



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach,

Agenda

Board of Adjustment

Tuesday, March 21, 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 January 18, 2017 and February 7, 2017

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

a. Case Number: **BOA 17-100011**

Applicant/Owner: The Discovery School of Jacksonville, Inc.

Agent: Brandon Speeg

Property Address: 102 South 15th Street

Parcel ID: 177455-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard of 10 feet, in lieu of 30 feet required, to allow for temporary classroom buildings on an existing approved conditional use private school, for property **legally described** as 38-2S-29E 2.700 B De Castro Y Ferrer Grant PT Rec'd O/R 16446-1143 (EX 10 ft. in R/W) Being Parcels A and B.**

Miscellaneous Info: Four previous variance request (BOA #94-8699, #00-100031, #14-100034, #15-100092; and Five Conditional Use requests PC# 94-08, #94-10, #05-14, #07-18).

Notes: _____

b. Case Number: **BOA 17-100020**

Applicant/Owner: Kevin W. Newsome

Property Address: 1125 North 13th Avenue

Parcel ID: 178239-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e., for lot coverage of 47% in lieu of 35% maximum; and 34-336(e)(1)g., for accessory structure setback of 1 foot in lieu of 5 feet minimum along the easterly property line, to allow a swimming pool and deck addition to an existing single family dwelling for property **legally described** as Lot 12, Block 3, *San Pablo Manor*.**

Miscellaneous Info: No previous variance requests.

Notes: _____

c. **Case Number:** BOA 17-100021

Applicant/Owner: Scott and Gale Lewis

Property Address: 3625 South Ocean Drive

Parcel ID: 181419-0000

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 21.5 feet, in lieu of 25 feet required; to allow an addition to the front of an existing single-family dwelling property **legally described** as Lot 2, Block 1, *Atlantic Shores, Oceanfront Section, Division "A"*.

Miscellaneous Info: No previous variance requests.

Notes: _____

d. **Case Number:** BOA 17-100027

Applicant/Agent: Adam Papka

Owner: Heather A. (Calta) Webber and Teresa G. Calta

Property Address: 1306 and 1308 South 1st Street

Parcel ID: 177860-0050

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 9 feet in lieu of 20 feet required; 34-340(e)(1)c.2., for side yards of 5 feet each in lieu of 10 feet required; 34-340e(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; 34-340(e)(1)f., for 58.7% lot coverage, in lieu of 35% maximum, to allow construction of a new two-family dwelling for property **legally described** as south 48 feet of north 81 feet, Lot 1 east 4 feet of south 48 feet of 81 feet, Lot 2, Block 132

Miscellaneous Info: Two previous variance requests (BOA# 08-100060, #16-100221).

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, April 4, 2017**. There are five (5) scheduled cases.

ADJOURNMENT**NOTICE**

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

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

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

**Minutes of Board of Adjustment Meeting
held Tuesday, January 18, 2017, 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 John Moreland.

Roll Call

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

Alternates:

Francis Reddington
Chase Sams

Ex-parte Communications

Mr. Moreland stated that he an ex-parte communication concerning Case 16-100221 with the agent for the project. Mr. Buck also informed the Board that he had ex-parte communications with the same agent concerning the same project concerning information on an application. Mr. Truhlar and Mr. Reddington stated they had also had discussions with Mr. Goodin. Mr. Sams reported that he had a call but did not respond.

Approval of Minutes

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

- Board of Adjustment meeting held on November 15, 2016

Correspondence

None

NEW BUSINESS:

(A) Case Number: BOA 16-100212

Name of Applicant: Robert S. Bass. II

Property Address: 1360 Plantation Oaks Drive North

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for 38.5% lot coverage in lieu of 35% maximum to allow a pool and pool deck addition to an existing dwelling unit.

Applicant: The applicant, Mr. Robert Bass, 1360 Plantation Oaks Drive North, Jacksonville Beach, deferred speaking to his pool builder, noting that they would just like to finish the pavers. In response to Mr. Sams, Mr. Bass stated that the pool was not yet installed. Mr. Moreland asked if this was the least request he could by with. Mr. R.D. Gray, 1546 Linkside Drive, Atlantic Beach, stated he was the pool builder and this was the least that could be done and provide a safe walkway. Mr. Bass added that he had received no negative feedback from the neighbors.

Public Hearing:

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

Discussion:

Mr. Truhlar noted that the request seemed reasonable. Mr. Buck added that he lived in the community and one-third of the people had pools with similar lot sizes.

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

(B) Case Number: BOA 16-100220

Name of Applicant: Russell T. Cox

Property Address: 1202 Palm Circle

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for an easterly side yard of eight feet in lieu of 10 feet required to allow a carport addition to an existing single-family dwelling.

Applicant: The applicant, Mr. Russell Cox, 605 12th Avenue North, Jacksonville Beach, stated that this is a 65-foot wide lot where 90 feet is the minimum. They are asking for two more feet to give sufficient room to park the car. He added that there will be two columns over a pad that exists now.

Public Hearing:

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

Discussion:

Mr. Reddington confirmed that the plan was to cover an existing area and therefore should not increase lot coverage.

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

(C) Case Number: BOA 16-100221

Name of Applicant: Heather Webber

Property Address: 1306 and 1308 South 1st Street

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for a front yard setback of 10 feet in lieu of 20 feet required; for side yard setbacks of 5 feet in lieu of 10 feet required; for a rear yard setback of five feet in lieu of 30 feet required; for accessory structure setback of one foot in lieu of five feet required; for gravel driveway in lieu of paved; and for two parking spaces in lieu of four required to allow for construction of a new two-family dwelling.

Applicant: The applicant, Christopher Goodin, 220 Hopkins Street, Neptune Beach, noted that the lot was substandard in size. They were looking to remove a structure damaged in the hurricane. Mr. Reddington asked if the five-foot setback in the rear yard will infringe on the rear neighbors. Mr. Goodin stated that he had not addressed that with those neighbors. He then described the size of the proposed units.

Mr. Moreland asked if this was the minimum size of units that could be requested. Mr. Goodin responded that he thought this was the best option for construction on these parcels. He then presented a second option for construction, noting that the main difference was a parking space as well as the two-car garage.

Mr. Buck noted that the owner got a variance back in 2008, and asked why they couldn't use the original variances. Mr. Goodin stated that they couldn't build a reasonable structure with those requests.

Public Hearing:

Ms. Julie Brewer, 131 14th Avenue South, noted that each adjacent property was single-family. She agreed that there was a hardship but the request was not reasonable. She added that in many instances people parked on the sidewalks making it difficult to walk in the neighborhood. Ms. Brewer stated that she did not have an issue with the gravel driveway. In response to Mr. Moreland, Mr. Mann stated that two-family dwellings only were allowed on these parcels.

Mr. James Healey, 3591 South Kernan Boulevard, Jacksonville, stated that he owned the property adjacent that was a duplex converted from single-family. He expressed his support for the proposed variance. He stated that the structure should bring homeowners to the lot rather than renters, which should be a benefit to the neighborhood.

Mr. Jim Roiz, 1221 1st Street, Unit 10B, Jacksonville Beach, stated that the requested reductions are excessive. He noted that this area gets a lot of flooding.

Mr. James Brennan, 1301 1st Street South, Unit 901, Jacksonville Beach, expressed his opposition to the variance. He stated that the original variance in 2008 increases the lot coverage to 58%. He stated that this change was not good for the neighborhood, and added that the Board voted the request to lower parking in 2008. Discussion followed on the plan approved in 2008 and how it addressed the front yard setback, as well as the proposed garage size and the variance request for parking spaces.

Mr. Buck noted they had a letter from Ms. Lillian Park, 112 13th Avenue South, Jacksonville Beach, in opposition to the setback request, expressing concern about the five-foot setbacks and the invasion on her privacy.

Mr. Goodin explained how he came up with the plan. He stated that this would function as a two-car garage. Mr. Moreland asked him to address the potential from flooding. Mr. Goodin stated this should have no increase in flooding impact, in that they are not adding coverage and are trying to limit the impervious surface.

Discussion:

Mr. Truhlar stated that he commended the intent to revitalize the area, but had concerns with the request. Mr. Buck noted that they could try to develop a single-family dwelling, with conditional use approval, in order to develop something more compatible. He added that the potential to have parked cars blocking the sidewalk is not acceptable.

Mr. Moreland agreed stated that he always has to walk around cars when walking in the City. He stated that they should look at a conditional use perhaps.

Mr. Truhlar asked Mr. Mann about garage sizes. Mr. Mann noted that parking spaces were 9' x 17' and explained why the ones shown on the applicant's plans would constitute one-car garages.

Mr. Reddington stated that the variance issued in 2008 should be sufficient. He noted that this house in an eyesore but granting the variance would create additional problems. Mr. Sams agreed that this is excessive.

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

Adjournment

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:45 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

Chairman

Date: _____

**Minutes of Board of Adjustment Meeting
held Tuesday, February 7, 2017, 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 John Moreland.

Roll Call

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

Alternates:
Francis Reddington (*absent*)
Chase Sams

Ex-parte Communications

None

Approval of Minutes

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

- Board of Adjustment meeting held on December 6, 2016

Correspondence

None

OLD BUSINESS:

(A) Case Number: BOA 16-100202

Name of Applicant: Ryan Wetherhold

Property Address: 1903 Eastern Drive

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for a front yard setback of 22.5 feet in lieu of 25 feet maximum

required and for 45% lot coverage in lieu of 35% maximum, to allow a front and rear porch addition existing single-family dwelling unit.

Applicant: The applicant, Mr. Ryan Wetherhold, 19 12th Street South, Jacksonville Beach, stated that he was trying to modernize the house. He described how they are going to make it friendlier to the neighborhood. He explained that there is a large pool with a small guesthouse. He explained how the roof configuration does not allow for patio furniture or proper flow. He explained the improvements that will make it a usable area. He explained that the front improvements may not be completed right away.

Mr. Buck asked about the garage. Mr. Wetherhold responded that there was one-car garage that they will retain.

Mr. Truhlar asked about the front yard request. Mr. Wetherhold stated that the property is angled so the request is for the most variance.

Mr. Cummings asked about the lot size. Mr. Wetherhold stated that it was RS-1 so the setback is 25 feet and the lot is substandard and this is more of an RS-2 type lot. He added that they are already over the 35% lot coverage and are only adding a bit to it. Mr. Moreland asked what they could live with for lot coverage. Mr. Wetherhold stated that whatever was submitted and that this was the least amount of lot coverage that is possible.

Mr. Buck asked if they could take down the accessory building. Mr. Wetherhold stated that it could be fixed up and there was no intent of tearing it down.

Mr. Mann asked about the width of the driveway and that could be cutback if possible. Mr. Wetherhold noted that there are many cars at the house across the street that use their side of the road to park.

Public Hearing:

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

Discussion:

Mr. Buck stated that the rule of proportionality shows that this would be 34% lot coverage if the lot was of conforming size.

Mr. Cummings stated that this was an improvement.

Amended Motion to Approve: It was moved by Mr. Truhlar, seconded by Mr. Buck, to approve a request for a front yard setback of 22.5 feet in lieu of 25 feet

maximum required and for 45% lot coverage in lieu of 35% maximum, to allow a front and rear porch addition existing single-family dwelling unit, as presented and discussed.

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

The motion was approved unanimously.

NEW BUSINESS

(A) Case Number: BOA 16-100218

Name of Applicant: Christopher Rood

Property Address: 505 North 9th Street

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for a rear yard setback of 10.9 feet in lieu of 30 feet required and for 44% lot coverage in lieu of 35% maximum, to allow an addition to an existing single-family dwelling.

Applicant: The applicant, Mr. Chris Rood, 505 9th Street North, Jacksonville Beach, stated that he is asking to increase the setback by six feet for a two-car garage. He stated that he is the owner and not Teen Age Homes as shown.

Mr. Mann explained where the side yards and rear yard were on the property. He explained the variance, as being requested to provide a two-car garage. Mr. Moreland stated that it appears that they are going into the side yard and not the rear yard. Mr. Mann noted that when built the house respected 5th Street as the front yard, and he conceded that it was confusing.

Mr. Cummings asked about the alley. Mr. Rood responded that it was blocked off by a shed.

Mr. Buck asked if the neighbors had been contacted. Mr. Rood stated that the neighbor to the east agreed with it, and the other neighbor was present tonight.

Public Hearing:

Mr. James Maguire, 837 4th Avenue North, Jacksonville Beach, stated that he owned the property to the south and provided a handout to the Board. He stated that he had several concerns with the proposed variance. He stated that reducing this setback by 19 feet places the structure too close to his property. He stated that this proposal would devalue his home.

Mr. Buck asked about the alley between the two properties and whether it has been incorporated into his property. Mr. Maguire responded that the fence was built for privacy and rebuilt after Hurricane Matthew. Mr. Moreland asked if his deck goes to the property line. Mr. Maguire responded yes.

Mr. Rood noted that the current variance is already 19 feet and he is only asking for six more feet. Mr. Mann asked if his one-car garage could be remodeled with the existing variance. Mr. Rood stated no because they intent to do a second story and the existing garage would be a family room, with a kid's room over the new garage.

Discussion:

Mr. Buck stated that he was struggling with the amount of the request. Mr. Cummings stated that he needed some space but the amount requested was not a hardship.

Mr. Mann stated that a denial of this variance application would not affect the existing variance in place.

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

(B) Case Number: BOA 16-100223

Name of Applicant: South Jax Beach, LLC

Property Address: 53 South 37th Avenue

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for a westerly sideyard of 7.1 feet and an easterly side yard of 9.6 feet, each in lieu of 10 feet required; for a rear yard of 19.6 feet in lieu of 30 feet required; and for 38.7% lot coverage in lieu of 35% maximum to allow substantial improvement to an existing single-family dwelling.

Applicant: The applicant, Rick Johnston, 3528 Ocean Drive South, Jacksonville Beach, stated that this was a nonconforming lot and the intent was to remodel the existing structure and incorporate some perimeter improvements. Mr. Mann noted that the proposed remodel exceeded 50% of the value of the structure which makes the variance necessary, to ratify the existing nonconformities relative to the structure.

Public Hearing:

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

Discussion:

Mr. Truhlar noted that the air conditioning pads were adding to the space.

Mr. Moreland stated that this was a minimal request. Mr. Buck agreed stating that they were basically approving the footprint already there.

