



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, May 2, 2017

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Board of Adjustment
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

CALL TO ORDER

ROLL CALL

John Moreland (Chairperson), Sylvia Osewalt (Vice-Chairperson), Scott Cummings, Thomas Buck, Jeff Truhlar,

Alternates: Francis Reddington, Chase Sams

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** **BOA 17-100047**
Applicant/Owner: Carol Lynn Barrs
Agent: New Atlantic Builders, Inc.
Property Address: 173 South 20th Avenue
Parcel ID: 179438-0915
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.2., for a corner side yard of 2.2 feet, lieu of 12 feet required; to allow a second story deck addition to a unit in a four-unit condominium building, for property **legally described** as Lots 3, 6, and the south ½ of Lots 2 and 5, Block AA, *Permenters’s Replat of South Pablo or Atlantic Camp Grounds.*

- Miscellaneous Info:** One previous variance request (BOA #31-95).

Notes:

b. Board Member Training

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, May 16, 2017**. There are eight (8) scheduled cases.

ADJOURNMENT

NOTICE

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

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

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



APPLICATION FOR VARIANCE

BOA NO. 17-100047
HEARING DATE 5-2-2017

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

MAR 21 2017

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

* Applicant Name: Carol Lynn Barrs Telephone: 912-223-0711
 Mailing Address: 173 20th ave South E-Mail: Lynnbarrs55@gmail.com
Jacksonville Beach, FL 32250
 * Agent Name: New Atlantic Builders, Inc. Telephone: 904-945-5877
 Mailing Address: 1541 Ingleside Ave NW, FL 32205 E-Mail: williamtowers@gmail.com
 * Landowner Name: Carol Lynn Barrs Telephone: 912-223-0711
 Mailing Address: 173 20th ave South E-Mail: Lynnbarrs55@gmail.com
Jacksonville Beach FL 32250

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

VARIANCE DATA

* Street address of property and/or Real Estate Number: 173 20th Ave South Jacksonville Beach, FL
 * Legal description of property (Attach copy of deed): see survey
 Ret# 179438-0915
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). would like to build a deck over the drive way and attach to the side of the house.

Applicant's Signature: Carol Lynn Barrs Date of Application: 3/10/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 FLOOD ZONE: X
 CODE SECTION(S): 34-340(e)(3)c-2. for a corner side yard of 2-2', in lieu of 12' required, to allow a second story deck addition to a unit in a four-unit condominium building.

11 NORTH 3RD STREET, JACKSONVILLE BEACH, FL 32250 PHONE (904) 247-6231 FAX (904) 247-6107

RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100047

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.		
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.		
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		

RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

RECEIVED

MAR 21 2017

17-100047

PLANNING & DEVELOPMENT

Prepared by and return to:

William J Gardner, PA
7280 W Palmetto Park Rd Suite 208-N
Boca Raton, FL 33433
561-750-7778
File Number: 11170
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this __ day of November, 2013, between GSR Mortgage Loan Trust 2006-1F, Mortgage Pass-Through Certificates, Series 2006-1F, U.S. Bank National Association, as Trustee whose post office address is 8742 Lucent Blvd #300, Highlands Ranch, CO 80129, grantor, and Carol Lynn Barrs, a married woman whose post office address is 173 20 Avenue South, Jacksonville, FL 32250, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum 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:

Unit 2 of South Beach Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 8386, Page(s) 782, of the Public Records of Duval County, Florida, and any amendments thereto, together with its undivided share in the common elements

Parcel Identification Number: 179438-0915

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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:

GSR Mortgage Loan Trust 2006-1F, Mortgage Pass-Through Certificates, Series 2006-1F, U.S. Bank National Association, as Trustee

Kari P Hogan
Witness Name: Kari P Hogan

By: Margaret M. Fagan

Margaret M. Fagan, Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact

Jeffrey Dowden
Witness Name: Jeffrey Dowden

Jeffrey Dowden, Second Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact

(Corporate Seal)

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 21 day of October, 2013, by Margaret M. Fagan of GSR Mortgage Loan Trust 2006-1F, Mortgage Pass-Through Certificates, Series 2006-1F, U.S. Bank National Association, as Trustee, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Rachel Siegel
Notary Public

Printed Name: Rachel Siegel

My Commission Expires: 1/10/2017

RACHEL SIEGEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124082326
MY COMMISSION EXPIRES 01/10/2017

