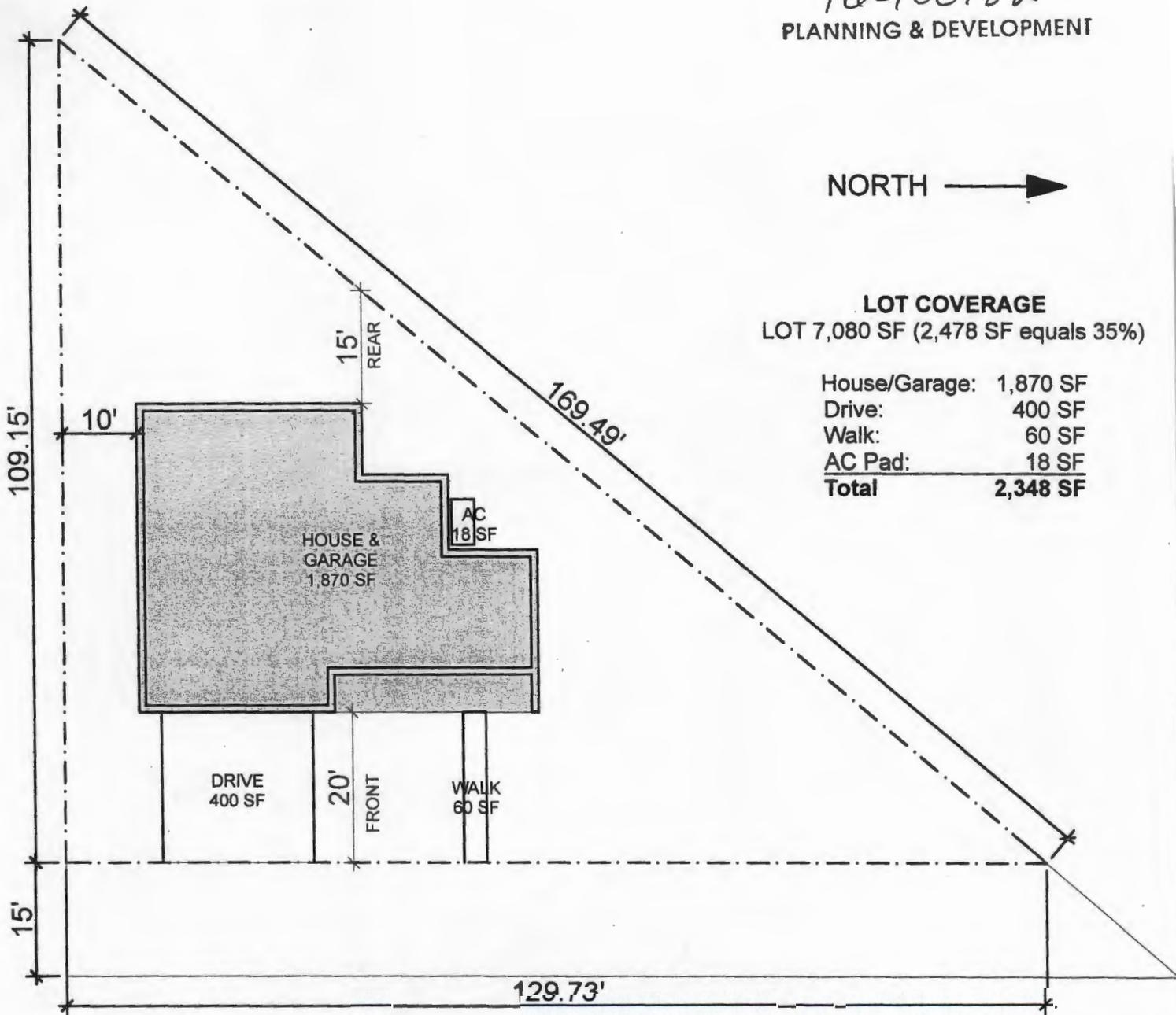
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OCT - 3 2016

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

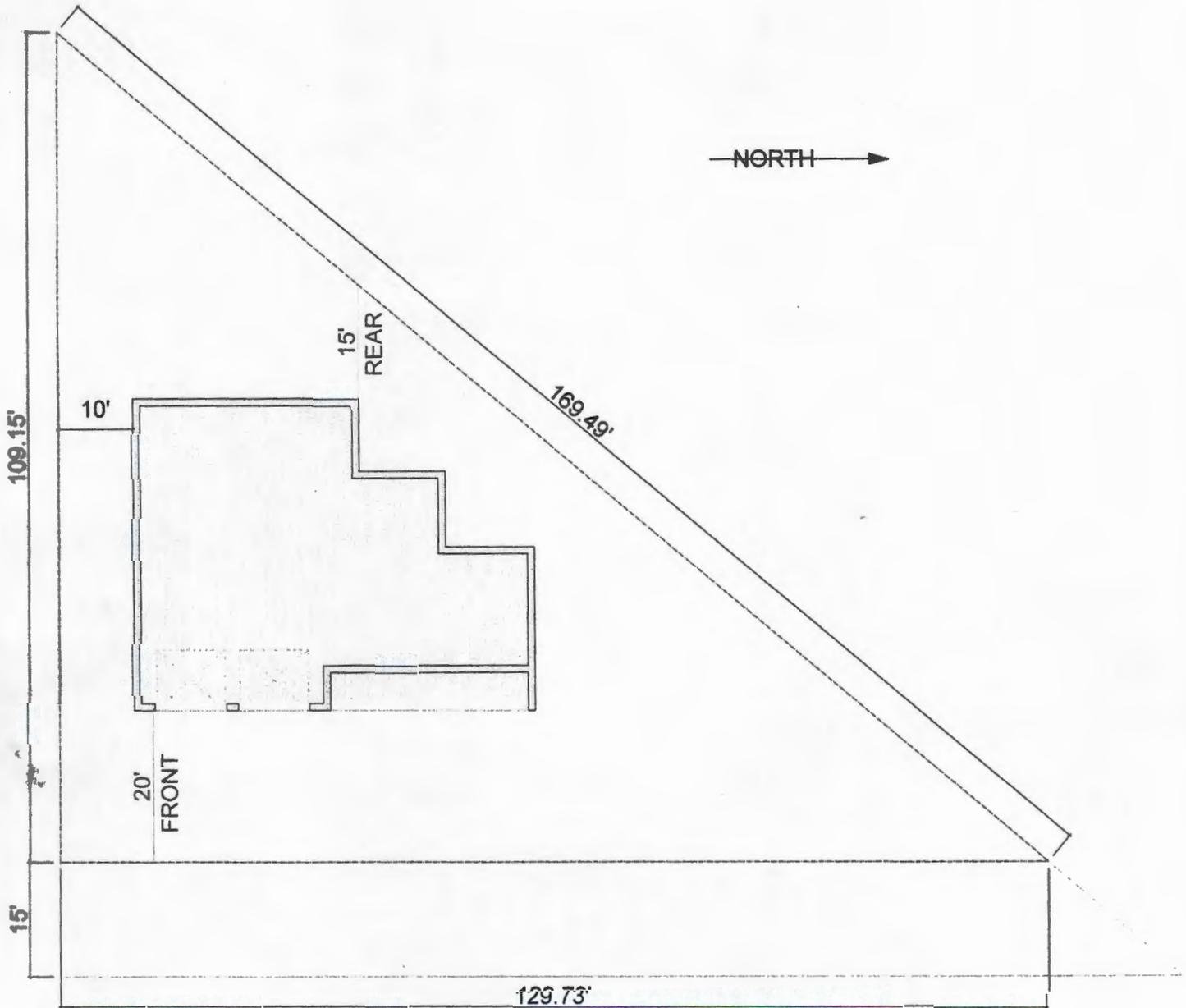
2704 2nd Street South
Jacksonville Beach, FL 32250

Scale 1" = 20'-0"

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PLANNING & DEVELOPMENT



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

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OCT - 3 2016

16-100182

PLANNING & DEVELOPMENT



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.

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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

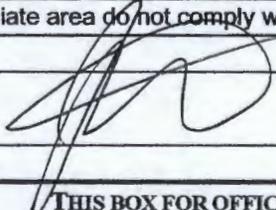
Agent Name: John Atkins **Telephone:** 904-465-3749
Mailing Address: PO Box 51262 **E-Mail:** atkinsbuilders@hotmail.com
Jacksonville Beach, Fl. 32240

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

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OCT 24 2016

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

PLANNING & DEVELOPMENT

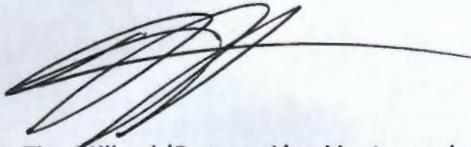
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is undersized in width.
Special 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: _____

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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
A.V.A.

Plaintiff(s)

vs.
RANDALL C HANSEN
Melanie Denise Hansen

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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 18, Page 81 of the current Public Records of Duval County, Florida.

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

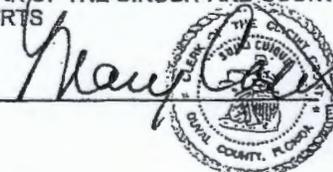
was sold to Atkins Builders, Inc.
whose address is: P.O. Box 51262, Jacksonville, FL 32240

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: _____



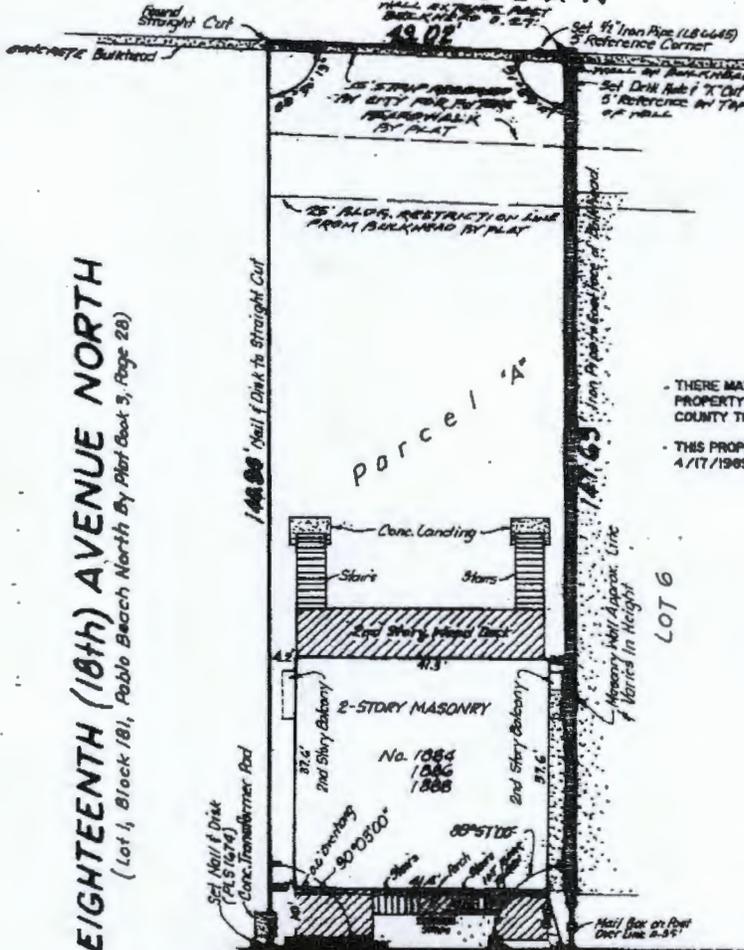
Deputy Clerk

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 SHORDED BOUNDARY OF ALL OCEANFRONT PROPERTY IN DUVAL COUNTY BY FLORIDA STATUTES CHAPTER 161.191. THIS LINE CAN ONLY BE ESTABLISHED BY LOCATING AND CONNECTING THIS SURVEY TO THE COASTAL CONSTRUCTION CONTROL LINE MEASUREMENTS. THE COASTAL 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 4/17/1969, COMMUNITY PANEL NO. 120078 0001 D.