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

Planning Directors Report

Mr. Mann noted that there were two items on the agenda for the February 21, 2017 meeting.

Adjournment

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:55 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

Chairman

Date: _____



APPLICATION FOR VARIANCE

BOA No. 17-100011

HEARING DATE 3-21-2017

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

FEB - 2 2017

APPLICATION INFORMATION

*177556-0020 } additional
177477-0000 } Re #'s for campus* PLANNING & DEVELOPMENT

Applicant Name: The Discovery School of Jacksonville, Inc Telephone: (904) 247-4577
 Mailing Address: 120 15th Street South E-Mail: info@thediscoveryschool.org
102 Jacksonville Beach, FL 32250

Agent Name: Brandon Speeg Telephone: (904) 247-4577
 Mailing Address: 120 15th Street South E-Mail: brspeeg@thediscoveryschool.org
102 Jacksonville Beach, FL 32250

Landowner Name: The Discovery School of Jacksonville Inc, Telephone: 904-247-4577
 Mailing Address: 120 South 15th Street E-Mail: info@thediscovery
Jacksonville Beach, Fl. 32250 school.org

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.

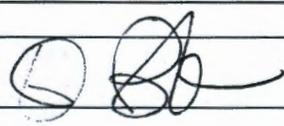
VARIANCE DATA

177455-0000 main re# per COJ Property Apprais.

Street address of property and/or Real Estate Number: 177556-0200

Legal description of property (Attach copy of deed): 38-25-29E 2,700 B De Castro y Ferrer Grant PT RECD OR 18446-1143 (EX 10R & 38-25-29E .55 B De Castro y Ferrer Grant PT RECD OR 18801-04

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). We are asking for a change in the site setbacks in order to allow for additional car stacking on lot # 177556-0020 to accommodate continued traffic flow on 15th Street. Changing the set back to 10' gives us this additional space. Additionally we are asking to use gravel instead of pavement at the drive to match what is currently on the rest of the school property.

Applicant's Signature:  Date of Application: 2/2/2017

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____

CODE SECTION (S): 34-336 (e) U.C.3 6ra rear yard of 10', in lieu of 30' required
to allow for temporary classroom buildings on an existing approved
conditional use private school property.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100011

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	RECEIVED FEB - 2 2017
Special circumstances and conditions do not result from the actions of the applicant.	No	PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	We are asking for a temporary decrease in the setback of lot #177556-0020 in order to allow for additional car stacking space on this lot. Changing the setback to 10' gives us the additional space needed.
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	A 10' setback is temporary and increases car stacking space to allow traffic flow on 15th Street. Using gravel on the drive path will unify the existing drive on the school property.

To Process use this address

DISCOVERY MONTESSORI SCHOOL INC
 102 15TH ST S
 JACKSONVILLE-BEACH, FL 32250

Primary Site Address
 200 S 15TH ST
 Jacksonville Beach FL 32250

Official Record Book/Page
 16446-01143

Title #
 9432

200 S 15TH ST
 Property Detail

RE #	177455-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	149987

Value Summary

17-100011

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$144,353.00	\$143,385.00
Extra Feature Value	\$21,711.00	\$21,230.00
Land Value (Market)	\$187,500.00	\$187,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$353,564.00	\$352,115.00
Assessed Value	\$319,213.00	\$351,134.00
Cap Diff/Portability Amt	\$34,351.00 / \$0.00	\$981.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$319,213.00	See below

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

Taxable Values and Exemptions - In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16446-01143	7/10/2013	\$600,000.00	WD - Warranty Deed	Unqualified	Improved
15498-01789	1/25/2011	\$100.00	MS - Miscellaneous	Unqualified	Improved
08365-01526	4/26/1996	\$100.00	WD - Warranty Deed	Unqualified	Improved
08346-01076	4/26/1996	\$100.00	WD - Warranty Deed	Unqualified	Improved
08344-01157	4/26/1996	\$118,000.00	WD - Warranty Deed	Unqualified	Improved
07313-00481	4/15/1992	\$117,500.00	WD - Warranty Deed	Unqualified	Improved
03549-00944	6/18/1973	\$22,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$434.00
2	GRWR2	Garage/Util Bdg Wood	1	49	25	1,225.00	\$5,744.00
3	CPAR2	Carport Aluminum	1	24	36	864.00	\$3,752.00
4	CVPR2	Covered Patio	1	22	3	66.00	\$391.00
5	POLR3	Pool	1	0	0	1.00	\$8,160.00
6	CPWR2	Carport Wood	1	30	26	780.00	\$1,708.00
7	CVPR2	Covered Patio	1	44	10	440.00	\$1,041.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0180	RES NATURAL LD 3-7 UNITS PER AC	JRS-1	0.00	0.00	Common	1.00	Lot	\$187,500.00

Legal

LN	Legal Description
1	38-2S-29E 2.700
2	B DE CASTRO Y FERRER GRANT
3	PT RECD O/R 16446-1143 (EX 10FT
4	IN R/W) BEING PARCELS A, B

Buildings

Building 1

Building 1 Site Address
 200 S 15TH ST
 Jacksonville Beach FL 32250

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk

Ref. 17-100011

7/6/94

CITY OF JACKSONVILLE BEACH, FLORIDA	File No. 94-8699
APPLICATION FOR VARIANCE	Case No. 94-33

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: MATTIE C. JONES	Telephone No.: 246-2286
Mailing Address: 1510 SHETTER AVE. JACKSONVILLE BEACH, FL 32250	

Applicant's Name: DISCOVERY MONTESSORI SCHOOL	Telephone No.: 247-4577
Mailing Address: 485 NORTH 6TH AVENUE JACKSONVILLE BEACH, FL 32250	

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

Agent's Name:	Telephone No.:
Mailing Address:	

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: **102 15th STREET SOUTH
JACKSONVILLE BEACH, FL 32250**

Legal Description of Property (Attach copy of deed):

SEE ATTACHED

Current Zoning Classification: RS-1 LOW DENSITY RESIDENTIAL	Future Land Use Map Designation:
---	----------------------------------

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: **SEC. 34-373**

Reason for the variance request: **DISCOVERY MONTESSORI SCHOOL REQUESTS A TEMPORARY WAIVER OF DESIGN STANDARDS FOR OFF-STREET PARKING. OUR REQUEST INCLUDES THE USE OF MULCH, GRAVEL OR OTHER PERMEABLE MATERIAL FOR DRIVWAYS AND PARKING PLACES. OUR 5 YEAR PLAN INCLUDES A FORMAL SITE DEVELOPMENT AND ADDITIONAL EDUCATIONAL FACILITIES. DURING THAT PROCESS, A COMPLETE SITE PLAN WILL BE DRAWN TO SPECIFICATIONS.**

Parking Requirements

Applicant's Signature	10 JUNE 1994 Date of Application
-----------------------	-------------------------------------

Ref 17-150011



City of Jacksonville Beach

904 / 249-2381 • ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

July 27, 1994

Ms. Leah Hutson
Discovery Montessori School
485 North 6th Avenue
Jacksonville Beach, FL 32250

RE: Case No. BOA-33-94
102 South 15th Street

Dear Ms. Hutson:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. Wednesday, July 6, 1994, to consider your variance application.

As indicated in the application, the variance requested was to allow a temporary waiver of the off-street parking standards which would allow mulch or gravel parking rather than concrete. Your request was granted as written with the condition that after five years from the date of approval the parking lot conform to the standards as stated in Sec. 34-373.

You are required to obtain a building permit for this project. Please submit a building permit application along with two copies of your plans which show construction detail and structural support, and two copies of your land survey to our office for review before you begin working on this project.

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

Sincerely,

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

JLC/ks:var-ap

3-7 mtg.

Ref. 17-100011



CITY OF JACKSONVILLE BEACH, FLORIDA
APPLICATION FOR VARIANCE

BOA No. 8-2000
Case No. 06-100031

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 accomplished by a non refundable fee of \$100.00 and the certified mail charge for notices sent to property owners within approximately 300 feet of the requested variance.

RECEIVED

JAN 24 2000

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Land Owner's Name: Discovery Montessori School Telephone No. (904) 247-4577

Mailing Address: 485 6th Ave. Jacksonville Bch, FL 32250

Agent's Name: _____ Telephone No. _____

Mailing Address: _____

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: 1580 Shelter Ave. Jacksonville Bch, FL 32250

Legal Description of Property (Attach copy of deed): _____

Flood Zone: _____

REQUIRED DOCUMENTATION: (1) 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 SURVEYOR PLAT MUST SHOW ALL PROPOSED ADDITIONS OR IMPROVEMENTS ADDED TO THE DRAWING, TO SCALE, INCLUDING ALL RELEVANT SETBACKS. (2) PROOF OF OWNERSHIP (COPY OF DEED OR PROPERTY TAX NOTIFICATION) (3) IN ADDITION, IF APPLICANT IS NOT OWNER, NOTARIZED WRITTEN AUTHORIZATION FROM OWNER IS REQUIRED.

Reason for the variance request: (Attach a separate sheet(s) if necessary)
see attached

Applicant's Signature: Betty D. Morrison for Discovery Montessori School Date of Application: 1/11/2000

Do not write below this line

Current Zoning Classification: RS-1 Code section(s): _____
34-373(f) FOR A NATURAL ROCK PARKING & VEHICLE USE AREA IN LIEU OF PAVING AND STRIPING FOR THE EXISTING SCHOOL FACILITIES, AND FOR THE PROPOSED ADDITIONAL FACILITIES AS SHOWN ON THE SUBMITTED SITE PLAN.



City of Jacksonville Beach

Ref. 17-100011

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

March 10, 2000

Discovery Montessori School
1520 Shetter Avenue
Jacksonville Beach, FL 32250

RE: Case No. #8-2000
1520 Shetter Avenue

Dear Sirs:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. on March 7, 2000 to consider your variance application.

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

- Section 34-373(f) for a natural rock parking and vehicle use area, in lieu of paving and stripping for the existing school facilities, and for the proposed additional facilities as shown on the submitted site plan.

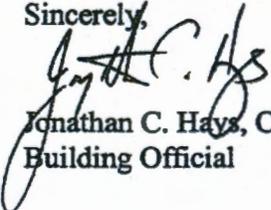
The results of the meeting were:

- granted as written.

Please remove the public hearing notice posted on your property. You are required to apply for a building permit for this project. A copy of the building permit application and a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

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

Sincerely,


Jonathan C. Hays, CBO
Building Official

JH:alg
Attachment(s)



CERTIFIED MAIL # 7011 1150 0000 9180 7591

Ref. 17-100011

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org

April 2, 2014

Discovery Montessori School
c/o Kim Bednarek
102 15th Street South
Jacksonville Beach, FL 32250

RE: BOA# 14-100034
134 and 200 15th Street South
(part of B de Castro y Ferrer Grant 38-2S-29E)

Dear Mrs. Bednarek,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 1, 2014, to consider Discovery Montessori School's application for a variance from the requirements of the Land Development Code.

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

- 34-336(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required

To allow for construction of a private school building.

The Board **Approved** the request as written.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,

Jon Hays
Jon Hays, CBO
Building Department





DEPARTMENT OF PLANNING & DEVELOPMENT

Ref. 17-100011

CERTIFIED MAIL# 7012 2210 0002 4634 7245

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

June 17, 2015

Discovery Montessori School
102 15th Street South
Jacksonville Beach FL 32250

RE: BOA# 15-100092
200 15th Street South
(part of B de Castro y Ferrer Grant 38-2S-29E)

Dear Mrs. Bednarek,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, June 16, 2015, to consider your application for a variance from the requirements of the Land Development Code.

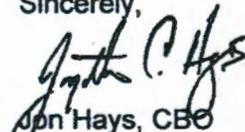
As indicated in the application, the request was for the following:

- 34-373(f), for a natural rock parking and vehicle use area in lieu of paving and striping for a school building

The Board **Approved** the request as written.

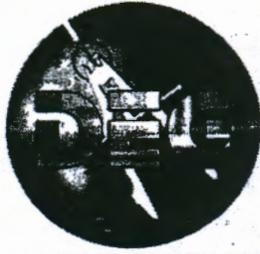
Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,


Jon Hays, CBO
Building Department



Ref. 17-100011



DOMINION ENGINEERING GROUP



June 15, 2007

Mr. William C. Mann, AICP
Senior Planner
City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

Re: **Conditional Use of a Parcel Zoned RS1
Discovery Montessori School
102 15th Street South
Jacksonville Beach, FL 32250**

Dear Mr. Mann:

Pursuant to your request, **Dominion Engineering Group, Inc. ("DEG")** is pleased to submit this request for a Conditional Use for consideration of the Board of Adjustment to allow the incorporation of a contiguous parcel zoned RS1 into the existing Discovery Montessori School campus. The intent of this parcel is to offer a playing field for the children and on an infrequent basis is to allow overflow parking on the fields for special events that occur at the school like open house and parent meetings.

We appreciate your immediate attention to this matter. Please contact me if you have any questions.

Very truly yours,
Dominion Engineering Group, Inc.

William E. Schaefer, PE,
Principal

Attachment – Conditional Use Application

**DOMINION ENGINEERING GROUP, INC.
1400 MARSH LANDING PARKWAY, SUITE 103
JACKSONVILLE BEACH, FLORIDA 32250
904-280-7737
904-280-7577 FAX**

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Ref 17-100011

August 14, 2007

Mr. Bill Schaefer, P.E.
Dominion Engineering
1400 Marsh Landing Parkway, Suite 103
Jacksonville Beach, FL 32250

RE: Planning Commission Case PC#18-07
134 South 15th Street
Conditional Use Approval for a property addition to an existing private elementary school in a *Residential: RS-1* Zoning District

Dear Mr. Schaefer:

The City of Jacksonville Beach Planning Commission met on Monday, August 13, 2007, to consider your application for conditional use approval for a property addition to an existing private elementary school in a *Residential: RS-1* zoning district, pursuant to Section 34-346 (d)(3) of the Jacksonville Beach Land Development Code. Your request was denied.

