City of Jacksonville Beach

Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, July 21, 2020 | **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

Francis Reddington (Chairperson), Scott Cummings (Vice-Chairperson), John Moreland, Sylvia Osewalt, Jeff Truhlar
Alternates: Daniel Janson, Alexi Gonzalez

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

a. Regular Board of Adjustment Meeting held June 16, 2020

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

a. **Case Numbers:** **BOA#20-100039 & BOA#20-100095**

Applicant:	John Atkins
Owner:	Ernest G. Lott Revocable Family Trust
Property Address:	118 13th Avenue South
Parcel ID:	176254-0000
Legal Description:	Lot 3, Block 132, *Pablo Beach*
Current Zoning:	RM-2
Motion to Consider:	**City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet minimum; 34-340(e)(1)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum; 34-340(e)(1)f, for 47.4% lot coverage in lieu of 35% maximum; and 34-340(e)(1)h, for an accessory structure (walkway) setback of 1 foot in lieu of 2 feet minimum to allow for construction of a new two-family dwelling
Miscellaneous Info:	Two previous variance requests not applicable to this case (reference BOA#04-100327 and BOA#06-100125)

Notes:

b. **Case Numbers:** **BOA#20-100061, BOA#20-100096, BOA#20-100097 & BOA#20-100098**

Applicant/Owner:	BCEL 8A, LLC.
Property Address:	432 10th Street South
Parcel ID:	177344-0000
Legal Description:	Lots 5 and 6, Block 12, *Beach Heights*
Current Zoning:	RM-1
Motion to Consider:	**City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of a four unit townhouse development
Miscellaneous Info:	No previous variance requests

Notes:

c. **Case Number: BOA#20-100064**

Applicant/Owner:	Stephen Carroll
Property Address:	1013 24th Street North
Parcel ID:	179209-9900
Legal Description:	Lot 1, Block 89, *Section "A" Jacksonville Beach*
Current Zoning:	RS-2
Motion to Consider:	**City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for lot coverage of 48.2% in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling
Miscellaneous Info:	No previous variance requests

Notes:

d. **Case Numbers: BOA#20-100066 & BOA#20-100067**

Applicant/Agent:	Robert E. Barnes, Sr.
Owner:	MCBB 51614S, LLC
Property Address:	723 and 725 12th Avenue South
Parcel ID:	176753-0200 and 176753-0150 (formerly identified as 176753-0000)
Legal Description:	Lot 10, Block 118, *Oceanside Park*
Current Zoning:	RS-3
Motion to Consider:	**City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.1, for a front yard setback of 16 feet in lieu of 20 feet minimum for second floor balconies and 34-338(e)(1)e, for 37% lot coverage in lieu of 35% maximum to rectify existing non-conformities resulting from the construction of a two-family dwelling
Miscellaneous Info:	No previous variance requests

Notes:

e. **Case Numbers: BOA#20-100068 & BOA#20-100069**

Applicant/Agent:	Robert E. Barnes, Sr.
Owner:	MCBB 51614S, LLC
Property Address:	729 and 731 12th Avenue South
Parcel ID:	176753-0100 and 176753-0050 (formerly identified as 176753-0000)
Legal Description:	Lot 9, Block 118, *Oceanside Park*
Current Zoning:	RS-3
Motion to Consider:	**City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.1, for a front yard setback of 16 feet in lieu of 20 feet minimum for second floor balconies and 34-338(e)(1)e, for 37% lot coverage in lieu of 35% maximum to rectify existing non-conformities resulting from the construction of a two-family dwelling
Miscellaneous Info:	No previous variance requests

Notes: _____

f. **Case Number: BOA#20-100070**

Applicant:	Marc Angelo, Manager
Agent:	Doug Skiles
Owner:	127 1st Avenue North, LLC.
Property Address:	127 and 131 1st Avenue North
Parcel ID:	174017-0010 and 174018-0000
Legal Description:	Lot 5, and the West 36 Feet of Lot 6, Block 22, *Pablo Beach North*
Current Zoning:	CBD
Motion to Consider:	**City of Jacksonville Beach Land Development Code Section(s):** 34-345(e) Table 1.0, for a rear yard setback of 1 foot in lieu of 10 feet minimum to allow for construction of a new mixed-use building
Miscellaneous Info:	Two previous variance requests not applicable to this case (reference BZA#19-90 and BZA#30-91)