RECEIVED

MAR 21 2017
17-100047
PLANNING & DEVELOPMENT

Application number : 95 00011498
 Application status, date . . . : HISTORICAL PERMIT ENTRY 12/14/99
 Property : 173 S 20TH AVE
 PARCEL NUMBER. : 179438.0915.
 P.E. NUMBER. : 179438-0915

Zoning : RM-2 RESIDENTIAL MULTIFAMILY 2
 Application type : V VARIANCE APPLICATION
 Application date : 7/06/95

Tenant number, name :
 Master plan number, rev'wd by: KS

Estimated valuation :
 Total square footage : 0

Public building : NO

Work description, qty :
 Pin number : 2208

Application desc : BOA#31-95 HEARD 8/1/95

Press Enter to continue.

F3=Exit F5=Land inq F7=Appl names F8=Tracking inq F9=Bond inquiry F10=Fees
 F11=Receipts F12=Cancel F13=Val calcs F14=Misc info F24=More keys

*Ref. BOA#
17-100047*

Location ID/Subdivision . . : 281200 *ERROR*
PARCEL NUMBER : 179438.0915.
P.L.E. NUMBER : 179438-0915
Location address : 173 S 20TH AVE
Primary related party . . : BARRS, CAROL LYNN

Press Enter to continue.

Code	App	Date	Note	Text
RE#	LM	5/13/10	S	WAS RE#179299-0000
COND	BP	8/17/95	S	MASTER ADDRESS IS 173 20TH AVENUE SOUTH OTHER ADDRESSES INCLUDE: 125 SOUTH 20TH AVENUE, 1985 SOUTH 2ND STREET AND 1984 SOUTH 1ST STREET
VARI	BP	8/04/95	S	BOA#31-95 HEARD 8/1/95 FOR A SY OF 8' ILO 10FT REQ TO ALLOW FOR A 4-UNIT DWELLING. SEE MINUTES FOR OUTCOME

F2=Address F3=Exit F5=All notes F9=Parcel notes
F12=Cancel F13=Display description F16=Rel pty data F17=Subset

*Ref. BOA#
17-100047*

Ref. BOA#
17-100047

Public Hearing Mr. Sorensen opened a public hearing and asked if anyone present wished to speak either for or against this project. Seeing no one, he closed the public hearing.

Motion It was moved by Mr. Jolley and seconded by Mr. Corwin to approve the variance to allow a 10 foot by 102 foot residential driveway to be constructed with gravel or similar material.

Roll Call Roll call vote resulted in the following: Corwin, yes; DeLoach, yes; Jolley, yes; Kennedy, yes; Sorensen, no; motion carried 4 to 1.

Item #31-95 Ronald Hayward - 20th Avenue South between 1st & 2nd Street South - requested a variance to allow a side yard of 8 feet in lieu of 10 feet required to allow construction of a 4 unit dwelling.

Mr. Hayward was present and stated he wishes to build a 4 unit condominium and is requesting a 2 ft variance on the north side of the building.

Public Hearing Mr. Sorensen opened a public hearing and asked if anyone wished to speak either in favor of or against the project.

Steve Haerter Steve Haerter, 106 19th Avenue South, spoke in favor of the project.

He stated he lives next door to the property on the side where Mr. Hayward is requesting the variance.

He further stated since he is unable to prevent that property from being developed he feels this project is as acceptable as any other would be.

He would like to request that the Board make one stipulation to granting the variance. He would like to request that no heavy machinery such as air conditioners be placed on the side of the building where they have asked for the variance.

Wm. Slaughter William Slaughter, 2004 So. Ocean Drive, wrote a letter in opposition to the project.

He stated he feels that varying the City Building Code on a case by case basis is setting a bad precedent.

Discussion Mr. DeLoach asked how many stories were planned for the building and Mr. Hayward responded there would be 3 stories with the bottom story being a garage.

Mr. Jolley advised that since the property is in an area that is zoned residential multi-family, it would be developed sooner or later whether there is a variance required or not.

Motion Mr. Corwin moved to approve the variance with the stipulation that no machinery be located on the north side of the building. Mr. Jolley seconded the motion.

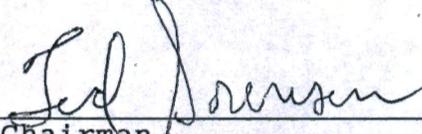
Roll Call Roll call vote resulted in all ayes.