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

Sincerely,

Kaela Bemis
Senior Secretary
Planning & Development
City of Jacksonville Beach



HASKELL
111 Riverside Avenue
Jacksonville, Florida 32202-4950

tel 904.791-4500
fax 904.791.4699
web www.haskell.com

Christopher J. Allen
Architect

February 2nd, 2017

Re: Brandon Speeg
The Discovery School of
Jacksonville, Inc.
Jacksonville Beach, FL 32250

City of Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach, FL 32250

Dear Heather Ireland:

Please see the attached documents to complete the Application for Variance.

On the Real Estate Property listed as #177556-0020, conditional use was approved May 2015 (see attached). A updated Conditional Use Permit was also applied for on Thursday, January 26th, 2017. We are asking for a change in the site setbacks in order to allow for additional stacking on this lot to accommodate continued traffic flow on 15th Street. Changing the back setback to 10' gives us this additional space. Additionally we are asking to use gravel instead of pavement at the drive to match what is currently on the remainder of the existing school property.

Brandon Speeg will be the contact person from the school for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'C.J. Allen', written over a horizontal line.

Christopher J. Allen

Enclosure

cc: Brandon Speeg

RECEIVED

FEB - 2 2017
17-100011
PLANNING & DEVELOPMENT

Ref 17-100011

4/25/94

CITY OF JACKSONVILLE BEACH, FLORIDA	File No. 94-8088
CONDITIONAL USE APPLICATION	Case No. 94-08

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article VII. Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use 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 Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$100.00.

APPLICANT INFORMATION

Land Owner's Name: M. D. KOSKI	Telephone No.:
---------------------------------------	----------------

Mailing Address & Telephone No.:
2280 So. 3rd St. Jacksonville Beach, FL 32250

Applicant's Name: Discovery Montessori School &/or Assigns	Telephone No.: (904) 247-4577
---	--------------------------------------

Mailing Address: **485 6th Avenue North
 Jacksonville Beach, FL 32250**

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

Agent's Name:	Telephone No.:
---------------	----------------

Mailing Address:

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.

PROJECT DATA

Street Address of Property, if available:
518 South 15th Street Jacksonville Beach, FL 32250

Legal Description of Property (Attach copy of deed):
177446-0000

Current Zoning Classification: RS-1 Low Density Residential	Future Land Use Map Designation:
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An 8 1/2 x 11 inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226, a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: **Sec. 34-366 (d)(3)**

Describe the proposed conditional use and the reason for the request. Explain how the request complies with the standards set forth in Section 34-231 of the Land Development Code: **Discovery Montessori School is a non-profit educational facility serving children ages 18 mos. to 9 years of age. The program has grown to require a larger permanent facility serving Jacksonville Beach, Neptune, Atlantic, and Ponte Vedra Beach as well. Our 10 year plans include the construction of a permanent facility to house students ages 18 mos - 12 years. At this time we would like to locate a modular classroom on the site to serve our 6-9 yr. program, with a complete site plan to be submitted at a future time for construction.**

 Applicant's Signature	Leah H. Hudson, Director Discovery Montessori School, Inc.	3/28/94 Date of Application
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Ref 17-100017

Public Notice

The Planning Commission for the City of Jacksonville Beach, Florida, will meet and hold a public hearing on Monday, April 25, 1994, at 8:00 p.m. in the Council Chambers of the Community Center Building, 14 N. 2nd Street, Jacksonville Beach, to consider the following:

Conditional Use Applications:

To Section 34-336(d)(3) of the Jacksonville Beach Land Development Code, for a conditional use as a private elementary school in a RS-1 Zone. The location of the conditional use application is 518 South 15th Street, more particularly described as A part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County, Florida, more particularly described as follows: For a point of reference commence at the southeast corner of the lands as described in official records volume 1369, page 457 of the current public records, of said Duval County, Florida; thence S.02°01'44"E. along the West right-of-way line of Fifteenth Street South (a 60 foot right-of-way as now established), a distance of 100.00 feet to the point of beginning; thence continue S.02°01'44"E. along said west right-of-way line, a distance of 300.00 feet; thence S.68°10'00"W, a distance of 942.52 feet to a point on the West line of the aforesaid Castro-Y-Ferrer Grant; thence N.36°25'00"W, along said West line, a distance of 364.38 feet; thence N.88°10'00"E, a distance of 1148.32 feet to the point of beginning. (Containing 7.2 acres more or less), and is owned by M.D. Koski.

A copy of the application is available for review at the Planning and Development office, 15 North 3rd Street, during normal business hours.

All persons having an interest in this matter are invited to be present and heard.

If a person decides to appeal any decision made by the Planning Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which recorded includes the testimony and evidence upon which the appeal is to be based.

Planning Commission
City of Jacksonville Beach

Ref 17-100017

Planning Commission Minutes - April 25, 1994

The Planning Commission of Jacksonville Beach, held a regular meeting on April 25, 1994 at 8:00 p.m. in the Council Chambers of the Community Center Building.

The meeting was called to order by Chairman Wilson.

Members Present: John Hanna, Keith Moody, John Quimby, and William Wilson. Steven Lindorff, Planning and Development Director, was also present.

Members Absent: Bob Poland

The minutes were approved as written.

The Planning Commission received two letters against the billiards room application (PC-09), one was from the Duval County School Board, and the other was a letter from the citizens surrounding the property of the proposed billiards room.

New Business:

PC-08-94 Ms. Leah Hudson, 518 South 15th Street, private elementary school in a RS-1 zone.

Mr. Lindorff advised the board that the applicant could not produce a letter of authorization from the property owner, and therefore the application was incomplete and should be stricken from the agenda.

Chairman Wilson explained that if the applicant was to re-apply at a different location, a new case would be opened and notices would be sent to all surrounding property owners.

PC-09-94 Mr. Ronald Marmion, 172 North 3rd Street, bar, lounge, nightclub, tavern or other drinking place, more particularly described as a billiards room in a C-1 zone.

Mr. Peter Sleiman, the owner of the shopping center was present. Mr. Sleiman advised that three years ago he purchased the property and did a major remodeling. Since then they have been trying to lease to good, respectable tenants. Mr. Sleiman advised the board that, because of the response of the neighborhood, they are terminating the lease with Mr. Marmion, and therefore request the application to be stricken from the agenda.

Mr. Hanna moved that the item be stricken from the agenda, Mr. Moody seconded the motion. All present were in favor, motion carried.

Ref 17-100011

5/23/94

CITY OF JACKSONVILLE BEACH, FLORIDA	File No. 94-8367
CONDITIONAL USE APPLICATION	Case No. 94-010

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article VII. Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use 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 Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$100.00.

APPLICANT INFORMATION

Land Owner's Name: Timothy Thompson	Telephone No.: 241-3954
--	--------------------------------

Mailing Address & Telephone No.: 200 South 15th Street Jacksonville Beach, FL 32250	
--	--

Applicant's Name: Discovery Montessori School and/or Assigns	Telephone No.: 247-4577
---	--------------------------------

Mailing Address: 485 North 6th Avenue Jacksonville Beach, FL 32250	
---	--

RECEIVED

APR 25 1994

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

Agent's Name:	Telephone No.:
---------------	----------------

Mailing Address:	
------------------	--

**PLANNING & DEVELOPMENT
CITY OF JACKSONVILLE BEACH**

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.

PROJECT DATA

Street Address of Property, if available: 200 South 15th Street Jacksonville Beach, FL 32250	177455
---	---------------

Legal Description of Property (Attach copy of deed):	See Attached
--	--------------

Current Zoning Classification: RS-1 Low Density Resident.	Future Land Use Map Designation:
--	----------------------------------

An 8 1/2 x 11 inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226, a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use:

**Sec. 344-366 (d)(3)
Sec. 34-336(d)(3) private school**

Describe the proposed conditional use and the reason for the request. Explain how the request complies with the standards set forth in Section 34-231 of the Land Development Code: **Discovery Montessori School is a nonprofit educational facility serving children ages 18 mos. to 9 years of age. The program has grown to require a larger permanent facility serving Jacksonville Beach, Neptune, Atlantic and Ponte Vedra beach as well. A Montessori program is based upon care of self and the environment. An educational use for heavily wooded property makes this an ideal environment for the children to observe science and nature. A Montessori program is very much respectful of the pristine environment located at this address and will benefit all members of the Jacksonville Beach community, for years to come.**

Applicant's Signature:	/Leah H. Hudson, Director	Date of Application 4/25/94
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City of Jacksonville Beach

Ref 17-100011

904 / 249-2381

ELEVEN NORTH THIRD STREET

JACKSONVILLE BEACH, FLORIDA 32250

July 26, 1994

Ms. Leah Hudson
485 North 6th Avenue
Jacksonville Beach, FL 32250

RE: Case No. PC-10-94
200 South 15th Street
102

Dear Ms. Hudson:

The City of Jacksonville Beach Planning Commission met on Monday, July 11, 1994 in the Council Chambers to consider your conditional use application.

As indicated in the application, the conditional use was requested to allow operation of a private elementary school in an RS-1: Residential, Single Family zoning district. Your request was granted as written with the condition that the site plan for the permanent school be approved by the Planning Commission prior to any permits being issued.

You are required to obtain an occupational license from this office before you can open for business. Also, you will need to apply for a building permit before you can start construction on your temporary building. Please contact the Building Official, J. Lawrence Cooper, at 247-6235 for more information on this requirement.

If you have any questions, please feel free to contact my office at 247-6231.

Sincerely,

Steven G. Lindorff
Planning and Development Director



CONDITIONAL USE APPLICATION

RECEIVED

Ref 17-100011

PC No. 5-14
AS/400# 14-100033
HEARING DATE 3/24/14

FEB 18 2014

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use 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 Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$250.00.

APPLICANT INFORMATION

Land Owner's Name: DISCOVERY MONTESSORI SCHOOL & JOHN FERRY Telephone: 904-247-4577
Mailing Address: 134 15TH STREET - JOHN FERRY Fax: 904-247-4577
200 15TH SOUTH - DISCOVERY MONTESSORI SCHOOL E-Mail: INFO@DMSONLINE.ORG

Applicant Name: KIM BEDNAREK - HEAD OF SCHOOL Telephone: 904-247-4577
Mailing Address: 102 15TH STREET SOUTH Fax: 904-247-5626
JACKSONVILLE BEACH, FL 32250 E-Mail: INFO@DMSONLINE.ORG

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

Agent Name: THOMAS UNICH Telephone: 904-536-8268
Mailing Address: 3610 14TH STREET SOUTH Fax: 904-249-5322
JACKSONVILLE BEACH, FL 32250 E-Mail: TJM32250@aol.com

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

PROJECT DATA

RE# 177556-0020 RE# 177455-0000

Street address of property and/or Real Estate Number: 134 & 200 15TH STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Legal Description of property (attach copy of deed): 38-2S-29E .51 & 38-2S-29E 2.700
B DE CASTRO Y FERRER GRANT

Current Zoning Classification: JRS-1 & JRM-1 Future Land Use Map Designation: RLD

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: LDC Sec. 34-336(d)(3) Private Elementary & Secondary School

Describe the proposed conditional use and the reason for the request: THIS REQUEST IS TO COMBINE TWO PARCELS AT 134 & 200 15TH STREET SOUTH AND ALLOW FOR THE CONSTRUCTION OF AN 18,000 TOTAL SF 2 STORY DISCOVERY MONTESSORI SCHOOL ON RS-1 & RM-1 property.

Applicant Signature: [Signature] Date: 2/18/14

CERTIFIED MAIL# 7011 1150 0000 9180 7683

March 27, 2014

Discovery Montessori School
 Kim Bednarek
 102 15th Street South
 Jacksonville Beach FL 32250

RE: Planning Commission Case No. 5-14 (14-100033)
 134 and 200 15th Street South
Conditional Use Approval for a private elementary and secondary
 school located in a *Residential, Single Family: RS-1* zoning district

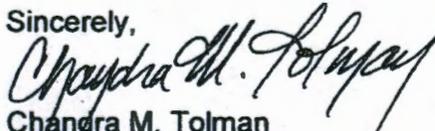
Mrs. Bednarek,

The City of Jacksonville Beach Planning Commission met on Monday, March 24, 2014, to consider Discovery Montessori School's conditional use application for a private elementary and secondary school located in a *Residential, Single Family: RS-1* zoning district, pursuant to Section 34-336 (d)(3) of the Jacksonville Beach Land Development Code. The properties are located at 134 and 200 15th Street South (proposed campus expansion). The request was approved unanimously with the following conditions:

1. The applicant shall develop the proposed school facility in accordance with the application site plan dated 2-18-2014. Any modification or changes to this site plan shall require approval by the Jacksonville Beach Planning Commission.
2. The applicant shall establish and enforce a minimum 30-minute staggered drop-off/pick-up time schedule for three separate grade or class groups (i.e. 1st through 3rd grades, 4th and 5th grades, and 6th through 8th grades., or alternatively, Classes A through C, Classes D through F, etc). Such plan shall be submitted for review and approval in conjunction with the Development Plan application for the proposed school.
3. The applicant shall be required to provide a crosswalk guard during all scheduled drop-off/pick up times.

