



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, October 17, 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 August 1, 2017

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Number:** BOA 17-100174
Applicant/Owner: Patrick and MacKenzie Welch
Property Address: 3847 Tropical Terrace
Parcel ID: 175423-0000
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 20 feet, in lieu of 30 feet required; **34-336(e)(1)e.**, 44% lot coverage, in lieu of 35% maximum required; to allow for a room addition to an existing single-family dwelling, for property **legally described** Lot 20, Block 4, *Ocean Terrace*.

Miscellaneous Info: No previous variance requests.

Notes:

- b. **Case Number:** BOA 17-100175
Applicant/Owner: Josh Spalten, SH Design, LLC
Property Address: 3209 Horn Court
Parcel ID: 180923-0010
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34- 337(e)(1)e.**, for 42.7% lot coverage, in lieu of 35% maximum, to allow for a pool and patio addition to an existing single-family dwelling, for property **legally described** Lot 5, Block 12 *Jacksonville Beach Heights*.

Miscellaneous Info: No previous variance requests.

Notes:

- c. **Case Number:** **BOA 17-100176**
Applicant: Ann Hill
Owner: Scott Parks
Agent: Peter Hill
Property Address: 1816 North 2nd Street
Parcel ID: 175423-0000
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2, for a northerly side yard of 5.6 feet and a southerly side yard of 5.7 feet, each in lieu of 10 feet required; 34-340(e)(1)h., for an accessory structure (sidewalk) setback of 1.5 feet, in lieu of 5 feet required; 34-340(e)(1)f., for lot coverage of 40%, in lieu of 35% maximum; to allow construction of a new two family dwelling; for property legally described Lot 12, Block 183, Elton Realty Company's Replat of Block 173,183,193, and 203, of Pablo Beach.**
- Miscellaneous Info:** No previous variance requests.

Notes:

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, November 7, 2017**. There are two (2) scheduled cases.

ADJOURNMENT

NOTICE

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

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

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

**Minutes of Board of Adjustment Meeting
Held Tuesday, August 1, 2017, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairman Moreland.

Roll Call

Thomas Buck
Jeff Truhlar *absent*
John Moreland (Chairman)
Sylvia Osewalt (Vice-Chairman)
Scott Cummings

Alternates:

Francis Reddington
Chase Sams

Ex-parte Communications

There were none.

Approval of Minutes

There were no minutes to approve.

Correspondence

There was no correspondence.

NEW BUSINESS:

(A) Case Number: BOA 17-100109

Name of Applicant: Patterson Land Company, LLC

Owner: Peter H. Besrutschko

Property Address: 422 South 2nd Street

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.3., for a rear yard of 5 feet, in lieu of 30 feet required; 34-340(e)(3)e., for 67.6% lot coverage, in lieu of 65% maximum; to allow a covered porch addition to an existing multi-family dwelling.

Applicant: The owner, Peter Besrutschko, 3969 Thomas Road, Green Cove Springs, FL, stated that the building was built in the 30s and the adjacent building was constructed in 2004. There is an alleyway between the two parcels. He stated that it is already five feet from the structure, adding that this request is equal to what is already there. He added that this would help to stop people from using this alleyway for other activities. He added this will help provide washer and dryer hookups for the units.

Mr. Moreland asked if the additional coverage was essential. Mr. Besrutschko responded yes.

Mr. Buck noted that there was a variance in 2005 for a northerly side yard and parking variance. He asked the applicant to clarify what will be constructed with this variance.

Ms. Osewalt noted the six requirements to consider. She stated that the parcel is usable.

Mr. Cummings asked about the deck in the northwest corner that appears to go past the lot line. Mr. Besrutschko stated that at one time both lots were together. Mr. Cummings asked if the deck was there in 2005 and why it wasn't in the variance application back then.

Mr. Moreland asked if there was concrete on the lot that could be eliminated. Mr. Besrutschko summarized the concrete that could go.

Public Hearing:

There was no one present to speak about the case.

Discussion:

Mr. Buck noted that the applicant was willing to remove concrete and address the property line issue. Mr. Moreland stated that the question was do we want to remove the portion of the deck that crosses the property line.

Motion: It was moved by Ms. Osewalt to deny the variance because the request was not the minimum for the property. Motion died for lack of a second.

Motion: It was moved by Mr. Cummings to approve the request for a rear yard of 5 feet in lieu of 30 feet as stated and described to allow a covered porch addition; as described, seconded by Mr. Reddington.

Roll Call Vote: Ayes – Buck, Cummings, Moreland, and Reddington,
Nays - Osewalt.
Motion approved by 4-1 vote.

(B) Case Number: BOA 17-100111

Name of Applicant: James M. Raymond

Property Address: 213 South 30th Avenue

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e., for 60% lot coverage in lieu of 35% maximum; 34-336(e)(1)g., for accessory structure setbacks of 0 feet on the west side, 1.5 on the north side, and 1.4 feet on the east side, each in lieu of 5 feet required, to ratify existing nonconformities related to an existing single-family dwelling.

Applicant: The applicant, James Raymond, 213 30th Avenue South, stated that lot was a substandard sized lot of 6000 square feet. He stated that they were trying to replace the original wooden deck. Mr. Raymond's intentions is to replace material of different types with one standard material.

Ms. Ireland noted that this was an existing non-compliant lot prior to Mr. Raymond purchasing the property. Mr. Raymond stated that there was no objection from the neighbors. Mr. Moreland stated that he had talked to a neighbor who had no objections.

Mr. Cummings noted that he was concerned that anyone could put up pavers and be non-compliant and then get a variance. Mr. Cummings asked if they would be willing to go with less coverage. Mr. Raymond stated that the driveway takes up about 20% of the lot and this was the minimum.

Mr. Moreland stated that if this was a 10,000 square foot lot there is less than 35% lot coverage. Mr. Raymond stated that there are no drainage issues there today.

Mr. Cummings asked if the vinyl shed could be moved. Mr. Raymond stated that it has been there a long time and would be difficult to move.

Public Hearing:

There was no one present to speak about the case.

Discussion:

Mr. Buck noted that cases of previous non-conformities over the 50% lot coverage make it a difficult decision. He noted that this was not Mr. Raymond's doing.

