



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach,

Agenda

Board of Adjustment

Wednesday, January 18, 2017

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

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

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES November 15, 2016

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** **BOA 16-100212**
 Applicant/Owner: Robert S. Bass, II
 Property Address: 1360 Plantation Oaks Drive North
 Parcel ID: 179997-5330
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e.**, for 38.5% lot coverage in lieu of 35% maximum, to allow a pool and pool deck addition to an existing dwelling unit for property **legally described** as Lot 66, *Plantation Oaks*.
 Miscellaneous Info: No previous variance requests.

Notes: _____

- b. **Case Number:** **BOA 16-100220**
 Applicant/Agent: Russel T. Cox
 Owner: Susan Bridges
 Property Address: 1202 Palm Circle
 Parcel ID: 177779-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2.**, for an easterly side yard of 8 feet, in lieu of 10 feet required to allow a carport addition to an existing single-family dwelling for property **legally described** as Lot 4, Block 6, *Pine Grove Unit 2*.
 Miscellaneous Info: No previous variance requests.

Notes: _____

c. Case Number: **BOA 16-100221**

Applicant: Heather A. (Calta) Webber
 Agent: Christopher Goodin & Joshua Messinger
 Owner: Heather A. (Calta) Webber and Teresa G. Calta
 Property Address: 1306 and 1308 South 1st Street
 Parcel ID: 176251-0500
 Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.1., for a front yard setback of 10 feet in lieu of 20 feet required; 34-340(e)(1)c.2., for side yard setbacks of 5 feet, in lieu of 10 feet required; 34-340(e)(1)c.3., for a rear yard setback of 5 feet in lieu of 30 feet required; 34-340(e)(1)h., for accessory structure setback of 1 foot, in lieu of 5 feet required, 34-373(f) for gravel driveway in lieu of paved; and 34-377 for 2 parking spaces in lieu of 4 required, to allow construction of a new two family dwelling, for **property located** at 1306 and 1308 South 1st Street, **legally described** as the south 48 feet of the north 81 feet of Lot 1, together with the east 4 feet of the south 48 feet of the north 81 feet of Lot 2, all in Block 132, *Pablo Beach South*.

Miscellaneous Info: One previous variance requests, (BOA#08-100060).

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, February 7, 2017**. There is one scheduled case.

ADJOURNMENT

NOTICE

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

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

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

**Minutes of Board of Adjustment Meeting
held Tuesday, November 15, 2016, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairman Scott Cummings.

Roll Call

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

Alternates:

Francis Reddington
Chase Sams

Ex-parte Communications

None

Approval of Minutes

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

- Board of Adjustment meeting held on October 18, 2016.

Correspondence

None

NEW BUSINESS:

(A) Case Number: BOA 16-100179

Name of Applicant: Darsh Woods

Property Address: 21 North 11th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a corner side yard of 2.4 feet in lieu of 10.6 feet required to allow a first and second story deck addition to an existing multifamily dwelling. The existing 2.4 foot for the existing structure was approved via BOA 12-100116, but that approval limited to the then existing improvements for property legally \

described as Lot 10, Block 111, Florida Land Investment Company's Re-Subdivision of Blocks 101.

Applicant: The applicant, Darsh Woods, 21 10th Avenue North, stated that the hardship is that he was limited to as shown, so he cannot do anything than what is on the picture submitted before. He would like to continue the deck across the entire length of the house.

In response to Ms. Osewalt, Mr. Woods stated that this was a nonconforming lot. Mr. Moreland asked Mr. Woods to explain the proposal. Mr. Woods responded that it was an extension to the deck that is elevated. Discussion followed on the proposed deck that Mr. Woods wants to extend from an existing deck.

Public Hearing:

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

Discussion:

Mr. Moreland stated that Mr. Wood has a hardship because the lot is substandard and what is proposed did not interfere with any line of sight for the neighbors.

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

(B) Case Number: BOA 16-100180

Name of Applicant: Kimberly Rohner

Property Address: 211 South 35th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a front yard setback of 15 feet in lieu of 25 feet required; for a rear yard setback of 25 feet in lieu of 30 feet required; for 45% lot coverage in lieu of 35% maximum; and for an accessory structure located 3 feet from the property line in lieu of 5 feet required for a new single-family dwelling.

Applicant: The agent for the applicant, Scott Rae, 211 35th Avenue South, stated that the lot was irregularly shaped and the existing house was encroaching on the setbacks. He stated that the new house would increase some setbacks of the structure recently demolished. The house should be the same scale as others in the neighborhood.

Mr. Moreland asked if they had talked to the neighbors. Mr. Rae stated that the only neighbor affected by the proposal had no objections because the setback was

actually greater. Mr. Rae stated that the existing house was 45% lot coverage and he was asking for no greater.

Public Hearing:

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

Discussion:

Mr. Moreland stated he thought it was a severe hardship caused by the shape and size of the lot.

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

(C) Case Number: BOA 16-100182

Mr. Cummings noted that this case was rescheduled for the December 6th meeting.

(D) Case Number: BOA 16-100183

Name of Applicant: Darla Buck

Property Address: 135 North 17th Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a foot yard setback of 5 feet in lieu of 20 feet required; for a rear yard setback of 15 feet in lieu of 30 feet required and for 62% lot coverage in lieu of 35% maximum to allow for construction of a single-family dwelling.

Applicant: The agent for the applicant, Bryan Green, 3810 Tropical Terrace, stated that the lot was nonconforming. He stated that the existing setback for the existing house is five feet, and their proposal is the least amount they can ask for to build a dwelling there.

Mr. Moreland noted that rarely does the Board grant more than 50% lot coverage, adding that the proposed house was too much house for the property. Mr. Green stated that the size does not negatively affect the character of the neighborhood. Mr. Moreland asked what the minimum they could work with. Mr. Green noted that they can change the plan to get down closer to 50%.

Public Hearing:

Mr. Rick Knight, 827 8th Avenue North, stated that the setback would bring it in line with the neighborhood. He stated that when he was on the Council they reviewed the Land Development Code which made these lots nonconforming.

Ms. Darla Buck, 136 17th Avenue, stated she was in favor of the application.

Mr. John Atkins, 286 South 1st Street, stated he was in favor with the project. He stated that the Code needs to be addressed, and that they would allow 65% for multifamily. He stated that the front setback sounds large, but it would bring it in line with the other parcels on the street.

Discussion:

Mr. Reddington stated that 62% lot coverage was excessive. Mr. Cummings added that he understood this was a small lot but did not feel comfortable with the amount of lot coverage requested.

Mr. Buck added that it would be nice if the percent lot coverage was lower. He stated that he liked what they were doing with the property but had concerns. Ms. Osewalt added that she thought the lot coverage requested was excessive.

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

(E) Case Number: BOA 16-100187

Name of Applicant: Almonaster, LLC

Property Address: 2648 Almonaster Street

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for interior lot widths of 12.08 feet and 12.56 feet each in lieu of 15 feet required, and exterior lot widths of 12 feet and 12.08 feet each in lieu of 25 feet required; for a rear yard setback of 20 feet in lieu of 30 feet required; for parking area setback of 0 feet in lieu of 5 feet along interior property lines, to allow for development of a four-unit townhouse project.

Applicant: The agent for the applicant, David Palaj, 12480 Arrow Leaf Lane, Jacksonville, stated that the hardship is the shape of the lot. He added that they are not trying to maximize the footprint of the building. He added that the building is laid out such that the rear yard setback changes from north to south on the property.

Mr. Reddington asked if this fit into the character of the neighborhood. Mr. Palaj stated it does because there are townhomes backing to the parcel.

Public Hearing:

Mr. Jon McGowan, 5 17th Avenue North, stated that they talked to the community and this was the most important issue facing the City. He stated that putting a town house in this area was part of the problem.

Mr. John Hastie, 2701 Isabella Blvd., stated that any hardships with access were

created by this same developer and encourage them to deny the application.

Ms. Ana Lee, 2653 Isabella Blvd., stated that the applicant built their townhome and they were happy with theirs. She stated that she did not have issues with the proposed request.

Mr. Charles Hutcherson, 359 St. Augustine Blvd., stated that they were here a year ago and the request was denied. He stated that the setbacks were there for a reason and they should abide by the Code. He stated he did not get notice of the request.

Ms. Wendy Lovett, 2653 Isabella Blvd., stated that she lived in the townhouse in the area and expressed her support for the proposal. She stated that her only concern was with Almonaster, which is a very narrow street.

Mr. Michael Garbee, 403 St. Augustine Blvd., stated his backyard was backed in and didn't have a problem with the proposal.

