



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach,

## Agenda

### Board of Adjustment

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Tuesday, April 4, 2017

7:00 PM

Council Chambers

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#### **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; February 7, 2017 and February 21, 2017

#### **CORRESPONDENCE**

#### **OLD BUSINESS**

**NEW BUSINESS**

**a. Case Number: BOA 17-100025**

Applicant/ Agent: Richard W. Withers, Attorney for Owner

Owner: Hasteh, LLC

Property Address: 1198 Beach Boulevard

Parcel ID: 177502-0050

Current Zoning: C-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-343(e)(5), for 97% lot coverage, in lieu of 85% maximum; to allow construction of a new commercial building for property **legally described** as part of Castro Y Ferrer Grant, Sec. 38, Township 2S, Range 29E.

Miscellaneous Info: One previous variance request (BOA #16-100040, and Two Conditional Use requests PC# 28-16, #16-100222 currently in plan check).

Notes: \_\_\_\_\_

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**b. Case Number: BOA 17-100028**

Applicant/Owner: Peter and Patricia Gayle Lafser

Property Address: 3507 South 1st Street

Parcel ID: 181471-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2., for side yards of 7.5 feet each, in lieu of 10 feet required; 34-336(e)(1)e., for 46% lot coverage, in lieu of 35% maximum; and 34-336(e)(1)g., for a 2.5 foot setback for an accessory structure, in lieu of 5 feet required; to allow construction of a new single-family dwelling for property **legally described** as Lot 4 and the east 20 feet of closed street, Block 5, *Atlantic Shores Ocean Front Section Division "A"*.

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

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**c. Case Number: BOA 17-100029**

Applicant/Owner: Robert A. and Debra L. Brinker

Property Address: 231 North 19<sup>th</sup> Avenue

Parcel ID: 175439-0000

Current Zoning: C-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.1., for a front yard setback of 17.5 feet, in lieu of 20 feet required; 34-340(e)(3)c.2., for an easterly side yard of 7.5 feet, in lieu of 10 feet required; 34-340(e)(3)c.3., for a rear yard setback of 14.9 feet, in lieu of 30 feet required; 34-340(e)(3)g., for an accessory structure (pool deck) setback of 0 feet, in lieu of 5 feet required; to allow construction of a new dwelling unit and pool, replacing an existing dwelling unit, on a multi-family use property for property **legally described** as Lot 5, Block 203, together with the south 5.50 feet of Lot 4, Block 203, *Elton Realty Co's Replat.*

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

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**d. Case Number: BOA 17-100030**

Applicant/Owner: William Moneyhun

Property Address: 132 South 2<sup>nd</sup> Avenue

Parcel ID: 175665-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.1., for a front yard setback of 0 feet in lieu of 20 feet required, to ratify an existing nonconforming deck of an existing structure, for property **legally described** as the northwest one-quarter of Lot 4, Block 22, *Pablo Beach South.*

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

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**e. Case Number: BOA 17-100031**

Applicant/Owner: New Atlantic Builders, Inc.

Agent: Stephen B. Williams

Property Address: 687 South 12<sup>th</sup> Avenue

Parcel ID: 176743-0010

Current Zoning: RS-3

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e.**, for lot coverage of 44.5% in lieu of 35% maximum, to allow a swimming pool and deck addition to a single family dwelling for property **legally described** as Lot 7, Block 117, *Oceanside Park*.

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

Notes: \_\_\_\_\_

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**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, April 18, 2017**. There are four (4) 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 3<sup>rd</sup> 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 12<sup>th</sup> 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 1<sup>st</sup> 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 14<sup>th</sup> 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 1<sup>st</sup> 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 13<sup>th</sup> 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 3<sup>rd</sup> 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 12<sup>th</sup> 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 9<sup>th</sup> 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 9<sup>th</sup> 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 5<sup>th</sup> 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 4<sup>th</sup> 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 37<sup>th</sup> 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: \_\_\_\_\_

**Minutes of Board of Adjustment Meeting  
held Tuesday, February 21, 2017, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Vice Chairperson Sylvia Osewalt.

**Roll Call**

Tom Buck  
Jeff Truhlar  
John Moreland (Chairperson) (*late, did not vote*)  
Sylvia Osewalt (Vice Chairperson)  
Scott Cummings

Alternates:  
Francis Reddington  
Chase Sams

**Ex-parte Communications**

None

**Approval of Minutes**

Mr. Mann noted that there should be a correction to the December 20, 2016 meeting minutes. He noted that the ayes should be changed to nays on the item that was denied; with the action being correct. Mr. Buck moved approval of the December 20, 2016 as amended and January 3, 2017 meeting minutes, seconded by Mr. Truhlar. The motion to approve the minutes was approved, as amended, unanimously.

**Correspondence**

Ms. Osewalt stated she would add them to the record during the case addressed.

**NEW BUSINESS:**

**(A) Case Number: BOA 17-100001**

**Name of Applicant:** Michael Klamm

**Property Address:** 2704 South 2<sup>nd</sup> Street

**Motion to Approve:** It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for a front yard setback of 12 feet in lieu of 25 feet required; for

a southerly side yard of 8 feet in lieu of 10 feet required; and for a rear yard setback of 18 feet in lieu of 30 feet required to allow construction of a new single-family dwelling home.

**Applicant:** The applicant, Mr. Michael Klamm, 115 9<sup>th</sup> Avenue South, Jacksonville Beach, stated that the original variance request was for 11 feet in the backyard that they didn't get. He stated that all neighbors supported them except one, who suggested to move the house forward to increase the rear yard setback. The neighbor who opposed it now supports the new plan and has submitted a letter stating as such.

Mr. Sams asked how large the house was. Mr. Klamm stated the living area consisted of 2,500 square feet. Mr. Mann noted in response to a question that the minimum living area was 1,600 square feet in this zone.

Ms. Osewalt noted that they had received correspondence from Mr. Skipper, the neighbor that opposed the original request. Mr. Skipper expressed support of the variance as amended and as is being addressed at this meeting.

**Public Hearing:**

Ms. Leah Rogerson, 2802 South 2<sup>nd</sup> Street, Jacksonville Beach, stated that they were the next door neighbors and they had not been spoken to about this new variance. She stated that they are on the south side of the parcel where the 10-foot setback is being changed to eight feet. She then read her letter into the record.

Mr. Sams asked Ms. Rogerson if she had variances for her house. Mr. Mann stated that he would address it.

Mr. Klamm stated that they had not discussed this with the Rogersons. He noted that their landscaping goes into their yard and he would work with them to retain it. He added that they did have variance for their parcel.

Mr. Buck asked about the survey. Mr. Mann noted that was an adjustment to the formal plat.

**Discussion:**

Mr. Mann provided a hand out addressing the issues with the layout of the parcel. He provided a survey of the Rogerson property, noting that it has received setbacks and lot coverage variance approval. He then noted that Mr. Skipper and his neighbor have received side yard setback variances approved. Mr. Mann added that they are not affecting drainage because they are not asking for a variance to lot coverage requirements.

Ms. Osewalt added that the 18-foot setback is only for a portion of the property.

Mr. Buck agreed that there were improvements to the original request. He stated that the plans were done well for this parcel. Ms. Osewalt added that the request is not for more lot coverage. Mr. Cummings agreed with Ms. Osewalt that the lot was irregular and this was a fair plan to address that configuration.

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

**(B) Case Number: BOA 17-10002**

**Name of Applicant:** Jackie Stewart

**Property Address:** 728 Holly Drive

**Motion to Approve:** It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for a northerly side yard setback of seven feet in lieu of 10 feet required and to allow separation of adjacent lot currently under single ownership.

**Applicant:** The applicant, Ms. Jackie Stewart, 728 Holly Drive, stated that the hardship is that she wants to sell the other lot.

Mr. Buck asked what is going to happen to what is on the other lot. Ms. Stewart stated that they will remove what is on that lot. Mr. Mann stated that if the buyer wanted to build around the pool than that could be done. Ms. Stewart noted that these were platted as two separate lots.

**Public Hearing:**

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

**Discussion:**

Mr. Buck asked if they were approving a seven-foot side yard for just one lot. Mr. Mann stated that they were just approving the variance for that one property and they wouldn't issue a building permit for anything unless the variance was granted.

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

**Planning Directors Report**

Mr. Mann noted that they did not have items for the March 7 agenda, and they were still working on the training, but a date had not yet been selected.

Mr. Reddington asked about the article in the paper. Mr. Mann stated that they were still looking at changes to the Land Development Code.

Board of Adjustment Meeting  
Tuesday, February 21, 2017

**Adjournment**

There being no further business coming before the Board, Mr. Cummings adjourned the meeting at 7:30 P.M.

Submitted by: Amber Maria Lehman  
Senior Secretary

Approval:

\_\_\_\_\_  
Chairman

Date: \_\_\_\_\_



# APPLICATION FOR VARIANCE

BOA No. 17-100025  
HEARING DATE 4-4-2017

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 13 2017

**PLANNING & DEVELOPMENT**

### APPLICATION INFORMATION

Applicant Name: Richard W. Withers, attorney for Owner Telephone: (904) 242-9000  
 Mailing Address: 6426 Bowden Road, Suite 201 E-Mail: richard.withers@msn.com  
Jacksonville, Florida 32216

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Hasteh, LLC Telephone: (904) 242-9000  
 Mailing Address: 6426 Bowden Road, Suite 201 E-Mail: lisa.anderson@ashcoinc.net  
Jacksonville, Florida 32216

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

*1198 Beach Blvd.*

Street address of property and/or Real Estate Number: 0 Beach Boulevard / R-177502-0050  
 Legal description of property (Attach copy of deed): Part of Castro Y Ferrer Grant, Sec.38, Township 2S, Range 29E  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). The Applicant requests a variance to allow 4% of pervious space in lieu of the 15% required under current code. This is an outparcel of the Beach Plaza Shopping Center which met all pervious space requirements when the shopping center was constructed in 1959. The area is currently a parking lot which is completely impervious and Applicant's proposed 4% pervious area will be consistent with the shopping center design while improving the ratio of pervious to impervious surfaces.

Applicant's Signature: [Signature] Date of Application: 2/13/2017  
Managing Member of Hasteh, LLC

**THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE**

CURRENT ZONING CLASSIFICATION: C-2 FLOOD ZONE: X  
 CODE SECTION (S): 34-343(e)(5) for 97% lot coverage, in lieu of 85% maximum, to allow construction of a new commercial building.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 17-100025

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

RECEIVED

FEB 13 2017

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

PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	This is an outparcel of a shopping center approved and constructed in 1959. At the time of Owner's acquisition of the property, it met the applicable standards for pervious vs. impervious surface ratio.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The Shopping Center, outparcel, parking spaces, landscaping and the FDOT Right-of-Way were all established before Applicant's client acquired the property in 1989. The owner's proposed use of the property is adversely affected by application of the current code.
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	The existence of previously approved landscaping for the shopping center dating from 1959 creates a unique situation, similar to "grandfathering." The applicant's proposal will result in an improvement of the existing pervious vs. impervious surface ratio for the shopping center (4% vs. 0%).
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	The additional property required to meet the current 15% pervious surface requirement is in excess of the requirements for the rest of the shopping center and restricts the owner's use of the property. The owner has drawn plans for the outparcel construction based upon the 1959 approval and will cause the owner a hardship in redrawing plans and changing materials already ordered.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Owner's attached site plan contemplates 4% pervious surface within the outparcel which will provide a higher ratio of pervious vs. impervious surface area.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	The goals of the City of Jacksonville Beach include developing family friendly restaurants and specialty snack shops as contemplated on this outparcel. The City's tax base and the ratio of pervious vs. impervious surface will be improved by Owner's proposed use.