Notes: _____

g. Case Numbers: BOA#20-100071, BOA#20-100099, BOA#20-100100, BOA#20-100101 & BOA#20-100102

Applicant:	Alex Sifakis
Owner:	Sparkle Homes, LLC.
Property Address:	850 5th Avenue South
Parcel ID:	176011-0060 (formerly part of 176011-0010 and also identified as 176011-0020)
Legal Description:	Lot 4 and the west 25 feet of Lot 3, Block 59, *Pablo Beach South*
Current Zoning:	RM-1
Motion to Consider:	**City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(4)c.1, for a front yard setback of 10 feet in lieu of 20 feet minimum and 34-339(e)(4)h, for accessory structure (detached garage) setbacks of 4 feet on the easterly side of Lot 1, 1 foot on the westerly side and 3 feet on the easterly side of Lot 2, 2 feet on both sides of Lot 3, 3 feet on the westerly side and 1 foot on the easterly side of Lot 4 and 4 feet on the westerly side of Lot 5, all in lieu of 5 feet minimum to allow for construction of a five unit townhouse development with rear detached garages
Miscellaneous Info:	Concept Plat for a 15-unit townhouse development approved via PC#11-19. Three previous variance requests and one previous conditional use request not applicable to this case (reference unnumbered 1966 BZA, BOA#20-98, BOA#77-98, and PC#8-90).

Notes:

h. Case Numbers: BOA#20-100072, BOA#20-100103, BOA#20-100104 & BOA#20-100105

Applicant/Owner:	BCEL 10A LLC.
Property Address:	201 11th Street South
Parcel ID:	177333-0000 and 177334-0000
Legal Description:	Lots 11 and 12, Block 8, *Beach Heights*
Current Zoning:	RM-1
Motion to Consider:	**City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(4)c.3, for a rear yard setback of 19.5 feet in lieu of 30 feet minimum to allow for construction of a new four unit townhouse development
Miscellaneous Info:	No previous variance requests

Notes:

i. **Case Number: BOA#20-100086**

Applicant:	Craig J. Ansell, Everything is Pawsible, Inc.
Owner:	Greg Wagner, Wagner Realty Services, Inc.
Property Address:	925 8th Avenue South
Parcel ID:	176596-0000
Legal Description:	Lots 7, 8 and 9, Block 80, *Oceanside Park*
Current Zoning:	I-1
Motion to Consider:	**City of Jacksonville Beach Land Development Code Section(s):** 34-373(d), for a parking area setback of zero feet in lieu of 5 feet minimum; 34-377, for 10 parking spaces in lieu of 26 required; and 34-425(b)(1), for no right-of-way adjacent landscape buffer in lieu of 5 feet required, all to allow for a change of use for a new dog boarding (kennel) business
Miscellaneous Info:	No previous variance requests

Notes:

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, August 4, 2020. There are eight 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. If you plan on attending or presenting at the hearing then you may use this website www.jacksonvillebeach.org/publichearinginfo for information concerning the hearing process. This information is also available in the City Hall first floor display case.

Minutes of Board of Adjustment Meeting
held Tuesday, June 16, 2020, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida

CALL TO ORDER

Chairperson Francis Reddington called the meeting to order.

ROLL CALL

Chairperson:	Francis Reddington		
Vice-Chairperson:	Scott Cummings		
Board Members:	Sylvia Osewalt	Jeff Truhlar	John Moreland
Alternates:	Dan Janson	Alexi Gonzalez	

Building Official George Knight was also present.

EX PARTE COMMUNICATION: Ms. Osewalt advised of communications she had regarding BOA Case 19-100029; all other Board members reported no ex parte communications.