Motion: It was moved by Mr. Buck to approve the application as was read into the record. The motion was seconded by Mr. Cummings.

Roll Call Vote: Ayes –Moreland and Buck.
Nays – Cummings, Osewalt, and Reddington.
The motion to approve the application was denied 3-2.

(C) Case Number: BOA 17-100115

Name of Applicant: Cody Putnal

Property Address: 1814 North 7th Street

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2., for a northerly side yard of 7 feet, in lieu of 10 feet required; to allow an addition to an existing single-family dwelling.

Applicant: The applicant, Cody Putnal, 1814 7th Street North, stated that the house is 900 square feet with one bathroom.

Mr. Buck noted that the lot is 8800 square feet so it is nonconforming in size. Mr. Putnal stated that they want to add a bedroom and bathroom on the side where it is 7 feet setback already and they can't add it to the other side.

Public Hearing:

There was no one present to speak about the case.

Discussion:

Mr. Cummings noted that it was a pre-existing 7 feet and there was no lot coverage variance request.

Motion: Ms. Osewalt moved to approve the application as read into the record. The motion was seconded by Mr. Reddington.

Roll Call Vote: Ayes – Reddington, Buck, Cummings, Moreland, and Osewalt.
Motion to approve the application was approved unanimously.

(D) Case Number: BOA 17-100116

Name of Applicant: Mal Washington

Owner: DLRE, LLC

Property Address: 424 Lower 8th Avenue South

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3., for a rear yard setback of 15 feet, in lieu of 30 feet required; 34-337(e)(1)e., for 43.7% lot coverage, in lieu of 35% maximum; to allow construction of a single-family dwelling.

Applicant: The applicant, Mal Washington, 554 Jacksonville Drive, stated that the lot is non-conforming of a 50x100 size. He stated that there is the inability to build a dwelling without this variance. He thought this request was the minimum that they could offer to build a single family dwelling.

Mr. Buck asked if there were any issues with the neighbors. Mr. Washington responded that he had not talked to the neighbors.

Mr. Buck noted that a single family dwelling was preferable to what could be constructed. Ms. Osewalt stated that the request was less than what could have been requested. Mr. Washington stated that they went with a little bit less than other plans for similar lots.

Public Hearing:

There was no one present to speak about the case.

Discussion:

Mr. Buck noted that the lot was under-sized and he was asking for less than he could ask for.

Motion: Ms. Osewalt moved to approve the application as read into the record. The motion was seconded by Mr. Cummings.

Roll Call Vote: Ayes – Buck, Cummings, Moreland, Osewalt, and Reddington. Motion to approve the application was approved unanimously.

(E) Case Number: BOA 17-100121

Name of Applicant: Adam Burnett

Property Address: 926 North 5th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.1., for a front yard setback of 8.8 feet, in lieu of 20 feet required; 34-337(3)(1)e., for 47% lot coverage, in lieu of 35% maximum; to allow a one-car garage addition to an existing single-family dwelling unit.

Applicant: The applicant, Adam Burnett, 926 5th Avenue North, stated that the zoning requires all units to have a garage. He stated that he would like to build a carport to meet this requirement.

Mr. Moreland asked why he was not in compliance. Mr. Burnett stated that the previous owners asked for a variance to get rid of the carport and build a bedroom, which was denied. However, they removed the carport anyway.

Mr. Moreland asked for clarification if it was a garage or a carport, stating that he would be opposed to a garage. Mr. Burnett stated that it was a carport. Discussion followed on the design of the garage.

Public Hearing:

There was no one present to speak about the case.

Discussion:

Ms. Osewalt noted that the lot was nonconforming. Mr. Buck stated that the proposed carport should not affect the line of sight, as would a garage.

Motion: Mr. Buck moved to approve the application as read into the record, amending the motion to reference a carport and not a garage. The motion was seconded by Mr. Reddington.

Roll Call Vote: Ayes – Cummings, Moreland, Osewalt, Reddington, and Buck.
Motion to approve the application was approved unanimously.

Public Comment

Mr. Richard Withers stated that he represented a case that was denied at the last meeting and request that it be added to the next agenda.

Planning Directors Report

Ms. Ireland introduced Mr. George Knight, the new Building Official.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 7:51 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:

Chairman

Date: _____



APPLICATION FOR VARIANCE

BOA No. 17-100174
HEARING DATE 10-17-2017

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

SEP - 1 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Patrick and Mackenzie Welch **Telephone:** (904) 553-7403
Mailing Address: 3847 Tropical Terrace **E-Mail:** kenzielewis@gmail.com
Jacksonville Beach, FL 32250

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

Landowner Name: Patrick and Mackenzie Welch **Telephone:** (904) 553-7403
Mailing Address: 3847 Tropical Terrace **E-Mail:** kenzielewis@gmail.com
Jacksonville Beach, FL 32250

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

VARIANCE DATA

Ref # 175423-0000

Street address of property and/or Real Estate Number: 3847 Tropical Terrace, Jacksonville Beach, FL
 Legal description of property (Attach copy of deed): Please see attached 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). We absolutely love our neighborhood, but we need an extra bit of space to accomodate our growing family. We are proposing the addition of a 16 foot by 18 foot, 6 inches family room to the back of our house.
 Neighboring homes on our street were seemingly granted similar variances as they enjoy similar additions, so we are hoping that we can too.

Applicant's Signature: Mackenzie Welch, Patrick Welch Date of Application: 9/1/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1 **FLOOD ZONE:** N/A
CODE SECTION (S): 34-336(e)(1)c-3 for a rear yard setback of 20', in lieu of 30' req in (e)(1)e. for 44.3% lot coverage, in lieu of 35% maximum, to allow for a room addition to an existing single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100174

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.