Ms. Karen Hutcherson, 359 St. Augustine Blvd., stated that there would be more neighbors present had they been informed. She stated that her biggest concern was parking, and it would be a safety issue if they were allowed the variance and there would be not enough parking for residents. She also stated that she had concerns with flooding in this area of the City. Mr. Mann clarified how the request would affect parking on this parcel.

Mr. Palaj noted that the previous variance was not what was being requested tonight. He added that the proposal was less than what could be built and impacts were less.

Discussion:

Mr. Moreland stated that they could build more units on the property but that would still require a variance. He thought that this area would be a parking concern, and increase in parking would have an adverse impact on parking.

Mr. Reddington stated that he was concerned with the compatibility with the neighborhood.

Mr. Buck stated that he voted for the previous project, but stated that squeezing four townhomes on this parcel was not a good idea. Mr. Cummings agreed.

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

PLANNING DEPARTMENT REPORT

None

Adjournment

There being no further business coming before the Board, Mr. Cummings adjourned the meeting at 8:03 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

Chairman

Date: _____



APPLICATION FOR VARIANCE

BOA No. 16-100212

HEARING DATE 1-18-2017

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 28 2016

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Robert S. Bass II Telephone: 904-838-4113
 Mailing Address: 1360 Plantation Oaks Dr. North. E-Mail: Sa11Bass@Comcast.net

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

Landowner Name: Robert S. Bass II and Mary Allison Bass Telephone: 904-838-4113
 Mailing Address: 1360 Plantation Oaks Drive North Jacksonville Beach, FL 32250 E-Mail: Sa11Bass@Comcast.net

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

RE# 179997-5330

VARIANCE DATA

Street address of property and/or Real Estate Number: 1360 Plantation Oaks Dr. North.
 Legal description of property (Attach copy of deed): Lot 16, Plantation Oaks
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). To put in pool with pavers.

Applicant's Signature: R. S. Bass II Date of Application: 11-21-2016

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 3A-336 (e) (v) e. for 38.5% lot coverage, in lieu of 35% maximum, to allow a pool and pool deck addition to an existing dwelling unit.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. *16-100212*

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.		<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">NOV 28 2016 <i>1-18-2017 meeting</i></p>
Special circumstances and conditions do not result from the actions of the applicant.		<p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		

Prepared by:
Terri K. Francis
Southern Cape Title Agency, Inc.
207 3rd Street South
Jacksonville Beach, Florida 32250

File Number: 2011-0104

RECEIVED

NOV 28 2015

16-100212

PLANNING & DEVELOPMENT

General Warranty Deed

Made this January 17, 2012 A.D. By David Allen Wittig, and Donna Lee Wittig, husband and wife, whose address is: c/o John McCravy, 913 Johns Creek Road, Hodges, SC 29653, hereinafter called the grantor, to Robert S. Bass, II, and Mary Allison Bass, husband and wife, whose post office address is: 1360 Plantation Oaks Dr. N., 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 66, Plantation Oaks, according to plat thereof as recorded at Plat Book 44, Pages 10, 10A through 10G, in the Public Records of Duval County, Florida

Parcel ID Number: 179997-5330

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, 2011.

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

Signed, sealed and delivered in our presence:

[Signature of Terri K. Francis]
Witness Printed Name Terri K. Francis

[Signature of David Allen Wittig] (Seal)
David Allen Wittig
Address: c/o John McCravy, 913 Johns Creek Road, Hodges, SC 29653

[Signature of Mike Wittig]
Witness Printed Name Mike Wittig

[Signature of Donna Lee Wittig] (Seal)
Donna Lee Wittig
Address:

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 17th day of January, 2012 by David Allen Wittig, and Donna Lee Wittig, husband and wife, who is/are personally known to me or who has produced [Signature] as identification.

[Signature of Notary Public]
Notary Public
Print Name:
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
Terri K. Francis
Commission # EE088244
Expires: APR. 26, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC STATE OF FLORIDA
Terri K. Francis
Commission # EE088244
Expires: APR. 26, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

①

POA #16-100212

(N88°42'57"E 100.01' FIELD)
N88°40'00"E 100.00'

FOUND 1/2" IRON PIPE, CAP "CLARY-MILLER"

FOUND 1/2" IRON PIPE, NO CAP

N88°40'00"E 155.00'
(N88°38'14"E 155.13' FIELD)

RADIUS = 50.00'

RECEIVED

DEC 5 2016

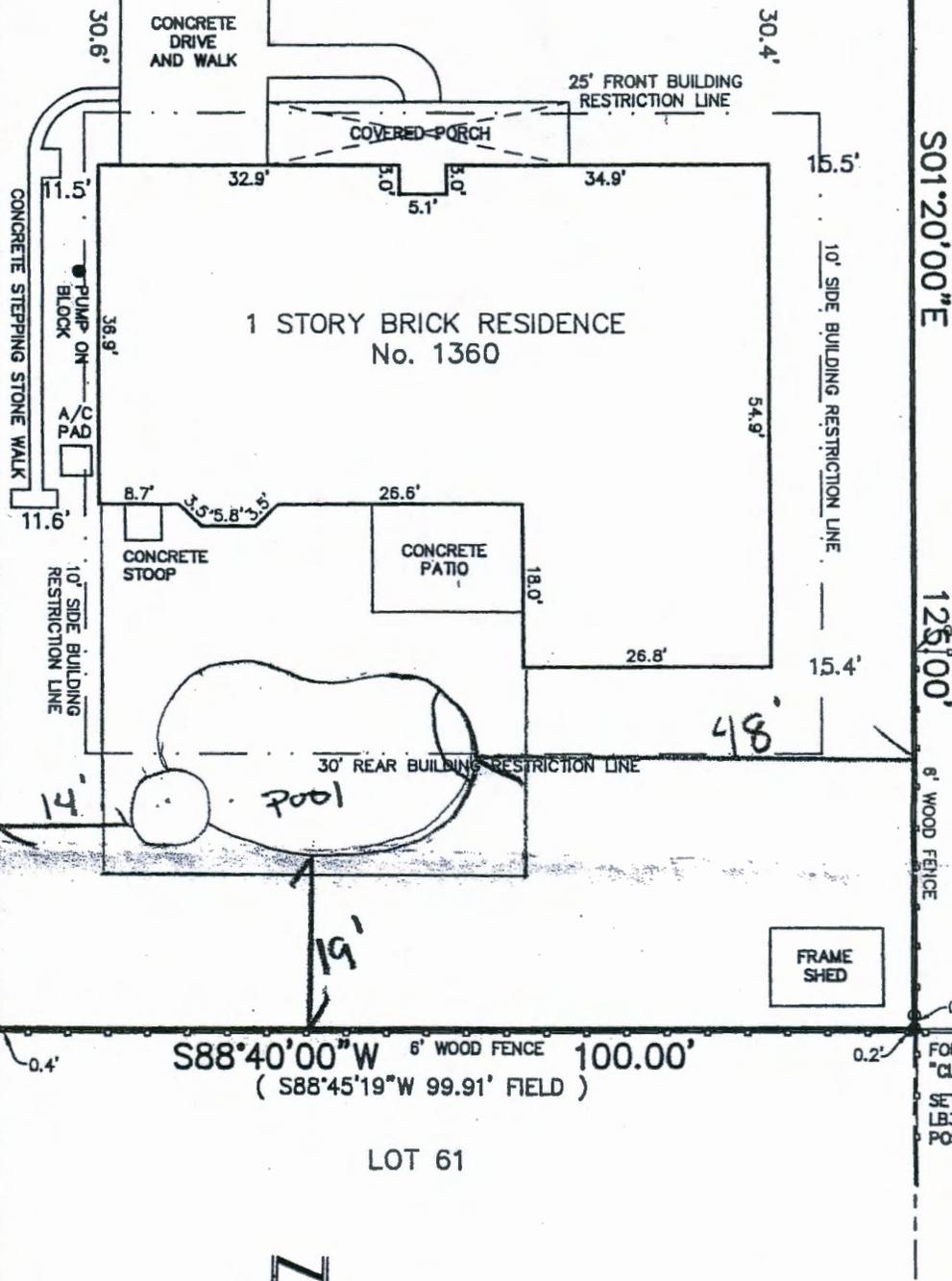
16-100212

PLANNING & DEVELOPMENT

LOT 65

N01°20'00"W 125.00'
(N01°20'00"W 124.93' FIELD)

S01°20'00"E 125.00'
(S01°17'03"E 125.00' FIELD)



LOT 62

LOT 61

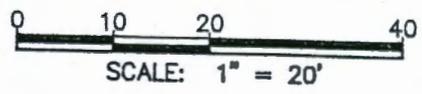
S88°40'00"W 100.00'
(S88°45'19"W 99.91' FIELD)

FOUND 1/2" IRON PIPE, CAP "CLARY-MILLER"

FOUND "CLARY" SET M/LB367; POST

NOTES

THIS IS A BOUNDARY SURVEY.
BEARINGS ARE BASED ON THE WEST LINE OF LOT 66
ING NORTH 01°20'00" WEST, AS PER PLAT.
BUILDING RESTRICTION LINES SHOWN AS PER PLAT.

