



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach,

Agenda

Board of Adjustment

Tuesday, February 7, 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 December 6, 2016

CORRESPONDENCE

OLD BUSINESS

- a. **Case Number:** **BOA 16-100202**
 Applicant/ Agent: 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, to allow a front and rear porch addition to an existing single-family dwelling for property **legally described** as Lot 14, Block 4, *San Pablo Terrace*.

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

Notes: _____

NEW BUSINESS

- a. **Case Number:** **BOA 16-100218**
 Applicant/Agent: Christopher J. Rood
 Owner: Teen Age Homes, LLC
 Property Address: 505 North 9th Street
 Parcel ID: 174151-0000
 Current Zoning: RS-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.3., for a rear yard setback of 10.9 feet in lieu of 30 feet required; 34-337(e)(1)e., for 44% lot coverage in lieu of 35% maximum, to allow an addition to an existing single-family dwelling for property **legally described** as Lot 6, Block 59, *Pablo Beach Improvement Company's*.

 Miscellaneous Info: One previous variance request (BZA #25-93).

Notes: _____

b. Case Number: BOA 16-100223

Applicant: South Jax Beach, LLC

Agent: Rick Johnston

Owner: South Jax Beach, LLC

Property Address: 53 South 37th Avenue

Parcel ID: 181442-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2., for a westerly side yard of 7.1 feet, and an easterly side yard of 9.6 feet, each in lieu of 10 feet required; 34-336(e)(1)c.3., for a rear yard of 19.6 feet, in lieu of 30 feet required; and 34-336(e)(1)e., for 38.7% lot coverage, in lieu of 35% maximum, to allow substantial improvement to an existing single-family dwelling for property **legally described** as Lot 15, and the west 15 feet of Lot 14, Block 2, *Atlantic Shores Ocean Front Section Division "A"*.

Miscellaneous Info: No previous variance requests.

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, February 21, 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, December 6, 2016, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairman Scott Cummings.

Roll Call

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

Alternates:

Francis Reddington
Chase Sams (*absent*)

Ex-parte Communications

None

Approval of Minutes

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

- Board of Adjustment meeting held on September 20, 2016
- Board of Adjustment meeting held on November 1, 2016

Correspondence

Mr. Cummings noted that there was correspondence that would be referred to during the item addressed.

OLD BUSINESS:

(A) Case Number: BOA 16-100182

Name of Applicant: Michael Klamm

Property Address: 2704 South 2nd Street

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a front yard setback of 20 feet in lieu of 25 feet required and for a rear yard setback of 11.5 feet, in lieu of 30 feet required, to allow for construction of a new single-family dwelling.

Applicant: The applicant, Mr. Michael Klamm, 115 9th Avenue South, stated that the lot was nonconforming. He stated that they are trying to design a house with the least impact but need the variance to build this house. He stated that he has talked to the neighbors who have also received variances.

Mr. Moreland asked if the 11.5 feet variance only referred to the one corner. Mr. Klamm confirmed that, stating that it does not affect the total lots that border the back yard, and the average is 20 feet. Mr. Mann clarified how the setback was measured perpendicular to get to the 11.5 feet.

Public Hearing:

Mr. Allen Skipper, 2607 Madrid Street, stated that his lot is the most impacted by the proposed variance. He expressed his opposition to the request, stating that a setback reduction of this amount is not justified. He then reviewed some photos that were provided to the Board. He then reviewed his reasons for opposing the request.

Mr. Wade Olszewski, 124 28th Avenue South, expressed his support for the request, noting that there were houses on this block who have received similar variances.

Mr. D. Randall Briley, 2215 3rd Street South, stated that he represented two of the owners most affected by the request. He stated that this would negatively affect the values of the surrounding properties. He then noted other cases that supported his contention that this property should not receive the variance. He added that a structure could be built if the plans were re-designed consistent with the required setbacks.

Mr. Jim Sorrell, 1410 Highland Road, stated that the applicant has made concessions and they could be approved as conditions.

Ms. Misty Stephens, 2609 Madrid Street, stated that her lot was much smaller than hers and she had a 35' setback. She stated that 11.5 feet was too close to her lot. She added that there were concerns with drainage and this could add more standing water. She stated that the request could be lessened by at least 5 feet.

Mr. Ed Berleman, 2812 Abacoe Lane, expressed his opposition to the proposal, stating that the request was too much.

Ms. Estelle Melon, 2703 Madrid Street, voiced her opposition to the rear yard setback request.

Mr. Klamm stated that their building will be 35% lot coverage, which is less than other units in the area so drainage should not be a concern. In response to Mr. Moreland, Mr. Klamm stated that he could only get 10% lot coverage without variance. Mr. Klamm then explained the plans for the house.

Mr. Cummings then made note of a letter into the record from William Scott opposing the variance.

Discussion:

Mr. Moreland stated that this meets conditions of a hardship given the shape of the lot, and the applicant made an effort to address impacts to the neighbors.

Ms. Osewalt stated that the house was of sufficient size and could be reduced to meet the setback requirements. Mr. Cummings and Mr. Reddington expressed concerns about the impacts to the neighbors. Mr. Cummings stated that he was not comfortable without plans. Mr. Moreland agreed. Mr. Mann stated that they could continue the application to a future meeting.

Mr. Moreland moved to continue the proposal until the applicant provides a plan showing the backside of the meeting and requested a modification to the request. The motion died from a lack of a second.

Mr. Klamm requested continuance of this request until the next meeting. Mr. Mann noted that if the house is shifted to the front it will require a separate application due to a decrease in front yard setback that was not advertised.

NEW BUSINESS:

(A) Case Number: BOA 16-100186

Name of Applicant: Craig Arial

Property Address: 2008 Waterway Island Lane

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for a parking area setback of 0 feet in lieu of five feet required to allow construction of a new single-family dwelling.

Applicant: The applicant, Mr. Craig Arial, 2332 Dunn Avenue, Jacksonville, stated that the purpose of the request is to save a 100 year-old tree. Mr. Moreland stated that he could not find this address when doing his pre-meeting surveys. Mr. Mann noted that this oak tree is over three feet in diameter.

Public Hearing:

Ms. Shandy Thompson, 522 3rd Avenue South, expressed her support for saving

the oak tree.

Discussion:

Mr. Moreland stated that he was in favor of saving this type of tree. Mr. Cummings agreed, noting that no one was here to speak against it.

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

(B) Case Number: BOA 16-100188

Name of Applicant: MaliVai Washington

Property Address: 605 South 3rd Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 7.5 feet side yards in lieu of 10 feet required and for 45% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling.

Applicant: The applicant, MaliVai Washington, 554 Jacksonville Drive, stated that the applicant cannot construct residences there similar to others in the area due to the configuration of the lot. He added that these were two-story buildings.

Public Hearing:

Mr. Tony Komarek, 533 11th Avenue South, providing exhibits showing the street and houses in the area. He stated his opposition to the proposed variance, noting that it did not match the other houses in the area.

Ms. Shandy Thompson, 522 3rd Avenue South, agreed with the previous speaker that the proposed structure did not fit in with the area, and expressed concerns with privacy. She added that these were rentals and this was turning into a problem. She thought a single-family unit would be more appropriate.

Mr. Alexander Sifakis, 440 7th Avenue South, stated that this was a multifamily area zoned as such. He stated that this would be an asset to the City.

