



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Wednesday, July 5, 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 None

CORRESPONDENCE

OLD BUSINESS

- a. **Case Number:** **BOA 17-100090**
- Applicant/Owner: Nancy Soderberg
- Agent: Kevin Apple
- Property Address: 3714 Duval Drive
- Parcel ID: 181702-0000
- Current Zoning: RS-1
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e., for lot coverage of 52.6%, in lieu of 35% maximum; for 34-336(e)1.g., for accessory structure setback of 1 foot in lieu of 5 feet required; to allow for paving additions to the rear yard of an existing dwelling unit for property **legally described as All of Lot 2, and the North 35 feet of Lot 3, D-6, Ponte Vedra.****
- Miscellaneous Info: One previous variance request (BOA# 84-2002).

Notes:

NEW BUSINESS

- a. **Case Number:** **BOA 17-100091**
- Applicant/Owner: Bobby Rose
- Agent: Tammy Bywaters
- Property Address: 131 North 10th Avenue
- Parcel ID: 173964-0500
- Current Zoning: RM-2
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e., for lot coverage of 53.1% in lieu of 35% maximum; to allow for an accessory building addition to an existing legal nonconforming single-family dwelling unit for property **legally described as Lot 79, Flagler Tract.****
- Miscellaneous Info: One previous variance request (BOA# 08-100059).

Notes:

b. Case Number: BOA 17-100092

Applicant: Nathan Hayes
 Owner: Hopkins Creek Real Estate
 Property Address: 2001 Waterway Island Lane
 Parcel ID: 177729-8030
 Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3., for a rear yard setback of 25 feet, in lieu of 30 feet required; 34-336(e)(1)e., for 46% lot coverage, in lieu of 35% maximum; to allow construction of a single-family dwelling, for property legally described as Lot 7, Preserve at Waterway Island.**

Miscellaneous Info: No previous variance requests.

Notes:

c. Case Number: BOA 17-100094

Applicant/Owner: Ricky and Erika Alley
 Property Address: 459 South 34th Avenue
 Parcel ID: 180508-1070
 Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 49% lot coverage in lieu of 35% maximum; 34-337(e)(1)g., for an accessory structure setback of 4 feet in lieu of 5 feet required; to allow a pool and deck addition to an existing single-family home, for property legally described as a Portion of Lot 12 and all of Lot 13, Block 4, Atlantic Shores Unit No. 3 Replat.**

Miscellaneous Info: Two previous variance requests (BOA# 41-2002 and BOA# 12-100119).

Notes:

d. Case Number: BOA 17-100095

Applicant/Owner: John and Michelle Tipton

Property Address: 2333 Azalea Drive

Parcel ID: 179211-0500

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2., for a side yard setback of 5 feet in lieu of 10 feet required; to allow construction of a single-family dwelling, for legally described as A Part of Section 38, Township 2 South, Range 29E.**

Miscellaneous Info: No Previous variance requests.

Notes:

e. Case Number: BOA 17-100096

Applicant: Ken Atlee

Owner: Timothy Townsend

Agent: Ken Atlee

Property Address: 480 South 9th Avenue

Parcel ID: 176418-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 337(e)(1)c.2., for a corner side yard setback of 7.5 feet, in lieu of 10 feet required; and side yards totaling 12.5 feet in lieu of 15 feet total; 34-337(e)(1)c.3., for a rear yard setback of 15 feet in lieu of 30 feet required; 34-337(e)(1)e., for 55% lot coverage, in lieu of 35% maximum; to allow construction of a single family dwelling, for property legally described as Lot 12, Block 5, Oceanside Park.**

Miscellaneous Info: No previous variance requests.

Notes:

- f. **Case Number:** **BOA 17-100097**
Applicant/Owner: Kendra G. Kirkland
Agent: Randolph Rice
Property Address: 840 South 2nd Avenue
Parcel ID: 175746-0000
Current Zoning: RM-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-339(e)(1)c.,1., for a front yard setback of 15 feet, in lieu of 20 feet required; 339(e)(1)c.,2., for side yards of 7.5 feet each, in lieu of 10 feet required; 339(e)(1)c.,3., for a rear yard setback of 9 feet, in lieu of 30 feet required; 339(e)(1)f., for 50% lot coverage, in lieu of 35% maximum; to allow construction of a two-family dwelling for property **legally described** as North 60 feet of East 50 feet Lot 3, Block 29, *Pablo Beach South*.
- Miscellaneous Info:** No previous variance requests.

Notes:

- g. **Case Number:** **BOA 17-100098**
Applicant/Agent: Greg Barnett
Owner: Martha Lyons
Property Address: 634 South 15th Avenue
Parcel ID: 176939-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s)** 34-337(e)(1)e., for 42% lot coverage in lieu of 35% maximum; to allow construction of a new single-family dwelling with pool, for **property located** at 634 South 15th Avenue, **legally described** as Lot 6, Block 157, *Oceanside Park*.
- Miscellaneous Info:** No previous variance requests.

Notes:

PLANNING DEPARTMENT REPORT

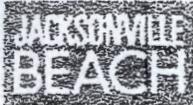
The next scheduled meeting is **Tuesday, July 18, 2017**. There are eight (8) scheduled cases.

ADJOURNMENT**NOTICE**

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

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

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



APPLICATION FOR VARIANCE

BOA No. 17-100090

HEARING DATE 7-5-2017

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.

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MAY 18 2017

APPLICATION INFORMATION

Applicant Name: Nancy Soderberg
Mailing Address: 3714 Duval Drive
Jacksonville Beach, FL 32250
Agent Name: Kevin Apple
Mailing Address: 5160 Big Forest Lane Jax, Fl 32216
Landowner Name: Nancy Soderberg
Mailing Address: 3714 Duval Drive
Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

Telephone: (646) 591-0912
E-Mail: nsoderberg@comcast.net
Telephone: 904-338 7796
E-Mail: KevinAppleOutdoorLiving.com
Telephone: (646) 591-0912
E-Mail: nsoderberg@comcast.net

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

VARIANCE DATA

Ret# 181702-0000

Street address of property and/or Real Estate Number: 3714 Duval Drive Jacksonville Beach
 Legal description of property (Attach copy of deed): ALL of lot 2 and the north 35ft of lot 3, D-6
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Ponte Vedra
 Paving necessary to enable full utilization of backyard, access to newly planted fruit trees on south side of yard, and for hard surface access to maintenance equipment in back yard.

Applicant's Signature: Nancy Soderberg Date of Application: 5-17-2017

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X
 CODE SECTION (S): 3A-336(e) 1-p. for lot coverage of 52.6%, in lieu of 35% maximum (e) 1.g. for accessory structure setback of 1', in lieu of 5' to allow for paving additions to the rear yard of an existing dwelling unit.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100090

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAY 18 2017</p>
Special circumstances and conditions do not result from the actions of the applicant.	Correct	<p style="text-align: center;">PLANNING & DEVELOPMENT</p>
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Correct	
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	would not be able to use land for fill purpose
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	Paving necessary to enable full utilization of backyard, access to front street maintenance.
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	will enhance neighborhood

Nancy Soderberg
3714 Duval Drive
Jacksonville Beach, FL 32250

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MAY 31 2017
17-100090

PLANNING & DEVELOPMENT

May 31, 2017

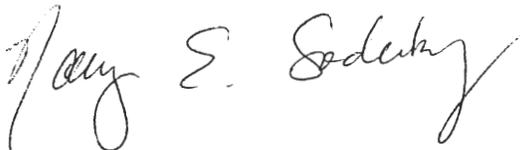
City of Jacksonville Beach
11 North 3rd Street
Jacksonville Beach, FL 32250

To whom it may concern:

This is to inform you that I authorized Mr. Kevin Apple to be my representative on my home at 3714 Duval Drive.

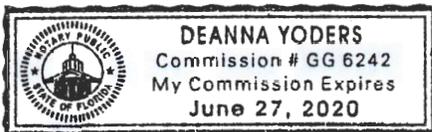
Thank you.

Sincerely,



Nancy E. Soderberg

Notarized:



Witnessed before me on
5-31-17 verified FL DL
Deanna Yoders Deanna Yoders

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
2215 Third Street, South, Suite 101
Jacksonville Beach, Florida 32250
File No. 13-0709

General Warranty Deed

Made this 5th of December, 2013, by **Dorothy C. McAllister, an unmarried woman conveying non-homestead property**, hereinafter called the grantor, to **Nancy E. Soderberg, an unmarried woman**, whose post office address is: 3714 Duval Drive, 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 \$769,500.00, 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 2 and the North 35 feet of Lot 3, Block D6, Ponte Vedra, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 66, 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: **181702-0000**

Subject To taxes subsequent to December 31, 2013 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 of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

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17-100090
PLANNING & DEVELOPMENT

4592524

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:

Ryan Niwa
Witness Printed Name Ryan Niwa

Dorothy C. McAllister (Seal)
Dorothy C. McAllister
Address: 2260 Wild Horse Drive
Aurora, IL 60503

Jesse V. Lewis
Witness Printed Name Jesse V. Lewis

State of Illinois
County of Will

The foregoing instrument was acknowledged before me this 3rd day of December, 2013 by **Dorothy C. McAllister, an unmarried woman**, who is/are personally known to me or who has produced driver's license as identification.

John Y. G. Park
Notary Public 12-3-13



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MAY 18 2017

17-100090
PLANNING & DEVELOPMENT



May 22, 2002

James McAllister
3714 Duval Drive
Jacksonville Bch FL 32250

RE: Case No. # BOA 84-2002
3714 Duval Drive

Dear Mr. McAllister:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on May 21, 2002 to consider your variance application.

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

- Section 34-336 (e)(1) e., for 44% lot coverage in lieu of 35% maximum, to allow for an accessory building addition to a single family dwelling.

The results of the meeting were:

- Approved as presented.

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

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 947-6935

Sincerely,

Jonathan Hays
Jonathan Hays
Building Official

Attachment(s)

JCH/EB

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
Article Sent To: <i>McAllister Box 84-02</i>	
Postage \$ Certified Fee Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required) Total Postage & Fees \$	Postmark Here
Name (Please Print Clearly) (to be completed by mailer)	
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	
<small>PS Form 3811, July 1999</small>	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
James McAllister
3714 Duval Dr
JAR Bch
BOA 84-2002

IS SECTION ON DELIVERY

A. Received by (Please Print Clearly) *Jim McAllister* B. Date of Delivery *5/25/02*

C. Signature *[Signature]* Agent Addressee

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Copy from service label)
7099 3400 0000 1888 4265

GEORGE J. ALBERTELLI, P.E.

3717 Duval Drive
Jacksonville Beach, FL 32250

RECEIVED

June 5, 2017

JUN - 7 2017

Board of Adjustments
City of Jacksonville Beach, FL
11 N. 3rd St.
Jacksonville Beach, FL 32250

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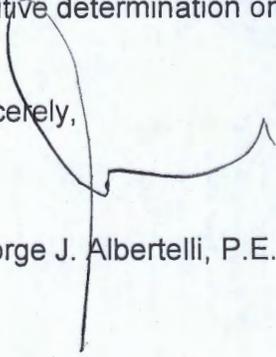
Re: Soderberg Variance Application
at 3714 Duval Drive, Jacksonville Beach, FL 32250

To Whom It May Concern:

This letter is being written to state that, in my opinion, the referenced variance application – being considered by the board at its July 5th 2017 meeting – should be approved. The work (and the additional lot coverage under consideration) is a complement to the neighborhood (Duval Drive) and would be the same at any other location within the city. While the additional hardscape may exceed the limits of lot coverage of the Land Development Code, this is an exception that the board should willingly grant in this instance, and in any other instance that enhances the overall environment of Jacksonville Beach in the manner that this exception does.

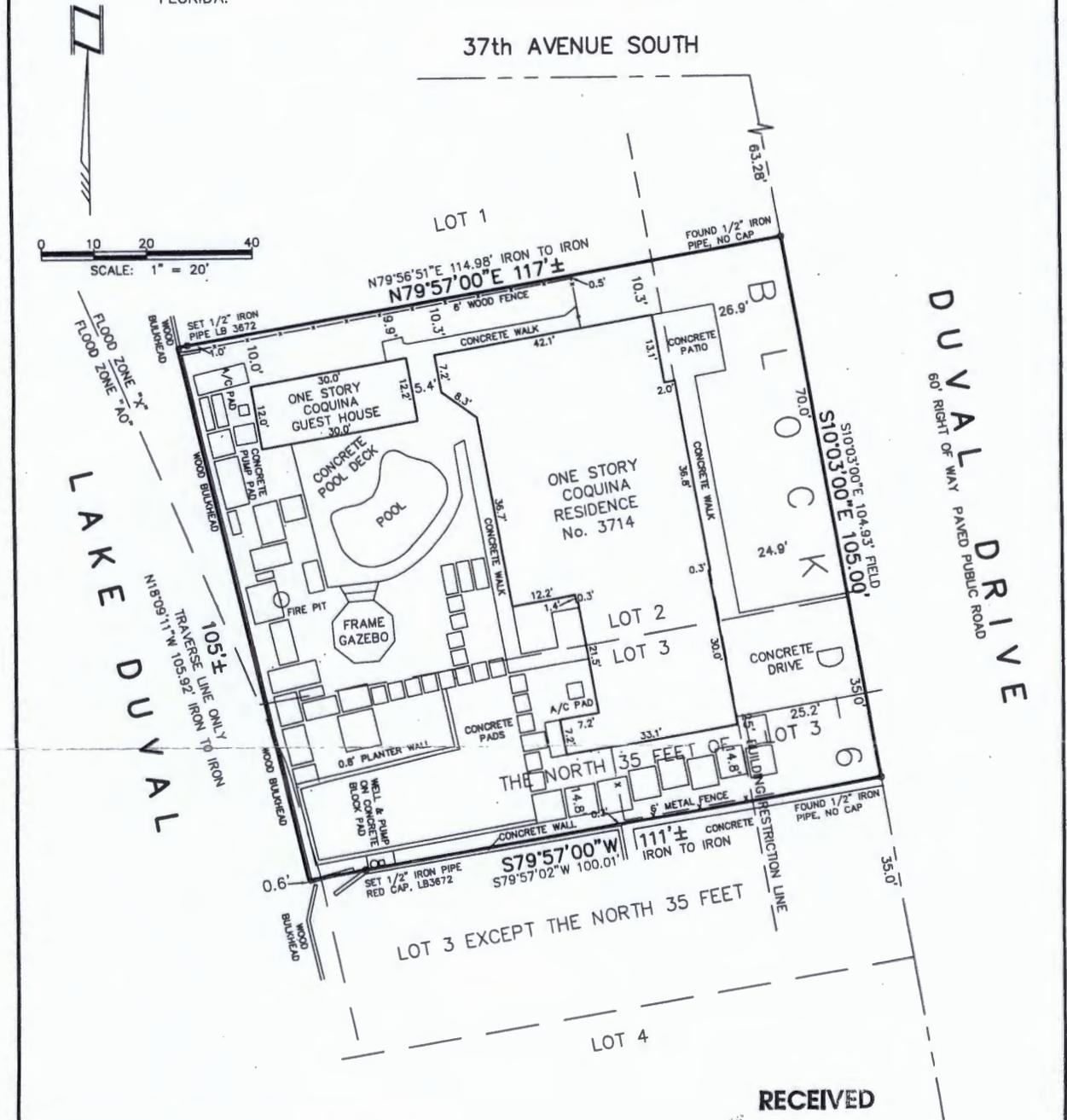
Thank you for your consideration of my analysis of this issue. I look forward to your positive determination on this matter.