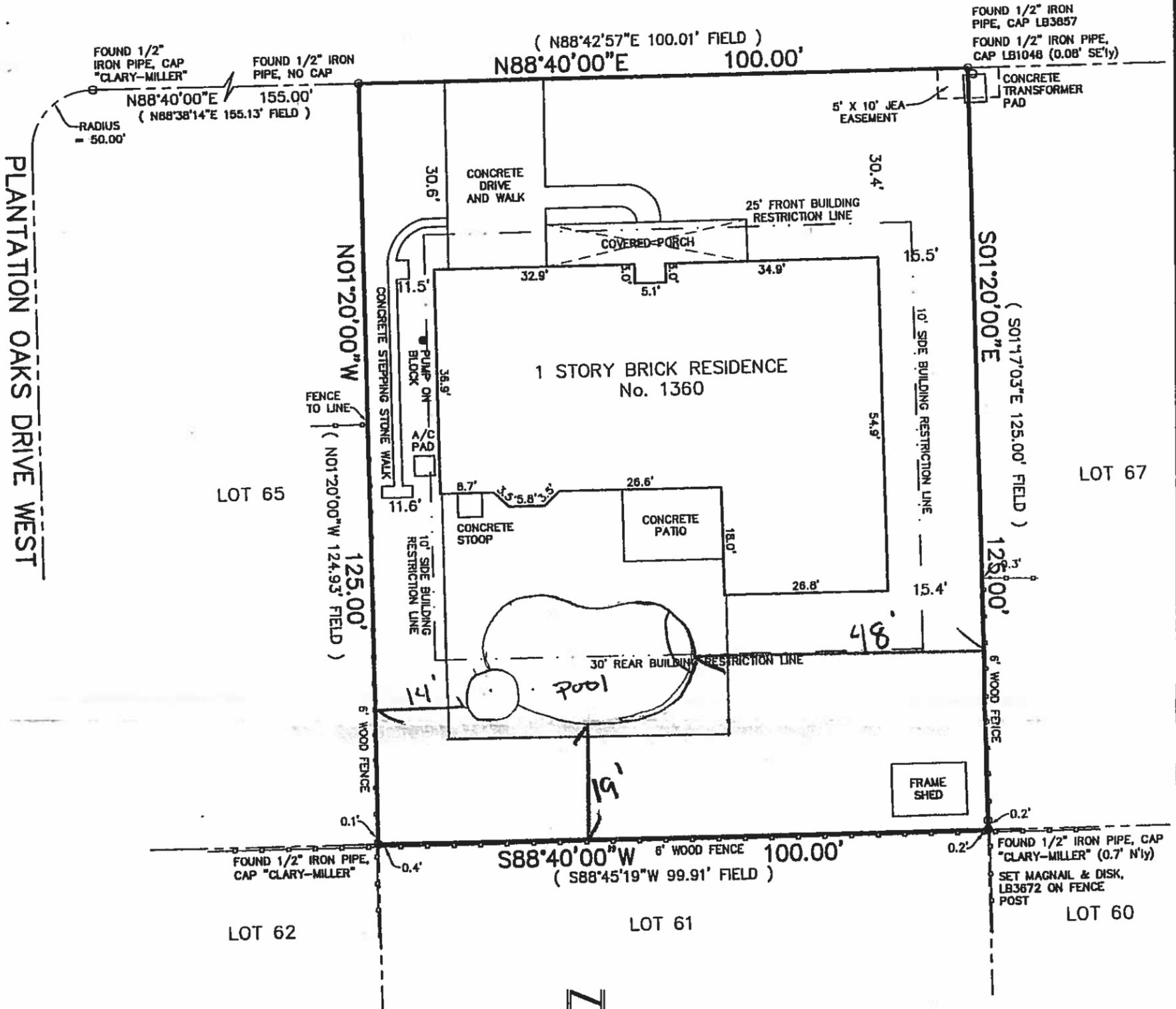


MAP SHOWING SURVEY OF

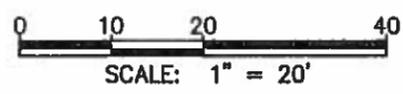
LOT 66, PLANTATION OAKS AS RECORDED IN PLAT BOOK 44, PAGES 10, 10A, 10B, 10C, 10D, 10E, 10F and 10G OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLANTATION OAKS DRIVE NORTH

60' RIGHT OF WAY PAVED PUBLIC ROAD



- NOTES**
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS ARE BASED ON THE WEST LINE OF LOT 66 BEING NORTH 01°20'00" WEST, AS PER PLAT.
 3. BUILDING RESTRICTION LINES SHOWN AS PER PLAT.



THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 500 YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120078 0002 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF ROBERT SAMUEL BASS II, REGIONS BANK; AND SOUTHERN CAPE TITLE AGENCY.

RECEIVED

NOV 28 2016

BOA#16-100212 DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
PLANNING & DEVELOPMENT FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: SWC
FILE: 2011-0843

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

DATE: DECEMBER 28, 2011
SHEET 1 OF 1

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

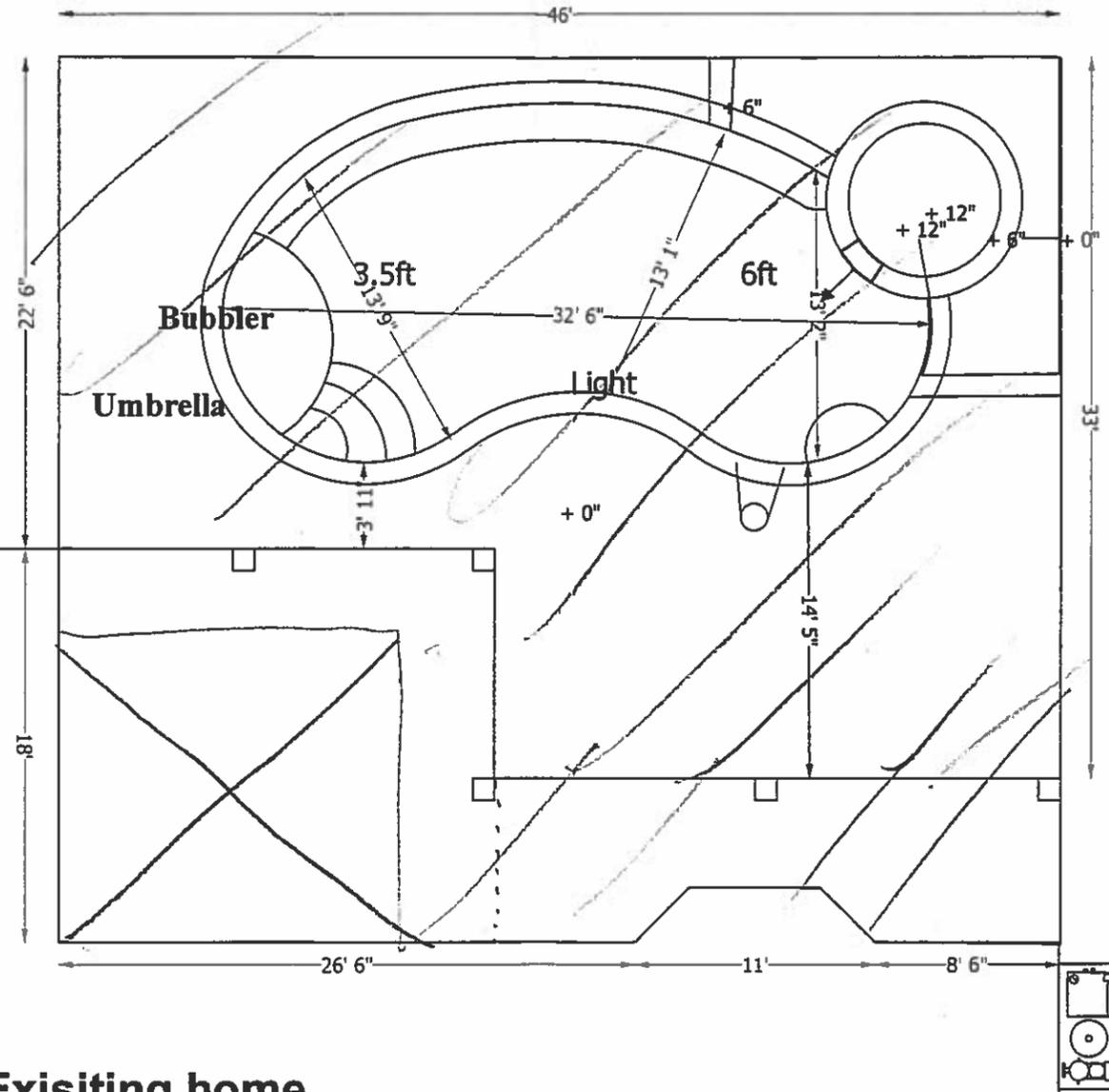
Bass residence
 1360 Plantation Oaks
 Drive north
 Jacksonville Beach FL
 32250