Mr. Washington noted that the other townhomes they have sold were owner-occupied and not rentals. He added there were many structures in this area that they have built similar to the proposed units.

Mr. Mann stated that they requested the 7.5 feet setback to be able to build a two-car garage for each unit. He noted that a two-family unit was the least intensive development allowed on this parcel.

Discussion:

Mr. Moreland stated that he had read that the City was considering amending the Code such that only a single-family house could replace a single-family house that was torn down. He added that this was not the Code right now, and encouraged citizens to express their concerns to the City Council.

Mr. Moreland stated that duplex densities were creating problems, but added that the proposed two-car garage would be a benefit.

Mr. Cummings agreed with the two-car garage, noting that the number of side entries were not good for the City.

Roll Call Vote: Ayes – Osewalt and Moreland.
Nays – Reddington and Cummings.
The motion was denied 2-2.

(C) Case Number: BOA 16-100189

Name of Applicant: Harry Strayer, III

Property Address: 601 11th Avenue North

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 45% lot coverage in lieu of 35% maximum to allow a detached garage, driveway, and residential addition to an existing single-family dwelling.

Applicant: The applicant, Harry Strayer, 601 11th Avenue North, stated that the lot size was 8250 feet, which was non-conforming. He stated that this lot coverage was reasonable with the neighborhood. He stated that he was asking for 45% because he was going to also do a bedroom addition and had not yet finalized plans with the builder.

Mr. Moreland noted that the guidelines were for the least variance possible. Mr. Strayer added that he was trying to do. Mr. Mann added that the house was only 900 square feet, and the minimum required was 1600 square feet.

Ms. Osewalt asked about the existing driveway. Mr. Strayer responded that there would be pavers.

Public Hearing:

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

Discussion:

Ms. Osewalt noted that the house was an existing 900 square feet house. Mr. Cummings stated he had no issue with the expansion of the existing patio and other proposed improvements.

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

(D) Case Number: BOA 16-100196

Deferred to December 20, 2016 meeting.

(E) Case Number: BOA 16-100197

Deferred to January 3, 2017 meeting.

(F) Case Number: BOA 16-100198

Deferred to January 3, 2017 meeting.

(G) Case Number: BOA 16-100199

Deferred to January 3, 2017 meeting.

(H) Case Number: BOA 16-100200

Name of Applicant: Brannon Shea

Property Address: 1302 North 2nd Avenue

Motion to Approve: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve a request for 54% lot coverage in lieu of 45% approved via prior variance; for and accessory structure setback of 2 feet from the northerly property line, 3 feet from the easterly property line, and 3.8 feet from a principal structure, each in lieu of 5 feet required, to allow a pool and pool deck addition to an existing single-family dwelling.

Applicant: The applicant, Brannon Shea and Heather Shea, 1302 2nd Avenue North, stated a previous variance was approved in 2010 for an additional room. Mr. Shea stated that the variance requested was for a pool. He added that the southerly neighbor recently added a pool through a variance. Ms. Shea stated that she had researched and could get it for less than 54%. She stated that when purchased the coverage was over the required coverage. She then provided justification for the requested variance, noting that the request was similar to the neighbor's approved variance. She then provided a plan diagram of the proposed pool project.

Mr. Mann noted that they were eligible to reduce their request without readvertisement.

Public Hearing:

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

Amended Motion to Approve: It was moved by Mr. Reddington, seconded by Mr. Moreland, to approve a request for 49.9% lot coverage in lieu of 45% approved via prior variance; for and accessory structure setback of two feet from the northerly property line, three feet from the easterly property line, and 3.8 feet from a principal structure, each in lieu of five feet required, to allow a pool and pool deck addition to an existing single-family dwelling.

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

PLANNING DEPARTMENT REPORT

Mr. Mann stated that he needed to know when members were not planning to attend.

ADJOURNMENT

There being no further business coming before the Board, Mr. Cummings adjourned the meeting at 8:21 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

Chairman

Date: _____



APPLICATION FOR VARIANCE

BOA No. 112-100202
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 Adjudgment 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(e)(1) G.L. for a front yard setback of 22.5', in lieu of 25' required; 34-336(e)(1) e.o. 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.

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 2016
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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Third Party Authorization

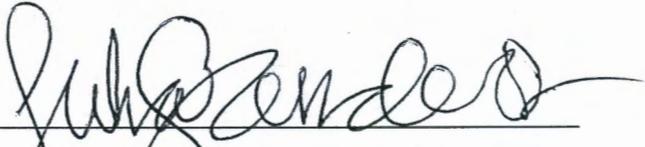
OWNERS AUTHORIZATION - THIRD PARTY APPROVAL

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 _____

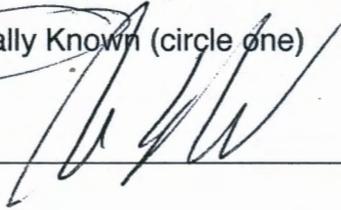
Julia Sanders

- 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



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16-100202

PLANNING & DEVELOPMENT

Ref. BOA# 16-100202

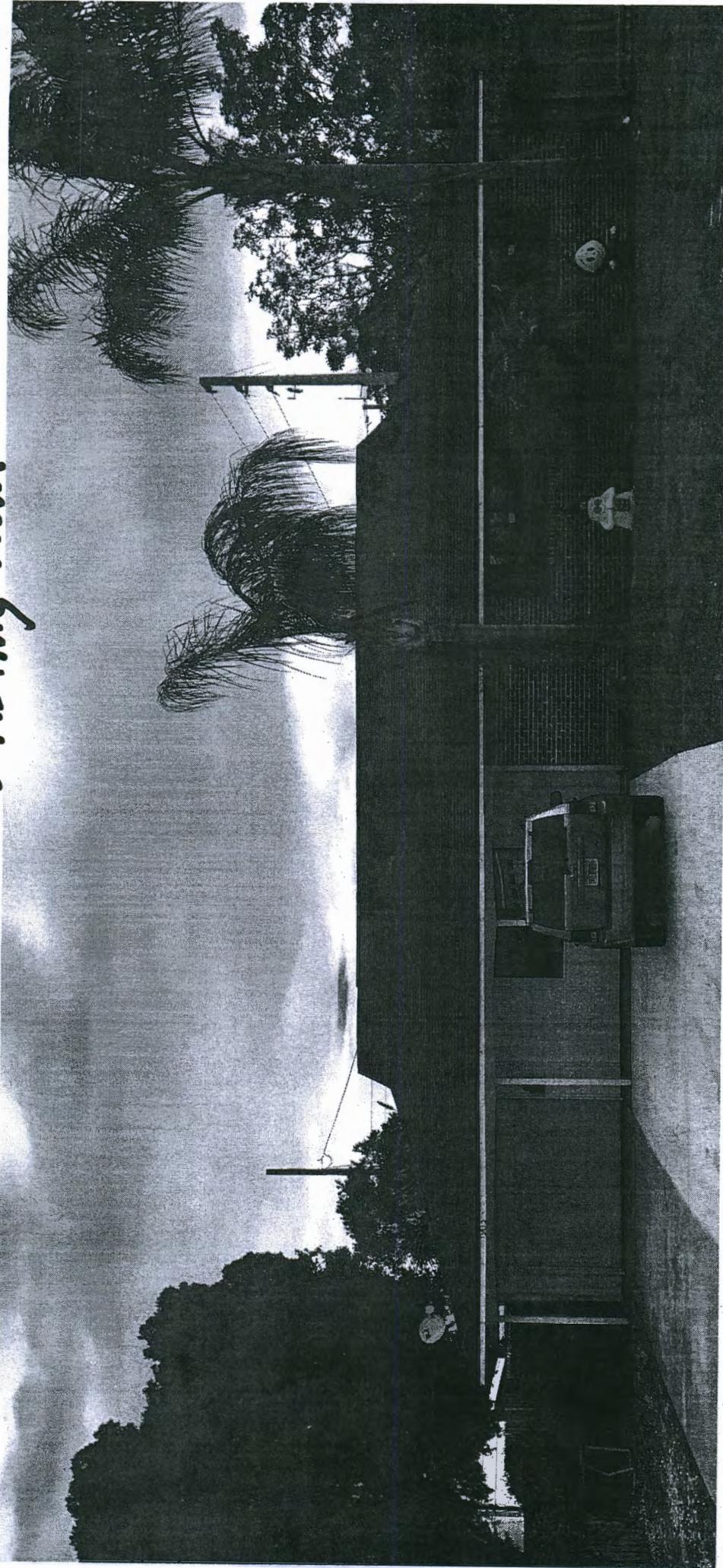
Regular meeting of the Board of Zoning and Adjustment Tuesday, December 20, 1983