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16-100110
PLANNING & DEVELOPMENT

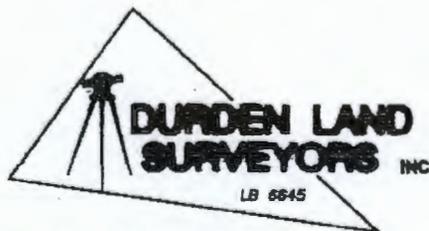
EIGHTEENTH (18th) AVENUE NORTH
(Lot 4, Block 181, Pablo Beach North By Plat Book 5, Page 28)

FIRST (1st) STREET NORTH

50' RIGHT-OF-WAY

I HEREBY CERTIFY TO: MARION CAMPBELL
SUNTRUST MORTGAGE, INC.;
FIRST AMERICAN TITLE INS. CO.;
PATTERSON & GREEN, 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 61G17-8 FLORIDA ADMINISTRATIVE CODE.



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

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

DATE: February 28, 1997
SCALE: 1" = 60'

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.

JACKSONVILLE BEACH

CERTIFIED MAIL# 7012 2210 0002 4628 9675

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. 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

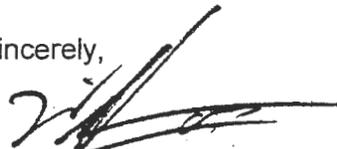
The Board **amended** and **approved** the request as follows:

- 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



904 / 249-2381

• ELEVEN NORTH THIRD STREET •

JACKSONVILLE BEACH, FLORIDA 32250

BOA# 16-100196

November 2, 1995

Danny Highsmith
2946 Old Orchard Road
Jacksonville, Florida 32257

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

Dear Mr. Highsmith:

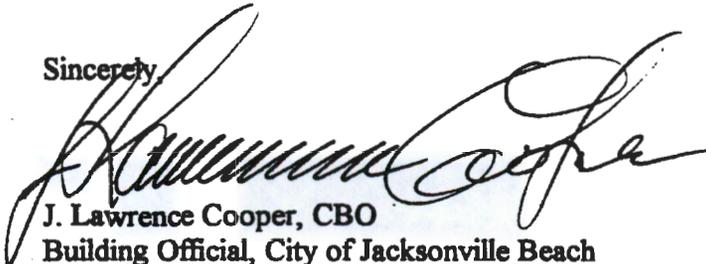
The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. October 17, 1995 to consider your variance application.

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 of 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. BOT*
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 _____
_____, 1st 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 Collins
CHAIRMAN

Ref. POA # 16-100196

RECEIVED

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

JUN - 7 2016
16-100117
PLANNING & DEVELOPMENT

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

Ivette Elizondo

Witness Printed Name Ivette Elizondo

[Signature]

By: Robert Handmaker, Manager (Seal)

[Signature]

Witness Printed Name /s/ Barry B. Ansbacher

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

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

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

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:

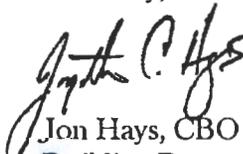
- 340(e)(3)c.1, for a front yard of 10 feet in lieu of 20 feet required;
- 34-340(e)(3)c.2, for side yards of 5 feet in lieu of 10 feet required; and
- 34-373(d), for a parking area setback of 2.67 feet in lieu of 5 feet minimum along the southern property line.
- As shown and submitted provided a clearing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

Ref BOA#
16-100196

RECEIVED

JUN - 7 2016

BOA# 16-100117
PLANNING & DEVELOPMENT

1888 + 1818 FOSS LN.

1" = 20'

LOT COVERAGE

LOT SIZE: 14,798. S.F.

IMPERVIOUS AREA: 7,308 S.F.

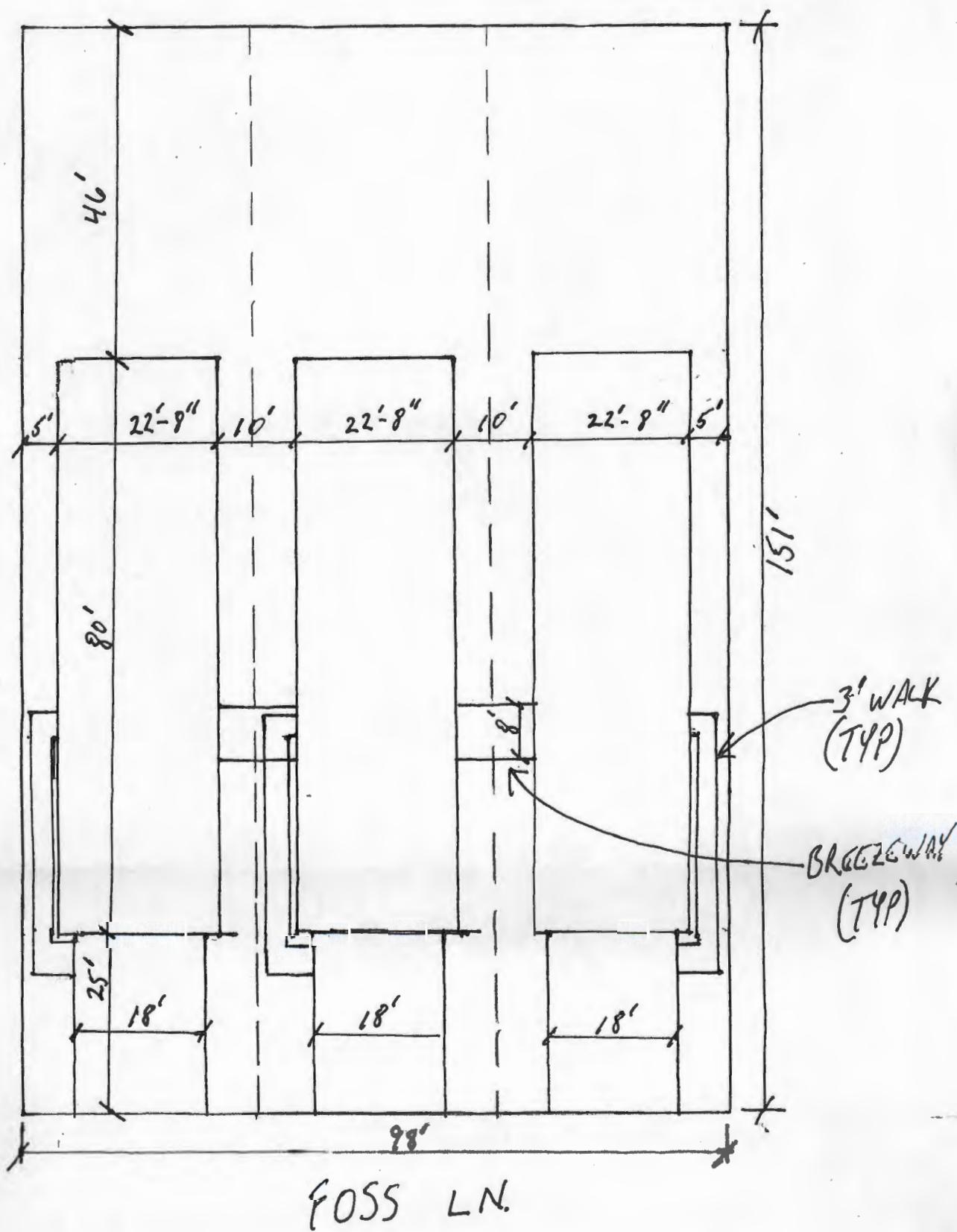
% IMPERVIOUS 49%

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NOV 1 2016

ATLANTIC OCEAN

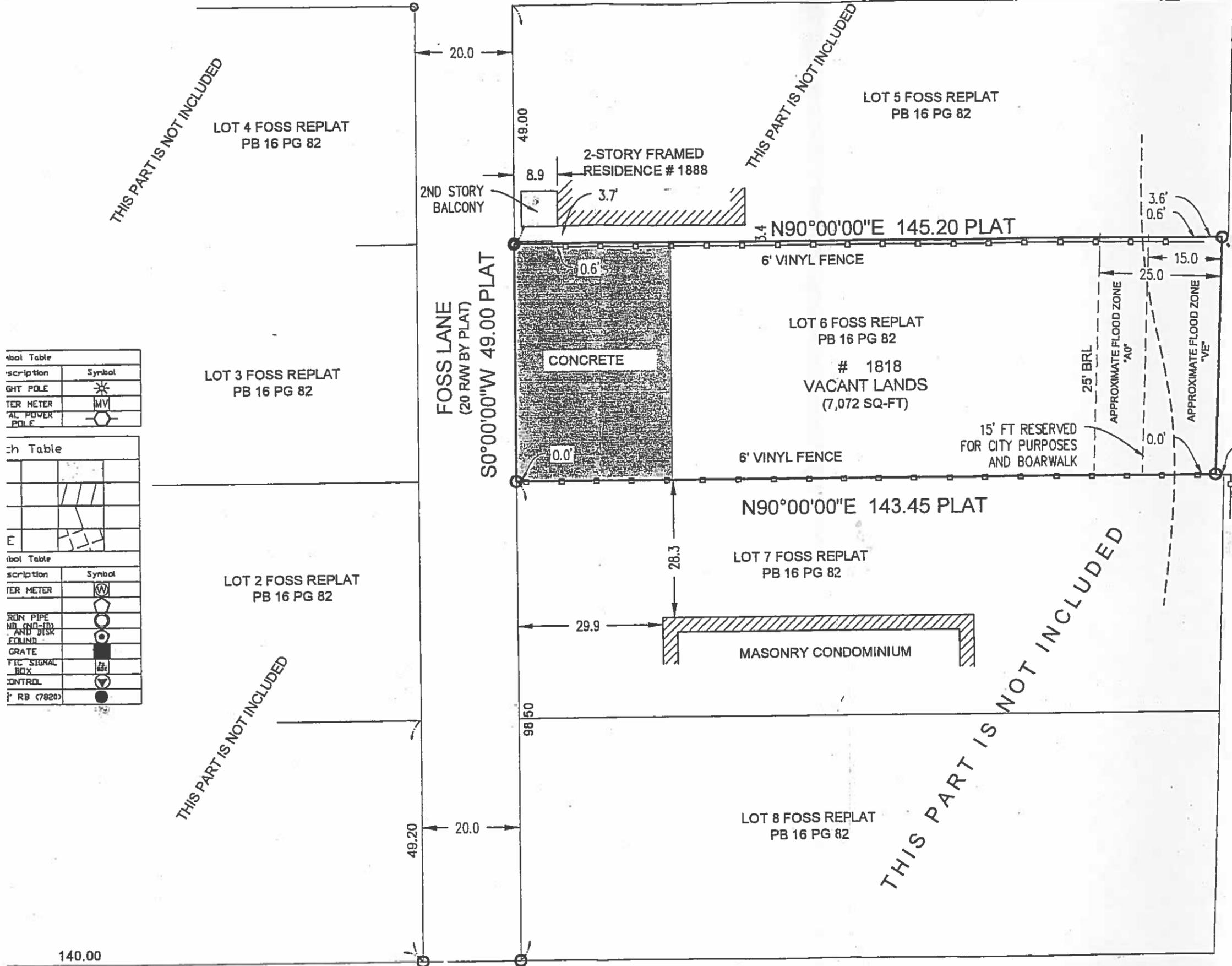
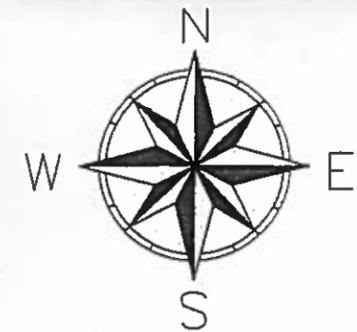
PLANNING & DEVELOPMENT