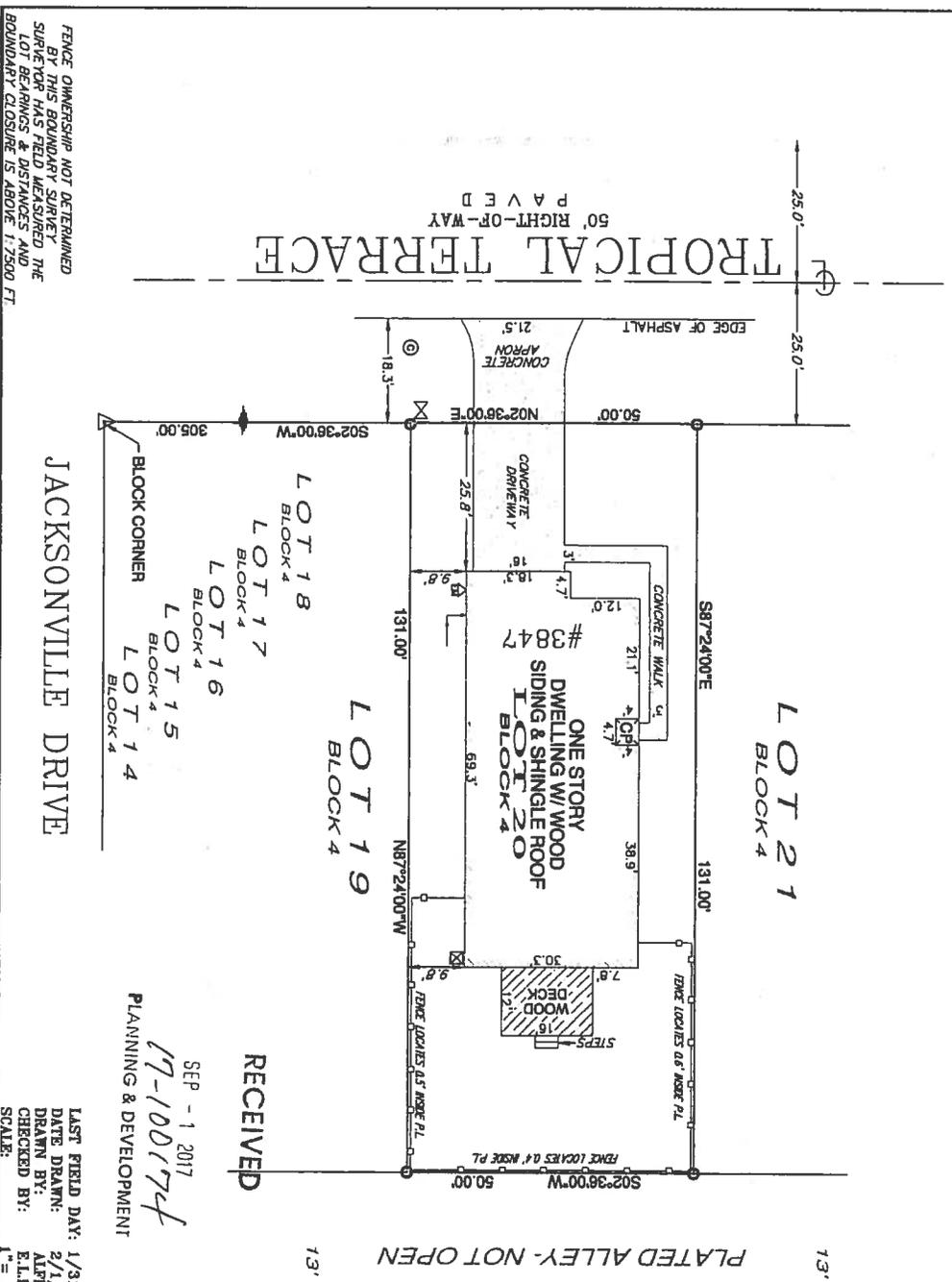
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Yes, special conditions exist because we have a substandard lot. RECEIVED SEP - 1 2017
Special circumstances and conditions do not result from the actions of the applicant.	Yes	This statement is correct. PLANNING & DEVELOPMENT Special circumstances nor conditions result from our actions.
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 statement is correct. Granting the proposed variance will not confer upon us any special privileges denied by the plan and the code to other land parcels, buildings or structures in the same zoning district.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	This statement is correct. The literal interpretation and enforcements of the terms of the code would deprive us of rights commonly enjoyed by other parcels of land. As we noted above, neighbors on our street enjoy similarly sized additions to their homes on similarly sized parcels of land.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	This statement is correct. The grant of the proposed variance is the minimum variance needed to make possible the reasonable use of our land parcel.
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	This statement is correct. The grant of the proposed variance will be consistent with the purposes, goals, objectives, and policies of the plan and the code, and will not adversely affect adjacent land. As noted above, our neighbors enjoy similar additions to their homes.

MAP OF BOUNDARY SURVEY

#3847 TROPICAL TERRACE, JACKSONVILLE BEACH, FLORIDA 32250

Lot 20, Block 4, Ocean Terrace, according to the plat thereof, recorded in Plat Book 10, Page(s) 2, of the Public Records of Duval County, Florida.

CERTIFIED TO:
 Mackenzie C. Lewis and Patrick K. Welch
 VYSTAR CREDIT UNION
 Land Title of America, Inc.
 Westcor Land Title Insurance Company



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SEP - 1 2017
 17-100174
 PLANNING & DEVELOPMENT

LAST FIELD DAY: 1/31/16
 DATE DRAWN: 2/11/16
 DRAWN BY: ALTB
 CHECKED BY: E.L.R.
 SCALE: 1" = 20'

FENCE OWNERSHIP NOT DETERMINED BY THIS BOUNDARY SURVEY. SURVEYOR HAS FIELD MEASURED THE LOT BEARINGS & DISTANCES AND BOUNDARY CLOSURE IS ABOVE 1,7500 FT.

SURVEYOR'S NOTES:

1. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR AND CERTIFIED TO.
2. THIS SURVEY WAS BASED FROM FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
3. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE. NOR DOES THIS SURVEY DETERMINE OR REFLECT OWNERSHIP.
5. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYOR'S SEAL.
7. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF JACKSONVILLE.
8. THIS SURVEYOR HAS RECEIVED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL LOOD INSURANCE PROGRAM, AND IT HAS BEEN DETERMINED THESE MAPS SHOW THIS PARCEL LIES IN ZONE - X - AREAS OF MINIMAL FLOODING. MAP & COMMUNITY PANEL NO.120031C 0419 H 120078 -H-125147 DATED 8/13/2013.
9. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF N02°36'00"E AS SHOWN FOR THE RIGHT-OF-WAY OF TROPICAL TERRACE.

