



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, May 16, 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 April 4, 2017

CORRESPONDENCE

OLD BUSINESS

a. Case Number: BOA 17-100038 **WITHDRAWN, May 2, 2017

Applicant: The Playgarden by the Sea

Owner: 219/221 8th Avenue South Realty Trust

Agent: Matthew Garner

Property Address: 219 and 221 South 8th Avenue

Parcel ID: 176070-0000

Current Zoning: C-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-377** for no additional parking, in lieu of three required spaces; to allow an addition to an existing daycare center (conversion of use of an existing detached garage), for property **located** at, 219 and 221 South 8th Avenue **legally described** as Lot 10, Block 73, *Pablo Beach South*.

Miscellaneous Info: No previous variance requests.

Notes:

NEW BUSINESS

a. Case Number: BOA 17-100048

Applicant/Owner: Jennie Dean and Albert Dean

Agent: Willard Dean

Property Address: 914 South 15th Avenue

Parcel ID: 176961-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2.**, for an easterly side yard of 6.9 feet, in lieu of 8.2 feet required; and side yards totaling 13.7 feet in lieu of 15 feet required; **34-337(e)(1)e.**, for lot coverage of 42% in lieu of 35% maximum, to allow an addition to an existing single family dwelling, for property **legally described** as Lot 3, Block 160, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes:

- b. Case Number: BOA 17-100049**
- Applicant: Richard Thompson
- Owner: Richard Thompson Corporation
- Property Address: 1250 Jacksonville Drive
- Parcel ID: 181396-0000
- Current Zoning: RS-1
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.2, for a northerly side yard of 9 feet, in lieu of 10 feet required; 34-336(e)(1)e., for 44% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property **legally described** as Lot 14, Block 14, *Ocean Terrace*.
- Miscellaneous Info: No previous variance requests.

Notes:

- c. Case Number: BOA 17-100050**
- Applicant: Richard Thompson
- Owner: Richard Thompson Corporation
- Property Address: 1250 Jacksonville Drive
- Parcel ID: 181396-0000
- Current Zoning: RS-1
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.2, for a northerly side yard of 5 feet, in lieu of 10 feet required; 34-336(e)(1)e., for 47% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property **legally described** as Lot 15, Block 14, *Ocean Terrace*.
- Miscellaneous Info: No previous variance requests.

Notes:

- d. **Case Number:** BOA 17-100051
 Applicant: Richard Thompson
 Owner: Richard Thompson Corporation
 Property Address: 1250 Jacksonville Drive
 Parcel ID: 181396-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-336(e)(1)c.2, for a southerly side yard setback of 5 feet, in lieu of 10 feet required; 34-336(e)(1)e., for 47% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property **legally described** as Lot 16, Block 14, *Ocean Terrace*.

 Miscellaneous Info: No previous variance requests.

Notes:

- e. **Case Number:** BOA 17-100052
 Applicant: Richard Thompson
 Owner: Richard Thompson Corporation
 Property Address: 1250 Jacksonville Drive
 Parcel ID: 181396-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-336(e)(1)c.2, for a northerly side yard of 5 feet, in lieu of 10 feet required; 34-336(e)(1)e., for 47% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property **legally described** as Lot 17, Block 14, *Ocean Terrace*.

 Miscellaneous Info: No previous variance requests.

Notes:

- f. **Case Number:** **BOA 17-100053**
 Applicant: Kristin Scheurer
 Owner: Bottom Line Ventures Inc.
 Agent: Timothy Millard
 Property Address: 1330 North 2nd Avenue
 Parcel ID: 177710-0010
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-336(e)(1)e., for 37% lot coverage, in lieu of 35% maximum; to allow for a pool and deck addition to a proposed single-family dwelling, for property **legally described** as Lot 15, Block 3, *Pine Grove Unit 1, Subdivided*.

 Miscellaneous Info: One previous variance request (BOA# 19-88).

Notes:

- g. **Case Number:** **BOA 17-100054**
 Applicant/Owner: Nicholas Altenburger
 Property Address: 402 North 9th Avenue
 Parcel ID: 174454-0000
 Current Zoning: RM-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-339(e)(4)c.1, for a front yard of 4.4 feet, in lieu of 20 feet required; 34-339(e)(1)f., for 68% lot coverage, in lieu of 65% maximum; to allow for a deck addition to an existing townhouse dwelling unit, for property **legally described** as Lot 1, less the west 61.56 feet, Block 95, *Florida Land Investment Company's and Pablo Beach Improvement Company's Replat*.

 Miscellaneous Info: Three previous variance requests (BOA# 10-98, BOA# 12-99, BOA# 93-98 noted in the system as 5-6-1999, no document found and two Conditional Use applications (PC# 11-88 no document found and PC# 38-88).

Notes:

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, June 6, 2017**. There are six (6) 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, April 4, 2017, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairperson John Moreland.

Roll Call

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

Alternates:

Francis Reddington
Chase Sams

Ex-parte Communications

None

Correspondence

Mr. Moreland noted that there were letters that would be read when that agenda item was addressed.

Approval of Minutes

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

- Board of Adjustment meeting held on January 18, 2017
- Board of Adjustment meeting held on February 7, 2017
- Board of Adjustment meeting held on February 21, 2017

NEW BUSINESS:

(A) Case Number: BOA 17-100025

This case was continued indefinitely until the necessary documentation from the Florida Department of Transportation is received by the applicant. Mr. Mann advised the applicant would be responsible for the postage for the revised public hearing.

(B) Case Number: BOA 17-100028

Name of Applicant: Peter and Patricia Gayle Lafser

Property Address: 3507 South 1st Street

Motion to Approve: It was moved by Mr. Buck, and seconded by Mr. Truhlar, to approve a request for side yards of 7.5 feet each, in lieu of ten feet required; for 46% lot coverage, in lieu of 35% maximum; and for a 2.5-foot setback for an accessory structure, in lieu of five feet required; to allow construction of a new single-family dwelling.

Applicant: The applicant, Peter Lafser, 2610 Sims Cove Lane, Jacksonville, stated the hardship is that the lot is nonconforming in width and size and they would like to build a home to suit their needs. The new single-family residence would fit within the same footprint as the current 60-year old structure that will be replaced. He is requesting the variance for the side setbacks.

Public Hearing:

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

Discussion:

Mr. Buck stated that they couldn't do much better than using the same footprint as the current dwelling.

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

(C) Case Number: BOA 17-100029

Name of Applicant: Robert A. and Debra L. Brinker

Property Address: 231 North 19th Avenue

Motion to Approve: It was moved by Mr. Buck, and seconded by Mr. Truhlar, to approve a request for a front yard setback of 17.5 feet, in lieu of 20 feet required; for an easterly side yard of 7.5 feet, in lieu of ten feet required; for a rear yard setback of 14.9 feet, in lieu of 30 feet required; for an accessory structure (pool deck) setback of zero feet, in lieu of five feet required; to allow construction of a new dwelling unit and pool, to replace an existing dwelling unit on a multi-family use property.

Applicant: The applicant, Debra L. Brinker, 4853 Registry Walk, Kennesaw, Georgia, stated that there is an existing duplex on the property and another

dwelling. She wants to leave the duplex and demolish the other structure and build there. She stated that variance is needed for the egress to be on North 19th Avenue. Mr. Buck asked if the zero-foot setback request was for the proposed ten-foot by eight-foot dipping pool. Ms. Brinker confirmed this and added it does not include the pool deck. Mr. Truhlar commented that the zero-foot setback request caused him concerns.

Mr. Reddington stated he also had concerns with the zero-foot setback and the pool being on the property line.

Public Hearing:

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

Discussion:

Mr. Buck stated he did not see the need for 17.5 feet between the two structures. If it is pushed back to 15 feet, there would be plenty of room, and there would be ten feet on that side.

Mr. Mann advised that the Board could strike the 7.5-foot easterly side yard and zero-foot rear yard setback requests. He added that the applicant could essentially build the structure, but they would have to respect the side yard setback and the five-foot rear yard setback for the pool and pool deck.

Amended Motion: It was moved by Mr. Buck, and seconded by Mr. Truhlar, to approve a request for a front yard setback of 17.5 feet, in lieu of 20 feet required; and for a rear yard setback of 14.9 feet, in lieu of 30 feet required; to allow construction of a new dwelling unit and pool, replacing an existing dwelling unit on a multi-family use property.

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

(D) Case Number: BOA 17-10030

Name of Applicant: William Moneyhun

Property Address: 132 South 2nd Avenue

Motion to Approve: It was moved by Mr. Buck, and seconded by Mr. Truhlar, to approve a request for a front yard setback of zero feet in lieu of 20 feet required, to ratify an existing nonconforming deck of an existing structure.

Applicant: The applicant's representative, Lloyd S. Hendry, 7262 Coligny Road, Jacksonville, stated the applicant had a removable deck on the front of the home

that was not secured to the ground.

Mr. Mann reported that during the initial field work for a City infrastructure project, the owner was notified that a variance was needed for the existing deck that the applicant had recently rebuilt as it crossed the front property line. The previous deck was being slowly rebuilt by the owner and validation is needed for reconstruction of the nonconforming deck.

If this agenda item is approved, a right-of-way permit would also be needed from the Public Works Department for the portion of the deck located on the right-of-way.

Public Hearing:

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

The applicant submitted a letter explaining his absence from the meeting.

Discussion:

Mr. Mann explained the applicant stressed the removability component for the benefit of Public Works should the applicant need to obtain the right-of-way permit from that department.

Mr. Moreland stated he walks by this property and the deck is partitioned off by shrubbery. He added that the Board does ratify nonconforming aspects of properties. Mr. Truhlar agreed as long as the motion includes no additions.

Amended Motion: It was moved by Mr. Truhlar, and seconded by Mr. Reddington, to approve a request for a front yard setback of zero feet in lieu of 20 feet required, to ratify an existing nonconforming deck of an existing structure, limited to as presented and shown.

Roll Call Vote: Ayes – Reddington, Sams, Truhlar, and Moreland.
Nays – Buck.
The amended motion was approved 4-1.

(E) Case Number: BOA 17-100031

Name of Applicant: New Atlantic Builders, Inc

Property Address: 687 South 12th Avenue

Motion to Approve: It was moved by Mr. Buck, and seconded by Mr. Truhlar, to approve a request for lot coverage of 44.5% in lieu of 35% maximum, to allow a swimming pool and deck addition to a single-family dwelling

Applicant: The applicant's agent, Stephen B. Williams, 3731 Duval Drive, Jacksonville Beach, stated the lot in question is zoned RS-3 and is required to have 60 feet of building width, and the proposed structure is only 50 feet.

Mr. Williams added that a previous variance was granted (BOA#16-100165) for 39.8% lot coverage and the same regulations would apply in this case. He stated the deck around the pool was minimized, and a ribbon driveway will be used.

Mr. Reddington asked about the size of the pool. Mr. Williams answered that it is 20 feet wide and 30 feet long. He then brought to the Board's attention three previous cases (BOA 13-100039, 14-100204, and 14-100208) where conforming lots were granted variances.

Public Hearing:

Robert Bartlett, 634 11th Avenue South, Jacksonville Beach, is opposed to the application and was unable to attend the meeting.

Mr. Moreland read an email received from Theresa Bartlett, 634 11th Avenue South, Jacksonville Beach, stating her opposition to the application.

Catherine Joura, 632 11th Avenue South, Jacksonville Beach, stated she lives within 300 feet of the property in question. She added her concerns are the lack of percolation and the risk of flooding. She stated the proposed pool area is more than half of the length of the house. She added this seems excessive. She requested that the Board deny request.

Mary Joura, 636 11th Avenue South, Jacksonville Beach, stated that her house is directly behind the property. She commented she is against the variance and added there was not enough room for the pool.

Mr. Williams responded that the decking for the pool is what is in question. He understands their concerns, and this is a minimal deck request. He added that the requirements for drainage are such that this is not an issue.

Discussion:

Mr. Reddington stated that if the pool were smaller, the lot coverage would be smaller.

Mr. Buck stated the applicant is asking for the minimal amount on the length and width of the pool.

Mr. Moreland added that he has concerns that the lot coverage issue would be a hardship if it was an undersized lot, but it is a minimal decking request.

Board of Adjustment Meeting
Tuesday, April 4, 2017

Roll Call Vote: Ayes –Sams, Truhlar, Buck, and Moreland.
Nays –Reddington.
The motion was approved 4-1.

Planning Directors Report

Mr. Moreland stated the next meeting would be April 18 and there will be a workshop after the May 2 meeting.

Adjournment

There being no further business coming before the Board, the meeting adjourned at 8:00 P.M.