Island Pools LLC
 RD Gray
 904-334-5421
 CPC1457429
 September 21st
 2014

Barriers and alarms per FBC 2014
 window and door alarms and
 fencing

Pool beam elevation is even with
 existing lanai covering with 23/8"
 paver decking spa is raised 12"
 above decking with 6" and 12"
 raised beam spa beam is 10" with
 6 therapy jets and 24" spillway
 399K BTU gas heater 2hp blower
 120V LED pool and spa lights
 verify equipment location before
 setting bubbler and umbrella
 holder in sunshelf

* Surface area
 Pool 380 sft.
 Spa 49 sft.
 Deck 400 sft.



Existing home

RECEIVED

NOV 28 2016
 BOA#16-100212
 PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 16-100220

HEARING DATE 1-18-16

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of **\$250.00** (due at the time of application submittal).
5. Completed application.

RECEIVED

DEC 7 2016

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Russell T. Cox Telephone: 904-386-5925
 Mailing Address: 605 12th Ave N. JAX Beach FL 32250 E-Mail: Coxdevelopmentgroup@gmail.com
 Agent Name: RUSSELL T Cox Telephone: 904-386-5925
 Mailing Address: 605 12th Ave N. JAX BEACH 32250 FL E-Mail: Coxdevelopmentgroup@gmail.com
 Landowner Name: Susan Bridges Telephone: 704-277-3264
 Mailing Address: 1202 PALM CIRCLE E-Mail: SusanBridgeshome@yahoo.com
JACKSONVILLE BEACH FL 32250

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

VARIANCE DATA

Ref # 177796-0000

Street address of property and/or Real Estate Number: 1202 PALM CIR N. JAX BEACH FL 32250
 Legal description of property (Attach copy of deed): LOT 4 BLOCK 6 PINE GROVE UNIT 2 Book 17 page 18
 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 zoned RS-1 which is NON-conforming to our 65' wide lot size. Causing our Eastern side setback to be restrictive. Applicant is requesting an 8' setback on the eastern side in lieu of a 10' side setback. No other setbacks or lot coverage adjustments will be needed for proposed 12'x18' carport.

Applicant's Signature: _____ Date of Application: 12-6-16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 34-336(e) Ur-2 for an eastern side yard of 8', in lieu of 10' required, to allow a carport addition to an existing single family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100220

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

DEC 7 2016

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	Current Zoning requirements can NOT Be Applicable to The lot sizes in this area.
Special circumstances and conditions do not result from the actions of the applicant.	YES	Correct, The lot size min RS-1 is 90' min. OURS DOES NOT COMPLY BEING 65' wide, and under 10,000 SQFT. 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	Many other lots in this zoning RS-1 Have Been granted similar variances.
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	Many other parcels of land in this zoning District RS-1 Have Been Granted similar setBacks requests and lot coverage and was granted the variance
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	The construction will have the quality and style of similar houses on the street and the work will uphold the High Quality that will increase property values in the area.

I Susan Bridges the home owner of 1202 Palm Cir. N. Jacksonville Beach, FL 32250
allow Russell T. Cox Jr. to represent me for my Variance Hearing on January 18, 2017.

Date: 12-7-2016


Susan Bridges

STATE OF FLORIDA,
COUNTY OF DUVAL

SWORN TO AND SUBSCRIBED BEFORE ME, by Susan Bridges,

who is personally known to me, or produced

FL DL as identification, and who did take an
oath this day 7th of December, 2016.



Notary Public, State of Florida
My Commission Expires:



RECEIVED

DEC 7 2016
16-100220
PLANNING & DEVELOPMENT

Return to:

Name: Rock Solid Business Law, PLLC

Address: 484 Osceola Avenue

Jacksonville Beach, FL 32250

This instrument prepared by:

Rock Solid Business Law, PLLC

484 Osceola Avenue

Jacksonville Beach, FL 32250

as a necessary incident to the fulfillment of conditions

contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s):

177796-0000

Grantee(s) S.S.#(s):

File No.: JM16-075

WARRANTY DEED

This Warranty Deed Made this 30th day of June, 2016 by Jennifer M. Dunkley f/k/a Jennifer M. Wittmer and Scott Dunkley, husband and wife

hereinafter called the grantor, whose post office address is: 2450 Peg Leg Road
Jacksonville, FL 32224

to: Susan M. Bridges, Single

whose post office address is: 1202 Palm Cir. Jacksonville Beach FL 32250

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Duval County, Florida, viz:

The land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

Lot 4, Block 6, PINE GROVE Unit 2, according to plat thereof as recorded in Plat Book 17, Page 18, of the current Public Records of Duval County, Florida.

This property is the homestead of the Grantor(s).

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 12/31/2015, reservations, restrictions and easements of record, if any.

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

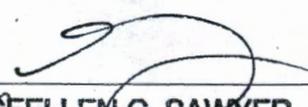
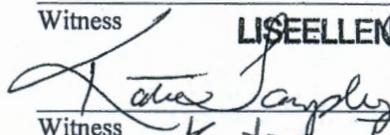
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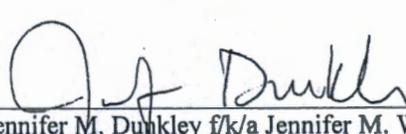
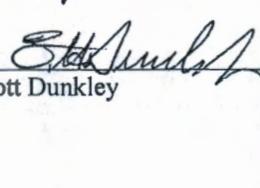
DEC 7 2016

16-100220
PLANNING & DEVELOPMENT

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

Signed, Sealed and Delivered in Our Presence:


 Witness **LISELLEN C. SAWYER**

 Witness **Katsie Parpley**

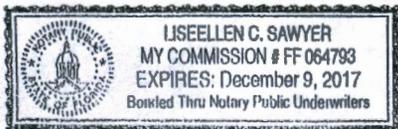

 Jennifer M. Dunkley f/k/a Jennifer M. Wittmer

 Scott Dunkley

STATE OF: FLORIDA
COUNTY OF: DUVAL

The foregoing instrument was acknowledged before me this 30th day of June, 2016 by Jennifer M. Dunkley f/k/a Jennifer M. Wittmer and Scott Dunkley

Who is/are personally known to me or who has/have produced driver license(s) as identification.