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



Symbol Table

Description	Symbol
HEIGHT POLE	
TER METER	
ELECTRICAL POWER POLE	

Color Table

Symbol Table

Description	Symbol
TER METER	
IRON PIPE NO. (NO. IN) AND DISK FOUND	
GRATE	
ELECTRICAL SIGNAL BOX	
CONTROL	
IRB (7820)	

RECEIVED

JUN 15 2016
16-100117
PLANNING & DEVELOPMENT

S2°02'43"W 49.03 PLAT

PRIMARY DUNES

ATLANTIC OCEAN (TIDAL)

140.00

17TH AVENUE NORTH



APPLICATION FOR VARIANCE

BOA No. 16-100202

HEARING DATE 12-20-2016

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

NOV - 7 2016

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Ryan Wetherhold Telephone: (904) 333-7873
 Mailing Address: 19 12th st south E-Mail: Oceaninvestments@aol.com
Jacksonville Beach FL 32250

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

Landowner Name: Julia Sanders Telephone: (772) 485-2029
 Mailing Address: 19 12th st south E-Mail: RE904@icloud.com
Jacksonville Beach FL 32250

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

VARIANCE DATA

Street address of property and/or Real Estate Number: 1903 Eastern Dr., 178153-0000
 Legal description of property (Attach copy of deed): SAN PABLO TERRACE, LOT 14 BLOCK 4
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Remodeling the front & rear porches, both of which are dated & in need of repair. The existing porches do not function as originally designed and need a more modern update to serve the home owner effectively. In order to facilitate these changes a slight deviation from the code is needed. These changes will enhance the exterior of the home & provide a more relevant architectural look & feel. This is in character with other updated homes in the area.

Applicant's Signature: [Signature] Date of Application: 11/3/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____
 CODE SECTION (S): 34-336(2)(1) G.L. for a front yard setback of 22.5', in lieu of 25' required; 34-336(2)(V) e.g. for 45% lot coverage, in lieu of 35% maximum, to allow a front and rear porch addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100202

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.

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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.

NOV - 7 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	Property has an accessory structure & large pool, neither of which was built or desired by the current home owner.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Surrounding homes have been updated with similar designs and look.
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	This application is to enhance the home & property. This will be a positive change to for the area & is needed.
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	To properly replace and update these items a slight deviation from code is needed. This update would be in character other homes that have been remodeled.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Only requesting the minimum amount of deviation in order to make most practical use of space.
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	Yes is in line with neighborhood & other remodeled homes. Will enhance area and with the home being on a very visible corner, will be a great improvement.

RECEIVED

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

NOV - 7 - 15
16-100202
PLANNING & DEVELOPMENT

WHEN RECORDED RETURN TO:

Julia E Sanders
19 12th St South
Jacksonville Beach, Florida, 32250

WARRANTY DEED

THE GRANTOR(S),

- Barbara C Gutridge aka Barbara C Gutridge Jr, a single person,

for and in consideration of: \$100.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Julia E Sanders, 1903 Eastern Drive, Jacksonville Beach, Duval County, Florida, 32250, the following described real estate, situated in Jacksonville Beach, in the County of Duval, State of Florida:

(legal description): Lot 14, Block 4, San Pablo Terrace, 24-96-2S-29E

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 178153-0000

Grantor Signatures:

DATED: 9-29-2014

Barbara C Gutridge
Barbara C Gutridge
1903 Eastern Drive
Jacksonville Beach, Florida, 32250

STATE OF FLORIDA, COUNTY OF DUVAL, ss:

The foregoing instrument was acknowledged before me this 29th day of September, 2014 by Barbara C Gutridge, who are personally known to me or who have produced personally known as identification.

Ryan Wetherhold

Signature of person taking acknowledgment

Ryan Wetherhold
Name typed, printed, or stamped

Notary Public
Title or rank

#FF053995
Serial number (if applicable)



Witness Signatures:

Ryan Wetherhold
Witness

Ryan Wetherhold
19 12th St South
Jacksonville Beach
Florida

Romy Shaw
Witness

Romy Shaw
19 12th St South
Jacksonville Beach
Florida

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NOV -7 2016
16-100202
PLANNING & DEVELOPMENT

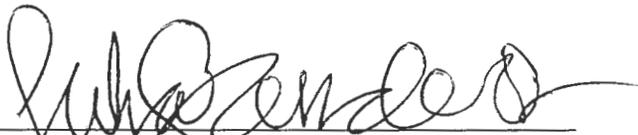
Third Party Authorization

OWNERS AUTHORIZATION - THIRD PARTY APPROVAL

Ryan Wetherhold is hereby authorized by the undersigned, being the owner(s) of 1903 Eastern Drive, Jacksonville Beach, Florida, to apply for the following:

City of Jacksonville Beach, Variance Application/Board of Adjustment

- X

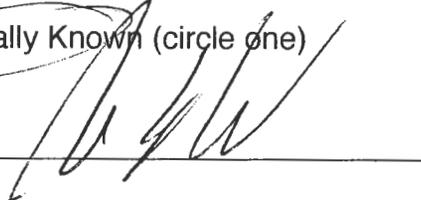
Signature of Property Owner 

Print Name Julia Sanders

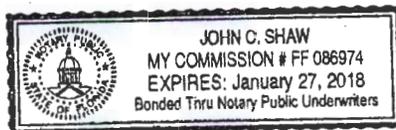
- NOTARY -

Signed and sworn before me on this 5th day of November, 2016

ID - Personally Known (circle one)

Notary Signature 

Commission Number & Expiration Date: #FF086974 1/27/18



RECEIVED

NOV - 7 2016
16-100202
PLANNING & DEVELOPMENT

Ref. BOA# 16-100202

Regular meeting of the Board of Zoning and Adjustment Tuesday, December 20, 1983

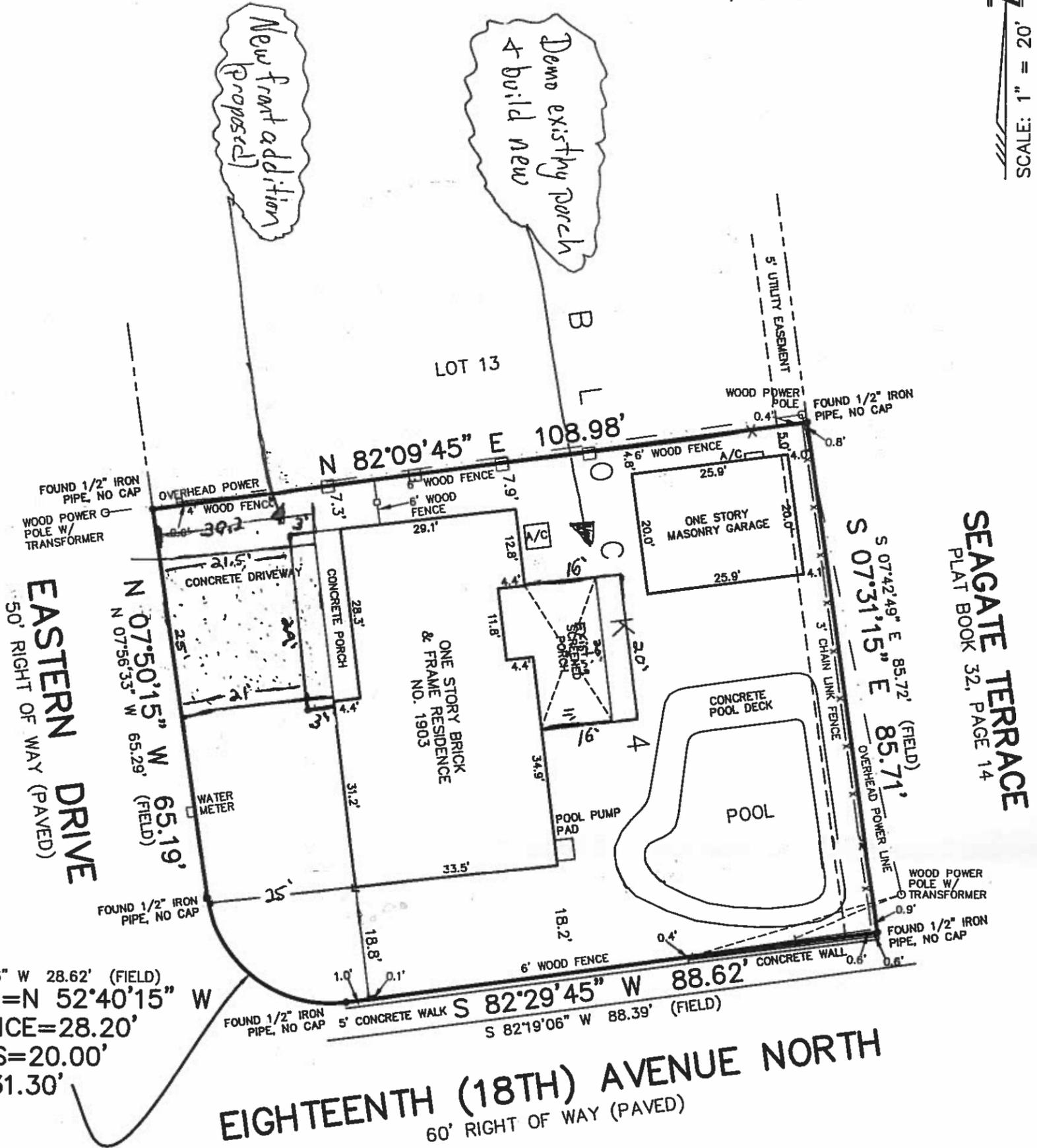
- Call to order The meeting was called to order by Mr. Craig.
- Roll Call Present: Guy Craig, Charles Jolley, David Polovina, Richard Shore
Absent: Reid McCormick

Also present were Walter Henderson, Building Department and Gerald Lute, Fire Department.
- Approval of min. The minutes of the previous meeting were approved as written.
- 324-83 Mr. Joseph, west 1/2 lot 10, Block 111, Pablo Beach North, setbacks. Mr. Joseph was not present and the matter was deferred.
- Joseph
- 328-83 William Guttridge, 1903 Eastern Drive, setback variance
requested to build detached garage. There is already a pool and a greenhouse in the rear yard. The variance requested is 3 feet from the rear property line and 3 feet from the side property line
- Guttridge
- Motion to deny Mr. Shore moved to deny the variance as requested. No second.
- Motion to approve Mr. Shore moved to approve subject to a 5 foot setback on the north side and 3 feet on the rear yard setback, seconded by Mr. Jolley. Vote resulted in all ayes.
- 329-83 Vickers/Clawson, 403A 5th Avenue, North, setbacks from 20 feet to 9 foot 8 inches to build a screen porch for a plant room over an existing patio of 10 x 12.
- Clawson
- Motion to approve Mr. Shore moved to approve the variance as long as the stud walls are on 32 inch centers, seconded by Mr. Jolley. Vote resulted in all ayes.
- 330-83 Lloyd Wagon, Lot 1, block 88, Section A, 1020 North 23rd Street. Variance is for square footage of first floor, required 1,000 and 685 requested plus garage of 234, second floor is 915 feet.
- Wagon
- Motion to approve Mr. Jolley moved to approve the requested variance, seconded by Mr. Shore. Vote resulted in all ayes.
- 324-83 Mr. Joseph was present and the request was continued. He has not purchased the property.
- Joseph (continued)
- Mr. Shore feels one half a lot is too small to build on.
- Motion to deny Mr. Shore moved to deny the variance request, seconded by Mr. Polovina. Vote resulted in all ayes.
- Walter Henderson told the Board members that it would be helpful if the Board formulated procedures. A new form was presented. The property will be posted for 15 days and advertised for 10 days in the Beaches Leader prior to the meeting.
- Election of Vice Chmn Mr. Jolley nominated Mr. Polovina for Vice Chairman, seconded by Mr. Shore. Vote resulted in all ayes.
- Adjournment There being no further business, the meeting was adjourned.