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17-100025

PLANNING & DEVELOPMENT

Prepared by and return to:  
Michael S. Price, Esq.  
Attorney at Law  
Michael S. Price, P.A.  
1905 Atlantic Boulevard  
Jacksonville, FL 32207  
904-396-4445  
File Number: 06-041a

Parcel Identification No. 177502-0000

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 11th day of July, 2006 between Edward Ashurian and Roya Ashurian, husband and wife whose post office address is 3982 Alhambra Drive West, Jacksonville, FL 32207 of the County of Duval, State of Florida, grantor\*, and Hasteh, LLC, a Florida limited liability company whose post office address is 3982 Alhambra Drive West, Jacksonville, FL 32207 of the County of Duval, State of Florida, grantee\*,

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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

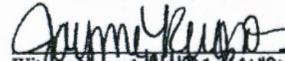
Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

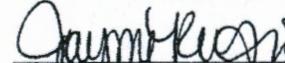
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

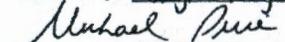
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

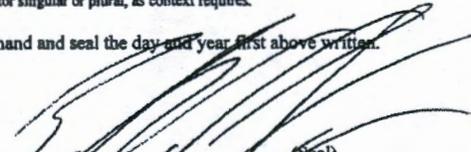
Signed, sealed and delivered in our presence:

  
Witness Name: Jaime Reynolds

  
Witness Name: Michael Price

  
Witness Name: Jaime Reynolds

  
Witness Name: Michael Price

  
Edward Ashurian (Seal)

  
Roya Ashurian (Seal)

DoubleTime

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 11th day of July, 2006 by Edward Ashurian and Roya Ashurian, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

Michael S. Price  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, U.S. HIGHWAY 90, STATE ROAD 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF TWELFTH (12th) STREET (A 70 FOOT RIGHT OF WAY AS DESCRIBED IN DEED BOOK 1174, PAGE 472 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 08°12'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.90 FEET ; THENCE SOUTH 81°47'20" WEST, A DISTANCE OF 264.00 FEET; THENCE NORTH 08°12'40" WEST, A DISTANCE OF 131.44 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 266.38 FEET TO THE POINT OF BEGINNING.  
CONTAINING 30,009 SQUARE FEET, MORE OR LESS.

PARCEL I.D. NO.: 177502-0000

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17-100025

PLANNING & DEVELOPMENT



CERTIFIED MAIL# 7012 2210 0002 4628 7268

April 20, 2016

Richard W. Withers  
6426 Bowden Road, Suite 201  
Jacksonville, FL 32216

RE: BOA# 16-100040  
1198 Beach Boulevard  
(part of Castro y Ferrer Grant)

Dear Mr. Withers,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 19, 2016, to consider the above application for a variance from the requirements of the Land Development Code.

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

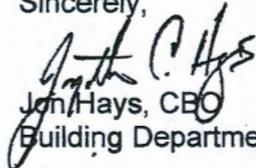
- 34-377, for 16 on-site parking spaces in lieu of 48 parking spaces

To allow for a new shopping center mixed use 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

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



**CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 9880**

October 25, 2016

Mr. Richard Withers  
6426 Bowden Road, Suite 201-A  
Jacksonville, FL 32250

RE: **Planning Commission Case: PC# 28-16**  
**Conditional Use Application** for outdoor seating at a new commercial shopping center, located at 1198 Beach Blvd.

Mr. Withers,

The City of Jacksonville Beach Planning Commission met on Monday, October 24, 2016 in Council Chambers to consider your **Conditional Use Application** for outdoor seating a new commercial shopping center located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code. The request was **Approved**.

Please remove the public notices posted on the property.

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

Sincerely,



Heather Ireland, AICP  
Senior Planner

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



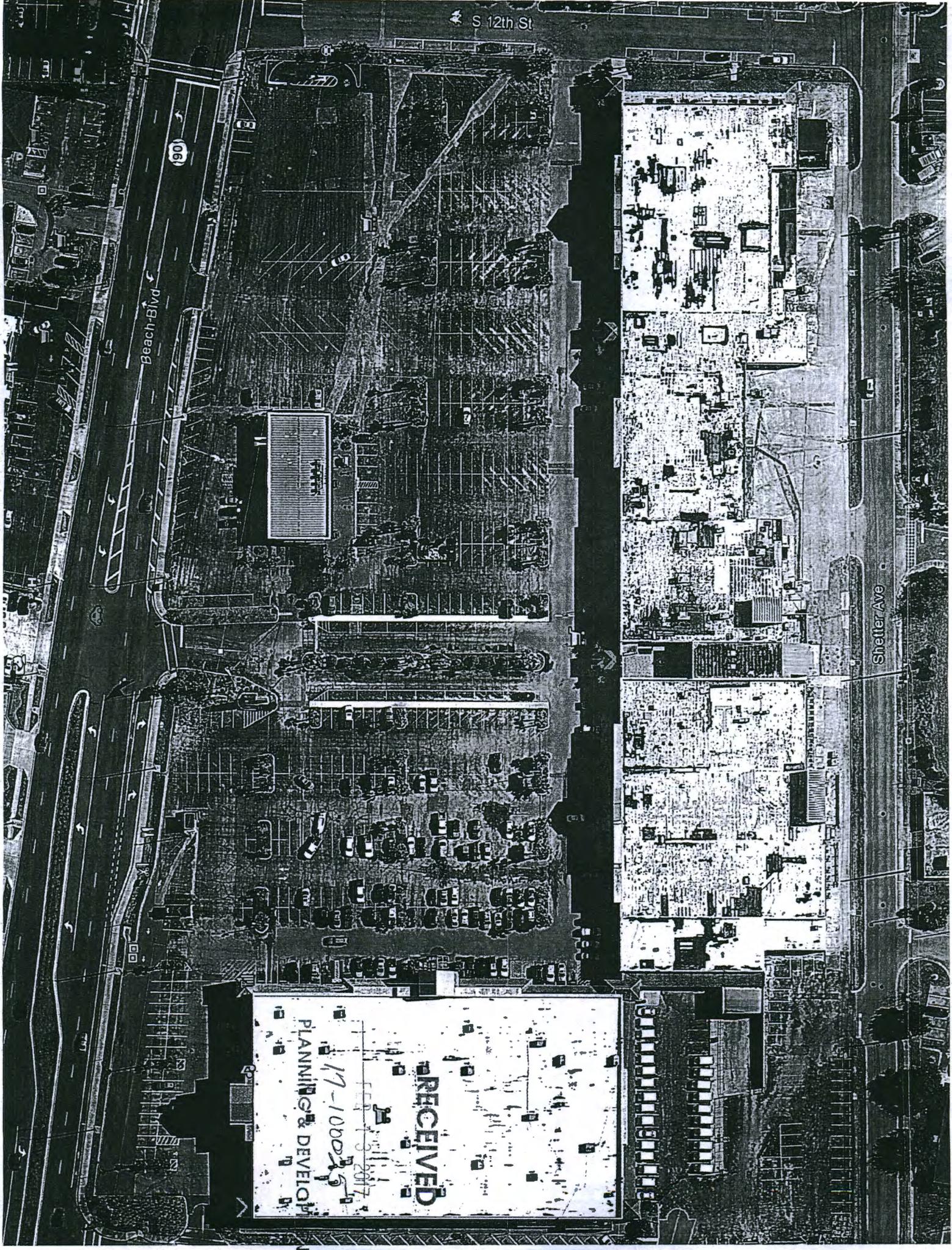
S 12th St

190

Beach Blvd

Shetter Ave

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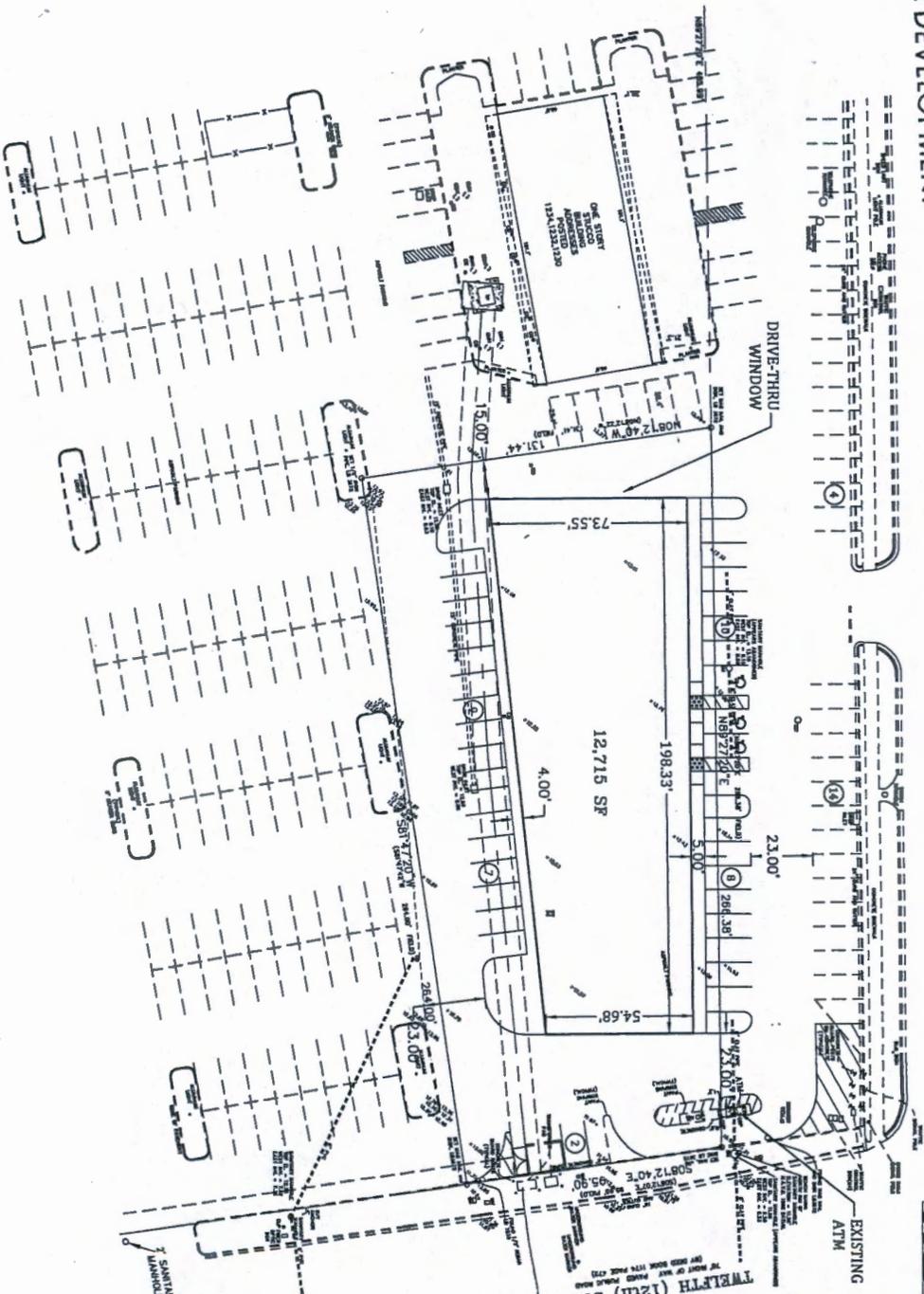


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BEACH BOULEVARD  
U. S. HIGHWAY 90 STATE ROAD 212  
AND PORT OF SPAIN PLAZA PUBLIC MARKET