 Notary Public
 My Commission expires: **LISELLEN C. SAWYER**



RECEIVED

DEC 7 2016
 16-100220
 PLANNING & DEVELOPMENT

ORDERED BY:

Rock Solid Business Law, LLC

3010 Third Street South
Jacksonville Beach, Florida 32250

904-241-1113
fax:904-249-0841
www.Rocksolidbusinesslaw.com



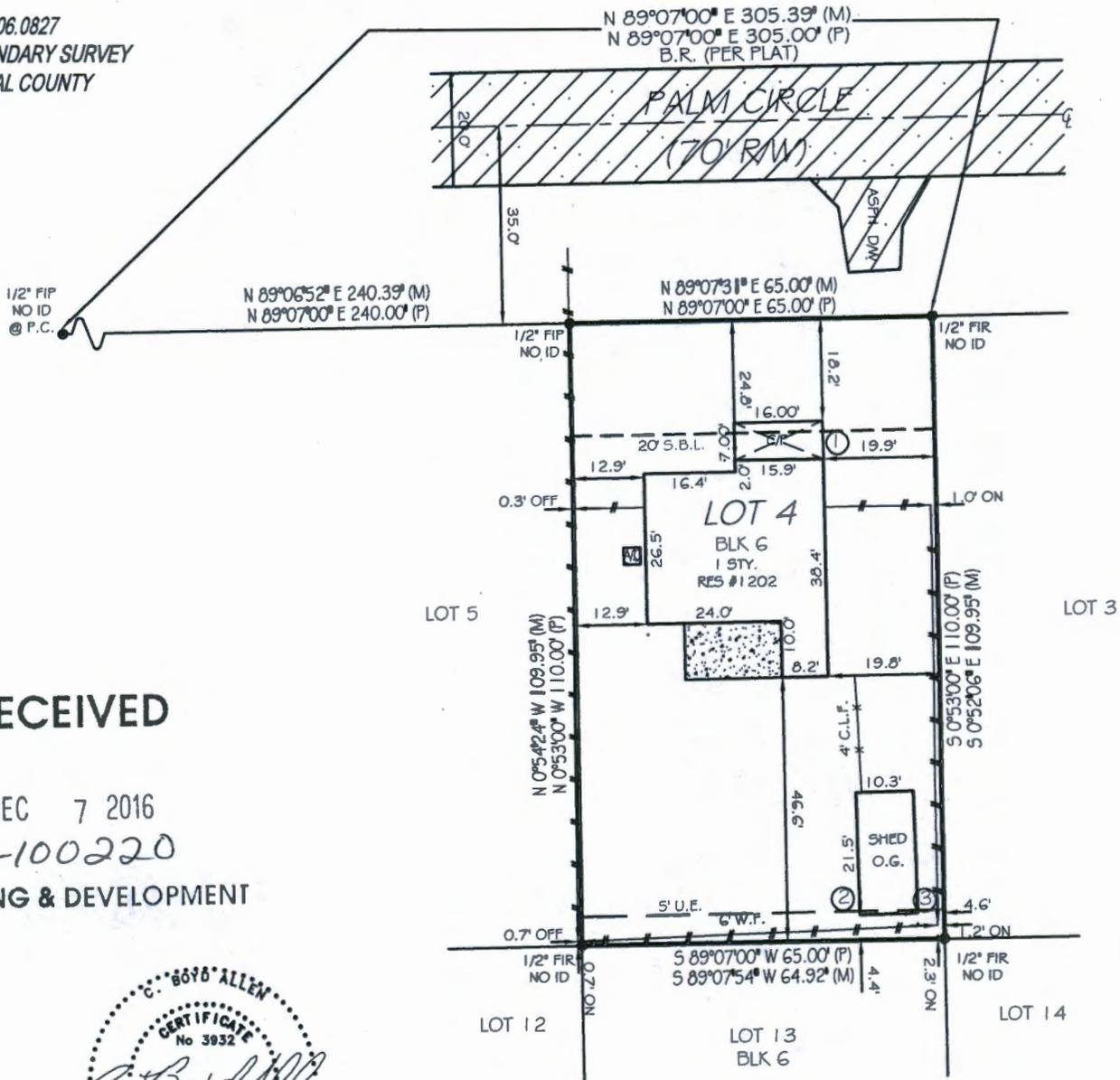
PROPERTY ADDRESS: 1202 PALM CIRCLE JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL1606.0827

FIELD WORK DATE: 6/10/2016

REVISION DATE(S): (REV.0 6/14/2016)

FL1606.0827
BOUNDARY SURVEY
DUVAL COUNTY



RECEIVED

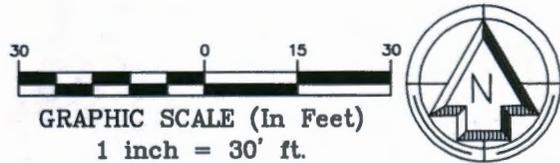
DEC 7 2016

16-100220

PLANNING & DEVELOPMENT



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



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

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

POINTS OF INTEREST

- 1. COVERED PORCH OVER 20' SET BACK LINE
- 2. SHED OVER 5' UTILITY EASEMENT
- 3. 6' WOOD FENCE OVER 5' UTILITY EASEMENT

CLIENT NUMBER: JM16-075

DATE: 6/14/2016

BUYER: SUSAN M. BRIDGES

SELLER: JENNIFER M. DUNKLEY AND SCOTT DUNKLEY

CERTIFIED TO: SUSAN M. BRIDGES; ROCK SOLID BUSINESS LAW, PLLC; FIRST AMERICAN TITLE INSURANCE CO; BANK OF ENGLAND

Larry Rice



904.247.0059
904.591.0360
1983rbc@gmail.com



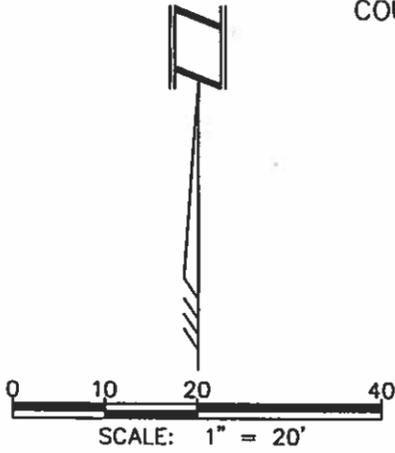
EXACTA

Land Surveyors, Inc.

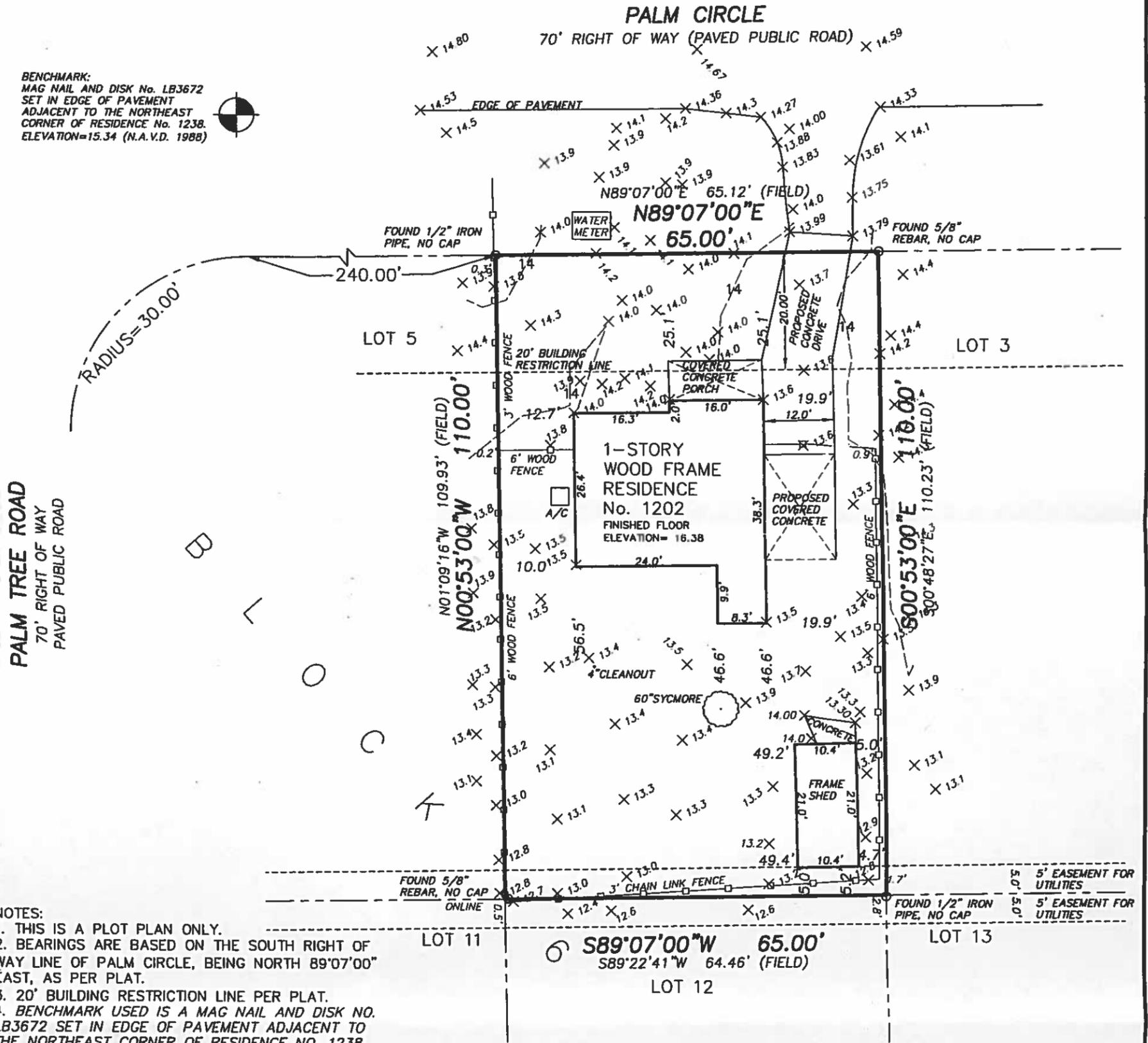
www.exactaland.com
P.866-735-1916 - F.866-744-2882
11940 Fairway Lakes Drive, Suite 1• Ft. Myers, FL 33913