LEGEND:

- = ROUND 1/2" IRON PIPE WITH CAP
- = PROPERTY LINE
- = CENTER LINE OF R/W
- ⊗ = WATER METER
- ⊕ = ELECTRIC METER
- ⊠ = CONCRETE
- ⊞ = AIR CONDITIONING UNIT
- ⊚ = PLASTIC CABLE RISER
- = 6" TALL WOOD FENCE
- = LINE NOT TO SCALE
- = PROPERTY LINE
- ⊞ = COVERED PORCH

of America

#2495 U.S. 1
 St. Augustine, FL 32086
 (904) 797-9600
 TAMMY

tammy@golandtitle.com
RESIDENTIAL SURVEYOR

103 SEMINOLE ROAD
 ST. AUGUSTINE, FLORIDA 32086
 (904) 806-2145 FAX 797-5811
 THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 51-17, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

ELWOOD L. RENN R.L.S. #3647
 FOR RESIDENTIAL SURVEYOR LLC LB#8119

ELWOOD L. RENN

SEAL

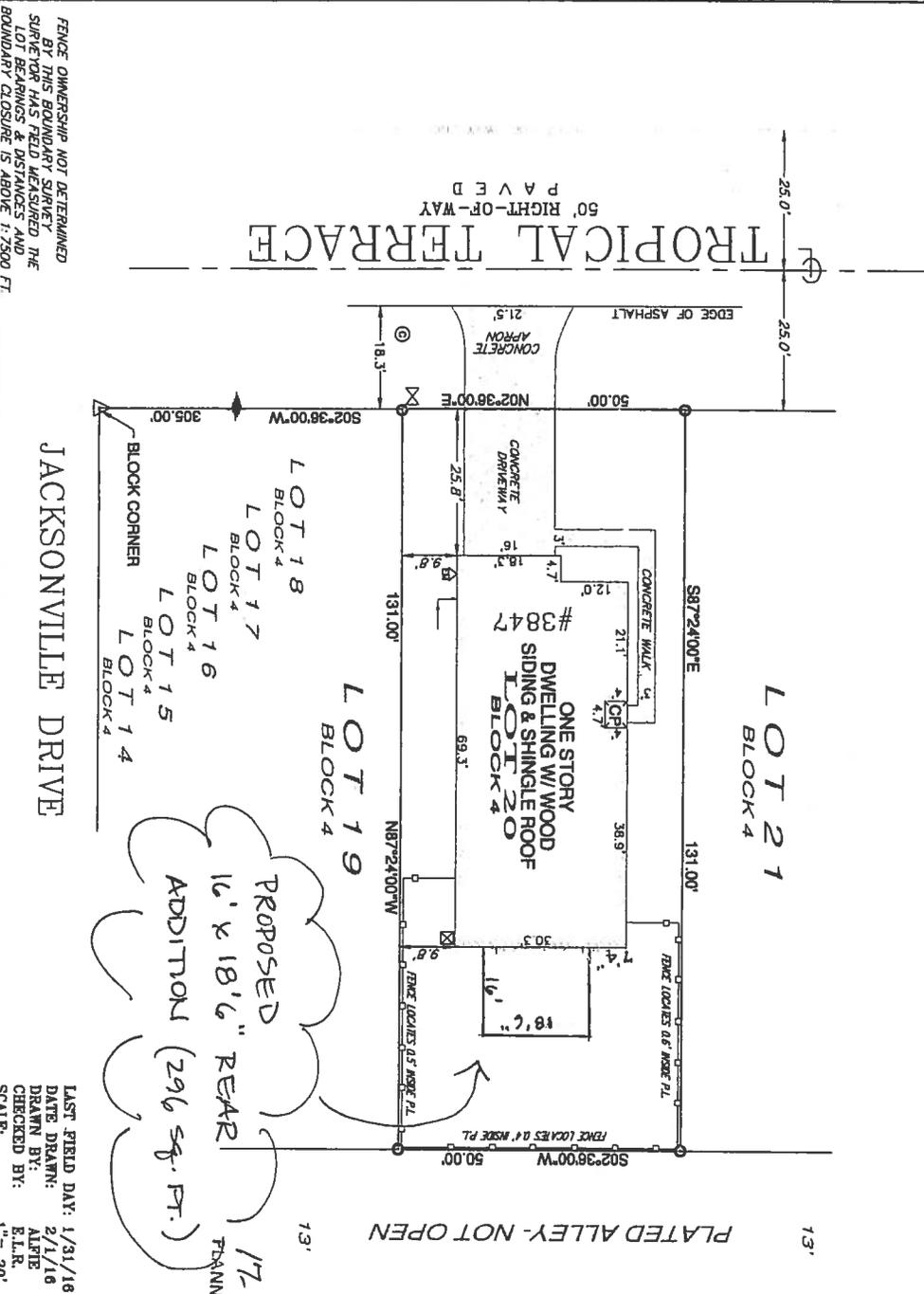
JOB# 18-037

MAP OF BOUNDARY SURVEY

#3847 TROPICAL TERRACE, JACKSONVILLE BEACH, FLORIDA 32250

Lot 20, Block 4, Ocean Terrace, according to the plat thereof, recorded in Plat Book 10, Page(s) 2, of the Public Records of Duval County, Florida.

CERTIFIED TO:
 Mackenzie C. Lewis and Patrick K. Welch
 VYSTAR CREDIT UNION
 Land Title of America, Inc.
 Westcor Land Title Insurance Company



FENCE OWNERSHIP NOT DETERMINED BY THIS BOUNDARY SURVEY. SURVEYOR HAS FIELD MEASURED THE LOT BEARINGS & DISTANCES AND BOUNDARY CLOSURE IS ABOVE 1:2500 FT.

LAST FIELD DAY: 1/31/16
 DATE DRAWN: 2/1/16
 DRAWN BY: ALTE
 CHECKED BY: E.L.R.
 SCALE: 1" = 20'

FOR RESIDENTIAL SURVEYOR LLC LB#8119

SURVEYOR'S NOTES:

1. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR AND CERTIFIED TO.
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5. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYOR'S SEAL.
7. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
8. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THIS PARCEL LIES IN ZONE -X- AREAS OF MINIMAL FLOODING. MAP & COMMUNITY PANEL NO.120031C 0419 H 120078 -H- 125147 DATED 6/13/2013.
9. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF N02°36'00"E AS SHOWN FOR THE RIGHT-OF-WAY OF TROPICAL TERRACE.