Ref. POA#
17-100047

Minutes of Board of Adjustment Meeting,
held Tuesday, August 1, 1995

Adjournment

There being no further business coming before the Board,
Mr. Sorensen adjourned the meeting at 8:08 P.M.


Chairman

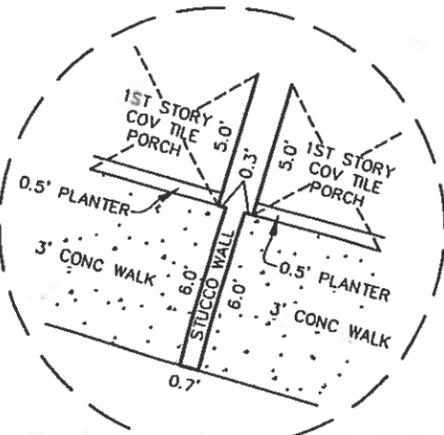
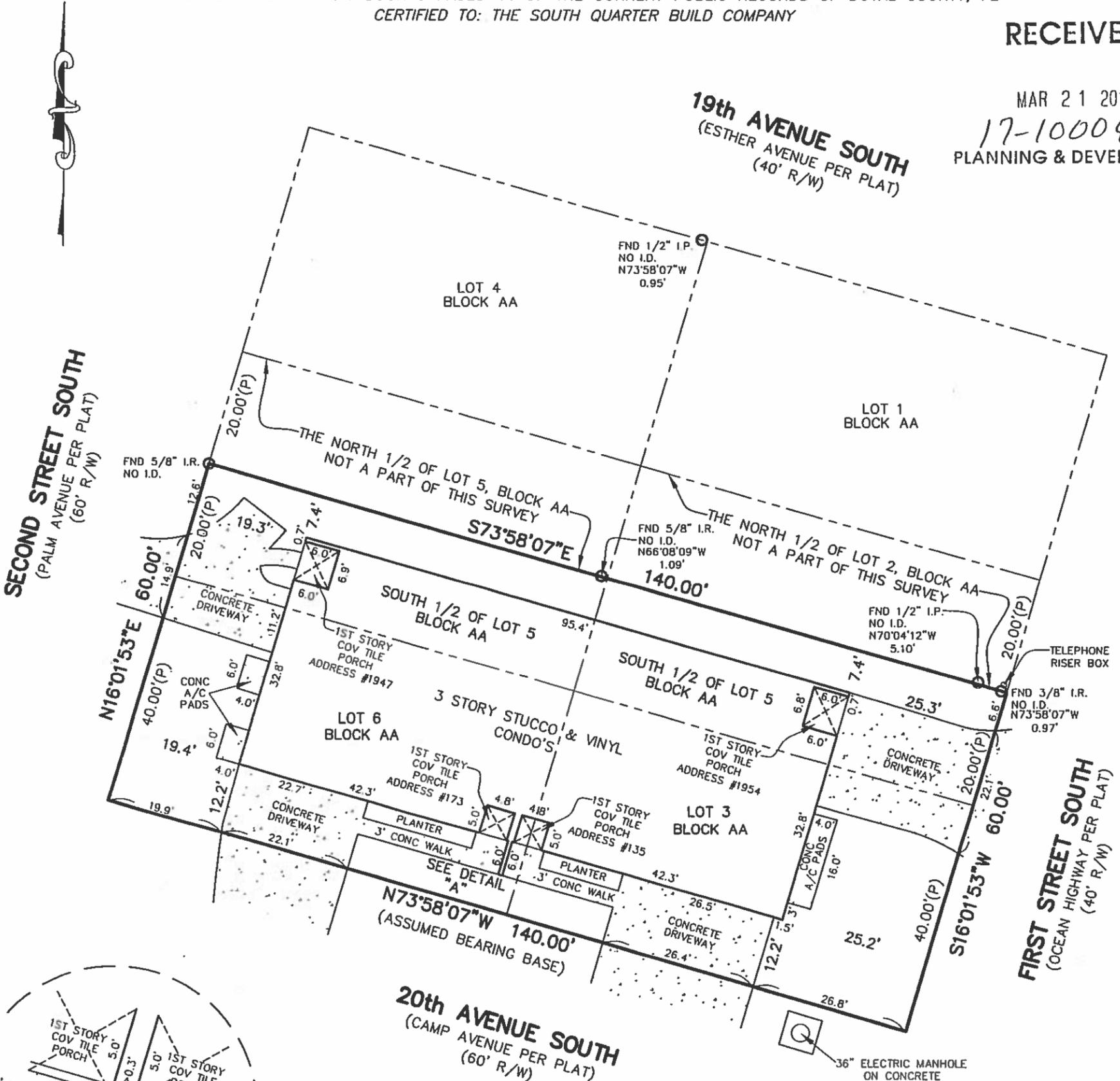
/lmw