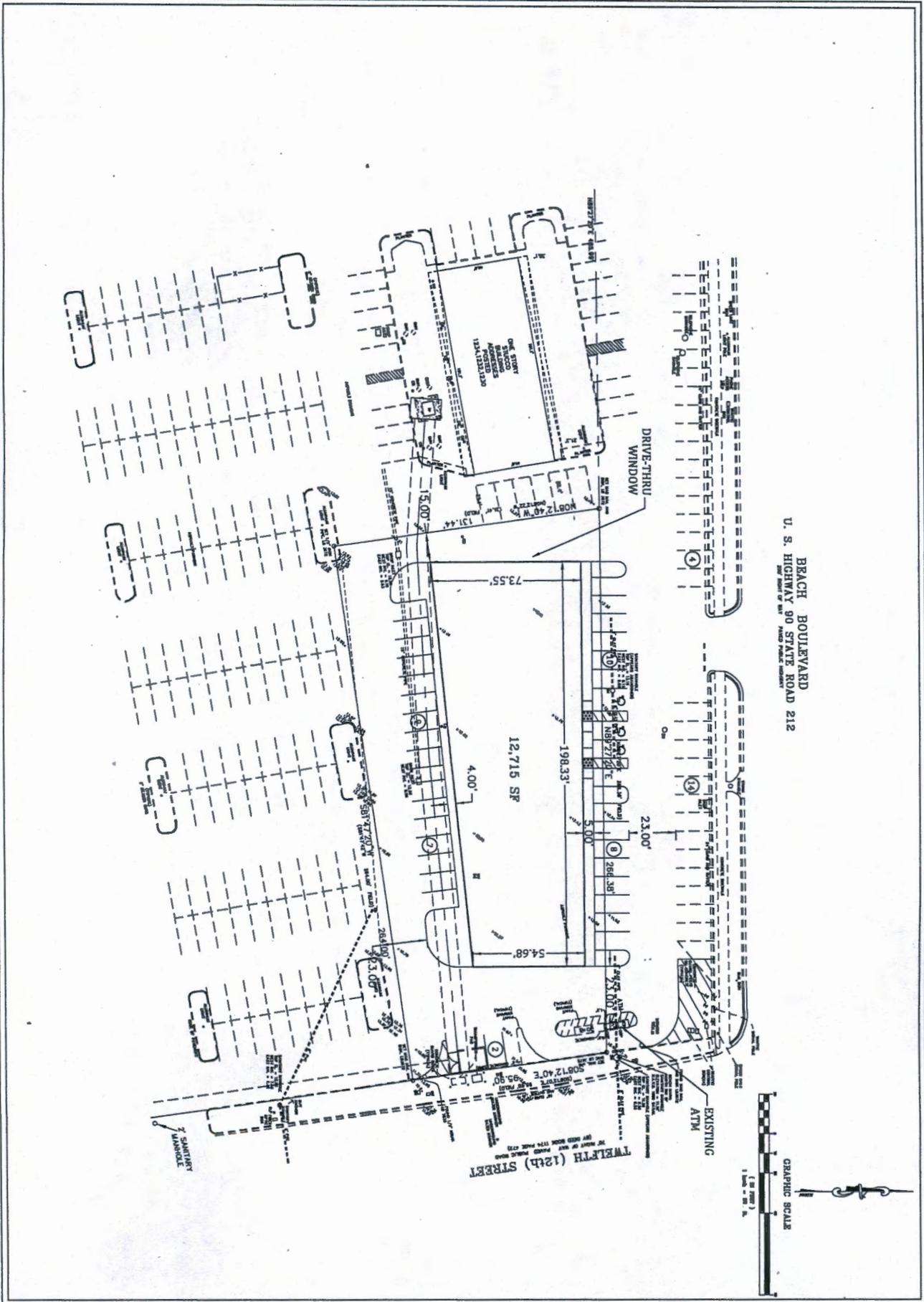
*Pentel*

C-4

CONCEPTUAL PLAN  
BEACH PLAZA OUT PARCEL  
SW CORNER OF BEACH BLVD & 12TH ST  
Jacksonville Beach, Florida

Project No:	1611-0701	No. Sheets:	_____	Revisions:	_____
Date:	JUNE, 2016				
Designed by:	REF				
Drawn by:	ROM				
Checked by:	REF				

**CSI** CIVIL SERVICES, INC.  
CONSULTING ENGINEERS  
2394 ST. JOHNS BLUFFY ROAD, S.  
JACKSONVILLE, FLORIDA 32249  
PHONE: (904) 641-1834  
FAX: (904) 645-0007



BEACH BOULEVARD  
 U. S. HIGHWAY 90 STATE ROAD 212

C-4

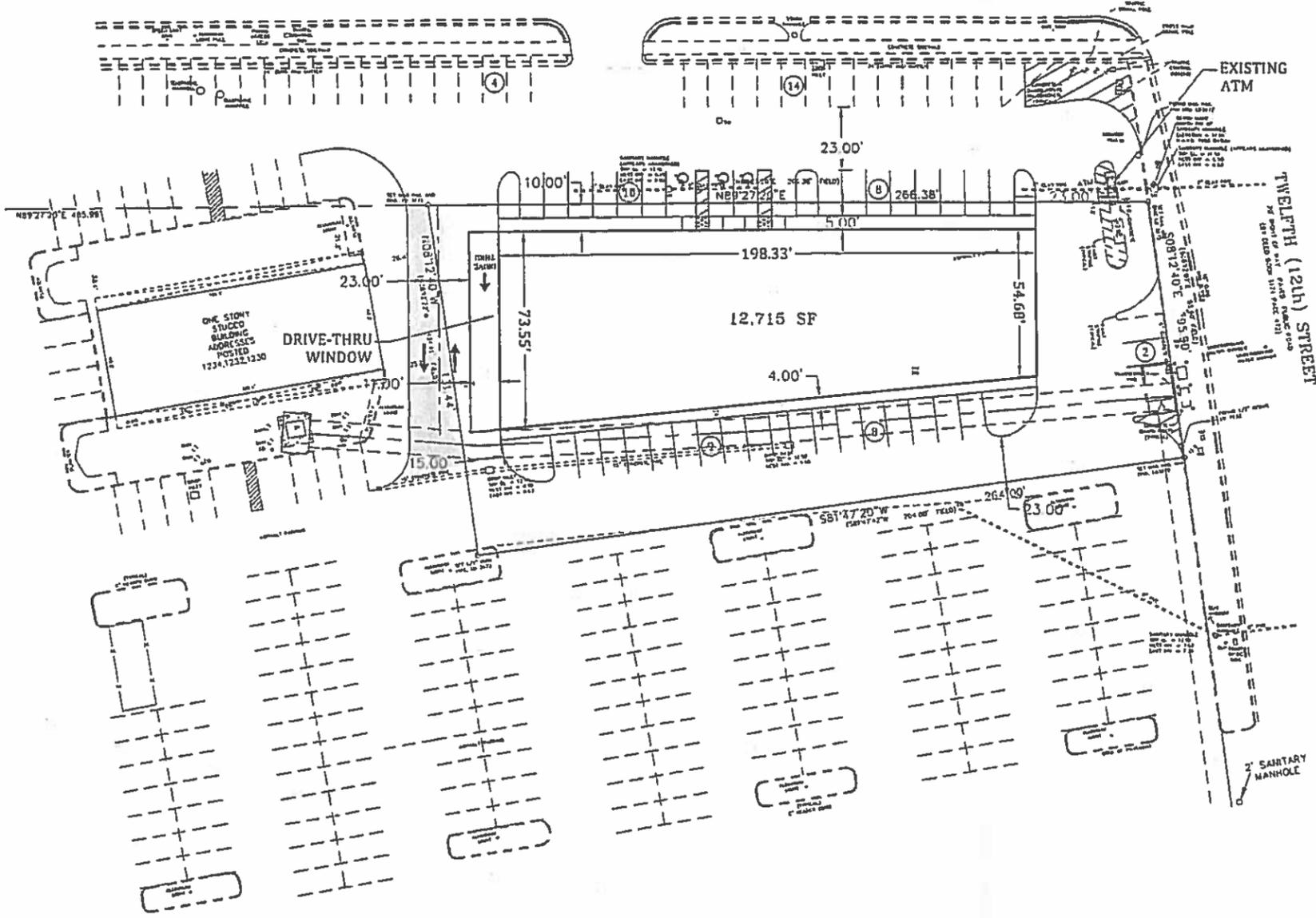
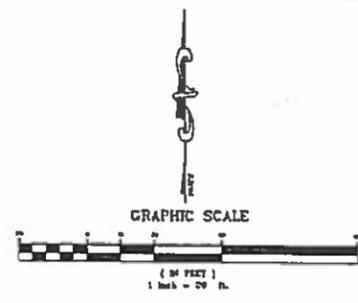
CONCEPTUAL PLAN  
 BEACH PLAZA OUT PARCEL  
 SW CORNER OF BEACH BLVD & 12TH ST  
 Jacksonville Beach, Florida

Project No:	1811-0701	No. Sheets:	Revisions:
Date:	JUNE, 2016		
Design by:	REF		
Drawn by:	RODM		
Checked by:	REF		

**CSI** CIVIL SERVICES, INC.  
 CONSULTING ENGINEERS  
 2384 ST. JOHN'S BLUFF ROAD, S.  
 JACKSONVILLE, FLORIDA 32246  
 PHONE: (904) 841-1834  
 FAX: (904) 845-0057

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER PRINTS, FIELD DATA, NOTES AND OTHER DOCUMENTATION PREPARED BY THIS SERVICE INCORPORATED WILL BE THE PROPERTY OF CSI AND SHALL REMAIN AT ALL TIMES THE PROPERTY OF CSI. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CSI CIVIL SERVICES, INC.

BEACH BOULEVARD  
U. S. HIGHWAY 90 STATE ROAD 212  
200' RIGHT OF WAY PAVED PUBLIC HIGHWAY



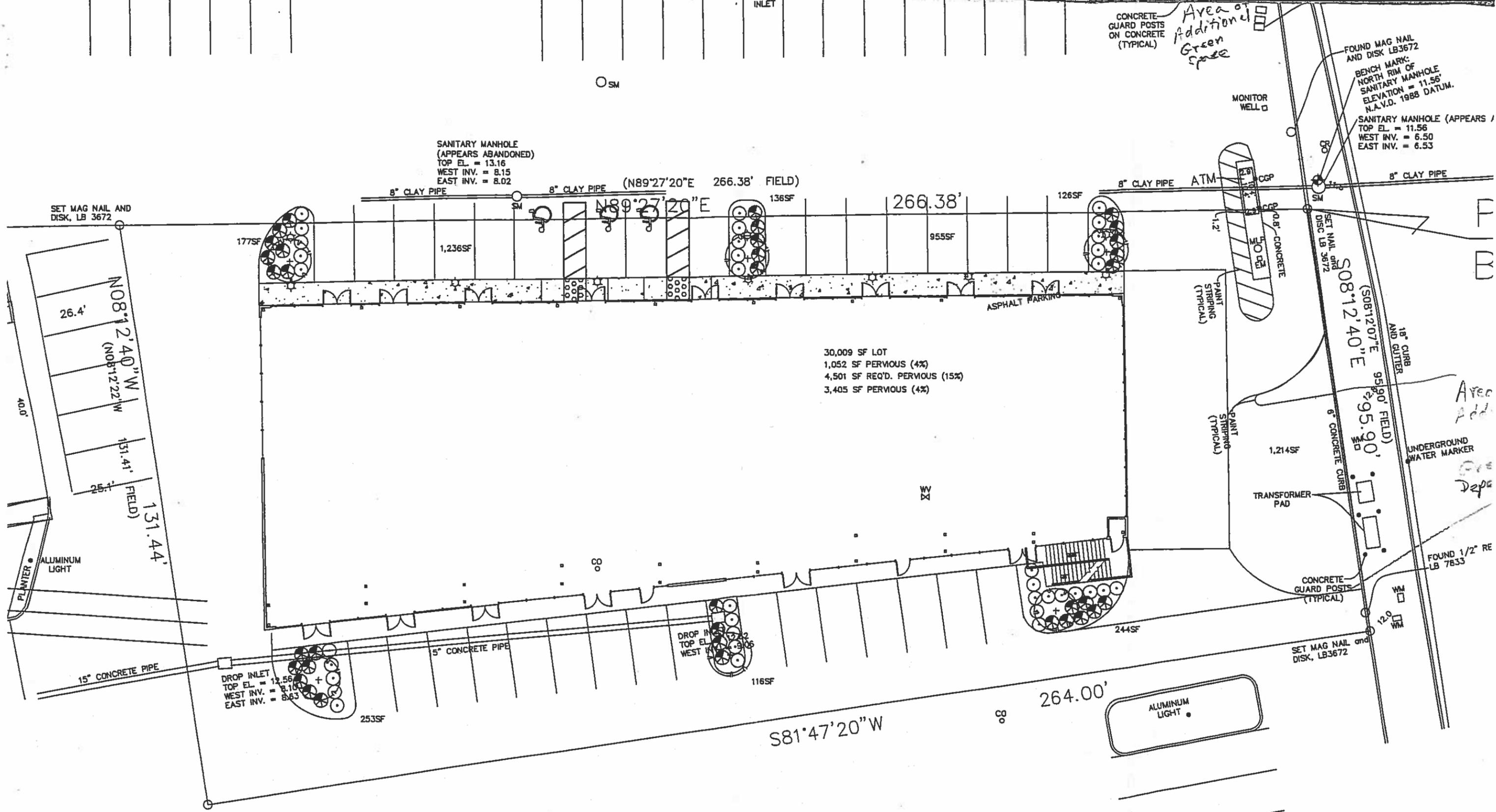
**CSI CIVIL SERVICES, INC.**  
**CONSULTING ENGINEERS**  
2341 ST. JOHNS BLUFF ROAD, S.  
JACKSONVILLE, FLORIDA 32216  
PHONE: (904) 641-1031  
FAX: (904) 640-0057

