



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, September 19, 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

BOA#17-100143

RE# 173885-0000, 173884-0000, & 173876-0000 (Lots 1, 2, 11, & 12 Block 46, Atlantic Park)

Lot 12 and Lot 1:

Section 34-339(e)(1)c.2 for corner side yard setbacks of 7.5 feet in lieu of 12.5 feet minimum, and side yard setbacks of 5 feet in lieu of 10 feet minimum;

Section 34-339(e)(1)c.3 for rear yard setbacks of 20 feet in lieu of 30 feet minimum;

Section 34-339(e)(1)f. for lot coverage of 49% in lieu of 35% maximum; and

Section 34-339(e)(1)h. for an accessory structure (walkway) setback of 1 foot in lieu of 5 feet required.

Lot 11 and Lot 2:

Section 34-339(e)(1)c.2 for corner side yard setbacks of 7.5 feet in lieu of 12.5 feet minimum, and side yard setbacks of 5 feet in lieu of 10 feet minimum;

Section 34-339(e)(1)c.3 for rear yard setbacks of 20 feet in lieu of 30 feet minimum;

Section 34-339(e)(1)f. for lot coverage of 52.9% in lieu of 35% maximum; and

Section 34-339(e)(1)h. for an accessory structure (walkway) setback of 1 foot in lieu of 5 feet required.

To allow construction of four new two-family dwellings.

NEW BUSINESS

- a. **Case Number:** **BOA 17-100143**
- Applicant/Agent:** John Atkins, Atkins Builders, Inc.
- Owner:** First Baptist Church of Jacksonville Beach
- Property Address:** 505 North 3rd Avenue, 426 North 5th Street, 0 North 5th Street
- Parcel ID:** 173885-0000; 173884-0000; 173876-0000
- Current Zoning:** RM-1
- Motion to Approve:** **City of Jacksonville Beach Land Development Code Section(s) Lot 12 and Lot 1:** 34-339(e)(1)c.2, for corner side yard setbacks of 7.5 feet, in lieu of 12.5 feet minimum; and side yard setbacks of 5 feet, in lieu of 10 feet minimum; 34-339(e)(1)c.3, for rear yard setbacks of 20 feet, in lieu of 30 feet minimum; 34-339(e)(1)f., for lot coverage of 49%, in lieu of 35% maximum; and 34-339(e)(1)h., for an accessory structure (walkway) setback of 1 foot, in lieu of 5 feet required.

Lot 11 and Lot 2: 34-339(e)(1)c.2, for corner side yard setbacks of 7.5 feet, in lieu of 12.5 feet minimum; and side yard setbacks of 5 feet, in lieu of 10 feet minimum; 34-339(e)(1)c.3, for rear yard setbacks of 20 feet, in lieu of 30 feet minimum; 34-339(e)(1)f., for lot coverage of 52.9%, in lieu of 35% maximum; and 34-339(e)(1)h., for an accessory structure (walkway) setback of 1 foot, in lieu of 5 feet required; to allow construction of four new two-family dwellings, for property **legally described** as Lots 1, 2, 11, & 12 Block 46, *Atlantic Park*.
- Miscellaneous Info:** No previous variance requests one previous Conditional Use application (PC-17).

Notes:

- b. **Case Number:** **BOA 17-100144**
- Applicant/ Owner: Nathan Hayes
- Property Address: 2001 Waterway Island Way
- Parcel ID: 177729-8030
- Current Zoning: RS-1
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 41.5% lot coverage, in lieu of 35% maximum; to allow construction of a new single-family dwelling, for property legally described as Lot 7, Preserve at Waterway Island.**
- Miscellaneous Info: One previous variance request (BOA#17-100092)

Notes:

- c. **Case Number:** **BOA 17-100145**
- Applicant/ Owner: 1030 Ocean View, LLC
- Property Address: 1030 South 2nd Street,
- Parcel ID: 176167-0000
- Current Zoning: C-1
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-342(e)(3)b., for a corner side yard of 5 feet, in lieu of 10 feet required; 34-373(a)(1) for 7.5 feet parking space width for three spaces, in lieu of 9 feet required; 34-373(c) for 10 feet maneuvering area, in lieu of 23 feet, for 3 spaces; 34-377 for 9 off-street parking spaces, in lieu of 14 required; to allow construction of a 4,200 square foot professional office building, for property legally described as the South 40.0 feet of Lots 11 and 12, Block 103, Pablo Beach South.**
- Miscellaneous Info: No previous variance requests

Notes:

- d. **Case Number:** **BOA 17-100154**
- Applicant/Owner: Kendra Kirkland-Griffin
- Agent: Randolph Rice, Rice Architect, LLC
- 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.2., for side yard setbacks of 7.5 feet each, in lieu of 10 feet required; 34-339(e)(1)c.3., for a rear yard setback of 15 feet, in lieu of 30 feet required; 34-339(e)(1)f., for lot coverage of 40%, in lieu of 35% maximum; to allow construction of a two-family dwelling, for property legally described as the North 60 feet of the East 50 feet of Lot 3, Block 29, Pablo Beach South.**
- Miscellaneous Info: One previous variance requests (BOA#17-100097)

Notes:

- e. **Case Number:** **BOA 17-10157**
- Applicant/Owner: Adrian H. Faulkner
- Property Address: 3318 South 1st Street
- Parcel ID: 181541-0000
- Current Zoning: RS-1
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.1., for a front yard setback of 20.5 feet, in lieu of 25 feet required; 34-336(e)(1)c.2., for a northerly side yard of 7.5 feet, and a southerly side yard of 7.2 feet, each in lieu of 10 feet required; 34-336(e)(1)c.3., for a rear yard setback of 12 feet, in lieu of 30 feet required; 34-336(e)(1)e., for 50% lot coverage, in lieu of 35% maximum, to allow construction of a single family dwelling, for property, legally described as Lot 2, Block 6, Atlantic Shores.**
- Miscellaneous Info: One previous variance request (BOA#16-100093).

Notes:

- f. **Case Number:** BOA 17-100158
Applicant/Owner: Karen Wekstein
Property Address: 3148 Pullian Court
Parcel ID: 180928-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 43.7% lot coverage, in lieu of 35% maximum, to allow a pool addition to a single-family dwelling, for property legally described as Lot 12, Block 12, Jacksonville Beach Heights.**

Miscellaneous Info: No previous variance requests.

Notes:

- g. **Case Number:** BOA 17-100168
Applicant/Owner: Anthony and Linda Reid
Property Address: 1115 North 10th Street
Parcel ID: 175107-0000
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.3., for a rear yard setback of 26.4 feet, in lieu of 30 feet required; 34-336(e)(1)e., for 37% lot coverage, in lieu of 35% maximum; to allow an addition to an existing single-family dwelling, for property legally described as Lot 7, Block 12, Beaches Homesites Unit Two.**

Miscellaneous Info: One previous variance request (BZA#42-91).

Notes:

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, October 3, 2017**. There is one (1) scheduled case.

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. 17-100143
HEARING DATE 9-19-2017

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

JUL 17 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Atkins Builders, Inc.
Mailing Address: PO Box 51262
Jacksonville Beach, Fl. 32240
Agent Name: John Atkins
Mailing Address: PO Box 51262
Jacksonville Beach, Fl. 32240
Landowner Name: First Baptisit Church of Jacksonville Beach
Mailing Address: 324 N 5th St.
Jacksonville Beach, Fl. 32250

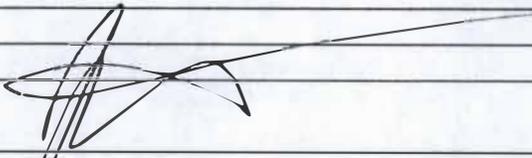
Telephone: (904) 465-3749
E-Mail: atkinsbuilders@hotmail.com
Telephone: (904) 465-3749
E-Mail: atkinsbuilders@hotmail.com
Telephone: (904) 249-2314
E-Mail: _____

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

VARIANCE DATA

Plat #'s 173885-0000, 173884-0000, 173876-0000

Street address of property and/or Real Estate Number: 505 3rd Ave N., 426 5th St. N. & 0 5th St. N.
 Legal description of property (Attach copy of deed): See deed
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Lot is undersized in depth.

Applicant's Signature:  _____ Date of Application: 7/17/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: N/A

CODE SECTION (S): See attached.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100143

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 is undersized in depth. RECEIVED
Special circumstances and conditions do not result from the actions of the applicant.	No	JUL 17 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.	No	Many of properties in the area do not comply with set backs or lot coverage.
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	Variances have been granted to several other parcels in the same zoning district.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Applicant has reduced the number of permitted units on this parcel from 18 to 8.
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	Granting of the variance will actually enhance the surrounding properties and be an asset to the community.

Third Party Authorization

OWNERS AUTHORIZATION - THIRD PARTY APPROVAL

John Atkins, Owner of Atkins Builders, Inc. is hereby authorized by the undersigned, being the owner(s) of the following parcels:
505 3rd Ave North, 426 5th St North & 0 5th St North, Jacksonville Beach, Florida, (RE#'s: 173885-0000, 173884-0000, 173876-0000)
to apply for the following:

**City of Jacksonville Beach, Variance Application/Board of Adjustment
- X**

Signature of Property Owner Gregory Vandell
Print Name Gregory Vandell

- NOTARY -

Signed and sworn before me on this 17th day of July 2016

ID - Personally Known (circle one)

Notary Signature Ryan Wetherhold

Commission Number & Expiration Date: 9/23/17



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JUL 17 2017
17-100143
PLANNING & DEVELOPMENT



CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8316

May 26, 2017

Payne Roberts LLC
3721 Dupont Station Ct S.
Jacksonville, FL 32217

RE: **Planning Commission Case: PC# 23-17**
Concept Plat Application for a proposed twelve-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, for property located at 505 N 3rd Avenue and 426 N 5th Street.

The City of Jacksonville Beach Planning Commission met on Monday, May 22, 2017 in Council Chambers to consider your **Concept Plat Application** for a proposed twelve-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

The request was Denied.

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

Sincerely,

Heather Ireland, AICP
Senior Planner

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

www.jacksonvillebeach.org



MAP SHOWING SURVEY OF

LOTS 1, 2, 11 AND 12, BLOCK 46, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

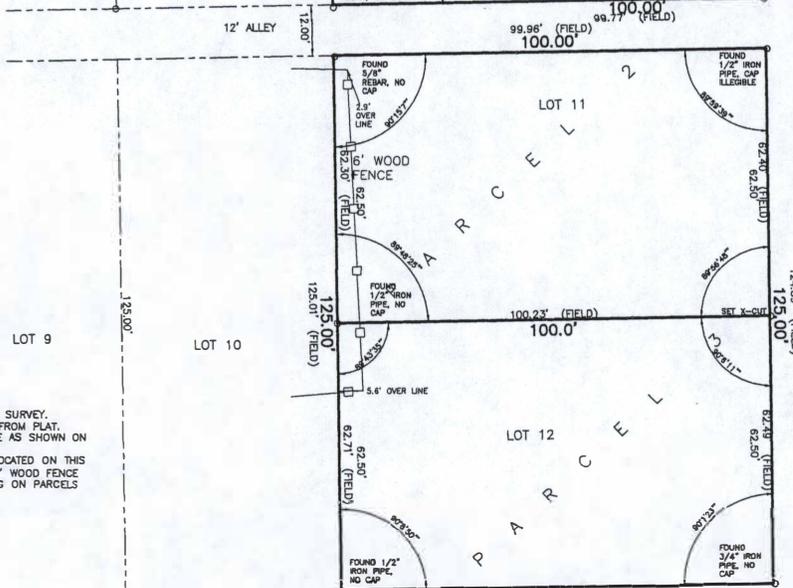
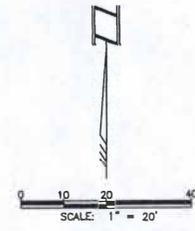
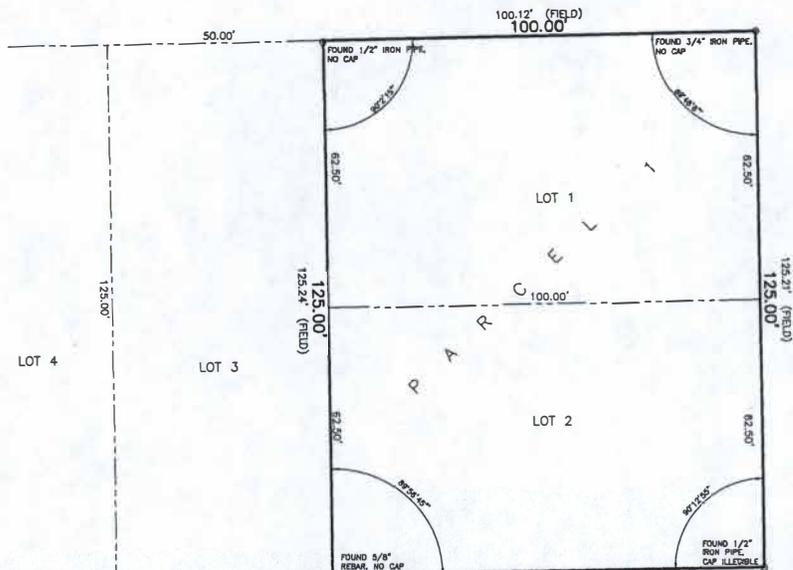
PARCEL 1: LOTS 1 AND 2, BLOCK 46, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2: LOT 11, BLOCK 46, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3: LOT 12, BLOCK 46, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

4TH AVENUE NORTH

80' RIGHT-OF-WAY
PAVED PUBLIC ROAD
(FORMERLY WILKERSON AVENUE)



5TH STREET NORTH

50' RIGHT-OF-WAY
PAVED PUBLIC ROAD

3RD AVENUE NORTH

80' RIGHT-OF-WAY
PAVED PUBLIC ROAD
(FORMERLY WILLARD AVENUE)

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NORTH PROTRACTED FROM PLAT.
 3. INTERIOR ANGLES ARE AS SHOWN ON SURVEY.
 4. NO IMPROVEMENTS LOCATED ON THIS SURVEY, EXCEPT A 8' WOOD FENCE THAT IS ENCRANCHING ON PARCELS 2 AND 3.