Submitted by: Catherine Ponson
Assistant City Clerk

Approval:

Chairman

Date: _____



APPLICATION FOR VARIANCE

BOA No. 17-100048
HEARING DATE 5-16-17

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

MAR 24 2017

APPLICATION INFORMATION

Applicant Name: Jennie dean and Albert dean
Mailing Address: 914 15th Ave S., Jacksonville Beach, 32250

PLANNING & DEVELOPMENT

Telephone: 904/595-8083
E-Mail: _____

Agent Name: Willard Dean
Mailing Address: 3512 Cesery Blvd.

Telephone: 904-545-1268
E-Mail: _____

Landowner Name: Same as above
Mailing Address: _____

Telephone: _____
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.

Ret# 176961-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 914 S 15TH AVE JACKSONVILLE, FL 32250

Legal description of property (Attach copy of deed): 8-13 04-3S-29E .143 OCEANSIDE PARK LOT 3 BLK 160

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). See attached doctor's letter

Physical restrictions require special construction

Applicant's Signature: Jennie Dean Date of Application: 3-24-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: _____

CODE SECTION (S): 34-337(e)(1) c2 for an easterly side yard of 6.9', in lieu of 8.2' required and side yards totaling 13.7', in lieu of 15' required;

34-337(e)(1) e. for lot coverage of 42%, in lieu of 35% maximum, to allow an addition to an easterly single family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100048

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation RECEIVED
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.		MAR 24 2017 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	YES	EXISTING LOT OF RECORD
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	OTHERS HAVE RECEIVED SIMILAR VARIANCES
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	SAME AS ABOVE
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	SAME AS ABOVE

3-30-2017
To The City of Jax Beach,

I Jennie Dean home owner
at address 914-15th ave. So.

Jax Bch Fla 32250 give my
permission for Willard Dean
to speak for us at the Variance
hearing for Handicap Construction
on said home.

Thank you,

Jennie Dean

STATE of FLORIDA, County of DUVAL

The foregoing instrument was acknowledged before me this 30th day of March, 2017 by
Jennie Dean, who

is personally known to me or who produced a FLDL as identification, regarding the
attached instrument described as Authorization letter, and to whose signature this
notarization applies.

Catherine Martinich
Notary Public Signature

CATHERINE MARTINICH
Notary Public Printed Name

This form pursuant to Florida Statutes §695.25(1), §117.05(13)(b)



SEAL ABOVE



First Coast Neurosciences

Erin G. Doty, MD

Steven A. Toenjes, MD

Meredith Hawthorne, PA-C · Amy Toenjes, ARNP

7807 Baymeadows Rd East, Suite 401 · Jacksonville, FL 32256

Phone 904-730-3689 Fax 904-730-3688

firstcoastneurosciences.com

RECEIVED

Date: 02/17/2017

MAR 1 2017
17-100048
PLANNING & DEVELOPMENT

To Whom It May Concern:

Patient, Albert Dean (DOB: 02/23/1928), is seen regularly by our office for his medical condition. Due to his medical condition, he is unable to walk/stand without the aid of a walker or wheelchair at all times. Patient's limited mobility and need for these assistance devices requires his living arrangement to be a wheelchair accessible bedroom and bathroom.

Sincerely,

MEREDITH HAWTHORNE, PA-C

RECEIVED

MAR 24 2017
17-100048
PLANNING & DEVELOPMENT

PREPARED BY:
Joshua J. Tejes
1309 St. Johns Bluff Road North
Suite 105
Jacksonville, Florida 32225
Phone: (904) 642-2040
Fax: (904) 642-2041

RETURN TO GRANTEE:

Parcel ID No: 176903-0000

Quit Claim Deed

Made November 3, 2010 A.D. by, Albert F. Dean and Jennie Dean, husband and wife whose post office address is: 108 Riverside Avenue, Satsuma, Florida 32216 hereinafter called the grantor, to Albert F. Dean and Jennie Dean, Trustees of the Albert F. Dean and Jennie C. Dean Living Trust whose post office address is: 108 Riverside Avenue, Satsuma, Florida 32216 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, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Duval County, Florida, viz:

LOT 3, BLOCK 160, OCEANSIDE PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

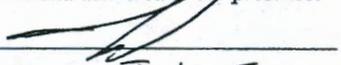
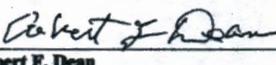
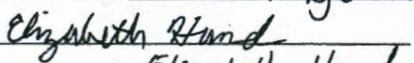
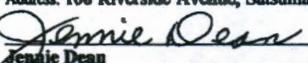
Property Address: 914 15th Avenue South, Jacksonville Beach, Florida 32250

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in my presence:

		(Seal)
Witness Printed Name: <u>Joshie Tejes</u>	Albert F. Dean	Address: 108 Riverside Avenue, Satsuma, Florida 32216
		(Seal)
Witness Printed Name: <u>Elizabeth Hand</u>	Jennie Dean	Address: 108 Riverside Avenue, Satsuma, Florida 32216

State of Florida
County of Duval

The foregoing instrument was acknowledged before me November 3, 2010, by Albert F. Dean and Jennie Dean who are personally known to me or who has produced valid driver's license as identification.


Notary Public
Print Name: Heidi Schreck
My Commission Expires: _____



HEIDI SCHRECK
Notary Public, State of Florida
My Comm. Expires July 28, 2013
Commission No. DD 891231
Bonded thru Troy Fain Ins. 800-385-7019

DEAN ALBERT F AND JENNIE C TRUST
 914 S 15TH AVE
 JACKSONVILLE, FL 32250
DEAN ALBERT F
DEAN JENNIE

Primary Site Address
 914 S 15TH AVE
 Jacksonville Beach FL 32250

Official Record Book / Page
 15432-00155

Title #
 9504

MAR 24 2017

17-100048

914 S 15TH AVE
 Property Detail

RE #	176961-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03205 OCEANSIDE PARK
Total Area	6236

Value Summary

Value Method	2016 Certified	2017 In Progress
CAMA	CAMA	CAMA
Total Building Value	\$56,391.00	\$52,285.00
Extra Feature Value	\$2,084.00	\$2,084.00
Land Value (Market)	\$135,000.00	\$165,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$193,475.00	\$219,369.00
Assessed Value	\$174,364.00	\$178,025.00
Cap Diff/Portability Amt	\$19,111.00 / \$0.00	\$41,344.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$124,364.00	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

Assessed Value	\$178,025.00
Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00
Taxable Value	\$128,025.00

SJRWMD/FIND Taxable Value

Assessed Value	\$178,025.00
Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00
Taxable Value	\$128,025.00

School Taxable Value

Assessed Value	\$178,025.00
Homestead (HX)	-\$25,000.00
Taxable Value	\$153,025.00

Sales History

Book / Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15432-00155	11/3/2010	\$100.00	QC - Quit Claim	Unqualified	Improved
15412-01968	10/20/2010	\$100.00	QC - Quit Claim	Unqualified	Improved
06369-02101	6/29/1987	\$25,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRWR2	Garage/Util Bdg Wood	1	20	20	400.00	\$2,084.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-2	50.00	125.00	Common	1.00	Lot	\$165,000.00

Legal

LN	Legal Description
1	8-13 04-3S-29E .143
2	OCEANSIDE PARK
3	LOT 3 BLK 160

Buildings

Building 1

Building 1 Site Address
 914 S 15TH AVE Unit
 Jacksonville Beach FL 32250

Building Type	0101 - SFR 1 STORY
Year Built	1958
Building Value	\$52,285.00

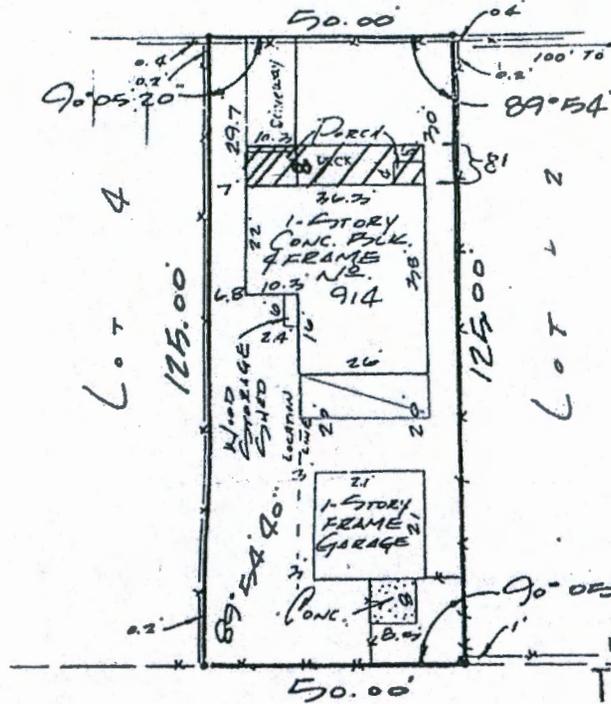
Type			
------	--	--	--

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile

--	--	--

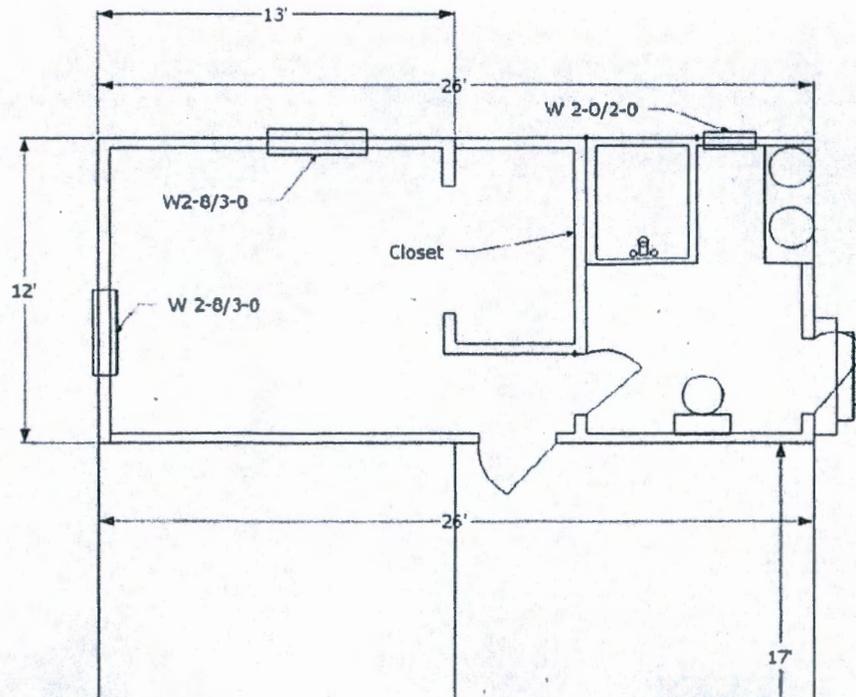
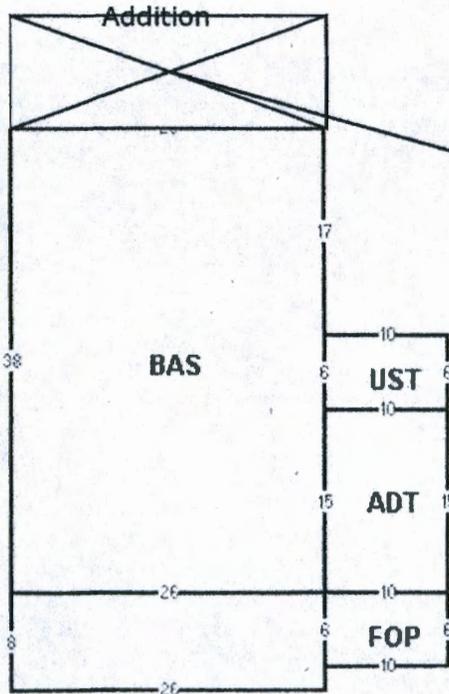
15th AVENUE
 (BORROW of FORMERLY ESCAM)

Dean Addition
 914 15th Ave South
 Jacksonville Beach FL
 RE 176961-0000
 Bracey Building Contractors



RECEIVED

MAR 24 2017
 17-100048
 PLANNING & DEVELOPMENT





APPLICATION FOR VARIANCE

BOA No. 17-100049
HEARING DATE 5-16-2017

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
APR - 3 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Richard Thompson Telephone: 904 613 2276
 Mailing Address: 408 15th AV. South E-Mail: RT@ThompsonOceanic.com
JAY Bch FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Richard Thompson Corporation Telephone: SAME
 Mailing Address: 1171 Beach Blvd. Jacksonville E-Mail: _____
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: 1250 Jacksonville Drive, Jay Bch
 Legal description of property (Attach copy of deed): Lot 14, 15, 16 + 17 Ocean Terrace Bk10, P
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary).
SUBSTANDARD LOT SIZE
SUBSTANDARD LOT WIDTH

Applicant's Signature: [Signature] Date of Application: 4/3/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 34-336(EX) C-2 for a northerly side yard of 9', in lieu of 10' required;
(EX) E. for 44% lot coverage, in lieu of 35% maximum.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100049

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

APR - 3 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.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	Substandard Lot Size Substandard Lot width
Special circumstances and conditions do not result from the actions of the applicant.	yes	plated Lot of Record is non conforming
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	many Variances of the same have been granted in this 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.	no	many Variances of the same have been granted because 35' FT wide Home LAYOUT more efficiently
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	need 35 FT wide for garage, front door, stair way & living room.
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.		no negative drainage will be incurred

Begin forwarded message:

From: Nancy McAlum <NMcalum@jaxrelaw.com>
Date: April 11, 2017 at 2:43:17 PM EDT
To: "rt@thompsonoceanic.com" <rt@thompsonoceanic.com>
Subject: Jacksonville Drive

Recorded deed attached - will send copies of the other docs to you and Tripp shortly.