PLOT PLAN OF

LOT 4, BLOCK 6, PINE GROVE UNIT 2 AS RECORDED IN PLAT BOOK 17, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



BENCHMARK:
MAG NAIL AND DISK No. LB3672
SET IN EDGE OF PAVEMENT
ADJACENT TO THE NORTHEAST
CORNER OF RESIDENCE No. 1238.
ELEVATION=15.34 (N.A.V.D. 1988)



NOTES:

1. THIS IS A PLOT PLAN ONLY.
2. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF PALM CIRCLE, BEING NORTH 89°07'00" EAST, AS PER PLAT.
3. 20' BUILDING RESTRICTION LINE PER PLAT.
4. BENCHMARK USED IS A MAG NAIL AND DISK NO. LB3672 SET IN EDGE OF PAVEMENT ADJACENT TO THE NORTHEAST CORNER OF RESIDENCE NO. 1238. ELEVATION=15.34 (N.A.V.D. 1988)
5. TOTAL LAND AREA= 7150.00 SQUARE FEET
TOTAL IMPERVIOUS AREA=2428.21
% LOT COVERAGE=33.9%

RECEIVED

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

DEC 7 2016
16-100220
THIS SURVEY WAS MADE FOR THE BENEFIT
PLANNING & DEVELOPMENT OF SUSAN BRIDGES.

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

REVISED PLOT PLAN-DECEMBER 6, 2016
ADDED IMPERVIOUS AREA
-NOVEMBER 28, 2016
PLOT PLAN-NOVEMBER 8, 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: 2016-1333

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

DATE:
OCTOBER 25, 2016
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 16-100221

HEARING DATE 1-18-2017

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

DEC - 7 2016

APPLICATION INFORMATION

Applicant Name: <u>Heather A (Calta) Webber</u>	PLANNING & DEVELOPMENT Telephone: <u>904-477-9783</u>
Mailing Address: <u>4916 Blackhawk Drive St. Johns FL 32259</u>	E-Mail: <u>hcalta@comcast.net</u>
Agent Name: <u>Christopher Goodin & Joshua Messinger</u>	Telephone: <u>919-671-5825</u>
Mailing Address: <u>220 Hopkins Street, Neptune Beach, FL 32266</u>	E-Mail: <u>cwgoodin@gmail.com</u>
Landowner Name: <u>Heather A (Calta) Webber & Teresa G Calta</u>	Telephone: <u>904-477-9783</u>
Mailing Address: <u>4916 Blackhawk Drive St. Johns FL 32259</u>	E-Mail: <u>hcalta@comcast.net</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

RU# 176251-0500

Street address of property and/or Real Estate Number: 1306/1308 1st Street S. Jacksonville Beach, FL
 Legal description of property (Attach copy of deed): 3-28 04-3S-29E 0.060 PABLO BEACH SOUTH S 48FT
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). See Attached of N 81ft Lot 1, E 4ft of S 48ft of N 81ft Lot 2, BK 132

Applicant's Signature: Heather AC Webber Date of Application: 12/5/16

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE	
CURRENT ZONING CLASSIFICATION: <u>Bm-2</u>	FLOOD ZONE: <u>X</u>
CODE SECTION (S): <u>34-340(e)(1)c.1. for a front yard setback of 10 feet in lieu of 20ft, and 34-340(e)(1)c.2 for side yard setbacks of 5 feet in lieu of 10 feet, and 34-340(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet, and 34-340(e)(1)h. for accessory structure setback of 1 foot in lieu of 5 feet, and 34-373(f) for gravel driveway in lieu of paved, and 34-377 for 2 parking spaces in lieu of 4 required, to allow for construction of a new two-family dwelling.</u>	

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100221

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 RECEIVED
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	See attached DEC - 7 2016 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	Yes	See attached
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	See attached
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	See attached
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	See attached
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	See attached

<p>Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.</p>	<p>YES</p>	<p>The current lot size (48'x 54') is unique to this lot, and poses significant redevelopment hardship. If granted the requested setbacks, each unit will have a 2 car garage with additional storage space. In addition given its location, additional parking for guests is available at an adjacent beach access point.</p>
<p>Special circumstances and conditions do not result from the actions of the applicant.</p>	<p>YES</p>	<p>Special circumstances/conditions will not result due to the properties unique lot size, current inhabitable condition of the property (due to flooding), location on 1st st. (across from a beach access parking lot), and current variance for lot coverage (58% coverage).</p>
<p>Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.</p>	<p>YES</p>	<p>As mentioned above this lot is truly unique. In addition, we are only seeking a variance to set backs to allow us to build a duplex (side by side) to meet the maximum coverage previously granted in 2008 (58% lot coverage).</p>

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DEC - 7 2016

16-100221

PLANNING & DEVELOPMENT

<p>Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.</p>	<p>YES</p>	<p>Due to the size of the lot, literal interpretation and enforcement of the code would render this lot unbuildable (Buildable area of 4' deep x 20' wide). With the previously granted variance, this site is unable to obtain the 58% lot coverage due to setbacks, and has significant hardship that would only allow a buildable area of (26' deep x 33' wide) on the first floor. Given this buildable area, the applicant would be unable to provide 2-car garages for each unit, further causing parking issues to the owners, and neighbors.</p>
<p>Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.</p>	<p>YES</p>	<p>The requested variance will allow a duplex to be constructed to meet the previously granted maximum coverage of 58%, while also providing a reasonable buildable area (38' wide x 39'deep) to allow for a 2 car garage (per unit).</p>

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PLANNING & DEVELOPMENT

<p>Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.</p>	<p>YES</p>	<p>Adjacent landowner is in full support of the project, and has provided a written statement (see attached). In addition, the requested variance would create a buildable lot that would foster a better living environment, alleviate parking issues, and increase property values.</p>
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16-100221

PLANNING & DEVELOPMENT

Justification for Variance: (State the hardship that is created by the application of the code to the property).

The current duplex located at 1306 1st street south was recently flooded during hurricane Matthew, causing extensive damage and rendering the duplex uninhabitable. Due to the recent flooding and prior construction methods (6' high 2nd floor ceilings), repairing the current structure is not a viable option.

With a lot size of 48' wide by 54' deep a livable duplex replacement is unable to be constructed with standard setbacks. The property was granted a variance in 2008 for reduced setbacks allowing for a 33' wide by 28' deep property to be built (on the first floor), with a 9' cantilevered 2nd/3rd floor. In addition 58% lot coverage was granted.

While the current variance allows for 58% lot coverage, it does not take into account community aesthetics, practical construction methods, or garage parking. The proposed variance does not change the previously approved lot coverage (58%), but seeks a variance for side and rear setbacks (5' side setback, 10' front setback, 5' rear setback) to construct a livable duplex, with 2 car garage (per unit) and extended space for storage, to eliminate parking concerns. In addition this site is unique to other small lots due to its location adjacent to a beach access parking lot. This beach access parking lot will help eliminate parking issues caused by guest.

At this time, we have been able to talk with the current neighbor to the north, (Jim Healey) who is enthusiastic about this project and is eager to see the current dilapidated rental duplex replaced with a high quality family duplex (see attached letter).

RECEIVED

DEC - 7 2016

16-100221

PLANNING & DEVELOPMENT

16-10-00
107-1000-00

THIS INSTRUMENT PREPARED BY:
Watson & Osborne P.A.
WATSON & OSBORNE, P.A.
2500 Monument Road, Suite 201
Jacksonville, Florida 32225

Book 9585 Page 1711

RECORD AND RETURN TO:
HEATHER ANN CALTA
1306-1308 South First Street
Jacksonville Beach, Florida 32250

Doc# 2000073559
Book: 9585
Pages: 1711 - 1712
Filed & Recorded
04/03/00 02:22:55 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 1,050.00
RECORDING \$ 9.00

RE PARCEL ID #: 176251-0500
BUYER'S TIN:

TRUSTEE DEED

THIS TRUSTEE DEED is made this 27th day of March, 2000 by HELEN M. MURRAY and LAWRENCE R. MURRAY, Trustees or their successors in Trust for the Helen M. Murray Living Trust, dated June 17, 1999 hereinafter called Grantor, and whose address is 2 Sea Bass Lane, Ponte Vedra Beach, Florida 32082 to HEATHER ANN CALTA, unmarried, TERESA GRACE CALTA, unmarried, as joint tenants with the right of survivorship, hereinafter called Grantee and whose address is 1306-1308 South First Street, Jacksonville Beach, Florida 32250.