RECEIVED

AUG 14 2017

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF
PAYNE ROBERTS, LLC.

DONN W BOATWRIGHT PSM

STEPHEN W. CREWS, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5998
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

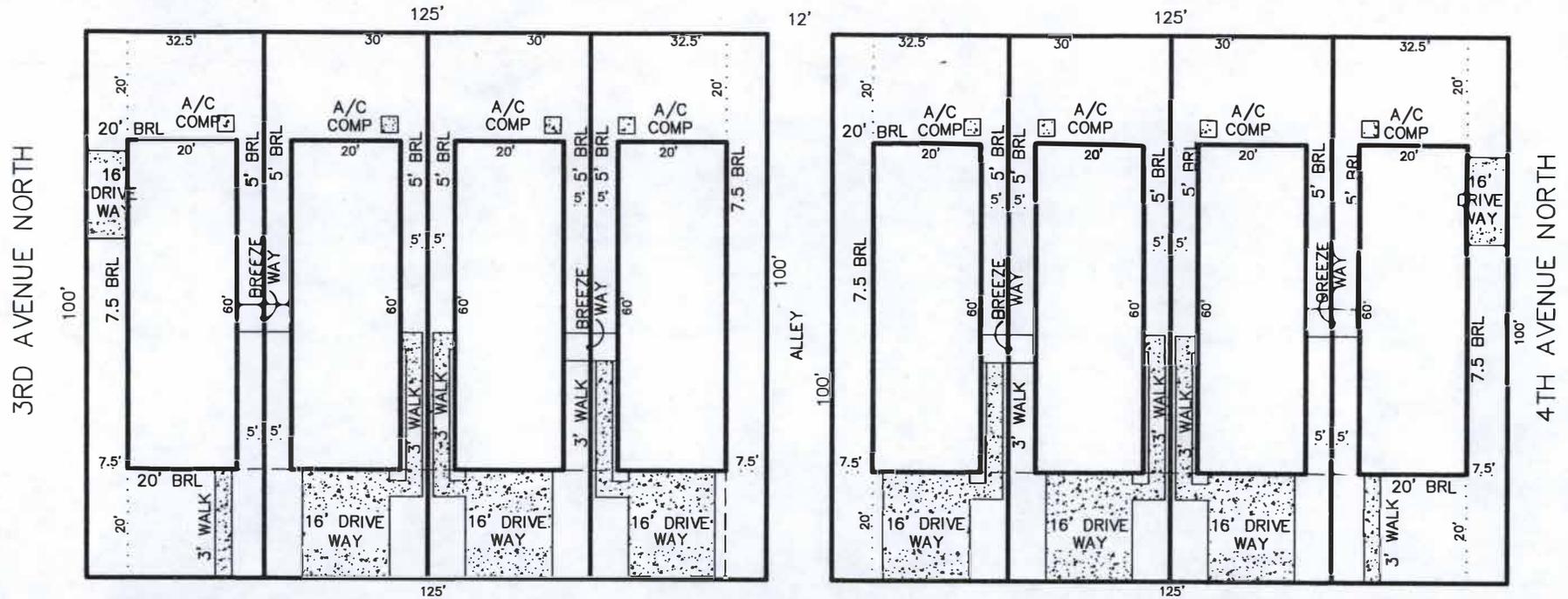
THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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

RECEIVED

AUG 15 2017

PLANNING & DEVELOPMENT



LOT COVERAGE:
LOT SIZE: 25,000 SQ. FT.
BUILDINGS: 9600 SQ. FT.
CONCRETE: 2928 SQ. FT.
BREEZEWAYS: 200 SQ. FT
TOTAL IMPERVIOUS: 12,728
% IMPERVIOUS: 50.9%

5th STREET NORTH



SCALE: 1"=30'



APPLICATION FOR VARIANCE

BOA No. 17-100144
HEARING DATE 9-19-2017

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

JUL 18 2017

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

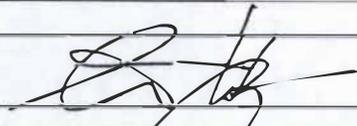
Applicant Name: NATHAN HAYES Telephone: 904-626-9408
 Mailing Address: 4419 SEABREEZE DRIVE E-Mail: CONSTRUCTIONHAYES@GMAIL.COM
JAX, FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: SAME AS ABOVE Telephone: _____
 Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Plot # 177729-8030

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 OUR LOT IS CAUSING A HARDSHIP THAT REQUIRES 41.5% LOT COVERAGE.

Applicant's Signature:  Date of Application: 7/18/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: _____
 CODE SECTION(S): 34-336 (ex) i.e. for 41.5% lot coverage, in lieu of 35% maximum, to allow construction of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100144

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	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUL 18 2017</p> <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.	YES	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	
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	WE HAVE SPOKEN WITH OUR NEIGHBORS AND THEY AGREE WITH OUR REQUEST



CERTIFIED MAIL# 7016 1370 0001 1148 9377

July 10, 2017

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

Nathan Hayes
50 Beach Cottage Lane
Atlantic Beach, FL 32233

RE: BOA# 17-100092
2001 Waterway Island Lane
(Lot 27, Block 1, *Pine Grove Unit No. 1*)

Dear Mr. Hayes,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, July 5, 2017, to consider your application for a variance from the requirements of the Land Development Code.

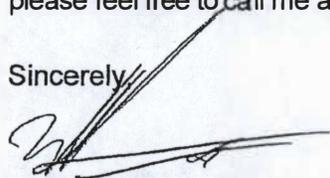
As indicated in the application, the request was for the following:

- Sec. 34-336(e)(1)c.3., for a rear yard setback of 25 feet, in lieu of 30 feet required;
- Sec. 34-336(e)(1)e., for 46% lot coverage, in lieu of 35% maximum;

The Board **denied** the request, finding that the requested variances were not the minimum necessary to make possible the reasonable use of the property.

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

Sincerely,

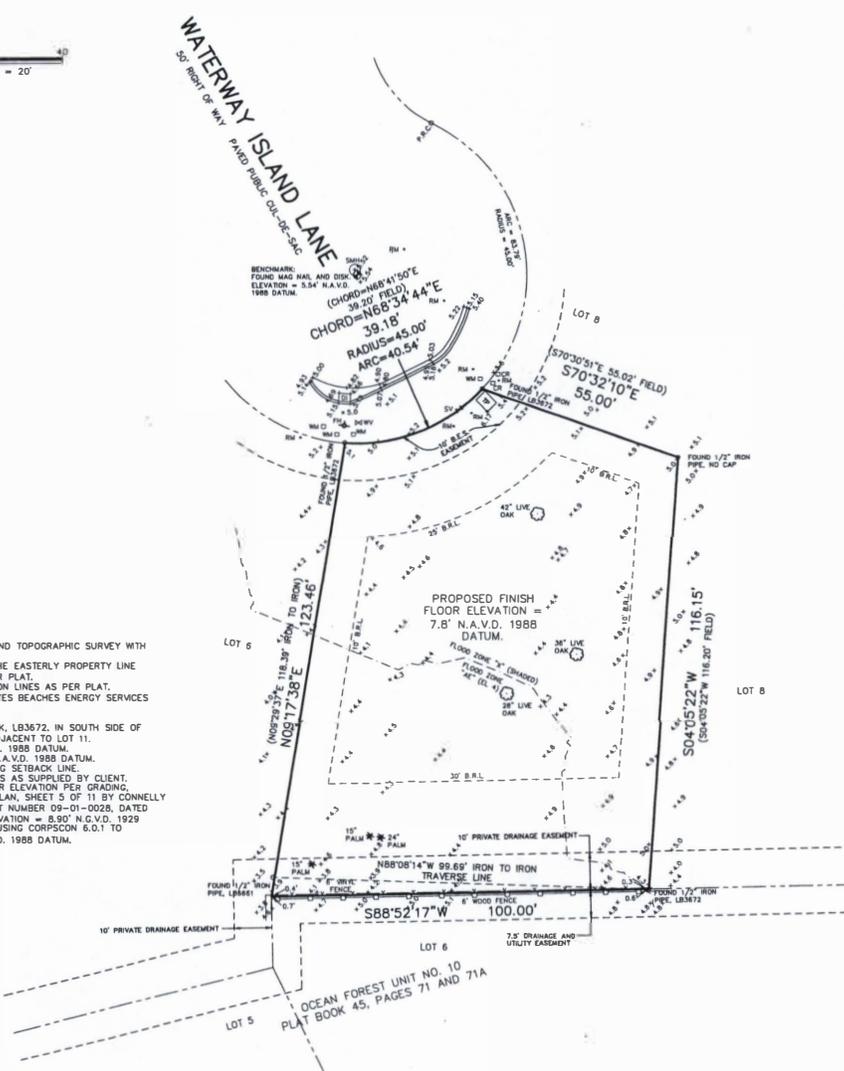
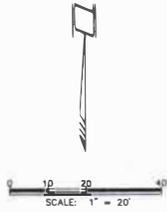


William C. Mann III, AICP
Planning and Development Director



MAP SHOWING 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:**
- CR □ DENOTES CABLE RISER.
 - SMH DENOTES SANITARY MANHOLE.
 - WMH DENOTES WATER METER.
 - SVWV DENOTES SEWER VALVE.
 - WVWV DENOTES WATER VALVE.
 - RMH DENOTES RED PAINT MARKER.
 - FH DENOTES FIRE HYDRANT.
 - DI DENOTES DROP-INLET.
 - TP DENOTES TRANSFORMER PAD.

- 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 MAC NAIL AND DISK, LB3672, IN SOUTH SIDE OF 55' DOUBLE OAK TREE ADJACENT TO LOT 11. ELEVATION = 7.54 N.A.V.D. 1988 DATUM.
 6. ALL ELEVATIONS ARE N.A.V.D. 1988 DATUM.
 7. B.R.L. DENOTES BUILDING SETBACK LINE.
 8. BUILDING SETBACK LINES AS SUPPLIED BY CLIENT.
 9. PROPOSED FINISH FLOOR ELEVATION PER GRADING, DRAINAGE AND EROSION PLAN, SHEET 5 OF 11 BY CONNELLY AND WOKER, INC. PROJECT NUMBER 09-01-0028, DATED SEPTEMBER 13, 2013. ELEVATION = 8.90' N.C.V.D. 1929 DATUM, AND CONVERTED USING CORPSCON 6.0.1 TO ELEVATION = 7.80' 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.