Sincerely,


George J. Albertelli, P.E.

MAP OF SURVEY

ALL OF LOT 2 AND THE NORTH 35 FEET OF LOT 3, BLOCK D-6, PONTE VEDRA, AS RECORDED IN PLAT BOOK 15, PAGES 66 AND 66A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SCALE: 1" = 20'

LAKE DUVAL

DUVAL DRIVE
60' RIGHT OF WAY PAVED PUBLIC ROAD

IMPERVIOUS AREA: 6,528 SQUARE FEET: 54.5%

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" PANEL NUMBER 12031C0419H REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

NOTES:

THIS IS A BOUNDARY SURVEY.
BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF DUVAL DRIVE AS BEING S10°03'00"E AS PER PLAT, AS SHOWN HEREON.
BUILDING RESTRICTION LINE AS PER PLAT.

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

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MAY 18 2017
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PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF KEVIN APPLE.

[Signature]
DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672



CHECKED BY: _____
DRAWN BY: JDB
FILE: 2017-510

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: APRIL 18, 2017
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 17-100091

HEARING DATE 7-5-2017

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

MAY 18 2017

APPLICATION INFORMATION

Applicant Name: Bobby Rose
 Mailing Address: 121 10th Ave N. JAX BCH FL 32250
 Agent Name: Direct Movement Group
 Mailing Address: 6060 Chester Circle
JAX FL 32217
 Landowner Name: Bobby Rose
 Mailing Address: 121 10th Ave N. JAX BCH FL 32250

PLANNING & DEVELOPMENT
 Telephone: 904-249-3862
 E-Mail: dmr@baldcode.com
 Telephone: 904-999-0999
 E-Mail: admin@directmovement.com
 Telephone: 904-249-3862
 E-Mail: dmr@baldcode.com

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

VARIANCE DATA

Re # 173964-0500

Street address of property and/or Real Estate Number: 121 10th Ave N. JAX BCH, FL 32250
 Legal description of property (Attach copy of deed): 15-50 28-25-05 E Flinger Tract 75
 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 improve the property and the area and need more space added. Other homes in the area have applied for variances to improve the area and been approved.

Applicant's Signature: Bobby Rose Date of Application: 5-16-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: Rm-2 FLOOD ZONE: X
 CODE SECTION (S): 34-338(c)(1) e. for lot coverage of 53.1%, in lieu of 35% maximum to allow for an accessory building addition to an existing legal non-conforming dwelling unit - single-family

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100091

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

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	No	RECEIVED MAY 18 2017 17-100091
Special circumstances and conditions do not result from the actions of the applicant.	No	PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	
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	

I grant permission to Direct Movement Group to act on my behalf as my agent. Direct Movement Group may represent me at any hearing(s) from here forward until otherwise specified. If needed, the City of Jacksonville Beach can contact Direct Movement Group regarding the application.

X Bobby Rose
(Please Print Name)

Driver's License #: R200 062 39 267-0

X Bobby Rose
(Signature)

Date: 6-5-17

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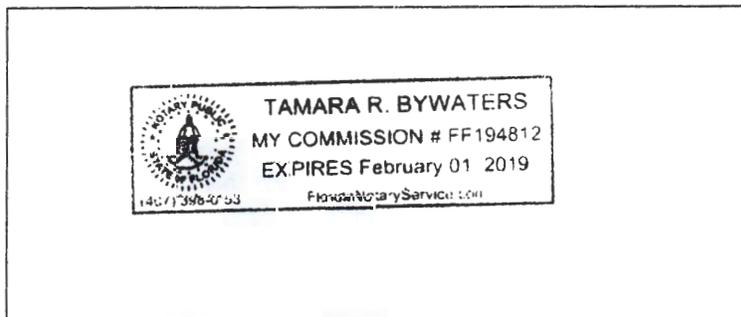
JUN - 5 2017

PLANNING & DEVELOPMENT

Notary: X Tamara Bywaters
(Please Print Name)

X Tamara Bywaters
(Signature of Notary Public)

Date: 6-5-17



Prepared By and Record & Return to:

Lawrence R. Patterson
Patterson, Bond & Latschaw, P.A.
3010 South Third Street
Jacksonville Beach, Florida 32250
(904) 247-1770

WARRANTY DEED

This Warranty Deed made the 5th day of July, 2005, by and between

Bobby B. Rose and Maudeanna A. Rose, husband and wife, conveying homestead property, GRANTOR, whose address is 131 10th Avenue North, Jacksonville Beach, Florida 32250, and

Bobby B. Rose and Maudeanna A. Rose, as Co-Trustees of the Bobby B. Rose Revocable Trust UAD March 28, 2005, as may be amended, whose address is 131 10th Avenue North, Jacksonville Beach, Florida 32250,

and **Bobby B. Rose and Maudeanna A. Rose, as Co-Trustees of the Maudeanna A. Rose Revocable Trust UAD March 28, 2005, as may be amended,** whose address is 131 10th Avenue North, Jacksonville Beach, Florida 32250,

hereinafter called the GRANTEE: (Wherever used herein the term "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN & No/100 Dollars 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 situated in Duval County, Florida, to wit:

LOT 79, FLAGLER TRACT, according to plat thereof recorded in Plat Book 15, page 50, of the current public records of Duval County, Florida

Parcel Number: 173964-0500

SUBJECT TO covenants, restrictions and easements of record. **SUBJECT ALSO** to taxes accruing subsequent to December 31, 2004.

AND the Grantee, and successors, as Trustees, shall have the full power and authority to protect, conserve and to sell, convey, lease, encumber and otherwise manage and dispose of the real property described herein.

AND the Trust provides the Grantee not less than a beneficial possessory interest for life which entitles the Grantee to the homestead tax exemption pursuant to Florida Statute 196.041 (2).

AND the written acceptance by a successor trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous trustee's death, disability or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of a

183

RECEIVED

MAY 18 2017

17-100091

PLANNING & DEVELOPMENT

licensed physician's affidavit establishing that the Trustee is unable to properly care for herself or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

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

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, TITLE INSURANCE OR ATTORNEY'S OPINION OF TITLE.

IN WITNESS WHEREOF, the Grantors have signed this deed on July 5, 2005.

Signed and sealed in our presence;

Lawrence R. Patterson Bobby B. Rose
Signature of witness **Bobby B. Rose**
Printed name: Lawrence R. Patterson

Peggy D. Adolphson
Signature of witness
Printed name: Peggy D. Adolphson

Lawrence R. Patterson Maudeanna A. Rose
Signature of witness **Maudeanna A. Rose**
Printed name: Lawrence R. Patterson

Peggy D. Adolphson
Signature of witness
Printed name: Peggy D. Adolphson

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 5th day of July, 2005, by **Bobby B. Rose and Maudeanna A. Rose** [] who are personally known to me or produced as identification.

Peggy D. Adolphson
Notary Public, State of Florida
Stamped or printed name of notary:
My commission expires:
My commission number:



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MAY 18 2017
17-100091
PLANNING & DEVELOPMENT

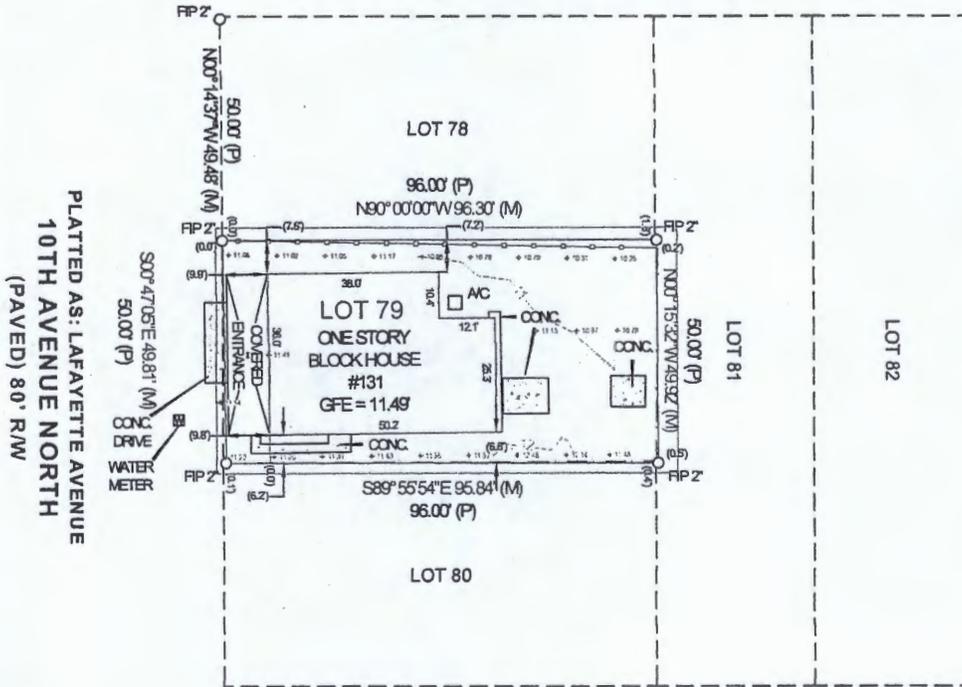
Map of Boundary Survey

LOT 79, FLAGLER TRACT,

ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15,
PAGE 50, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
PROPERTY ADDRESS: 131 10TH STREET, JACKSONVILLE BEACH, FLORIDA 32250



PLATTED AS: SECOND STREET
SECOND STREET NORTH
(PAVED) 50' R/W



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APR 24 2017

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CERTIFIED TO:
ROSE BOBBY B TRUST ET AL. C/O BOBBY ROSE POSR

LEGEND: SET IRON (●) FOUND IRON (○) CONCRETE (■) 4' CHAIN LINK FENCE (—) 6' WOOD FENCE (—) 6' VINYL FENCE (—)

ABBREVIATIONS: R = Radius IP = Iron Pipe M = Measured Field Data PT = Point of Tangency A/C = Air Conditioning Unit
P = Platted IR = Iron Rod C = Calculated Data PC = Point of Curvature WM = Water Meter
D = Dead BR = Bearing Reference R/W = Right of Way ID = Identification JEA = Jacksonville Electric Authority

LAST FIELD DATE: 04/07/17 CAD: MK BARNES CONSULTING, LLC SIGNATURE DATE: 04/08/17 DRAWING SCALE: 1" = 30' JOB #: FL-17-8364

GENERAL NOTES:
1. Legal description provided by client.
2. This survey represents a boundary survey to show above ground improvements; underground improvements or installations not located except as shown.
3. Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk & without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those the survey was prepared for.
4. This survey was made without the benefit of abstract of title. Notice: There could be additional easements, covenants and restrictions or other matters of public record that may affect this parcel.
5. Bearings shown are based on the property line: N4,00°00'00"W.
6. Property hazard fee in accordance with FEMA Flood Insurance rate map number: 12031C0417H dated 05/03/13.

ON POINT
Land Surveyors
LB #8102 904-619-0308
2121 Corporate Square Blvd, Suite 130
Jacksonville, FL 32216
OnPointLandSurveyors@gmail.com
www.OnPointLandSurveyors.com

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.072 FLORIDA STATUTES.

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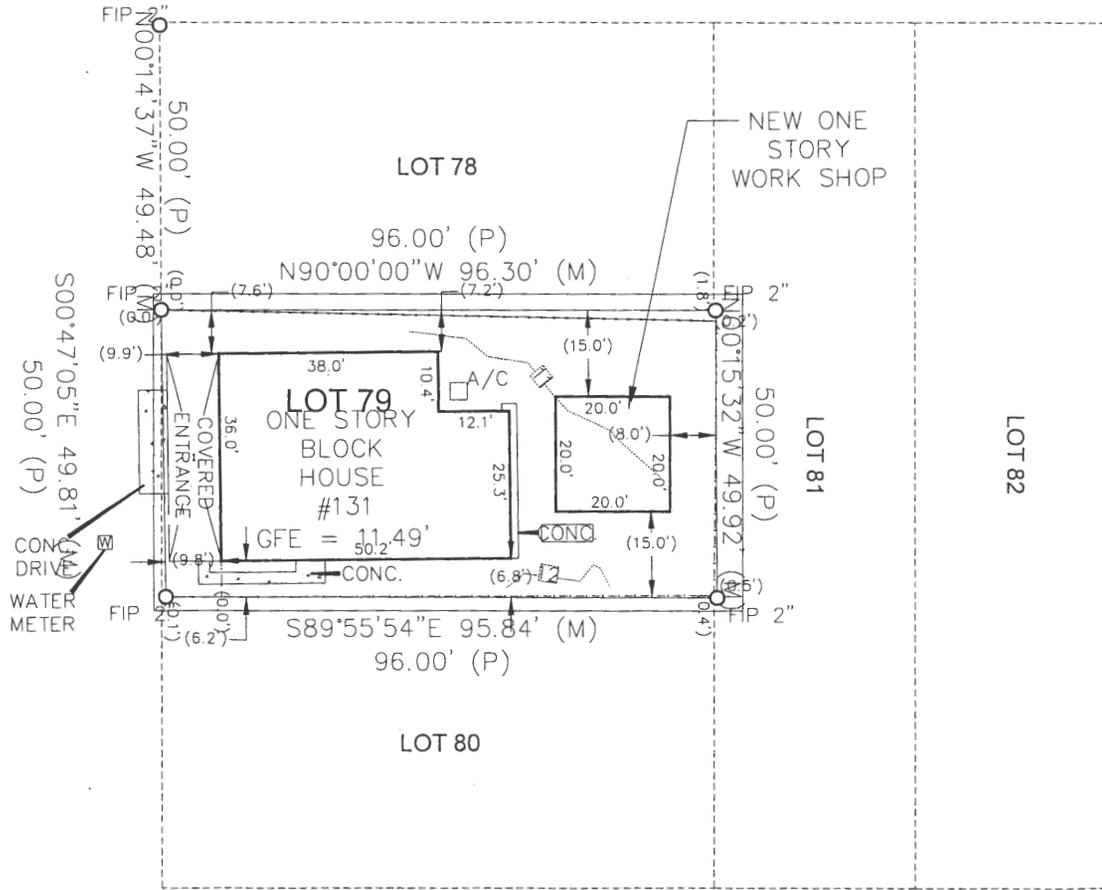
MAY 18 2017
17-10009/
PLANNING & DEVELOPMENT
Current

SURVEY INFORMATION TAKEN FROM
 "ON POINT LAND SURVEYORS"
 DRAWING DATED 04/06/17



**PLATTED AS: SECOND STREET
 SECOND STREET NORTH
 (PAVED) 50' R/W**

**PLATTED AS: LAFAYETTE AVENUE
 10TH AVENUE NORTH
 (PAVED) 80' R/W**



Proposed

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MAY 22 2017
 17-100091
 PLANNING & DEVELOPMENT

PERMIT SET
ROY C. DYNESIUS II
 STRUCTURAL ENGINEER
 800 W. JONES CREEK POFFY
 ST. AUGUSTINE, FLORIDA 32092
 (904) 853-9345

ROY C. DYNESIUS I, P.E.
 STRUCTURAL ENGINEER
 FL. P.E. LIC. #71518 02/28/17

REVISIONS	BY

COPYRIGHT NOTICE THESE PLANS, DESIGN AND CALCULATIONS ARE THE PROPERTY OF P.L.D. ALL RIGHTS RESERVED

BOB ROSE RESIDENCE

ADDRESS 131 10TH AVE N. JACKSONVILLE BEACH
DATE 02-17-2017
SCALE

S-1.1
 SHEET



APPLICATION FOR VARIANCE

BOA No. 17-100092

HEARING DATE 7-5-2017

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.