- 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
Guttridge 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.
- 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.

Existing front



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16-100202

PLANNING & DEVELOPMENT

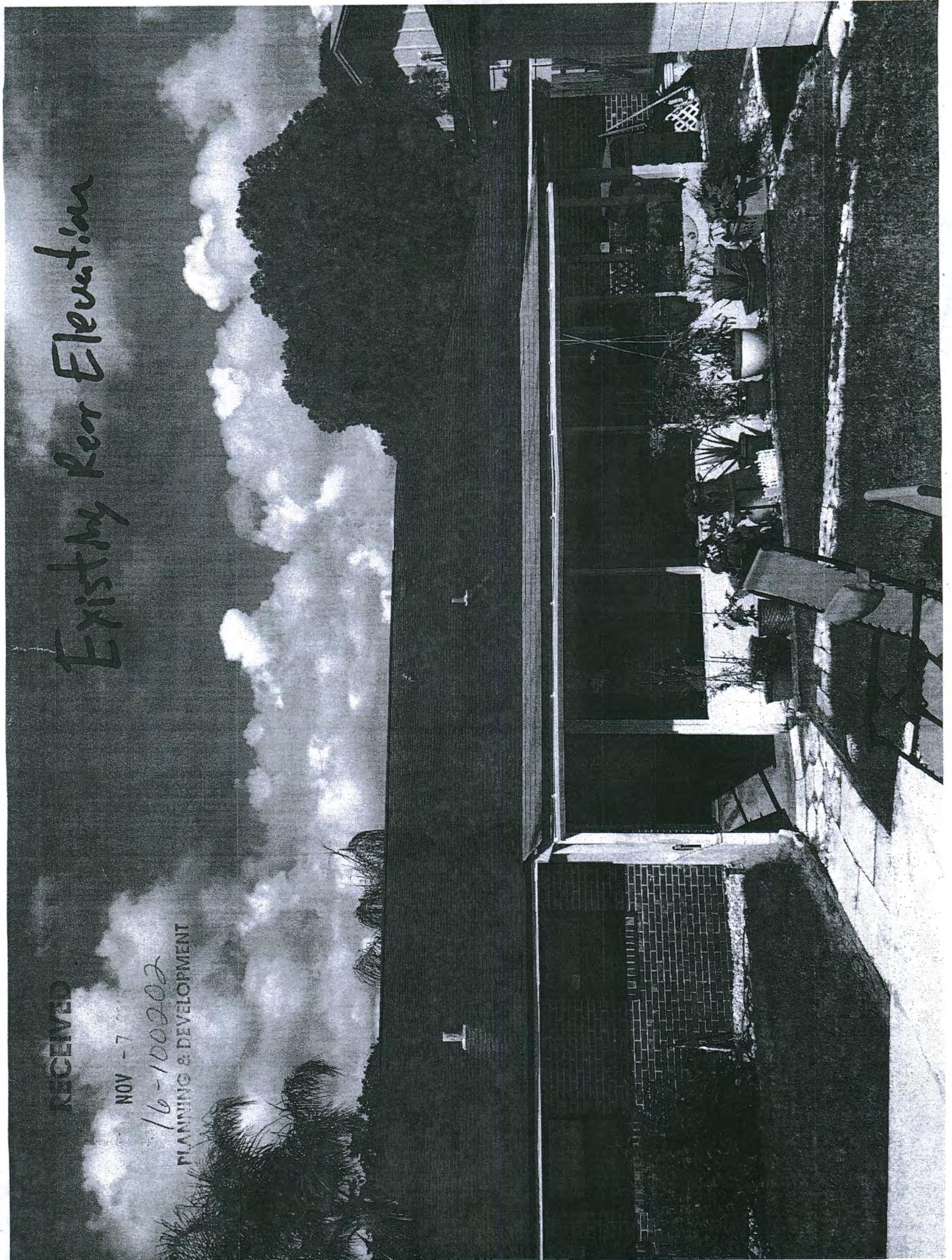
Existing Rear Elevation

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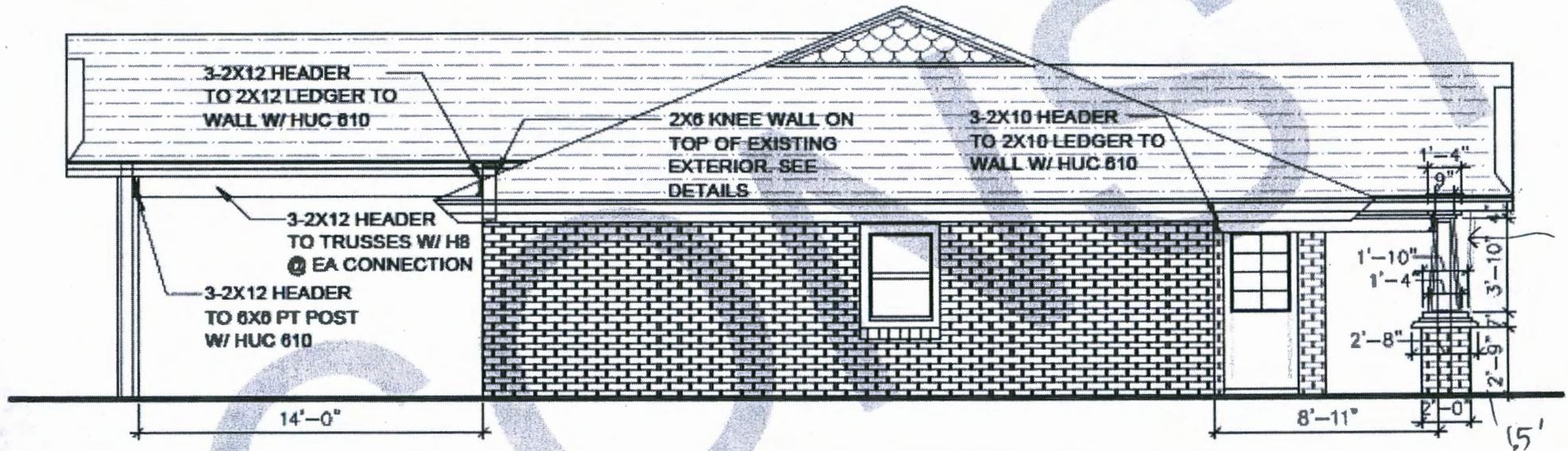
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16-100202