(Wherever 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, pursuant to the powers and authority granted by the terms and provisions of the aforesaid Trust Agreement, and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee the following described land situate, lying and being in Duval County, Florida, to wit:

182370
②

THE SOUTH 48 FEET OF THE NORTH 81 FEET OF LOT 1 TOGETHER WITH THE EAST 4 FEET OF THE SOUTH 48 FEET OF THE NORTH 81 FEET OF LOT 2, ALL IN BLOCK 132, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

RECEIVED

DEC - 7 2016
16-100221
PLANNING & DEVELOPMENT

SUBJECT TO taxes accruing subsequent to December 31, 1999.
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.
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.
AND Grantor hereby covenants to and with said Grantee that Grantor is the duly appointed, qualified and acting Trustee under the aforesaid Trust Agreement, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the terms, conditions and provisions of the aforesaid Trust Agreement, and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free of all encumbrances.

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 Signature

LEE S. OSBORNE

Witness Printed Signature

Witness Signature

NICOLE RODZEWICZ

Witness Printed Signature

Murray
HELEN M. MURRAY

as Trustee or their successors in Trust for the Helen M. Murray Living Trust dated June 17, 1999

Lawrence R. Murray
LAWRENCE R. MURRAY

as Trustee or their successors in Trust for the Helen M. Murray Living Trust dated June 17, 1999

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of March, 2000 by HELEN M. MURRAY and LAWRENCE R. MURRAY, Trustees or their successors in Trust for the Helen M. Murray Living Trust, dated June 17, 1999. He/She is personally known to me or has produced DRIVERS LICENSE as identification.

Notary Public, State and County Aforesaid

Notary Signature

LEE S. OSBORNE

Notary Printed Signature

(Title or Rank)

(Serial No., if any)



RECEIVED

DEC - 7 2016
16-100221

PLANNING & DEVELOPMENT

Authorized Agent

We, Heather A (Calta) Webber and Teresa G Calta, the legal and recorded owners of 1306/1308 1st Street S. Jacksonville Beach (aka: 3-28 04-3S-29E 0.060 PABLO BEACH SOUTH S 48FT OF N 81FT LOT 1 E 4FT OF S 48FT OF N 81FT LOT 2 BLK 132) appoint Christopher Goodin and Joshua Messinger as our authorized agents to seek a variance for 1306/1308 1st Street S Jacksonville Beach, FL 32250.

Heather A Webber

12/1/16

Heather A Webber

date

STATE OF FLORIDA, COUNTY OF DUVAL

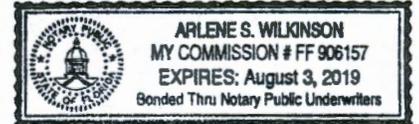
The foregoing instrument was acknowledged before me this 1st day of December, 2016, by Heather A Webber.

(NOTARY SEAL)

Arlene S. Wilkinson

(Signature of Notary Public-State of Florida)

Personally Known OR Produced Identification Type of Identification Produced _____



Teresa G Calta

12/02/16

Teresa G Calta

date

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2 day of December, 2016 by Teresa G Calta.

(NOTARY SEAL)

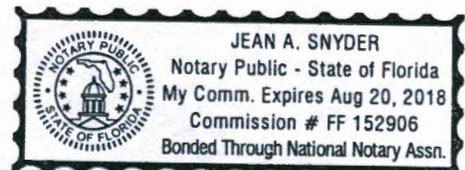
Jean A. Snyder

(Signature of Notary Public-State of Florida)

Personally Known OR Produced Identification Type of Identification Produced Florida

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DEC - 7 2016
16-100221
PLANNING & DEVELOPMENT



City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

June 18, 2008

Mr. Steven W. Calta
47 South 36th Avenue
Jacksonville Beach, FL 32250

RE: BOA#08-100060
1306 & 1308 South 1st Street

Dear Mr. Calta,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, June 17, 2008, to consider your variance application.

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

- 34-340 (e)(1)c.1, for a front yard of 9 feet in lieu of 20 feet;
- 34-340 (e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet;
- 34-340 (e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet;
- 34-340 (e)(1)f, for 58% lot coverage in lieu of 35% maximum; and
- 34-377 for 2 on-site parking spaces in lieu of 4 spaces required

The results of the meeting were; *amended and approved for:*

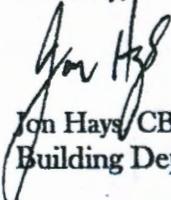
- 34-340 (e)(1)c.1, for a ground floor front yard of 18 feet in lieu of 20 feet and for a 2nd floor or higher front yard of 9 feet in lieu of 20 feet;
- 34-340 (e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet;
- 34-340 (e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet;
- 34-340 (e)(1)f, for 58% lot coverage in lieu of 35% maximum;

To allow for a new two-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

cc: Heather & Teresa Calta

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DEC - 7 2016

16-100221

PLANNING & DEVELOPMENT

12/3/2016

Jim Healey

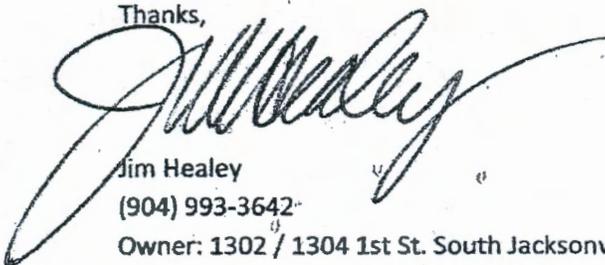
Owner: 1302 / 1304 1st St. South Jacksonville Beach, FL 32250

As the neighboring owner of the property located at 1302 / 1304 1st St. South in Jacksonville Beach, I have met with the applicants for this variance request, and am in full support of their project, including the proposed side, front, and rear setbacks.

I have owned the neighboring property to the north since December 1997, and have witnessed many renters at 1306 1st st. over the years. Due to its current poor condition and hurricane damage, I believe its continued use as a rental property would be detrimental to the area. For this reason, I believe the proposed project will create a better environment, community, and increase our property values.

If you have any questions please do not hesitate to give me a call.