**MAP SHOWING SPECIFIC PURPOSE SURVEY OF
LOTS 3, 6, AND THE SOUTH 1/2 OF LOTS 2 & 5,
BLOCK AA AS SHOWN ON MAP OF
PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC
CAMP GROUNDS**

AS RECORDED IN PLAT BOOK 9 PAGES 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL
CERTIFIED TO: THE SOUTH QUARTER BUILD COMPANY

RECEIVED

MAR 21 2017
17-100047
PLANNING & DEVELOPMENT



**DETAIL "A"
NOT TO SCALE**

NOTE:
THE SPECIFIC PURPOSE OF THIS SURVEY IS TO
SHOW IMPROVEMENTS ON PROPERTY.

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 LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0419H 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
ESM'T	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
C	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
EOW	EDGE OF WATER
TOB	TOP OF BANK
LB	LICENSED BUSINESS

SPECIFIC PURPOSE SURVEY ONLY - DOES NOT REPRESENT OR PURPORT TO SHOW
BOUNDARY LINES NOR IS IT BASED ON A FIELD RUN SURVEY

SCALE 1"=20'

DATE 03/17/2017

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR. No. 2647
MICHAEL A. PARRETT, No. 6643

STATE OF FLORIDA
3/21/17
FLORIDA REGISTERED SURVEYOR AND MAPPER

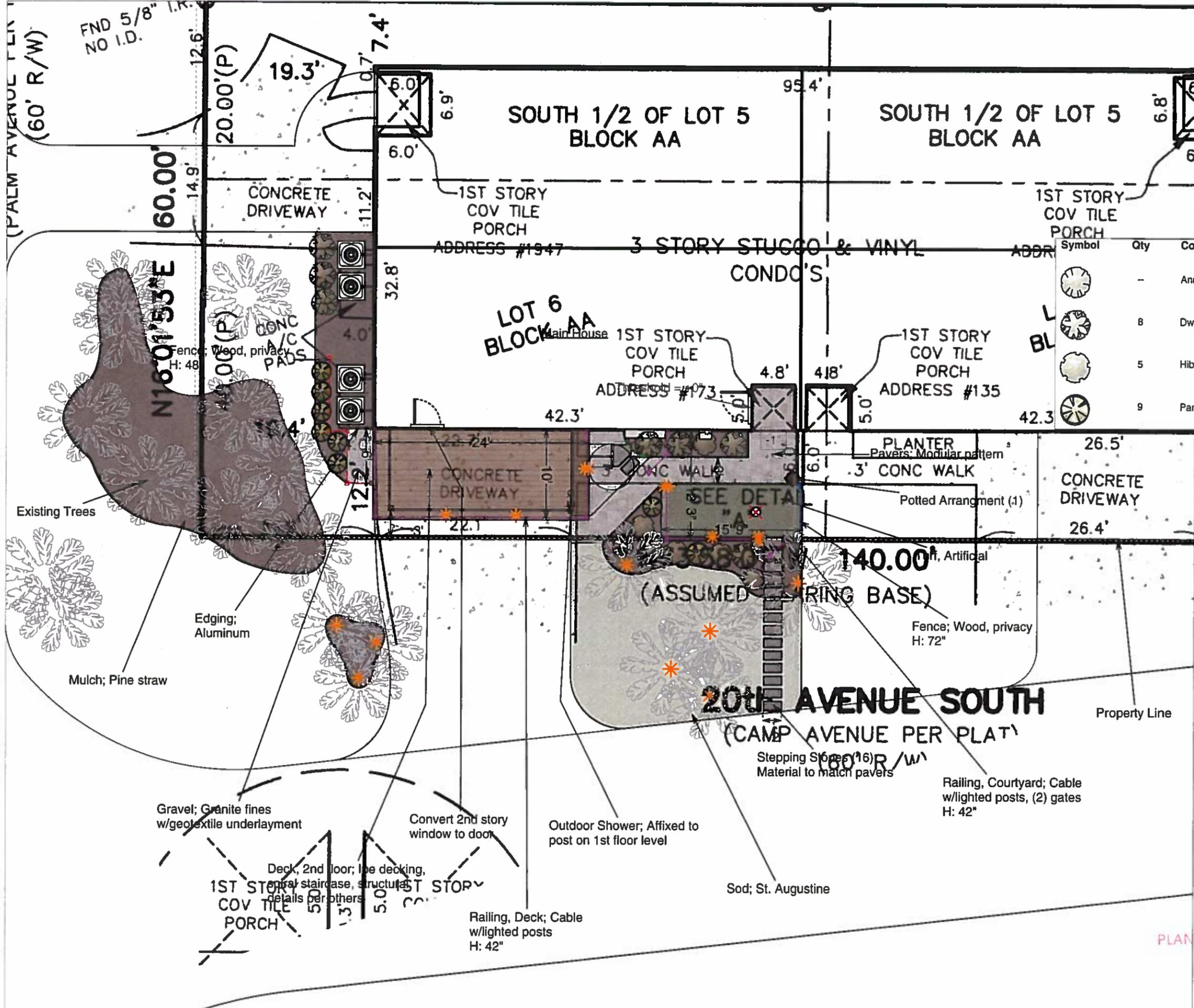




CASCADE