PLANNING & DEVELOPMENT



Proposed North Side



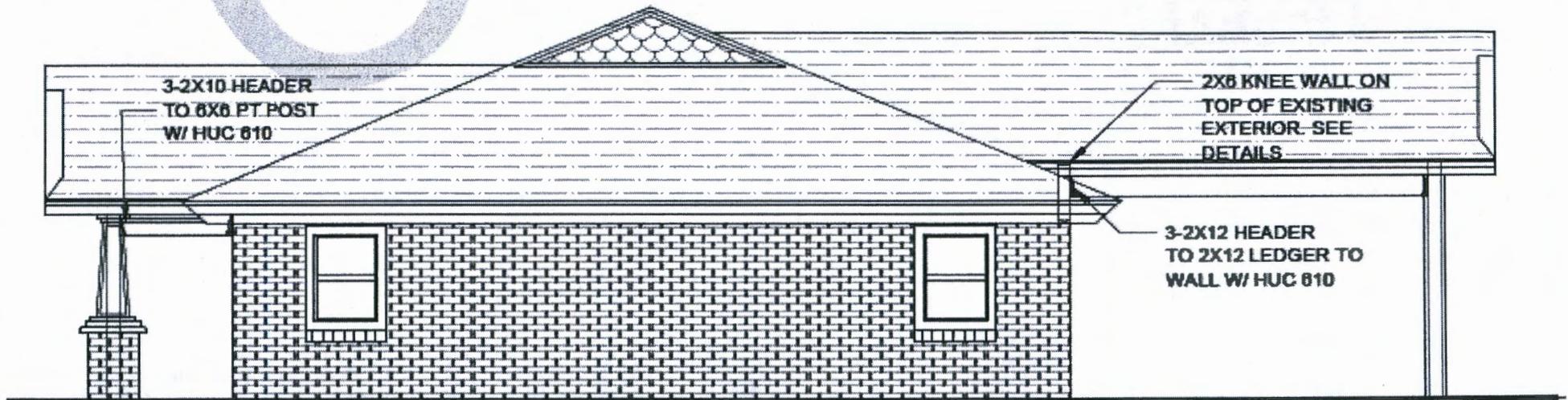
02

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

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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



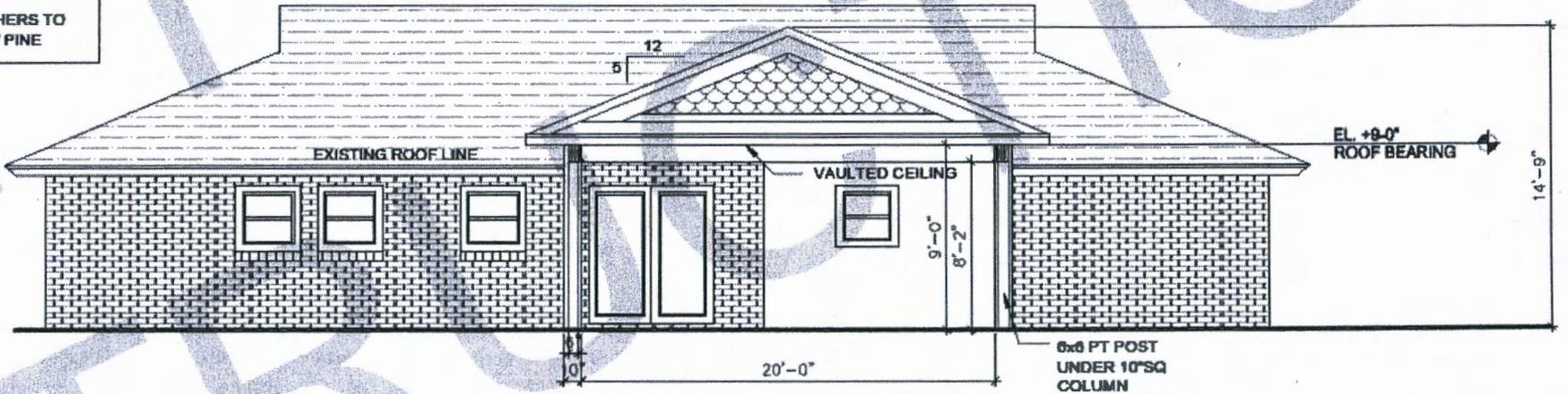
04 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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16-100202
PLANNING & DEVELOPMENT

Proposed rear

NOTE: TRUSSES BY OTHERS TO BE SOUTHERN YELLOW PINE



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

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16-100202
PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

1-11-2017 Re-submitted for 1-2017

BOA No. 16-100218

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 5 2016

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Christopher J. Rood Telephone: 904 228 3593
 Mailing Address: 505 9th St N E-Mail: Roodical@gmail.com
Jacksonville Beach, FL 32250

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

Landowner Name: Teen Age Homes, LLC Telephone: 904-228-3593
 Mailing Address: 2853 Selma Street E-Mail: Roodical@gmail.com
JACKSONVILLE, FL 32205

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

Pablo Beach North P/P Pt

Re# 174151-0000

Street address of property and/or Real Estate Number: 505 9th St. N, Jacksonville Beach 32250

Legal description of property (Attach copy of deed): Lot 4, Blk 59 of Pablo Beach Improvement Company's Plat of Part of Northern

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 lot is a nonconforming lot of record, (1,250' smaller than the minimum required lot area (7,500 square feet)).

We also need space for vehicle and storage. a kids room den will be in the space of the old garage.

Applicant's Signature: JC Date of Application: 12-5-2016

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: _____
 CODE SECTION (S): Sec. 34-337(e)(1)(c).3. for a rear yard setback of 10.9' in lieu of 30' required; 34-337(e)(1)(e) for 44% lot coverage in lieu of 35% maximum, to allow an addition to an existing single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100218

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	<i>The lot size is smaller than the minimum lot area (lot is 6250, avg. is 7,500 minimum)</i>
Special circumstances and conditions do not result from the actions of the applicant.		<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">DEC 5 2016</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 style="text-align: center;">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.		
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.		

RECEIVED

DEC 5 2016

16-100218
PLANNING & DEVELOPMENT

3406545

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):
174151-0000
Grantee(s) S.S.#(s):
File No.: JM15-112

\$220000⁰⁰

WARRANTY DEED

This Warranty Deed Made this 21st day of September, 2015 by Kevin Landolt, Married.

hereinafter called the grantor, whose post office address is: 1475 Mount Holly Rd. #C12
Edgewater Park, NJ 08010

to: Teen Age Homes, LLC, a Florida Limited Liability Company

whose post office address is: 2657 Post Street # 1
Jacksonville FL 32204

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:

Lot 6, Block 59 of PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, according to the Plat thereof as recorded in Plat Book 5, Page(s) 66, of the Public Records of Duval County, Florida.

This property is not 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 12/31/2014, 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)

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:

<p><i>[Signature]</i> Witness</p> <p><i>[Signature]</i> Witness</p>	<p><i>[Signature]</i> Kevin Landolt</p>
---	---

STATE OF: FLORIDA
COUNTY OF: Duval

The foregoing instrument was acknowledged before me this 21st day of September, 2015 by Kevin Landolt.