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PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: NATHAN HAYES Telephone: 904-626-9408
 Mailing Address: 50 BEACH COTTAGE LANE E-Mail: NHAYES@MARANDBUILDERS.COM
ATLANTIC BEACH, FL 32233
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

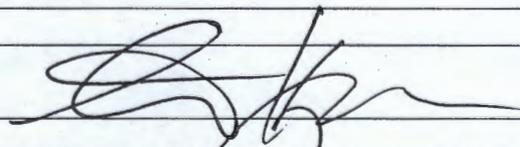
Landowner Name: HOPKINS CREEK REAL ESTATE Telephone: 904-813-2796
 Mailing Address: 324 G THE AVE NORTH E-Mail: WMD1209@OUTLOOK.COM
JACKSONVILLE BEACH, FL 32250

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.

Pl# 177729-8030

VARIANCE DATA

Street address of property and/or Real Estate Number: 2001 WATERWAY ISLAND LANE
 Legal description of property (Attach copy of deed): LOT 7, PRESERVE AT WATERWAY ISLAND
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). THE IRREGULAR SHAPE OF THE LOT.
SEE ATTACHED COVER LETTER

Applicant's Signature:  Date of Application: 5/22/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: X/AE4'
 CODE SECTION (S): 34-336EXVC-3 for a rear yd setback of 25', in lieu of 30' required;
(P)VE. for 46% lot coverage, in lieu of 35% maximum,
to allow construction of a single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100092

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	THE IRREGULAR SHAPE OF THE LOT
Special circumstances and conditions do not result from the actions of the applicant.	YES	RECEIVED MAY 22 2017 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	OTHER LOTS IN THE NEIGHBORHOOD HAVE BEEN GRANTED SIMILAR REQUEST
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	OTHER LOTS IN THE NEIGHBORHOOD HAVE BEEN GRANTED SIMILAR REQUEST
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	

Application for Variance Authorization Form

I the owner of 2001 Waterway Island Lane, Jacksonville Beach, FL 32250. Here by allow Nathan Hayes to submit for a Zone Variance for the said property.

Owner:

DH- Preserve, LLC - Scott Dennis MGRM

Date: 5-11-17

[Signature]

Notary

State: FL

County: Duval

The foregoing was acknowledged before me this

11 Day of May 2017

By T. Scott Dennis

Who is personal know to me or has produced Identification.

Type of Identification produced: _____



SARA JOHANNIS
MY COMMISSION # FF 992884
EXPIRES: May 16, 2020
Bonded Thru Budget: Notary Services

[Signature]

Notary Public (Seal)

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MAY 22 2017
17-100092
PLANNING & DEVELOPMENT

Nathan Hayes
50 Beach Cottage Lane
Atlantic Beach, FL 32233
5/22/17

Board of Adjustment for the City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

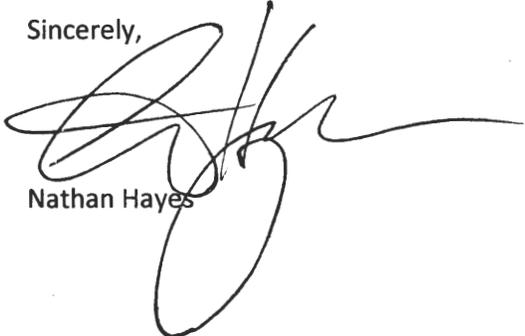
RE: 2001 Waterway Island Lane
(Lot 7, Preserve at Waterway Island)

Dear Board of Adjustment for the City of Jacksonville Beach:

As indicated in our application, the request is for the following:

- 34-336, for a rear set back of 24'-8" in lieu of 30 feet required.
- To allow construction of a new single-family dwelling.
- 34-336, for a lot coverage of forty (40) percent in lieu of the Thirty-Five (35) percent maximum required.
- To allow for construction of a new pool.

Sincerely,


Nathan Hayes

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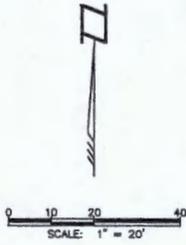
MAY 22 2017

17-100092

PLANNING & DEVELOPMENT

MAP SHOWING SURVEY OF

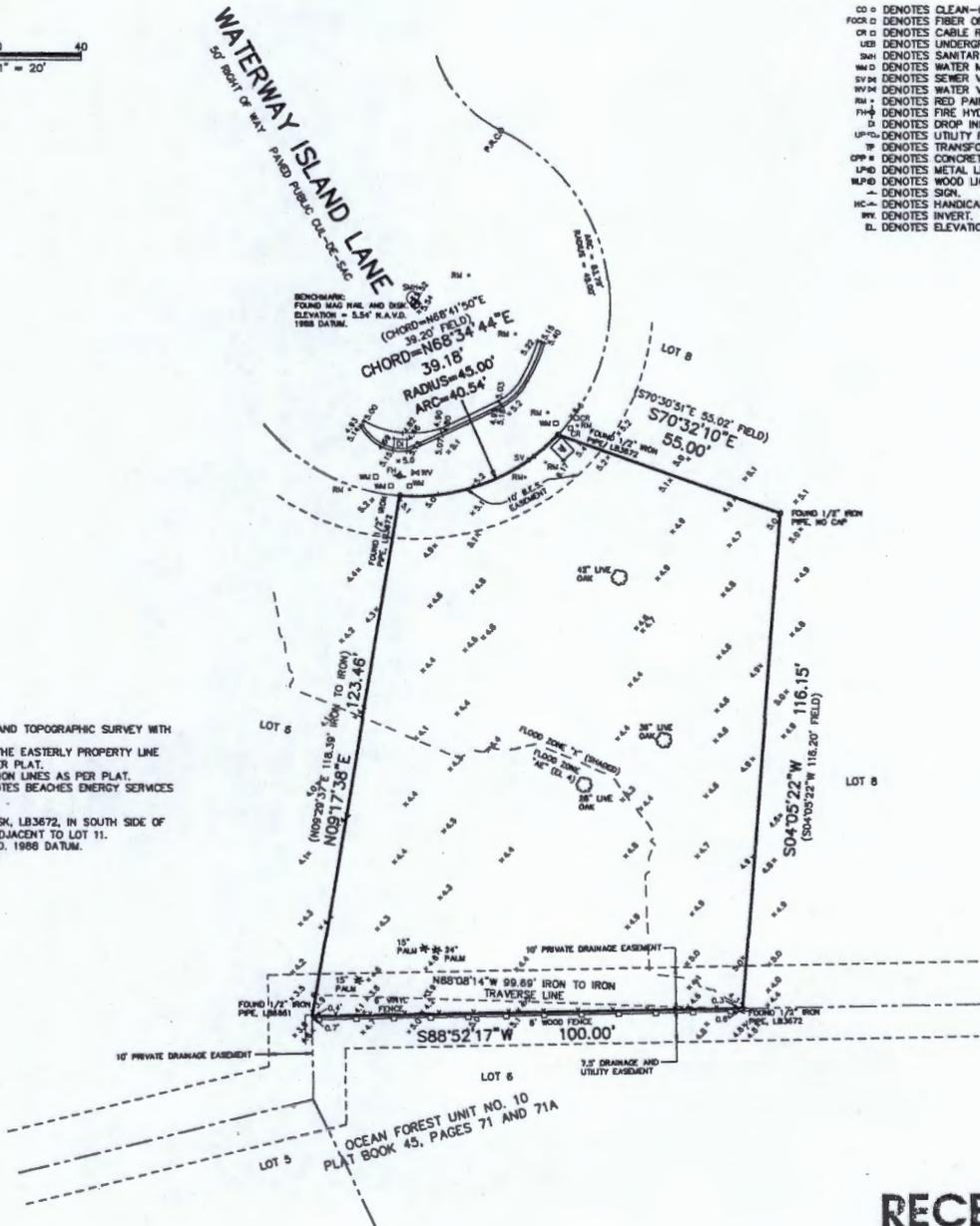
LOT 7, PRESERVE AT WATERWAY ISLAND AS RECORDED IN PLAT BOOK 67, PAGES 14 THROUGH 16, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



LEGEND:

- CO ○ DENOTES CLEAN-OUT.
- FOC ○ DENOTES FIBER OPTIC CABLE RISER.
- CR ○ DENOTES CABLE RISER.
- UEB □ DENOTES UNDERGROUND ELECTRIC BOX.
- SMH □ DENOTES SANITARY MANHOLE.
- WM ○ DENOTES WATER METER.
- SVM □ DENOTES SEWER VALVE.
- WV ○ DENOTES WATER VALVE.
- RM + DENOTES RED PAINT MARKER.
- PH ○ DENOTES FIRE HYDRANT.
- D □ DENOTES DROP INLET.
- UP ○ DENOTES UTILITY POLE.
- TP ○ DENOTES TRANSFORMER PAD.
- CP ○ DENOTES CONCRETE POWER POLE.
- MP ○ DENOTES METAL LIGHT POLE.
- WLP ○ DENOTES WOOD LIGHT POLE.
- ○ DENOTES SIGN.
- HC - DENOTES HANDICAP PARKING SIGN.
- INV ○ DENOTES INVERT.
- EL DENOTES ELEVATION.

- NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREES.
 2. BEARINGS BASED ON THE EASTERLY PROPERTY LINE BEING S04°05'22"W AS PER PLAT.
 3. NO BUILDING RESTRICTION LINES AS PER PLAT.
 4. B.E.S. EASEMENT DENOTES BEACHES ENERGY SERVICES ELECTRIC EASEMENT.
 5. BENCHMARK USED: FOUND MAG NAIL AND DISK, LB3672, IN SOUTH SIDE OF 55' DOUBLE OAK TREE ADJACENT TO LOT 11. ELEVATION = 7.64 N.A.V.D. 1988 DATUM.



THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD) AND FLOOD ZONE "AE" (EL. 4) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0416H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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17-100092
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STEPHEN W. CREWS, P.S.M.
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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

3323263

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

William S. Rogers, Jr., Esq.
Beavers/Rogers Law & Advisory Group, LLC
1912 Hamilton Street, Suite 204
Jacksonville, FL 32210

\$366300⁰⁰

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 13th day of March, 2015, by

HOPKINS CREEK REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company, whose address is c/o ATL Coastal Properties, LLC, 324 6th Avenue North, Jacksonville Beach, FL 32250, Attention: William G. Slagle ("Grantor"), to and in favor of **DENNIS HOMES-PRESERVE, LLC**, a Florida limited liability company, whose address is 109 Nature Walk Parkway, Suite 102, St. Augustine, Florida 32092 ("Grantee");

WITNESSETH:

THAT Grantor for and in consideration of Ten Dollars (\$10.00), and other valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed unto Grantee, its successors and assigns, forever, that parcel or parcels of land, situate, lying and being in the County of Duval, State of Florida, as more particularly described on Exhibit A attached hereto, together with all tenements, hereditaments, easements and appurtenances belonging thereto, subject only to those matters set forth on Exhibit B attached hereto ("Permitted Encumbrances").

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to the Permitted Encumbrances.

[Remainder of page intentionally left blank – signatures appear on following page]

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MAY 22 2017

17-100092

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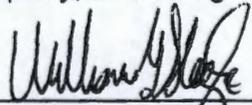
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

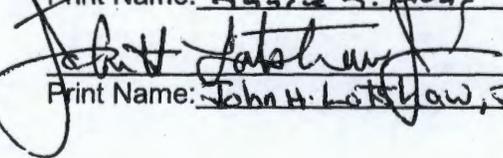
HOPKINS CREEK REAL ESTATE HOLDINGS, LLC,
a Delaware limited liability company

By: ATL Coastal Properties, LLC, a Delaware limited liability company, its sole Member

By: Sunset Point Management, LLC, a Florida limited liability company, its Manager

By: 
Name: William G. Slagle, Manager

[CORPORATE SEAL]


Print Name: Janice R. Long

Print Name: John H. Lotshaw, Jr.

STATE OF FLORIDA

COUNTY OF DUVAL

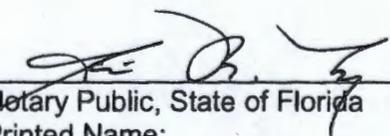
The foregoing instrument was acknowledged before me this 13th day of March, 2015, by William G. Slagle, the Manager of Sunset Point Management, LLC, a Florida limited liability company, as sole Member of ATL Coastal Properties, LLC, a Delaware limited liability company, as sole Member of **HOPKINS CREEK REAL ESTATE HOLDINGS, LLC**, a Delaware limited liability company, on behalf of the company. He either [X] is personally known to me or [] has produced a _____ state driver's license as identification.

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17-100092

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Notary Public, State of Florida
Printed Name: _____
Commission No.: _____
My commission expires: _____

[NOTARIAL SEAL]

Tax Parcel I.D. #: 177550-0010, 177627-0000, 177549-0700



JANICE R. LONG
MY COMMISSION # FF 083589
EXPIRES: January 15, 2018
Bonded Thru Budget Notary Services

EXHIBIT A
(Legal Description)

Lots 1 and 7, PRESERVE AT WATERWAY ISLAND, according to plat thereof recorded in Plat Book 67, pages 14, 15, and 16, of the public records of Duval County, Florida.