Thanks and take care!

Briley & Deal, LLC Attorneys at Law

Nancy A. McAlum

Paralegal

Email: nmcalum@jaxrelaw.com

Phone: 904-285-5299 ext 103 Fax: 904-285-1640

2215 Third Street South, Suite 101, Jacksonville Beach, FL 32250

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
2215 Third Street, South, Suite 101
Jacksonville Beach, Florida 32250
File No. 17-0058

RECORDED ELECTRONICALLY	
ID: 2017081834	County: Duval
Date: 4/10/17	Time: 10:03 AM
www.simplifile.com 800.460.5657	

OR Book 17940 page 532

General Warranty Deed

Made this 7th of April, 2017, by **Margaret Elaine Potter nka Margaret Elaine Richard, a married woman conveying non-homestead property**, hereinafter called the grantor, to **Richard Thompson Corporation, a Florida corporation**, whose post office address is: 1171 Beach Blvd., 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 \$707,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida**, viz:

Lot (s) 14, 15, 16 & 17, Block 14, Ocean Terrace, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 2, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 181396-0000

Subject To taxes subsequent to December 31, 2016, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

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

RECEIVED

APR 11 2017
17-100049
PLANNING & DEVELOPMENT

of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

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:

Jayne Young
Witness Printed Name JAYNE YOUNG

Margaret Elaine Potter Richard (Seal)
Margaret Elaine Potter nka Margaret Elaine Richard
Address: 12519 Sun Palm Drive
Jacksonville, Florida 32225

Nancy A McAlum
Witness Printed Name Nancy A McAlum

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 7th day of April, 2017, by Margaret Elaine Potter nka Margaret Elaine Richard, a married woman conveying non-homestead property, who () is personally known to me or who () has produced a driver's license as identification.

Nancy A McAlum
Notary Public



RECEIVED

APR 11 2017
17-100049

PLANNING & DEVELOPMENT

MAP OF SURVEY

LOTS 14, 15, 16 AND 17, BLOCK 14, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOT COVERAGE CALCULATIONS

LOTS 17, 16, 15
LOT 50 X 133
HOUSE FOOT PRINT TO INCLUDE:

BUILDING ENVELOPE	35 X 76	2660 SF
LESS SECTION "A"	15 X 7	-105 SF
WALKS	3 X 10	30 SF
A/C PAD	3 X 4	12 SF
DRIVEWAY	18 X 25	450 SF
TOTAL IMPERVIOUS SF		3047 SF

IMPERVIOUS LOT COVERAGE %

45.82%

LOT COVERAGE CALCULATIONS

LOT 14 (CORNER LOT)
LOT 55 X 133
HOUSE FOOT PRINT TO INCLUDE:

BUILDING ENVELOPE	35 X 78	2730 SF
LESS SECTION "A"	15 X 7	-105 SF
WALKS	3 X 10	30 SF
A/C PAD	3 X 4	12 SF
DRIVEWAY	25 X 18	450 SF
TOTAL IMPERVIOUS SF		3117 SF

IMPERVIOUS LOT COVERAGE %

42.61%

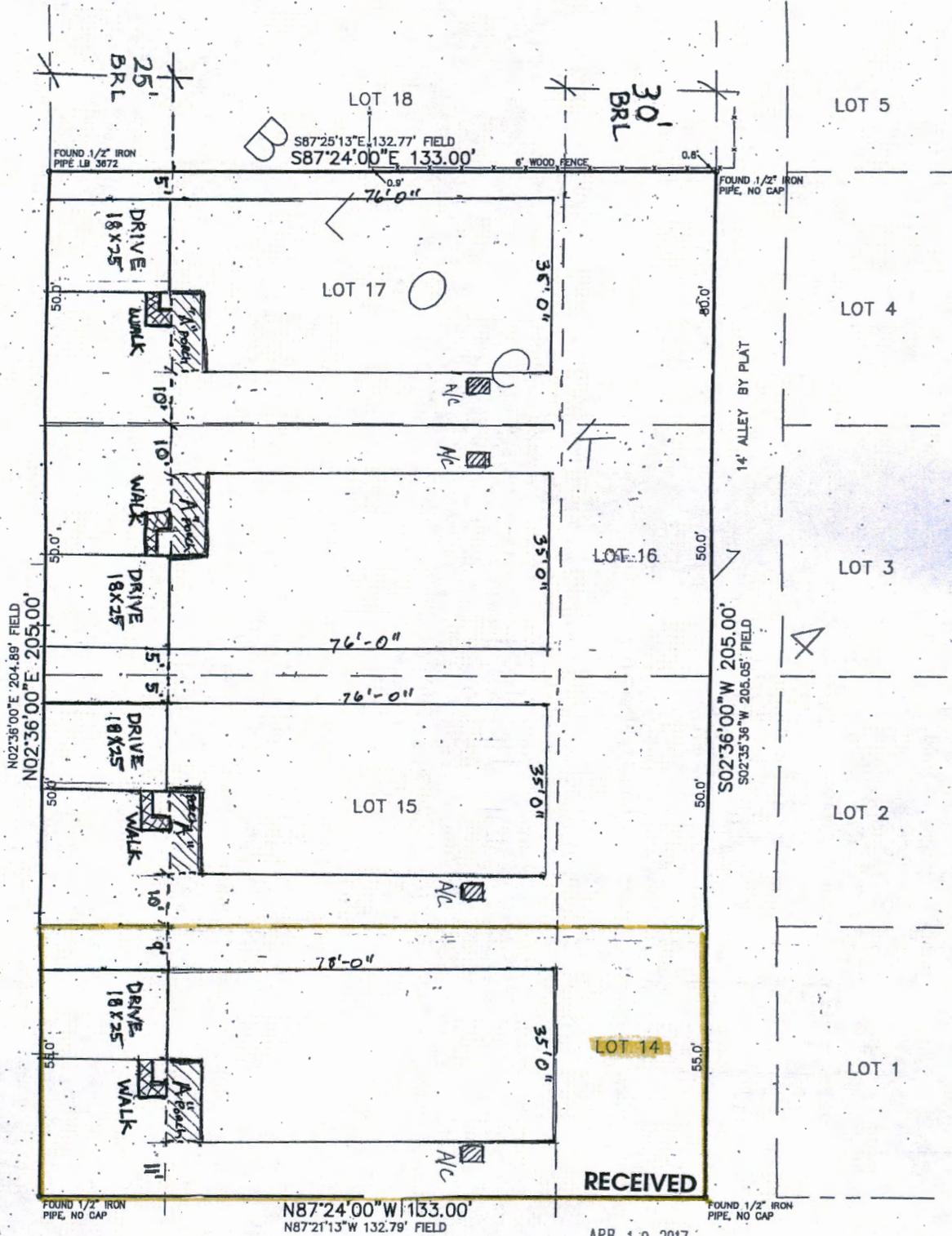
RECEIVED

APR 10 2017

PLANNING & DEVELOPMENT



GRANDE BOULEVARD
50' RIGHT OF WAY PAVED PUBLIC ROAD



RECEIVED

APR 10 2017



APPLICATION FOR VARIANCE

BOA No. 17-100050

HEARING DATE 5-16-17

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

APR - 3 2017

APR - 3 2017

RECEIVED

APPLICANT INFORMATION

Applicant Name: Richard Thompson Telephone: 904 613 2276
 Mailing Address: 408 15th AV. South E-Mail: RT@ThompsonOceanic.com
JAY Bch FL 32250

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

Landowner Name: Richard Thompson Corporation Telephone: Same
 Mailing Address: 1171 Beach Blvd. E-Mail: _____
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.

Re # 181396-0000 LOT 15

VARIANCE DATA

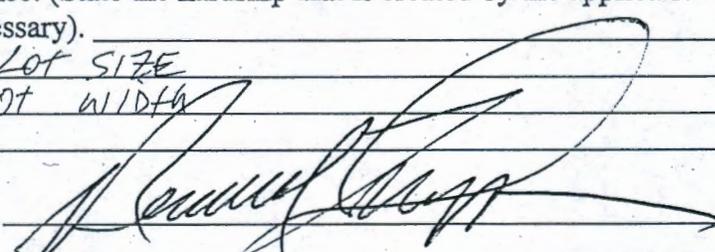
Street address of property and/or Real Estate Number: 1250 Jacksonville Drive, Jay Bch

Legal description of property (Attach copy of deed): Lot 14, 15, 16 + 17 Ocean Terrace Bk 10,

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary).

SUBSTANDARD LOT SIZE

SUBSTANDARD LOT WIDTH

Applicant's Signature:  Date of Application: 4/3/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: R5-1 FLOOD ZONE: X

CODE SECTION (S): 34-336 EXUC-2 for a northerly side yard of 5', in lieu of 10' required;
(e)(1) for 47% lot coverage, in lieu of 35% maximum;
to allow construction of a new single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100050

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.

APR - 3 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.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	Substandard Lot Size Substandard Lot width
Special circumstances and conditions do not result from the actions of the applicant.	yes	Plated Lot of Record is non conforming
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	many Variances of the same have been granted in this 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.	no	many Variances of the same have been granted because 35' FT wide Home LAYOUT more efficiently
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	need 35 FT wide for garage, front door, stair way & living room.
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.		no negative Drainage will be incurred

Begin forwarded message:

From: Nancy McAlum <NMcAlum@jaxrelaw.com>
Date: April 11, 2017 at 2:43:17 PM EDT
To: "rt@thompsonoceanic.com" <rt@thompsonoceanic.com>
Subject: Jacksonville Drive

Recorded deed attached - will send copies of the other docs to you and Tripp shortly.

Thanks and take care!

Briley & Deal, LLC Attorneys at Law

Nancy A. McAlum

Paralegal

Email: nmcalum@jaxrelaw.com

Phone: 904-285-5299 ext 103 Fax: 904-285-1640

2215 Third Street South, Suite 101, Jacksonville Beach, FL 32250

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
2215 Third Street, South, Suite 101
Jacksonville Beach, Florida 32250
File No. 17-0058

RECORDED ELECTRONICALLY	
ID: 2017081834	County: Duval
Date: 4/10/17	Time: 10:03 AM
simplifile www.simplifile.com 800.460.5657	

OR Book 17940 page 532

General Warranty Deed

Made this 7th of April, 2017, by Margaret Elaine Potter nka Margaret Elaine Richard, a married woman conveying non-homestead property, hereinafter called the grantor, to Richard Thompson Corporation, a Florida corporation, whose post office address is: 1171 Beach Blvd., 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 \$707,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot (s) 14, 15, 16 & 17, Block 14, Ocean Terrace, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 2, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 181396-0000

Subject To taxes subsequent to December 31, 2016, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

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

RECEIVED

APR 11 2017
17-100049
PLANNING & DEVELOPMENT

of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

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:

Jayne Young
Witness Printed Name JAYNE YOUNG

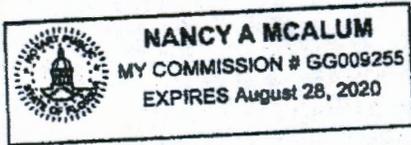
Nancy A McAlum
Witness Printed Name Nancy A McAlum

Margaret Elaine Potter Richard (Seal)
Margaret Elaine Potter nka Margaret Elaine Richard
Address: 12519 Sun Palm Drive
Jacksonville, Florida 32225

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 7th day of April, 2017, by Margaret Elaine Potter nka Margaret Elaine Richard, a married woman conveying non-homestead property, who () is personally known to me or who () has produced a driver's license as identification.