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

[Signature]

Notary Public
My Commission expires: *March 14, 2016*

RYAN J. SCHWARTZ
Notary Public of New Jersey
My Commission Expires March 14, 2016



RECEIVED

DEC 5 2016
16-100218
PLANNING & DEVELOPMENT

7-6-93

**CITY OF JACKSONVILLE BEACH, FLORIDA
APPLICATION FOR VARIANCE**

File No. 93-6305

Case No. 25-93

This form is intended for submittal, along with the required attachments, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. An application for a variance will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request. All applications for a variance shall be accompanied by a nonrefundable fee of \$100.00.

APPLICANT INFORMATION

Land Owner's Name: ROBERT + KIM JONES Telephone No.: 904 241 3673

Mailing Address: 505 N 9th ST
JAK BCH FL 32250

Applicant's Name: _____ Telephone No. **RECEIVED**

Mailing Address: _____

DEC 5 2016

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent's Name: _____ Telephone No.: 16-100218

Mailing Address: _____ PLANNING & DEVELOPMENT

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, if available:

SAME

Legal Description of Property (Attach copy of deed):

LOT 6 BLOCK 69 Pablo Beach North Improvement

Current Zoning Classification:

RS-2

Future Land Use Map Designation:

Residential - medium density

A boundary survey or plat of the land, prepared by a registered land surveyor, that shows the location of all existing improvements and includes all relevant setbacks from property lines, is required to be submitted as part of this application. The survey or plat must show all proposed additions or improvements added to the drawing, to scale, including all relevant setbacks.

Code section(s) from which a variance is requested:

34-337(e)(1) C.3.
near setback of 26' lieu of 30'

Reason for the variance request:

need garage for vehicle + storage

Applicant's Signature

[Signature]

6/3/93
Date of Application

MAP SHOWING BOUNDARY SURVEY OF

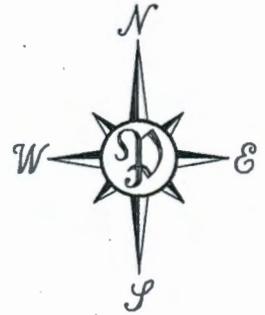
LOT 6 BLOCK 59 AS SHOWN ON MAP OF

PABLO BEACH IMPROVEMENT COMPANY'S

AS RECORDED IN PLAT BOOK 5 PAGES 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: CHRIS ROOD

5TH AVENUE NORTH
DONNER AVENUE (BY PLAT)
(80' R/W)



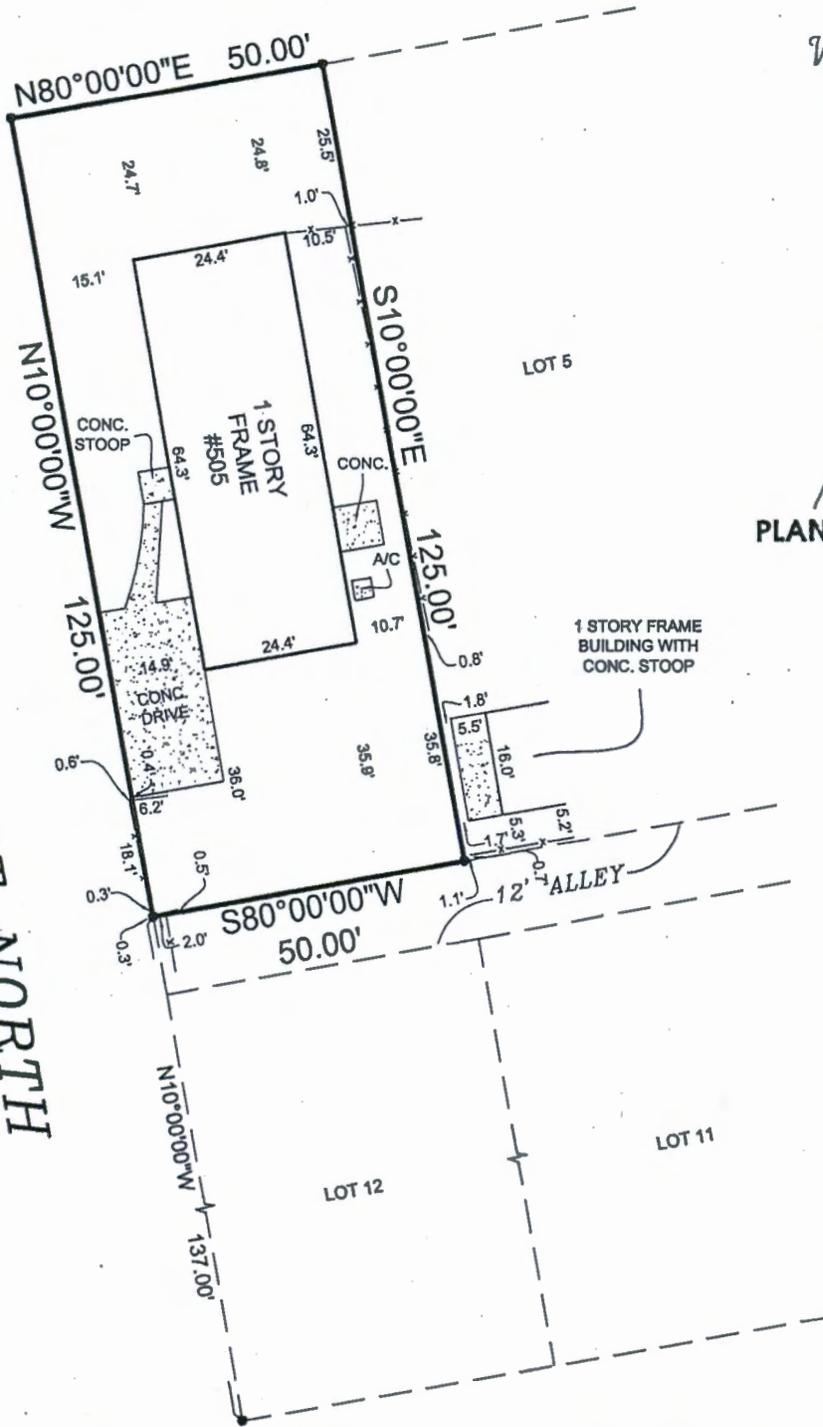
RECEIVED

JAN 18 2017

16-100218

PLANNING & DEVELOPMENT

9TH STREET NORTH
NINTH STREET (BY PLAT)
(50' R/W)



4TH AVENUE NORTH
WM WILKINSON AVENUE (BY PLAT)
(80' R/W)

NOTES:

- 1.) ALL FENCES ARE 6' WOOD UNLESS NOTED OTHERWISE.
- 2.) ● DENOTES 1/2" I.P. NO I.D. UNLESS NOTED OTHERWISE.

PERRET AND ASSOCIATES, INC.