Please remove the public notice posted on the property. Should you have any additional questions relative to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,



Chandra M. Tolman
 Permit Specialist



City of
 Jacksonville Beach
 City Hall
 11 North Third Street
 Jacksonville Beach
 FL 32250
 Phone: 904.247.6231
 Fax: 904.247.6107
 Planning@jaxbchfl.net

www.jacksonvillebeach.org



PLANNING & DEVELOPMENT

17-10011

FEB - 2 2017

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SHETTER AVENUE

EXIT

15TH AVENUE

PRIMARY SCHOOL

GARDEN

SPORTS FIELD

PLAY EQUIPMENT

WETLANDS SITE

OUTDOOR CLASS AREA

NO

STUDENT WALKWAY & DROP OFF

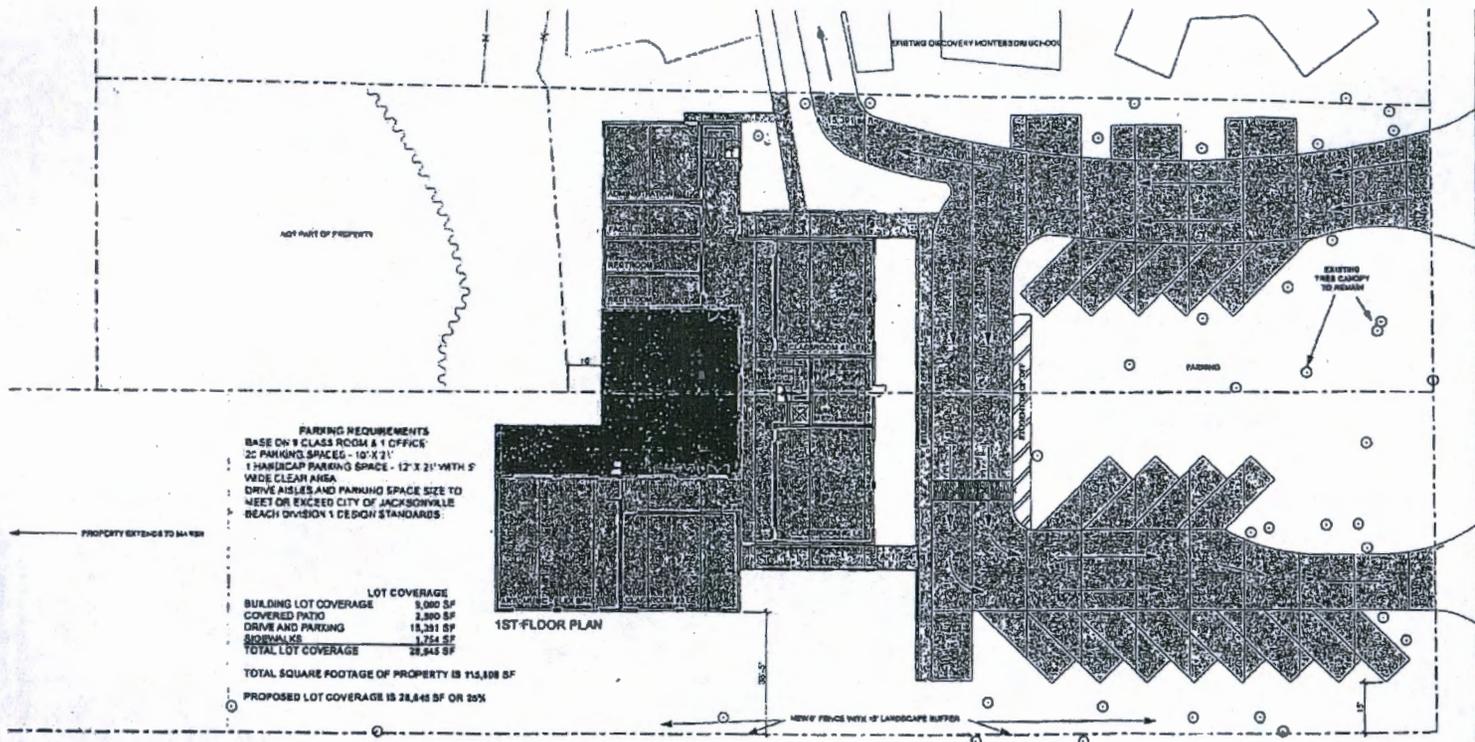
STUDENT PICK UP

BUILDING LOT COVERAGE	4,500 SQ. FT
COVERED PATIO	2,500 SQ. FT
DRIVE AND PARKING	14,408 SQ. FT
SIDEWALKS	1,750 SQ. FT
TOTAL LOT COVERAGE	23,158 SQ. FT

PARKING
 20 PARKING SPACES - 10'x21'
 1 HANDICAP PARKING SPACE - 12' x 21' WITH 5' WIDE CLEAR AREA
 DRIVE AISLES AND PARKING SPACE SIZE TO MEET OR EXCEED CITY OF JACKSONVILLE BEACH DIVISION 1 STANDARDS

TOTAL SQ. FT OF PROPERTY = 115,506 SF
 PROPOSED LOT COVERAGE = ~20%





PARKING REQUIREMENTS
 BASE ON 8 CLASS ROOM & 1 OFFICE
 20 PARKING SPACES - 10' X 21'
 1 HANDICAP PARKING SPACE - 12' X 21' WITH 5' WIDE CLEAR AREA
 DRIVE AISLES AND PARKING SPACE SIZE TO MEET OR EXCEED CITY OF JACKSONVILLE BEACH DIVISION 1 DESIGN STANDARDS

LOT COVERAGE	
BUILDING LOT COVERAGE	9,000 SF
COVERED PATIO	2,800 SF
DRIVE AND PARKING	18,291 SF
SIDEWALKS	1,754 SF
TOTAL LOT COVERAGE	28,845 SF

TOTAL SQUARE FOOTAGE OF PROPERTY IS 115,808 SF
 PROPOSED LOT COVERAGE IS 28,845 SF OR 25%

1ST-FLOOR PLAN

DISCOVERY MONTESSORI SCHOOL EXPANSION AT 134 & 200 15TH STREET SOUTH, JACKSONVILLE BEACH, FL 32250 2-18-2014

THOMAS J MNICH, PA, AIA
 3618 1ST STREET SOUTH, JACKSONVILLE BEACH, FL 32250

15TH STREET SOUTH

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17-100011
 PLANNING & DEVELOPMENT

RECEIVED

BOA 15-100002
 MAY - 5 2015

PLANNING & DEVELOPMENT

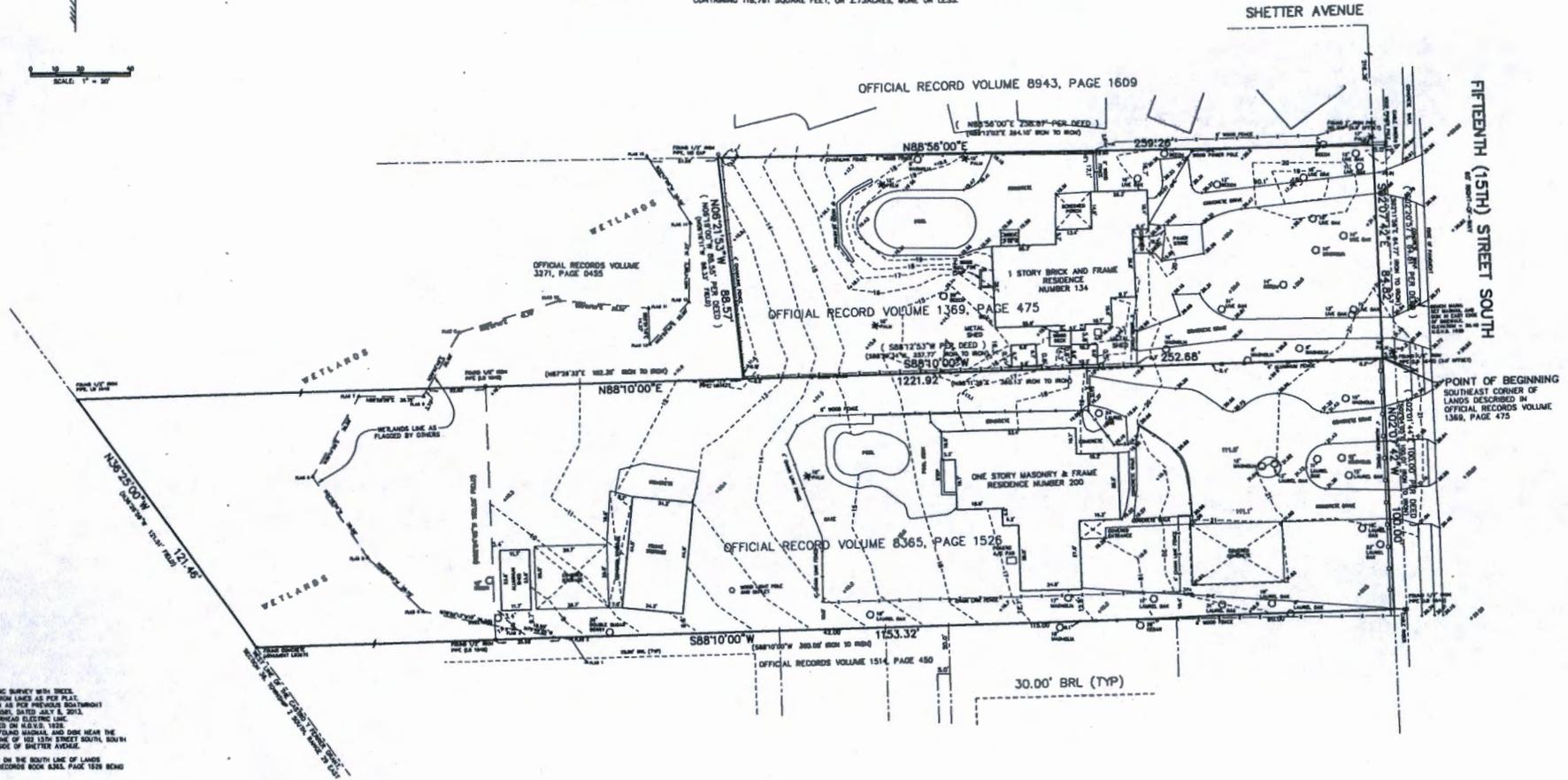
FEB - 2 2017

17-100011
PLANNING & DEVELOPMENT

MAP SHOWING SURVEY OF

PARCEL DESCRIBED IN OFFICIAL RECORDS VOLUME 1369, PAGE 475
 PART OF THE CASTRO Y FERRER GRANT, SECTION 38 TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, SAID PART BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2853, PAGE 452, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1369, PAGE 475, AND ALSO BEING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2853, PAGE 452, BOTH OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WEST RIGHT WAY LINE OF FIFTEENTH STREET SOUTH (A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°15'11" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 252.88 FEET; THENCE NORTH 08°19'00" WEST, A DISTANCE OF 88.55 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE AFORESAID LANDS; THENCE NORTH 88°56'00" EAST, ALONG THE SAID NORTH LINE, A DISTANCE OF 258.87 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTH; THENCE SOUTH 02°07'57" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 84.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRES MORE OR LESS.

PARCEL DESCRIBED IN OFFICIAL RECORDS VOLUME 8365, PAGE 1526
 PART OF THE CASTRO Y FERRER GRANT, SECTION 38 TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, SAID PART BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8365, PAGE 1526, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1369, PAGE 475, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WEST RIGHT WAY LINE OF FIFTEENTH STREET SOUTH (A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 02°07'57" EAST, ALONG THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTH, A DISTANCE OF 100.00 FEET; THENCE SOUTH 88°10'00" WEST, A DISTANCE OF 1153.33 FEET TO THE WEST LINE OF THE CASTRO Y FERRER GRANT; THENCE NORTH 38°23'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 121.46 FEET; THENCE NORTH 88°10'00" EAST, A DISTANCE OF 1221.92 FEET TO THE POINT OF BEGINNING, CONTAINING 118,781 SQUARE FEET, OR 2.73 ACRES, MORE OR LESS.



NOTES
 1. THIS IS A TOPOGRAPHIC SURVEY WITH TREES.
 2. NO BUILDING RESTRICTIONS SHOWN AS PER PLAT.
 3. MONUMENTS SHOWN AS FOR PREVIOUS SURVEYS.
 4. CONC. LOCATED OVERHEAD ELECTRIC LINE.
 5. ELEVATIONS ARE BASED ON M.S.L. 1985.
 6. BENCHMARK USED IS A FOUND MAGNAN AND DISK NEAR THE NORTHWEST PROPERTY CORNER OF 102 15TH STREET SOUTH, SOUTH SIDE OF RAIL, NORTH SIDE OF SHETTER AVENUE.
 7. ELEVATION = 13.43.
 8. BEARINGS ARE BASED ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8365, PAGE 1526 BEING SOUTH 88°10'00" WEST.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 18033C0418A, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL GEMMED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING BUSINESS.

DONN W. BOATWRIGHT, P.S.M.
 FLA. L.C. SURVEYOR AND MAPPER No. LS 3295
 FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 3872



APPLICATION FOR VARIANCE

BOA No. 17-100020

HEARING DATE 3-21-2017

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

FEB - 7 2017

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Kevin W. Newsome Telephone: 904-591-5311
 Mailing Address: 1125 13th Ave. N. E-Mail: Screenmn@hotmail.com
Jacksonville Bch. 32250
 Agent Name: Same Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Same Telephone: _____
 Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Re# 178239-0000

Street address of property and/or Real Estate Number: 1125 13th Ave. N.
 Legal description of property (Attach copy of deed): San Pablo Manor Lot 12 Block 3
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Requesting 45% lot cov. for pool + pool deck to accommodate pool enclosure. Requesting side lot setback of 1' for pool equipment due to power source being on garage side of house. Existing patios and concrete to be removed for impervious surface.
 Applicant's Signature: [Signature] Date of Application: 2-7-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: None
 CODE SECTION (S): 34-336(e)(1) for lot coverage of 47%, in lieu of 35% maximum
34-336(e)(1) g. for accessory structure setback of 1', in lieu of 5' minimum
along easterly property line, to allow a swimming pool and deck
addition to an existing single family dwelling

Attention Jacksonville Beach Building Department; City of Jacksonville Beach,

Variance Request

In Reference to: 1125 13th Ave. North Jacksonville Beach, FL 32250

Legal Description: 27-97 38-2S-29E SAN PABLO MANOR LOT 12 BLK 3

I am requesting a variance to allow 47 % Lot Coverage in lieu of the 39 % lot coverage that is currently in place to accommodate a pool and pool deck.

Existing Side and Rear Patio will be removed as to not exceed the 47% lot coverage.

In addition;

Request Side Yard Setback to be reduced to 1' to accommodate pool equipment only. Pool enclosure and pool will remain within set boundaries of 5' from property line.

Reasoning for request is to keep pool equipment on side of house where meter is currently. Pool will require sub panel to power all equipment which will be behind fence.

Thank you for your consideration,

Kevin Newsome

1125 13th Ave. N.

Jacksonville Beach, FL 32250

904-591-5311

Screenmn@hotmail.com

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17-100020

PLANNING & DEVELOPMENT

Prepared by and return to:
Ruth McDonald, Esq.
Hathaway & Reynolds, P.A.
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

17-100020

(Space Above This Line For Recording Data)

NOTE: THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND THE PREPARER MAKES NO STATEMENT REGARDING ITS VALIDITY TO PASS TITLE TO THE GRANTEE.