Nancy A McAlum
Notary Public



RECEIVED

APR 11 2017
17-100049

PLANNING & DEVELOPMENT

MAP OF SURVEY

LOTS 14, 15, 16 AND 17, BLOCK 14, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOT COVERAGE CALCULATIONS

LOTS 17, 16, 15		
LOT	50 X 133	6650 SF
HOUSE FOOT PRINT TO INCLUDE:		
BUILDING ENVELOPE	35 X 76	2660 SF
LESS SECTION "A"	15 X 7	-105 SF
WALKS	3 X 10	30 SF
A/C PAD	3 X 4	12 SF
DRIVEWAY	18 X 25	450 SF
TOTAL IMPERVIOUS SF		3047 SF
IMPERVIOUS LOT COVERAGE %		45.82%

LOT COVERAGE CALCULATIONS

LOT 14 (CORNER LOT)		
LOT	55 X 133	7315 SF
HOUSE FOOT PRINT TO INCLUDE:		
BUILDING ENVELOPE	35 X 78	2730 SF
LESS SECTION "A"	15 X 7	-105 SF
WALKS	3 X 10	30 SF
A/C PAD	3 X 4	12 SF
DRIVEWAY	25 X 18	450 SF
TOTAL IMPERVIOUS SF		3117 SF
IMPERVIOUS LOT COVERAGE %		42.61%

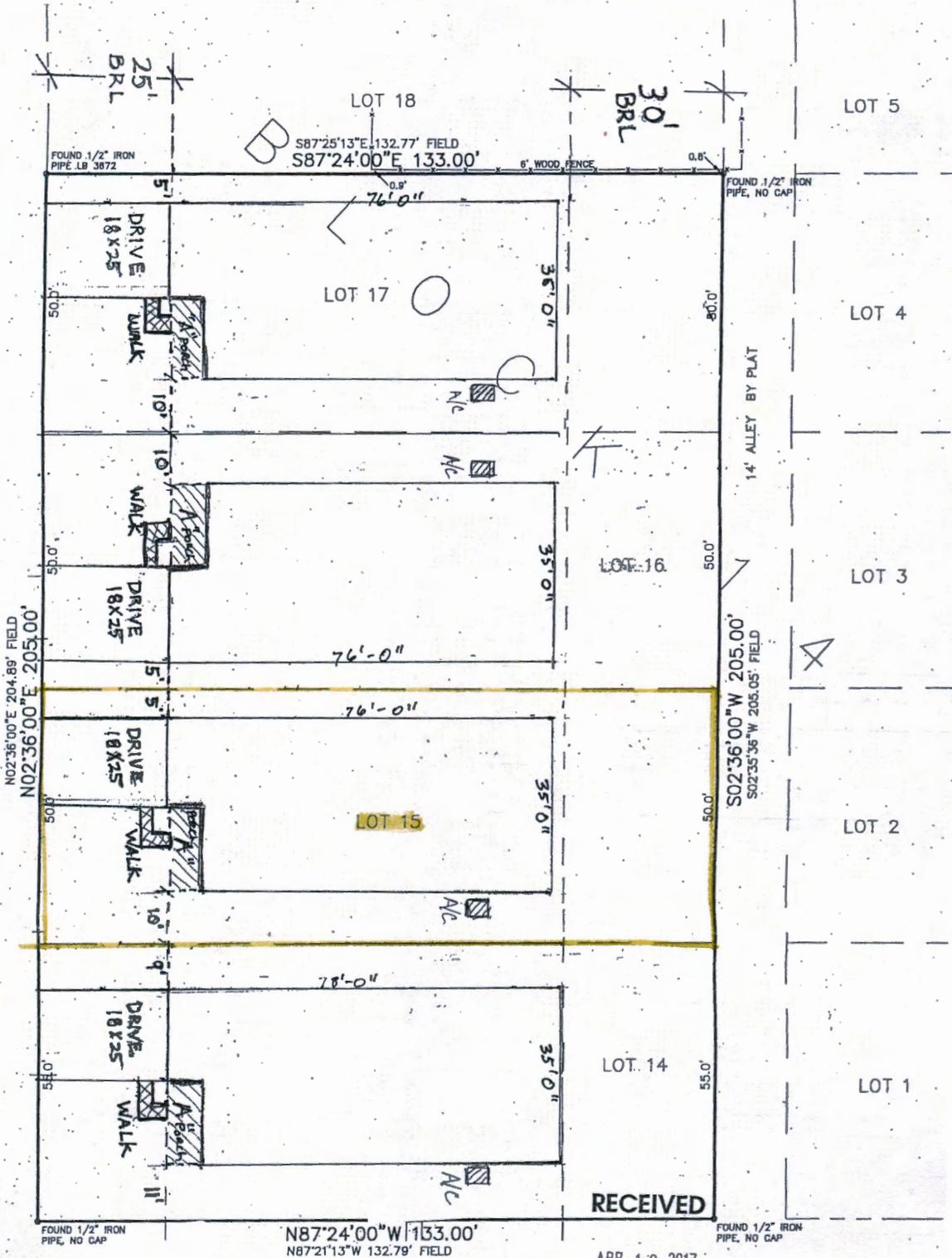
RECEIVED

APR 10 2017

PLANNING & DEVELOPMENT

0 10 20 40
SCALE: 1" = 20'

GRANDE BOULEVARD
50' RIGHT OF WAY PAVED PUBLIC ROAD



RECEIVED

APR 10 2017

JACKSONVILLE DRIVE PLANNING & DEVELOPMENT
50' RIGHT OF WAY PAVED PUBLIC ROAD



APPLICATION FOR VARIANCE

BOA No. 17-100051

HEARING DATE 5-16-17

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

APR - 3 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Richard Thompson Telephone: 904 613 2276
 Mailing Address: 408 15th AV. South E-Mail: RT@ThompsonOrganic.com
Jax Bch FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Richard Thompson Corporation Telephone: SAME
 Mailing Address: 1711 Beach Blvd. E-Mail: _____
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: 1250 Jacksonville Drive, Jax FL
 Legal description of property (Attach copy of deed): Lot 14, 15, 16 + 17 ocean terrace Bk10,
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary).
Substandard Lot Size
Substandard Lot Width

Applicant's Signature: [Signature] Date of Application: 4/3/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: _____ FLOOD ZONE: X
 CODE SECTION (S): 34-336(e)(1) c-2. for a southerly side yard setback of 5', in lieu of 10' required
(e)(1) e for 47% lot coverage, in lieu of 35% maximum
to allow construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100051

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

APR - 3 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	Substandard Lot Size Substandard Lot width
Special circumstances and conditions do not result from the actions of the applicant.	yes	Plated Lot of Record is non conforming
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	many Variances of the same have been granted in this 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.	no	many Variance of the same have been granted because 35' FT wide Home LAYOUT more efficiently
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	need 35 FT wide for garage, front door, stair way & living room.
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.		no negative drainage will be incurred

Begin forwarded message:

From: Nancy McAlum <NMcalum@jaxrelaw.com>
Date: April 11, 2017 at 2:43:17 PM EDT
To: "rt@thompsonoceanic.com" <rt@thompsonoceanic.com>
Subject: Jacksonville Drive

Recorded deed attached - will send copies of the other docs to you and Tripp shortly.

Thanks and take care!

Briley & Deal, LLC Attorneys at Law

Nancy A. McAlum

Paralegal

E-mail: nmcalum@jaxrelaw.com

Phone: 904-285-5299 ext 103 Fax: 904-285-1640

2215 Third Street South, Suite 101, Jacksonville Beach, FL 32250

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
2215 Third Street, South, Suite 101
Jacksonville Beach, Florida 32250
File No. 17-0058

RECORDED ELECTRONICALLY	
ID: 2017081834	County: Duval
Date: 4/10/17	Time: 10:03 AM
simplefile	www.simplefile.com 800.480.5657

OR Book 17940 page 532

General Warranty Deed

Made this 7th of April, 2017, by **Margaret Elaine Potter nka Margaret Elaine Richard**, a married woman conveying non-homestead property, hereinafter called the grantor, to **Richard Thompson Corporation**, a Florida corporation, whose post office address is: 1171 Beach Blvd., 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 \$707,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida**, viz:

Lot (s) 14, 15, 16 & 17, Block 14, Ocean Terrace, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 2, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 181396-0000

Subject To taxes subsequent to December 31, 2016, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

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

RECEIVED

APR 11 2017
17-100049
PLANNING & DEVELOPMENT

of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

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:

Jayne Young
Witness Printed Name JAYNE YOUNG

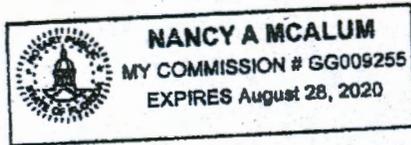
Nancy A McAlum
Witness Printed Name Nancy A McAlum

Margaret Elaine Potter Richard (Seal)
Margaret Elaine Potter nka Margaret Elaine Richard
Address: 12519 Sun Palm Drive
Jacksonville, Florida 32225

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 7th day of April, 2017, by Margaret Elaine Potter nka Margaret Elaine Richard, a married woman conveying non-homestead property, who () is personally known to me or who () has produced a driver's license as identification.

Nancy A McAlum
Notary Public



RECEIVED

APR 11 2017
17-100049

PLANNING & DEVELOPMENT

MAP OF SURVEY

LOTS 14, 15, 16 AND 17, BLOCK 14, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOT COVERAGE CALCULATIONS

LOTS 17, 16, 15
LOT 50 X 133
HOUSE FOOT PRINT TO INCLUDE:

BUILDING ENVELOPE	35 x 76	2660 SF
LESS SECTION "A"	15 x 7	-105 SF
WALKS	3 x 10	30 SF
A/C PAD	3 x 4	12 SF
DRIVEWAY	18 X 25	450 SF
TOTAL IMPERVIOUS SF		3047 SF

IMPERVIOUS LOT COVERAGE %

45.82%

LOT COVERAGE CALCULATIONS

LOT 14 (CORNER LOT)
LOT 55 X 133
HOUSE FOOT PRINT TO INCLUDE:

BUILDING ENVELOPE	35 X 78	2730 SF
LESS SECTION "A"	15 X 7	-105 SF
WALKS	3 x 10	30 SF
A/C PAD	3 x 4	12 SF
DRIVEWAY	25 X 18	450 SF
TOTAL IMPERVIOUS SF		3117 SF

IMPERVIOUS LOT COVERAGE %

42.61%

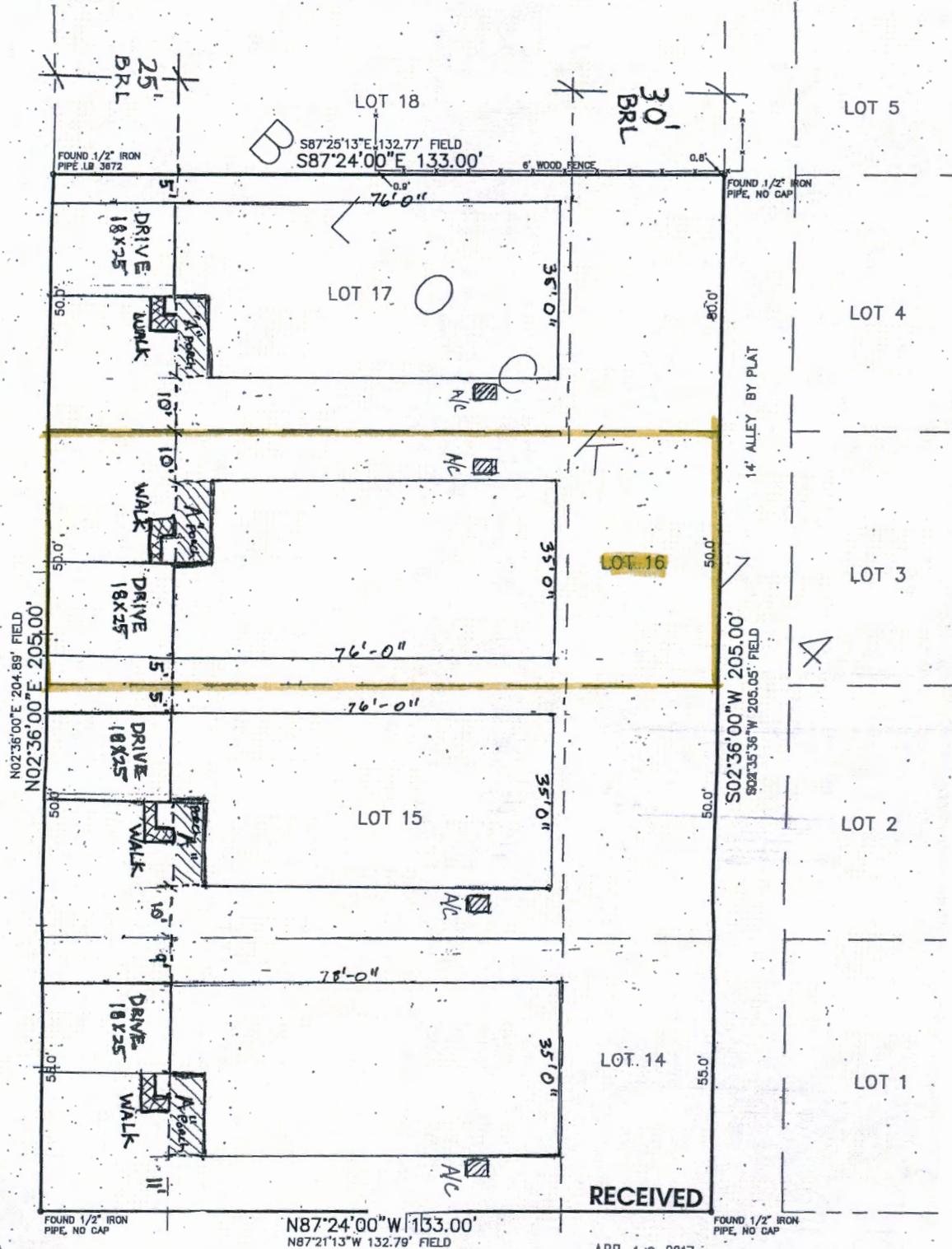
RECEIVED

APR 10 2017

PLANNING & DEVELOPMENT

0 10 20 40
SCALE: 1" = 20'

GRANDE BOULEVARD
50' RIGHT OF WAY PAVED PUBLIC ROAD



RECEIVED

APR 10 2017

JACKSONVILLE DRIVE PLANNING & DEVELOPMENT
50' RIGHT OF WAY PAVED PUBLIC ROAD



APPLICATION FOR VARIANCE

BOA No. 17-100052
HEARING DATE 5-16-17

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 **RECEIVED** 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.