- LEGEND:**
- = FOUND 1/2" IRON PIPE WITH CAP
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 - ⊕ = ELECTRIC METER
 - ⊞ = CONCRETE
 - ⊠ = AIR CONDITIONING UNIT
 - ⊡ = PLASTIC CABLE RISER
 - ⊢ = 6" TALL WOOD FENCE
 - = LINE NOT TO SCALE
 - P.L. = PROPERTY LINE
 - CP = COVERED PORCH

RECEIVED

#2495 U.S. 1
 St. Augustine, FL 32086
 (904) 797-9600
 TAMMY
 tammym@golandtitle.com

RESIDENTIAL SURVEYOR
 LAND SURVEYORS
 103 SEMINOLE ROAD
 ST. AUGUSTINE, FLORIDA 32086
 (904) 806-2145 FAX 797-5811

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE'S CONSUMER SERVICES, IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

ELWOOD L. RENN R.L.S. #3647
 SEAL

FOR RESIDENTIAL SURVEYOR LLC LB#8119



APPLICATION FOR VARIANCE

BOA No. 17-100175
HEARING DATE 10-17-2017

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

SEP - 5 2017

APPLICATION INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: SH Design, LLC Telephone: (904) 755-5393
 Mailing Address: 830 3rd Street S. #101 E-Mail: jspalten@shdesignjax.com
Jacksonville Beach FL 32250

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

Landowner Name: SH Design, LLC Telephone: (904) 755-5393
 Mailing Address: 830 3rd Street S. #101 E-Mail: jspalten@shdesignjax.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

Re# 180923-0010

Street address of property and/or Real Estate Number: 3209 Horn Court Jacksonville Beach 32250
 Legal description of property (Attach copy of deed): 11-40 09-3S-29E.14 Jacksonville Beach Hts Lot 5 Blk 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). Sunstandard lot dimensions per the zoning code

Applicant's Signature: [Signature] Date of Application: 8/28/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X
 CODE SECTION (S): 34-337(e)(1)e: for 427% lot coverage, in lieu of 75% maximum, to allow a pool and patio addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100175

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 SEP - 5 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 5 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.

GRAPHIC SCALE



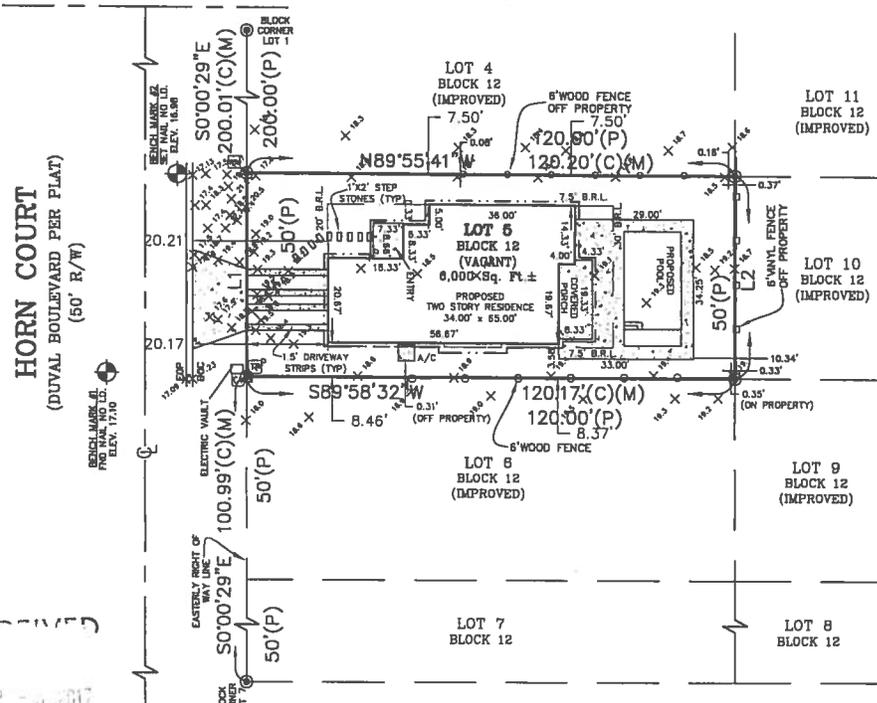
(IN FEET)
1 inch = 30 ft.

- X 0.00 - DENOTES EXISTING HARD ELEVATION
- X 0.0 - DENOTES EXISTING SOFT ELEVATION
- - - DENOTES CONTOUR ELEVATION
- ⊕ DENOTES BENCHMARK ELEVATION AS NOTED
- ⊕ DENOTES CABLE RISER
- ⊕ DENOTES TELEPHONE RISER
- ⊕ DENOTES WATERMETER
- ⊕ DENOTES FND 1/2" I.P. LB 1704
- ⊕ DENOTES PROPOSED CONCRETE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1(C)(M)	S00°00'29"E	50.00
L2(C)(M)	N00°01'22"E	49.78

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

PONCE DELEON STREET



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IMPERVIOUS COVERAGE	
IMPERVIOUS Sq. Ft.	PERCENTAGE %
HOUSE	1788 Sq. Ft.
A/C PADS & STRIPS	18 Sq. Ft.
LEISURE	18 Sq. Ft.
DRIVEWAY	18 Sq. Ft.
COVERED PORCH	84 Sq. Ft.
COVERED LAMIN	157 Sq. Ft.
POOL DECK	327 Sq. Ft.
TOTAL	2,821 Sq. Ft. 6,000 Sq. Ft. 43.7%

BUILDING COVERAGE		
COVERED Sq. Ft.	LOT Sq. Ft.	%
1,829 Sq. Ft.	6,000 Sq. Ft.	32.2%

GENERAL NOTES

1. BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF HORN COURT ASSUMED AS BEING S0°00'29" (N).
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. 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 0418L, 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 BE 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.
4. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SITE PLAN.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
8. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
10. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
11. THIS SITE PLAN IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
12. 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.
13. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
14. THIS SITE PLAN IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
15. 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.
16. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
17. THIS IS NOT A BOUNDARY SURVEY.
18. 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 SIDEWALK 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.
19. TREE AND TOPOGRAPHY SHOWN PER BARTRAM TRIAL SURVEYING, FIELD LOCATED FEBRUARY 21, 2017 JOB NUMBER 1299-17-001.
20. CITY OF JACKSONVILLE BEACH IS AWARE OF THE ENCROACHMENT ON THE RIGHT SIDE OF THE HOUSE.
21. A/C PADS MUST MAINTAIN 2' AWAY FROM ANY PROPERTY LINE AND CAN NOT ENCRUCH INTO A DRAINAGE EASEMENT DUE TO DRAINAGE PURPOSES.