MAP SHOWING SURVEY OF

LOT 14, BLOCK 4, SAN PABLO TERRACE AS RECORDED IN PLAT BOOK 24,
PAGE 96 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SCALE: 1" = 20'



N 52°58'06" W 28.62' (FIELD)
CHORD=N 52°40'15" W
DISTANCE=28.20'
RADIUS=20.00'
ARC=31.30'

NOTES:

THIS IS A BOUNDARY SURVEY.
BUILDING RESTRICTION LINE AS PER PLAT.
BEARINGS BASED ON THE NORTH LINE OF LOT 14,
BLOCK 4, BEING N 82°09'45" E, AS PER PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN
FLOOD ZONE "X" (AREA OUTSIDE 500-YEAR FLOOD
PLAIN) AS WELL AS CAN BE DETERMINED FROM THE
"FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL
NUMBER 12031C0417H D, REVISED JUNE 3RD, 2013
FOR DUVAL COUNTY, FLORIDA.

RECEIVED

NOV - 7 2016
10-100202
PLANNING & DEVELOPMENT

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

BOUNDARY RECHECK - JUNE 2ND, 2015

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

CHECKED: _____
DRAWN BY: JAH
FILE: 2015-646

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

DATE: APRIL 8, 2004
SHEET 1 OF 1

Existing front



RECEIVED

NOV -7 2016

16-100202

PLANNING & DEVELOPMENT

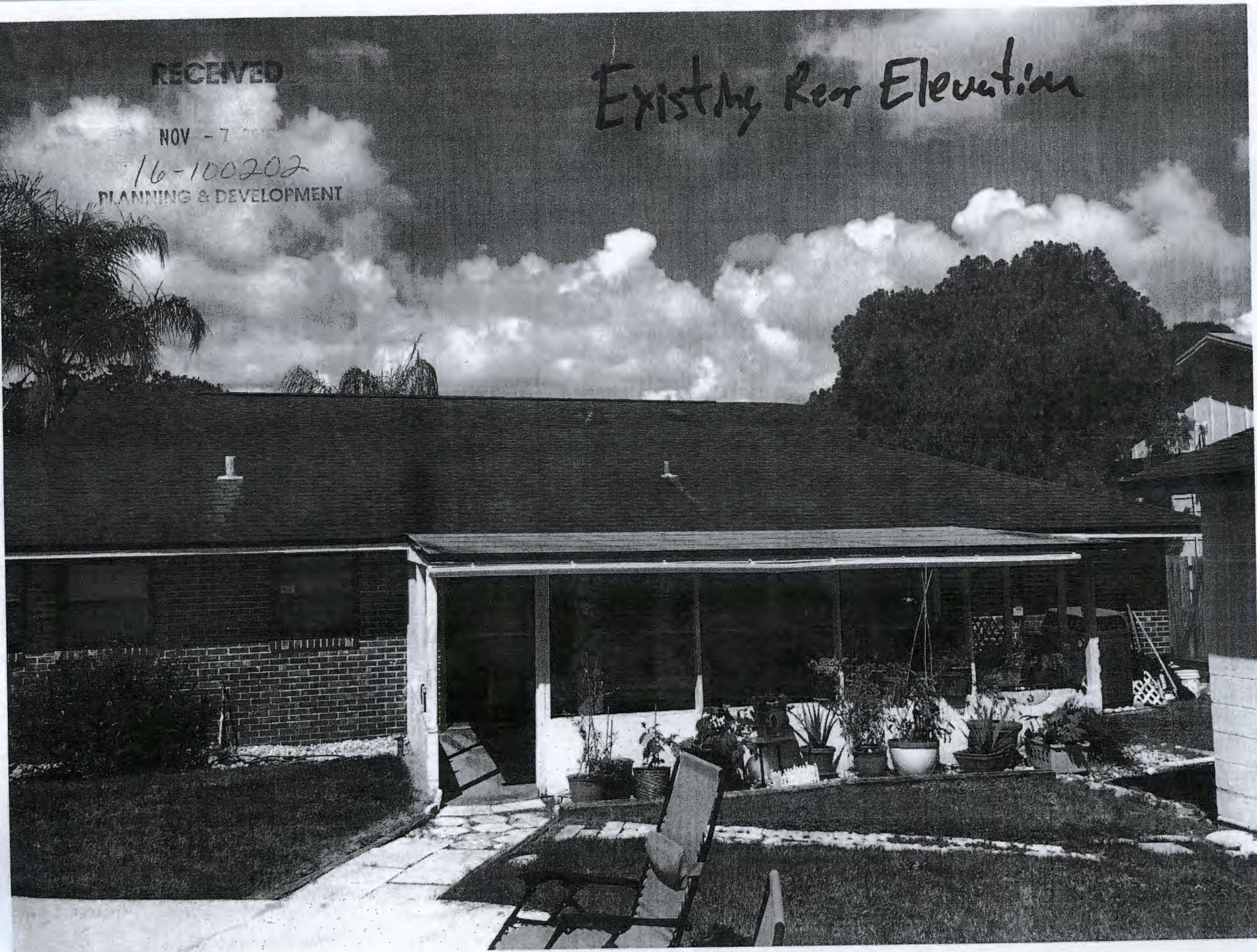
RECEIVED

NOV - 7 1997

16-100202

PLANNING & DEVELOPMENT

Existing Rear Elevation



Proposed North Side



02

LEFT ELEVATION
SCALE: 1/4" = 1'-0"

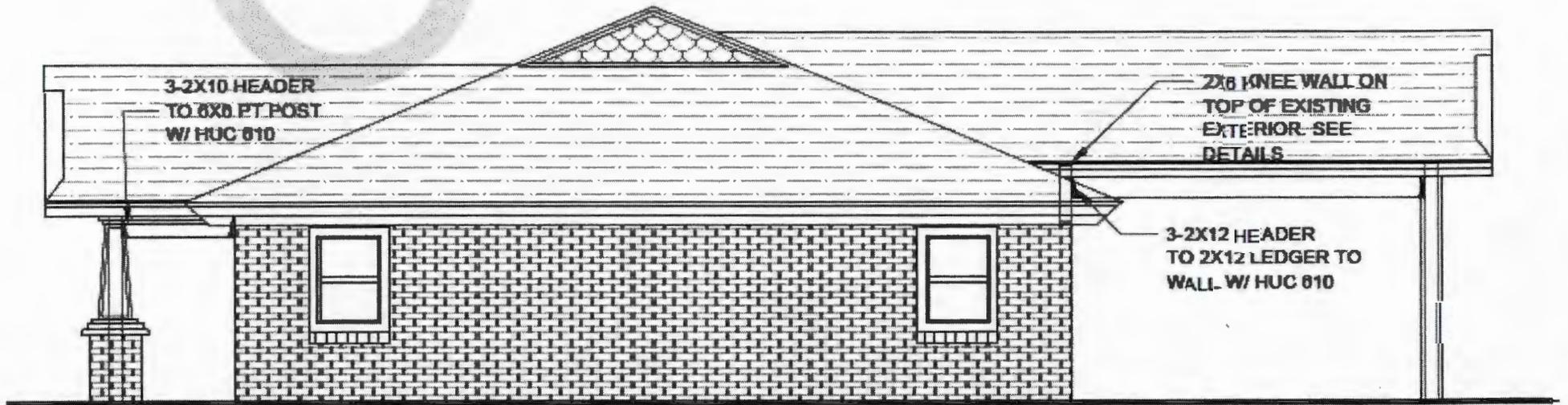
RECEIVED

NOV - 7 2016

16-100202

PLANNING & DEVELOPMENT

Proposed South side



03

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED

NOV -7 2016

16-100202

PLANNING & DEVELOPMENT

proposed front



04 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED

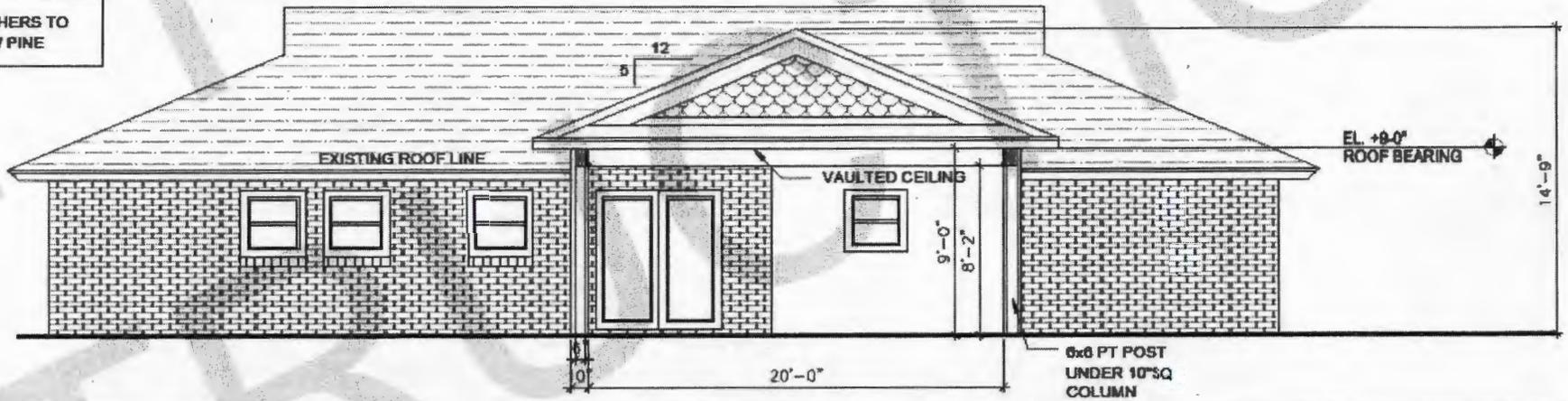
NOV -7 2016

16-100202

PLANNING & DEVELOPMENT

Proposed rear

NOTE: TRUSSES BY OTHERS TO
BE SOUTHERN YELLOW PINE



05 REAR ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED

NOV - 7 2016

16-100202
PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 16-100203

HEARING DATE 12-20-2016

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

NOV - 8 2016

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

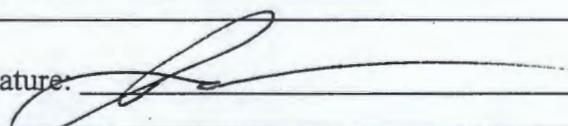
Applicant Name: Vanessa White Telephone: 561-670-1971
 Mailing Address: 3839 Poinciana Blvd. E-Mail: _____
Jax Bch, Fl. 32250
 Agent Name: James Couturier Telephone: 904-591-7799
 Mailing Address: 2216 SAY E DR E. E-Mail: northflorida law
JAX FL. 32225 @ Gmail.com
 Landowner Name: Vanessa white Telephone: 561-670-1971
 Mailing Address: 3839 Poinciana Blvd E-Mail: _____
Jax Bch Fl. 32250

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

RE#181323-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 3839 Poinciana Blvd.
 Legal description of property (Attach copy of deed): Lot 21 Block 8 Ocean Terrace
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). We need the set backs and lot coverage reduced to allow for screen room on existing concrete.