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17-100092

PLANNING & DEVELOPMENT

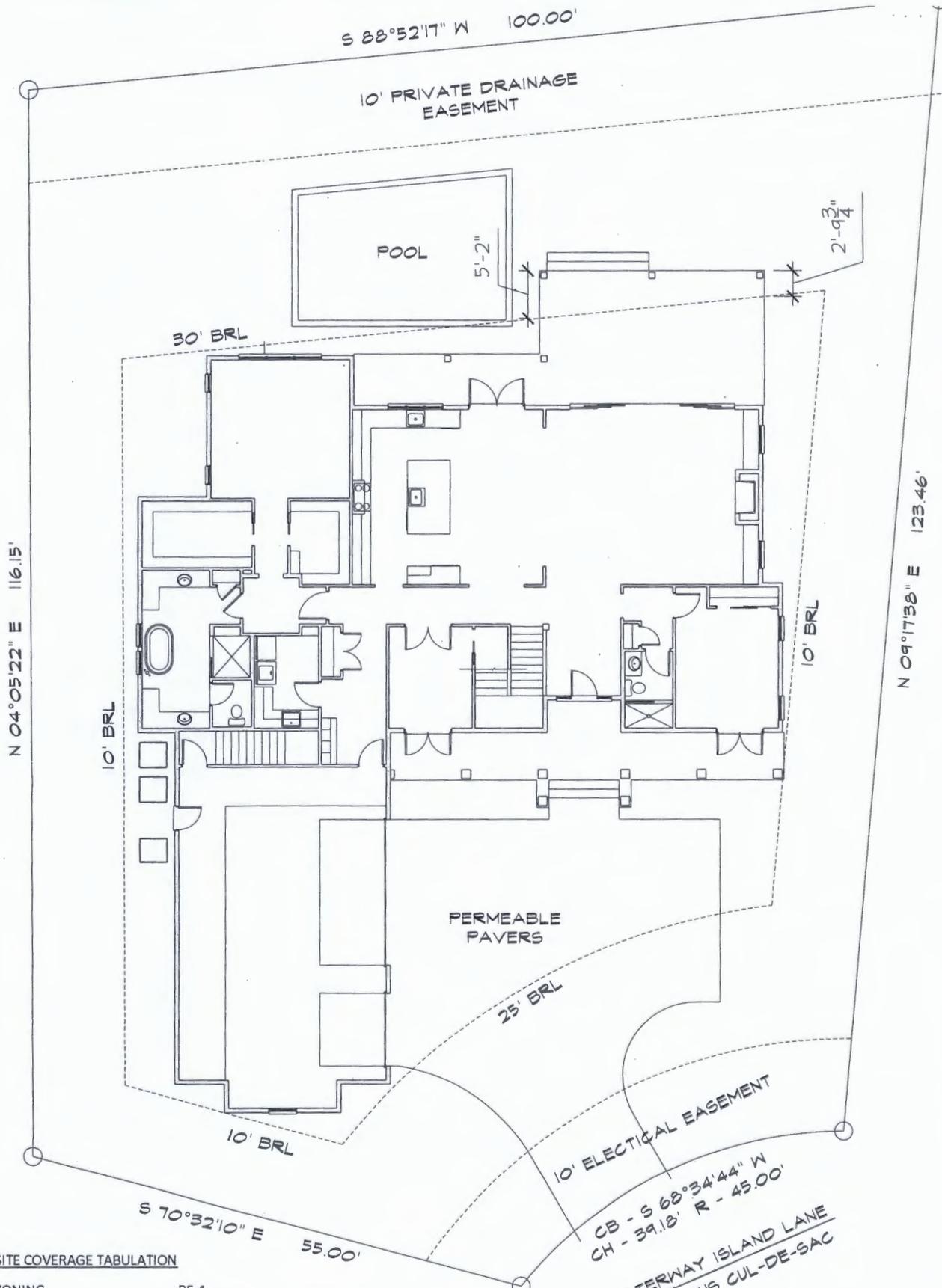
EXHIBIT B
(Permitted Encumbrances)

1. Ad valorem taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. Declaration of Covenants and Restrictions for Preserve at Waterway Island dated May 8, 2014 and recorded in Official Records Book 16778, page 1399 of the current public records of Duval County, Florida, as amended.
3. Plat of PRESERVE AT WATERWAY ISLAND, as recorded in Plat Book 67, page 14, of the public records of Duval County, Florida.

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17-100092
PLANNING & DEVELOPMENT



SITE COVERAGE TABULATION

ZONING	RS-1
LOT WIDTH	88' VARIES
LOT SIZE	11791 SF
NEW FIRST FLOOR	2474 SF
NEW GARAGE	914 SF
NEW ENTRY PORCH	250SF
NEW OUTDOOR LIVING	474 SF
DRIVEWAY	1167 SF
AC PADS	27 SF
TOTAL SQ. FT.	5306 SF
LOT COVERAGE STRUCT.	45%
POOL COPING	50 SF
LOT COVER. TOTAL	46%

SITE PLAN

SCALE: 1" = 10'-0"

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APPLICATION FOR VARIANCE

BOA No. 17-100094
HEARING DATE 7-5-2017

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.

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APPLICATION INFORMATION

Applicant Name: Ricky & Erika Alley
 Mailing Address: 459 34th Avenue South
Jacksonville Beach, FL 32250
 Agent Name: N/A
 Mailing Address: _____

Telephone: 904-891-3011 (E)
904-252-4631 (R)
 E-Mail: Alley102304@gmail.com
 Telephone: _____
 E-Mail: _____

Landowner Name: Ricky & Erika Alley
 Mailing Address: 459 34th Avenue South
Jacksonville Beach, FL 32250

Telephone: 904-891-3011 (E)
904-252-4631 (R)
 E-Mail: Alley102304@gmail.com

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

Ret # 180508-1070

VARIANCE DATA

Street address of property and/or Real Estate Number: 459 34th Avenue South Jacksonville Beach, FL 32250
 Legal description of property (Attach copy of deed): 14-40 09-35-29E .150 Atlantic Shores Unit 1R/P#2 PTLot 12 Lot 13 ECR
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary) We are requesting this variance mainly because our lot is sub-standard size when compared with many others in Jacksonville Beach. If approved, we have designed a pool deck proposal that would minimize the amount of pavers required to allow us to utilize our backyard area. Along with the minimum amount of pavers, we are also installing a drainage system that will prevent runoff to our neighbors' properties. We just want to be able to enjoy our backyards like many of our neighbors do.

Applicant's Signature: Ricky Alley Erika Alley Date of Application: 5/23/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): 34-337(e)(1)e. for 49% lot coverage in lieu of 35% maximum; (e)(1)g. for accessing structure setback of 4' in lieu of 5' required, to allow a pool and deck addition to an existing single family home.

(Ret BOA 12-100119)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100094

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

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MAY 24 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	The size of our lot is small when compared to many in Jax Beach.
Special circumstances and conditions do not result from the actions of the applicant.	yes	The size of our lot is small when compared to many in Jax Beach and was purchased this way.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	The variance we are requesting does not exceed what neighbors and residents we know have been recently granted.
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	Our sub-standard size lot has a typically sized house on it. The current allowed lot coverage does not permit us any deck space in the back to enjoy/use our yard.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	we have carefully designed our pool/deck to require a minimum amount of pavers so as to not cover more of the lot than needed.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	yes	Our pool/deck design includes a drainage plan that will sufficiently prevent any run off directly onto our neighbor's lot, keeping with the spirit of the code.

MAP SHOWING BOUNDARY SURVEY OF

DESCRIPTION AS FURNISHED:

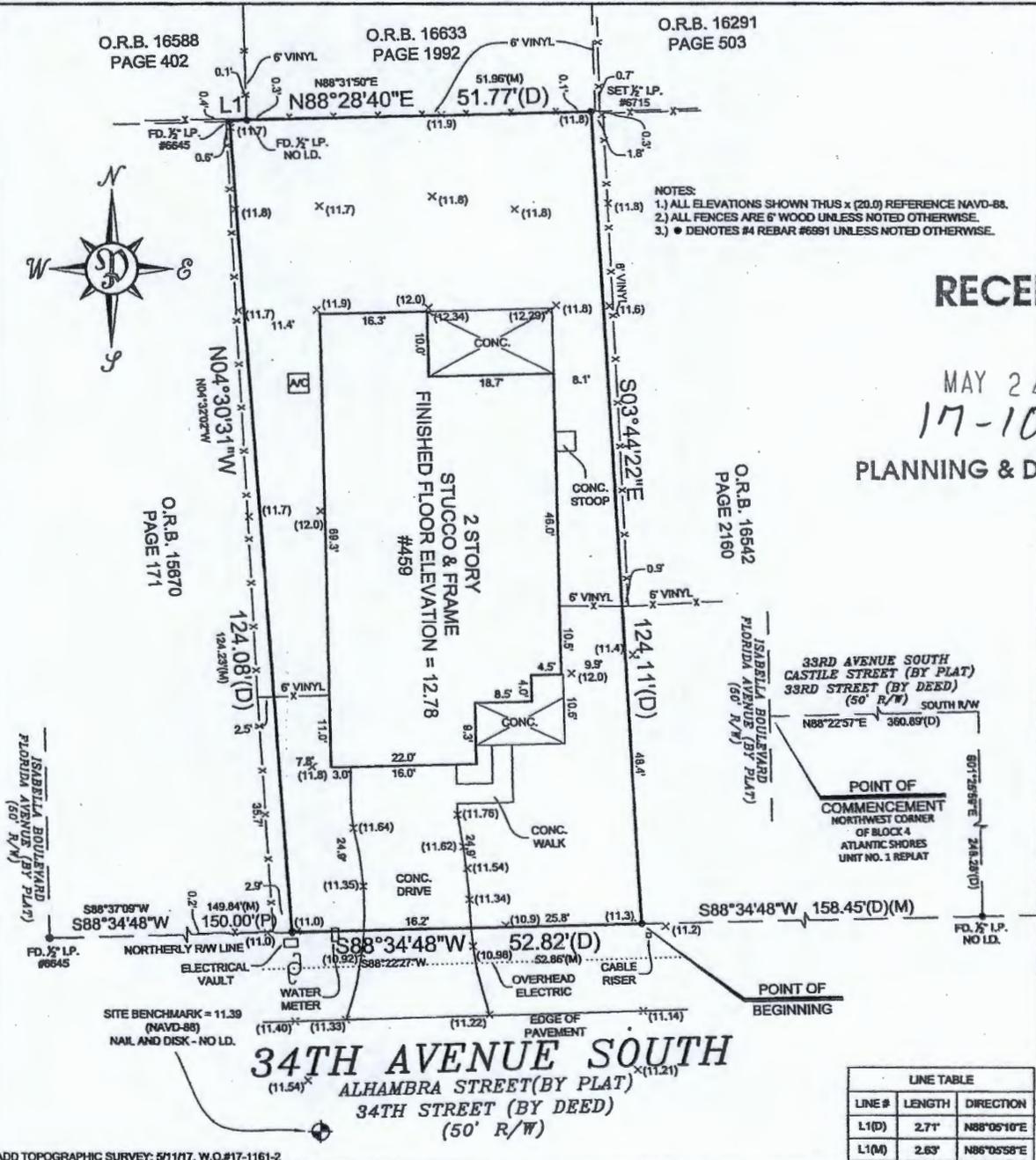
DESCRIPTION: PARCEL "H"

A PARCEL OF LAND BEING A PORTION OF LOT 12 AND ALL OF LOT 13, BLOCK 4, AS SHOWN ON THE PLAT OF ATLANTIC SHORES UNIT NO. 1 REPLAT, RECORDED IN PLAT BOOK 14, PAGES 39 & 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 4; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 33RD STREET (A 50' RIGHT-OF-WAY AS NOW ESTABLISHED) RUN NORTH 88 DEGREES 22 MINUTES 57 SECONDS EAST, A DISTANCE OF 360.89 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8974, PAGE 1204, PARCEL "B", OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01 DEGREES 25 MINUTES 59 SECONDS EAST, A DISTANCE OF 248.28 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8974, PAGE 1204, PARCEL "B", SAID CORNER LYING ON THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET (A 50' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE ALONG SAID LINE, SOUTH 88 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF 158.45 FEET TO THE POINT OF BEGINNING OF PARCEL "H" HEREIN DESCRIBED.

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 88 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF 52.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE WEST LINE THEREOF, NORTH 04 DEGREES 30 MINUTES 31 SECONDS WEST, A DISTANCE OF 124.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH LINE THEREOF, NORTH 88 DEGREES 05 MINUTES 10 SECONDS EAST, A DISTANCE OF 2.71 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 13543, PAGE 1422, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE OF LOT 13 AND THEN ALONG THE NORTH LINE OF SAID LOT 12, NORTH 88 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF 51.77 FEET; THENCE DEPARTING SAID LINE, SOUTH 03 DEGREES 44 MINUTES 22 SECONDS EAST, A DISTANCE OF 124.11 FEET TO THE POINT OF BEGINNING OF PARCEL "H" DESCRIBED HEREIN.

CERTIFIED TO: ERIKA ALLEY



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PLANNING & DEVELOPMENT

PERRET AND ASSOCIATES, INC.

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

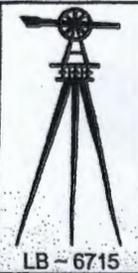
- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RAW LINE OF 34TH AVENUE SOUTH AS S88°34'48"W, PER DEED.
 - THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
 - UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
 - THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0419H, DATED 06/03/2013.