5627 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207, (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY R/W LINE OF 9TH STREET NORTH AS N10°00'00"W.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

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
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CLF	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
OL	ON LINE
—	BREAK LINE

SCALE 1"=30'

1-6-17

DATE OF FIELD SURVEY:

NATHAN P. PERRET, FLA. CERT. NO. 6900

RADIUS	RADIUS
DELTA (CENTRAL ANGLE)	DELTA (CENTRAL ANGLE)
ARC LENGTH	ARC LENGTH
CHORD	CHORD
CHORD BEARING	CHORD BEARING
LINE RADIAL TO CURVE	LINE RADIAL TO CURVE
AIR CONDITIONER	AIR CONDITIONER
CONCRETE	CONCRETE
FOUND	FOUND
IRON PIPE	IRON PIPE
MEASURED	MEASURED
PLAT	PLAT
FENCE	FENCE



LB ~ 6715

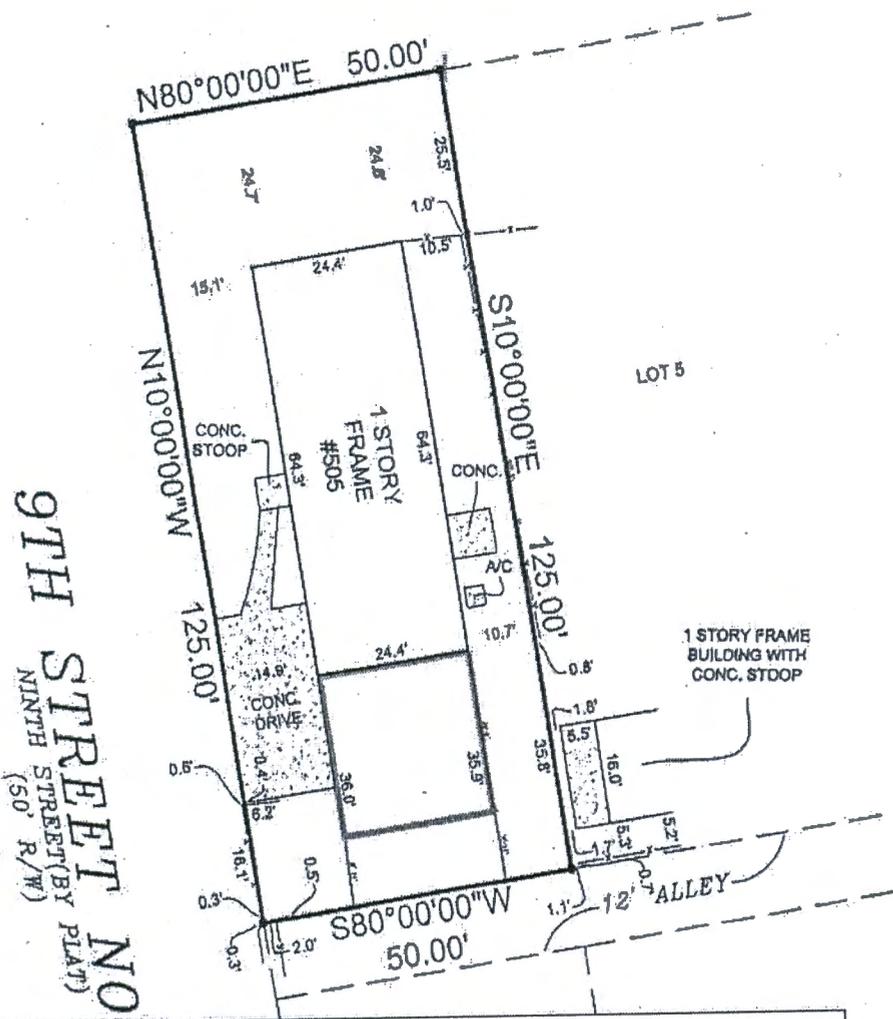
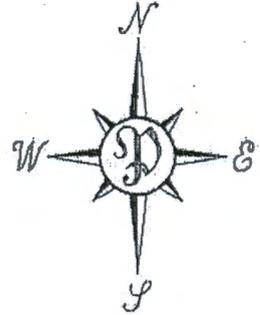
MAP SHOWING BOUNDARY SURVEY OF

LOT 6 BLOCK 59 AS SHOWN ON MAP OF
PABLO BEACH IMPROVEMENT COMPANY'S

AS RECORDED IN PLAT BOOK 5 PAGES 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: CHRIS ROOD

5TH AVENUE NORTH
 DONNER AVENUE (BY PLAT)
 (80' R/W)



9TH STREET NO
 NINTH STREET (BY PLAT)
 (50' R/W)

Garage Footprint 97.6 FT

RECEIVED

JAN 17 2017

RECEIVED

JAN 17 2017

PLANNING & DEVELOPMENT

4TH AVENUE NORTH
 WM WILKINSON AVENUE (BY PLAT)
 (80' R/W)

NOTES: **PLANNING & DEVELOPMENT**
 1.) ALL FENCES ARE 6" WOOD UNLESS NOTED OTHERWISE.
 2.) * DENOTES 1/2" I.P. NO I.D. UNLESS NOTED OTHERWISE.

PERRET AND ASSOCIATES, INC.
 5627 ATLANTIC BOULEVARD SUITE #8, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:
 (1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY R/W LINE OF 9TH STREET NORTH AS N10°00'00"W.
 (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
 (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
 (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 P.R.C. POINT OF REVERSE CURVE
 P.O.C. POINT OF COMPOUND CURVE
 P.O.N. POINT ON CURVE
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 P.C.P. PERMANENT CONTROL POINT
 B.R.L. BUILDING RESTRICTION LINE
 C.L.F. CHAIN LINK FENCE
 R/W RIGHT-OF-WAY
 O.R.S. OFFICIAL RECORDS BOOK
 O.L. ON LINE
 B.L. BREAK LINE

SCALE 1"=30'
 1-6-17
 DATE OF FIELD SURVEY

LEGEND
 R. RADIUS
 Δ or D DELTA (CENTRAL ANGLE)
 A or L ARC LENGTH
 C or CH CHORD
 CB CHORD BEARING
 (R) LINE RADIAL TO CURVE
 A/C AIR CONDITIONER
 CONC. CONCRETE
 F.D. FOUND
 I.P. IRON PIPE
 (M) MEASURED
 PLAT PLAT
 FENCE FENCE

NATHAN P. PERRET, FLA. CERT. NO. 8900





APPLICATION FOR VARIANCE

BOA No. 16-100223

HEARING DATE 2-7-2017

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 12 2016
PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: South Jay Beach LLC Telephone: 904-354-3603
 Mailing Address: 118 W Adams St E-Mail: Down@shultzinv.com
Jacksonville, FL 32202
 Agent Name: Rick Johnston Telephone: 904-219-5003
 Mailing Address: 3528 Ocean Dr. S. E-Mail: RJohnston.mcc@gmail.com
Jax Beach FL 32250
 Landowner Name: South Jay Beach LLC Telephone: _____
 Mailing Address: _____ E-Mail: _____

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

Re# 181442-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 53 37th Ave S
 Legal description of property (Attach copy of deed): Attached
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Preserve existing setbacks of current home that sits on non conforming lot. plan to improve property

Applicant's Signature: [Signature] Date of Application: 12-12-16

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.2 for a westerly side yard of 7.1', and a easterly side yard of 9.6', each in lieu of 10' required; 34-336(e)(1)C-3, for a rear yard .19-6', in lieu of 30' required; 34-336(e)(1)E. for 38.7% lot coverage, in lieu of 35% maximum, to allow substantial improvement to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 16-100223

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 RSI
Special circumstances and conditions do not result from the actions of the applicant.	yes	N/A
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	N/A
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	consistent practice in immediate surrounding area
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	

RECEIVED

John R. Schultz
Chief Executive Officer

The Schultz Companies

118 W. Adams Street, Suite 600 ♦ Jacksonville, Florida 32202

DEC 12 2016
16-100223
PLANNING & DEVELOPMENT

November 30, 2015

Owners Agent Designation & Authorization:

South Jax Beach, LLC does designate and authorize Rick Johnston as the owners agent to represent, assemble and file any and all necessary documents related to City of Jacksonville Beach permitting, variance, land use and or zoning applications and represent as required in any such hearing for the property owned at 35 37th Avenue, South, Jacksonville Beach, FL 32250.