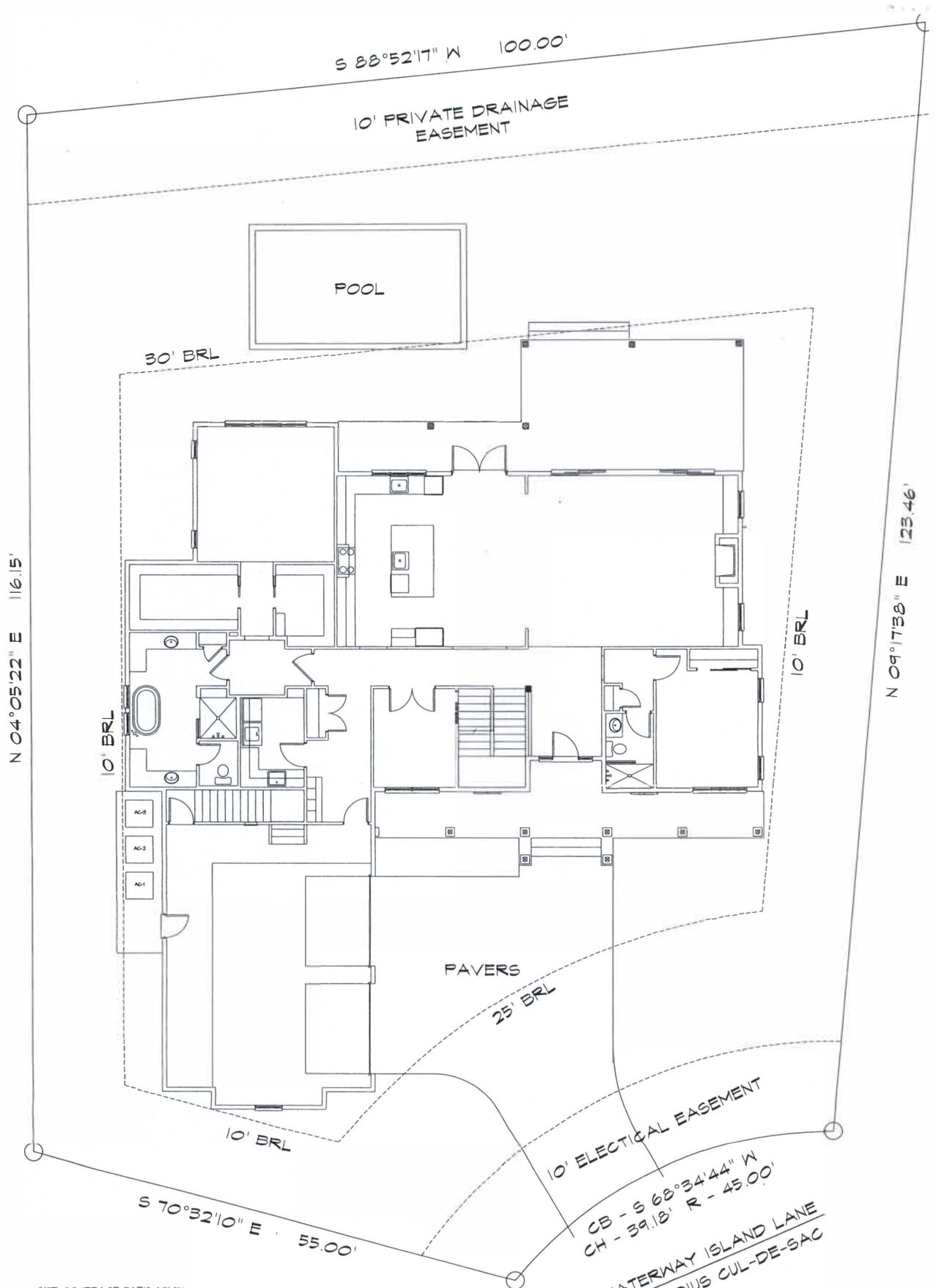
RECEIVED

JUL 18 2017
17-100144
PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF NATHAN HAYES, JESSICA HAYES, AND ESTATE TITLE & TRUST LLC.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
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.



N 04°05'22" E 116.15'

S 88°52'17" W 100.00'

10' PRIVATE DRAINAGE EASEMENT

POOL

30' BRL

10' BRL

10' BRL

N 09°17'38" E 123.46'

PAVERS

25' BRL

10' BRL

10' ELECTRICAL EASEMENT

S 70°32'10" E 55.00'

CB - S 68°34'44" W
CH - 39.18' R - 45.00'

WATERWAY ISLAND LANE
45' RADIUS CUL-DE-SAC

SITE COVERAGE TABULATION	
ZONING	R5-1
LOT WIDTH	88' VARIES
LOT SIZE	11791 SF
NEW FIRST FLOOR	2474 SF
NEW GARAGE	784 SF
NEW ENTRY PORCH	250 SF
NEW OUTDOOR LIVING	474 SF
POOL COPING	49 SF
DRIVEWAY & STEPS	822 SF
A/C PAD & STOOP	39 SF
TOTAL SQ. FT.	4892 SF
LOT COVER. TOTAL	41.5%

SITE PLAN

SCALE: 1" = 10'-0"

RECEIVED

JUL 18 2017
17-100144
PLANNING & DEVELOPMENT





APPLICATION FOR VARIANCE

BOA No. 17-100145
HEARING DATE 9-19-2017

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

JUL 18 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: <u>1030 Ocean View, LLC</u>	Telephone: <u>(203) 629-2030</u>
Mailing Address: <u>4400 Marsh Landing Blvd, Ste 3</u> <u>Ponte Vedra Beach, FL 32082</u>	E-Mail: <u>paris@dubinclark.com</u>
Agent Name: <u>Joe Loretta, Genesis</u>	Telephone: <u>(904) 730-9360</u>
Mailing Address: <u>6621 South Point Dr. N. Ste 300</u> <u>Jacksonville, FL 32216</u>	E-Mail: <u>jloretta@genesisgroup.com</u>
Landowner Name: <u>1030 Ocean View, LLC</u>	Telephone: <u>(203) 629-2030</u>
Mailing Address: <u>4400 Marsh Landing Blvd, Ste 3</u> <u>Ponte Vedra Beach, FL 32082</u>	E-Mail: <u>paris@dubinclark.com</u>

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: 1030 2nd St. South - 176167-0000

Legal description of property (Attach copy of deed): 3-28 04-2S-28E / Pablo Beach South / S 40FT LOTS 11,12 BLK 103

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 have a very substandard sized commercial lot that includes a corner side yard along 11th Ave. South. The application as prepared requests to develop an office building but have it designed to have a similar architectural look and appeal to the townhomes just directly north of the subject property. We will also come in and greatly clean up the 11th Ave. South ROW section adjacent to our parcel which will assist with parking 11th south and the beach on weekends.

Applicant's Signature: Brent J. Paris Date of Application: 7/18/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-1 FLOOD ZONE: X

CODE SECTION (S): 34-342 (e)(3) b. for a corner side yard setback of 5', in lieu of 10' required;
34-373 (a)(1) for 7-5' parking space width for three spaces, in lieu of 9' required;
" " (c) for 10' maneuvering area, in lieu of 23', for three spaces;
34-377 for nine off-street parking spaces, in lieu of 14 required;
to allow construction of a 4,200 sq ft professional office building.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100145

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

RECEIVED

JUL 18 2017

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

PLANNING & DEVELOPMENT

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	yes	This is a small commercial parcel that has a corner lot. Furthermore, there is multi-family just north of the site. We are requesting to center the building on teh parcel and only show a 5' southern side yard setback to allow for a 5' setback to the multi-family to the north.
Special circumstances and conditions do not result from the actions of the applicant.	No	If this were to be developed for any use, including re-development of the existing duplex, construction of a new duplex or multi-family unit, or townhouse, or any other commercial development, all will require significant variances similar as to as we are requesting. The office parking will not conflict with nightly parking at 11th south or weekend parking for the beach.
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	Granting this variance will only allow a reasonable use of the property, while utilizing the property zoning and land-use that has been placed on this property for the past 30 years.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	yes	The literal interpretation of this code would likely only allow 4 parking spaces to exist on site which would allow for an office use of 1,200 SF, which is smaller than the existing building on-site.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	For this project, we are requesting a total enclosed office building of 4,200 S. Due to the size and overall requirements to make a 3-story office structure, this is a minimal size that makes reasonable sense to the client.
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	Granting the variance will produce more jobs and office space to the local economy, along with creating a much better tax base. Furthermore, granting this variance will clean up the 11th Ave. S. ROW for 11th South Restaurant during the eventing and the Beach on weekends.



Civil Engineering
Landscape Architecture
Transportation
Urban Design
Planning
CEI

1000 North Ashley Drive
Suite 900
Tampa, Florida 33602-3718
Tel 813.620.4500
Fax 813.221.4980
www.GenesisGroup.com

1030 2nd St. South

Variations requested with Justifications:

1. Corner side-yard setback: The code requires a 10' corner side-yard setback. However, the code allows for a 0 foot setback to the residential adjacent. We are requesting to have a 5' southern side-yard setback to allow for 5 feet of room for landscaping to assist in buffering the multi-family to the north.
2. Parking with no turning movements: We have designed the site to look as though it is a townhouse, similar to the units directly north of our project. We have 3 spaces that park in a similar residential garage style design and back out directly to 2nd St. South. The design has been made to better integrate into the community while also getting as much parking as possible on-site.
3. Parking space size. We are showing (3) compact parking spaces on-site, with a width of 7.5 feet in lieu of 9 feet, but standard length of 17 feet. Jacksonville Beach allows for compact parking as a part of a variance request. Typical municipalities such as the City of Jacksonville offices similarly sized compact spaces. Being the beach environment, and the property owner living at the beach, these will also be utilized by NEV / golf cart parking
4. Total # of Parking Spaces: We are requesting a building foot print of 4,200 SF which requires 14 total spaces. We have 9 spaces on-site which requests a variance for 5 spaces. We are showing a site plan that will allow 6 spaces to be installed within the ROW. A Benefit of this use being an office building is that the primary parking use will be day time use, which does not conflict with the parking in the area, such as residential visitor, 11th South restaurant, or weekend beach traffic. The ROW will greatly be cleaned up which should be seen as a great asset to the area, including the 11th South restaurant.

RECEIVED

JUL 18 2017

17-100145

PLANNING & DEVELOPMENT



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

June 15, 2010

Marlene Noton or Martin Noton
447 Aquatic Drive
Atlantic Beach, FL 32233

RE: Planning Commission Case PC#15-10 (10-100078)
1030 2nd Street South
Conditional Use approval for transfer of ownership of an existing two family dwelling located in a *Commercial Limited: C-1* zoning district, per *Residential, Multiple-Family (RM-1)* standards

Dear Mr. or Mrs. Noton,

The Jacksonville Beach Planning Commission met on Monday, June 14, 2010 to consider your application for conditional use approval for transfer of ownership of an existing two family dwelling located in a *Commercial Limited: C-1* zoning district, per *Residential, Multiple-Family (RM-1)* standards, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code. The request was approved unanimously

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

Sincerely,

Chandra M. Tolman
Permit Specialist
Planning & Development
City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

February 9, 2010

Sean Larkin
4351 Ortega Forest Drive
Jacksonville, FL 32210

RE: Planning Commission Case PC#2-10 (10-100004)
1030 2nd Street South
Conditional Use Approval for a MFD, per RM-1 Standards, in a C-1 zoning district

Dear Mr. Larkin,

The Jacksonville Beach Planning Commission met on Monday, February 8, 2010 to consider your application for conditional use approval to allow a multiple-family dwelling, per *Residential, Multiple-Family: RM-1* standards, in a *Commercial Limited: C-1* zoning district, pursuant to Section 34-342 (d)15 of the Jacksonville Beach Land Development Code. The request was approved unanimously.

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

Sincerely,

A handwritten signature in cursive script, reading 'Chandra M. Tolman', is written over the typed name.

Chandra M. Tolman
Permit Specialist
Planning & Development
City of Jacksonville Beach



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

March 19, 2004

Sonja G. Gross
1030 S. 2nd Street
Jacksonville Beach, FL 32250

RE: Case No. BOA 19-2004
1030 S. 2nd Street

Dear Ms. Gross:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on March 16, 2004 to consider your variance application.

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

- 34-377 (9)&(10): for zero parking spaces in lieu of 16 required

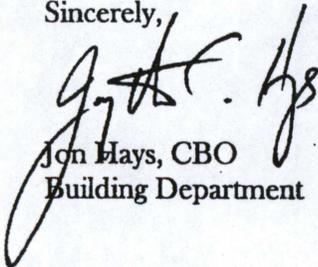
To allow for a restaurant use of an existing building.

The results of the meeting were:

- Denied.