- LEGEND**
- P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.O.C. POINT ON CURVE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - B.R.L. BUILDING RESTRICTION LINE
 - C.L.F. CHAIN LINK FENCE
 - R.W. RIGHT-OF-WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - O.L. ON LINE
 - B.L. BREAK LINE
- SCALE 1"=20'
DATE OF FIELD SURVEY 05/11/2017

LEGEND

- R RADIUS
- Δ or D DELTA (CENTRAL ANGLE)
- A or L ARC LENGTH
- C or CH CHORD
- C or B CHORD BEARING
- (R) LINE RADIAL TO CURVE
- AC AIR CONDITIONER
- CONC. CONCRETE
- FD. FOUNDATION
- LP. IRON PIPE
- M MEASURED
- P PLAY
- F FENCE
- WORLD POWER POLE

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



MAP SHOWING BOUNDARY SURVEY OF

DESCRIPTION AS FURNISHED:

DESCRIPTION: PARCEL "H"

A PARCEL OF LAND BEING A PORTION OF LOT 12 AND ALL OF LOT 13, BLOCK 4, AS SHOWN ON THE PLAT OF ATLANTIC SHORES UNIT NO. 1 REPLAT, RECORDED IN PLAT BOOK 14, PAGES 39 & 40, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

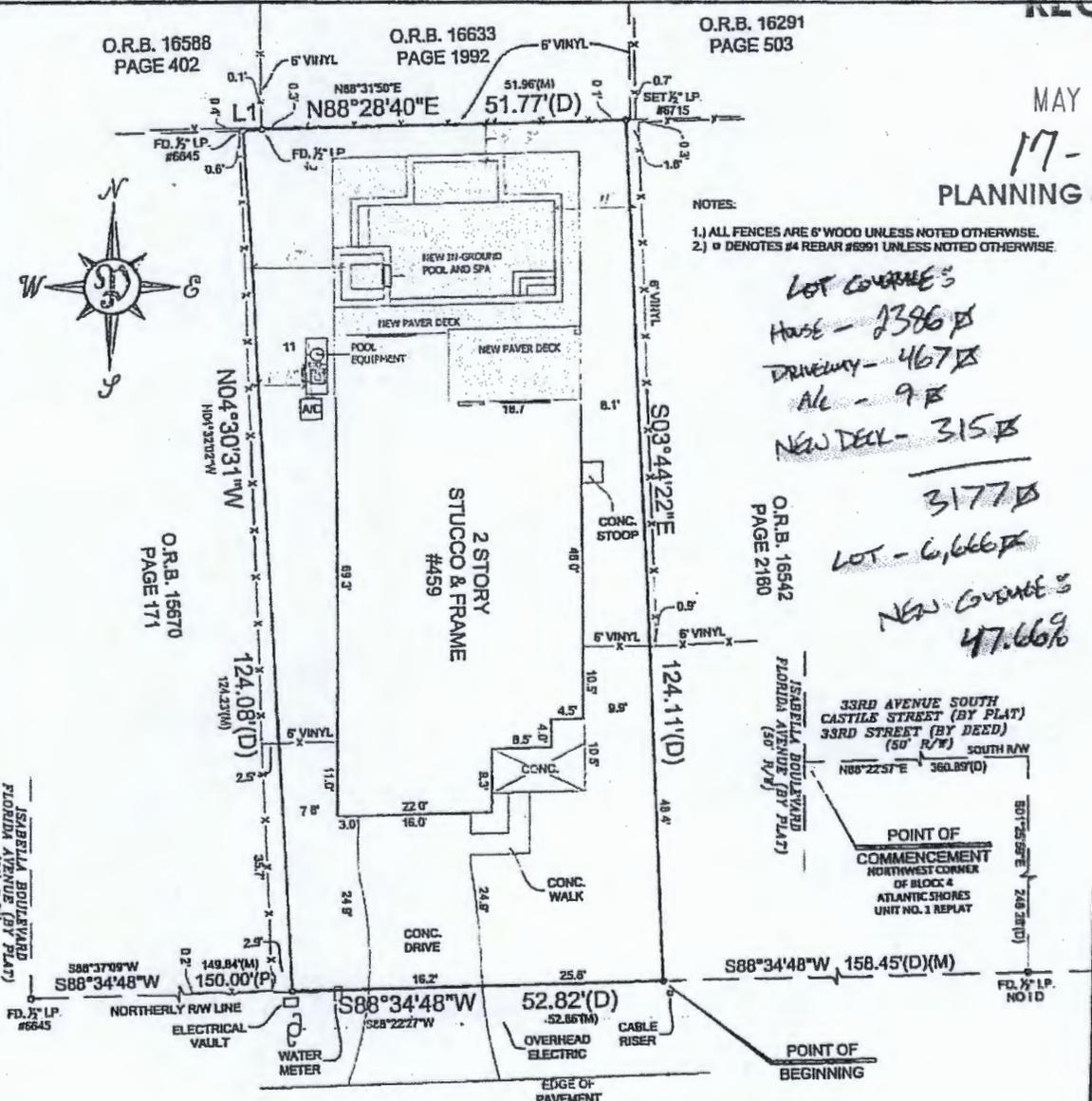
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CERTIFIED TO: ERIKA ALLEY

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NOTES:
1.) ALL FENCES ARE 6" WOOD UNLESS NOTED OTHERWISE.
2.) Ø DENOTES #4 REBAR #6991 UNLESS NOTED OTHERWISE.

LOT COVERAGE'S
House - 2386 sq ft
Driveway - 467 sq ft
A/C - 9 sq ft
New Deck - 315 sq ft
3177 sq ft
LOT - 6,666 sq ft
New Coverage's
47.66%

34TH AVENUE SOUTH
ALHAMBRA STREET (BY PLAT)
34TH STREET (BY DEED)
(50' R/W)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(D)	2.71'	N88°05'10"E
L1(A)	2.63'	N86°05'58"E

PERRET AND ASSOCIATES, INC.

6627 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

GENERAL NOTES:
(1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY SHOWN HEREON ARE BASED ON THE NORTHERLY R/W LINE OF 34TH AVENUE SOUTH AS S88°34'48"W, PER DEED.
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(3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
(4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0419H, DATED 06/03/2013.

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FOUN FOUND
LP IRON PIPE MEASURED
(M) PLAT
(P) FENCE
(W) WOOD POWER POLE

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



ALLEY RICKY R
 459 S 34TH AVE
 JACKSONVILLE, FL 32250
ALLEY ERIKA L

Primary Site Address
 459 S 34TH AVE
 Jacksonville Beach FL 32250-

Official Record Book/Page
 16306-00870

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Title #
 9509

MAY 24 2017
 17-100094

459 S.34TH AVE
Property Detail

RE #	180508-1070
Tax District	USD2
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03270 ATLANTIC SHORES UNIT 01
Total Area	6703

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

Value Method	2016 Certified	2017 In Progress
	CAMA	CAMA
Total Building Value	\$401,174.00	\$413,738.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$152,640.00	\$203,520.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$553,814.00	\$617,258.00
Assessed Value	\$463,254.00	\$472,982.00
Cap Diff/Portability Amt	\$90,560.00 / \$0.00	\$144,276.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$413,254.00	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

Assessed Value	\$472,982.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$422,982.00

SJRWMD/FIND Taxable Value

Assessed Value	\$472,982.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$422,982.00

School Taxable Value

Assessed Value	\$472,982.00
Homestead (HX)	- \$25,000.00
Taxable Value	\$447,982.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16306-00870	3/15/2013	\$479,800.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	JRS-2	53.00	124.00	Common	53.00	Front Footage	\$203,520.00	1	14-40 09-3S-29E .150
										2	ATLANTIC SHORES UNIT 1 R/P #2
										3	PT LOT 12, LOT 13 RECD O/R 16306-870
										4	BLK 4

Buildings

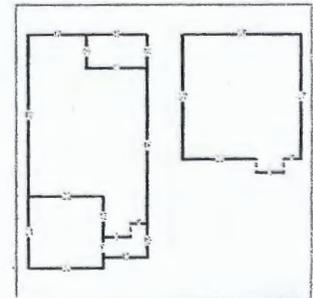
Building 1

Building 1 Site Address
 459 S 34TH AVE Unit
 Jacksonville Beach FL 32250-

Building Type	0102 - SFR 2 STORY
Year Built	2013
Building Value	\$413,738.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1327	1327	1261
Finished Open Porch	180	0	54
Base Area	1636	1636	1636

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central





APPLICATION FOR VARIANCE

BOA No. 17-100095

HEARING DATE 7-5-2017

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.

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APPLICATION INFORMATION

PLANNING & DEVELOPMENT

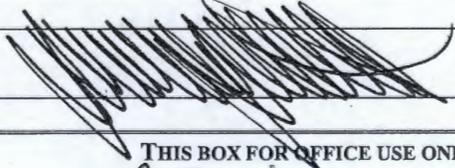
Applicant Name: John + Michelle Tipton Telephone: 9046516510
 Mailing Address: 2333 Azalea Dr. Jax FL 32250 E-Mail: johnatipbn5@gmail.com
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

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

Ret# 179211-0500

VARIANCE DATA

Street address of property and/or Real Estate Number: 2333 Azalea Dr. Jax Beach 32250
 Legal description of property (Attach copy of deed): A part of Sec 38, Township 2 South, Range 29E
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Narrow lot. Need extra 5 ft for garage to keep home a one story structure.

Applicant's Signature:  Date of Application: 5.24.17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: AE-4'
 CODE SECTION (S): 34-336(e)(1)c-2 for a side yard setback of 5', in lieu of 10' required, to allow construction of a single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100095

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	Odd shaped parcel RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	No	MAY 24 2017 17-100095 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	No	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	No	
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	

1050

QUIT-CLAIM DEED

Book 8123 Pg 288

RETURN TO & PREPARED BY:
JOHN D. TIPTON
2333 AZALEA DRIVE
JACKSONVILLE, FL 32250

Bk: 8123
Pg: 288 - 289
Doc# 95125139
Filed & Recorded
06/30/95
03:06:46 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. # 10.50

This Quit-Claim Deed, Executed this 22ND day of
MAY 1995 A.D., by
JOHN D. TIPTON JOINED BY MICHELLE M. TIPTON, HIS WIFE
first party, to
JOHN D. TIPTON AND MICHELLE M. TIPTON, HIS WIFE
whose post office address is
2333 AZALEA DRIVE, JACKSONVILLE BEACH FL 32250
second party:

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17-100095

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

PLANNING & DEVELOPMENT

Witnesseth, That the said first party, for and in consideration of the sum of LOVE & AFFECTION in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of DUVAL, State of FLORIDA, to-wit:

SEE ATTACHED SCHEDULE "A" FOR PROPERTY DESCRIPTION

(2)

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

WITNESS (AS TO 1ST GRANTOR)
Troy E. McMillan

PRINTED NAME
Robert M. Hamilton

WITNESS (AS TO 1ST GRANTOR)
Robert M. Hamilton

PRINTED NAME
Troy E. McMillan

WITNESS (AS TO CO-GRANTOR)
Troy E. McMillan

PRINTED NAME
Robert M. Hamilton

WITNESS (AS TO CO-GRANTOR)
Robert M. Hamilton

PRINTED NAME

GRANTOR SIGNATURE
JOHN D. TIPTON

PRINTED NAME
2333 AZALEA DRIVE, JAX BEACH FL 32250

POST OFFICE ADDRESS

CO-GRANTOR SIGNATURE, IF ANY
MICHELLE M. TIPTON

PRINTED NAME
2333 AZALEA DRIVE, JAX BEACH FL 32250

POST OFFICE ADDRESS

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED

JOHN D. TIPTON & MICHELLE M. TIPTON, HIS WIFE

KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED BEFORE ME THAT THEY

EXECUTED THE SAME, THAT I RELIED UPON THE FOLLOWING FORM OF IDENTIFICATION OF THE ABOVE NAMED PERSON : DRIVERS

LICENSE AND THAT AN OATH WAS NOT TAKEN. WITNESS MY

HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 23 DAY OF MAY, A.D. 95

SELMA L. ROMAN
My Commission CC420780
Expires Nov. 15, 1998
Bonded by HAI
800-422-1555

Selma L. Roman

NOTARY SIGNATURE

PRINTED NOTARY NAME

(NOTARY SEAL)

PARCEL 1

OFFICIAL RECORDS VOLUME 4241, PAGE 185; PARCEL ONE; A PART OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 29 EAST, IN THE CITY OF JACKSONVILLE BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CENTER LINE INTERSECTION OF AZALEA DRIVE AND 23RD STREET NORTH, AS RECORDED IN VOLUME No. 2429, PAGE 369, OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA, THENCE NORTH 79° 22' WEST ALONG THE CENTER LINE OF AZALEA DRIVE PRODUCED 210.02 FEET TO A POINT; THENCE NORTH 5° 44' EAST 57.3 FEET TO AN IRON, ON THE ARC OF A CIRCLE HAVING A RADIUS OF 60.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 5° 44' EAST 182.0 FEET MORE OR LESS TO THE HIGH WATER MARK OF A TIDE WATER LAGOON, THENCE SOUTHWESTERLY ALONG THE AFORESAID HIGH WATER LINE 140.0 FEET MORE OR LESS TO THE WESTERLY LINE OF THE CASTRO Y FERRER GRANT; THENCE SOUTH 20° 15' EAST, ALONG THE WESTERLY LINE OF THE CASTRO Y FERRER GRANT, 190.0 FEET, PLUS OR MINUS TO THE CENTER LINE OF AZALEA DRIVE PRODUCED; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE HAVING A 60.0 FOOT RADIUS 73.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2

OFFICIAL RECORDS VOLUME 4309, PAGE 868; A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF AZALEA ACRES, UNIT TWO, AS RECORDED IN PLAT BOOK 35, PAGE 5 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 14° 38' 00" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF TWENTY-THIRD (23RD) STREET NORTH, A DISTANCE OF 41.07 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 619.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE (THE SAME BEING THE WESTERLY RIGHT OF WAY LINE OF 23RD STREET NORTH) A CHORD BEARING OF NORTH 13° 45' 26" EAST AND A CHORD DISTANCE OF 18.93 FEET; THENCE NORTH 73° 22' 00" WEST, ALONG THE NORTHWESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF AZALEA DRIVE, A DISTANCE OF 124.19 FEET TO THE BEGINNING OF A CUL-DE-SAC; THENCE ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING BEARING OF NORTH 52° 55' 04" WEST AND A CHORD DISTANCE OF 69.68 FEET TO THE POINT OF BEGINNING OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1756, PAGE 901 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE CONTINUE ALONG THE ARC OF SAID 60.00 FOOT RADIUS CURVE BEING CONCAVE SOUTHEASTERLY, A CHORD BEARING OF SOUTH 53° 59' 10" WEST A CHORD DISTANCE OF 73.21 FEET TO AN INTERSECTION WITH THE U.S. GOVERNMENT MEANDER LINE OF THE WESTERLY BOUNDARY OF THE CASTRO Y FERRER GRANT AND THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF THE AFOREMENTIONED AZALEA DRIVE; THENCE SOUTH 20° 15' 00" EAST, ALONG SAID MEANDER LINE, A DISTANCE OF 761.62 FEET TO A POINT ON THE 60.00 FOOT RADIUS CUL-DE-SAC; THENCE ALONG THE ARC OF SAID 60.00 FOOT RADIUS (BEING CONCAVE NORTHWESTERLY), A CHORD BEARING OF NORTH 82° 52' 01" EAST AND A CHORD DISTANCE OF 77.52 FEET; THENCE SOUTH 73° 32' 00" EAST, ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF AZALEA DRIVE, A DISTANCE OF 123.35 FEET TO THE POINT OF BEGINNING.