NO.	DATE	BY	DESCRIPTION
1611-0701	JUNE, 2016	REF	
		REF	
		REF	
		REF	

CONCEPTUAL PLAN  
BEACH PLAZA OUT PARCEL  
SW CORNER OF BEACH BLVD & 12TH ST  
Jacksonville Beach, Florida

C-4

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CONCRETE GUARD POSTS ON CONCRETE (TYPICAL)

Area of Additional Green Space

FOUND MAG NAIL AND DISK LB3672  
 BENCH MARK: NORTH RIM OF SANITARY MANHOLE ELEVATION = 11.56' N.A.V.D. 1988 DATUM.  
 SANITARY MANHOLE (APPEARS ABANDONED) TOP EL. = 11.56' WEST INV. = 6.50' EAST INV. = 6.53'

SANITARY MANHOLE (APPEARS ABANDONED) TOP EL. = 13.16' WEST INV. = 8.15' EAST INV. = 8.02'

30,009 SF LOT  
 1,052 SF PERVIOUS (4%)  
 4,501 SF REQ'D. PERVIOUS (15%)  
 3,405 SF PERVIOUS (4%)

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 cmm

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# APPLICATION FOR VARIANCE

BOA No. 17-100028  
HEARING DATE 4-7-2017

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

## REQUIRED DOCUMENTATION

1. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller). *(See attachment 2 & 3)*
2. Proof of ownership (copy of deed or current property tax notification). *(See attachment 4 & 5)*
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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## APPLICATION INFORMATION

FEB 20 2017

Applicant Name: Peter and Patrice Gayle Lafser Telephone: (904) 704-9144  
 Mailing Address: 2610 Sims Cove Lane PLANNING & DEVELOPMENT E-Mail: plafser@gmail.com  
Jacksonville, FL 32223

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Peter and Patrice Gayle Lafser Telephone: (904) 704-9144  
 Mailing Address: Same as above E-Mail: plafser@gmail.com

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

Re# 181471-0000

## VARIANCE DATA

Street address of property and/or Real Estate Number: 3507 First Street S., Jacksonville Bch., 32250  
 Legal description of property (Attach copy of deed): See schedule A of deed attached; Attachment 2  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Our property is in the Atlantic Shores community which is zoned RS-1. Our lot is 50' by 140' or 7,000 square feet. The minimum lot size for this zoning district is 10,000 so our lot is sub-standard or non-conforming. Please see Attachment 1 for further details and explanation concerning hardship that exists due to application of Code.

Applicant's Signature: *Peter Lafser* Date of Application: 2/20/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X

CODE SECTION (S): 34-336(e)(1)c-2 for side yards of 7.5', each in lieu of 10' required.  
" " (ex)ve. for 46% lot coverage, in lieu of 35% maximum  
" " (e)(1)g. for 2.5' setback for accessory structure, in lieu of 5' required  
to allow construction of a new single family dwelling

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 17-100028

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

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

PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot size is 50' by 140', so it is substandard for RS-1 zoning; (7,000 square feet vs. 10,000 minimum). Size of lot makes it prohibitive to properly develop property without variances requested.
Special circumstances and conditions do not result from the actions of the applicant.	No	Conditions are due to substandard size of lot as explained above.
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	Several properties in Atlantic Shores area with similar non-conforming lots have been granted similar relief with regard to variances requested.* Current home built in 1960 encroaches on setbacks already. <i>* See attachment 1(a) for list.</i>
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	Existing home is over 50 years old and it is not feasible to renovate due to age and condition. New home planned to have features common to other parcels in neighborhood, without which hardship would result. Also, see attachment 1.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Owner is using a design firm to minimize variance requested. Variances requested will allow for common/reasonable features for a single family home similar to those enjoyed by other parcels in the neighborhood, see Attachment 1 for more details.
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	New home is adhering closely to existing footprint of home to be replaced. New home will be consistent and add value to those in surrounding area. Neighbors will be counseled for input and concurrence prior to Board hearing.

**Attachment 1 – Additional explanation of hardship Created by Application of Code to the Property**

**3507 South First Street**

The property in question was purchased by Peter and Gayle Lafser in 2002. The home has been used by various family members, and as a second home by us, the last 15 years. We are now in the process of making this location our primary and permanent home. (Currently we reside in Mandarin in Jacksonville.)

Currently on the lot is a home built in 1960. In order to meet our needs and the needs of our family going forward, we are in the process of replacing the current home with a new single family dwelling. We have been advised by several builders that the current home would not be cost effective to renovate due to its age and condition.

We have engaged a professional design firm to assist us in the planning process for the new home and they have prepared the enclosed site plan for the new home, (see attachment 3 enclosed). In the design process it became immediately apparent that because of the substandard lot we would be unable to build a home that is functional, has features we desire that are common to other homes in the area, and would be attractive in appearance. For example, certain features that we do not currently have that we would like to have and that are common to other parcels in our area are; a 2 car garage, a master bedroom with a bathroom and closets of a reasonable size, and front and rear porch areas.

As stated in our application, the lot is 50 feet wide and 140 feet deep or 7,000 square feet total. The home is in a RS-1 zoning district where a 10,000 square foot lot is the minimum for a single family dwelling. Therefore we are requesting variances, as follows:

- Side yard setback of 7.5 feet vs. 10 feet – It should be noted our current home currently has setbacks on the North side that are 7.3 feet and 6.8 to 7.7 feet on the South side.
- Coverage ratio of 46% versus 35%. If our lot size was conforming in size (i.e. 10,000 sf) our coverage ratio would be in compliance at 32.2%)

We have made a diligent effort to minimize the need for a variance request as much as possible, including maintaining the existing footprint so as to avoid any additional encroachment, see site plan with overlay of new footprint compared to old).

Thank you for your consideration of our application.

Pete and Gayle Lafser

Footnote 1 – The professional home design firm used to assist us in drawing the proposed site plan, Attachment 3, is Jamie M. Bryant, 904-742-2588, PO BOX 16692, Jacksonville Florida 32245

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**Other Parcels in Same Zoning District  
Rights Commonly Enjoyed/Cause Unnecessary Hardship**

**Attachment 1a**

Note: These are nearby parcels which Owner identified where similar hardships existed that are caused by substandard lot size. Board has granted variances similar to our request to avoid depriving Owners of rights commonly enjoyed by other parcels in same zoning district.

**Other Parcels in Atlantic Shores – unless noted otherwise**

	<b>Proximity to Our Home</b>	<b>Notes – Variances</b>
<p><b>11/15/16 BOA meeting:</b>  <b>211 South 35th Avenue – Case BOA 16-100180</b>                      New home planned – older home encroaching on setbacks already                      New home would increase some setbacks                      Home to be of similar scale to others in neighborhood                      Coverage was already 45% and that would stay same                      No neighbors opposed</p>	<p>About 1.5 blocks</p>	<p>Front setback 15 vs. 25                      Rear setback 25 vs 30                      45% lot coverage vs 35                      Accessory 3 vs. 5                      Approved unanimously based on severe hardship caused by size/shape of lot</p>
<p><b>10/18/2016 BOA meeting:</b>  <b>42 South 36th Avenue – case BOA 16-100159</b>                      Lot is 75X100, so nonconforming                      Current home is encroaching on side yard                      variance same as new but for 2 inches                      Variance will allow them to build new home and add garage and first floor master bedroom                      Pool with pavers planned in back yard                      Talked to neighbors and no opposition                      Provided neighbor support letters with location vs. applicant identified</p>	<p>About 1.25 blocks</p>	<p>7.5 side vs. 10 feet                      48.5% coverage vs. 35%                      Approved unanimously.</p>
<p><b>112 South 12th Avenue BOA 16-100153</b>                      (Not in Atlantic Shore but similar narrow lot – 45X120)                      Plan to build new home on lot                      Lot is substandard or nonconforming                      No neighbors opposed</p>		<p>49.5% coverage vs. 35                      Approved unanimously, given size of lot.</p>
<p><b>8/2/2016 BOA meeting:</b>  <b>3318 South 1st Street</b>                      Plan to enlarge porch on front causes need for variance.                      No neighbors opposed</p>	<p>About 1.5 blocks</p>	<p>Front 15 vs. 25                      Side 4.6 vs. 10                      Approved unanimously.</p>
<p><b>1147 Osceola Avenue – BOA 16– 100114</b>                      (Not in Atlantic Shore but similar narrow lot – 50X115)                      Plan to build new home on lot                      No neighbors opposed</p>		<p>44% vs 35                      Approved unanimously.</p>
<p><b>139 South 37th Avenue – BOA 16 16– 100113</b>                      Plan to build new home                      Lot is substandard or nonconforming                      No neighbors opposed</p>	<p>2.5 blocks</p>	<p>7.5 side vs 10                      18 vs 30 in rear                      44.9% coverage vs 35%                      Approved unanimously.</p>

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FEB 20 2017

17-100028  
 PLANNING & DEVELOPMEN

A Attachment 4

Prepared by:  
Barbara J. Lamb  
Buschman, Ahern, Persons & Bankston  
2215 S. Third Street, Suite 101  
Jacksonville Beach, Florida 32250  
File No. : 02-140

Record and Return to:  
Peter L. Lafser and Patrice G. Lafser  
3507 1st Street South  
Jacksonville Beach, Florida 32250

Book 2002061150  
Book: 10380  
Pages 101 - 102  
Filed & Recorded  
03/04/2002 02:22:21 PM  
JIN FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND \$ 1.50  
RECORDING STAMP \$ 1,925.00  
RECORDING \$ 9.00

### General Warranty Deed

Made this 22nd day of February, 2002, by **Russell C. Lickfeld and DeLina Sue Bass Lickfeld, husband and wife**, hereinafter called the grantor, to **Peter L. Lafser and Patrice G. Lafser, husband and wife**, whose post office address is: 3507 1st Street South, Jacksonville Beach, Florida 32250, hereinafter called the grantee:

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

**Witnesseth**, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Schedule "A" attached hereto and made a part hereof.

Parcel ID Number: **181471-0000**

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

**Subject To** taxes for the current year, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

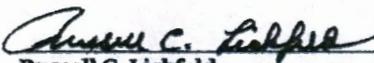
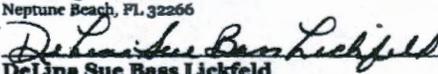
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

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

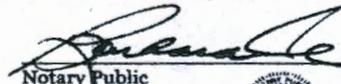
Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name **BARBARA J. LAMB**  
  
\_\_\_\_\_  
Witness Printed Name **BONNIE L. MOORE**

 (Seal)  
\_\_\_\_\_  
**Russell C. Lickfeld**  
Address: 312 Cedar Street  
Neptune Beach, FL 32266  
 (Seal)  
\_\_\_\_\_  
**DeLina Sue Bass Lickfeld**  
Address: 312 Cedar Street  
Neptune Beach, FL 32266

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 22nd day of February, 2002 by Russell C. Lickfeld and DeLina Sue Bass Lickfeld, husband and wife, who are personally known to me or who have produced their driver's licenses as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: **Barbara J. Lamb**  
MY COMMISSION # CC719741 EXPIRES  
**June 26, 2002**  
My Commission Expires:  
BOUND THROUGH TROY FARM INSURANCE, INC.