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

Sincerely,


Jon Hays, CBO
Building Department

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:

19-2004

2. Article Number (Copy from service label)

7099 3400 0000 1886 2201

PS Form 3811, July 1999

Domestic Return Receipt

102595-99-M-1789

7099 3400 0000 1886 2201

Article Sent To		Postmark Here
Postage \$		
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees \$		
Name (Please Print Clearly) (to be completed by mailer)		
Street, Apt. No.; or PO Box No.		
City, State, ZIP+4		

A. Received by (Please Print Clearly) B. Date of Delivery

C. 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

JCH/LP

MAP SHOWING BOUNDARY SURVEY OF

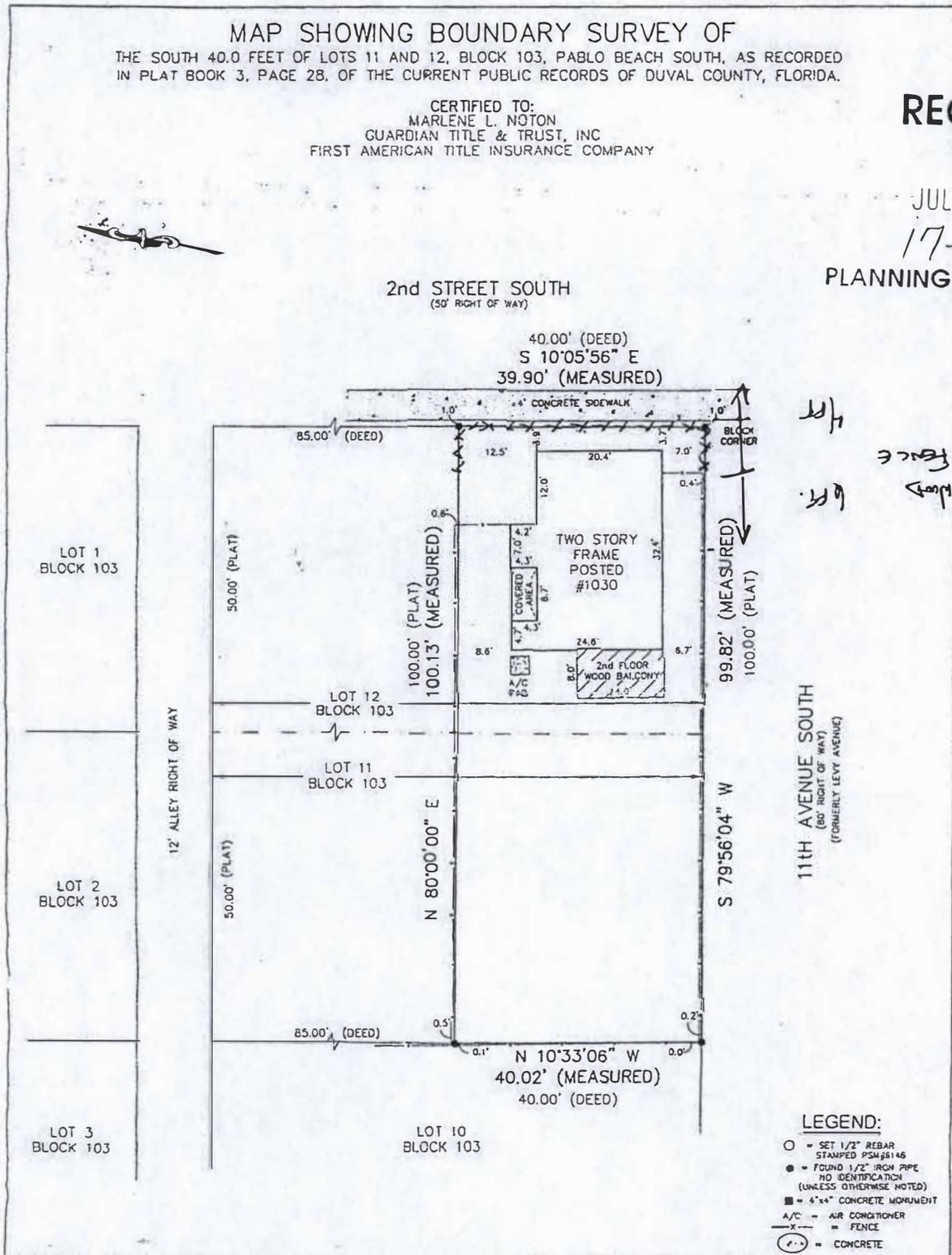
THE SOUTH 40.0 FEET OF LOTS 11 AND 12, BLOCK 103, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
MARLENE L. NOTON
GUARDIAN TITLE & TRUST, INC
FIRST AMERICAN TITLE INSURANCE COMPANY

RECEIVED

JUL 18 2017
17-100145

PLANNING & DEVELOPMENT



Handwritten notes: '4 ft', '6 ft', 'Fence', 'Block'.

11th AVENUE SOUTH (80' RIGHT OF WAY) (FORMERLY LEVY AVENUE)

- LEGEND:
- = SET 1/2" REBAR STAMPED P545146
 - = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
 - = 6"x6" CONCRETE MONUMENT
 - A/C = AIR CONDITIONER
 - X- = FENCE
 - = CONCRETE



Ray Thompson SURVEYING, Inc.
Going the DISTANCE for You
4613 Phillips Highway, Suite 210
Jacksonville, Florida 32207
(Phone) 904-448-5125
(Fax) 904-448-5178



GUARDIAN TITLE & TRUST, INC
13400 SUTTON PARK DRIVE SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA, 32224
PHONE: 904-992-1162
FAX: 904-992-1169

JOB # 17723

DATE OF FIELD SURVEY: 5-25-2010

SCALE: 1" = 20'

NOTES:
1: BEARINGS ARE BASED ON THE ASSUMED BEARING OF N. 80°00'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
2: BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP, DATED: APRIL 17, 1989, COMMUNITY NUMBER: 12008 PANEL 0002 D.
3: THIS SURVEY REFLECTS ALL EASEMENTS & RIGHT OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4: THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM REQUIREMENTS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS UNDER CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 61G17-8, FLORIDA STATUTES.

Ray Thompson
REGISTERED SURVEYOR STATE OF FLORIDA
LICENSE NO. 6145
BUSINESS NO. 7459

LAND SURVEYS 0 CONSTRUCTION SURVEYS 0 SUBDIVISIONS



APPLICATION FOR VARIANCE

9-19-17

BOA No. 17-100154

HEARING DATE 9-6-2017

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

JUL 18 2017

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: GRIFFIN KENDRA KIRKLAND **Telephone:** _____

Mailing Address: 2414 IRONSTONE DR W **E-Mail:** _____
JACKSONVILLE, FL 32246

Agent Name: RANDOLPH RICE/RICE ARCHITECT, LLC **Telephone:** (904) 491-0072

Mailing Address: 961687 GATEWAY BOULEVARD, 201H **E-Mail:** RRICE@RICEARCHITECT.COM
AMELIA ISLAND, FL 32034

Landowner Name: GRIFFIN KENDRA KIRKLAND **Telephone:** 904 735-2035

Mailing Address: 2414 IRONSTONE DR W **E-Mail:** Kendra.Kirkland@me.com
JACKSONVILLE, FL 32246

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.

0 South 2nd Ave aka

VARIANCE DATA

Street address of property and/or Real Estate Number: 175746-0000 840 South 2nd Ave.

Legal description of property (Attach copy of deed): The North Coast of the East 50ft of Lot 3, Block 29
Pablo Beach South

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 EXISTING PROPERTY IS ZONED FOR A TWO DWELLING RESIDENTIAL USE, AND IS A LEGALLY PLATTED LOT OF RECORD, 60X50 OR 3000 SF. Variance sought: increased lot coverage area not to exceed 40% and setback reductions (see exhibit) IF THE LOT COVERAGE (35%) ALLOWABLE IS NOT ADJUSTED, THE BIGGEST FOOTPRINT WOULD ONLY ALLOW FOR 2 ONE CAR GARAGES RESULTING IN DRIVEWAY AND STREET PARKING. IF THE CURRENT SETBACKS (FROM 20' TO 17' FRONT, FROM 10' TO 7.5' SIDE, AND FROM 30' TO 18' REAR) ARE NOT ADJUSTED, THE PARCEL WOULD ALLOW FOR ONLY A 10' DEEP HOME AND NO COVERED PARKING.

Applicant's Signature: [Signature] Date of Application: 7/18/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: BM-1 FLOOD ZONE: X

CODE SECTION(S): EC. 34-339 (E)(1)C-2 for side yard setbacks of 7.5', each in lieu of 10' required; (E)(1)C-3 for rear yard setback of 15', in lieu of 30' required; (E)(1)F₂ for lot coverage of 40%, in lieu of 35% maximum, to allow construction of a two-family dwelling

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.

RECEIVED

JUL 18 2017

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

PLANNING & DEVELOPMENT

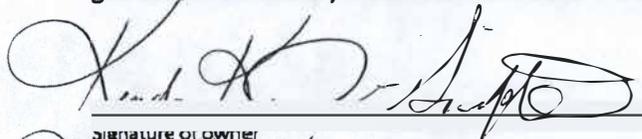
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	This parcel is a legal platted lot of record in a district that is zoned for duplexes. Single family use is NOT permitted in this zoning district. But to effectively have a livable duplex, there needs to be some relief in the lot coverage requirement of 35% (requesting 40%) and the lot set back requirements (front no change , side from 10' to 7.5', rear from 30' to 15') to allow for minimal effective use.
Special circumstances and conditions do not result from the actions of the applicant.	YES	The hardships of this parcel do not result from actions of the applicants. This district has numerous properties this size and almost all of them are nonconforming based on the current zoning and setback requirements. This application is "more" conforming than the neighboring properties, in that it is consistent with the zoning for the district and has larger yards than many of its neighbors.
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	There is no special privileges sought that are denied by the Comp. plan/code.
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	This district has been determined by the City to be an area with higher density, allowing 2 units per lot of record. Literal interpretation of the code would force a structure that would be unfit for use by today's accepted standard size (10 feet in depth) and features (no covered parking), creating an unnecessary hardship.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	This variance request has asked for a reduction in various yard restrictions. The aggregate affect of these reductions is consistent if not better than numerous surrounding properties, one could argue a majority of these properties. The neighborhood is "consistently" non-conforming and this request is a minimum to allow for appropriate parking and living space.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	The granting of this Variance will provide the owner an ability to build a duplex of a minimum footprint approx while allowing adequate and safe setbacks, exceeding other structures in the area while not adversely affecting adjacent land. Allowing a 5% increase in lot coverage area will allow for more concealed parking enhancing the overall look/feel of the improvement.

attn: Kendra

RICE

ARCHITECT

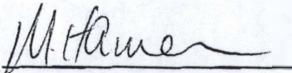
I, Kendra G. Fin hereby authorize Randolph Rice to represent me in processing the application for variance for real estate number 175746-0000 in Jacksonville Beaches on our behalf. In authorizing the agent to represent me as owner, attest that the application is made in good faith and that any information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



Signature of owner

Kendra G. Fin
Print name of owner

Subscribed and sworn to before this 19 day of July, 2017


Notary Public: Signature

Marilyn Harmon
Printed Name



My Commission Expires

Personally Known Or produced identification

ID Produced: ADL

RECEIVED

JUL 20 2017

PLANNING & DEVELOPMENT





REFERENCE

DEPARTMENT OF PLANNING & DEVELOPMENT

BOA# 17-100154

CERTIFIED MAIL# 7016 1370 0001 1148 9407

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

July 10, 2017

Randolph Rice
91687 Gateway Boulevard #201-H
Amelia Island, FL 32034

RE: BOA# 17-100097
840 South 2nd Avenue
(North 60 feet of East 50 feet Lot 3, Block 29, *Pablo Beach South*)

Dear Mr. Rice,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, July 5, 2017 to consider Kendra Griffin-Kirkland's application for a variance from the requirements of the Land Development Code.

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

- 34-339(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 to allow construction of a two-family dwelling.

The Board **denied** the request, 5-0, finding that the requested variances are not the minimum necessary to make possible reasonable use of the property.

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

Sincerely,

William C. Mann III, AICP
Planning and Development Director





APPLICATION FOR VARIANCE

REFERENCE
BOA#17-100154

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

PLANNING & DEVELOPMENT

Applicant Name: GRIFFIN, KENDRA KIRKLAND

Telephone: 904-735-2035

Mailing Address: 2414 IRONSTONE DR W JACKSONVILLE, FL 32246

E-Mail: Kendrakirkland11@gmail.com

Agent Name: RANDOLPH RICE

Telephone: 904-491-0072

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

E-Mail: rrice@ricearchitect.com

Landowner Name: GRIFFIN, KENDRA KIRKLAND

Telephone: 904-735-2035

Mailing Address: 2414 IRONSTONE DR W JACKSONVILLE, FL 32246

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 504 Lot 3, Blk 29 Pablo Beach

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: BM-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.

RECEIVED

MAP SHOWING SURVEY OF

JUL 18 2017

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.