Applicant's Signature:  Date of Application: 1/18/16

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) c.3, for a rear yard setback of 17.5', in lieu of 30';
(e)(1) c.3, for 44% lot coverage, in lieu of 35% maximum
to allow a screen room addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100203

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

NOV - 8 2016

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

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	PAST ALLEY WAY which is now part of LAND AREA.
Special circumstances and conditions do not result from the actions of the applicant.	yes	Slab was Done with Home Permit
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	Surrounding Homes Have Screen Rooms Like what are Proposed
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	Surrounding Homes have similar proposed structures
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Existing Slab Dimensions
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	Home is surrounded by other Screen Rooms

Vanessa White

3839 Poinciana Blvd • Jacksonville Beach, FL 32250
Phone: 904-607-1812 • E-Mail: vwhite1212@gmail.com

Date: November 9, 2016

City Hall of Jacksonville Beach

RECEIVED

To Whom It May Concern:

NOV 10 2016
16-100203
PLANNING & DEVELOPMENT

I, Vanessa White, give permission to James Couturier with North Florida Leisure, to act on my behalf to request/file for the variance for my property.

Sincerely,



Vanessa White, Pharm.D.



Danijela Stupar
State of Florida
My Commission Expires 10/29/2018
Commission No. FF 172701

State of Florida
County of Duval
Sworn to (or affirmed) and subscribed before me this 9th day
of November, 2016, by Vanessa White (name of person making statement).
 Personally known to me
 Produced identification
Type of identification Produced: FL DL
Notary Signature: [Signature]
Title: Notary public
My appointment expires: 10/29/2018

16-100203

Prepared by:
Bonnie L. Wilson
Dominion Title Corporation-Jacksonville
6620 Southpoint Drive South, Suite 510
Jacksonville, Florida 32216

File Number: 15-0068

General Warranty Deed

Made this October 9, 2015 A.D. By **Joseph A. Seibers and Sarah P. Seibers, husband and wife** whose address is: 2828 St. Johns Blvd., Jacksonville Beach, Florida 32250, hereinafter called the grantor, to **Vanessa Ann White, a single woman**, whose post office address is: 2103 Renaissance Way, Boynton Beach, Florida 33426, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and their 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 21, Block 8, OCEAN TERRACE, according to the plat thereof, recorded in Plat Book 10, Page(s) 2, of the Public Records of Duval County, Florida.

Parcel ID Number: 181323-0000

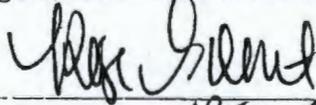
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 taxes accruing subsequent to December 31, 2014.

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

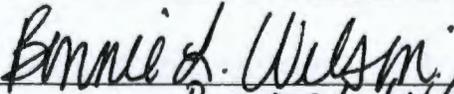
Signed, sealed and delivered in our presence:



Witness Printed Name Rose Gilbert



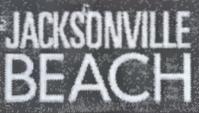
Joseph A. Seibers
Address: 2828 St. Johns Blvd., Jacksonville Beach, Florida 32250 (Seal)



Witness Printed Name Bonnie L. Wilson



Sarah P. Seibers
Address: 2828 St. Johns Blvd., Jacksonville Beach, Florida 32250 (Seal)



APPLICATION FOR VARIANCE

BOA No. 16-100204

HEARING DATE 12-20-2016

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

NOV - 9 2016

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Kevin Smith Telephone: (904) 703-8297
 Mailing Address: 106 BRANDYCAINE DRIVE E-Mail: kdsmith62@yahoo.com
DOVER, DE 19904

Agent Name: Andrew Bell Telephone: (904) 294-3739
 Mailing Address: 1236 3rd St. South E-Mail: andrewsellsjax@yahoo.com
Jacksonville Beach, Fl. 32250

Landowner Name: Kevin Smith + Christine Telephone: (904) 703-8297
 Mailing Address: 106 BRANDYCAINE DRIVE E-Mail: kdsmith62@yahoo.com
DOVER DE 19904

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: 181379-0000 4068 PalmWay
 Legal description of property (Attach copy of deed): lots 1, 2, PT E 1/2 Closed Alley Jax Beh Ord. #99-7758
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). variance for lot coverage and side yard setback. Would like to make Lot 1 stand on its own so we can sell Lot 2

Applicant's Signature: [Signature] Date of Application: 11/9/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____
 CODE SECTION (S): 34-33b(e)(1)c.2, for a northerly side yard of 9', in lieu of 10' required
34-33b(e)(1)e, for lot coverage of 43%, in lieu of 35% maximum,
to allow the development of Lot 2, Block 13, Ocean Terrace S/D,
and to ratify nonconformities created on Lot 1, Block
13, Ocean Terrace S/D.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100204

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	non-conforming lot that does not meet RS1 zoning requirements
Special circumstances and conditions do not result from the actions of the applicant.	Yes	applicant purchased property as is and would like Lot 2 to stand on its own
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	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	smaller lot size than minimum required through no fault of his own
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	RECEIVED
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	NOV - 9 2010 PLANNING & DEVELOPMENT

5 MIN. RETURN
PHONE # 280-5540 FOR RECORDER'S OFFICE

RETURN TO:

Name: Kevin D. Smith
Christine Smith
Address: 4068 Palm Way
Jacksonville Beach, FL 32250

THIS INSTRUMENT PREPARED BY:
Name: Ponte Vedra Title, LLC

Address: 115 Professional Drive, Ste 101
Ponte Vedra Beach, Florida 32082

Property Appraisers Parcel Identification (Folio) Number(s):
181379-0000-1

Space above this line for processing date

Book 11865 Page 157

Doc# 2004189520
Book: 11865
Pages: 157 - 158
Filed & Recorded
06/11/2004 01:31:50 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 1,855.00
REC ADDITIONAL \$ 8.00

WARRANTY DEED

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Warranty Deed, made this 9th day of June, 2004 BETWEEN
Robert E Broderick and Kimberly C Broderick husband and wife

whose post office address is: 13055 Loblolly Lane North, Jacksonville
in the County of Duval, State of Florida, hereinafter called GRANTOR,

and Kevin D. Smith and Christine Smith husband and wife

whose post office address is: 4068 Palm Way, Jacksonville Beach
in the County of Duval, State of Florida, hereinafter called GRANTEE.

WITNESSETH: That said grantor, for and in consideration of the sum of
ten and no/10 Dollars, and other good and valuable consideration to said grantor in hand paid by said
grantee, the receipt whereof is hereby acknowledged, by these presents has hereby granted, bargained, sold, remised,
released, conveyed and confirmed unto said Grantee, and Grantee's heirs, successors and assigns forever, the
following described land, situate, lying and being in Duval County, Florida, to wit:

Lots 1 and 2, Block 13, OCEAN TERRACE, according to plat thereof as recorded in Plat Book 10,
page 2, of the current public records of Duval County, Florida.

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

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise
appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with said Grantee that, except as otherwise set forth herein, 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 encumbrance except as specified herein.

RECEIVED

NOV - 9 2016
16-100204
PLANNING & DEVELOPMENT



For Recorder's Office

Book 11865 Page 158

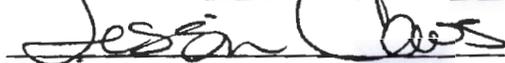
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal these presents the day and year first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"


Witness Name: Heather M. Reynolds

 (SEAL)
Robert E Broderick


Witness Name: JESSICA CREWS

 (SEAL)
Kimberly C Broderick

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of June, 2004 by Robert E Broderick and Kimberly C Broderick husband and wife who is ___ personally known to me or ___ has produced a valid driver's license as identification and who did not take an oath.


Notary Name: _____
My commission # _____
Commission expires: _____

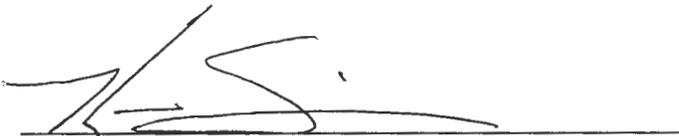
(Notary Seal) Heather M. Reynolds
Commission # DD125321
Expires June 12, 2006
Bonded thru
Atlantic Bonding Co., Inc.

RECEIVED

NOV - 9 2016
16-100204
PLANNING & DEVELOPMENT

To whom it may concern with the City of Jacksonville Beach:

I, Kevin Smith, give Andrew Bell with The Legends of Real Estate East Coast permission to apply for a variance(s) on my property located at 4068 Palm Way Jacksonville Beach, FL 32250.

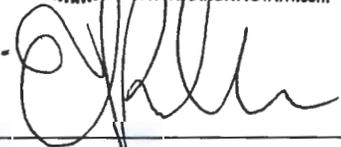


Kevin Smith - Owner

STATE OF FLORIDA
COUNTY OF FL

Sworn to (or affirmed) and subscribed before me this 3rd day of NOV, 2016, by (name of person making statement).

(NOTARY SEAL)



(Signature of Notary Public-State of Florida)

Erica Christine Richie

(Name of Notary Typed, Printed, or Stamped)

Personally Known _____ OR Produced Identification X

Type of Identification
Produced Driver's License

RECEIVED

NOV - 9 2016
16-100204
PLANNING & DEVELOPMENT

Ref. BOA#
16-100204

March 23, 1990

Ron & Bonnie Allen
900 North 23rd Street
Jacksonville Beach, FL 32250

RE: Lots 1 & 2, 13 & 14
Block 13, Ocean Terrace
and all Structures Thereon

Dear Mr. & Mrs. Allen:

This is to confirm our intentions to lease to you the above referenced land and structures contingent upon your receipt of a zoning variance from the City of Jacksonville Beach. It is our understanding that you intend to convert said structures to a child care facility. To prevent any other development other than the child care center, we will put in force a deed restriction stating that if the property is not used specifically for said child care center then it can only be used for single family residence.

Terms and amounts of lease to be determined when and if said zoning variance is attained.