RECEIVED

FEB 20 2017  
17-100028  
PLANNING & DEVELOPMENT

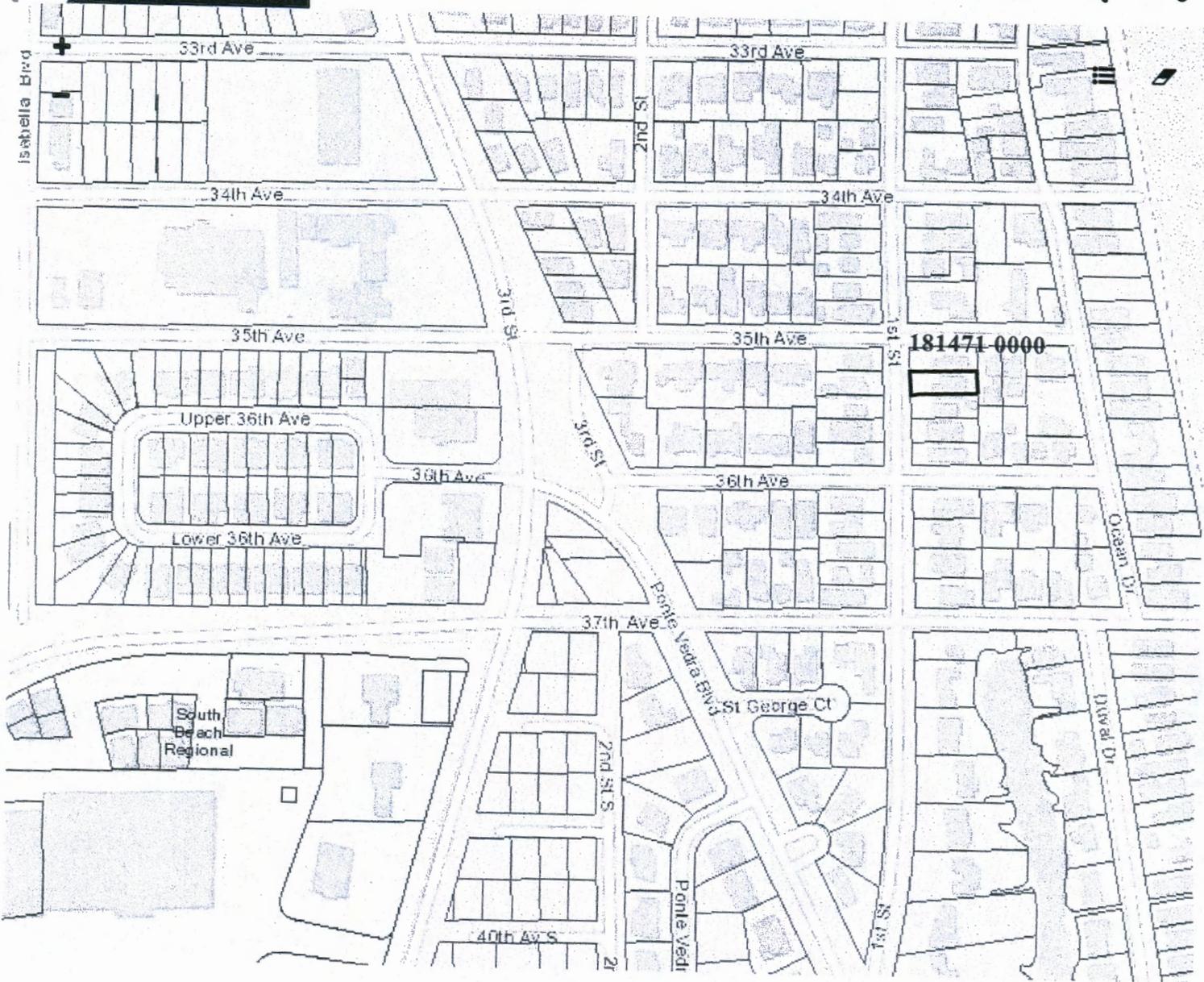
2

19250

Attachment 5

4/2

PROPERTIES  
DUVAL MAPS



RECEIVED

FEB 20 2017

17-100028  
PLANNING & DEVELOPMENT



A Hachment 2

A Hachment 2

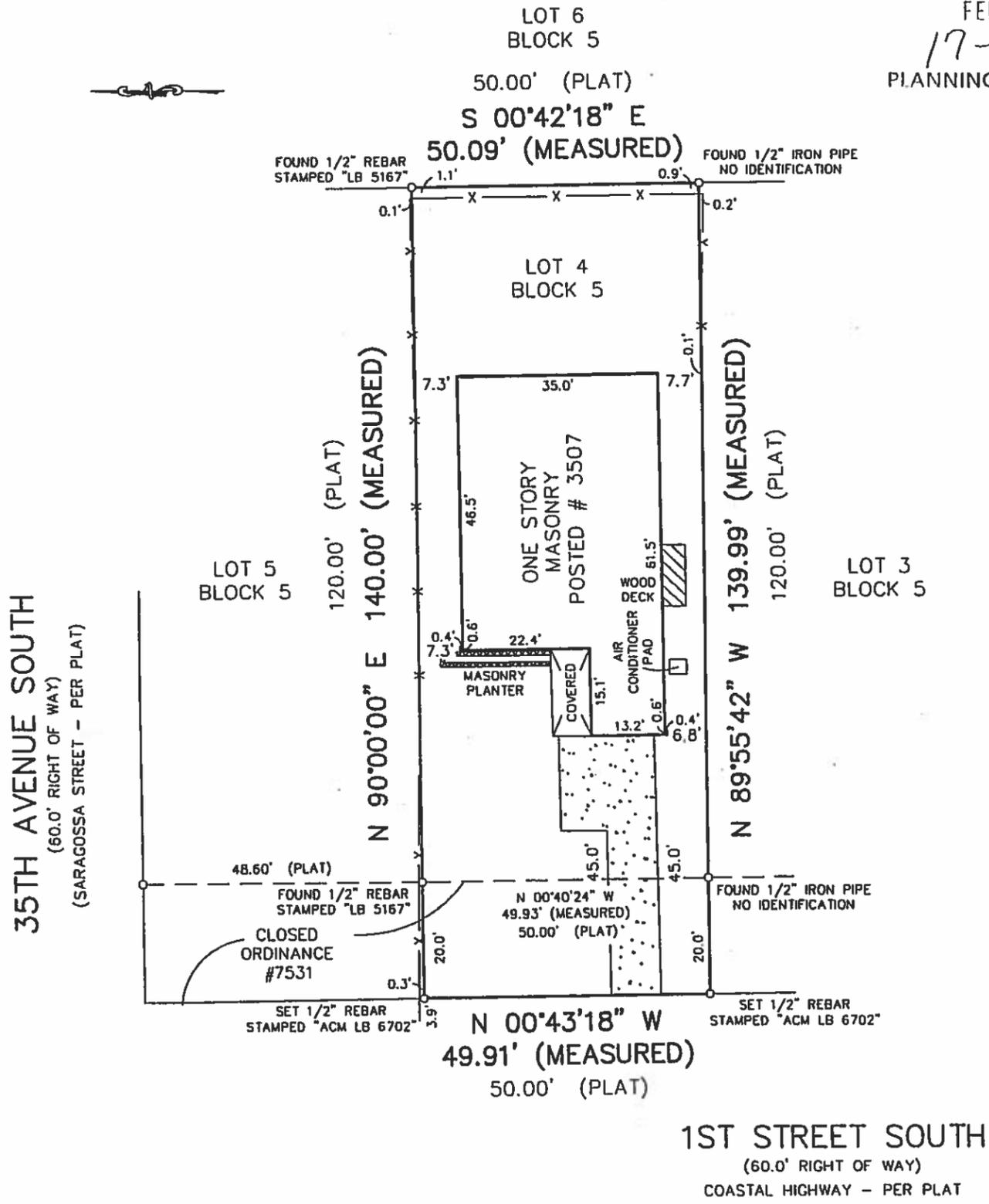
MAP SHOWING BOUNDARY SURVEY OF

LOT 4 AND THE EAST 20 FEET OF CLOSED STREET, BLOCK 5, ATLANTIC SHORES OCEAN FRONT SECTION DIVISION "A", AS RECORDED IN PLAT BOOK 14, PAGE 11, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
 PETER L. LAFSER AND PATRICE G. LAFSER  
 MERRILL LYNCH CREDIT CORPORATION  
 ATTORNEYS' TITLE INSURANCE FUND, INC.  
 BUSCHMAN, AHERN, PERSONS & BANKSTON

RECEIVED

FEB 20 2017  
 17-100028  
 PLANNING & DEVELOPMENT



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

NOTES:	ACCEPTED BY:

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

REVISIONS	
DATE	DESCRIPTION

JOB # 16756    DATE OF FIELD SURVEY: 02-19-02    DATE OF ISSUE: 02-21-02    SCALE: 1" = 30'

**ACM SURVEYING INC**  
 LICENSED BUSINESS # 6702  
 2522 Oak Street  
 Jacksonville, Florida 32204  
 (Phone) 904-389-5989  
 (Fax) 904-389-6175

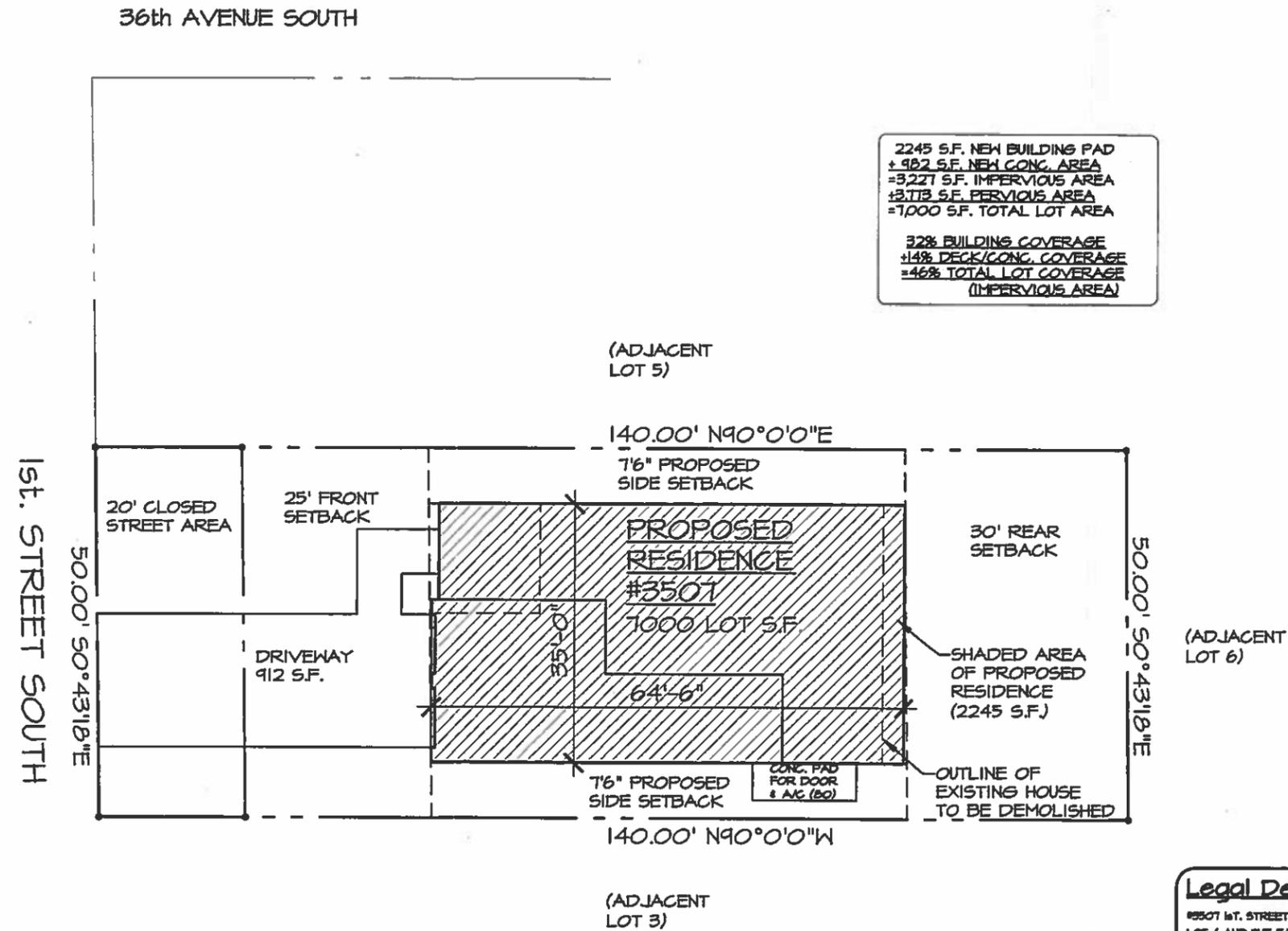
CERTIFICATE  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.072, FLORIDA STATUTES.  
  