NOTE: OFFICIAL RECORDS VOLUME 4241, PAGE 185; PARCEL ONE SAYS "A PART OF SECTION 19," IT IS ACTUALLY A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST AND A PART OF BLOCK 91, JACKSONVILLE BEACH, SECTION 4 AS RECORDED IN PLAT BOOK 18, PAGE 35 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF

See note about Sec. 19 (Should be Sec. 38)

PARCEL 1

OFFICIAL RECORDS VOLUME 4241, PAGE 188; PARCEL ONE; A PART OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 29 EAST, IN THE CITY OF JACKSONVILLE BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CENTER LINE INTERSECTION OF AZALEA DRIVE AND 23RD STREET NORTH, AS RECORDED IN VOLUME NO. 2429, PAGE 369, OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA, THENCE NORTH 75°22' WEST ALONG THE CENTER LINE OF AZALEA DRIVE PRODUCED 210.02 FEET TO A POINT; THENCE NORTH 5°44' EAST 57.3 FEET TO AN IRON, ON THE ARC OF A CIRCLE HAVING A RADIUS OF 60.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 5°44' EAST, 182.0 FEET MORE OR LESS TO THE HIGH WATER MARK OF A TIDE WATER LAGOON, THENCE SOUTH-WESTERLY ALONG THE AFORESAID HIGH WATER LINE 140.0 FEET MORE OR LESS TO THE WESTERLY LINE OF THE CASTRO Y FERRER GRANT; THENCE SOUTH 20°15' EAST, ALONG THE WESTERLY LINE OF THE CASTRO Y FERRER GRANT, 190.0 FEET, PLUS OR MINUS TO THE CENTER LINE OF AZALEA DRIVE PRODUCED; THENCE NORTH EASTERLY ALONG THE ARC OF A CURVE HAVING A 60.0 FOOT RADIUS 73.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2

OFFICIAL RECORDS VOLUME 4309, PAGE 868; A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTH-WEST CORNER OF AZALEA ACRES, UNIT TWO, AS RECORDED IN PLAT BOOK 35, PAGE 5 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 14°38'00" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF TWENTY-THIRD (23RD) STREET NORTH, A DISTANCE OF 41.07 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTH-WESTERLY HAVING A RADIUS OF 819.80 FEET; THENCE NORTH-EASTERLY ALONG THE ARC OF SAID CURVE (THE SAME BEING THE WESTERLY RIGHT OF WAY LINE OF TWENTY-THIRD (23RD) STREET NORTH) A CHORD BEARING OF NORTH 13°45'28" EAST AND A CHORD DISTANCE OF 18.93 FEET; THENCE NORTH 75°22'00" WEST, ALONG THE NORTH-WESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF AZALEA DRIVE, A DISTANCE OF 124.19 FEET TO THE BEGINNING OF A CUL-DE-SAC; THENCE ALONG THE ARC OF A CURVE CONCAVE SOUTH-WESTERLY HAVING A RADIUS OF 60.0 FEET, A CHORD BEARING OF NORTH 52°55'04" WEST AND A CHORD DISTANCE OF 69.68 FEET TO THE POINT OF BEGINNING OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3756, PAGE 901 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE CONTINUE ALONG THE ARC OF SAID 60.00 FOOT RADIUS CURVE BEING CONCAVE SOUTHEASTERLY, A CHORD BEARING OF SOUTH 83°59'10" WEST AND A CHORD DISTANCE OF 73.21 FEET TO AN INTERSECTION WITH THE U.S. GOVERNMENT MEANDER LINE OF THE WESTERLY BOUNDARY OF THE CASTRO Y FERRER GRANT AND THE NORTH-WESTERLY EXTENSION OF THE CENTERLINE OF THE AFOREMENTIONED AZALEA DRIVE; THENCE SOUTH 20°15'00" EAST, ALONG SAID MEANDER LINE, A DISTANCE OF 761.82 FEET TO A POINT ON THE 60.00 FOOT RADIUS CUL-DE-SAC; THENCE ALONG THE ARC OF SAID 60.00 FOOT RADIUS (BEING CONCAVE NORTH-WESTERLY), A CHORD BEARING OF NORTH 82°52'01" EAST AND A CHORD DISTANCE OF 77.52 FEET; THENCE SOUTH 75°22'00" EAST, ALONG THE NORTH-WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF AZALEA DRIVE, A DISTANCE OF 122.35 FEET TO THE POINT OF BEGINNING.

* NOTE: OFFICIAL RECORDS VOLUME 4241, PAGE 188; PARCEL ONE SAYS 'A PART OF SECTION 19', IT IS ACTUALLY A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST AND A PART OF BLOCK 91, JACKSONVILLE BEACH, SECTION A AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

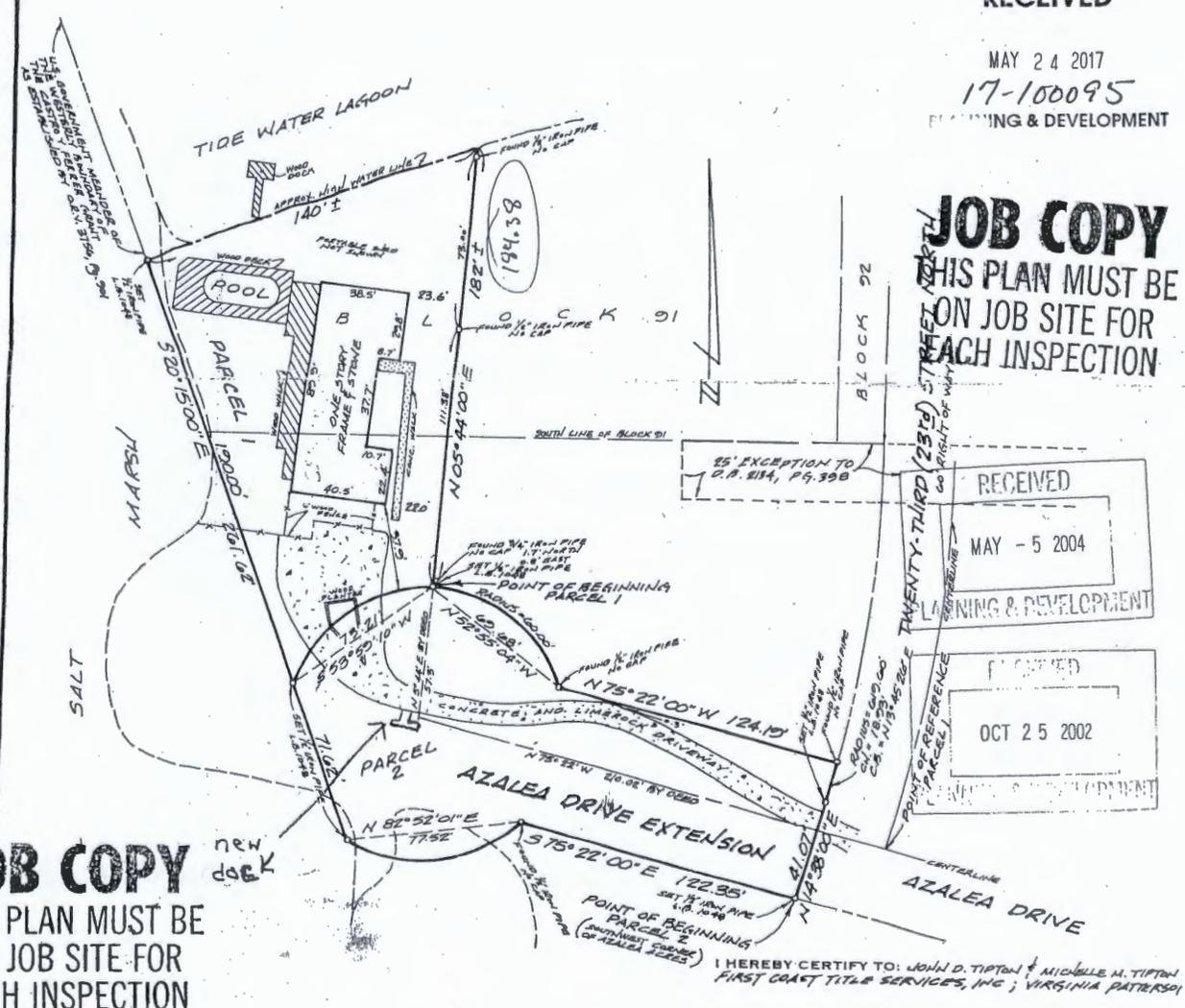
RECEIVED

MAY 24 2017

17-100095

PLANNING & DEVELOPMENT

JOB COPY
THIS PLAN MUST BE
ON JOB SITE FOR
EACH INSPECTION



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MAY - 5 2004

OCT 25 2002

JOB COPY
THIS PLAN MUST BE
ON JOB SITE FOR
EACH INSPECTION

NOTES:
BEARINGS BASED ON THE CENTERLINE OF AZALEA DRIVE AS BEING N 75° 22' W.
THIS PROPERTY LIES IN FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 6. BY FLOOD MAPS REVISED APRIL 11, 1985. COMMUNITY PANEL NO. 12007B 0001 P.

I HEREBY CERTIFY TO: JOHN D. TIPTON & MICHELLE M. TIPTON
FIRST COAST TITLE SERVICES, INC.; VIRGINIA PATTERSON

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 21HH-8 FLORIDA ADMINISTRATION CODE.

H. A. DURDEN & ASSOCIATES INC.
LAND SURVEYORS
Post Office Box 50970
1103 South Third Street
Jacksonville Beach, Florida 32250
Phone 904/249-7261

Signature of H. A. Durden
PROFESSIONAL LAND SURVEYOR NO. 1674 FLORIDA
H. BRUCE DURDEN, SR.

DATE: APRIL 14 1993
SCALE: 1" = 50'

MAY 10 2004

THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.



APPLICATION FOR VARIANCE

BOA No. 17-100096

HEARING DATE 7-5-2017

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.

APPLICATION INFORMATION

Applicant Name: Atlee Development Group, Inc. Telephone: (904) 384-6964
 Mailing Address: 5851 Timuquana Rd # 301 E-Mail: ken@atleegroup.net
Jacksonville, FL 32210

Agent Name: Atlee Development Group, Inc. Ken Atlee Telephone: (904) 384-6964
 Mailing Address: 5851 Timuquana Rd # 301 E-Mail: ken@atleegroup.net
Jacksonville, FL 32210

Landowner Name: Timothy Townsend Telephone: (904) 521-4058
 Mailing Address: 428 Hopkins Street E-Mail: t_townsend@bellsouth.net
Neptune Beach, FL

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: 176418-0000 480 South 9th Ave
aka
0 South 5th Street

Legal description of property (Attach copy of deed): Lot 12, Block 5, ~~Crookside~~ Park 8-13 Oceanside

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). RS-2 Zoning minimum road frontage is 75'. This platted lot is only 50' thus creating a hardship to meet the current zoning setbacks. This limits the width & depth of new construction floorplans to unfavorable building footprints.

Requesting. 7.5' on corner side in lieu of 10' & 5' on interior side. Requesting 15' rear in lieu of 30' and adjustment for lot coverage maximum to 55%.

Building permit # 1700000-827 (corner lot) for 603 10th Place South was obtained for similar setbacks & coverage and is now under construction.

Applicant's Signature: _____ Date of Application: _____

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S): 34-337(c)(1)c.2 for corner side yard setback of 7.5', in lieu of 10', and side yards totally 12.5', in lieu of 15' total

(c)(1)c.3 for a rear yard setback of 15', in lieu of 30' required

(c)(1)e. for 55% lot coverage, in lieu of 35% maximum, to allow construction of a single-family dwelling.

EXHIBIT A

Property Ownership Affidavit

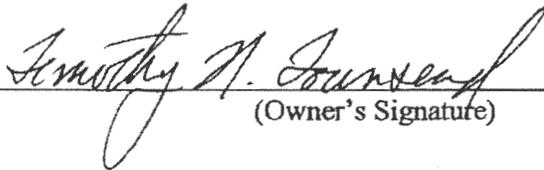
Date: May 16th, 2017

City of Jacksonville Beach
Planning, Development & Zoning Department
11 N. 3rd Street, Jacksonville Beach, FL 32250

Re: Ownership Certification

Gentleman:

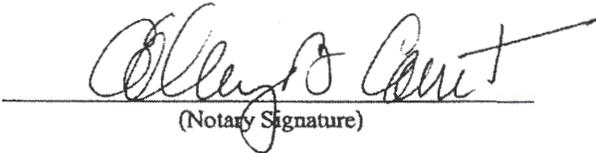
I, **Timothy Nelson Townsend**, hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for a Variance Application for 0 S. 5th Street, Jacksonville Beach, FL 32250 a/k/a RE#176418-0000 submitted to the Jacksonville Beach Planning, Development and Zoning Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 16th day of May, 2017 by **Timothy Nelson Townsend** who is personally known to me or has produced FL. DR. LIC as identification.



(Notary Signature)



Colley B. Court
My Commission Expires
April 14, 2021
Commission No. GG 74637

Page _____ of _____

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17-100096
PLANNING & DEVELOPMENT

EXHIBIT B

Agent Authorization

Date: May 16th, 2017

City of Jacksonville Beach
Planning, Development & Zoning Department
11 N 3rd Street, Jacksonville Beach, FL 32250
Neptune Beach, FL 32266

Re: Agent Authorization for the following site location:
RE# 176418-0000 a/k/a 0 S 5th Street, Jacksonville Beach, FL 32250

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Kenyon S. Atlee and/or Kelly Smith to act as agent to file application(s) for the variance for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

Timothy N. Townsend
Print Name: Timothy Nelson Townsend

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 16th day of May, 2017 by Timothy Nelson Townsend, who is personally known to me or has produced FL. DR. LIC as identification.