Sincerely,

Susan B. Hightower
Susan B. Hightower
Richard A. Hightower
Susan B. Hightower

MEMORANDUM

Ref. BOA#
16-100204

TO: Lester Griffis, City Manager

FROM: Steven G. Lindorff, Planning and Development Director 

SUBJECT: Request to rezone Lots 1, 2, 13, and 14, Block 13, Ocean Terrace (4068 Palm Way) from RS-1 to RS-3 to consideration of a special exception for a day care center

DATE: May 1, 1990

=====
At their regular meeting on April 23, 1990, the Planning Commission met and held a public hearing on request from Bonnie S. Allen to rezone the above-referenced property from RS-1 (Single Family) to RS-3 (Single Family). The purpose of the request is to allow submittal of an application for approval of a special exception to convert the existing residence into a day care center. The property is owned by Richard Hightower.

The Planning Commission has recommended disapproval of the request due to the fact that the proposed use would not conform to the adopted South End Community Redevelopment Plan. In addition, the application met with significant opposition from other residents and property owners in the vicinity of the proposed use. A letter and several petitions against the request are on file.

Since the Planning Commission is only a recommending body, this application for rezoning needs to be placed on Council's agenda for their meeting on May 7, 1990. At that time, they may either concur with the recommendation of the Planning Commission to disapprove or they may choose not to concur. In the latter instance, I will then proceed to prepare the proper ordinance for 1st reading at the next meeting.

Minutes of Regular Council Meeting
May 7, 1990

Reg. BOA # 16-100204

have definite figures by that time; adding that he hoped to have the definite figures by next week. Mayor McCormick asked if this was all part of the time frame, and Mr. Gilmore said it was.

Call on Motion The motion to receive the Agency report carried by all ayes by Councilmembers and the Mayor.

Item "b" Councilman Marsden announced that Item "b" under City Council on the Agenda, was requested to be removed from the Agenda. This was the report of the Planning Commission recommendations to deny rezoning request from 4068 Palm Way, Bonnie S. Allen.

Crawfish Festival It was moved by Councilman Cooper, seconded by Councilman Marsden, to approve the request for Crawfish Festival, with stipulations cited.

Discussion Councilman Sharp stated that he talked with Mr. Scallon about this Festival, but wanted to take this opportunity to state that this is the last occasion that he would vote for anything that involves public drinking because the City is in the posture of promoting public drinking when we have an ordinance that specifically outlaws this, so we either need to get the ordinance off the books, or we need to quit promoting public drinking in Jacksonville Beach.

Councilman Shore stated he had attended a couple of functions at the SeaWalk and it was all handled with restraint and common sense. Mr. Scallon is doing this correctly.

Mr. Griffis advised that this and similar festivals and events, negotiated by the Mayor and City Manager, approved by Council at that time, allows the City Manager to approve these type functions, even with the serving of beer. These are supervised and held in restricted areas.

Councilman Cooper commended WQIK and Mr. Scallon for their efforts in bringing this event to Jacksonville Beach.

Vote Roll Call vote on motion to approve the Crawfish Festival resulted in all ayes by Councilmembers: Furlong, Marsden, Sharp, Shore, Cooper, and Mayor McCormick.

Foreclosures Mayor McCormick introduced request for approval to proceed with foreclosures on outstanding liens as presented by the City Clerk.

Motion It was moved by Councilman Marsden, seconded by Councilman Shore, to approve the request for foreclosures.

Discussion Councilman Marsden inquired how the amounts on the liens are determined, and if bids are put out on work that the City does in connection with some of these cases. City Clerk Bruce Corbitt explained that lot clearings are contracted out to a private contractor, but in cases such as removing vehicles, fines are assessed on a daily basis for non-compliance, by the Codes Enforcement Board. Councilman Marsden advised that he had a gentleman say he was cited for debris, and that the Codes Enforcement Officer told him it would be about \$400.00 to remove it, but the cost turned out to be \$900.00. Mr. Griffis advised that lot clearings are paid annually, and if the Codes Enforcement officers give a price, it is an estimate.

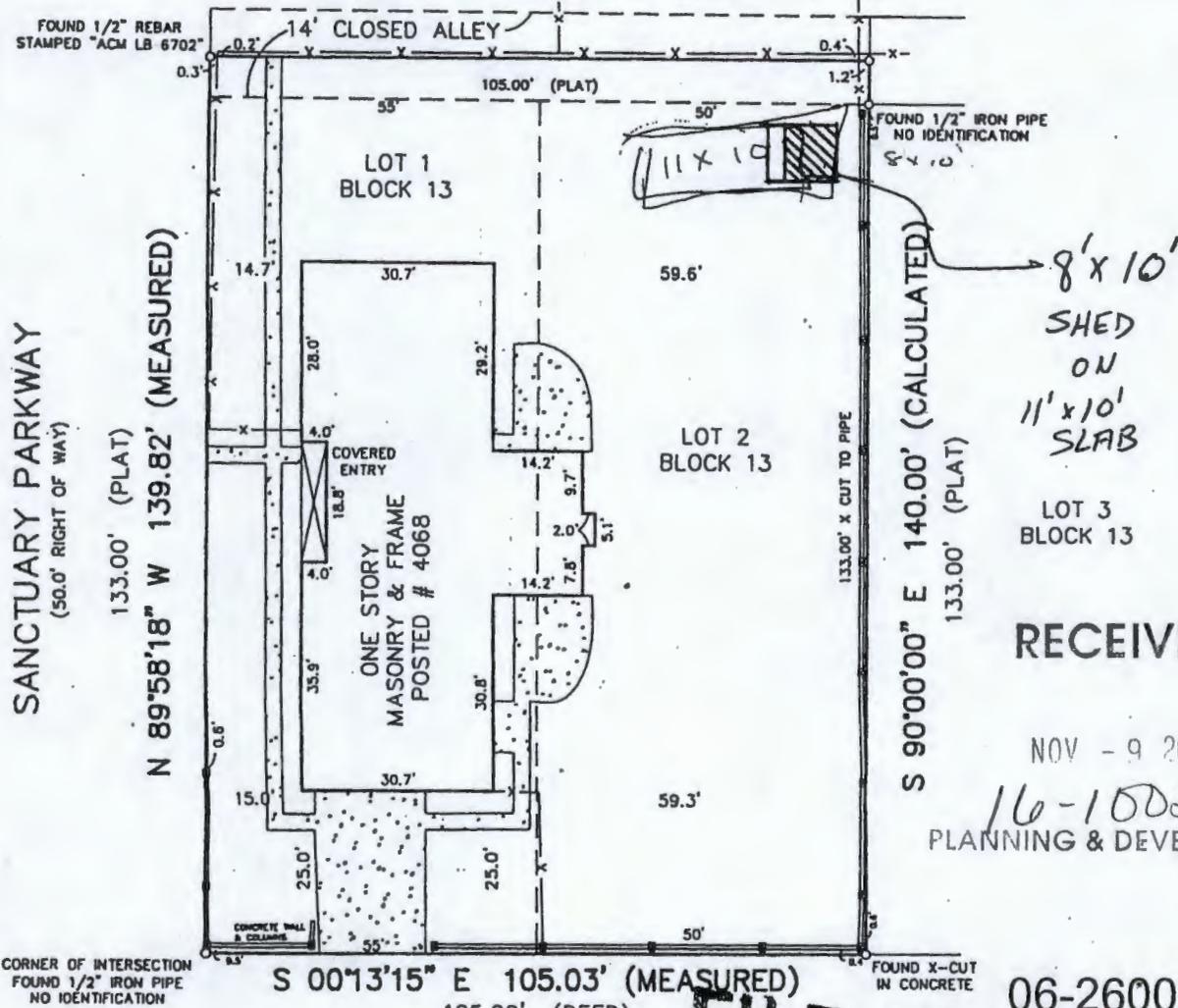
Vote Roll Call vote on motion to approve the foreclosures resulted in all ayes by Councilmembers: Marsden, Sharp, Shore, Cooper, Furlong, and Mayor McCormick.

MAP SHOWING BOUNDARY SURVEY OF

LOTS 1, 2 AND THE EAST 1/2 OF CLOSED ALLEY, BLOCK 13, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 KEVIN P. AND CHRISTINE SMITH
 NAVY FEDERAL CREDIT UNION
 PONTE VEDRA TITLE, LLC-RICHARD HATHAWAY, P.A.
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

105.00' (DEED)
 N 00°19'19" W 104.96' (CALCULATED)



RECEIVED

NOV - 9 2016

16-100204
 PLANNING & DEVELOPMENT

06-2600

FILE COPY

REVIEWED FOR CODE COMPLIANCE
 AS NOTED IN
 CITY OF JACKSONVILLE BEACH
 RETAIN APPROVED COPY ON SITE
 DATE 12/26/06 APP. BY [Signature]

NOTES:	ACCEPTED BY:

LEGEND:
 R = RADIUS — X — = FENCE
 L = LENGTH (•) = CONCRETE

- NOTES:
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF S 90°00'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1989, COMMUNITY NUMBER 120078, PANEL 0002 D
 - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 - THIS SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS	
DATE	DESCRIPTION
5-27-04	Re-Cert

JOB # 15091 DATE OF FIELD SURVEY: 07-13-01 DATE OF ISSUE: 07-18-01 SCALE: 1" = 30'

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

LICENSED BUSINESS # 6702

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE, SUBJECT TO THE PROVISIONS OF FLORIDA STATUTES.