 MICHAEL J. AIELLO  
 REGISTERED SURVEYOR AND MAPPER # 4879 STATE OF FLORIDA

LAND SURVEYS    O    CONSTRUCTION SURVEYS    O    SUBDIVISIONS

# A RESIDENTIAL PROJECT FOR:

## 3507 1st. STREET SOUTH

### Jacksonville Beach, Florida 32250



2245 S.F. NEW BUILDING PAD  
 + 982 S.F. NEW CONC. AREA  
 = 3,227 S.F. IMPERVIOUS AREA  
 + 3,773 S.F. PERVIOUS AREA  
 = 7,000 S.F. TOTAL LOT AREA

32% BUILDING COVERAGE  
 +14% DECK/CONC. COVERAGE  
 =46% TOTAL LOT COVERAGE  
 (IMPERVIOUS AREA)

RECEIVED

B 2 4 2017  
 17-00028  
 PLANNING & DEVELOPMENT



revision

CUSTOM HOME DESIGN BY:  
**Jamie M. Bryant**  
 P.O. BOX 16692  
 Jacksonville, Florida 32245-6692  
 Phone: 904.742.2588  
 Design@jmbryant.com

A CUSTOM PLAN DESIGNED FOR:  
**LAFSER RESIDENCE**  
 3507 1st. STREET SOUTH  
 JACKSONVILLE BEACH, FL

- CURRENT BUILDING CODE: FLORIDA BUILDING CODE 2014
- CURRENT PLUMBING FBC
- CURRENT MECHANICAL FBC
- CURRENT FIRE PREVENTION CODE
- CURRENT NATIONAL ELECTRIC CODE
- CURRENT JACKSONVILLE BEACH LAND DEVELOPMENT CODE

- WIND SPEED = 130 M.P.H.
- THIS BUILDING IS IN THE WIND-BORNE DEBRIS REGION.
- EXPOSURE CLASSIFICATION = ENCLOSED BUILDING
- BUILDING CLASSIFICATION = CATEGORY II (RESIDENTIAL)
- OCCUPANCY CLASSIFICATION: GROUP R3 (RESIDENTIAL)
- CONSTRUCTION TYPE: 5B (UNPROTECTED, UNSPRINKLERED)

-All electrical wiring to be in accordance with current NEC. Provide arc-fault circuit interrupters in accordance with 210.12  
 -A foundation survey shall be performed and a copy of the survey shall be on site for the building inspectors use prior to framing inspection.

**NOTE:**  
 A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

**Legal Description**  
 3507 1st. STREET SOUTH  
 LOT 4 AND THE EAST 20 FEET OF  
 CLOSED STREET, BLOCK 5, ATLANTIC  
 SHORES OCEAN FRONT SECTION DIVISION  
 'A', AS RECORDED IN PLAT BOOK 14,  
 PAGE II OF THE CURRENT PUBLIC  
 RECORDS OF DUVAL COUNTY, FLORIDA.

**Site Plan Notes**  
 1. This is not a survey.  
 2. Pool Design and location shown  
 are only suggested.  
 3. Landscaping design by others.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE  
 OVER SCALE DIMENSIONS. Contractors shall verify  
 and be responsible for dimensions and conditions  
 of the job.  
**Site Plan**  
 Scale: AS NOTED

drawn by  
 J.M.B.  
 date  
 FEBRUARY 23, 2017  
 job no.  
 17-115

Sheet no.  
**SP**



# APPLICATION FOR VARIANCE

BOA No. 17-100029

HEARING DATE 4/4/17

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 20 2017

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Robert A Brinker / Debra L. Brinker Telephone: 404-863-5183 <sup>7cell</sup>

Mailing Address: 4853 Registry Walk E-Mail: brinkrd58@gmail.com  
Kennedaw, GA 30152

Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Robert A. Brinker / Debra L. Brinker Telephone: same

Mailing Address: same E-Mail: same

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.

cell# 175439-0000

## VARIANCE DATA

Street address of property and/or Real Estate Number: 231 19th Ave North Jax Bch. Fl. 32250

Legal description of property (Attach copy of deed): see 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). Property is East of 3rd Street. Building 3 story structure to code for personal use. JK-1 to RM-2 to comply.

Applicant's Signature: Robert A Brinker Date of Application: 2.20.2017

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 FLOOD ZONE: X

CODE SECTION (S): 34-340(e)(3)c-1- for a front yard setback of 17.5', in lieu of 20' required;  
(e)(3)c.2 for an easterly side yard of 7.5', in lieu of 10' required;  
(e)(3)c.3 for a rear yard setback of 14-9', in lieu of 30' required;  
(e)(3)g, for an accessory structure (pool deck) setback of 0', in lieu of 5' required, to allow construction of a new dwelling unit;  
and pool, replacing an existing dwelling unit, on a multi-family use property.



**BRINKER ROBERT A**  
 4853 REGISTRY WALK  
 KENNESAW, GA 30152  
**BRINKER DEBRA L**

**Primary Site Address**  
 231 N 19TH AVE A  
 Jacksonville Beach FL 32250

**Official Record Book/Page**  
 03164-00850

**File #**  
 9428

**231 N 19TH AVE**

**Property Detail**

RE #	175439-0000
Tax District	USD2
Property Use	0810 Residential Mixed Units 3-9
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03199 ELTON REALTY COS R/P PT
Total Area	7016

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

**Value Summary**

	2016 Certified	2017 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$87,348.00	\$95,713.00
<b>Extra Feature Value</b>	\$755.00	\$633.00
<b>Land Value (Market)</b>	\$223,440.00	\$223,440.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$311,543.00	\$319,786.00
<b>Assessed Value</b>	\$311,543.00	\$319,786.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$311,543.00	See below

**Taxable Values and Exemptions – In Progress**

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

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03164-00850	11/20/1970	\$12,000.00	MS - Miscellaneous	Unqualified	Improved
07280-01107	12/31/1991	\$137,550.00	QC - Quit Claim	Unqualified	Improved
07280-01113	12/31/1991	\$137,550.00	QC - Quit Claim	Unqualified	Improved
07280-01012	1/23/1992	\$100.00	QC - Quit Claim	Unqualified	Improved
08274-02041	1/31/1996	\$153,100.00	WD - Warranty Deed	Qualified	Improved
12560-00137	6/16/2005	\$100.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DKWR2	Deck Wooden	1	8	8	64.00	\$422.00
2	DKWR2	Deck Wooden	1	8	4	32.00	\$211.00

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-1	0.00	0.00	Common	7,448.00	Square Footage	\$223,440.00

**Legal**

LN	Legal Description
1	10-14 28-2S-29E .171
2	ELTON REALTY COS R/P
3	S 5.50FT LOT 4, LOT 5, N 10FT CLOSED
4	ST LYING S THEREOF BLK 203

**Buildings**

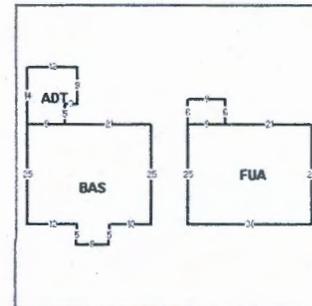
**Building 1**  
 Building 1 Site Address  
 231 N 19TH AVE Unit A  
 Jacksonville Beach FL 32250

Building Type	0801 - DUPLEX
Year Built	1948
Building Value	\$64,978.00

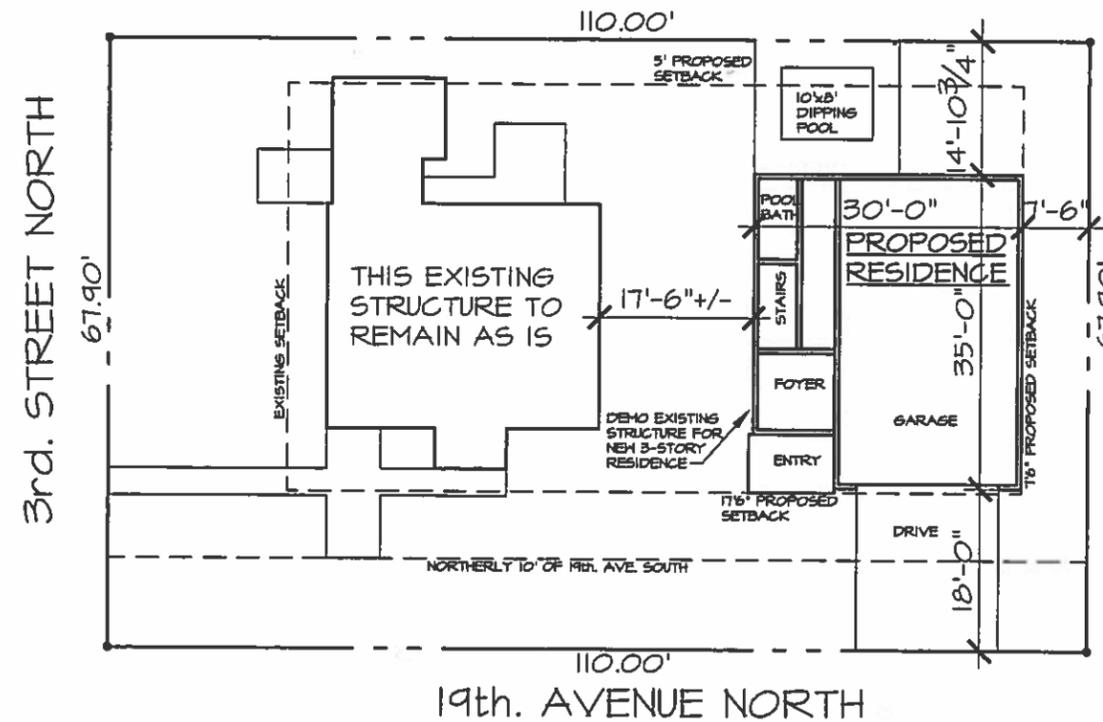
Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	750	750	712
Base Area	790	790	790
Addition	54	54	49
Addition	153	153	138
Total	1747	1747	1689

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	11	11 Board & Batt
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



**A RESIDENTIAL PROJECT FOR:**  
**231 19th. AVENUE NORTH**  
**Jacksonville Beach, Florida 32250**



- CURRENT BUILDING CODE: FLORIDA BUILDING CODE 2014
- CURRENT PLUMBING FBC
- CURRENT MECHANICAL FBC
- CURRENT FIRE PREVENTION CODE
- CURRENT NATIONAL ELECTRIC CODE
- CURRENT JACKSONVILLE BEACH LAND DEVELOPMENT CODE

- WIND SPEED = 130 M.P.H.
- THIS BUILDING IS IN THE WIND-BORNE DEBRIS REGION.
- EXPOSURE CLASSIFICATION = ENCLOSED BUILDING
- BUILDING CLASSIFICATION = CATEGORY II (RESIDENTIAL)
- OCCUPANCY CLASSIFICATION: GROUP R3 (RESIDENTIAL)
- CONSTRUCTION TYPE: 5B (UNPROTECTED, UNSPRINKLERED)

- All electrical wiring to be in accordance with current NEC. Provide arc-fault circuit interrupters in accordance with 210.12
- A foundation survey shall be performed and a copy of the survey shall be on site for the building inspectors use prior to framing inspection.

1058 S.F. NEW BUILDING PAD  
 961 S.F. EXIST. BUILDING PAD  
 527 S.F. NEW DECK/CONC. AREA  
 + 350 S.F. EXIST. DECK/CONC. AREA  
 = 2,896 S.F. IMPERVIOUS AREA  
 + 4,573 S.F. PERVIOUS AREA  
 = 7,469 S.F. TOTAL LOT AREA

27% BUILDING COVERAGE  
 +12% DECK/CONC. COVERAGE  
 = 39% TOTAL LOT COVERAGE  
 (IMPERVIOUS AREA)

**NOTE:**  
 A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

RECEIVED

FEB 20 2017  
 17-100029  
 PLANNING & DEVELOPMENT

**Site Plan Notes**

1. This is not a survey.
2. Pool Design and location shown are only suggested.
3. Landscaping design by others.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job.