PLANNING & DEVELOPMENT

2ND AVENUE SOUTH

(FORMERLY GRIFFETH AVENUE)

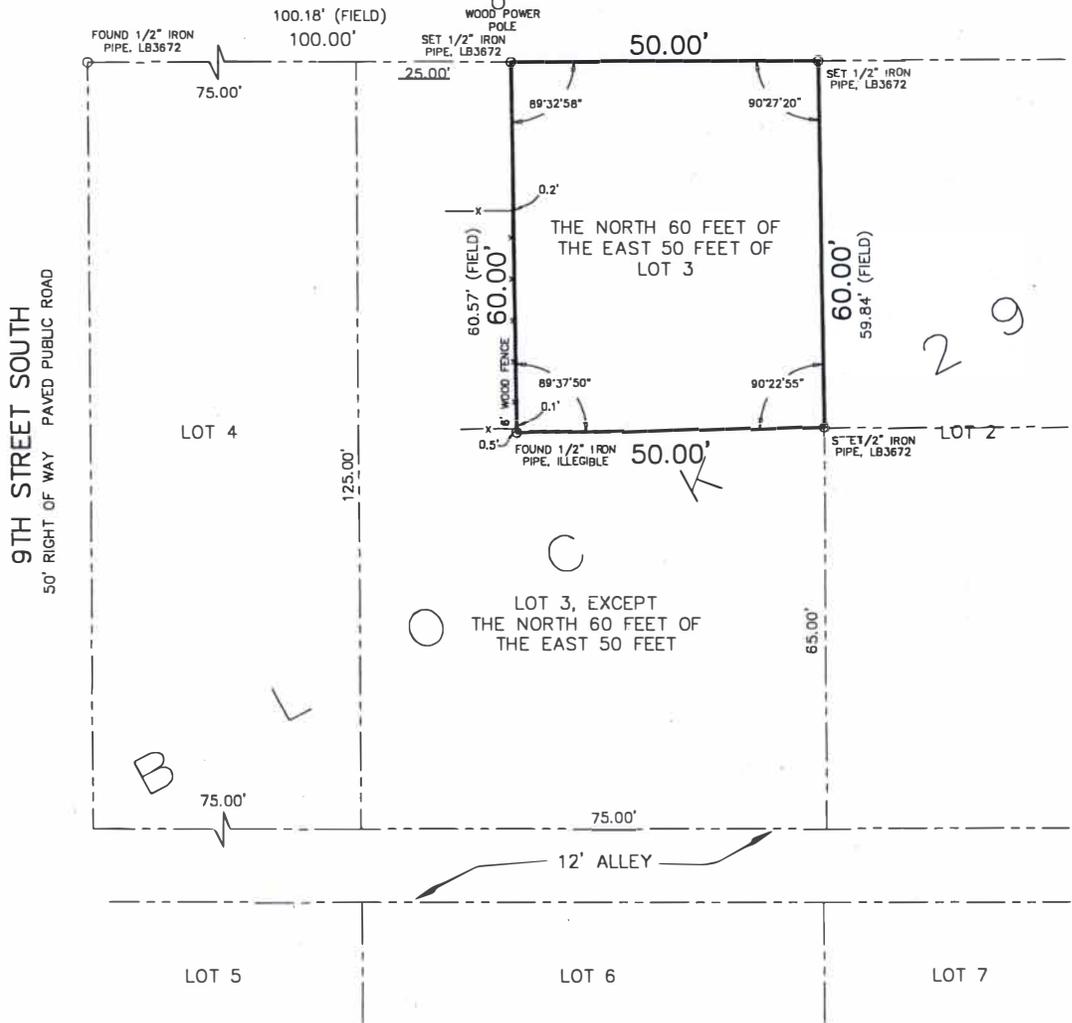
80' RIGHT OF WAY PAVED PUBLIC ROAD

RECEIVED

MAY 24 2017

17-100097

PLANNING & DEVELOPMENT



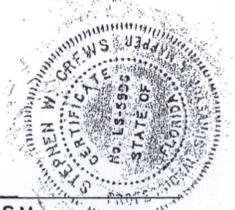
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H, REVISED JUNE 3, 2013, FOR DUVAL COUNTY, FLORIDA.

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



APPLICATION FOR VARIANCE

BOA No. 17-100157

HEARING DATE 10-3-2017

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

AUG 14 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Adrian H. Faulkner Telephone: (904) 466-8612
 Mailing Address: 3318 1st St. S. E-Mail: hfaulkner@pontevedralaw.com
Jacksonville Beach, FL 32250

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

Landowner Name: Adrian H. Faulkner Telephone: (904) 466-8612
 Mailing Address: 3318 1st St. S. E-Mail: hfaulkner@pontevedralaw.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Street address of property and/or Real Estate Number: 181541-0000 3318 1st St. S.

Legal description of property (Attach copy of deed): deed attached

Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Due to the nonconforming size and width of Applicant's lot, landowner requests the following variances: (1) 50% lot coverage in lieu of the 35% required; (2) front yard of 20.5 ft in lieu of 25 ft required; (3) north side yard of 7.5 ft in lieu of 10 ft required; (4) south side yard of 7.2 ft in lieu of 10 ft required; and (5) 12 ft in lieu of 30 ft required. Maximum lot area of RS-1 zoning district is 10,000 sq. ft, and Applicant is limited to 5,280 sq. ft. Maximum lot width for RS-1 is 90 ft and Applicant is limited to 60 ft.

Applicant's Signature: [Signature] Date of Application: _____

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: N/A
 CODE SECTION (S): 3A-336(EX)C.1. for a front yd. setback of 20.5', in lieu of 25' required;
(EX)C.2 for a northerly side yd. of 7.5', and a southerly side yd of 7.2', each
in lieu of 10' required;
(E)(1)C.3 for a rear yd. setback of 12', in lieu of 30' required
(E)(1)E. for 50% lot coverage, in lieu of 35% maximum, to allow
construction of a single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100157

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	Applicant's lot is of nonconforming size and shape. Maximum RS-1 lot size is 10,000 sq. ft., and applicant's lot is only 5,280 sq. ft. Also, maximum RS-1 lot width is 90 ft., and applicant's lot is only 60 ft wide. Thus, applicant is prohibited from constructing the desired single-family home.
Special circumstances and conditions do not result from the actions of the applicant.	No RECEIVED AUG 14 2017	No special circumstances and conditions result from the actions of applicant.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	No PLANNING & DEVELOPMENT	There will be no special privileges conferred upon applicant if the variances are granted. Applicant is requesting the variances in order to construct a new single-family home.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	The size and configuration of applicant's lot creates an undue hardship, which deprives the applicant of the ability to construct a new single-family home in the place of an old multi-family property.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The variances requested are the minimum variances to make reasonable use of the lot to build applicant's new single-family home.
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	Applicant is building a new single-family home to replace an old multi-family structure, which is consistent with the goals of the comprehensive plan, and will also serve to increase the surrounding property values.



CERTIFIED MAIL# 7012 2210 0002 4628 8746

August 5, 2016

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

Mr. Adrian H. Faulkner
3318 South 1st Street
Jacksonville Beach, FL 32250

RE: BOA# 16-100093
3318 1st Street South
(Lot 2, Block 6, *Atlantic Shores*)

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

Dear Mr. Faulkner,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, August 2, 2016, to consider your application for a variance from the requirements of the Land Development Code.

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

- 34-336(e)(1)c.1, for a front yard of 15 feet in lieu of 25 feet required and
- 34-336(e)(1)c.2, for a northerly side yard of 4.6 feet in lieu of 10 feet required

Both to allow a front porch addition/relocation for an existing single-family residence.

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

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

Sincerely,

William C. Mann III, AICP
Planning and Development Director



Proposed

MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY WITH PLOT PLAN OF LOT 2, BLOCK 6 AS SHOWN ON MAP OF BLOCK SIX ATLANTIC SHORES

AS RECORDED IN MAP BOOK 17 PAGE 22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA. CERTIFIED TO: ICI HOMES

33RD AVE. SOUTH
(50' RIGHT OF WAY)

LOT 4
BLOCK 6

LOT 3
BLOCK 6

LOT 5
BLOCK 6

LOT 20
BLOCK 6

LOT 1
BLOCK 6

SOUTH FIRST ST.
(50' RIGHT OF WAY)

TEMPORARY BENCHMARK:
NAIL & DISK
LB 3857 ELEVATION: (7.45)
ELEVATIONS SHOWN
HEREIN REFER TO NAVD OF 1988

BUILDERS ENDORSEMENT
SIGNED: _____
NAME: _____
DATE: _____

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN	
LOT 2	PLAN
LOT SIZE	5,262± SQ. FT.
DRIVEWAY TO R/W	389± SQ. FT.
ENTRY WALK	34± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	60 FT.
TOTAL IMPERVIOUS AREA	2,648± SQ. FT. 50%

- WM - DENOTES WATER METER
- TRB - DENOTES TELEPHONE RISER BOX
- 00.00' - DENOTES TOPOGRAPHIC SPOT ELEVATION (HARD SHOT)
- 00.0' - DENOTES TOPOGRAPHIC SPOT ELEVATION (GROUND SHOT)

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

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0419 H FOR DUVAL COUNTY, FLORIDA, F.I.R.M. INDEX DATE 06-03-13

UNDERGROUND ENCROACHMENTS NOT LOCATED

RECEIVED 34TH AVE. SOUTH
(50' RIGHT OF WAY)

JUL 18 2017
17-1500
PLANNING & DEVELOPMENT

TREE LEGEND

10'LU	(Symbol)	10' LUGSTRUM
10'UK	(Symbol)	10' UNKNOWN
10'PM	(Symbol)	10' PALM

DENOTES FOUND 1/2" IRON PIPE NO. I.D. UNLESS OTHERWISE NOTED

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

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

Legend

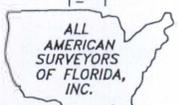
COV. = COVERED	F.F.E. = FINISH FLOOR ELEVATION
FNLD. = FOUND	A/C. = AIR CONDITIONER
ESMT. = EASEMENT	ID. = IDENTIFICATION
CONC. = CONCRETE	P.R.M. = PERMANENT REFERENCE MONUMENT
MON. = MONUMENT	P.L. = POINT OF INTERSECTION
LP. = IRON PIPE	P.C.P. = PERMANENT CONTROL POINT
LR. = IRON ROD	P.C. = POINT OF CURVE
Δ = DELTA ANGLE	P.R.C. = POINT OF REVERSE CURVE
CH = CHORD	B.R.L. = BUILDING RESTRICTION
A = ARC LENGTH	F.P.A.L. = FLORIDA POWER & LIGHT
R = RADIUS	(TYP.) = TYPICAL
(C) = CALCULATED	NOV. = NATIONAL GEODETIC VERTICAL DATUM
(D) = DEED	NAVD. = NORTH AMERICAN VERTICAL DATUM
(P) = PLAT	N.T.S. = NOT TO SCALE
(R) = RADIAL LINE	LI. = LICENSED BUSINESS
(C.L.) = CENTER LINE	P.L. = POINT OF INTERSECTION
R/W = RIGHT-OF-WAY	EDW. = EDGE OF WATER
(A) = ACTUAL	TOB. = TOP OF BANK
(W) = WITNESS	

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

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

SCALE 1"=20'
DATE 06-12-17

James D. Harrison
FLORIDA REGISTERED SURVEYOR AND MAPPER



5
4
3
2
1
9
8



APPLICATION FOR VARIANCE

BOA No. 17-100158
HEARING DATE 10-3-2017

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

JUL 28 2017

PLANNING & DEVELOPMENT

APPLICATION INFORMATION

Applicant Name: Karen Wekstein Telephone: 978-223-3383
 Mailing Address: 3148 Pullian Court E-Mail: kgwlhf@gmail.com
Jacksonville Beach FL 32250
 Agent Name: Sunshine Pool Services of North FL Telephone: 904-233-8293
 Mailing Address: 179 College Dr. Suite 8 E-Mail: debbie@ss-pools.com
Orange Park FL 32065 Collins
 Landowner Name: Karen Wekstein Telephone: 978-223-3383
 Mailing Address: 5296 Big Tank Dr # 2317 E-Mail: kgwlhf@gmail.com
Jacksonville FL 32246

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: 3148 Pullian Court 180928-0000
 Legal description of property (Attach copy of deed): 11-40 09-35-29E Jax Beach Hts Lot 12 BIK 12
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Substandard lot dimensions per the zoning code.

Applicant's Signature: Karen Wekstein Date of Application: 7-28-17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: NIA
 CODE SECTION (S): 34-337(ex) for 43-7% lot coverage, in lieu of 35% maximum, to allow a pool addition to a single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100158

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.