Outdoor Design

COMPANY NAME: Cascade Outdoor Design, LLC
ADDRESS: 1922 Felch Avenue, Jacksonville, FL
PHONE: 904-226-1183 | 904-469-8332
EMAIL: info@cascadeoutdoordesign.com
WEBSITE: www.cascadeoutdoordesign.com



Symbol	Qty	Common Name	Botanical Name	Container
(Symbol)	-	Annuals, Assorted	-	-
(Symbol)	8	Dwarf Schefflera	Schefflera arboricola 'Trinette'	3G
(Symbol)	5	Hibiscus, Hardy	Hibiscus spp	3G
(Symbol)	9	Panic Grass 'Heavy Metal'	Panicum virgatum 'Heavy Metal'	3G

- Edging: 8 l.f.
- Gravel: 73 s.f.
- Mulch: 774 s.f.
- Sod: 379 s.f.
- Turf, Artificial: 98 s.f.

HARDSCAPE Path/Steps: 34 s.f.
Pavers: 124 s.f.

RAILING Deck: 40 l.f.
Courtyard: 27 l.f.

FENCE 6': 6 l.f.
4': 19 l.f.

DECK Ipe decking: 240 s.f.

*All dimensions are approximate. Final measurements are to be provided by the contractor performing installation.

*All plants are subject to availability.
Indicates tree to be removed
Indicates suggested location of landscape light (17, including 9 on railing posts)

RECEIVED

MAR 21 2017

SCALE: 3/32" = 1'

PLANNING & DEVELOPMENT

Final Design 2/8/2017

CLIENT NAME: Barrs, Lynn and Jim
ADDRESS: 173 20th Avenue South
CITY/STATE/ZIP: Jacksonville Beach, FL 32250

artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception



RECEIVED

MAR 21 2017

ING & DEVELOPMENT

artistic conception




CASCADe
Outdoor Design

RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

Artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception



RECEIVED

MAR 21 2017

ING & DEVELOPMEN

artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception




CASCADe
Outdoor Design

RECEIVED

MAR 21 2017

PLANNING & DEVELOPME

artistic conception

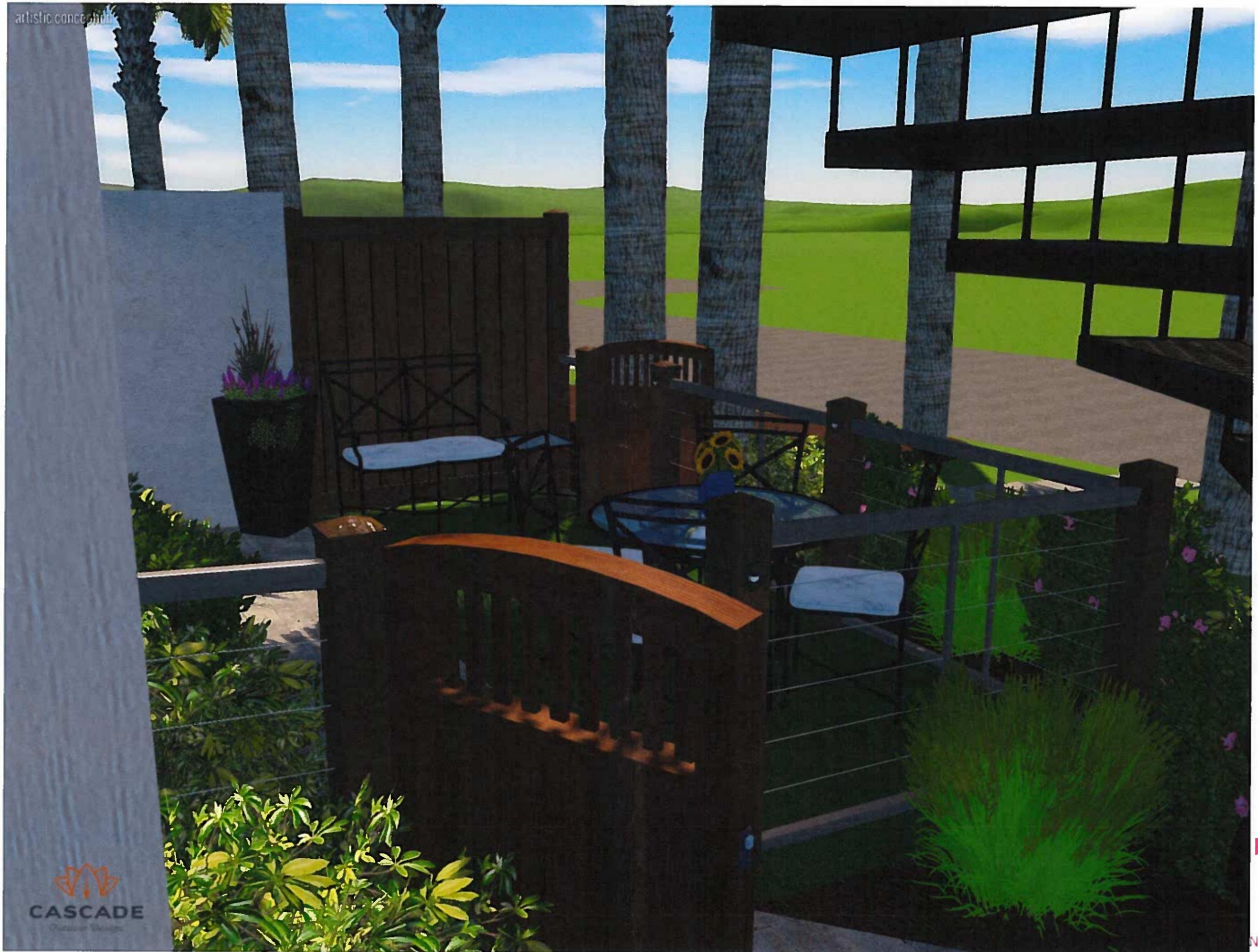


RECEIVED

MAR 21 2017

ING & DEVELOPMENT

artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT



RECEIVED

MAR 21 2017

ING & DEVELOPME

ARTS & CONSTRUCTION



RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception




CASCADE
Outdoor Design

RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

artistic conception

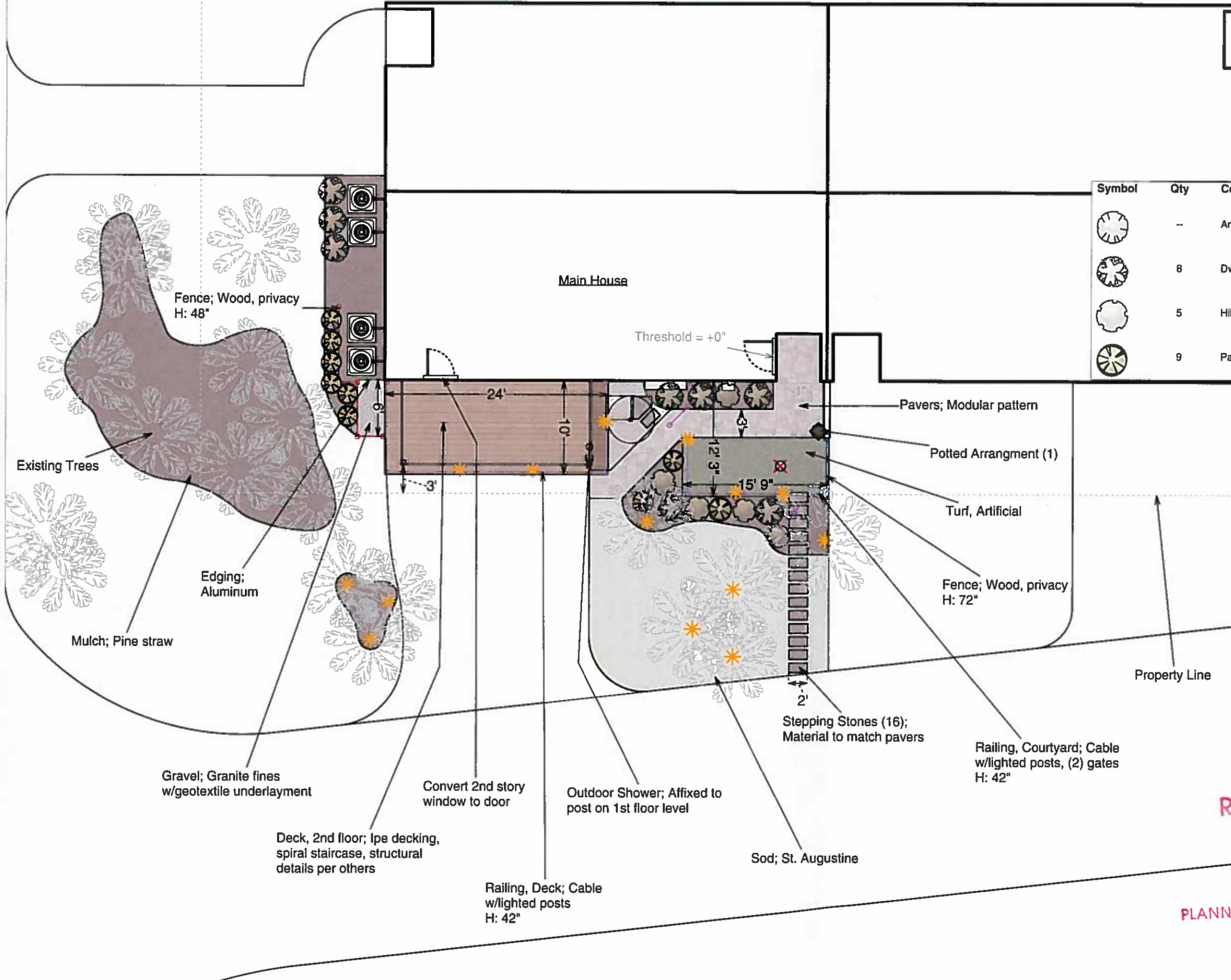


CASCADE

RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT



Symbol	Qty	Common Name	Botanical Name	Container
	--	Annuals, Assorted	--	--
	8	Dwarf Schefflera	Schefflera arboricola 'Trinette'	3G
	5	Hibiscus, Hardy	Hibiscus spp	3G
	9	Panic Grass 'Heavy Metal'	Panicum virgatum 'Heavy Metal'	3G

Edging: 8 l.f.
 Gravel: 73 s.f.
 Mulch: 774 s.f.
 Sod: 379 s.f.
 Turf, Artificial: 98 s.f.

HARDSCAPE Path/Steps: 34 s.f.
 Pavers: 124 s.f.

RAILING Deck: 40 l.f.
 Courtyard: 27 l.f.

FENCE 6': 6 l.f.
 4': 19 l.f.

DECK Ipe decking: 240 s.f.

*All dimensions are approximate. Final measurements are to be provided by the contractor performing installation.

*All plants are subject to availability.
 Indicates tree to be removed
 Indicates suggested location of landscape light (17, including 9 on railing posts)

SCALE: 3/32" = 1'

RECEIVED

MAR 21 2017

PLANNING & DEVELOPMENT

Final Design 2/8/2017

CLIENT NAME: Barrs, Lynn and Jim
 ADDRESS: 173 20th Avenue South
 CITY/STATE/ZIP: Jacksonville Beach, FL 32250