**Site Plan**  
 Scale: AS NOTED

revisions

Custom Home Design by:  
**Jamie M. Bryant**  
 P.O. BOX 16692  
 Jacksonville, Florida 32215-6692  
 Phone: 904.742.2588  
 Design@jmbryantHomes.net

A CUSTOM PLAN DESIGNED FOR:  
**BRINKER RESIDENCE**  
 231 19th. AVENUE NORTH  
 JACKSONVILLE BEACH, FLORIDA

drawn by  
 J.M.B.  
 date  
 JANUARY 7, 2017  
 job no.  
 17-102

Sheet no.  
**SP**



# APPLICATION FOR VARIANCE

BOA No. 17-100030  
HEARING DATE 4-4-2017

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 21 2017

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

Applicant Name: WILLIAM MONEYHUN Telephone: 904-246-8711  
 Mailing Address: 132 2ND AVE SOUTH E-Mail: SONCAMP@HOTMAIL  
JAK. BCH. 32250  
 Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
 Landowner Name: WILLIAM MONEYHUN Telephone: 904-246-8711  
 Mailing Address: 132 2ND AVE. SOUTH 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

Street address of property and/or Real Estate Number: 132 2ND AVE. S. Pt #175665-0000  
 Legal description of property (Attach copy of deed): SINGLE FAMILY HOME = 2-STORY  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). THIS HAS ALWAYS BEEN OUR FRONT YARD. WE SIMPLY WISH TO KEEP IT AS SUCH.

Applicant's Signature: William Moneyhun Date of Application: 2/21/2017

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: BM-2 FLOOD ZONE: X  
 CODE SECTION (S): 34-340(e)(3) c.1. for a front yard setback of 0', in lieu of 20', to satisfy an existing nonconforming deck of an existing structure -

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 17-100030

**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 /	EXTREMELY EXPOSED CORNER. SECURITY PROBLEMS. BUS STOP IN FRONT OF PROPERTY. HAS ALWAYS BEEN OUR FRONT YARD.
Special circumstances and conditions do not result from the actions of the applicant.		
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.		
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		RECEIVED
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		FEB 21 2017  PLANNING & DEVELOPMENT

Name:

Address: Ronald Cohen  
3740 Beach Blvd., #102B  
Jacksonville, FL 32207

This Instrument Prepared by:

Address: Ronald Cohen  
3740 Beach Blvd., #102B  
Jacksonville, FL 32207

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

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA — PLANNING & DEVELOPMENT — SPACE ABOVE THIS LINE FOR RECORDING DATA

RECEIVED

FEB 21 2017

17-100030

Doc # 2010147506, OR BK 15286 Page 2494.  
Number Pages: 2  
Recorded 06/25/2010 at 03:11 PM.  
JIM FULLER CLERK CIRCUIT COURT DUVAL  
COUNTY  
RECORDING \$18.50  
FILED DOC ST \$0.70

**This Warranty Deed** Made the 19<sup>th</sup> day of June A.D. 2010 by

CLYDIE G. MONEYHUN, a single woman and widow of Ralph F. Moneyhun, Sr. hereinafter called the grantor, to

CLYDIE G. MONEYHUN, WILLIAM LEROY MONEYHUN and CLYDE ANDREW MONEYHUN whose post office address is as Joint Tenants with Rights of Survivorship 132 2nd Avenue S., Jacksonville Beach, FL 32250 hereinafter called the grantee:

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

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

The Northwest One-quarter (NW 1/4) of Lot Four (4), Block Twenty-two (22), PABLO BEACH SOUTH, according to plat recorded in Plat Book 3, Page 28, of the current public records of Duval County, Florida.

Clydie G. Moneyhun and Ralph F. Moneyhun, Sr. were married on 10/10/42 and were continuously married until the death of Ralph F. Moneyhun, Sr. on 02/07/08.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2009.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Signature

Lloyd S. Hendry  
Printed Signature

[Signature]  
Signature

DEBBIE L. VANN  
Printed Signature

Signature

Printed Signature

Signature

Printed Signature

STATE OF FLORIDA

COUNTY OF DUVAL

CLYDIE G. MONEYHUN

known to me to be the person  described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person:

and that an oath (was)(was not) taken.

Signature

CLYDIE G. MONEYHUN  
Printed Signature

132 2nd Avenue S.  
Post Office Address

Jacksonville Beach, FL 32250

Signature

Printed Signature

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared



Witness my hand and official seal in the County and State last aforesaid this

19th day of June, A.D. 2010.

[Signature]  
Notary Signature

Jacqueline M. Hendry  
Printed Notary Signature

09-555

# MAP SHOWING SURVEY OF N.W. 1/4 LOT 4 BLOCK 22 AS SHOWN ON MAP OF PABLO BEACH

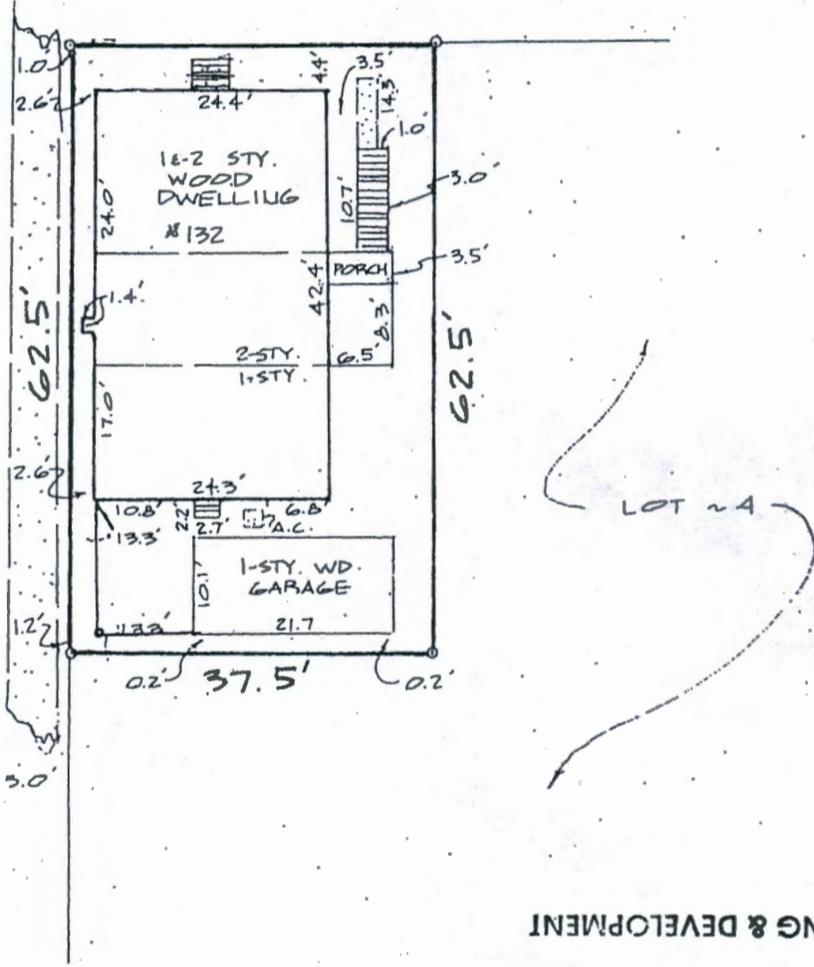
AS RECORDED IN PLAT BOOK 3 PAGE 28 OF PUBLIC RECORDS OF DUVAL CO. FLA.  
FOR RALPH MONEYHUN

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FEB 21 2017  
17-100030  
PLANNING & DEVELOPMENT

SECOND AVENUE SOUTH

SECOND STREET SOUTH



PLANNING & DEVELOPMENT

FEB 21 2017

RECEIVED

## Jim Harrison & Associates, Inc.

LAND SURVEYORS P.O. BOX 23161 JACKSONVILLE, FLA 32217 904/731-0722

- LEGEND
- CONC MON
  - IRON COR (SET)
  - x- FENCE
  - IRON COR. (FD.)
  - ⊕ CROSS CUT
- F.B. 112:70

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED BY ME AND THAT THE DWELLING IS LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT

JAMES D HARRISON JR PLS

SCALE: 1" = 20'

DATE: JULY 26, 1977

*James D. Harrison Jr*  
REGISTERED SURVEYOR, NO 2647, FLORIDA



07-000

# MAP SHOWING SURVEY OF N.W. 1/4 LOT 4 BLOCK 22 AS SHOWN ON MAP OF PABLO BEACH

AS RECORDED IN PLAT BOOK 3 PAGE 28 OF PUBLIC RECORDS OF DUVAL CO. FLA.  
FOR RALPH MONEYHUN

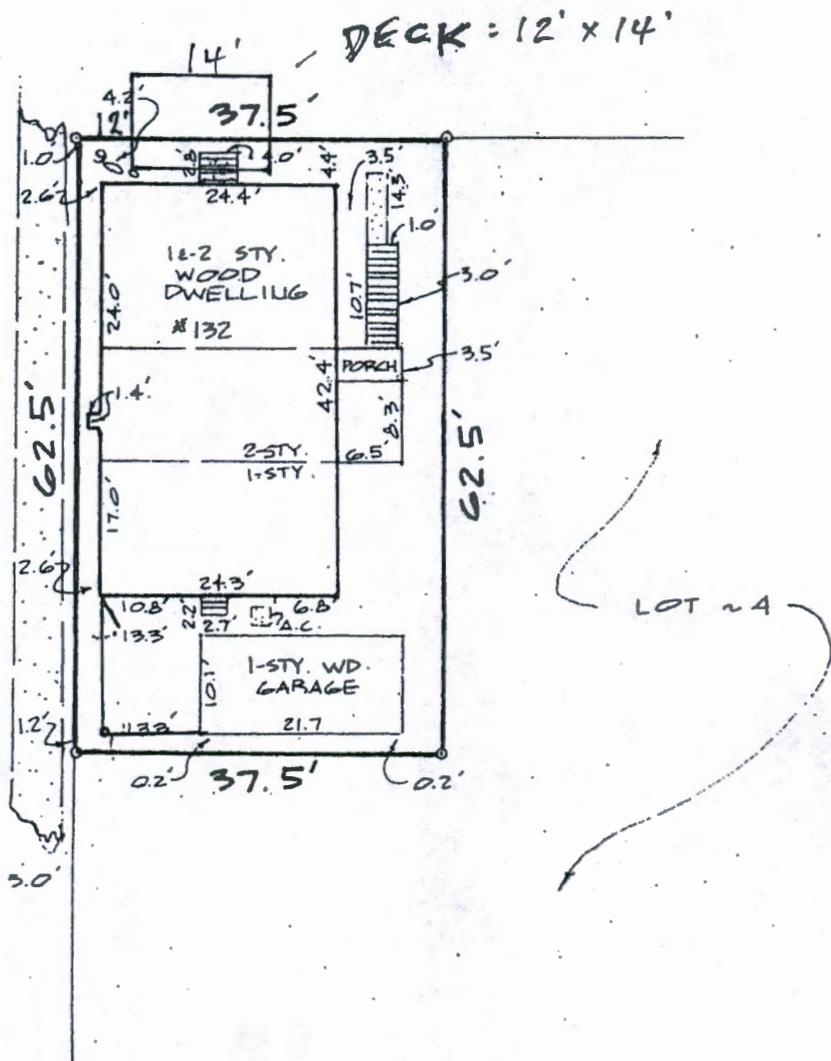
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REGISTERED SURVEYOR, NO 2647, FLORIDA





# APPLICATION FOR VARIANCE

BOA No. 17-100031  
HEARING DATE 4-4-2017

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 **REQUIRED** attached 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.

FEB 21 2017

PLANNING & DEVELOPMENT

## APPLICATION INFORMATION

Applicant Name: New Atlantic Builders Inc Telephone: (904) 683-7533  
 Mailing Address: 5875 Mining Terrace Suite 206 E-Mail: jim@newatlanticbuilders.com  
Jacksonville Fla. 32257

Agent Name: Stephen B. Williams Telephone: (904) 241-8687  
 Mailing Address: 3731 Duval Drive E-Mail: steve@edgewatercompaniesinc.com  
Jacksonville Beach Fla. 32250

Landowner Name: Same as applicant. 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

Street address of property and/or Real Estate Number: #176743-0010 687 South 12th Avenue  
 Legal description of property (Attach copy of deed): Lot 7 Block 117 Oceanside Park  
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary).  
RS-3 Zoning requires 60' of building width at the building line. The subject lot only has a building width of 50' at the building line. Therefore the hardship is that this lot is non-conforming and the applicant requests relief from lot coverage requirement of 35% to 43% to allow construction of a pool in the rear yard.