APR - 3 2017

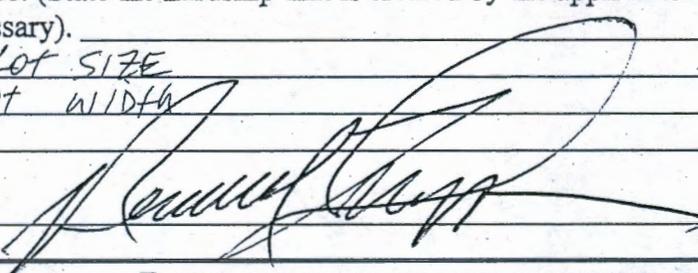
PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: RICHARD THOMPSON Telephone: 904 613 2276
 Mailing Address: 408 15th AV. South E-Mail: RT@THOMPSONCREAT.COM
JAY Bch FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: SAME AS ABOVE 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: 1250 JACKSONVILLE DRIVE, JAY Bch
 Legal description of property (Attach copy of deed): LOT 14, 15, 16 + 17 OCEAN TERRACE BK 10
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary).
SUBSTANDARD LOT SIZE
SUBSTANDARD LOT WIDTH
 Applicant's Signature:  Date of Application: 4/3/17

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 a northerly side yard of 5', in lieu of 10' required;
(e)(1)e for 47% lot coverage, in lieu of 35% maximum;
to allow construction of a new single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100052

RECEIVED

APR - 3 2017

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	substandard Lot size substandard Lot width
Special circumstances and conditions do not result from the actions of the applicant.	yes	plated Lot of Record is non conforming
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	many Variances of the same have been granted in this 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.	no	Many Variances of the same have been granted because 35' FT wide Home LAYOUT more efficiently
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	need 35 FT wide for garage, front door, stair way & living room.
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.		no negative drainage will be incurred

Begin forwarded message:

From: Nancy McAlum <NMcAlum@jaxrelaw.com>
Date: April 11, 2017 at 2:43:17 PM EDT
To: "rt@thompsonoceanic.com" <rt@thompsonoceanic.com>
Subject: Jacksonville Drive

Recorded deed attached - will send copies of the other docs to you and Tripp shortly.

Thanks and take care!

Briley & Deal, LLC Attorneys at Law

Nancy A. McAlum

Paralegal

E-mail: nmcalum@jaxrelaw.com

Phone: 904-285-5299 ext 103 Fax: 904-285-1640

2215 Third Street South, Suite 101, Jacksonville Beach, FL 32250

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
2215 Third Street, South, Suite 101
Jacksonville Beach, Florida 32250
File No. 17-0058

RECORDED ELECTRONICALLY	
ID: 2017081834	County: Duval
Date: 4/10/17	Time: 10:03 AM
simplifile www.simplifile.com 800.460.8657	

OR Book 17940 page 532

General Warranty Deed

Made this 7th of April, 2017, by **Margaret Elaine Potter nka Margaret Elaine Richard**, a married woman conveying non-homestead property, hereinafter called the grantor, to **Richard Thompson Corporation**, a Florida corporation, whose post office address is: 1171 Beach Blvd., 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 \$707,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida**, viz:

Lot (s) 14, 15, 16 & 17, Block 14, Ocean Terrace, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 2, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 181396-0000

Subject To taxes subsequent to December 31, 2016, covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

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

RECEIVED

APR 11 2017
17-100049
PLANNING & DEVELOPMENT

of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

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:

Jayne Young
Witness Printed Name JAYNE YOUNG

Margaret Elaine Potter nka Margaret Elaine Richard (Seal)
Margaret Elaine Potter nka Margaret Elaine Richard
Address: 12519 Sun Palm Drive
Jacksonville, Florida 32225

Nancy A McAlum
Witness Printed Name Nancy A McAlum

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 7th day of April, 2017, by Margaret Elaine Potter nka Margaret Elaine Richard, a married woman conveying non-homestead property, who () is personally known to me or who () has produced a driver's license as identification.

Nancy A McAlum
Notary Public



RECEIVED

APR 11 2017
17-100049

PLANNING & DEVELOPMENT

MAP OF SURVEY

LOTS 14, 15, 16 AND 17, BLOCK 14, OCEAN TERRACE, AS RECORDED IN PLAT BOOK 10, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOT COVERAGE CALCULATIONS

LOTS 17, 16, 15	
LOT	50 X 133
HOUSE FOOT PRINT TO INCLUDE:	
BUILDING ENVELOPE	35 x 76
LESS SECTION "A"	15 X 7
WALKS	3 x 10
A/C PAD	3 x 4
DRIVEWAY	18 X 25
TOTAL IMPERVIOUS SF	3047 SF
IMPERVIOUS LOT COVERAGE %	45.82%

LOT COVERAGE CALCULATIONS

LOT 14 (CORNER LOT)	
LOT	55 X 133
HOUSE FOOT PRINT TO INCLUDE:	
BUILDING ENVELOPE	35 X 78
LESS SECTION "A"	15 X 7
WALKS	3 x 10
A/C PAD	3 x 4
DRIVEWAY	25 X 18
TOTAL IMPERVIOUS SF	3117 SF
IMPERVIOUS LOT COVERAGE %	42.61%

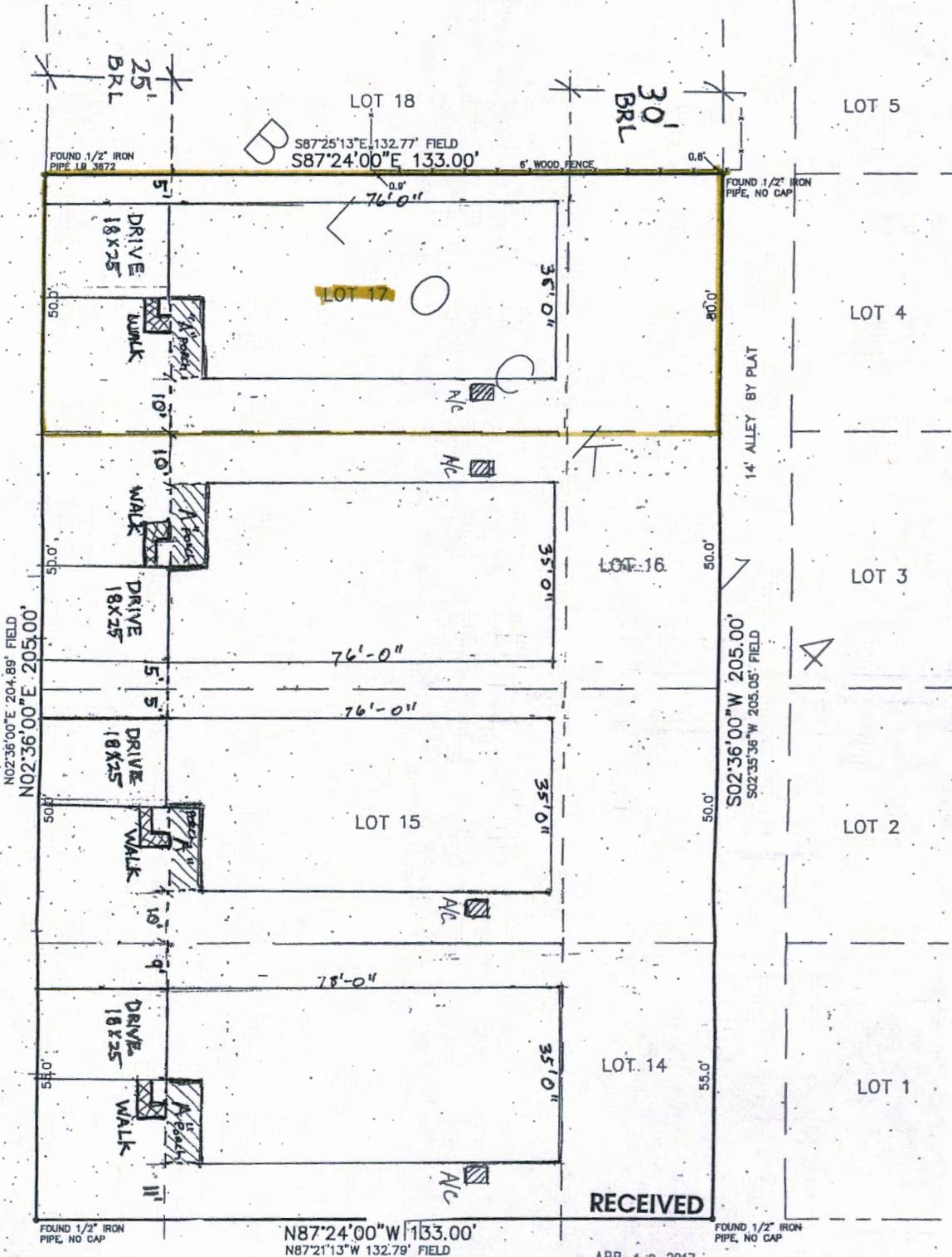
RECEIVED

APR 10 2017

PLANNING & DEVELOPMENT

0 10 20 40
SCALE: 1" = 20'

GRANDE BOULEVARD
50' RIGHT OF WAY PAVED PUBLIC ROAD



RECEIVED

APR 10 2017

JACKSONVILLE DRIVE PLANNING & DEVELOPMENT



APPLICATION FOR VARIANCE

BOA No. 17-100053

HEARING DATE 5-16-2017

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

APR - 4 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Kristin Scheurer Telephone: (904) 860-2195
 Mailing Address: 640 Bonaire Circle E-Mail: KristinMScheurer@gmail.com
Jacksonville Beach, FL 32250

Agent Name: Jim Millard Telephone: 813-5720
 Mailing Address: P.O. Box 51136 E-Mail: Millard7@bellsouth.net
Jax Bch FL 32240

Landowner Name: Bottom Line Ventures, INC Telephone: (904) 813-5720
 Mailing Address: 230 15th Street S E-Mail: Millardt@bellsouth.net
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: 1330 2nd Ave N Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): Parcel: 177710 0010 Lot 15, BK 3, Pine Grove Unit 1 7/10
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Request to add a pool to the property

Applicant's Signature: [Signature] Date of Application: 4/4/17

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) e. for 37% lot coverage, in lieu of 35% maximum, to allow for a pool and deck addition to a proposed single-family dwelling.

April, 4, 2017

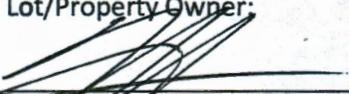
To whom it may concern:

I, Tim Millard, President of Bottom Line Ventures, Inc. hereby authorizes Kristin Scheurer to apply for this variance to the City of Jacksonville Beach for a pool on her future property located at:

Address: 1330 2nd Ave N. Jacksonville Beach, FL 32250

Parcel #: 177710 0010

Lot/Property Owner:



Tim Millard, President
Bottom Line Ventures, Inc.