Warranty Deed

~~This Warranty Deed made this 23rd day of October, 2015, between Ashton Vaughn Kevin Newsome, an unmarried man, whose post office address is 1125 13th Avenue North, Jacksonville Beach, FL 32250, grantor, and Kevin Newsome, an unmarried man, whose post office address is 275 1st Street South, Unit 203, Jacksonville Beach, FL 32250, grantee:~~

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

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

Lot 12, Block 3, SAN PABLO MANOR, according to the map or plat thereof recorded in Plat Book 27, page 97, of the current public records of Duval County, Florida, excepting any part laying within road right of way.

Parcel Identification Number: 178239-0000.

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

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

Subject To covenants, conditions, restrictions, easements of record and taxes for the current year.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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17-100020

PLANNING & DEVELOPMENT

Ref. BOA #17-100020

City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

July 21, 2003

Michealyn Adams
1125 N. 13th Avenue
Jacksonville Beach FL 32250

RE: Case No. BOA 71-2003
1125 N. 13th Avenue

Dear Ms. Adams:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on July 17, 2003 to consider your variance application.

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

- Section 34-336 (e)(1) c.3., for a rear yard of 12 feet in lieu of 30 feet required
- Section 34-336 (e)(1) e., for 39% lot coverage in lieu of 35% maximum

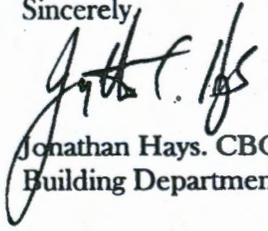
To allow for improvements to a single family dwelling.

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

- As per plan to remain a screen room as submitted.

You are required to apply for a building permit for this project. A copy of the building permit application and a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6231.

Sincerely,

Jonathan Hays, CBO
Building Department

Attachment(s)

JCH/EB

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
Article Sent To	
BoA 71-03	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	

7099 3400 0000 1885 0451

1125N13THAVE

FLOOD ZONE: X

DATE OF SURVEY: 12-27-2004

MAP SHOWING SURVEY OF

1125 13TH AVENUE NORTH

SECTION: 28

TOWNSHIP: 2 SOUTH

RANGE: 29 EAST

LEGAL DESCRIPTION:

SAN PABLO MANOR LOT 12 BLOCK 3
AS SHOWN IN PLAT BOOK 27 PAGE 97
OF THE DUVAL COUNTY PUBLIC RECORDS.

NOTES:

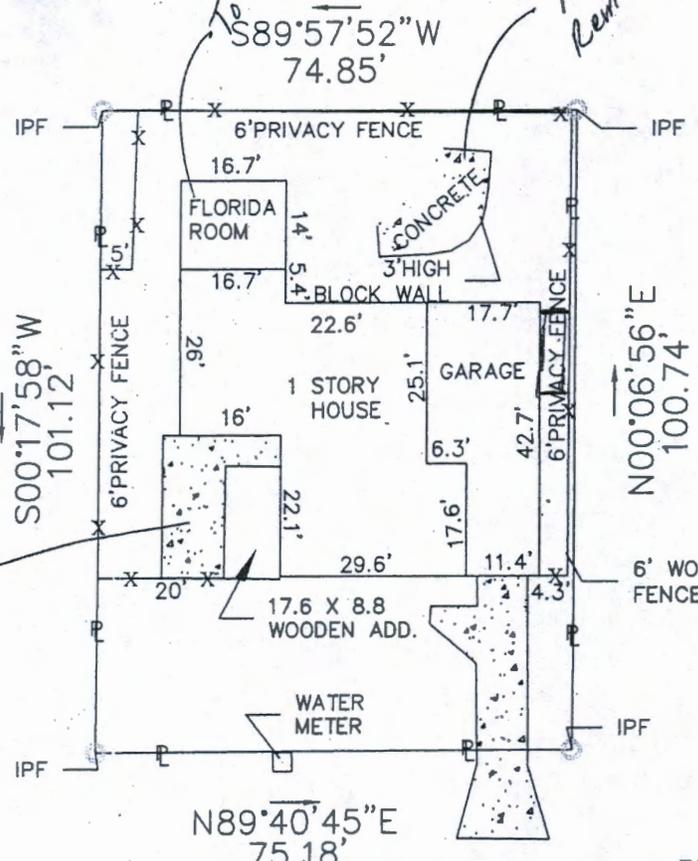
IPF = IRON PIN FOUND
P = PROPERTY LINE

Existing

To be removed

To be removed

Lot ^D 1560
Coverage ^D 2948
Imp% .39%



LOT 11

LOT 13

To be removed

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17-100020

PLANNING & DEVELOPMENT

13TH AVE NORTH

THE SURVEY DEPICTED HERE IS COVERED BY PROFESSIONAL LIABILITY INSURANCE

PHOTO COPYING IS FORBIDDEN

- THIS IS TO CERTIFY THAT A SURVEY WAS PERFORMED ON THE PROPERTY DESCRIBED HEREON UNDER MY RESPONSIBLE CHARGE AND THAT SAID SURVEY IS DEPICTED HEREON. THIS SURVEY WAS PREPARED FOR THE EXPLICIT PURPOSE OF OBTAINING A MORTGAGE AND/OR TITLE POLICY THEREON, UNLESS STATED OTHERWISE HEREON. THIS SKETCH OF SURVEY SHOWS THE CONSTRUCTED IMPROVEMENTS THAT WERE LOCATED. THIS SURVEY IS BASED SOLELY UPON THE EXISTING MONUMENTATION AS SHOWN HEREON.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS NOT AN ALTA/ACSH LAND TITLE SURVEY.
- SUBJECT TO THE NOTES AND NOTATIONS HEREON.

TYPE OF SURVEY: RECORD/AS-BUILT

FOR REFERENCE ONLY:
SURVEY IS NOT VALID UNLESS SEALED WITH SURVEYORS EMBOSSED SEAL AND SIGNED IN RED INK.

CERTIFIED TO:
KEVIN WAYNE NEWSOME
RICHARD T MOREHEAD P.A.
OCEANSIDE BANK

NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS SHOWN. NO TITLE SEARCH BY THE SURVEYOR OR FURNISHED TO THE SURVEYOR BY CLIENT OR OTHERS. LEGAL DESCRIPTION AS FURNISHED BY THE CLIENT OR OTHERS. DISCREPANCIES BETWEEN PROPERTY LINES OF ADJOINING PARCELS NOT VERIFIED UNLESS NOTED HEREON. BEARINGS ARE BASED ON ASSUMED DATUM UNLESS PLAT BEARINGS ARE INDICATED ON MAP.

BY: *Jim J. Alger* DATE: 12-27-2004
JIM J. ALGER PLS # 5080

COASTAL SURVEYING, INC.
10650-1 HAVERFORD ROAD
JACKSONVILLE, FL 32218
PHONE: (904) 751-0346 FAX: (904) 751-3107

JIM J. ALGER
PROFESSIONAL SURVEYOR & MAPPER

PREPARED FOR:
RICHARD T MOREHEAD P.A.
444 3RD STREET
NEPTUNE BEACH, FL 32266
TEL: 904-247-5147 FAX: 904-247-6087

REVISIONS:	DATE:

1125N13THAVE
FLOOD ZONE: X

MAP SHOWING SURVEY OF

SECTION: 28

1125 13TH AVENUE NORTH

TOWNSHIP: 2 SOUTH

DATE OF SURVEY: 12-27-2004

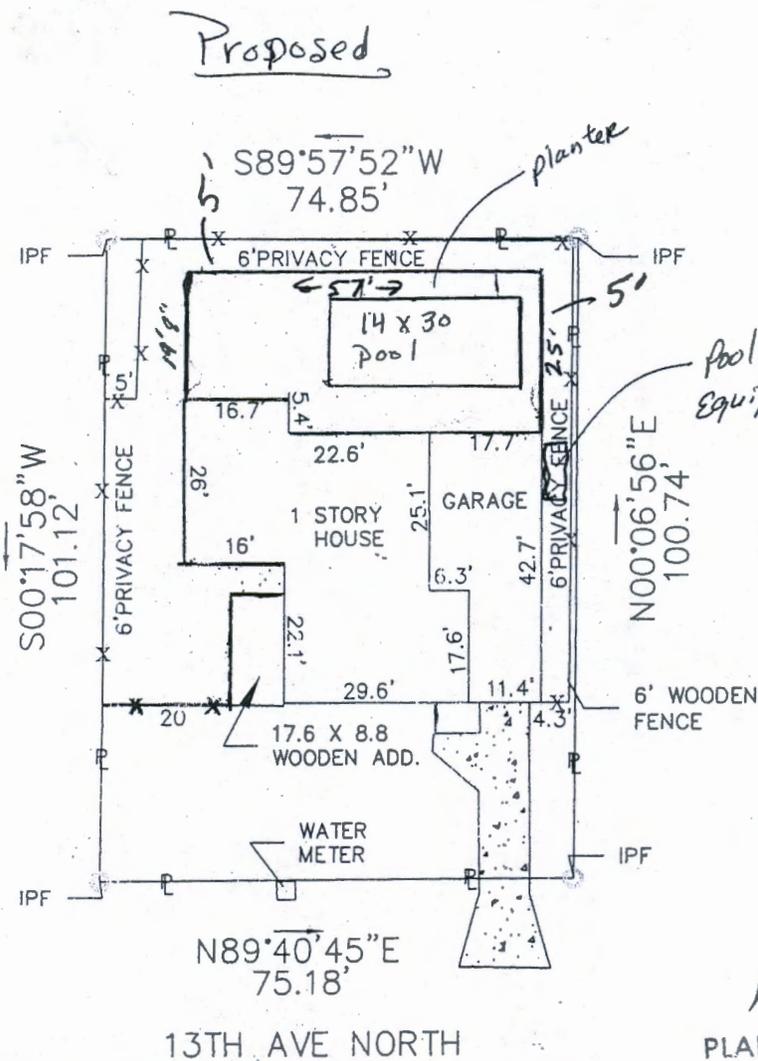
RANGE: 29 EAST

LEGAL DESCRIPTION:
SAN PABLO MANOR LOT 12 BLOCK 3
AS SHOWN IN PLAT BOOK 27 PAGE 97
OF THE DUVAL COUNTY PUBLIC RECORDS.

NOTES:
IPF = IRON PIN FOUND
P = PROPERTY LINE

Lot # 7560
Coverage 3553.
Imp. % .47%

LOT 13



LOT 11

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17-100020

PLANNING & DEVELOPMENT

THE SURVEY DEPICTED HERE IS COVERED BY PROFESSIONAL LIABILITY INSURANCE

PHOTO COPYING IS FORBIDDEN

■ THIS IS TO CERTIFY THAT A SURVEY WAS PERFORMED ON THE PROPERTY DESCRIBED HEREON UNDER MY RESPONSIBLE CHARGE AND THAT SAID SURVEY IS DEPICTED HEREON. THIS SURVEY WAS PREPARED FOR THE EXPLICIT PURPOSE OF OBTAINING A MORTGAGE AND/OR TITLE POLICY THEREON, UNLESS STATED OTHERWISE HEREON. THIS SKETCH OF SURVEY SHOWS THE CONSTRUCTED IMPROVEMENTS THAT WERE LOCATED. THIS SURVEY IS BASED SOLELY UPON THE EXISTING MONUMENTATION AS SHOWN HEREON.

TYPE OF SURVEY: RECORD/AS-BUILT

NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS SHOWN. NO TITLE SEARCH BY THE SURVEYOR OR FURNISHED TO THE SURVEYOR BY CLIENT OR OTHERS. LEGAL DESCRIPTION AS FURNISHED BY THE CLIENT OR OTHERS. DISCREPANCIES BETWEEN PROPERTY LINES OF ADJOINING PARCELS NOT VERIFIED UNLESS NOTED HEREON. BEARINGS ARE BASED ON ASSUMED DATUM UNLESS PLAT BEARINGS ARE INDICATED ON MAP.

- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7042, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY.
- SUBJECT TO THE NOTES AND NOTATIONS HEREON.

FOR REFERENCE ONLY:
SURVEY IS NOT VALID UNLESS SEALED WITH SURVEYORS EMBOSSED SEAL AND SIGNED IN RED INK.

CERTIFIED TO:
KEVIN WAYNE NEWSOME
RICHARD T MOREHEAD P.A.
OCEANSIDE BANK

BY: *Jim J. Alger* DATE: 12-27-2004
JIM J. ALGER, PLS # 5080

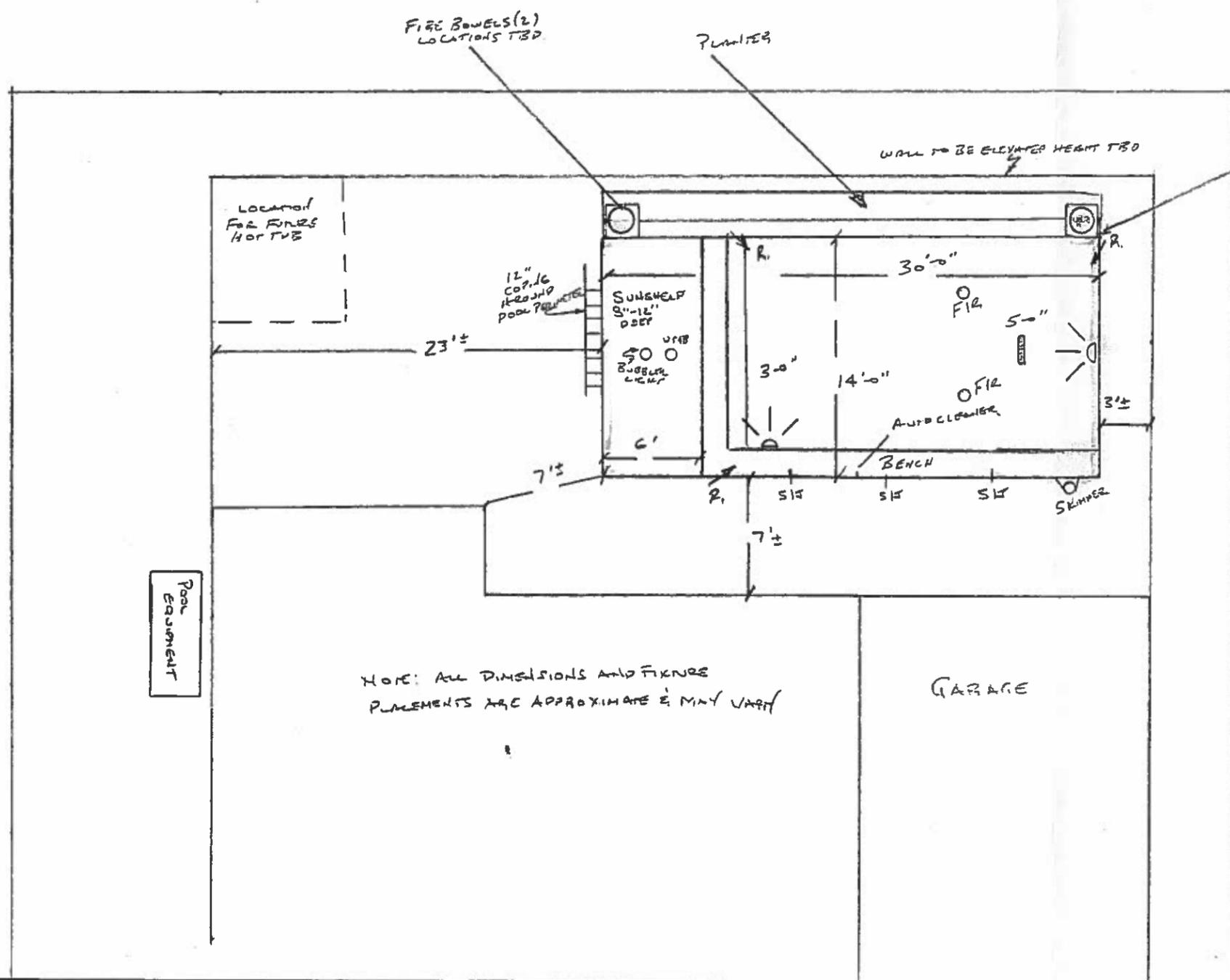
COASTAL SURVEYING, INC.
10650-1 HAVERFORD ROAD
JACKSONVILLE, FL 32218
PHONE: (904) 751-0346 FAX: (904) 751-3107