[Signature]
 REGISTERED SURVEYOR AND MAPPER OF THE STATE OF FLORIDA

LAND SURVEYS O CONSTRUCTION SURVEYS O SUBDIVISIONS

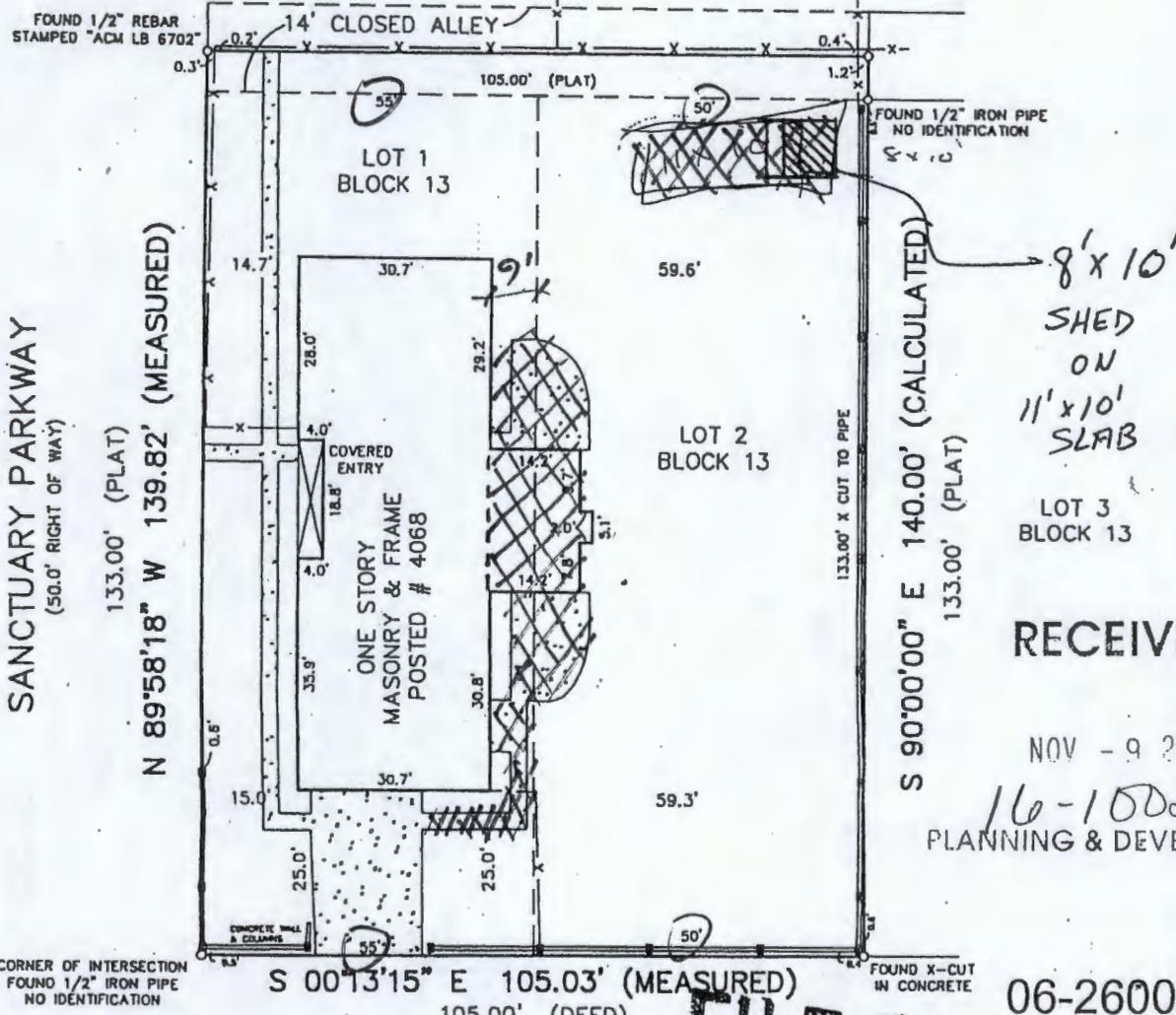
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LOTS 1, 2 AND THE EAST 1/2 OF CLOSED ALLEY, BLOCK 13, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 KEVIN P. AND CHRISTINE SMITH
 NAVY FEDERAL CREDIT UNION
 PONTE VEDRA TITLE, LLC-RICHARD HATHAWAY, P.A.
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

105.00' (DEED)

N 00°19'19" W 104.96' (CALCULATED)



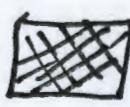
8' x 10'
 SHED
 ON
 11' x 10'
 SLAB

RECEIVED

NOV - 9 2016
 16-100204
 PLANNING & DEVELOPMENT

06-2600

FILE COPY

 Areas to be demolished/removed upon Variance Approval and sale of Lot 2.

REVIEWED FOR CODE COMPLIANCE
 AS NOTED BY
 CITY OF JACKSONVILLE BEACH
 RETAIN APPROVED COPY ON SITE
 DATE 12/26/06 APP. BY *[Signature]*

NOTES:	ACCEPTED BY:

LEGEND:
 R = RADIUS — x — = FENCE
 L = LENGTH (•••) = CONCRETE

- NOTES:
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF S 90°00'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED APRIL 17, 1989, COMMUNITY NUMBER 120078, PANEL 0002 D
 - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 - THIS SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS	
DATE	DESCRIPTION
5-27-04	Re-Cert

JOB # 15091 DATE OF FIELD SURVEY: 07-13-01 DATE OF ISSUE: 07-18-01 SCALE: 1" = 30'



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

LICENSED BUSINESS # 6702

CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

[Signature]
 REGISTERED SURVEYOR AND MAPPER, 10879, STATE OF FLORIDA

LAND SURVEYS O CONSTRUCTION SURVEYS O SUBDIVISIONS



APPLICATION FOR VARIANCE

BOA No. 16-100205

HEARING DATE 12-20-2016

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

NOV - 4 2016

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name:	<u>JWB Construction Group, LLC</u>	Telephone:	<u>904-677-6777</u>
Mailing Address:	<u>7563 Phillips Hwy Suite 109</u> <u>Jacksonville, FL. 32256</u>	E-Mail:	<u>newconstruction@jwbcompanies.com</u>
Agent Name:	<u>Alex Sifakis</u>	Telephone:	<u>904-677-6777</u>
Mailing Address:	<u>7563 Phillips Hwy Suite 109</u> <u>Jacksonville, FL. 32256</u>	E-Mail:	<u>newconstruction@jwbcompanies.com</u>
Landowner Name:	<u>BCEL 5, LLC</u>	Telephone:	<u>904-677-6777</u>
Mailing Address:	<u>7563 Phillips Hwy Suite 109</u> <u>Jacksonville FL. 32256</u>	E-Mail:	<u>newconstruction@jwbcompanies.com</u>

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

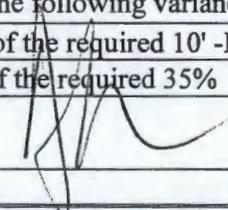
Street address of property and/or Real Estate Number: 421 11th St S RE# 17734700-0000

Legal description of property (Attach copy of deed): 18-29 33-2S-29E, Beach Heights S/D, Lot 9 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 50' wide x 100' deep. The current zoning is JRM-1. We are requesting the following variances:

-Side yards of 7.5' feet in lieu of the required 10' -Rear yard of 20' in lieu of the required 30'

-Lot coverage of 45% in lieu of the required 35%

Applicant's Signature:  Date of Application: 11/4/2016

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: _____

CODE SECTION (S): 34-339(e)(1)c.2, for side yard setbacks of 7.5', in lieu of 10' required.

34-339(e)(1)c.3, for a rear yard setback of 20', in lieu of 30' required.

34-339(e)(1) f, for lot coverage of 45% in lieu of 35% maximum,

to allow construction of a new two-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100205

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

16-100205

NOV - 4 2016

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

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	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:
Jessica Smith
MTI Title Insurance Agency, Inc.
1914 Southside Boulevard, Suite 2
Jacksonville, FL 32216

RECEIVED

NOV - 4 2016
16-108205
PLANNING & DEVELOPMENT

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #177347-0000
File- MFL-2212524
Consideration Amount \$120,000.00

WARRANTY DEED

This Indenture, Made this June 10, 2016, between John L. Wagner, III and Tawana L. Wagner, husband and wife, whose post office address is: 341 8th Street Atlantic Beach, Florida 32233, hereinafter called the "Grantor"*, and, BCEL 5, LLC, a Florida Limited Liability Company whose post office address is: 7563 Philips Highway Suite 101, Jacksonville, FL 32256, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

Lot 9, Block 12, BEACH HEIGHTS, according to plat thereof recorded in Plat Book 18, page 29 of the current public records of Duval County, Florida.

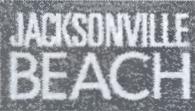
Property Address: 421 11th Street South, Jacksonville Beach, FL 32250

Property is the homestead of the grantor(s)
 Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member or the household of grantor resides thereon.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.



APPLICATION FOR VARIANCE

BOA No. 16-100210

HEARING DATE 12-20-16

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

NOV 18 2016

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: JANA ANDREWS Telephone: 808.265.6230
 Mailing Address: 3128 INDIAN MESA DRIVE E-Mail: _____
THOUSAND OAKS, CALIFORNIA 91360 JANA.L.ANDREWS@GMAIL.COM
 Agent Name: RYAN GREEN, ARCHITECT Telephone: 662.1781
 Mailing Address: 3810 TROPICAL TRL E-Mail: _____
JAY BEACH, FL 32250 bgreen@pyramin4g.com
 Landowner Name: Jana Andrews + Nicholas E. Andrews Telephone: _____
 Mailing Address: 3128 Indian Mesa Drive E-Mail: _____
Thousand Oaks, CA 91360

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

Ref # 174937-0020

VARIANCE DATA

Street address of property and/or Real Estate Number: 135 N. 17th AVE JAY BEACH, FL 32250
 Legal description of property (Attach copy of deed): 15-54 28-25-29E JAY BEACH TRL LOT 20
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). NON CONFORMING LOT NORTH SETBACK of 15'-0" / SOUTH SETBACK 6'-4" LOT COVERAGE 50%

Applicant's Signature: Jana Andrews Date of Application: 11/18/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 (RS-3, per C.U. approval) FLOOD ZONE: X
 CODE SECTION (s): 34-338 (EX)C-1. for a front yard of 6.3' in lieu of 20' required;
(EX)C-3. for a rear yard of 15', in lieu of 30' required
(EX)P. for lot coverage of 50%, in lieu of 35% maximum,
to allow construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100210

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

NOV 18 2016

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

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	60' PER LDC 56' LOT WIDTH / 4517 SF LOT WHERE PER THE LDC 6000 SF REQ. NON - CONFORMING LOT
Special circumstances and conditions do not result from the actions of the applicant.	YES	PER THE ATTACHED SITE PLAN, OUR REQUEST WILL KEEP W/ NEIGHBORHOOD, REDUCE DENSITY ALLOW FOR AMPLIFIED PARKING & PARKING SPACES
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	NON-CONFORMING LOT PER LDC EXISTING CIRCUMSTANCES ARE BASED TO ALLOW THE MOST CLOSE CORRELATION TO LDC MIN. REQ.
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	NON CONFORMING LOT PER LDC VARIANCE REQUEST IS FAVORABLE TO CURRENT COMMUNITY LOOK & FEEL AND DOES NOT ADD PARKING BURDEN
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	NON-CONFORMING LOT PER LDC. SPACES FOR FOOTPRINT REFLECT MIN. REQ. PER LDC SF REQ FOR RS-3 AND PARKING (GARAGE REQ)
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	NON-CONFORMING LOT, OUR USE IS LESS DENSITY INCREASED PARKING SPACES & RS-3 INSTEAD OF RM-2, CONSISTENT WITH NEIGHBORHOOD LOOK

ANDREWS JANA LYNN
 3128 INDIAN MESA DR
 THOUSAND OAKS, CA 91360
ANDREWS NICHOLAS EMANUEL II

Primary Site Address
 135 N 17TH AVE
 Jacksonville Beach FL 32250

Official Record Book/Page
 17753-00822

Title #
 9428

135 N 17TH AVE

Property Detail

RE #	174937-0010
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03190 JAX BEACH TERRACE
Total Area	4500

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$95,869.00	\$95,096.00
Extra Feature Value	\$1,124.00	\$1,099.00
Land Value (Market)	\$252,000.00	\$252,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$348,993.00	\$348,195.00
Assessed Value	\$337,162.00	\$348,195.00
Cap Diff/Portability Amt	\$11,831.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$337,162.00	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
17753-00822	10/19/2016	\$100.00	SW - Special Warranty	Unqualified	Improved
14885-00551	5/15/2009	\$100.00	SW - Special Warranty	Unqualified	Improved
11088-01093	5/12/2003	\$100.00	MS - Miscellaneous	Unqualified	Improved
11050-00799	4/15/2003	\$100.00	MS - Miscellaneous	Unqualified	Improved
11050-00797	4/16/2003	\$100.00	MS - Miscellaneous	Unqualified	Improved
11050-00795	4/15/2003	\$100.00	QC - Quit Claim	Unqualified	Improved
08470-01721	10/23/1996	\$115,000.00	WD - Warranty Deed	Qualified	Improved
08164-02299	8/25/1995	\$100.00	QC - Quit Claim	Unqualified	Improved
08164-02297	8/25/1995	\$30,000.00	WD - Warranty Deed	Unqualified	Improved
07426-00711	9/28/1992	\$100.00	WD - Warranty Deed	Unqualified	Improved
07426-00711	9/28/1992	\$100.00	WD - Warranty Deed	Unqualified	Improved
07210-00962	9/27/1991	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$599.00
2	CPAR2	Carport Aluminum	1	24	12	288.00	\$500.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0102	RES HD 20-60 UNITS PER AC	JRM-2	50.00	90.00	Common	50.00	Front Footage	\$252,000.00

Legal

LN	Legal Description
1	15-54 28-25-29E
2	JACKSONVILLE BEACH TERRACE
3	LOT 20

Buildings

Building 1
 Building 1 Site Address
 135 N 17TH AVE
 Jacksonville Beach FL 32250

Building Type	0102 - SFR 2 STORY
Year Built	1938

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	6	6 Cem Fb Shing
Interior Wal	5	5 Drywall

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NOV 18
 16-100210
 PLANNING & DEVELOPMENT

JACKSONVILLE BEACH

CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 9781

October 11, 2016

Nicholas E. and Jana L. Andrews
3128 Indian Mesa Drive
Thousand Oaks, CA 91360

RE: **Planning Commission Case: PC# 33-16**
Conditional Use Application for a new single family in *RM-2*, located at
135 17th Avenue North.