Thanks,



Jim Healey

(904) 993-3642

Owner: 1302 / 1304 1st St. South Jacksonville Beach, FL 32250

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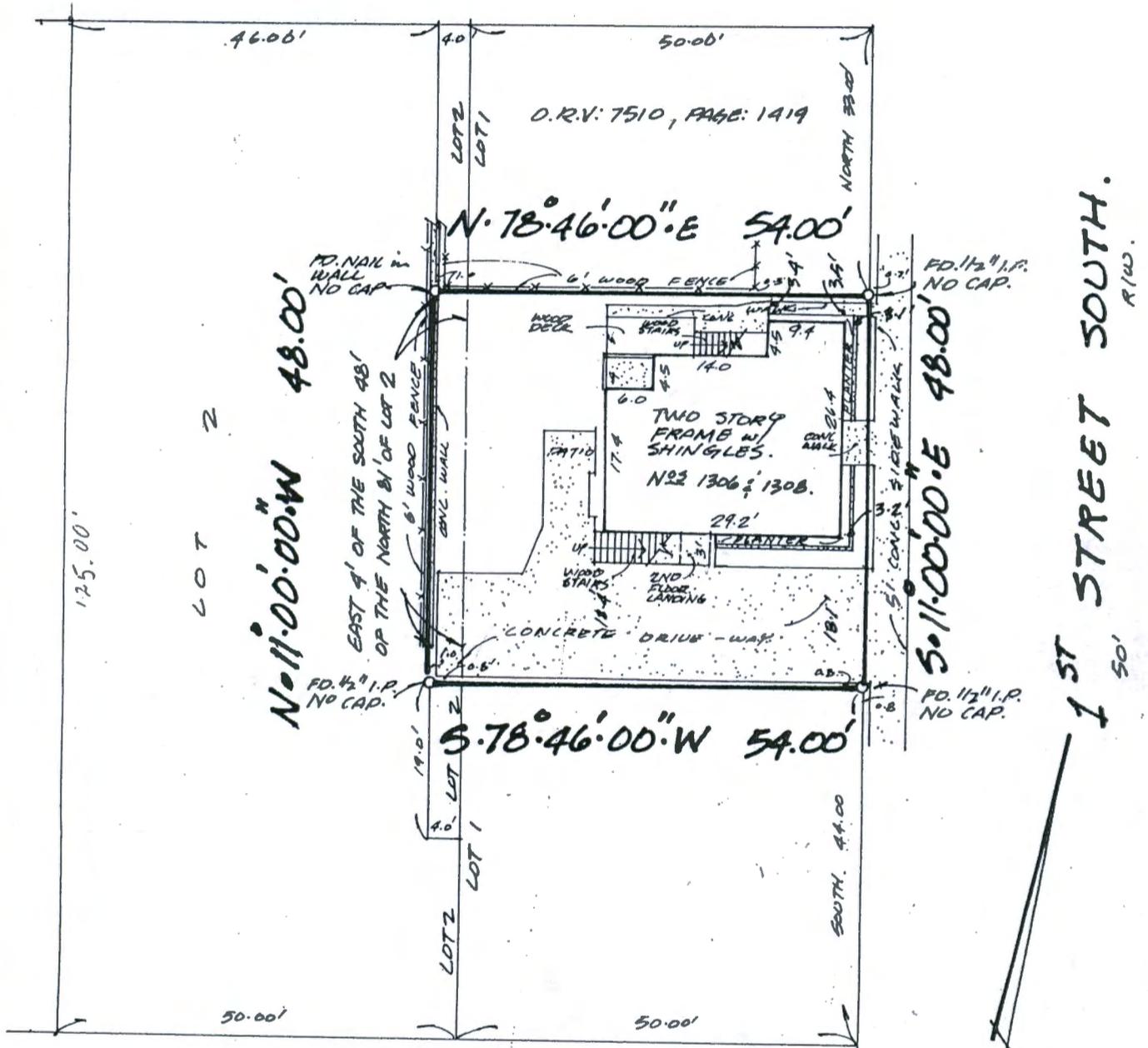
MAP SHOWING BOUNDARY SURVEY OF

DESCRIPTION AS FURNISHED:

THE SOUTH 48 FEET OF THE NORTH 81 FEET OF LOT 1 TOGETHER WITH THE EAST 4 FEET OF THE SOUTH 48 FEET OF THE NORTH 81 FEET OF LOT 2, ALL IN BLOCK 132, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL, COUNTY, FLORIDA.

CERTIFIED TO: TERESE G. CALTA, HEATHER A. CALTA, TUCKER FEDERAL BANK, d/b/a, FAIRFIELD MORTGAGE, FIRST AMERICAN TITLE INSURANCE COMPANY, WATSON & OSBORNE, P.A.

13TH AVENUE SOUTH.
R/W.



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14TH AVENUE SOUTH.
R/W.

DEC 13 2016

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PERRET AND ASSOCIATES, INC.

1710 SHADOWOOD LANE, SUITE 240, JACKSONVILLE, FLORIDA 32207 PHONE: (904) 398-4777 FAX: (904) 346-3851

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON S. 11.00.00° E BEING THE WEST R/W LINE OF 13TH STREET S.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120078-0002 DATED 04/17/89

D.R.V. OFFICIAL RECORDS VOLUME
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 P.R.C. POINT OF REVERSE CURVE
 P.C.C. POINT OF COMPOUND CURVE
 P.O.C. POINT ON CURVE
 B.R.L. BUILDING RESTRICTION LINE
 C. CENTER LINE
 I.P. IRON PIPE

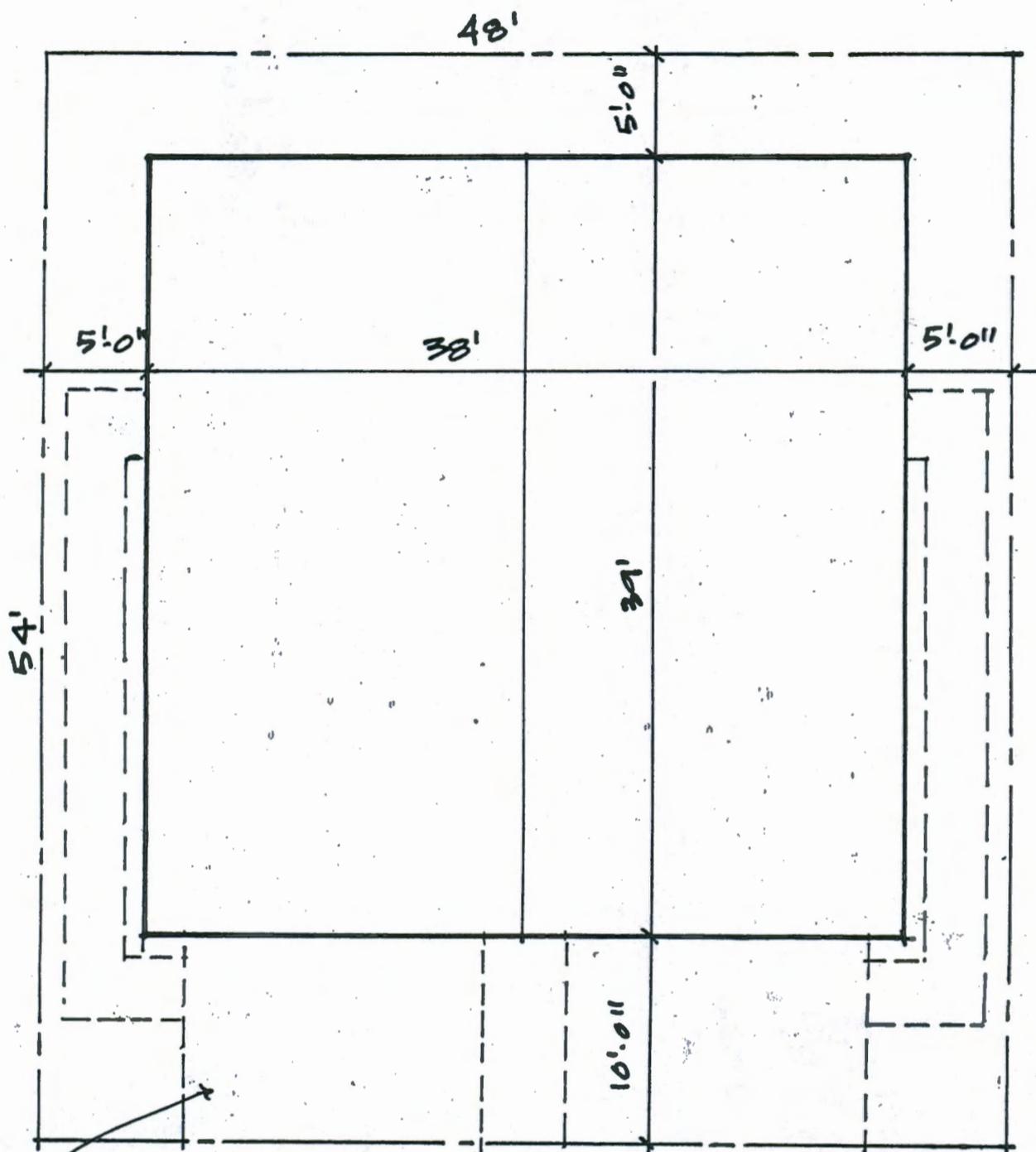
SCALE 1"=20

03-09-00.
DATE OF FIELD SURVEY

LEGEND
 5.000 RADIUS
 DELTA (INTERIOR ANGLE)
 CHORD LENGTH
 CHORD BEARING
 AIR CONDITIONER
 CONCRETE
 DRIVE-WAY
 FLOOR
 FOUNDATION
 GROUND
 IRON PIPE
 NATHAN E. PERRET, FLA. CERT. NO. 5732
 CARL S. COURSON, FLA. CERT. NO. 3129



LB ~ 6715



CRUSHED GRANITE OR RIVER ROCK DRIVE/WALK
(100% PERVIOUS)

1ST STREET SOUTH

SITE PLAN 1/8" = 1'-0"

1306 & 1308 1ST STREET SOUTH
JACKSONVILLE BEACH, FL.

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PROJECT DATA

SITE = 2592 S.F.
HOUSE = 1482 S.F.
LOT COVERAGE = 57% ALLOWED 58%

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PROPOSED FRONT ELEVATION
1306 & 1308 1ST STREET SOUTH
JACKSONVILLE BEACH, FL.