JIM J. ALGER
PROFESSIONAL SURVEYOR
& MAPPER

PREPARED FOR:
RICHARD T MOREHEAD P.A.
444 3RD STREET
NEPTUNE BEACH, FL 32286
TEL: 904-247-5147 FAX: 904-247-6087

REVISIONS:	DATE:

1	POOL SHAPE	RECTANGULAR
2	SIZE	14' x 30'
3	DEPTHS	3'-6" - 5'-0"
4	CAPACITY	
5	STEPS	BENCH(ES)
6	SWIMOUT	
7	SUNSHELF	w/ BENCH & STEP PER PLAN
8	HANDRAIL(S)	
9	GRABRAIL(S)	
10	LIGHT(S)	(2) LED COLOR LIGHTS
11	TILE	TBD
12	CONCRETE DECKING	SQ. FT.
13	PAVER DECKING	BY OTHERS SQ. FT.
14	PUMP	PENTON VARIABLE SPEED H.P.
15	FILTER	PENTON CARTRIDGE
16	CHLORINATOR	INTEGRATOR (5AMP)
17	SKIMMER(S)	(1)
18	MAIN DRAINS	(1) CHANNEL DRAIN
19	RETURN INLETS	(3) WALL (2) FLOOR
20	FLOOR SYSTEM	
21	AUTOMATIC CLEANER	POMMIS 360
22	RAISED DECK	BOND BEAM / 12"
23	WATER FEATURE(S)	BUBBLER / LIGHT
24	UMBRELLA SLEEVE(S)	(1) SUNSHELF
25	HEATER	PENTON HEAT PUMP / HEAT & COOL
26	GAS HOOK-UP	
27	DECO-DRAIN	
28	CLEANING EQUIPMENT	INCLUDED
29	LEAF SKIMMER	WALL BRUSH
	TEST KIT	HOSE
	POLE	START-UP CHEMICALS
	VACUUM	
30	SPA INFORMATION (CONCRETE)	
	SIZE	DEPTH
	JETS	BOOSTER PUMP
	HEATER	COVER
	LIGHT	SPILOVER
	OTHER:	
31	ADDITIONAL SPECIFICATIONS:	
	ACCESS	LETTER OF PERMISSION
	ELEVATIONS	
	TREE REMOVAL	
	DIRT REMOVAL	
	CEMENT REMOVAL	
	ELECTRICAL HOOK-UP	
	POOL SPECIFICATIONS	
	DESIGNED BY	
	DATE	



ELEVATED BOND BEAM (12") ABOVE DSUR LEVEL (TILED)

R - WALL RETURN INLET (3)
 FIR - FLOOR RETURN INLET (2)
 UMB - UMBRELLA SLEEVE (1)
 SIF - SPA JET (3)

NOTE: ALL DIMENSIONS AND FIXTURE PLACEMENTS ARE APPROXIMATE & MAY VARY

GARAGE

Pool Equipment

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FEB - 7 2017
 17-100020
 PLANNING & DEVELOPMENT

Scale 1/8" = 1'

A SWIMMING POOL FOR
 KEVIN NEWSOME



THE BATTS COMPANY
 General & Swimming Pool Contractors
 1602 N. 3rd Street • Jacksonville Beach, FL 32250
 (904) 246-2455
 FAX (904) 249-0457

HOME

OFFICE

CGC055163

CPC 037046



APPLICATION FOR VARIANCE

BOA No. 17-100021

HEARING DATE 3/21/17

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

FEB - 7 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Scott & Gayle Lewis Telephone: (904) 553-2020

Mailing Address: 3625 Ocean Drive South E-Mail: scottlewis1@gmail.com
Jacksonville Beach Florida 32250

Agent Name: _____ Telephone: _____

Mailing Address: _____ E-Mail: _____

Landowner Name: _____ 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.

VARIANCE DATA

181419-0000

Street address of property and/or Real Estate Number: 3625 Ocean Drive South, 1814290000

Legal description of property (Attach copy of deed): deed is 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). Ocean Drive South runs at an angle along property. Front set back line is therefore angled.

Applicants wish to expand garage five feet towards the road. Due to the angled road, there is no encroachment at north end of the expansion but there is a 3 1/2 foot encroachment at the south end of the expansion. The requested encroachment is a triangle that encroaches 3 1/2 feet covering 41 sq feet. The entire expansion is over existing concrete driveway. Lot coverage is not affected.

Applicant's Signature: Scott Lewis Gayle Lewis Date of Application: 2/7/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X/AO

CODE SECTION (S): 34-336(e) vac for a front yard setback of 21-5', in lieu of 25' required to allow an addition to the front of an existing single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 17-100021

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	Substandard lot adjacent to angled road created angled set back.
Special circumstances and conditions do not result from the actions of the applicant.	No	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	Entire area is mainly substandard lots.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">FEB - 7 2017</p> <p style="text-align: right;">PLANNING & DEVELOPMENT</p>

Doc # 2012212873, OR BK 16087 Page 1267,
Number Pages: 2
Recorded 10/01/2012 at 08:41 AM,
JIM FULLER CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50
DEED DOC ST \$7752.50

Prepared by and return to:
Pat Logan
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: PVT12661

original in safe deposit box

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 17th day of September, 2012, between My Salvation, LLC, a Florida limited liability company whose post office address is 4129 Duval Drive, Jacksonville Beach, FL 32250, grantor, and Scott E. Lewis and Gayle C. Lewis, husband and wife whose post office address is 3625 Ocean Drive, Jacksonville Beach, FL 32250, grantee:

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

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

Lot 2, Block 1, Atlantic Shores, Oceanfront Section, Division "A", a subdivision according to the plat thereof recorded at Plat Book 14, Page 11, in the Public Records of Duval County, Florida.

Parcel Identification Number: 1814190000

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17-100021

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, **PLANNING & DEVELOPMENT**

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

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

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

The property described in this instrument is not, nor has it ever been, the constitutional homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household(s) of Grantor(s) reside thereon or have ever resided thereon.

G2

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:

[Signature]
Witness 1 Signature

Ruth K. McDonald
Witness 1 Printed Name

[Signature]
Witness 2 Signature

PAT LOGAN
Witness 2 Printed Name

My Salvation, LLC, a Florida limited liability company

By: [Signature]
Shirley Snyder Greene, Manager

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 17th day of September, 2012, by Shirley Snyder Greene, Manager of MY SALVATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, on behalf of the Corporation, she () is personally known to me or () has produced A VALID FL DRIVER'S LICENSE as identification.

[Signature]
Notary Public

Printed Name: Ruth K. McDonald

My Commission Expires: _____



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17-100021

PLANNING & DEVELOPMENT

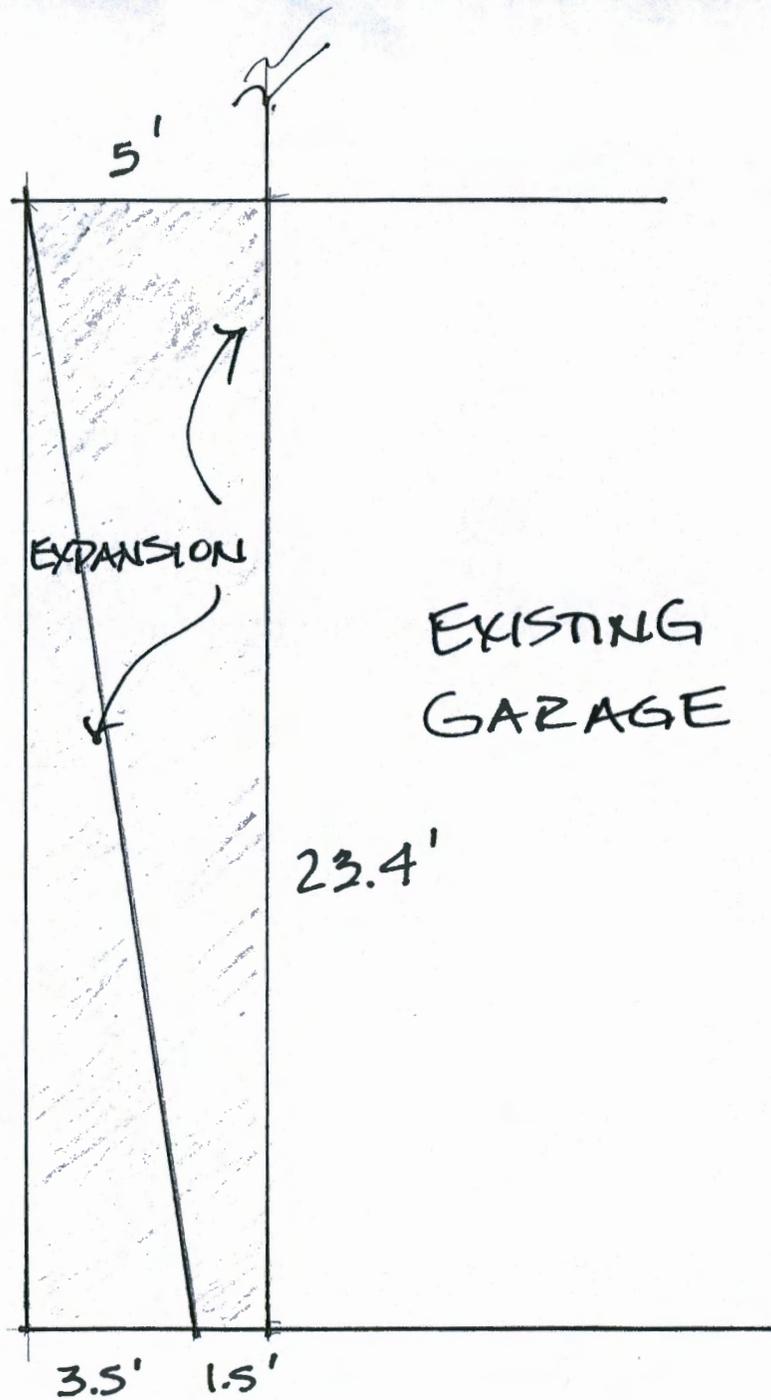
LEWIS
GARAGE
EXPANSION

3625 OCEAN DR. S.
JAY BEACH

NOTES :

 - NON
ENCROACHING
EXPANSION

 - ENCROACHMENT
(APPROX
41 SQ. FT)



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17-100021
PLANNING & DEVELOPMENT