REVISION A: REVISE SITE PLAN -- ADD POOL (8/1/17) (MEB)
PREPARED FOR: SH DESIGN, LLC

CERTIFIED TO: SH DESIGN, LLC

BARTRAM TRIAL 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 AND INDEPENDENTLY MADE A SURVEY OF THE LANDS SHOWN ON THIS SITE PLAN AND THAT THE RESULTS OF SAID SURVEY ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM NOT PROVIDING THIS SERVICE AS AN AGENT OR EMPLOYEE OF ANY OTHER PERSON OR ENTITY."

FEBRUARY 21, 2017

THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trial Surveying make no Certifications regarding information shown or not shown hereon pertaining to assessments, 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: DBG CHECKED BY: MEB

F.I.R.M. FLOOD ZONE W/ ELEVATION:	X (N/A)
PANEL NO.:	120078 0419H 6/3/13
FB/PC:	1066/52
DATE:	2/21/17
SCALE:	1"=30'
PROJECT NO.:	1299-17-001
REVISION:	A
SHEET 1 OF 1	



APPLICATION FOR VARIANCE

BOA No. 17-100176
HEARING DATE 10-17-20

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

REQUIRED DOCUMENTATION

1. A boundary survey prepared by a registered land surveyor that shows the location of all existing improvements. Survey, plat or new site plan must also show all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
2. Proof of ownership (copy of deed or current property tax notification).
3. If applicant is not owner, notarized written authorization from owner is required.
4. Non-refundable processing fee of **\$250.00** (due at the time of application submittal).
5. Completed application.

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APPLICATION INFORMATION

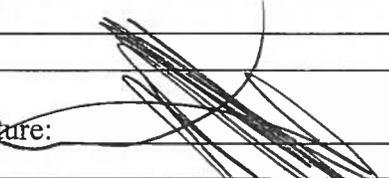
PLANNING & DEVELOPMENT

Applicant Name:	<u>Ann Hill</u>	Telephone:	<u>904-755-6798</u>
Mailing Address:	<u>1873 Evans Dr. S</u> <u>Jacksonville Beach, FL 32250</u>	E-Mail:	<u>hill3800@yahoo.com</u>
Agent Name:	<u>Peter Hill</u>	Telephone:	<u>904-396-2623</u>
Mailing Address:	<u>1643 Naldo Ave.</u> <u>Jacksonville, FL 32270</u>	E-Mail:	<u>pete@clarsonfl.com</u> <u>838-4088</u>
Landowner Name:	<u>Scott Parks</u>	Telephone:	_____
Mailing Address:	<u>826 Ocean Blvd</u> <u>Atlantic Beach, FL 32233</u>	E-Mail:	<u>scottparks@vancouverl.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: 1816 N 2nd Street / 175423-0000
 Legal description of property (Attach copy of deed): Lot 12, Block 183 of Elton Realty Company's Replat
 Justification for Variance: (State the hardship that is created by the application of the code to the property). (Attach a separate sheet if necessary). Attached on Separate Sheet.

Applicant's Signature:  Date of Application: 9/5/17

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: BM-2 FLOOD ZONE: N/A

CODE SECTION (S): 34-340(Ex)C-2 for a northerly side yard setback of 5-6' and a southerly side yard setback of 5-7' each in lieu of 10' required; 34-340(Ex)h. for a (porch) structure (sidewalk) setback of 1-5', in lieu of 5' required; 34-340(Ex)j. for lot coverage of 40%, in lieu of 35% maximum; and 34-377(d) for parking area setback of 7-7', in lieu of 5' required, to allow construction of a new two family dwelling.

* (Per Applicant, will not be subdivided)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 17-100176

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	Platted substandard lot of record. Insufficient lot size.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	No special circumstances or conditions will result from this action, because it will be conforming with many others in this area with the same zoning.
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	<p>RECEIVED</p> <p>SEP - 5 2017</p> <p>PLANNING & DEVELOPMENT</p>
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	

Justification for Variance (Revised 10-2-17)

The code states that JRM-2 Lots must be a minimum of 6,000 square feet and a minimum of 60 feet wide. According to the recent survey and existing deed, this lot is insufficient and does not meet these requirements. This lot is 5,748 square feet and 52.4 feet wide. The code also states that side yards must be a minimum of 10 feet and maximum lot coverage must be 35%. The intent was to allow for a minimum of 40 feet of buildable width ($60 - 10 - 10 = 40$). Currently the 32' of buildable width is not sufficient for a reasonable design to meet the purpose of this zoning. The Purpose (Section 34-340a) states "It is intended to classify areas suitable for medium to high density residential development. Maximum density in the RM-2 zoning district is forty (40) dwelling units per acre". We are requesting minimum side yard requirements change from 10' to 5' and the maximum lot coverage change from 35% to 40%.

*Additional concern – 40 feet of buildable width is also the minimum space to construct each unit with 2-car garages. With parking being a major concern in this area, having extra garage space would help alleviate parking problems.

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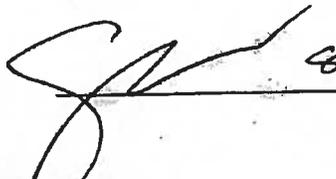
PLANNING & DEVELOPMENT

Legal Mail

August 31, 2017

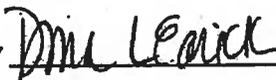
NOTARIZED WRITTEN AUTHORIZATION FROM OWNER

1. My name is Scott B. Parks and I am the current owner of 1816 2nd Street North in Jacksonville Beach, Florida.
2. Ann Hill intends to purchase the property under a contract to sale and wishes to apply for a zoning variance to the City of Jacksonville Beach...
3. Since the applicant is not the owner, this notarized written authorization is required.
4. I hereby grant my authority for her to apply for the variance.