Applicant's Signature: [Signature], JP Date of Application: 2/20/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: \_\_\_\_\_  
 CODE SECTION (S): Sec 34-33 Brexide. for lot coverage of 44-5% in lieu of 35% maximum to allow a swimming pool and deck addition to a single-family dwelling.

**VARIANCE APPLICATION STANDARDS AND CONDITIONS**

BOA No. 17-100031

**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	Building line width
Special circumstances and conditions do not result from the actions of the applicant.	Yes	
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	
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	Other pools that are built in the neighborhood on the same size lots
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;"><b>RECEIVED</b></p> <p style="text-align: right;">FEB 21 2017</p> <p style="text-align: right;">PLANNING &amp; DEVELOPMENT</p>

**NEW ATLANTIC BUILDERS INC**  
 585 MINING TER UNIT 206  
 JACKSONVILLE, FL 32257

**Primary Site Address**  
 687 S 12TH AVE  
 Jacksonville Beach FL 32250

**Official Record Book/Page**  
 17771-00213

**Title #**  
 9504

**687 S 12TH AVE**

**Property Detail**

<b>RE #</b>	176743-0010
<b>Tax District</b>	USD2
<b>Property Use</b>	9999 To Be Appraised
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	03205 OCEANSIDE PARK
<b>Total Area</b>	5582

**Value Summary**

	2016 Certified	2017 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$0.00	\$0.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$0.00	\$0.00
<b>Assessed Value</b>	\$0.00	\$0.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$0.00	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
17771-00213	11/2/2016	\$190,000.00	WD - Warranty Deed	Qualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

Land  
 No data found for this section

**Legal**

LN	Legal Description
1	8-13 04-3S-29E .143
2	OCEANSIDE PARK
3	LOT 7 BLK 117

**Buildings**

No data found for this section

**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.  
 No information available

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

**RECEIVED**

FEB 21 2017

17-100031

PLANNING & DEVELOPMENT

From: New Atlantic Builder's Inc.  
5875 Mining Terrace Suite #206  
Jacksonville, Florida 32257  
jim@newatlanticbuildersinc.com  
904-545-8805

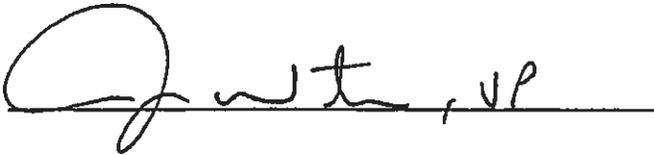
To: City of Jacksonville Beach  
Board of Adjustment  
11 N. 3rd Street  
Jacksonville Beach Fla. 32250

RE: Authorization to Apply For Variance  
687 12th Ave. S. Jacksonville Beach Fla. 32250  
Lot 7 Block 117 Oceanside Park  
RE Parcel # 176743-0010

To Whom it May Concern,

As owner of record New Atlantic Builder's is aware and authorize's our agent Stephen B. Williams to make application for variance to this board regarding the above mentioned property.  
If you have any questions feel free to contact me thru the address, phone or e-mail information above.

Respectively,



2/27/17  
date

  
notary signature  
Heather Perschel

2/28/17  
date



RECEIVED  
17-100031  
MAR - 3 2017

PLANNING & DEVELOPMENT



CERTIFIED MAIL# 7012 2210 0002 4628 9842

Ref. BOA# 17-100031

City of

October 24, 2016

Jacksonville Beach

New Atlantic Builders, Inc.  
5875 Mining Terrace, Suite 206  
Jacksonville, FL 32257

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

RE: BOA# 16-100165  
688 South 12<sup>th</sup> Avenue  
(Lots 7, Block 117, *Oceanside Park*)

Dear Mr. Williams,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, October 18, 2016, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-338(e)(1)e, for 39.8% lot coverage in lieu of 35% maximum

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

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,

Heather Ireland, AICP  
Senior Planner





DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7012 2210 0002 4628 9590

August 19, 2016

Ref. BOA# 17-100031

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

New Atlantic Builders, Inc.  
Mr. Stephen B. Williams  
5875 Mining Terrace Drive, #206  
Jacksonville, FL 32257

RE: BOA# 16-100126  
688 South 12<sup>th</sup> Avenue  
(Lot 7, Block 117, *Oceanside Park*)

Dear Mr. Williams,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 16, 2016, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-338(e)(2)c.2, for an easterly side yard of 5 feet in lieu of 10 feet required and
- 34-338(e)(2)f, for 44% lot coverage in lieu of 35% maximum

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

The Board *denied* the request.

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

Sincerely,

William C. Mann III, AICP  
Planning and Development Director





**MAP SHOWING BOUNDARY SURVEY OF  
LOT 7, BLOCK 117 AS SHOWN ON MAP OF OCEANSIDE PARK**  
AS RECORDED IN PLAT BOOK 8 PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.  
CERTIFIED TO: NEW ATLANTIC BUILDERS

**RECEIVED**

FEB 21 2017  
17-100031  
PLANNING & DEVELOPMENT

**11TH AVENUE SOUTH**  
(FORMERLY KNOWN AS LEVY AVENUE)  
(80' RIGHT OF WAY)

BENCHMARK:  
FND NAIL & DISK  
LB 3857  
ELEVATION: (11.18)  
ELEVATIONS SHOWN HEREON  
REFER TO NAVD OF 1988

**SEVENTH STREET SOUTH**  
(50' RIGHT OF WAY)

- DENOTES FOUND 1/2" IRON ROD DURDEN UNLESS OTHERWISE NOTED
- ⊙ DENOTES SANITARY MAN HOLE
- ⊕ DENOTES 10" POWER POLE
- DENOTES OVERHEAD POWER LINES
- DENOTES GUY ANCHOR
- ⊕ DENOTES FIRE LINE VALVE
- ⊕ DENOTES FIRE HYDRANT

FOUNDATION, F.F.E.: W.O. #153540; 01-12-17 (FIELD)  
LOT & HOUSE STAKE OUT (GOOD-SET F.F.E.); W.O. # 153473; 01-06-17 (FIELD)  
BNDY-TOPO-TREE-PP; W.O. # 152398; 10-31-16 (FIELD)

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

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN  
ON FLOOD INSURANCE RATE MAP 0419 H FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 06-03-13

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

Legend	
COV.	COVERED
FND.	FOUND
ESMT	EASEMENT
CONC	CONCRETE
MON.	MONUMENT
I.P.	IRON PIPE
I.R.	IRON ROD
Δ	DELTA ANGLE
CH	CHORD
A	ARC LENGTH
R	RADIUS
(C)	CALCULATED
(D)	DEED
(P)	PLAT
(R)	RADIAL LINE
⊕	CENTER LINE
R/W	RIGHT-OF-WAY
(A)	ACTUAL
(W)	WITNESS
F.F.E.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER
I.D.	IDENTIFICATION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
P.C.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
B.R.L.	BUILDING RESTRICTION
F.P.&L.	FLORIDA POWER & LIGHT (TYP.)
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
P.I.	POINT OF INTERSECTION
EDW	EDGE OF WATER
TOB	TOP OF BANK
LB	LICENSED BUSINESS

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 610.01-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
JAMES D. HARRISON, JR. No. 2648  
MICHAEL GARRETT, INC. 0643

SCALE 1"=20'

DATE 04-20-16

FLORIDA REGISTERED SURVEYOR AND MAPPER



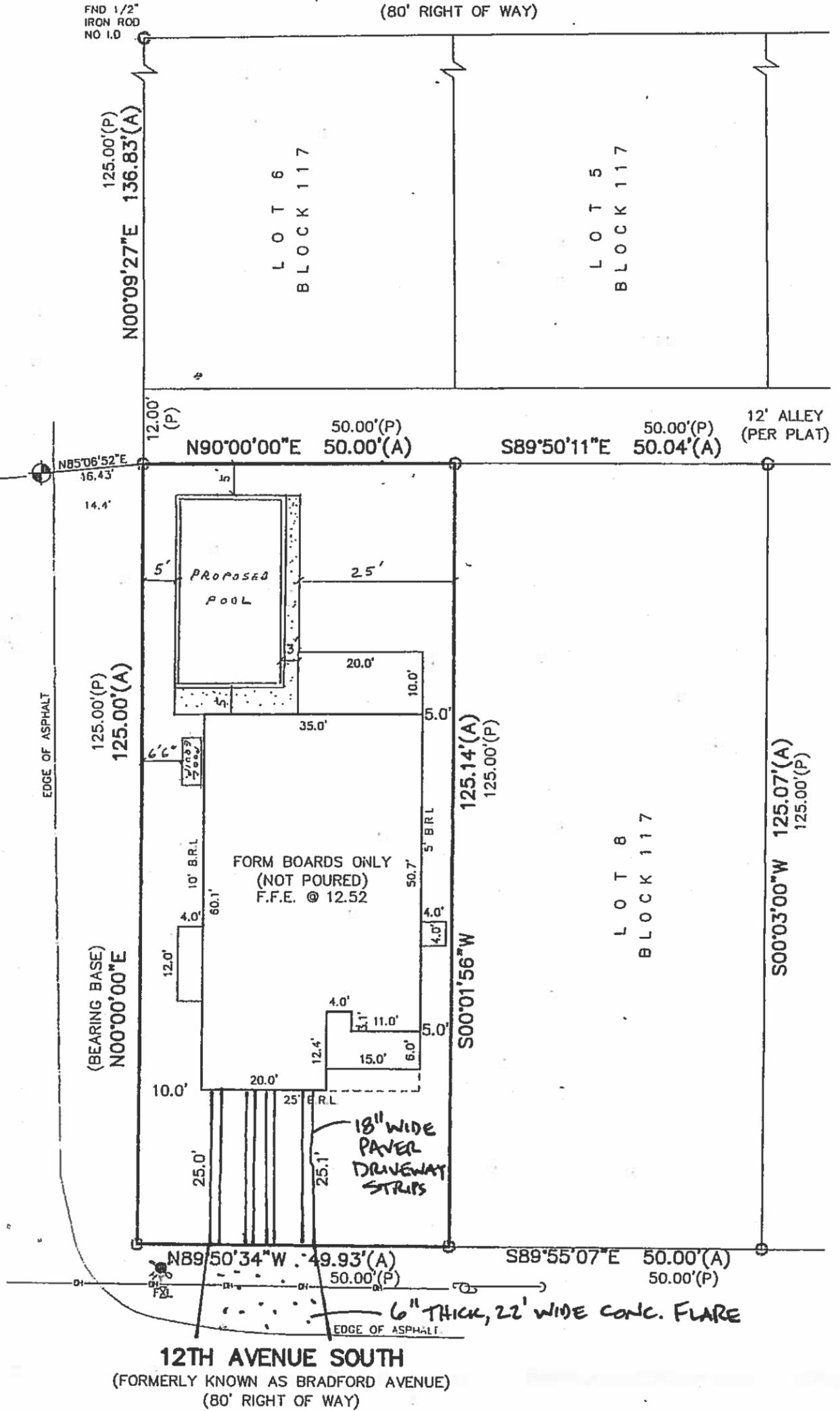
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(80' RIGHT OF WAY)

BENCHMARK:  
FND NAIL & DISK  
LB 3857  
ELEVATION: (11.18)  
ELEVATIONS SHOWN HEREON  
REFER TO NAVD OF 1988



- House 2250
- A/C PAD 9
- SIDE STOOP 12
- DRIVEWAY 152
- FRONT WALK 20
- POOL EQPT SLAB 24
- PAVER POOL DECK 200

2675 TOTAL LOT COVERAGE = 43%

- DENOTES FOUND 1/2" IRON ROD BURDEN UNLESS OTHERWISE NOTED
- ⊙ DENOTES SANITARY MAN HOLE
- ⊙ DENOTES 10" POWER POLE
- OH— DENOTES OVERHEAD POWER LINES
- DENOTES GUY ANCHOR
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**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**

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

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MICHAEL A. GARRETT, No. 6643

*James D. Harrison, Jr.* 2/6/17  
FLORIDA REGISTERED SURVEYOR AND MAPPER

SCALE 1"=20'  
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