John R. Schultz

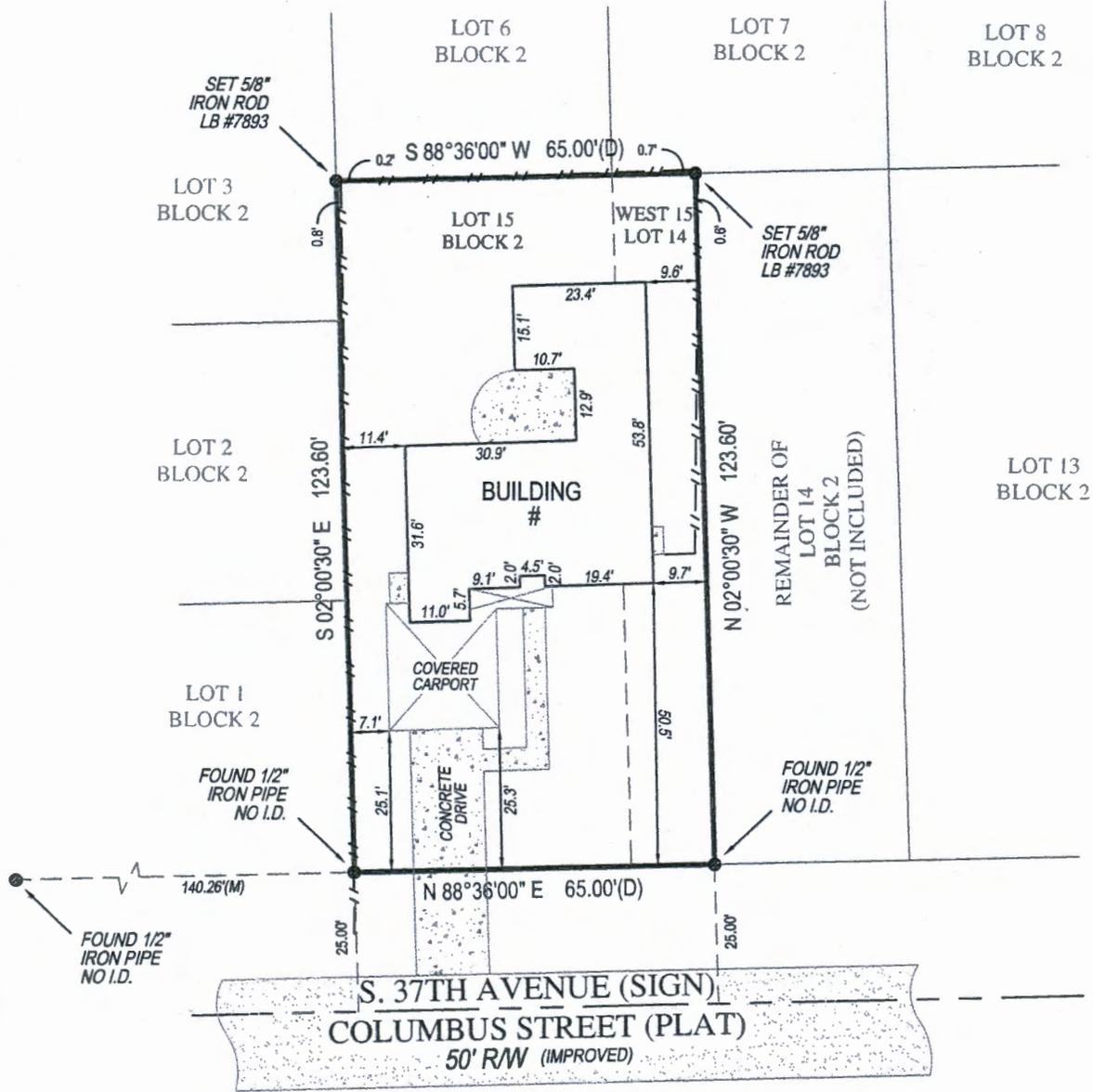


Notary

Seal

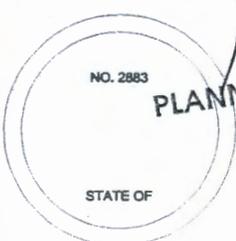


BOUNDARY SURVEY



RECEIVED

SURVEY NOTES
 -CONCRETE DRIVE CROSSING OVER THE SOUTH PROPERTY LINE
 -THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY



DEC 12 2016
 16-100223
PLANNING DEVELOPMENT
 SURVEYORS CERTIFICATE

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

Clyde O. McNeal

Digitally signed by Clyde O. McNeal
 DN: cn=Clyde O. McNeal, o=Target Surveying, ou=West Palm Beach, email=cturnbull@targetsurveying.net, c=US
 Date: 2016.03.22 16:52:01 -04'00'

(SIGNED) *[Signature]*

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

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

TARGET SURVEYING, LLC

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

LEGAL DESCRIPTION AND CERTIFICATION

Lot 15, and the West 15 feet of Lot 14, Block 2, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A" according to the Plat thereof, as recorded in Plat Book 14, Page 11, of the Public Records of DUVAL County, Florida.

Community Number: 120078 Panel: 0419 Suffix: H Flood Zone: X Field Work: 3/21/2016

Certified To:

MARY BELLE HEATH ALDRIDGE, AS TRUSTEE OF THE MARY BELLE HEATH ALDRIDGE TRUST; VAN ROOY LAW AND SOUTH JAX BEACH, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

Property Address:

53 S 37TH AVENUE
JACKSONVILLE BEACH, FL 32250

Survey Number: 252056

ABBREVIATION DESCRIPTION:

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

SYMBOL DESCRIPTIONS:

 = CATCH BASIN	 = MISC. FENCE
 = CENTERLINE ROAD	 = PROPERTY CORNER
 = COVERED AREA	 = UTILITY BOX
 = EXISTING ELEVATION	 = UTILITY POLE
 = HYDRANT	 = WATER METER
 = MANHOLE	 = WELL
 = METAL FENCE	 = WOOD FENCE

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

GENERAL NOTES:

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



LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 225-4807
STATEWIDE FACSIMILE (800) 741-6576
WEBSITE: <http://targetsurveying.net>

SOUTH JAX BEACH LLC
 118 WEST ADAMS ST
 STE 600
 JACKSONVILLE, FL 32202

Primary Site Address
 53 S 37TH AVE
 Jacksonville Beach FL 32250

Official Record Book/Page
 17552-02305

Title #
 9510

DEC 12 2016

16-100223

53 S 37TH AVE

Property Detail

RE #	181442-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03276 ATLANTIC SHORES DIV A R/P
Total Area	7924

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.](#)

Value Summary

PLANNING & DEVELOPMENT

Value Method	2016 Certified	2017 In Progress
CAMA	CAMA	CAMA
Total Building Value	\$1,664.00	\$1,664.00
Extra Feature Value	\$3.00	\$3.00
Land Value (Market)	\$468,000.00	\$468,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$469,667.00	\$469,667.00
Assessed Value	\$469,667.00	\$469,667.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$469,667.00	See below