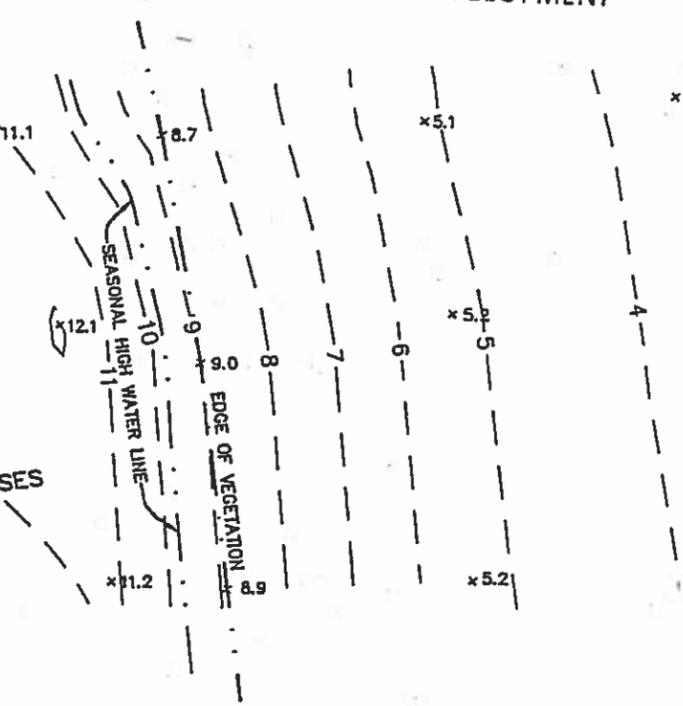
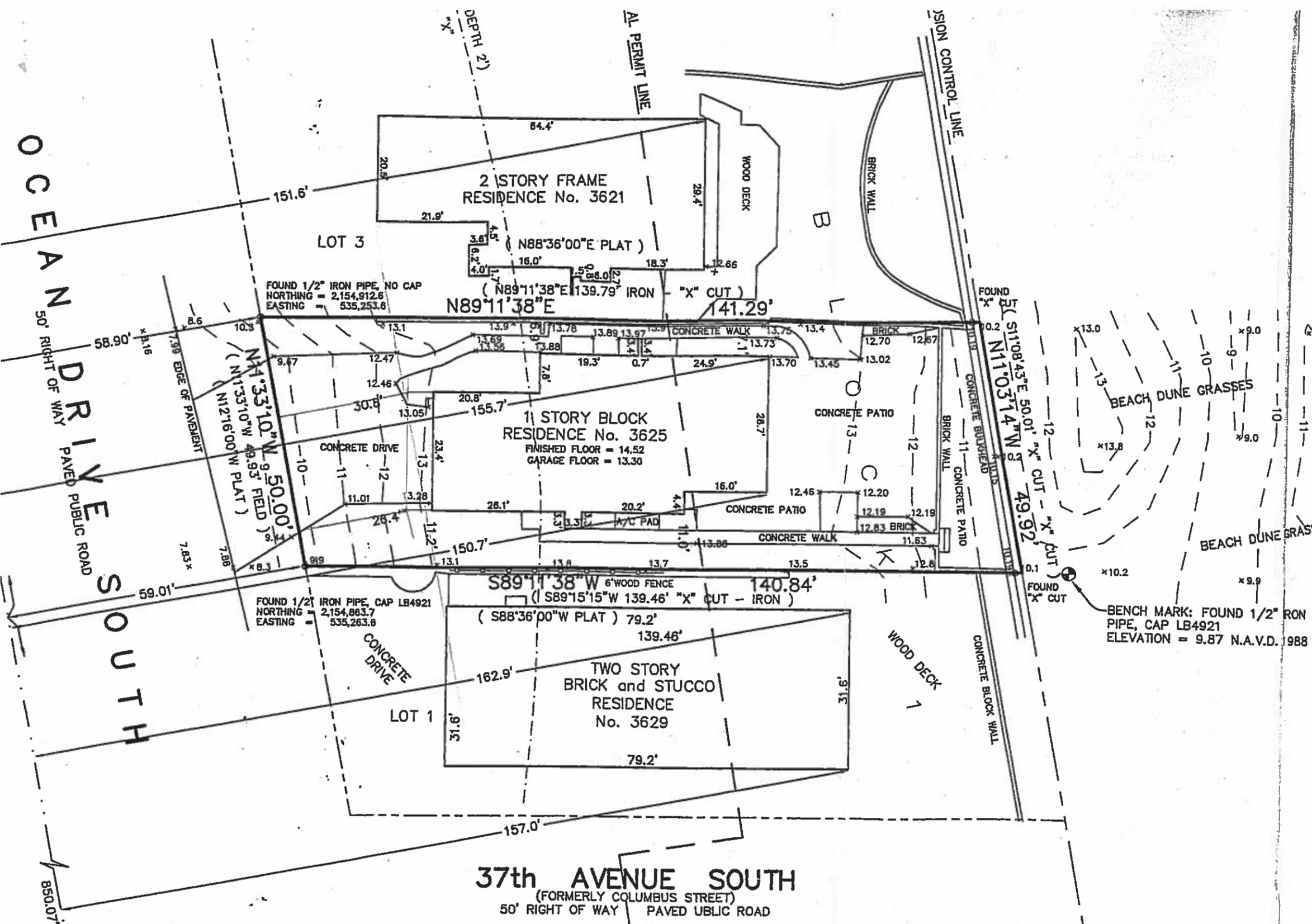
TO SCALE

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17-100021

PLANNING & DEVELOPMENT

OCEAN DRIVE SOUTH
50' RIGHT OF WAY
PAVED PUBLIC ROAD



NOTES:
 1. THIS IS A TOPOGRAPHIC AND BOUNDARY MAP.
 2. BEARINGS BASED ON A CALCULATED POINT FROM THE DEPARTMENT OF NATURAL RESOURCES MAPS 72-81-A33 AND 78-79-A09 PER THE CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA, BASED ON GPS OBSERVATIONS.
 3. THE CURRENT COASTAL CONSTRUCTION CONTROL LINE IS RECORDED IN MAP BOOK 2, PAGES 72-1

NOTES

 - NON ENCROACHING EXPANSION

 - ENCROACHMENT (APPROX. 41 SQ. FEET)

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17-100021
PLANNING & DEVELOPMENT

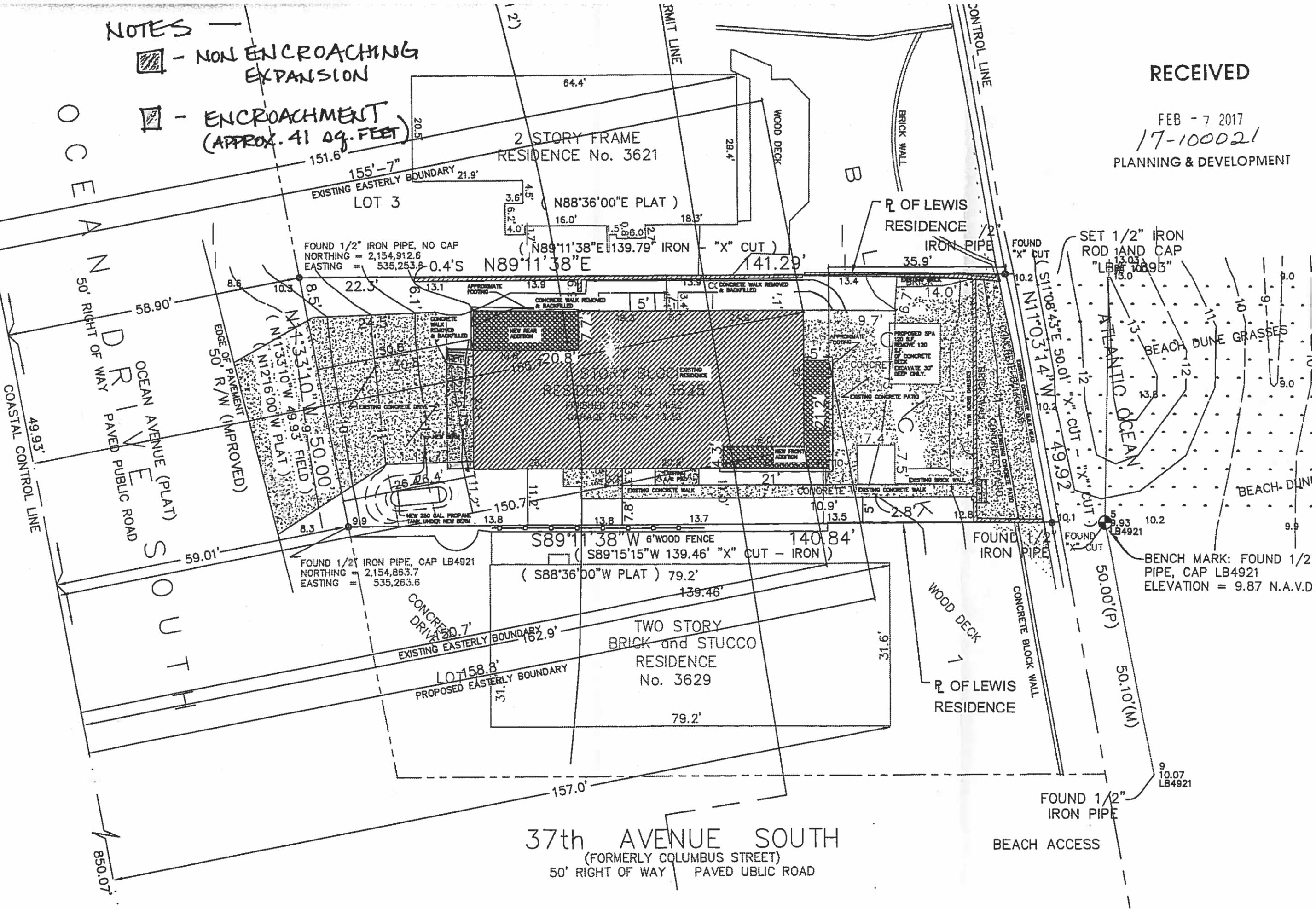
147.72'
S11°25'47"E

OCEAN DRIVE

OCEAN AVENUE (PLAT)
PAVED PUBLIC ROAD

SOUTH

37th AVENUE SOUTH
(FORMERLY COLUMBUS STREET)
50' RIGHT OF WAY PAVED PUBLIC ROAD



COASTAL CONTROL LINE

50' RIGHT OF WAY

OCEAN AVENUE (PLAT)
PAVED PUBLIC ROAD

EDGE OF PAVEMENT
50' R/W (IMPROVED)

FOUND 1/2" IRON PIPE, NO CAP
NORTHING = 2,154,912.6
EASTING = 535,253.6

FOUND 1/2" IRON PIPE, CAP LB4921
NORTHING = 2,154,863.7
EASTING = 535,263.6

SET 1/2" IRON ROD 1 AND CAP
"LB 10093"

BENCH MARK: FOUND 1/2" PIPE, CAP LB4921
ELEVATION = 9.87 N.A.V.D

FOUND 1/2" IRON PIPE

BEACH ACCESS

10.07
LB4921

BOUNDARY AND TOPOGRAPHIC SURVEY OF
 LOT 2, BLOCK 1, ATLANTIC SHORES OCEAN FRONT SECTION, DIVISION "A", AS RECORDED IN
 PLAT BOOK 14, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA,
 EXCEPTING THEREFROM ANY LANDS LYING EASTERLY OF THE EROSION CONTROL LINE OF SAID
 COUNTY AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A and 59B OF SAID PUBLIC RECORDS.

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 17-100021

PLANNING & DEVELOPMENT

OCEAN DRIVE SOUTH

ATLANTIC OCEAN

37th AVENUE SOUTH
 (FORMERLY COLUMBUS STREET)
 30' RIGHT OF WAY PAVED URBIC ROAD

2 STORY FRAME RESIDENCE No. 3821

1 STORY BLOCK RESIDENCE No. 3823

TWO STORY BRICK and STUCCO RESIDENCE No. 3829

- NOTES
1. THIS IS A TOPOGRAPHIC AND BOUNDARY SURVEY.
 2. BEARINGS BASED ON A CALCULATED LINE BETWEEN DEPARTMENT OF NATURAL RESOURCES MONUMENT NUMBERS 72-81-433 AND 78-79-429 FOR THE COASTAL CONSTRUCTION CONTROL LINE FOR DUVAL COUNTY, FLORIDA, BASED ON GPS OBSERVATIONS.
 3. THE CURRENT COASTAL CONSTRUCTION CONTROL LINE IS RECORDED IN MAP BOOK C, PAGES 72 THROUGH 79, DUVAL COUNTY, RECORDED JULY 21, 1982.
 4. MEAN HIGH WATER LINE (MHW) DETERMINED USING EXTENDED DATUM FOR TIDE STATION 873-0291 (JACKSONVILLE BEACH, MHW = 2.10 (NAVD 1988), TIDE RANGE = 5.07).
 5. SEASONAL HIGH WATER LINE AS DEFINED BY FLORIDA STATUTES CHAPTER 161.053 (6)(a)(2): "Seasonal high-water line" means the line formed by the intersection of the high shore and the elevation of 100 percent of the least mean tidal range above least mean high water, 2.10 + (1.2 x 5.07) = 8.7 (NAVD 1988).
 6. COORDINATES BASED ON STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 FOR THE RECORDED COASTAL CONSTRUCTION CONTROL LINE, AND CONVERTED TO NAD 1983 DATUM USING COPROCON 8.6.1.
 7. BENCH MARKS AS SHOWN HEREON WERE ESTABLISHED BY GPS OBSERVATIONS IN M.A.V.D. 1988 DATUM.
 8. THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 35, PAGES 59, 59A & 59B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IS THE EASTERLY MOST PROPERTY LINE FOR PRIVATE LANDS IN SAID COUNTY.
 9. THE OWNER OF RECORD FOR THE DUVAL COUNTY PROPERTY APPRAISERS OFFICE IS SCOTT E. LEWIS.
 10. GPS RUN USING SPECTRA PROCESSION EPOCH 25 L1/L2 EQUIPMENT AND TRIMBLE VCS SOFTWARE.
 11. THE GENERAL PERMIT LINE SHOWN AS PER OFFICIAL RECORDS BOOK 12675, PAGE 1781 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONES "X" (AREA OUTSIDE THE 500 YEAR FLOOD PLAIN) AND "AO" (DEPTH 2') 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 SCOTT E. LEWIS.

Donn W. Boatwright, Surveyor
 FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
 FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 3672

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



APPLICATION FOR VARIANCE

BOA No. 17-100027

HEARING DATE 3-21-17

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

REQUIRED DOCUMENTATION

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

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PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: ADAM PAPKA Telephone: 386-623-2383
 Mailing Address: PO BOX 1921 E-Mail: adam@builtbyadam.com
LAKE CITY, FL 32056
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: HEATHER A CALTA WEBBER + TERESA G CALTA Telephone: 904-477-9783
 Mailing Address: 4916 Blackhawk Drive St Johns FL 32259 E-Mail: hcalta@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.

Pl# 176251-0500

VARIANCE DATA

Street address of property and/or Real Estate Number: 1306 & 1308 South 1st Street S
 Legal description of property (Attach copy of deed): 28 04-35-29E 0.060 PABLO BEACH SOUTH 48 FT N 8 FT
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). IN ORDER TO BUILD A NEW 2 DWELLING FEE SIMPLE STRUCTURE, WITH ATTRACTIVE SQUARE FOOTAGE ALONG WITH THE RENT AMOUNT THAT SUPPORTS OUR INVESTMENT, WE NEED TO UTILIZE AS MUCH OF THE LOT AS POSSIBLE, WE REQUEST 5' Side Setbacks, 10' rear, 17' front 1st floor, 9' second floor front setback, we have adequate parking plans (SEE PLAN)

Applicant's Signature: [Signature] Date of Application: 2-7-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X
 CODE SECTION (S): 31-340 (E)(1) C-1- for front yard setback of 9', in lieu of 20' required;
(E)(1) C-2 for side yards of 5', each in lieu of 10' required;
(E)(1) C-3 for a rear yard setback of 10', in lieu of 30' required;
(E)(1) F. for 53.7% lot coverage, in lieu of 35% maximum,
to allow construction of a new two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100027

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/ ^{FEB 10 2017} 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 	PLANNING & DEVELOPMENT WONT AFFECT OTHER LOTS THERE ARE HOME EXISTING WITH SMALLER SETBACKS
Special circumstances and conditions do not result from the actions of the applicant.	YES 	WE WOULD ACTUALLY BE GIVING NEIGHBOR TO THE NORTH 2 MORE FEET CLEARANCE FROM HOME NOW/VERSUS NEW HOME
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? 	TO BE SURE IM UNPSTANDING CORRECTLY, THE ANSWER WOULD BE YES, BECAUSE WE DONT EXPECT ALLOWANCES IF GRANTED TO APPLY TO OTHER PROPERTIES IF NEEDED IN THE FUTURE, WE WOULD GO THROUGH SAME PROCESS AS NOW.
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? NO?	NO ONE WOULD BE NEGATIVILY IMPACTED, NORTH NEIGHBOR GETS MORE CLEARANCE & VALUES WOULD BE ENHANCED BY NEW HOME.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	TO GET THE SIZE & BEDROOMS NEEDED TO RENT TO FAMILIES THE REQUESTED VARIANCES ARE CRUCIAL.
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	WE ARENT DOING ANYTHING OUT OF THE ORDANARY, IT WOULD IMPROVE SURROUNDING PROPERTIES

TEL - P. 1. 313
107. 1050. 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:

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.