Date:

4 APR 17

Notary

RECEIVED

APR - 4 2017

17-100053

PLANNING & DEVELOPMENT

BOTTOM LINE VENTURES INC
 230 15TH ST S
 JACKSONVILLE BEACH, FL 32250

Primary Site Address
 1330 N 2ND AVE
 Jacksonville Beach FL 32250

Official Record Book/Page
 17584-01951

Title #
 9432

1330 N 2ND AVE

Property Detail

RE #	177710-0010
Tax District	USD2
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03221 PINE GROVE UNIT 01
Total Area	6426

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
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$0.00	\$140,175.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$0.00	\$140,175.00
Assessed Value	\$0.00	\$140,175.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$0.00	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
17584-01951	5/31/2016	\$206,000.00	WD - Warranty Deed	Qualified	Vacant
17481-01592	3/1/2016	\$371,500.00	WD - Warranty Deed	Unqualified	Improved
05807-02022	5/25/1984	\$57,000.00	WD - Warranty Deed	Unqualified	Improved
04443-00090	7/29/1977	\$100.00	WD - Warranty Deed	Unqualified	Improved
04359-00631	12/21/1976	\$100.00	MS - Miscellaneous	Unqualified	Improved
04294-01150	12/8/1976	\$100.00	CT - Certificate of Title	Unqualified	Improved
04012-01082	9/24/1975	\$30,000.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	63.00	102.00	Common	63.00	Front Footage	\$140,175.00

Legal

LN	Legal Description
1	16-65 38-2S-29E .148
2	PINE GROVE UNIT 1 S/D
3	LOT 15 BLK 3

Buildings

Building 1

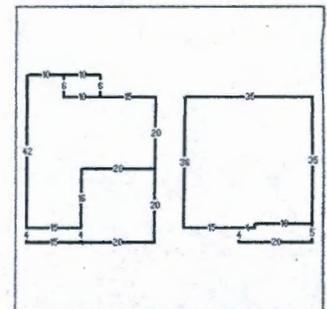
Building 1 Site Address
 1330 N 2ND AVE Unit
 Jacksonville Beach FL 32250

Building Type	0102 - SFR 2 STORY
Year Built	2017
Building Value	\$0.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1244	1244	1182
Balcony	96	0	14
Base Area	1000	1000	1000
Finished Open Porch	60	0	18
Finished Open Porch	60	0	18
Finished Garage	400	0	200
Total	2860	2244	2432

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Baths	2.500	
Bedrooms	5.000	
Stories	2.000	
Rooms / Units	1.000	



RECEIVED

APR - 4 2017

17-100053

PLANNING & DEVELOPMENT

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Ref. BOA# 19-100053

BOARD OF ZONING AND ADJUSTMENT
CITY OF JACKSONVILLE BEACH

MEMORANDUM OF ACTION, CASE NO. BZA 19-88

The Board of Zoning at their meeting of 3-15-88,

19 , considered the (application) (appeal) of _____

Donald Brown (name) of 1330 2nd Ave No. Jacksonville
(address)

and decided as follows:

The (application) (appeal) was

 Granted

 Granted with stipulations attached thereto as follows:

 Denied for following reasons: _____

 The application was carried over to the meeting of _____
_____, 19 and must be (reposted) (readvertised), prior
to the next meeting.

The action of the Board was (unanimous (aye), (nay)
vote.

3-15-88.
DATE

Daniel E Poloni
Acting CHAIRMAN

RECEIVED

APR - 4 2017

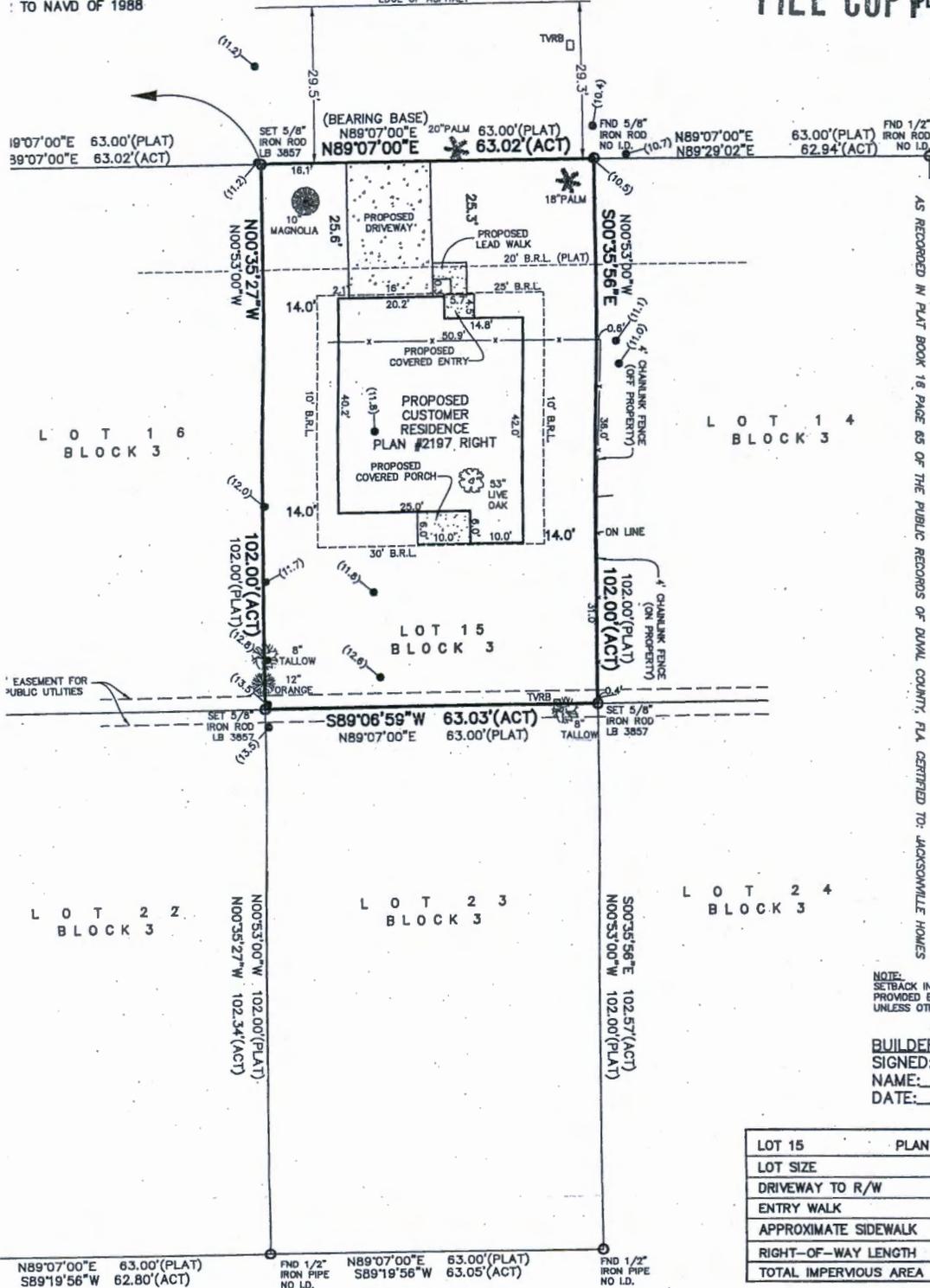
15-100053

PLANNING & DEVELOPMENT

FILE COPY

PRIMARY BENCHMARK:
NAIL & DISK
57 AT THE ELONGATION
OF LOT LINE BETWEEN
6 & 17
TION: (10.85)
TIONS SHOWN HEREON
TO NAVD OF 1988

SECOND AVENUE NORTH
(80' RIGHT OF WAY)
EDGE OF ASPHALT



MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LOT 15, BLOCK 3 AS SHOWN ON THE MAP OF
PINE-GROVE UNIT NO. ONE

NOTE:
SETBACK INFORMATION
PROVIDED BY THE CLIENT,
UNLESS OTHERWISE NOTED.

BUILDERS ENDORSEMENT

SIGNED: _____
NAME: _____
DATE: _____

LOT 15	PLAN #2195 RIGHT
LOT SIZE	6,426± SQ. FT.
DRIVEWAY TO R/W	405± SQ. FT.
ENTRY WALK	28± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	FT.
TOTAL IMPERVIOUS AREA	1,957± SQ. FT. 30%

UNDERGROUND ENCROACHMENTS NOT LOCATED

RECEIVED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0417 H FOR DUVAL, FLORIDA, F.I.R.M INDEX DATE 06-03-13

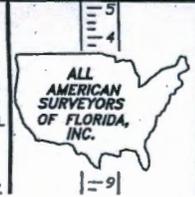
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3731 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3887

Legend

- CON. = COVERED
- F.I.C. = FINISH FLOOR ELEVATION
- F.I.D. = FOUND IDENTIFICATION
- ESMT = EASEMENT
- CONC. = CONCRETE
- MON. = MONUMENT
- IR. = IRON PIPE
- IR. = IRON ROD
- DEL. = DELTA ANGLE
- CHORD = CHORD
- ARC = ARC LENGTH
- R. = RADIUS
- CALC. = CALCULATED
- DEED = DEED
- PLAT = PLAT
- KADAL = RADIAL LINE
- CEN. = CENTER LINE
- R/W = RIGHT-OF-WAY
- 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.A.L. = FLORIDA POWER & LIGHT (TYP.)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- P.I. = POINT OF INTERSECTION

I, JAMES H. HARRISON, JR., No. 2847
BOB L. PITTMAN, No. 4827
SCALE 1"=20'
2017.11



16-507
PLANNING & DEVELOPMENT
HOT
EE; W.O.# 148490; 03-02-18 (FIELD)
THE BENEFIT OF A TITLE COMMITMENT.
MAP/NO RESTRICTIONS THAT ARE NOT SHOWN

RECEIVED

APR - 6 2017

17-160053

PLANNING & DEVELOPMENT

10' B.R.L

Barrier Requirements:

* Install UL 2017 alarms at all doors and windows with direct access to the pool.

Fencing around the pool will meet Building Code R4101.17.1.1. The top of the fence shall be a minimum of 48" above grade, with self latching gates at least 54 inches from the bottom of the gate and will be located on the pool side of the gate, and open away from the pool.

TVRB

SPA SPECS

SIZE: 14' x 28' SQFT: 457

DEPTH: 3' to 5'-6" PERIMETER: 100'

EST TOTAL GALLONS: 9,730 SKIMMERS: 1

RETURNS: 3 INTERIOR MATERIAL: Pebble Premix Marblite

SPECIAL: TILE: 6" x 6"

NOTES:

SPA SPECS

SIZE: SQFT:

DEPTH: PERIMETER:

EST TOTAL GALLONS: SPILLWAY:

RAISED HEIGHT: SKIMMERS:

RETURNS: TILE:

INTERIOR MATERIAL:

SPECIAL:

NOTES:

PLUMBING

RETURNS: (3) Pool (1) Cleaner SKIMMERS: One

POOL MAIN DRAINS: (2) SPA MAIN DRAINS:

CLEANING SYSTEM: Pressure HEADS:

VAC LINES: Skimmer ROBOT VAC: Plumbed

WATER FEATURES: SPA SPILLWAY:

LIGHTS IN POOL: (2)ed LIGHTS IN SPA:

TOTAL PIPE: 288 LF

SPECIAL:

NOTES:

DECK

DECK TYPE: Tremon Standard ELEVATION:

TOTAL DECK SQFT: approx. 350 + 60 overlay PERIMETER: 100LF Coping 6x12 matching

RAISED BEAM: LIP STYLE:

MATERIAL 1: MATERIAL 2:

SPECIAL:

NOTES: Included patio

EQUIPMENT

POOL PUMP: Jandy Flo Pro 2ND PUMP:

FILTRATION: Jandy CS cartridge FILTER SIZE: tbd

HEATER: INLINE: Jandy Tru Clear Salt

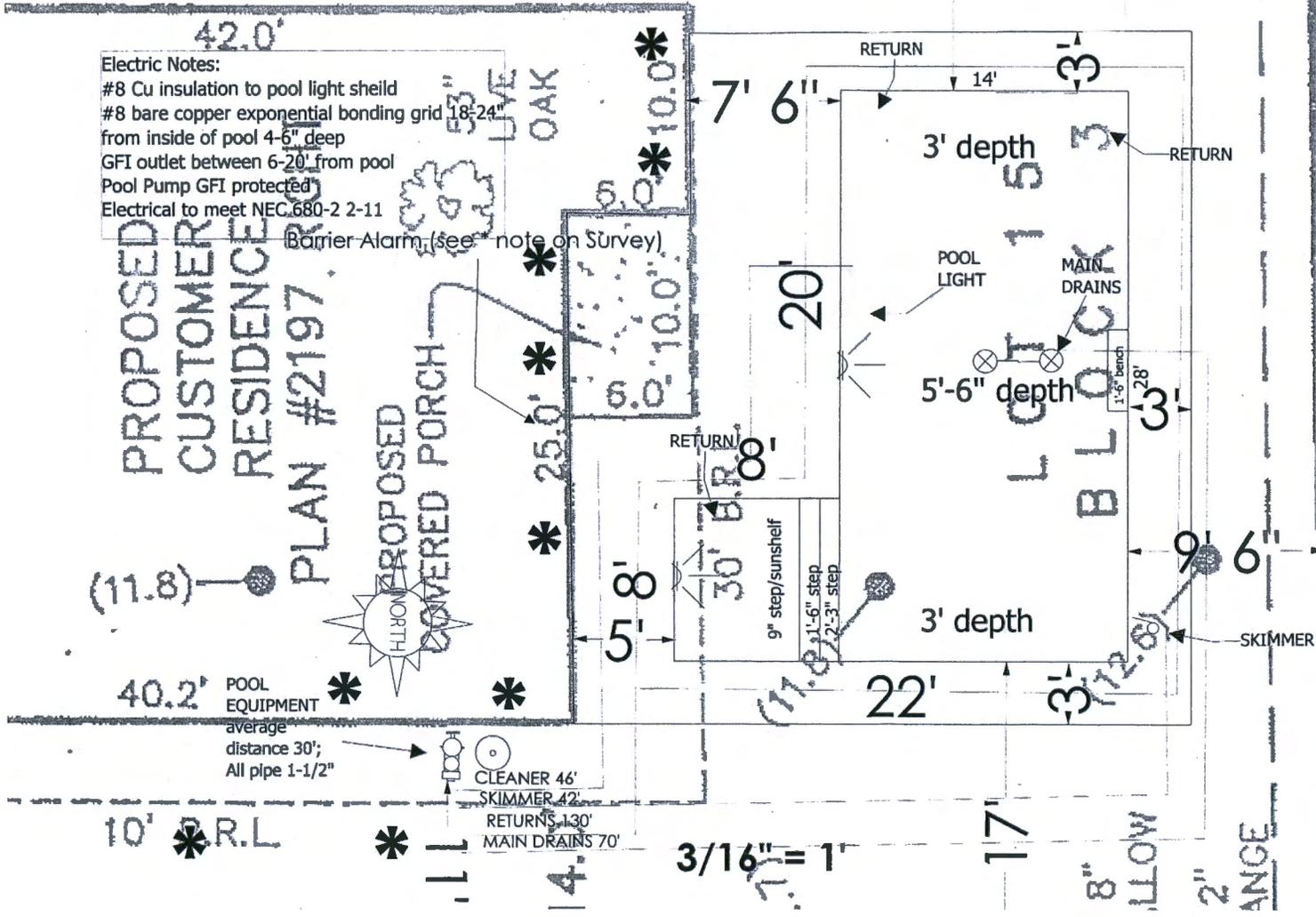
TIMER: Intermatic Dial GAS:

Customer: Kristin M. Scheurer
 Address: 1330 2nd Ave N
 Jacksonville Beach, FL 32250
 Contractor: Jim LaCour 904.219.3050
 PO Box 50421 Jax Beach, FL 32240
 4/6/2016
 CPC#1456791



Electric Notes:
 #8 Cu insulation to pool light shield
 #8 bare copper exponential bonding grid 18-24' from inside of pool 4-6" deep
 GFI outlet between 6-20' from pool
 Pool Pump GFI protected
 Electrical to meet NEC 680-2 2-11

Barrier Alarm; (see note on Survey)



PROPOSED CUSTOMER RESIDENCE PLAN #2197



POOL EQUIPMENT average distance 30'; All pipe 1-1/2"

10' B.R.L

CLEANER 46'
 SKIMMER 42'
 RETURNS 130'
 MAIN DRAINS 70'

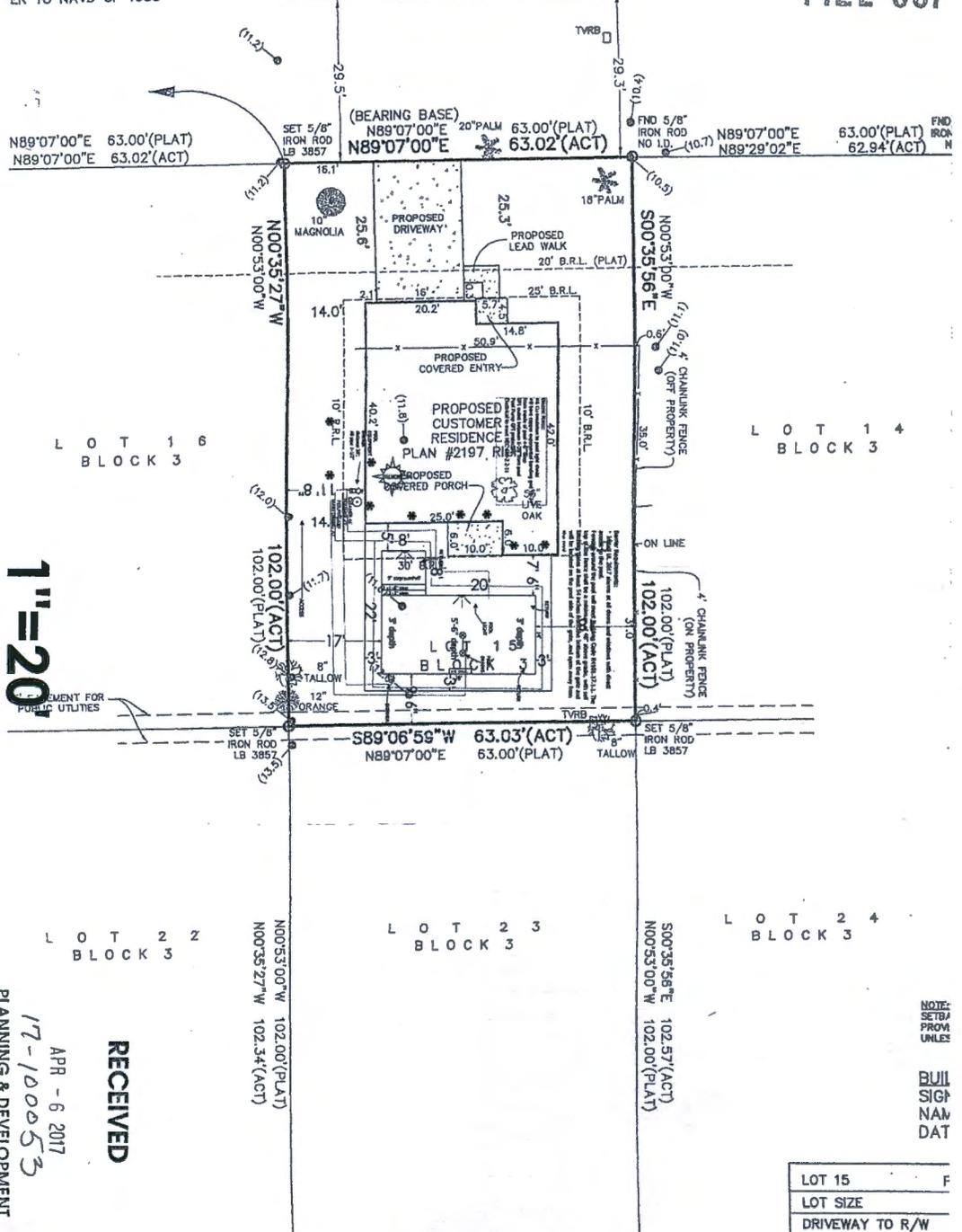
3/16" = 1"

2" ANGE

FILE COPY

TEMPORARY BENCHMARK:
 IRON NAIL & DISK
 3857 AT THE ELONGATION
 OF THE LOT LINE BETWEEN
 LOTS 16 & 17
 VARIATION: (10.85)
 VARIATIONS SHOWN HEREON
 REFER TO NAVD OF 1988

SECOND AVENUE NORTH
 (80' RIGHT OF WAY)
 EDGE OF ASPHALT



6,429 SF : Lot Area
 1,490 SF : Building Roof Area
 2,266 SF : Impervious Surfaces (pavers, pad, slab) = 23% : % of Lot Coverage
 = 35% : % of Lot Coverage

Customer: Kristin M. Schreier
 Address: 1330 2nd Ave N
 Jacksonville Beach, FL 32250
 Contractor: Jim Lockour 904.217.2050
 PO Box 30421 Jacksonville, FL 32240
 4/4/2017

1"=20'

RECEIVED
 APR - 6 2017
 17-100053
 PLANNING & DEVELOPMENT



LOT 15	F
LOT SIZE	
DRIVEWAY TO R/W	

NOTE:
 SETBACKS
 UNLESS
 SHOWN
 OTHERWISE



APPLICATION FOR VARIANCE

BOA No. 17-100054

HEARING DATE 5-16-2017

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

APR - 4 2017

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Nicholas Altenburger Telephone: 410-937-8571
 Mailing Address: 402 9TH AVE N E-Mail: nhunt382@gmail.com
Jacksonville Beach, FL 32250

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

Landowner Name: Nicholas Altenburger Telephone: 410-937-8571
 Mailing Address: 402 9TH AVE N E-Mail: nhunt382@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: 402 9TH Ave N B/K/G/S
 Legal description of property (Attach copy of deed): 174454-0000 Lot 1, less bl. Sott FL Land
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). We would like to be able to use the french doors on the front of our home and connect the existing deck which is already on the back and side of our townhome to a new deck section in the front of our home. If 8ft is too much in the front of the house could we do smaller width?

Applicant's Signature: Nicholas Altenburger Date of Application: _____

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: Bm-1 FLOOD ZONE: _____
 CODE SECTION (S): 34-339(e)(1) for a front yard of 4-ft, in lieu of 20' required;
34-339(e)(1)(f) for 63% lot coverage, in lieu of 65% maximum;
to allow for a deck addition to an existing townhome dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100054

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
APR - 4 2017
17-100054

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	We have the end unit of the town home building sitting on the corner of 4th Street and 9th Ave N. We are very near a popular shopping center which includes SaltLife Restaurant. The location and building design make a wrap around deck ideal for enjoying pedestrian traffic and mingling with neighbors.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	There will be no negative impact to our neighbors and the extra space will simply be used to relax and enjoy the views! Much of the proposed deck covered space already has sidewalk coverage underneath.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes	This variance will simply provide our family the extra space to enjoy being outdoors and keep the kids safe from vehicle traffic up on the second level of our home. Having a deck in the front of the home will bring a nice perspective
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	NO	to our neighborhood. Not in the same zoning district but in many other beach communities including in NE Florida, there are many homes with wrap around balconies/ decks and some on multiple levels. We will build an attractive structure that adds
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	NO	beach lifestyle and character of the neighborhood. Ideally we would like to go 10ft out from the front of our home but to be a further distance away from the sidewalk we decided to apply for 8ft.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes	We cannot foresee ANY negative impact to neighbors. The house was built for this additional deck space because of the french doors installed in the front of our home.

RECEIVED

ALTENBURGER NICHOLAS
 402 N 9TH AVE
 JACKSONVILLE BEACH, FL 32250
PALATUCCI AMIE

Primary Site Address
 402 N 9TH AVE
 Jacksonville Beach FL 32250

Official Record Book/Page
 16360-01683

Title #
 9428

APR - 4 2017
 17-100054

402 N 9TH AVE
 Property Detail

Value Summary PLANNING & DEVELOPMENT

RE #	174454-0000
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03181 PABLO BEACH NORTH,R/P PT
Total Area	2377

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$215,198.00	\$225,977.00
Extra Feature Value	\$1,352.00	\$1,352.00
Land Value (Market)	\$75,544.00	\$75,544.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$292,094.00	\$302,873.00
Assessed Value	\$247,428.00	\$252,623.00
Cap Diff/Portability Amt	\$44,666.00 / \$0.00	\$50,250.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$197,428.00	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

Assessed Value	\$252,623.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$202,623.00

SJRWMD/FIND Taxable Value

Assessed Value	\$252,623.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$202,623.00

School Taxable Value

Assessed Value	\$252,623.00
Homestead (HX)	- \$25,000.00
Taxable Value	\$227,623.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16360-01683	4/12/2013	\$289,000.00	WD - Warranty Deed	Qualified	Improved
15140-01951	1/25/2010	\$100.00	QC - Quit Claim	Unqualified	Improved
15121-00209	1/5/2010	\$100.00	MS - Miscellaneous	Unqualified	Improved
13984-00719	5/11/2007	\$380,000.00	WD - Warranty Deed	Unqualified	Improved
11398-00932	9/15/2003	\$325,000.00	WD - Warranty Deed	Qualified	Improved
09252-00148	3/31/1999	\$189,100.00	WD - Warranty Deed	Qualified	Improved
08969-02074	4/30/1998	\$100.00	QC - Quit Claim	Unqualified	Improved
08825-01493	1/5/1998	\$43,000.00	WD - Warranty Deed	Qualified	Vacant
06616-00819	11/21/1988	\$30,000.00	WD - Warranty Deed	Unqualified	Vacant
05891-01949	12/6/1984	\$13,300.00	MS - Miscellaneous	Unqualified	Vacant
04970-00646	9/14/1979	\$100,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DKWR2	Deck Wooden	1	23	10	230.00	\$978.00
2	DKWR2	Deck Wooden	1	22	4	88.00	\$374.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	JRM-1	38.00	63.00	Common	38.00	Front Footage	\$75,544.00

Legal

LN	Legal Description
1	9-32 28-2S-29E .055
2	PABLO BEACH NORTH R/P
3	LOT 1(EX W 61.56FT) BLK 95

Buildings
 Building 1



City of Jacksonville Beach

Ref. BOA# 17-100054

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

January 14, 1998

Mr. Andrew Adams
320 1st Street
Neptune Beach, FL 32266

RE: Case No. BOA #10-98
988 North 4th Street

Dear Mr. Adams:

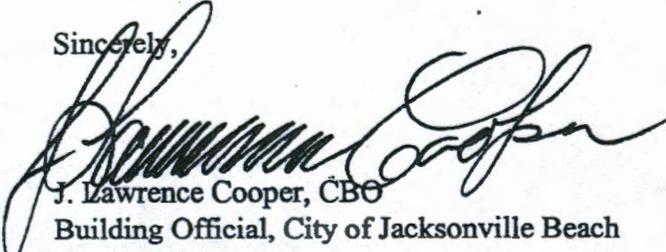
The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:30 p.m. January 6, 1998 to consider your variance application.