Colley B. Court
(Notary Signature)



Colley B. Court
My Commission Expires
April 14, 2021
Commission No. GG 74837

Page _____ of _____

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17-100096
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MAP SHOWING SURVEY OF

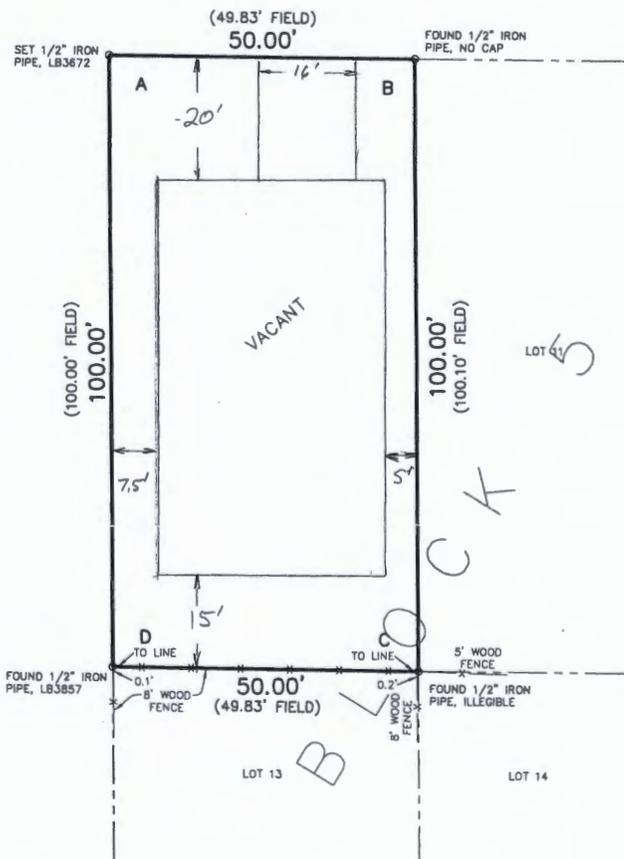
LOT 12, BLOCK 5, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



9TH AVENUE SOUTH (FORMERLY DAVIS STREET)

50' RIGHT OF WAY PAVED PUBLIC ROAD

5TH STREET SOUTH
(FORMERLY ABERNETHY AVENUE)
50' RIGHT OF WAY PAVED PUBLIC ROAD



NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
 A = 89°09'25"
 B = 90°50'30"
 C = 89°02'36"
 D = 90°57'29"
4. NORTH PROTRACTED FROM PLAT.
5. IMPROVEMENTS NOT LOCATED BY THIS SURVEY.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X"
(AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS WELL AS CAN BE DETERMINED FROM THE FLOOD
INSURANCE RATE MAP NUMBER 12031C0419H, REVISED
JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF
ATLEE DEVELOPMENT GROUP, INC.

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MAY 24 2017

17-100096

PLANNING & DEVELOPMENT

Stephen W. Crews

STEPHEN W. CREWS, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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

CHECKED BY: _____
DRAWN BY: PGP
FILE: 2017-0683

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:
MAY 17, 2017
SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 17-100097

HEARING DATE July 5, 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

MAY 24 2017

APPLICATION INFORMATION

Applicant Name: GRIFFIN, KENDRA KIRKLAND

Mailing Address: 2414 IRONSTONE DR W JACKSONVILLE, FL 32246

Agent Name: RANDOLPH RICE

Mailing Address: 91687 GATEWAY BLVD SUITE 201 H AMELIA ISLAND FL 32034

Landowner Name: GRIFFIN, KENDRA KIRKLAND

Mailing Address: 2414 IRONSTONE DR W JACKSONVILLE, FL 32246

PLANNING & DEVELOPMENT

Telephone: 904-735-2035

E-Mail: Kendrakirkland11@gmail.com

Telephone: 904-491-0072

E-Mail: rrice@ricearchitect.com

Telephone: 904-735-2035

E-Mail: Kendrakirkland11@gmail.com

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

840 South 2nd Avenue

VARIANCE DATA

Street address of property and/or Real Estate Number: 175746-0000 : 0 South 2nd Avenue aka

Legal description of property (Attach copy of deed): North half of E 50ft Lot 3, Blk 29 Pablo Beach Sec

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

Applicant's Signature: Kendra Kirkland - Griffin

Date of Application: 5/24/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1

FLOOD ZONE: X

CODE SECTION (S): 34-339 (e)(1) c-1 for a front yard setback of 15', in lieu of 20' required;
(e)(1) c-2 for side yards of 7.5' each, in lieu of 10' required;
(e)(1) c-3 for a rear yard setback of 9', in lieu of 30' required;
(e)(1) f. for 50% lot coverage in lieu of 35% maximum;
to allow construction of a two-family dwelling.

Prepared By:

The Law Offices of Rod Schloth, P.A.
2187 South Third Street
Jacksonville Beach, Florida 32250

Record & Return To:
Lawilda Bartley
2414 Ironstone Drive West
Jacksonville, Florida 32246

File #: RS17-4574

17015236

General Warranty Deed

Made this February 27, 2017 A.D. By **Bernice Caine and Lawilda Bartley**, 2414 Ironstone Drive West, Jacksonville, Florida 32246, hereinafter called the grantor, to **Kendra Kirkland Griffin**, whose post office address is: 2414 Ironstone Drive West, Jacksonville, Florida 32246, Florida, 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 dollars and no cents, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

The North 60 feet of the East 50 feet of Lot 3, Block 29, Pablo Beach South, a subdivision according to the plat thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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17-100097

PLANNING & DEVELOPMENT

defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 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:

Glenda M. Carter
Witness Printed Name GLENDAM. CARTER

Bernice Caine (Seal)
Address: _____, Florida

Julia Johnson
Witness Printed Name Julia Johnson

Lawilda K Bartley (Seal)
Address: _____

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 27th day of February, 2017, by Bernice Caine and Lawilda Bartley, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.

Glenda M. Carter
Notary Public
Print Name: GLENDAM. CARTER

My Commission Expires: _____



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MAY 24 2017
17-100097
PLANNING & DEVELOPMENT

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

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	lot size is such with standard set backs typical lot usage & density for this zoning district is not possible RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	yes	lot size was established by other MAY 24 2017 17-100097 PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	yes	other properties w/ like size currently enjoy similar set backs
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	requested building pad size with out variance would render 2 duplex homes impossible at current design standards
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	yes	requested set backs of 15' front ,7.5' side , 0' rear meet or exceed other similar conditions
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	consistent with other projects in the neighborhood

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JUN - 7 2017



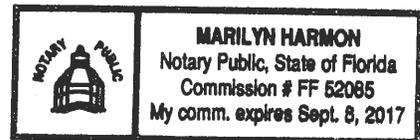
PLANNING & DEVELOPMENT

I, Kendra K. Griffin herby authorize Randolph Rice to represent me in processing the application for variance for real estate number 175746-0000 in Jacksonville Beaches on our behalf. In authorizing the agent to represent me as owner, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Kendra Kirkland Griffin
Signature of owner

Kendra Kirkland Griffin
Print name of owner

Subscribed and sworn to before this 7 day of June, 2017



M. Harmon
Notary Public: Signature

Marilyn Harmon
Printed Name

9.8.17
My Commission Expires

Personally Known Or produced identification

ID Produced: None

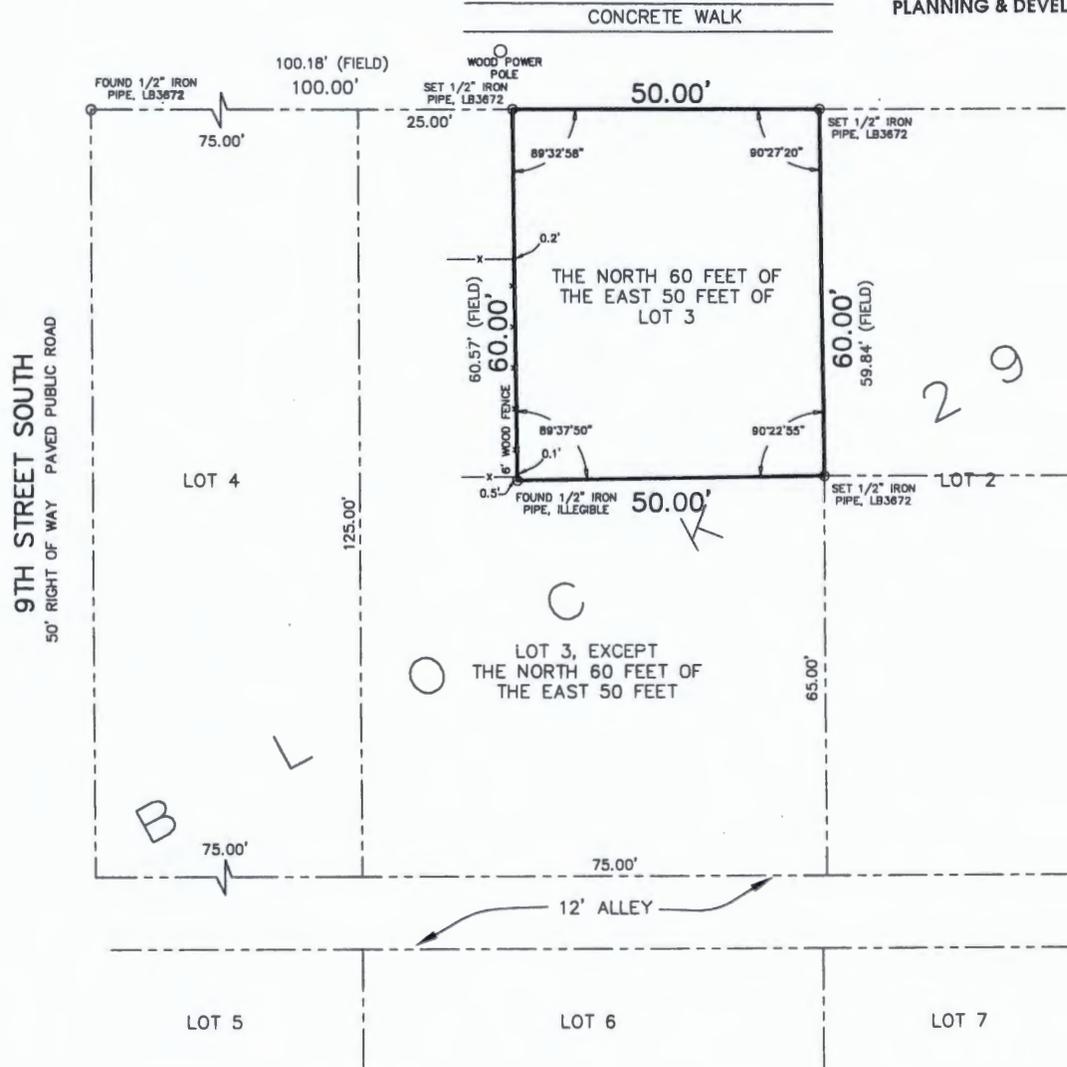
MAP SHOWING SURVEY OF

THE NORTH 60 FEET OF THE EAST 50 FEET OF LOT 3, BLOCK 29, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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2ND AVENUE SOUTH
(FORMERLY GRIFFETH AVENUE)
80' RIGHT OF WAY PAVED PUBLIC ROAD

MAY 24 2017
17-100097
PLANNING & DEVELOPMENT



THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H, REVISED JUNE 3, 2013, FOR DUVAL COUNTY, FLORIDA.

NOTES:
THIS IS A BOUNDARY SURVEY.
NORTH PROTRACTED FROM PLAT.
NO BUILDING RESTRICTION LINES PER PLAT.
INTERIOR ANGLES AS SHOWN PER FIELD DATA.



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

STEPHEN W. CREWS, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672



CHECKED BY: _____
DRAWN BY: JDB
FILE: 2017-714

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MAY 22, 2017
SHEET 1 OF 1

2017-714



APPLICATION FOR VARIANCE

BOA No. 17-100098
HEARING DATE 7-5-2017

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

MAY 24 2017

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Coastal Oaks Investment Properties LLC Telephone: 904-229-6622
 Mailing Address: 3010 3rd St S E-Mail: GREG@COASTALOKS
Jacksonville Beach FL 32250 CONSTRUCTION.COM
 Agent Name: Greg Barnett Telephone: same
 Mailing Address: 3010 SO 3RD St. Jax Bch E-Mail: _____
 Landowner Name: Martha Lyons Telephone: 904-635-3012
 Mailing Address: 6 Oakwood Road 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# 176939-0000

VARIANCE DATA

Street address of property and/or Real Estate Number: 634 15th ave S
 Legal description of property (Attach copy of deed): 8-13 04-3S-29E OCEANSIDE PARK LOT 6 BLK 157
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). _____

Applicant's Signature: [Signature] MANAGING Member Date of Application: 5-24-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): 34-337 EXIDE. for 42% lot coverage, in lieu of 35% maximum, to allow construction of a new single-family dwelling with pool-

Variance Application for 634 15th Ave S

Hardship—The lot located at 634 15th Ave S is considered a substandard lot covering 6,250 Sq ft (50x125) Vs a standard lot of 7,500 Sq Ft. (60x125). We are proposing to build a new single family residence on the property and are requesting a lot coverage increase to 42% or 2625 sq ft. which is 35% of a standard lot.

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MAY 24 2017

150A# 17-100098
PLANNING & DEVELOPMENT

LYONS ROBERT E
 634 15TH AVE S
 JACKSONVILLE BEACH, FL 32250-4925
LYONS MARTHA A

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

Official Record Book/Page
 03879-00801
Title #
 9504

634 S 15TH AVE

Property Detail

RE #	176939-0000
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	5941

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$33,835.00	\$31,341.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$135,000.00	\$165,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$168,835.00	\$196,341.00
Assessed Value	\$150,981.00	\$166,079.00
Cap Diff/Portability Amt	\$17,854.00 / \$0.00	\$30,262.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$150,981.00	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.](#)

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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 **17-100098**
 No applicable exemptions
PLANNING & DEVELOPMENT

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03879-00801	2/27/1975	\$12,000.00	WD - Warranty Deed	Unqualified	Improved
04135-00689	4/15/1976	\$13,800.00	WD - Warranty Deed	Unqualified	Improved
04535-00233	4/15/1977	\$13,800.00	WD - Warranty Deed	Unqualified	Improved
04535-00234	12/16/1977	\$18,000.00	WD - Warranty Deed	Unqualified	Improved
05969-00043	6/6/1985	\$36,000.00	WD - Warranty Deed	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-2	50.00	125.00	Common	1.00	Lot	\$165,000.00

Legal

LN	Legal Description
1	8-13 04-3S-29E
2	OCEANSIDE PARK
3	LOT 6 BLK 157

Buildings

Building 1

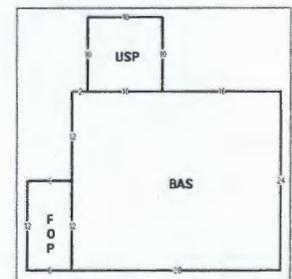
Building 1 Site Address
 634 S 15TH AVE
 Jacksonville Beach FL 32250

Building Type	0101 - SFR 1 STORY
Year Built	1946
Building Value	\$31,341.00

Type	Gross Area	Heated Area	Effective Area
Unfin Screened Porch	100	0	25
Finished Open Porch	72	0	22

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code
Stories	1.000



AUTHORIZATION FOR THIRD PARTY REPRESENTATION
(Owner's Property)

This Agreement is made and entered into by and between **Coastal Oaks Investment Properties Inc, a Florida Limited Liability Company**, whose address is 3010 3rd St S Unit C Jacksonville Beach Fl 32250 ("Buyer") and Martha Lyons Whose address is 6 OAKWOOD Rd JAK Bch FL 32250 ("Owner").