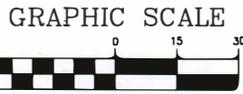
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	YES	Due to the irregular shape of the lot, much of the coverage requirement is consumed by establishing a proper setback to the irregular frontage. The standard 90' at building line does not pertain to this particular lot.
Special circumstances and conditions do not result from the actions of the applicant.	YES	The applicant worked with an architect to design a plan/footprint that coordinates with the existing dimensions of the lot. RECEIVED JUL 28 2017
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	YES	This is a unique lot and the requests in this application are consistent with other applicants that have been faced with similar hardship PLANNING & DEVELOPMENT
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	Due to the irregular shape of the lot, the applicant is unable to meet specific coverage requirements that would allow for a standard home footprint and the addition of a pool with surround.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The requested 42% coverage would allow for a pool and standard pool surround that can be found on many other properties adjacent to the subject property.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	YES	The owners of the adjacent parcels are aware of the variance request and in support.

Proposed

SITE PLAN

LOT 12 BLOCK 12 AS SHOWN ON PLAT OF JACKSONVILLE BEACH HEIGHTS

AS RECORDED IN PLAT BOOK 11, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.



(IN FEET)
1 inch = 30 ft.

LINE	DIRECTION	LENGTH
L1(P)	S0°00'00"E	50.00
L1(C)(M)	S0°04'19"W	50.00
L2(P)	N0°00'00"W	50.00
L2(C)(M)	N0°01'02"E	50.02

BUILDING COVERAGE		
COVERED Sq. Ft.	LOT Sq. Ft.	%
1,979 Sq. Ft.	5,998 Sq. Ft.	33.0%

IMPERVIOUS COVERAGE		
HOUSE	IMPERVIOUS Sq. Ft.	%
A/C PADS & STOODS	9 Sq. Ft.	
DRIVEWAY	121 Sq. Ft.	
COVERED PORCH	195 Sq. Ft.	
COVERED LANAI	178 Sq. Ft.	
POOL DECK	314 Sq. Ft.	
TOTAL	2,823 Sq. Ft.	47.1%

- ⊙ DENOTES FND 1/2" I.P. LB 1704 UNLESS OTHERWISE NOTED
- X 0.0 - DENOTES EXISTING HARD ELEVATION
- X 0.0 - DENOTES EXISTING SOFT ELEVATION
- 0.0 - DENOTES CONTOUR ELEVATION
- ⊕ DENOTES BENCHMARK ELEVATION AS NOTED
- Ⓣ DENOTES TELEPHONE RISER
- Ⓜ DENOTES WATERMETER
- ▨ DENOTES PROPOSED CONCRETE
- ▩ DENOTES PROPOSED GRAVEL

NOTE: MINIMUM FINISH FLOOR IS TO BE 12" ABOVE THE CROWN OF THE ROAD

GENERAL NOTES

- BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF NEPTUNE BOULEVARD AS BEING S00°41'19" (L1).
- DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120078, PANEL NUMBER 04198, DATED JUNE 3, 2013. THE FLOOD ZONES SHOWN ON THIS SITE PLAN ARE SCALED OFF OF THE F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SITE PLAN ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SITE PLAN. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE BEACH.
- FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
- NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SITE PLAN.
- ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
- THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
- ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SITE PLAN IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
- THIS SITE PLAN WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
- THIS SITE PLAN IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
- BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
- PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
- THIS IS NOT A BOUNDARY SITE PLAN.
- PUBLIC SIDEWALKS DEPICTED HEREON ARE BASED ON THE CONSTRUCTION PLANS. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR CONSTRUCTION. FOR CORRECT LOCATION AND/OR DIMENSIONS REFER TO THE MOST CURRENT SET OF CONSTRUCTION PLANS. THERE IS A MAXIMUM 2% SLOPE ON ALL SIDEWALKS. ALL SIDEWALKS AND FLATWORK SHALL, AT A MINIMUM, MEET CURRENT COUNTY AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2%. THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT. ALSO, PLEASE NOTE THAT UTILITIES (METER BOXES, VALVES, ETC.) SHALL NOT BE INSTALLED WITHIN THE SIDEWALK.
- DRAINAGE STRUCTURES DEPICTED MAY VARY IN SIZE. REFER TO ENGINEERING PLANS FOR CORRECT DIMENSIONS.
- A/C PADS MUST MAINTAIN 2' AWAY FROM ANY PROPERTY LINE AND CAN NOT ENDOACH INTO A DRAINAGE EASEMENT DUE TO DRAINAGE PURPOSES.
- BOUNDARY AND TOPOGRAPHIC DATA BEING SHOWN AS PER SURVEY PERFORMED BY BARTRAM TRAIL SURVEYING, INC., JOB #1299-17-003, DATED APRIL 7, 2017.

REVISION B: REVISE SITE PLAN - ADD PROPOSED POOL (8/29/17) (MEB/DWG)
REVISION A: REVISE SITE PLAN - ADD TABLE (8/21/17) (MEB)

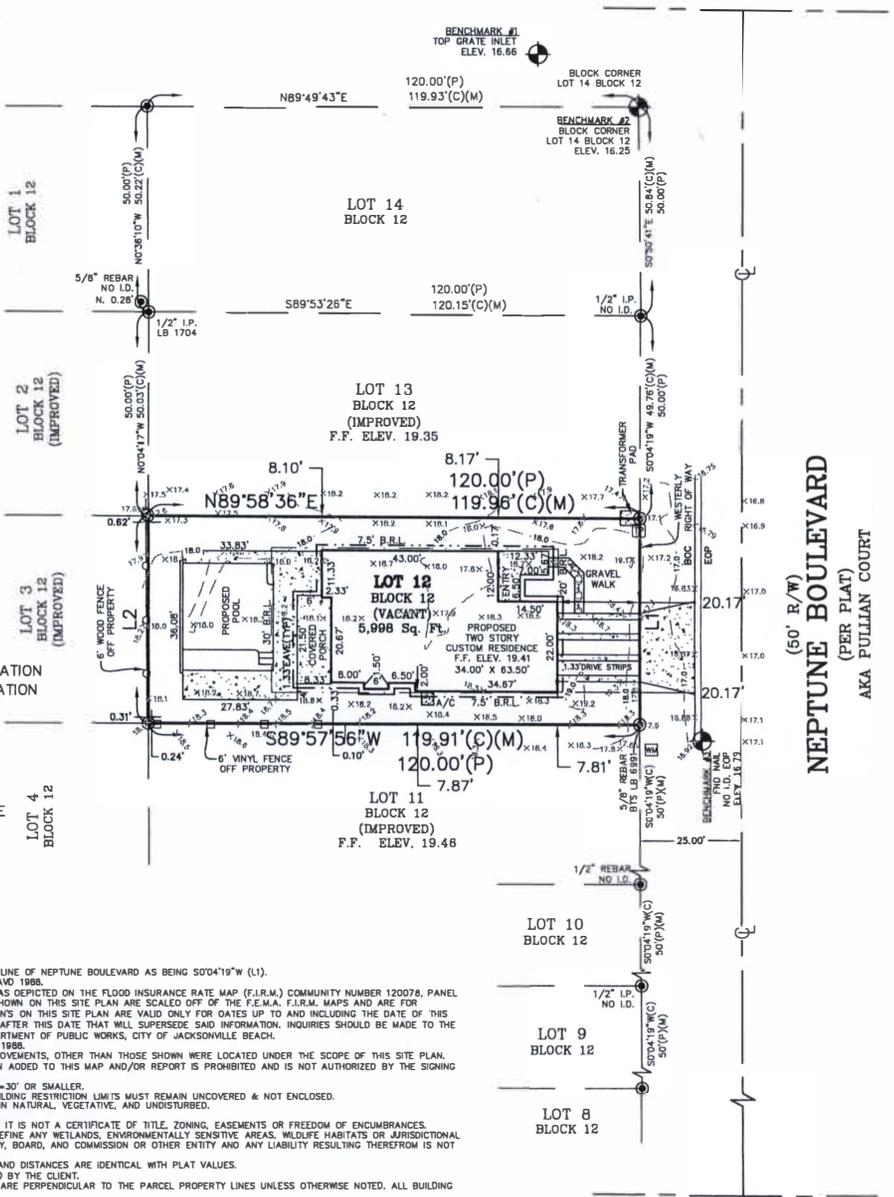
PREPARED FOR: SH DESIGN, LLC

CERTIFIED TO: SH DESIGN, LLC

PLANNING & DEVELOPMENT

RECEIVED

AUG 29 2017



1. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	11. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)
2. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	12. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)
3. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	13. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)
4. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	14. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)
5. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	15. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)
6. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	16. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)
7. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	17. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)
8. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	18. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)
9. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	19. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)
10. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)	20. DENOTES BEARING RESTRICTION LIMITS (E.P. - DENOTES EDGE OF PROPERTY)



BARTRAM TRAIL SURVEYING, INC.
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
 GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
 CERTIFICATE OF AUTHORIZATION LB #6991
 COPYRIGHT © 2017

"I HEREBY CERTIFY THAT I have personally represented the results of field work under my responsible direction and control in accordance with the standards of Practice for Surveyors and Planners of the Florida State Board of Professional Surveyors and Planners, Chapter SJ-17 F.A.C. Pursuant to Section 472.022, Florida Statutes, subject to all other applicable laws and regulations."

APR 29 2017
 FIELD: _____
 STATE OF FLORIDA LICENSE NUMBER LS 3507
 THOMAS P. ARCHEL, S.S.

NOTATION:
 The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: LAS
 CHECKED BY: MEB

F.I.R.M. FLOOD ZONE	X (N/A)
W/ ELEVATION:	
PANEL NO.:	120078 04198 6/3/13
FB/PC:	1144/54
DATE:	4/25/17
SCALE:	1"=30'
PROJECT NO.:	1299-17-003
REVISION:	B
SHEET	1 OF 1



APPLICATION FOR VARIANCE

BOA No. 17-10068
HEARING DATE 10-3-2017

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

AUG 10 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Anthony and Linda Reid Telephone: 904 613-9536
 Mailing Address: 3628 Casitas Dr. E-Mail: tonyreido12@gmail.com
Jacksonville, FL 32224
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

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

VARIANCE DATA

Street address of property and/or Real Estate Number: 1115 10th Street N. Jax Beach, FL 32250
 Legal description of property (Attach copy of deed): See ATTACHED
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). We bought this home as an investment for my children. We would like to improve the property so that my children can live there and so that if my 85 year old widowed mother needs to move in, the home is built open enough for her needs also.

Applicant's Signature: [Signature] Date of Application: 8/10/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 FLOOD ZONE: N/A
 CODE SECTION (S): 34-33b(e)(1)c-3 for a rear yard setback of 26.4' in lieu of 30' required
" " (e)(1)e for 37% lot coverage, in lieu of 35% maximum;
to allow an addition to an existing single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100168

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 AUG 10 2017
Special circumstances and conditions do not result from the actions of the applicant.	NO	PLANNING & DEVELOPMENT
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	NO	
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	YES	We purchased the home for our children and future family needs and likely probability of my elderly mother will be living with us and providing for her.
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	

Catherine Martinich
Permit Specialist
Jacksonville Beach

RE: Case Number: BOA# 17-100168
Case Location: 1115 North 10th Street
Public Hearing: Tuesday, September 19, 2017

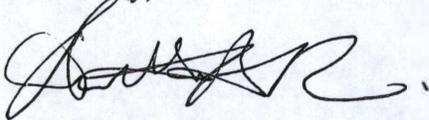
August 31, 2017

Dear Ms. Martinich,

I am scheduled for a variance hearing on September 19, 2017. Unfortunately, I will not be able to attend in person and would like to appoint Kyle and/or Kristen Reid to attend in person and present my case for a variance.

Please let me know if you have any questions.

Sincerely,



Anthony A. Reid

STATE OF FLORIDA, COUNTY OF DUVAL, ss:

This instrument was acknowledged before me on this 31 day of August, 2017 by
Anthony A Reid.


Notary Public


Title



My commission expires March 18, 2018

Ref. BOA# 17-100168

BOARD OF ZONING AND ADJUSTMENT
CITY OF JACKSONVILLE BEACH

MEMORANDUM OF ACTION, CASE NO. BZA _____

The Board of Zoning at their meeting of Nov. 6,

1991, considered the (application) (appeal) of _____

_____ (name) of _____
(address)

and decided as follows:

The (application) (appeal) was

_____ Granted

_____ Granted with stipulations attached thereto as follows:

Denied for following reasons: _____

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

The action of the Board was (unanimous (0 aye), (4 nay)
vote.