0182370
②

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17-100027

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

HELEN M. MURRAY

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

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)



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FEB 10 2017

17-100027

PLANNING & DEVELOPMENT

Authorized Agent

We, Heather A (Calta) Webber and Teresa Calta, the legal and recorded owners of 1306-1308 1st Street S Jacksonville Beach, FL (aka: 3-28 04-3S-29E 0.060 Pablo Beach South S 48FT of N81FT LOT 1 E 4FT OF S 48FT OF 81FT LOT 2 BLK 132) appoint Adam Papka of Adams Construction as our authorized agent to seek a variance for 1306/1308 1st Street S Jacksonville Beach, FL 32250.

Heather A. Webber
Heather A Webber

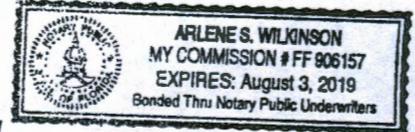
2/10/17
date

State of Florida, County of Duval

The foregoing instrument was acknowledged before me the 10th day of February, 2017 by Heather A Webber

(Notary Seal)

Arlene S. Wilkinson
Signature of Notary Public



Personal Known OR Produced Identification Type of Identification Produced _____

Teresa G Calta
Teresa G Calta

02/10/2017
date

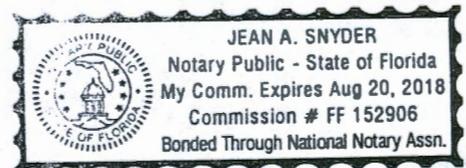
State of Florida, County of Duval

The foregoing instrument was acknowledged before me the 10 day of February, 2017 by Heather A Webber

(Notary Seal)

Jean A. Snyder
Signature of Notary Public

Personal Known OR Produced Identification Type of Identification Produced Florida Dr. Lic



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FEB 10 2017
17-100027
PLANNING & DEVELOPMENT

WEBBER HEATHER A C ET AL
 12743 COPPER SPRINGS ARD
 JACKSONVILLE, FL 32246
CALTA TERESA GRACE R/S

Primary Site Address
 1306 S 1ST ST
 Jacksonville Beach FL 32250

Official Record Book/Page
 09585-01711

File #
 9504

1306 S 1ST ST
 Property Detail

RE #	176251-0500
Tax District	USD2
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03201 PABLO BEACH SOUTH
Total Area	2408

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$71,017.00	\$70,654.00
Extra Feature Value	\$127.00	\$126.00
Land Value (Market)	\$156,000.00	\$187,200.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$227,144.00	\$257,980.00
Assessed Value	\$214,880.00	\$236,368.00
Cap Diff/Portability Amt	\$12,264.00 / \$0.00	\$21,612.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$214,880.00	See below

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

Taxable Values and Exemptions - In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
09585-01711	3/27/2000	\$150,000.00	MS - Miscellaneous	Qualified	Improved
09347-01157	7/9/1999	\$100.00	WD - Warranty Deed	Unqualified	Improved
07391-00132	8/4/1992	\$52,000.00	WD - Warranty Deed	Qualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DKWR2	Deck Wooden	1	11	3	33.00	\$126.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0102	RES HD 20-60 UNITS PER AC	JRM-2	48.00	54.00	Common	48.00	Front Footage	\$187,200.00

Legal

LN	Legal Description
1	3-28 04-3S-29E 0.060
2	PABLO BEACH SOUTH
3	S 48FT OF N 81FT LOT 1,
4	E 4FT OF S 48FT OF N 81FT LOT 2
5	BLK 132

Buildings

Building 1
 Building 1 Site Address
 1306 S 1ST ST
 Jacksonville Beach FL 32250

Building Type	0801 - DUPLEX
Year Built	1931
Building Value	\$70,654.00

Type	Gross Area	Heated Area	Effective Area
Unfin Open Porch	12	0	2
Unfin Open Porch	12	0	2
Base Area	650	650	650
Finished upper story 1	650	650	618
Unfin Open Porch	9	0	2
Total	1333	1300	1274

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	3	3 Frod Not Ductd
Air Cond	2	2 Wall Unit

Element	Code
Stories	2.000
Bedrooms	4.000
Baths	2.000
Rooms / Units	2.000



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FEB 10 2017
 17-100027

PLANNING & DEVELOPMENT

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
-----------------	----------------	------------	---------------	-----------	----------	-------------

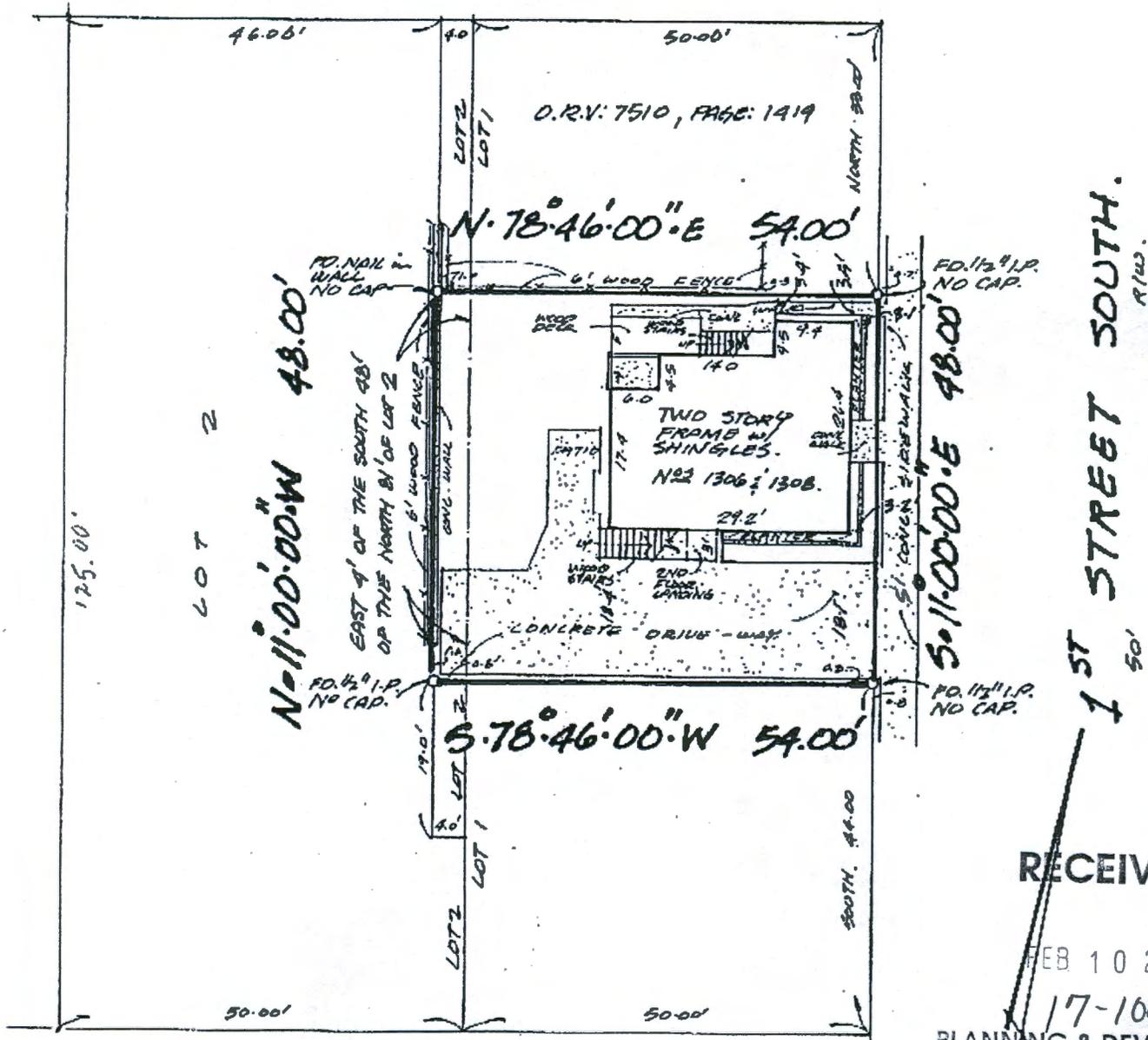
MAP SHOWING BOUNDARY SURVEY OF

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.



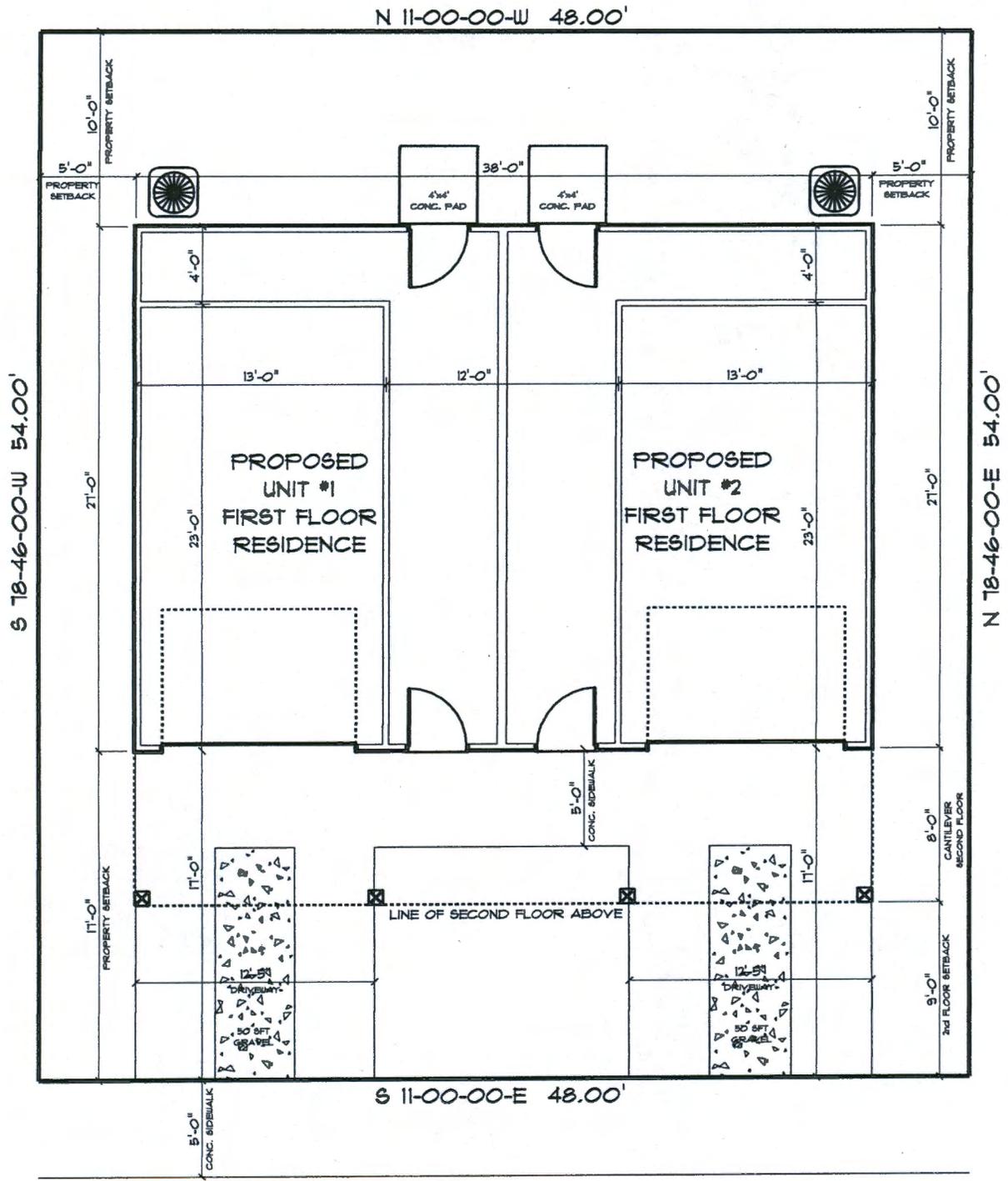
14TH. AVENUE SOUTH.
R/W.

RECEIVED

FEB 10 2017

17-100027

PLANNING & DEVELOPMEN



RECEIVED

FEB 22 2017



1st STREET SOUTH

SCALE: 1/8" = 1'-0"

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 (c)(1)c.1, for a front yard of 9 feet in lieu of 20 feet;
- 34-340 (c)(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 (c)(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 (c)(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 (c)(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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FEB 10 2017

17-100027

PLANNING & DEVELOPMENT



CERTIFIED MAIL# 7016 2140 0000 5138 5218

January 19, 2017

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

Mr. Christopher Goodin
Mr. Joshua Messinger
220 Hopkins Street
Neptune Beach, FL 32266

RE: BOA# 16-100221
1306 and 1308 South 1st Street
(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*)

Dear Mr. Goodin and Mr. Messinger,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, January 18, 2017, to consider Heather A. (Calta) Webber's application for a variance from the requirements of the Land Development Code.

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

- 34-340(e)(1)c.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.

The Board *denied* the request.

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

Sincerely,

Heather Ireland, AICP
Senior Planner



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FEB 10 2017

17-100027

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