 8/31/2017 Scott B. Parks

State of Georgia
County of Clarke

Before the undersigned officer came Scott B. Parks who produces his US PASSPORT and swears under oath that the foregoing is true and correct.

Notary  Date: 8/31/17 SEAL:



Main Office: Vancouver, British Columbia Canada Tel: 604 757 0789
USA Tel: 904 353 1111

Mail to Scan Center:
9450 Gemini Drive #50475
Beaverton, Oregon 97008

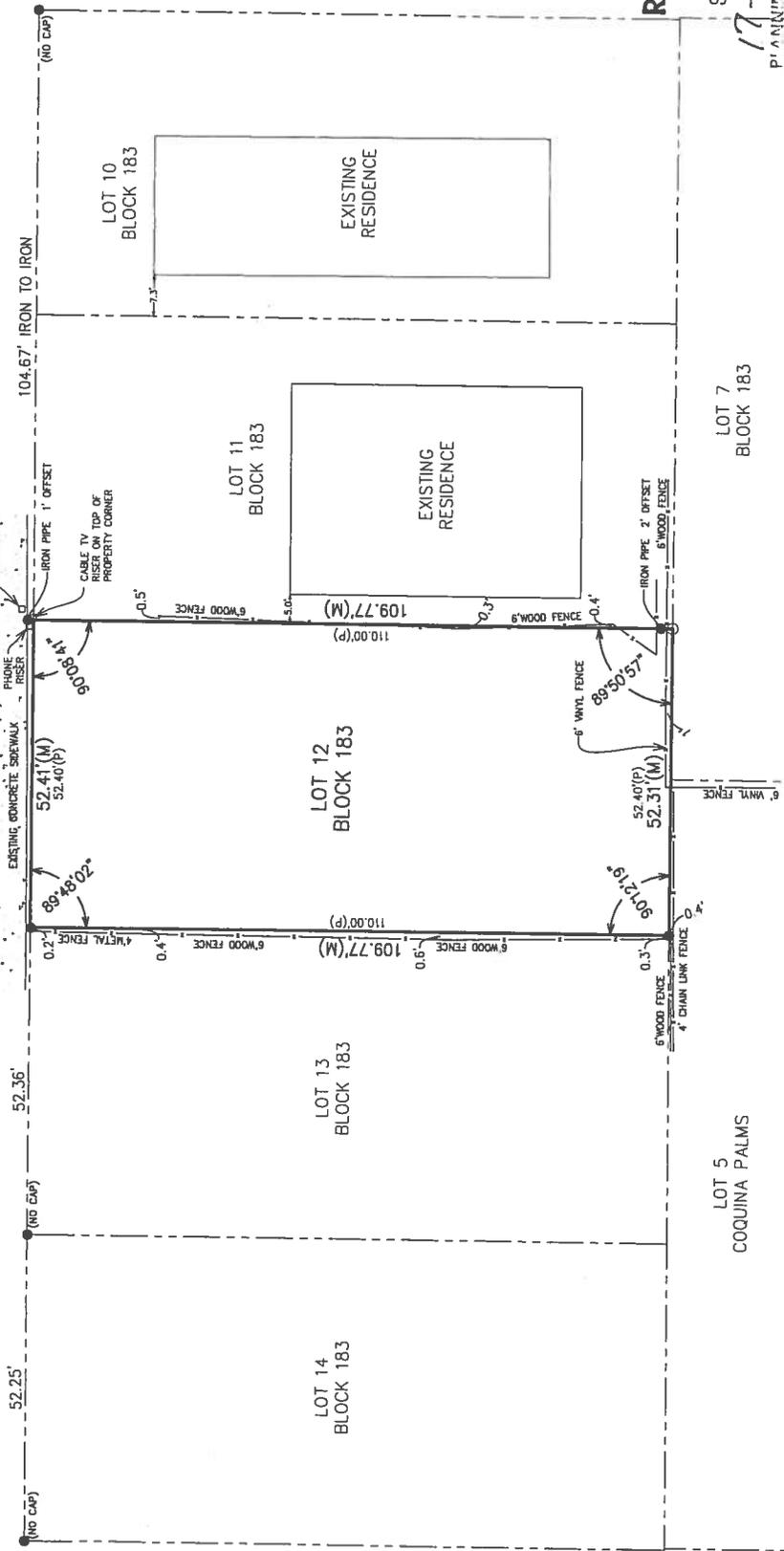
Email: scottparks@vancouverlawyer.com
Web: vancouverlawyer.com

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17-100176
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF LOT 12 BLOCK 183 OF ELTON REALTY COMPANY'S REPLAT OF BLOCK 173, 183, 193 AND 203 OF PABLO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

2ND STREET NORTH (50' R/W)



18TH AVE NORTH (80' R/W)

17TH AVE NORTH (80' R/W)

LEGEND

●	FOUND 1/2" IRON (LB 8139), UNLESS NOTED
○	SET 1/2" IRON (LB 1704)
⊗	WATER METER
⊕	CONCRETE LAMP POLE
○	OFFICIAL RECORDS BOOK OR VOLUME
R/W	RIGHT OF WAY
(BT)	BUILDING TIE TO PROPERTY LINE
BR	BUILDING RESTRICTION LINE
S:\Lot Surveys\Plats\Duval County\Pablo Beach North\Elton Realty Company's Replat\Block 183\17-193 Lot 12\img\BOUNDARY.dwg	

- NOTES:**
1. NORTH ARROW SHOWN HEREON IS APPROXIMATE AND FOR PICTORIAL PURPOSES ONLY. TRUE NORTH MAY VARY.
 2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 120310047H, DATED JUNE 3, 2013.
 3. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION WAS LOCATED OR SHOWN.

CERTIFIED J.D. ANN HILL



Surveyed and Prepared By:
Richard P. CLARSON & ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey reflects the true and responsible direction meets the minimum requirements of the Florida Land Surveyors in accordance with Chapter 51, Part 1, Florida Statutes, and the rules and regulations of the State Board of Professional Regulation, Florida Department of Business and Professional Regulation, Chapter 61G, Florida Administrative Code. I am duly sworn and hold no other employment with any other firm or individual.