As indicated in the application, the request was for a variance of a front yard of twelve and one-half (12.5') feet in lieu of twenty (20') feet required, and a rear yard of (20') feet in lieu of thirty (30') feet to allow construction of a three unit townhouse development.

You are required to apply for a building permit for this project. A copy of the building permit application is attached, please complete and submit the application along with two copies of your plans and two copies of your survey to our office before you begin work on this project.

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

Sincerely,



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

RECEIVED

APR - 4 2017
17-100054
PLANNING & DEVELOPMENT

Attachment

#402



RECEIVED

APR - 4 2017

17-100054

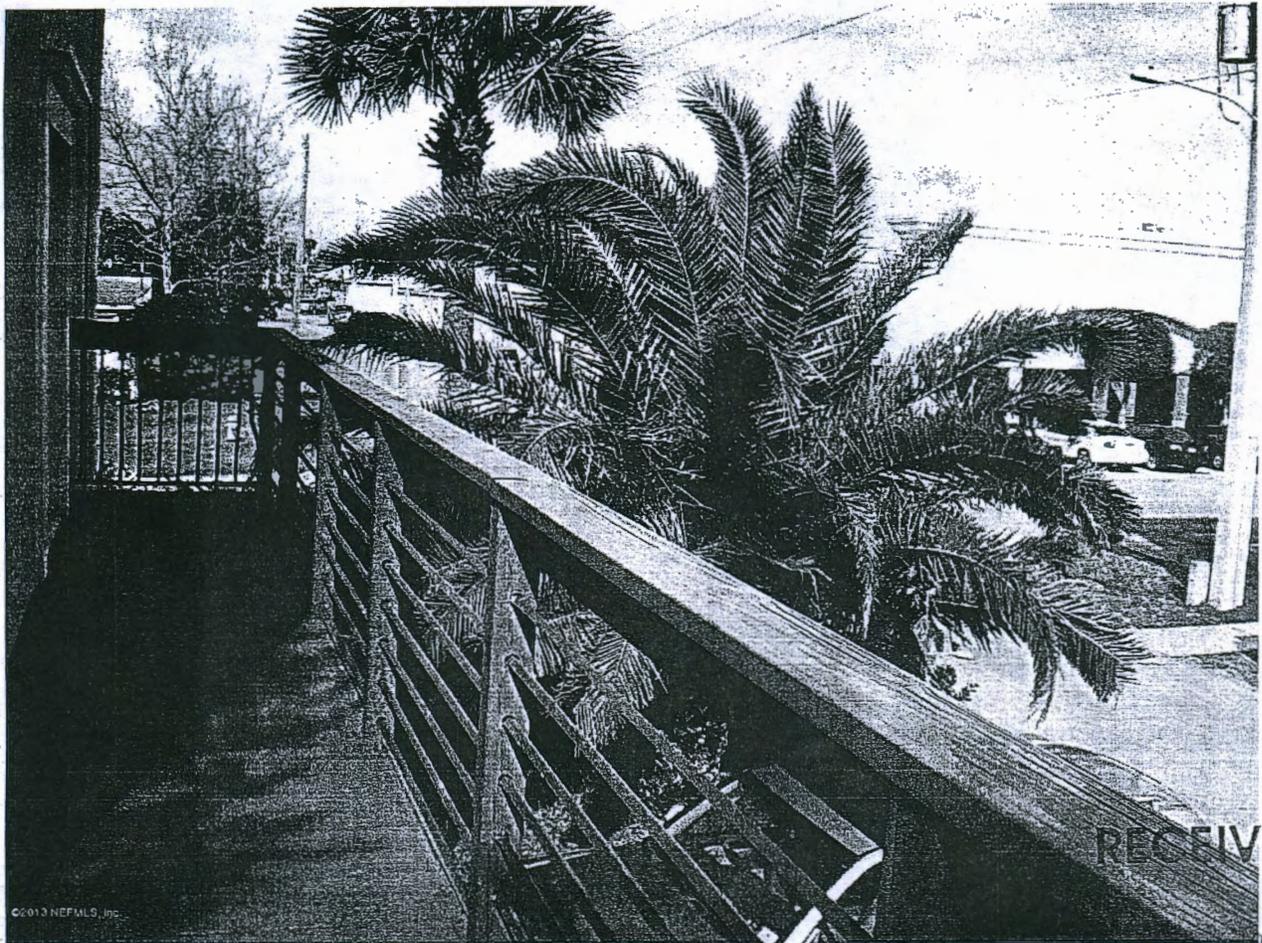
PLANNING & DEVELOPMENT

★ Here you see the front and north facing side of our home. The red french doors on the second level will (#402 only) be used to access the new section of deck we would like to build which will connect to the existing deck seen on the left (east facing) side of the building.

★ The land that I own is south of the public sidewalk but I maintain the entire yard space south of 9th Ave (including bushes) and west of 4th Street.

★ There is no HOA for our building.

SEE BACK →



RECEIVED

APR - 8 2017

17-100054

PLANNING & DEVELOPMENT

- * This is the east side of the home that is parallel to 4th Street and you can see a vehicle parked in our driveway below.
- * This section of deck measures approx. 4ft wide and connects to the rear deck (south side of the building) that measures approx. 10ft x 23ft (not pictured).
- * On the left of the picture you can see the french doors frame. There are three french doors on this level of the house. Ideally we would like to be able to use all three french doors (rear, side, and front) to access the deck.

MAP OF BOUNDARY SURVEY (SCALE VERSION CONFIRMED)

DESCRIPTION:

LOT 1, LESS THE WEST 61.56 FEET, BLOCK 95, FLORIDA LAND INVESTMENT CO'S AND PABLO BEACH IMPROVEMENT CO'S REPLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 32, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED

C/L 9TH AVENUE NORTH

20' ASPHALT PAVEMENT

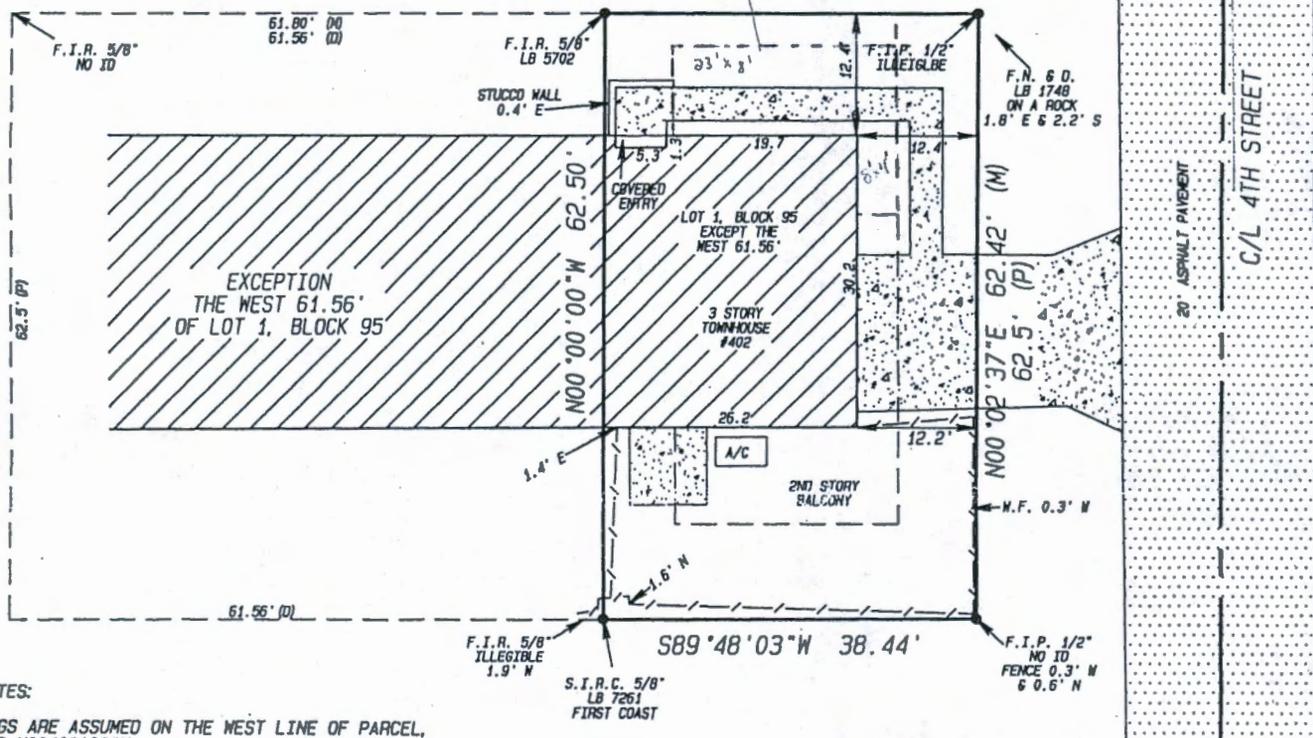
APR 4 2017

17-100054

PLANNING & DEVELOPMENT



SCALE: 1" = 20'



SURVEY NOTES:

- #1 BEARINGS ARE ASSUMED ON THE WEST LINE OF PARCEL, BEING N00°00'00\"W.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 120078 0001 D, EFFECTIVE 04/17/89, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE \"X\".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING MATERIAL, STORAGE PODS, PAVEMENT BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

REVISED TO CHANGE TO WHOM CERTIFIED 04/17/2013

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

NICHOLAS H. ALTENBURGER AND AMIE L. PALATUCCI
PLAZA HOME MORTGAGE
CHICAGO TITLE INSURANCE COMPANY
BRILEY AND DEAL, LLC

STREET ADDRESS:

402 9TH AVENUE NORTH
JACKSONVILLE BEACH, FLORIDA 32250

Clyde O. Van Kleeck
CLYDE O. VAN KLEECK
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546

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

F.C.M. - FOUND CONCRETE MONUMENT
F.I.R.C. - FOUND IRON ROD AND CAP
F.I.R. - FOUND IRON ROD
F.I.P. - FOUND IRON PIPE
S.I.R.C. - SET IRON ROD AND CAP
F.N.D. - FOUND NAIL AND DISK
(M) - FIELD MEASUREMENT
(C) - CALCULATED MEASUREMENT

C.M. - CONCRETE MONUMENT
P.T. - POINT OF TANGENCY
P.C. - POINT OF CURVATURE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
C & G - CURB & GUTTER
R/W - RIGHT OF WAY
C/L - CENTERLINE

SEC - SECTION
TWP - TOWNSHIP
RGE - RANGE
P.I. - POINT OF INTERSECTION
A/C - AIR CONDITION UNIT
NTS - NOT TO SCALE
4\"/>

F/H - FIRE HYDRANT
C - CURVE
FND - FOUND
PL - PLAT
EL - ELEVATION
CONC - CONCRETE
ESMT - EASEMENT
COR - CORNER

OHE - OVERHEAD ELECTRIC
C.L.F. - CHAIN LINK FENCE
H.F. - HOOD FENCE
C.B. - CHORD BEARING
WM - WATER METER
WP - WOOD POLE
LP - LIGHT POLE
M/H - MANHOLE

FIELD SURVEY DATE

LOT PLAN
BOUNDARY 03/21/2013
FORMBOARD
FOUNDATION
FINAL

FIRST COAST LAND SURVEYING, INC.

1839-106 LANE AVENUE SOUTH, JACKSONVILLE, FL. 32210
PHONE (904) 779-2062 FAX (904) 779-7784
CERTIFICATE NO. LB 7261

PROJECT INFORMATION

ORDER NO: 23740
DRAWN BY: TNP
REVIEWED BY: TNP
CHECKED BY: VAN

F.C.L.S.