If Owner is married, both husband and wife must be parties to this Agreement.

This Agreement is for the authorization by the Owner to the Buyer to apply for a land variance for the property listed as

634 15th Ave S Jacksonville Beach Fl. 32250
RE# 176939-0000

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WITNESSETH:

WHEREAS, Owner is desirous of entering into this Agreement,

WHEREAS, Buyer is in the business of constructing single family residential dwellings;

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements herein contained, Buyer and Owner hereby agree as follows:

I have carefully read and reviewed its terms, and I agree to its provisions.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year as set forth below.

"Buyer"

[Signature] a Florida
corporation

By: CAROL BARNETT MANAGING member

Print Name:

Its:

5-10-17

Date

"Owner"

[Signature]
Owner

Owner 5-10-17

Date

Sworn to and subscribed before me

This 10 day of MAY, 2017

[Signature]
(Notary Signature)

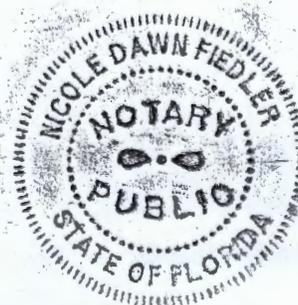
Print Name: Nicole D. Fiedler

Personally known or

Produced identification

Type of Identification Produced: _____

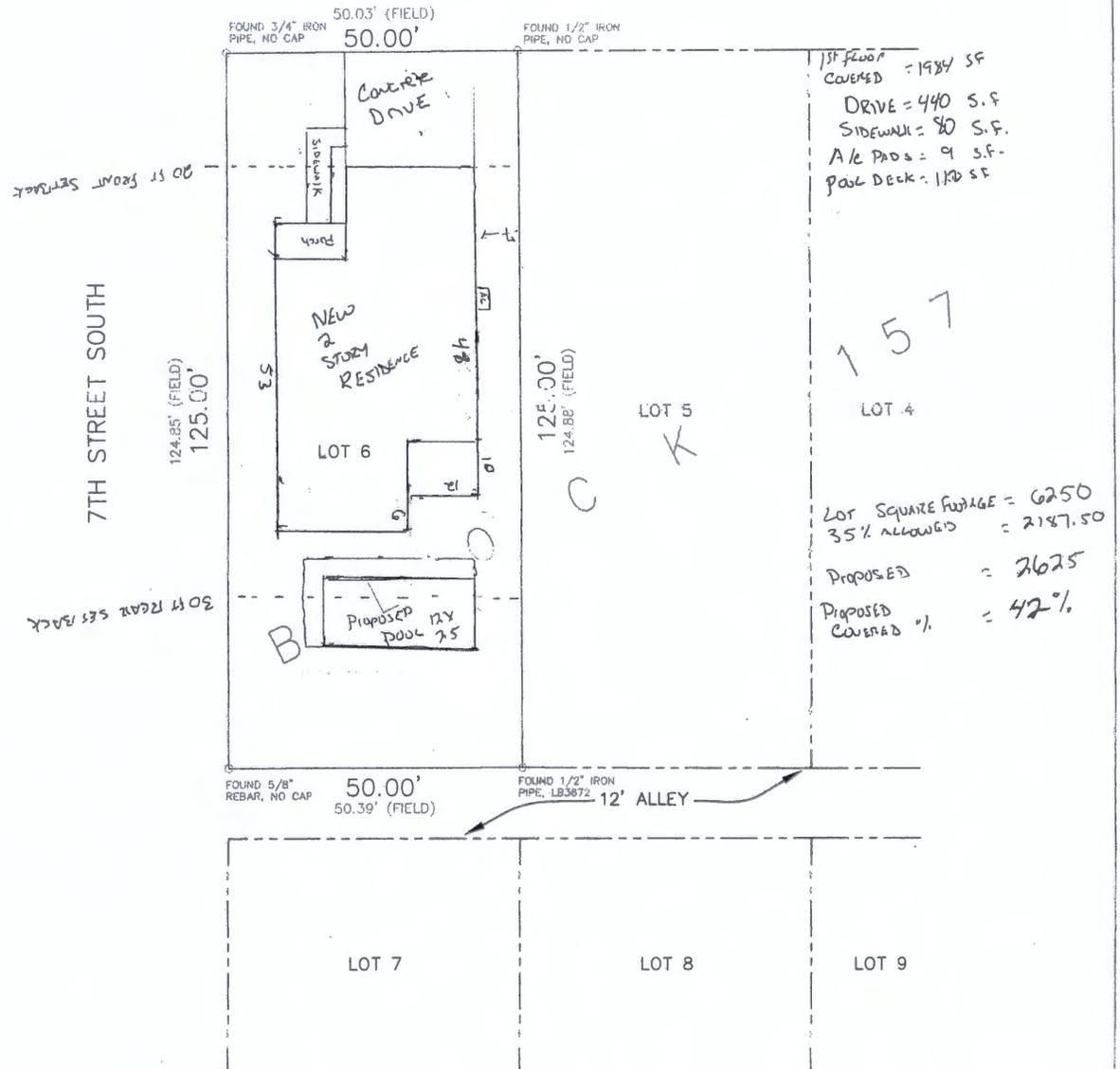
My Commission expires: May 8, 2020



MAP SHOWING SURVEY OF

LOT 6, BLOCK 157, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

15TH AVENUE SOUTH



1st floor Covered = 1984 SF
 DRIVE = 440 S.F.
 SIDEWALK = 80 S.F.
 A/C Pads = 9 S.F.
 POOL DECK = 1100 SF

LOT SQUARE FOOTAGE = 6250
 35% ALLOWED = 2187.50

PROPOSED = 2625
 PROPOSED COVERED % = 42%

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419H, REVISED JUNE 3, 2013, FOR DUVAL COUNTY, FLORIDA.

NOTES:
 THIS IS A BOUNDARY SURVEY.
 NORTH PROTRACTED FROM PLAT.
 NO BUILDING RESTRICTION LINES PER PLAT.
 INTERIOR ANGLES AS SHOWN PER FIELD DATA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF GREG BARNETT.

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

MAY 24 2017
 17-100098
 STEPHEN W. CREWS, P. PLANNING & DEVELOPMENT
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____ DRAWN BY: JDB FILE: 2017-686	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: MAY 23, 2017 SHEET 1 OF 1
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MAP SHOWING SURVEY OF

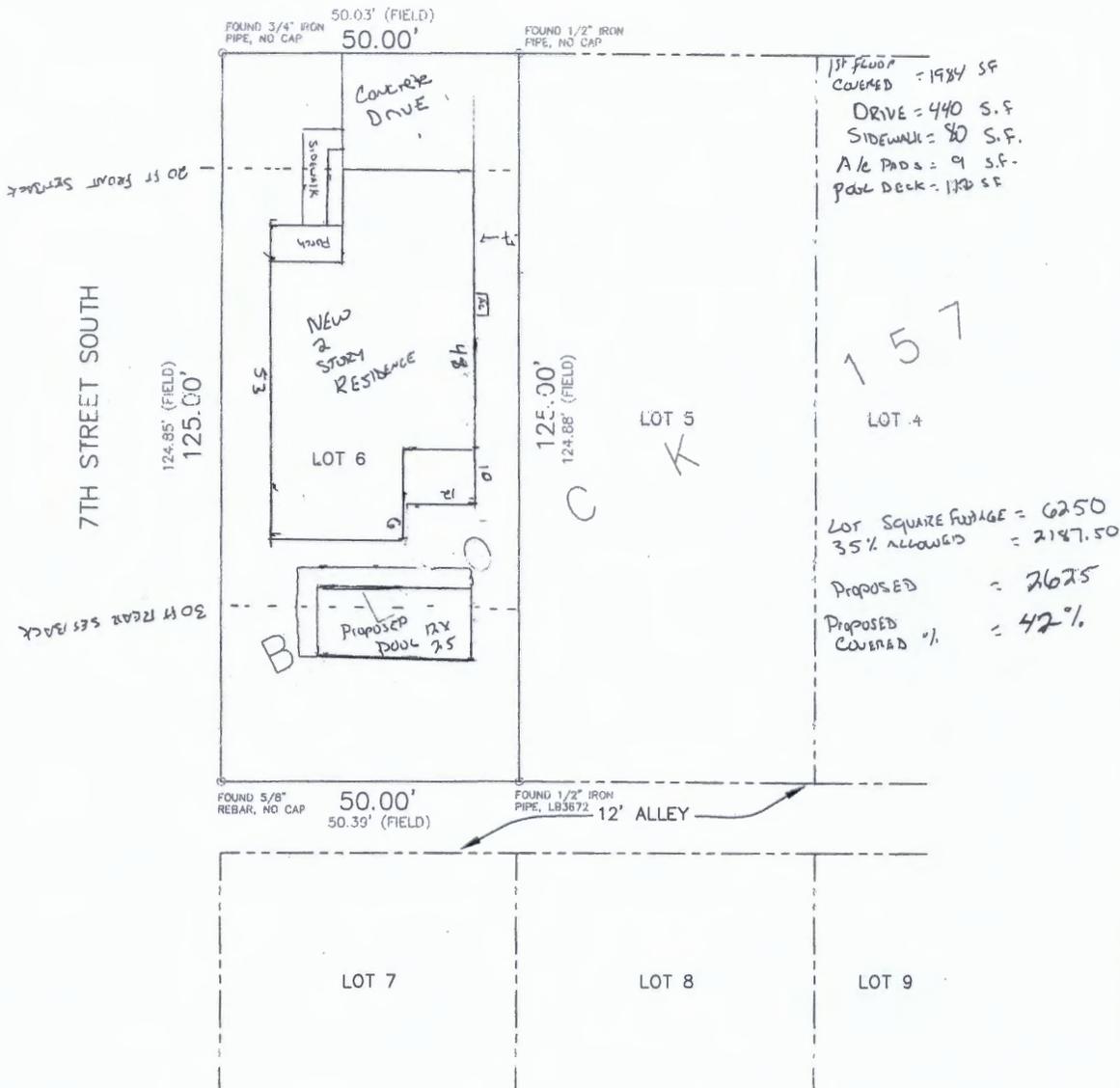
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RECEIVED

MAY 24 2017
17-100098

PLANNING & DEVELOPMENT



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0 10 20 40
SCALE: 1" = 20'

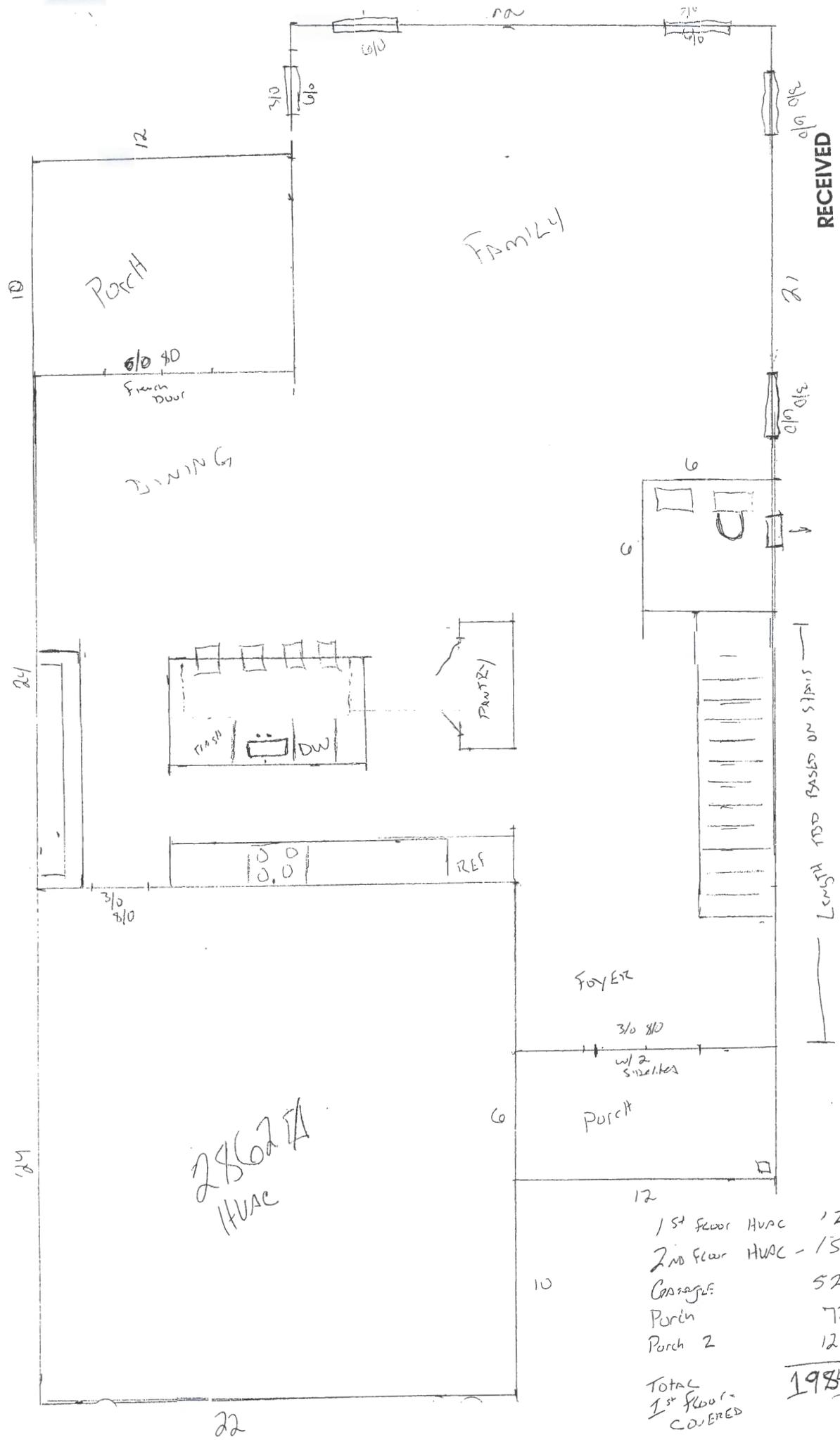
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CHECKED BY: _____
DRAWN BY: JDB
FILE: 2017-686

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MAY 23, 2017
SHEET 1 OF 1



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MAY 24 2017
 17-100098
 PLANNING & DEVELOPMENT

28602
 HVAC

1st floor HVAC	1269
2nd floor HVAC	1598
Coverage	528
Porch	72
Porch 2	120
Total 1st floor COVERED	1987

47.5
 53