APPROVAL OF MINUTES:

It was moved by Mr. Moreland, seconded by Mr. Cummings, and passed unanimously to approve the following minutes:

- February 18, 2020
- March 3, 2020

CORRESPONDENCE: *None*

OLD BUSINESS:

None

NEW BUSINESS:

A. **Case Number: BOA#19-100201**

Applicant/Owner:	Cesar Castillo
Agent:	Ben Broadfoot
Property Address:	221 19th Avenue North
Parcel ID:	175441-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.2, for an easterly side yard setback of 6.4 feet and a westerly side yard setback of 7.3 feet each in lieu of 10 feet minimum and 34-340(e)(3)c.3, for a rear yard setback of 22 feet in lieu of 30 feet minimum to allow for an additional dwelling unit and addition to an existing dwelling unit.

DRAFT

Agent: Ben Broadfoot, 1083 17th Street North, Jacksonville Beach, stated he was speaking on behalf of the owner, Mr. Castillo [Speaker Card on file]. He advised the hardship was the lot is nonconforming, and the side yard setbacks are existing. The plan is to add a garage with a second-floor addition to the current home as well as an additional two-story dwelling unit to the back of the property. Discussion ensued regarding what type of dwelling classification the property fell under. Mr. Knight clarified the minimum lot size is based on RM-2 zoning, multi-family standards which allows for 65% lot coverage. Mr. Broadfoot noted a conditional use for zoning was previously granted for the property due to the size of the lot. At that time, he was advised a variance was only needed for the existing setbacks, not lot coverage. Mr. Cummings asked about garage size. Mr. Broadfoot stated the new garage would hold two cars but there would also be three additional parking spots and a smaller garage in an effort to minimize on street parking.

Public Hearing:
No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:
Discussion ensued and the Board agreed the lot was substandard in size. Mr. Truhlar asked Mr. Knight to confirm if the property was ever sold, the conditional use would not transfer with it. Mr. Knight confirmed that is correct.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#19-100201, as written and described.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Jeff Truhlar, and Francis Reddington
Nays – Sylvia Osewalt
The motion was approved 4-1.

B. **Case Number:** **BOA#20-100019**
Applicant/Owner: Nathan Kocher
Property Address: 727 4th Avenue North
Parcel ID: 174145-0000

City of Jacksonville Beach Land Development Code Section(s):34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Owner: Nathan Kocher, 727 4th Avenue North, Jacksonville Beach, advised the hardship was an undersized lot. After some discussion, it was noted the hardship is actually the lot width of 60 feet verses the 75 feet required. Mr. Truhlar asked if the covered lanai and elite roof were part of the total calculations, Mr. Kocher stated there were both included.

Public Hearing:
No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:
Mr. Cummings stated the lot is narrow but longer than most lots that have previously been granted variances. He further stated the applicant was not encroaching on either the side yard or rear setbacks.

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to approve BOA# 20-100019, as written and described.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, and Francis Reddington
Nays – Sylvia Osewalt
The motion was approved 4-1.

C. **Case Number:** **BOA#20-100021**
Applicant/Owner: Cheryl Kirkland
Property Address: 715 Palm Tree Road
Parcel ID: 177787-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 41.8% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Owner: Cheryl Kirkland, 715 Palm Tree Road, Jacksonville Beach, advised the hardship was the lot is nonconforming and undersized. Ms. Kirkland advised her lot is only 9,377 square feet and should be 10,000 square feet. Mr. Truhlar confirmed with Mr. Knight the pool surface amount was removed from the total calculation of coverage. Mr. Knight advised that appeared to be the case. Mr. Reddington inquired about the deck and Ms. Kirkland stated the entire deck would be removed.

Public Hearing:
Mr. Cummings read into the record an email from the following neighbor who is in support of the application:

- Ryan Blackmon, 705 Palm Tree Road, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:
Ms. Osewalt stated there is a hardship as the lot is undersized. Mr. Moreland advised if this were a standard size lot, coverage would only be 39%.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA#20-100021, as written and described.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, Scott Cummings, John Moreland, and Francis Reddington
The motion was approved unanimously.