11/6/91
DATE

Bred Cowan
CHAIRMAN

EXISTING

MAP SHOWING BOUNDARY SURVEY OF LOT 7, BLOCK 12, ACCORDING TO THE PLAT OF BEACH HOMESITES UNIT TWO

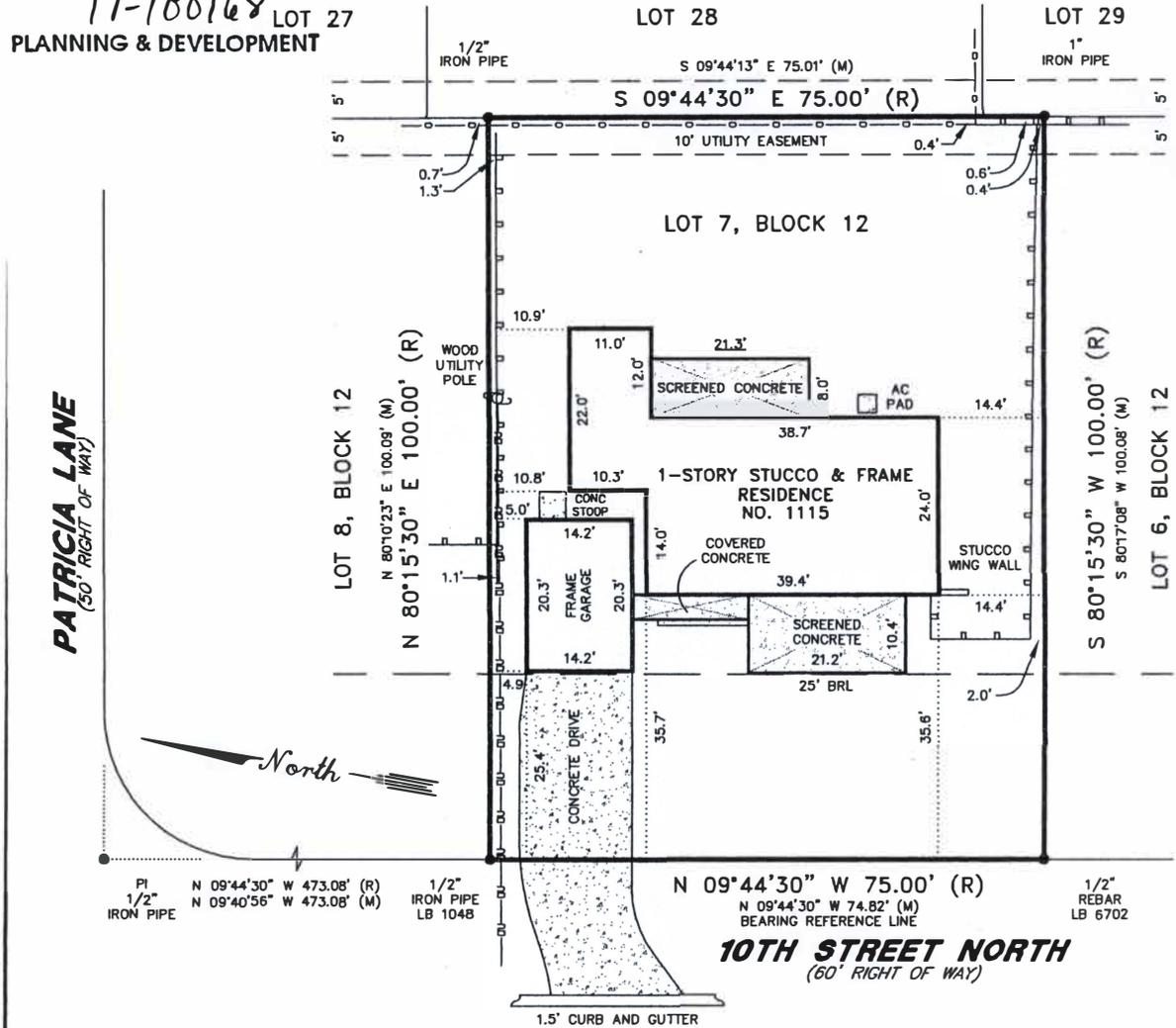
AS RECORDED IN PLAT BOOK 21, PAGE(S) 34 AND 34A OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

ANTHONY A. REID AND LINDA M. REID,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
GIBRALTAR TITLE SERVICES, LLC AND
WELLS FARGO BANK, N.A.

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AUG 10 2017
17-100168 LOT 27
PLANNING & DEVELOPMENT



FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

- GENERAL NOTES:**
- BEARINGS ARE BASED ON PLAT BOOK 21, PAGE 34A.
 - STRUCTURE NO. 1115 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 417 DATED 06-03-2013.
 - THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 - JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
 - RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S.
 - THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP.
 - UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaefer*
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

<p>L = AIR CONDITIONER</p> <p>E = BUILDING RESTRICTION LINE</p> <p>G = BUILDING TIE</p> <p>E = BETWEEN</p> <p>N = COMPUTED</p> <p>D = COVENANTS & RESTRICTIONS</p> <p>C = CHORD</p> <p>H = CHORD</p> <p>N = CAN NOT READ</p> <p>C = CONCRETE</p> <p>& = COVERED</p> <p>E = ELECTRIC BOX</p> <p>E = ELECTRIC TRANSFORMER & PAD</p> <p>A = JACKSONVILLE ELECTRIC AUTHORITY</p> <p>B = LENGTH OF ARC</p> <p>L = LICENSED BUSINESS</p> <p>B = LICENSED SURVEYOR</p> <p>E = MEASURED</p> <p>V = NAIL & DISC</p> <p>E = OFFICIAL RECORDS BOOK</p> <p>A = OFFICIAL RECORDS VOLUME</p> <p>T = POINT OF CURVE</p> <p>I = POINT OF COMPOUND CURVE</p> <p>O = POOL EQUIPMENT PAD</p> <p>N = POINT OF INTERSECTION</p> <p>S = POINT OF REVERSE CURVE</p> <p>S = PERMANENT REFERENCE MONUMENT</p> <p>S = POINT OF TANGENCY</p> <p>S = PROFESSIONAL LAND SURVEYOR</p>	<p>PSM = PROFESSIONAL SURVEYOR & MAPPER</p> <p>R = RADIUS</p> <p>(R) = RECORD</p> <p>RLS = REGISTERED LAND SURVEYOR</p> <p>R/V = RIGHT OF WAY (TYP) = TYPICAL</p> <p>○ = SET IRON PIPE OR REBAR "ASSOC SURV" OR L.B. 5488</p> <p>● = FOUND IRON PIPE OR PIN (IP)</p> <p>■ = FOUND CONCRETE MONUMENT (CM)</p> <p>+ = CROSS CUT OR DRILL HOLE</p> <p>— = NAIL & DISC</p> <p>— = CHAIN LINK FENCE</p> <p>— = METAL FENCE</p> <p>— = WIRE FENCE</p> <p>— = WOOD FENCE</p> <p>— = VINYL FENCE</p> <p>— = OVERHEAD UTILITY</p> <p>— = FIRE HYDRANT</p> <p>— = PHONE RISER</p> <p>— = WATER METER</p> <p>— = UTILITY POLE</p> <p>— = DIAMETER</p> <p>— = GUY ANCHOR</p> <p>△ = CENTRAL ANGLE</p>
--	--

JOB NO. 69800 DATE 06-26-2017
SCALE: 1" = 20' DRAFTER WF

LOT COVERAGE ANALYSIS:

- EXIST'G UNDER ROOF 1,749 S.F.
- ADDITION UNDER ROOF 543 S.F.
- TOTAL UNDER ROOF 2,292 S.F.
- DRIVE, PATIOS & PAB 184 S.F.
- TOTAL LOT COVERAGE 2,776 S.F.
- LOT SIZE 7500 S.F. X 35% = 2,665 S.F.

- ZONING - RS-1
- NO CHANGE TO OVERALL DRAINAGE
- NO EXIST'G TREES AFFECTED.
- → EXIST'G DRAINAGE

MAP SHOWING BOUNDARY SURVEY OF LOT 7, BLOCK 12, ACCORDING TO THE PLAT OF BEACH HOMESITES UNIT TWO AS RECORDED IN PLAT BOOK 21, PAGE(S) 34 AND 34A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

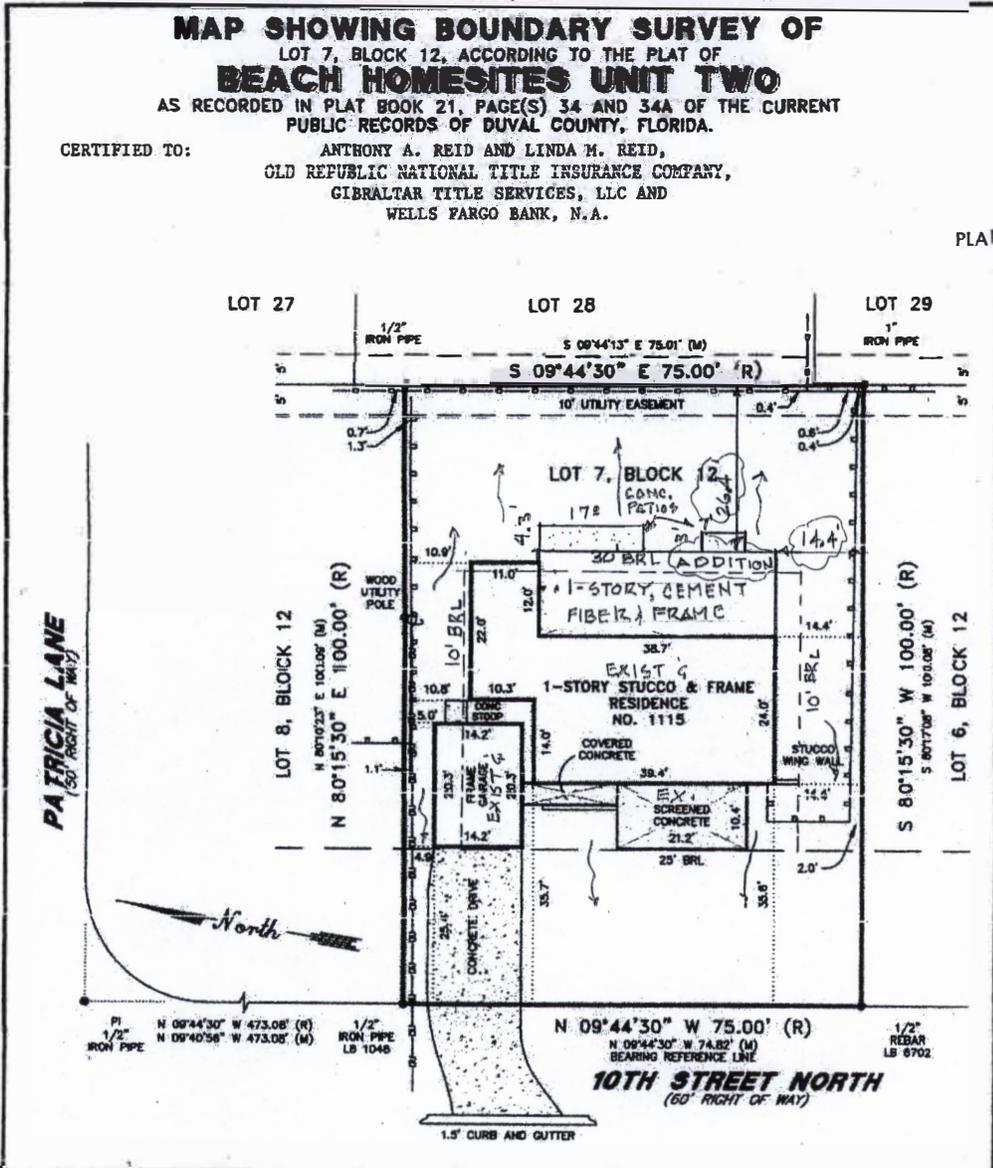
CERTIFIED TO: ANTHONY A. REID AND LINDA M. REID, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GIBRALTAR TITLE SERVICES, LLC AND WELLS FARGO BANK, N.A.

RECEIVED

AUG 10 2017

17-100168

PLANNING & DEVELOPMENT



FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. AC. AND AREAS PROTECTED BY LEASES FROM 1% ANNUAL CHANCE FLOOD.