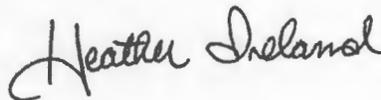
Mr. and Mrs. Andrews,

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 single family dwelling located in a *Residential, multiple family: RM-2* zoning district pursuant to Section 34-340(d)(12) 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





CERTIFIED MAIL# 7012 2210 0002 4628 9415

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

November 16, 2016

Darla M. and R. Lee Buck
136 North 17th Avenue
Jacksonville Beach, FL 32250

RE: BOA# 16-100183
135 North 17th Avenue
(Lot 20, "Jacksonville Beach Terrace")

Dear Mr. and Mrs. Buck,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, November 15, 2016, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-338(e)(1)c.1, for a front yard setback of 5 feet in lieu of 20 feet required;
- 34-338(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required and
- 34-338(e)(1)e., for lot coverage of 62% in lieu of 35% maximum

To allow construction of a single-family dwelling.

The Board *denied* the request.

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

Sincerely,

Heather Ireland, AICP
Senior Planner



MAP SHOWING SURVEY OF

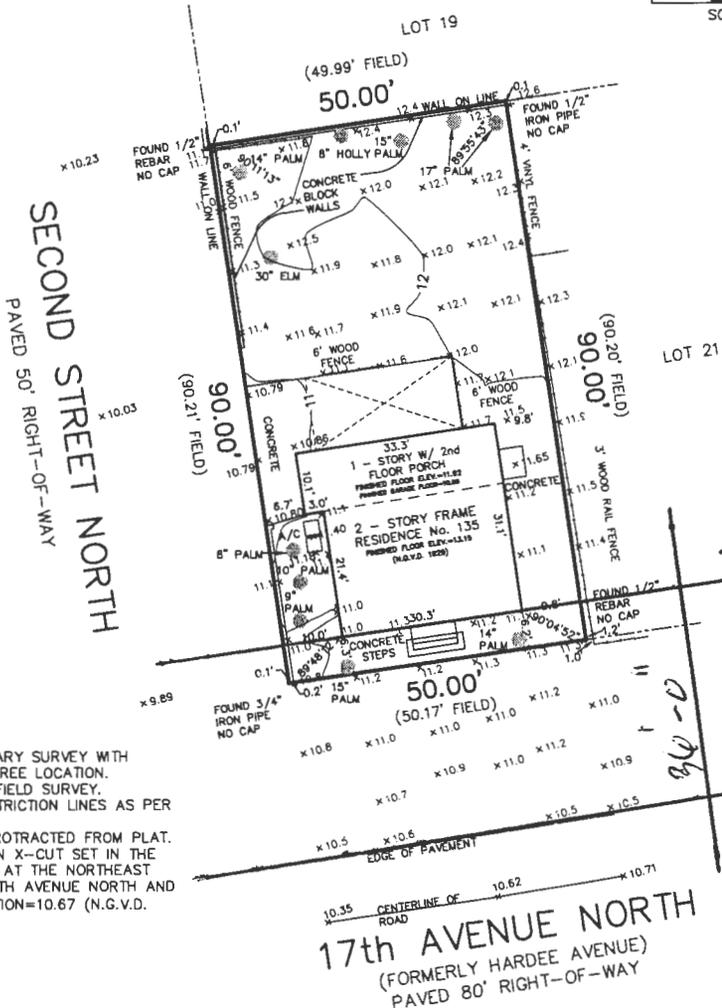
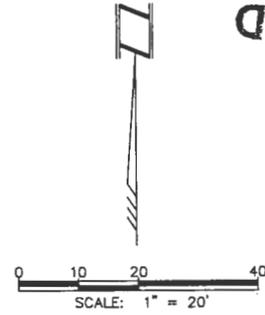
LOT 20, JACKSONVILLE BEACH TERRACE AS RECORDED IN PLAT BOOK 15, PAGE 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLANNING & DEVELOPMENT

16-102210
NOV 8

RECEIVED

EXHIBIT A



- NOTES:
1. THIS IS A BOUNDARY SURVEY WITH TOPOGRAPHIC AND TREE LOCATION.
 2. ANGLES AS PER FIELD SURVEY.
 3. NO BUILDING RESTRICTION LINES AS PER PLAT.
 4. NORTH ARROW PROTRACTED FROM PLAT.
 5. BENCHMARK IS AN X-CUT SET IN THE TOP BACK OF CURB AT THE NORTHEAST INTERSECTION OF 17TH AVENUE NORTH AND 2ND STREET. ELEVATION=10.67 (N.G.V.D. 1929)

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF LEE BUCK.

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

TOPOGRAPHIC AND TREE LOCATION- SEPTEMBER 29, 2016

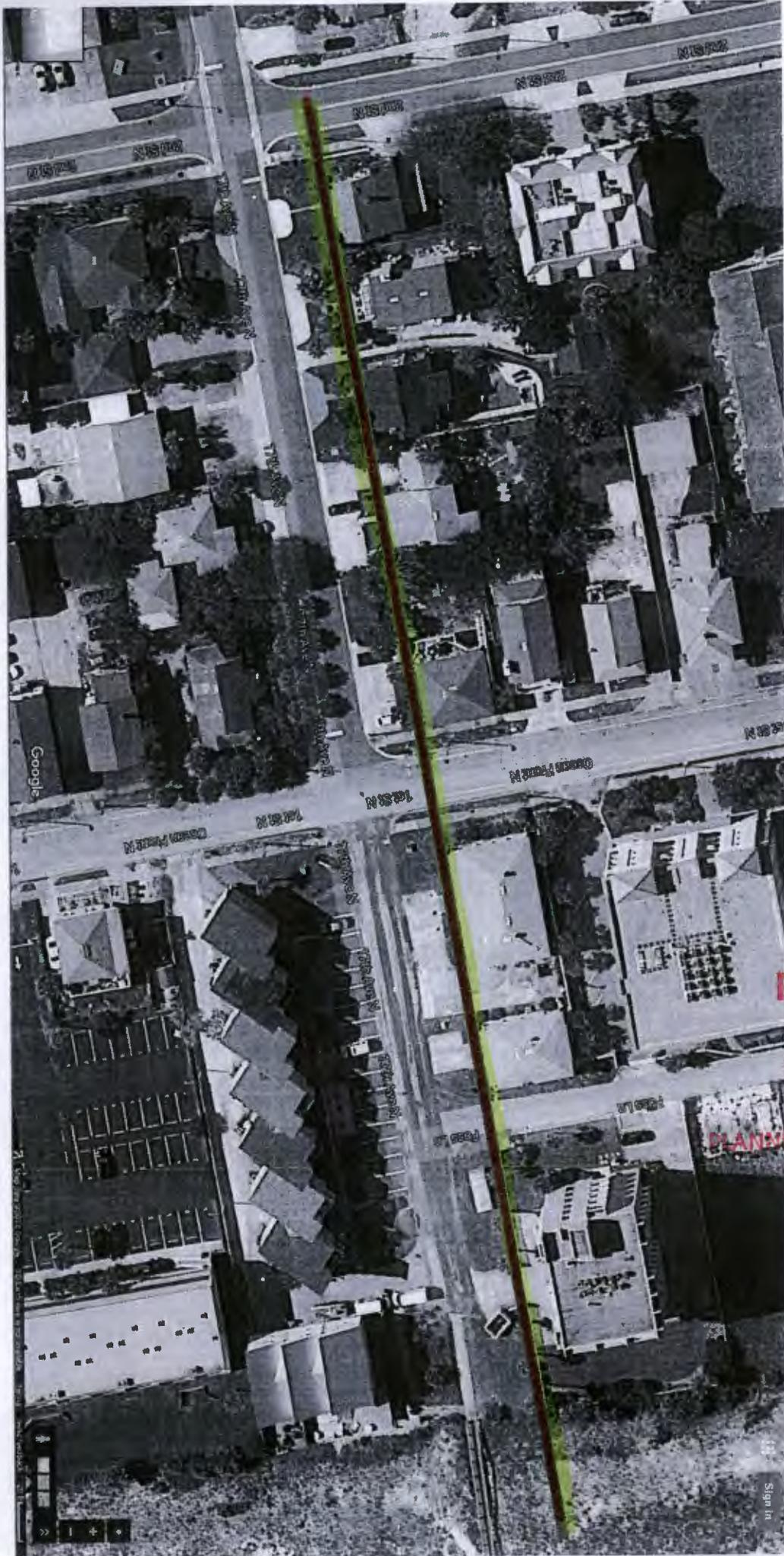
DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: CL
FILE: 2016-1102

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

DATE: SEPTEMBER 22, 2016
SHEET 1 OF 1

EXHIBIT 'B'



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NOV 18 2016

16-100210

PLANNING & DEVELOPMENT

Sign In

SECOND STREET NORTH
PAVED 50' RIGHT-OF-WAY



RECEIVED

NOV 18
16-100210
PLANNING & DEVELOPMENT

A BOUNDARY SURVEY WITH
IIC AND TREE LOCATION.
AS PER FIELD SURVEY.
DING RESTRICTION LINES AS PER

ARROW PROTRACTED FROM PLAT.
ARK IS AN X-CUT SET IN THE
OF CURB AT THE NORTHEAST
ON OF 17TH AVENUE NORTH AND
T. ELEVATION=10.67 (N.G.V.D.

17th AVENUE NORTH
(FORMERLY HARDEE AVENUE)
PAVED 80' RIGHT-OF-WAY

SCALE 1 to 20

RTY SHOWN HEREON APPEARS
LOOD ZONE "X" (AREA OUTSIDE
ANNUAL CHANCE FLOODPLAIN,
INED FROM THE FLOOD
RATE MAP NUMBER
7H, REVISED JUNE 3, 2013 FOR
NTY, FLORIDA.

THIS SURVEY WAS MADE FOR
THE BENEFIT OF LEE BUCK.

TOPOGRAPHIC AND TREE LOCATION-
SEPTEMBER 29, 2016

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER N
FLORIDA IIC. SURVIFYNG & MAPPING BUSINFSS N