Date of Survey: 9/6/2017
Survey 5400: 17-193
Field Book: 17-193

Registered Surveyor, No. 9793
W.P.
WILLIAM D. PINTO, JR. SURVEYOR
SURVEY NOT VALID WITHOUT PROFESSIONAL SEAL

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17-100176
PLANNING & DEVELOPMENT

MAP SHOWING BOUNDARY SURVEY OF

LOT 12 BLOCK 183 OF ELTON REALTY COMPANY'S REPLAT OF BLOCK 173, 183, 193 AND 203 OF PABLO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CRISTINA

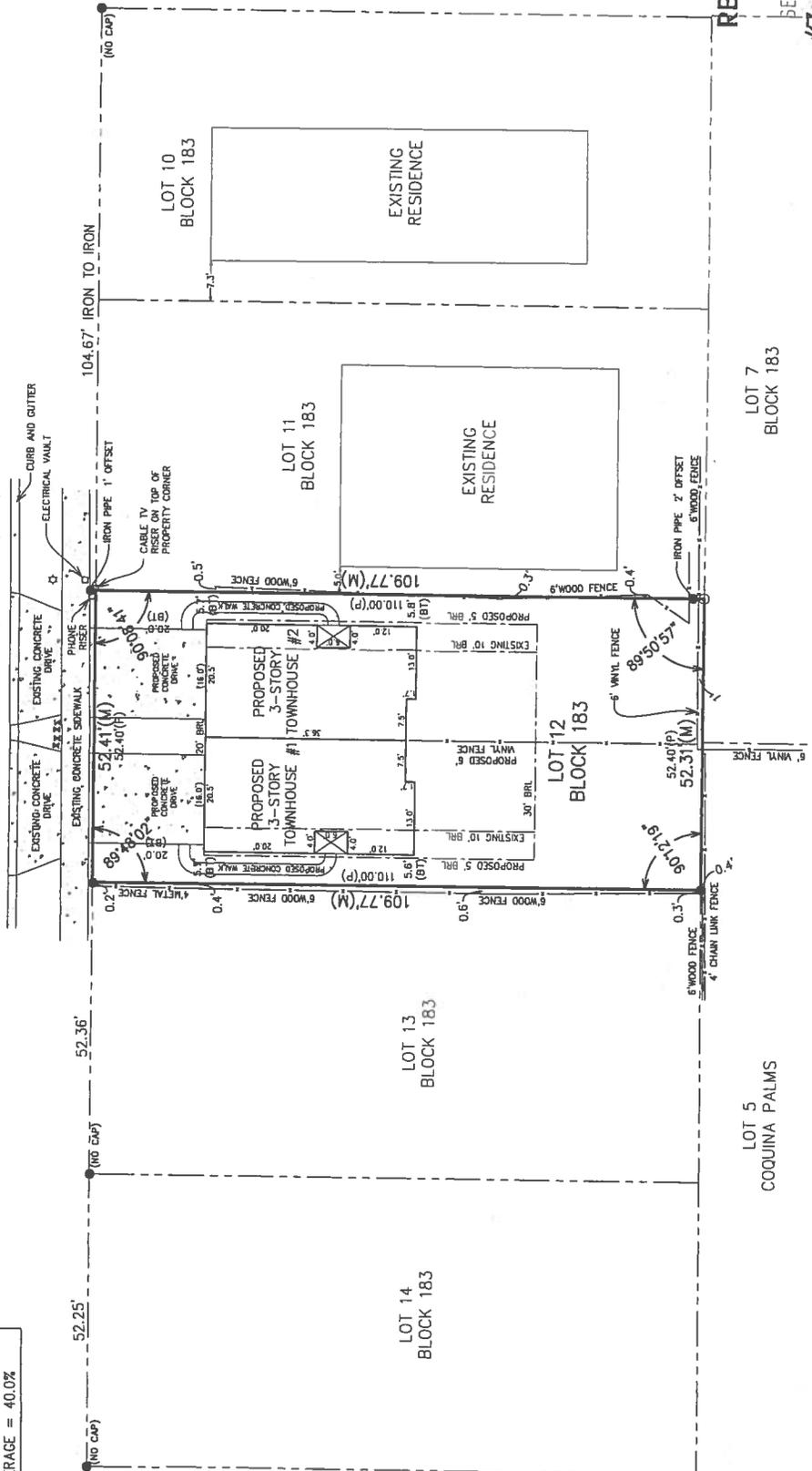
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2ND STREET NORTH (50' R/W)

17TH AVE NORTH (80' R/W)

18TH AVE NORTH (80' R/W)

PROPOSED LOT COVERAGE
TOTAL LOT = 5748 SF (0.13 ACRES)
IMPERVIOUS AREA = 2298 SF
TOTAL LOT COVERAGE = 40.0%



LEGEND	
●	FOUND 1/2" IRON (LB 8139), UNLESS NOTED
○	SET 1/2" IRON (LB 1704)
⊗	WATER METER
⊕	CONCRETE LAMP POLE
⊙	OFFICIAL RECORDS BOOK OR VOLUME
R/W	RIGHT OF WAY
(BT)	BUILDING TIE TO PROPERTY LINE
BRK	BUILDING RESTRICTION LINE

- NOTES:
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 2. THE PROPERTY SURVEYED HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 12031C04174, DATED JUNE 3, 2013.
 3. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION WAS LOCATED OR SHOWN.

CERTIFIED TO:
ANN HILL



Surveyed and Prepared By:
Richard P. CLARSON & ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com

Proudly Surveying in Jacksonville and Northeast Florida since 1952.

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17-1001760

PLANNING & DEVELOPMENT
I hereby certify that this survey is a true and correct survey, and that I am a duly licensed and qualified professional surveyor, and that I am not responsible for any errors or omissions in this survey, and that I am not responsible for any errors or omissions in this survey, and that I am not responsible for any errors or omissions in this survey.
Date of Survey: 10/10/16
Field Books: 17-183
Registered Surveyor: RICHARD P. CLARSON, No. 17-183
WILLIAM D. PINKNEY, No. 17-183
SURVEY NOT VALID WITHOUT SIGNATURE OF SURVEYOR'S SEAL