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
17552-02305	5/4/2016	\$100.00	QC - Quit Claim	Unqualified	Improved
17552-02303	5/4/2016	\$743,800.00	SW - Special Warranty	Unqualified	Improved
13727-02353	11/6/2006	\$100.00	MS - Miscellaneous	Unqualified	Improved
06484-00597	3/15/1988	\$100.00	WD - Warranty Deed	Unqualified	Improved
03917-00792	4/28/1975	\$32,000.00	WD - Warranty Deed	Unqualified	Improved
03899-00696	3/5/1975	\$6,100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$3.00

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	65.00	124.00	Common	65.00	Front Footage	\$468,000.00

Legal

LN	Legal Description
1	14-11 10-3S-29E
2	ATLANTIC SHORES R/P DIVISION A
3	W 15FT LOT 14, LOT 15 BLK 2

Buildings

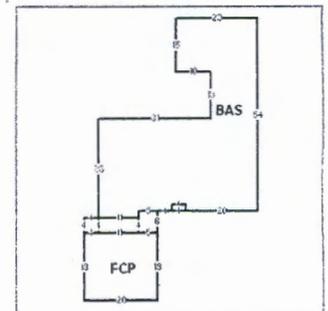
Building 1
 Building 1 Site Address
 53 S 37TH AVE
 Jacksonville Beach FL 32250

Building Type	0101 - SFR 1 STORY
Year Built	1955
Building Value	\$1,664.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	16	0	5
Base Area	1672	1672	1672
Finished Open Porch	30	0	9
Finished Carport	380	0	95
Finished Open Porch	8	0	2
Unfinished Storage	44	0	18
Total	2150	1672	1801

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	11	11 Board & Batt
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	



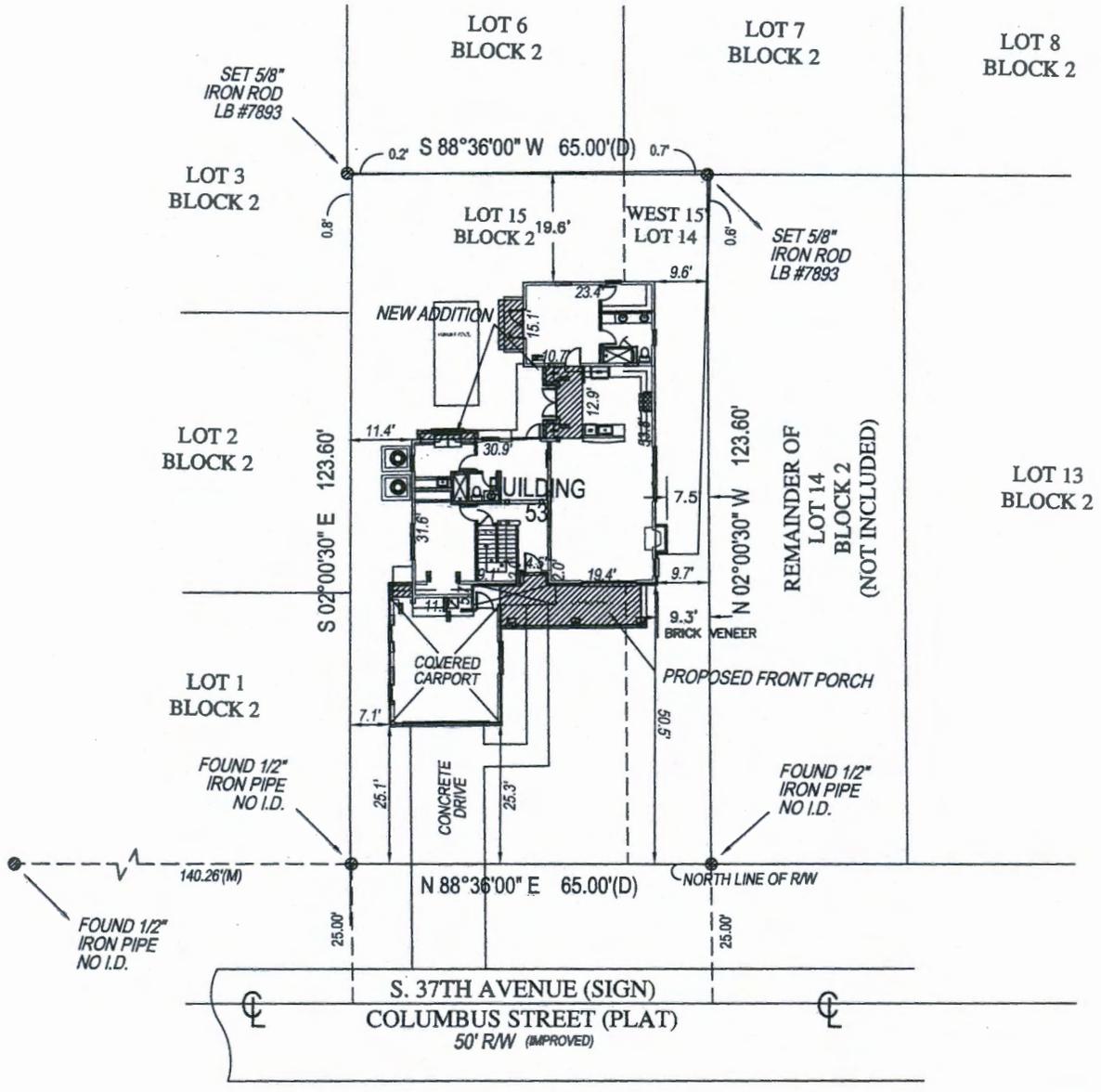
16-100223

BUILDING:

PROPOSED NUMBER OF STORIES: TWO STORY FINISH FLOOR ELEVATION: EXISTING TO REMAIN
PROPOSED AREA TABULATIONS: EXISTING: 1ST FLOOR: 1,896 SF
EXISTING GARAGE: 450 SF
PROPOSED ADDITION: 1ST FLOOR: 94 SF
PROPOSED ADDITION: 2ND FLOOR: 1388 SF
PROPOSED: 1ST FLOOR FRONT PORCH: 215 SF
PROPOSED: 2ND FLOOR FRONT PORCH: 215 SF
PROPOSED: 1ST FLOOR BACK PATIO: 131 SF
PROPOSED: 1ST FLOOR SIDE PATIO: 40 SF
PROPOSED: GARAGE ADDITION: 12 SF
EXISTING: DRIVEWAY: 334 SF
EXISTING: WALKWAY: 131 SF
BUILDING HEIGHT: 31'
TOTAL HEAT AND AIR: 3,178 SF

ZONING:

TYPE: RS-1
FLOOD ZONE:
REAL ESTATE NUMBER: 181442-0000
MINIMUM SETBACKS:
FRONT YARD: 25' (25' EXISTING)
SIDE: 10' (9.6 AND 7.1 EXISTING)
REAR YARD: 30' (19.8' EXISTING)
SITE AREA: 8,034 S.F.
LOT COVERED BY BUILDING: 2,624 S.F.
LOT COVERAGE: 32% COVERAGE; ALLOWED: 35%



SITE PLAN

1" = 30'

RECEIVED

DEC 19 2016
 16-100223
 PLANNING & DEVELOPMENT