ASSOCIATED SURVEYORS INC.
 LAND & ENGINEERING SURVEYS
 3845 BLANDING BOULEVARD
 JACKSONVILLE, FLORIDA 32210
 904-771-8488
 CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 51-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaefer*
 CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
 CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
 RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 69800 DATE 06-26-2017
 SCALE: 1" = 20' DRAFTER WF

- GENERAL NOTES:**
- BEARINGS ARE BASED ON PLAT BOOK 21, PAGE 34A.
 - STRUCTURE NO. 1115 SHOWN HEREIN USED WITHIN FLOOD ZONE X WAS BEST DETERMINED FROM F.E.A.A. FLOOD MAPS PAPER NO. 414, DATED 06-28-2013.
 - THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF GROUNDWATER FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 - SUBSTANTIAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT LOCATED BY THIS SURVEY.
 - THE SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT RECORDED BY THIS SURVEYOR FOR EASEMENTS, TILES, COVENANTS, B.L.'S, RESTRICTIONS, CLOSURES, TARIFFS OR OBSTRUCTIONS, ETC.
 - THE HEAVY LINE SHOWN HEREON MAY NOT INDICATE ACTUAL OWNERSHIP.
 - UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.
- LEGEND:**
- AC = AIR CONDITIONER
 - BL = BULL LINE RESTRICTION LINE
 - BT = BUILDING TIE
 - CD = CONCRETE DRIVE
 - CDW = CONCRETE DRIVE WING WALL
 - CO = CONCRETE
 - COV = COVERED
 - EB = ELECTRIC BOX
 - ET = ELECTRIC TRANSFORMER & PAD
 - JE = JACKSONVILLE ELECTRIC AUTHORITY
 - LE = LENGTH OF ARC
 - LI = LICENSEE RESTRICTIONS
 - LS = LICENSEE SURVEYOR
 - MA = MEASURE
 - M&B = MAIL & BISC
 - OR = OFFICIAL RECORDS INDEX
 - OV = OFFICIAL RECORDS VOLUME
 - PC = POINT OF CURVE
 - PCC = POINT OF COMPOUND CURVE
 - PE = POINT OF ESTABLISHMENT
 - PI = POINT OF INTERSECTION
 - PRC = POINT OF REVERSE CURVE
 - PRM = PERMANENT REFERENCE POINT
 - PT = POINT OF TANGENCY
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PSH = PROFESSIONAL SURVEYOR & MAPPER
 - R = RADIUS
 - RO = RECORD
 - RLS = REGISTERED LAND SURVEYOR
 - R/W = RIGHT OF WAY
 - (TYP) = TYPICAL
 - O = SET IRON PIPE OR REBAR "ASSOC SURV" OR L.B. 2488
 - = FOUND IRON PIPE OR PCL (IP)
 - = FOUND CONCRETE MONUMENT (CM)
 - = CROSS OUT OR DRILL HOLE
 - — — — — = MAIL & BISC
 - — — — — = CHAIN LINK FENCE
 - — — — — = METAL FENCE
 - — — — — = WIRE FENCE
 - — — — — = WOOD FENCE
 - — — — — = CONCRETE
 - — — — — = OVERHEAD UTILITY
 - — — — — = FIRE HYDRANT
 - — — — — = PHONE WIRE
 - — — — — = WATER METER
 - — — — — = UTILITY POLE
 - — — — — = QUARTER
 - — — — — = GUY ANCHOR
 - — — — — = CENTRAL ANGLE

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

https://mail.google.com/mail/u/1/#label/Work%2F27-south%2015d1939918e87aa07projector=1

7/12/2017

Image (null)

City clerk

BOA # 17-100157

- ELEVATION NOTES:**
1. PROVIDE 7/8" STUCCO FINISH PER ASTM C 906 OVER PAPER BACKED CALCULATED ONE LAYER OR LIP FORM OVER 7/16" MOIST WRAP OR EQUAL OVER EXTERIOR WALL BREAKING OVER 25 EXTERIOR WALL FRAMING. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 2. PROVIDE 5/8" STUCCO FINISH PER ASTM C 906 OVER EXTERIOR BLOCK WALL CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 3. PROVIDE R-30 INSULATION AT ROOF ATTIC/FLOORS WHERE HANGABLE SPACE IS SHOWN PER FBC-2014 ENERGY CONSERVATION SECTION 503.
 4. ROOF SHINGLES OVER 1/2" FELT PAPER OVER EXTERIOR ROOF BREAKING. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 5. ROOF TIE OVER 3/4" BATTENS OVER 1/2" SPACE MINUS 30 OR EQUAL OVER EXTERIOR ROOF BREAKING. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 6. SEE COMMENTS FEATURES FOR EXTERIOR OPENING BARBERS REQUIREMENTS AND FASCIA SIZE.
 7. ALL ROOF STRUCTURE MEMBERS (INCLUDING SOFFIT, FASCIA, FLASHING, BRIM-CRACK, WINDRINE BARBERS, SHINGLES, TILE, AND METAL - SHEATHING) SHALL BE INSTALLED IN COMPLIANCE WITH FBC-14.
 8. UNDERLAMENT TO COMPLY WITH 1507.2.3 FBC 9005.2.3 FBC-R & (TESTING PER ASTM D 226 TYPE 1 OR ASTM D 888 TYPE 1).
 9. ASPHALT SHINGLES TO COMPLY WITH 1507.2.3 FBC 9005.2.4 FBC-R & ASTM D 270 OR ASTM D 3462 ATTACHMENT SHALL CONFORM TO ASTM D 3462 OF M-DC 907-B).
 10. FLASHING TO COMPLY WITH FBC 1507.2.8, FBC 9005.2.8.
 11. GMP EDGE TO COMPLY WITH FBC 1507.2.8.3, FBC 9005.2.8.3.
 12. CONTROL JOINTS TO COMPLY WITH FBC-7303.
 13. ROOF FLASHING/NEED TIES OVER 3/4" BATTENS FASTENED PER ASTM 3561 ON 15# FELT (30# FELT ON 8/12 OR 8/16) ON EXTERIOR ROOF BREAKING.
 14. ALL ROOF CRICKETS TO BE A MINIMUM OF A 3/12 PITCH.
 15. NON-VENTED ATTIC TO COMPLY WITH 1507.2.3 FBC-R, AIR PERMEABILITY OF INSULATION PER ASTM 2953.

****VERY IMPORTANT NOTE****

A DESCRIPTION OF THE SCOPE OF THE PROJECT AND THE PRELIMINARY CONTRACT DOCUMENTS SHALL BE PROVIDED TO THE BUYER AND THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

****VIP CONTRACTOR NOTE****

IT IS IMPORTANT TO REALIZE THAT THE SIGNED CONTRACT & WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THE WORKING DRAWINGS AS TO WHAT IS INCLUDED OR NOT. ANY DISCREPANCIES BETWEEN THESE DRAWINGS, SHALL BE GOVERNED BY THE SIGNED CONTRACT AND WRITTEN SPECIFICATIONS.

HVAC COMPRESSOR NOTE:

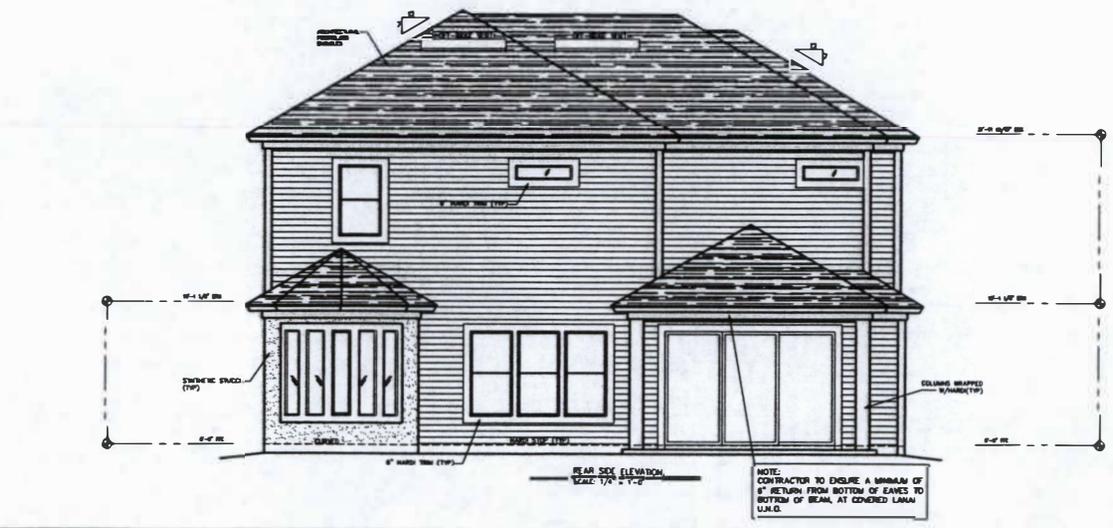
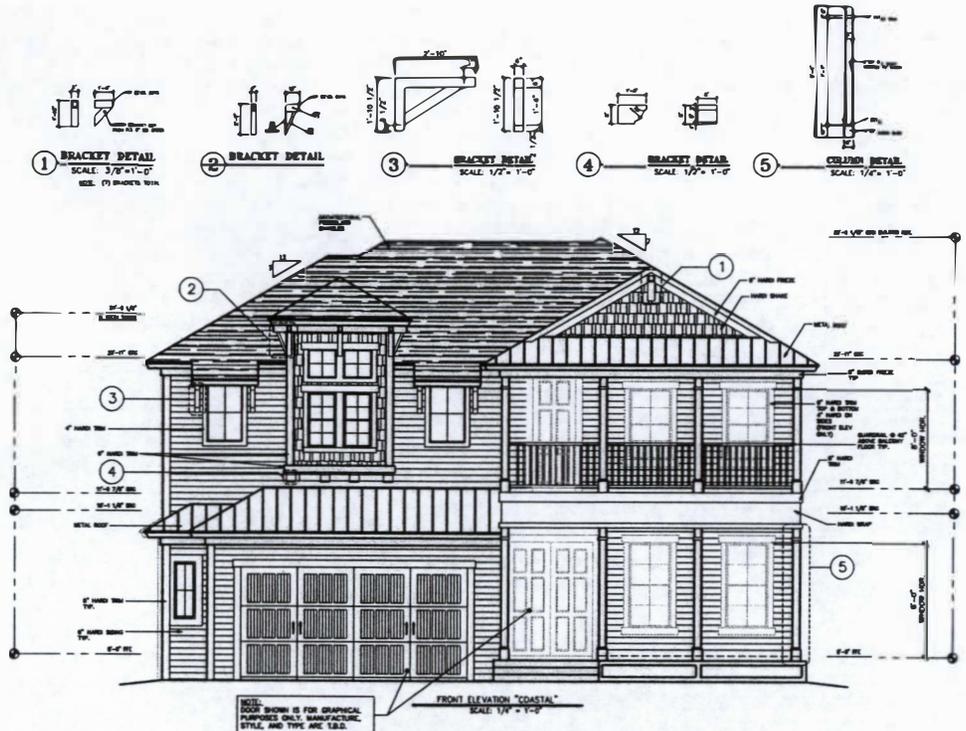
IT IS ALWAYS OUR INTENT TO HAVE THE COMPRESSOR IN A DISCREET LOCATION. SOMETIMES THE BUILDING CODE FORCES US TO PLACE THE UNIT ON THE REAR OF THE HOME.

GENERAL NOTE:

DIMENSIONS MAY VARY SLIGHTLY DUE TO FIELD MODIFICATIONS AND ADJUSTMENTS.

NOTE TO OWNER:

1. IT MAY BE NECESSARY TO LOWER SOME CEILING AREAS IN HALLWAYS, CLOSETS, LAUNDRY, ETC., DUE TO PLUMBING AND HVAC CONSIDERATIONS.
2. ENTRY AND GARAGE DOORS SHOWN ARE FOR GRAPHICAL PURPOSES ONLY. MANUFACTURE, STYLE, AND TYPE ARE T.B.D.



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SEP - 6 2017



INTERVEST CONSTRUCTION, INC.
14785 ST. AUGUSTINE ROAD,
SUITE 3
JACKSONVILLE, FL 32258
(904)281-0800 / FAX (904)296-4009

CUSTOM

BUYER: FAULKNER
SUBDIVISION: OFFSITE - ATLANTIC SHORES OCEAN FRONT
ADDRESS: 3318 1ST STREET SOUTH
LOT: 02 JACKSONVILLE BEACH, FL 32250
COPYRIGHT © 2017 INTERVEST CONSTRUCTION, INC. ALL RIGHTS RESERVED.

DATE:	09/06/17
DESIGNED BY:	AL, DL, CR
DATE:	09/07/17
DESIGNED BY:	AL, DL, CR
DATE:	09/07/17
DESIGNED BY:	AL, DL, CR

ELEVATION PLAN
ELEV.
"COASTAL"

PLAN NUMBER:
CUSTOM

5 of 11