DRAFT

D. **Case Number:** **BOA#20-100023**
Applicant/Owner: Ryan Weilersbacher
Property Address: 806 Palm Tree Road
Parcel ID: 177821-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 46% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback (pool deck) of 3 feet in lieu of 5 feet minimum to allow for the addition of a garage and to rectify existing (unpermitted) nonconformities at a single-family dwelling.

Owner: Ryan Weilersbacher, 806 Palm Tree Road, Jacksonville Beach, explained his hardship was the home has no carport or garage. Mr. Moreland noted the lack of a garage or carport does not qualify as a hardship. Mr. Weilersbacher advised if he were to build a new home today, it would be required to have a garage or carport per the Land Development Code; therefore, he believes it is a hardship. Mr. Weilersbacker stated construction of the garage would create a net decrease of 8 square feet. However, the decrease is not enough to change the current lot coverage of 46%. He further advised the pool was constructed in 2017, with the pavers being placed after the pool was inspected. Mr. Weilersbacker agreed he created this portion of the hardship as he did not obtain a permit for the pavers, which were installed too close to the property line. Mr. Weilersbacker noted his neighbors are in support of his request.

Public Hearing:
Mr. Cummings read into the record emails (on file) from the following people in support of the application:

- Diana Harden, 1309 Palm Circle, Jacksonville Beach
- Jim Williams, 738 Palm Circle, Jacksonville Beach
- Isabel Ford, 1229 7th Avenue North, Jacksonville Beach
- Cheryl and Jake Kirkland, 715 Palm Tree Road, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:
Ms. Osewalt asked Mr. Knight if there were a previous variance on file allowing the home to be built without a garage or carport. Mr. Knight advised he did not know but assumed the house was built prior to the current Land Development Code. Mr. Weilersbacher stated he was willing to remove some of the pavers.

Further discussion ensued regarding the applicant's part in creating the hardship. Mr. Truhlar was also concerned about future variances being granted for the property. Mr. Cummings advised they had to base their decision on what is currently being presented.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA# 20-100023, for 44% lot coverage in lieu of 35%, and the rest of the motion to stay as written.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings, and John Moreland
Nays – Sylvia Osewalt and Francis Reddington
The motion was approved 3-2.

E. Case Number: BOA#20-100024

Applicant/Owner: Elizabeth Evans
Agent: Jason Reisdorf
Property Address: 3671 America Avenue
Parcel ID: 181403-0122

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 50.3% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 4 feet in lieu of 5 feet minimum to allow for the addition of pool pavers around a new pool at an existing single-family dwelling

Owner: Elizabeth Evans, 3671 America Avenue, Jacksonville Beach, stated the hardship was the sub-standard lot size. It is 7,000 square feet and 50 feet wide instead of the standard 10,000 square feet and 90 feet wide. Mr. Reddington and Ms. Osewalt asked if the applicant could work with less than the requested 50.3% lot coverage and she advised she could. Mr. Moreland noted the lot coverage would only be 35% if this were a standard size lot. Mr. Janson asked if the neighbors were contacted. Ms. Evans stated yes, and they supported her request.

Public Hearing:
No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:
There was no additional discussion by the Board.

Motion: It was moved by Ms. Osewalt seconded by Mr. Cummings, to approve BOA#20-100024, for 49.8% lot coverage and the rest of the motion to consider remain.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Jeff Truhlar and Francis Reddington
The motion was unanimously approved.

F. Case Number: BOA#20-100025 & BOA#20-100026

Applicant: John Atkins
Owner: Atkins Builders, Inc.
Property Address: 201 18th Avenue North
Parcel ID: 175433-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)c.2, for a corner side yard setback of 7.3 feet in lieu of 10.5 feet minimum and 34-340(e)(1)c.3, for a rear yard setback

of 15 feet in lieu of 30 feet required, and 34-340(e)(1)f, for 45.98% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, advised the hardship was the lot is in RM-2 zoning and is undersized at 5,725 square feet verses the 6,000 square feet minimum. He further stated the lot is only 52.4 feet in width which is less than the 60 feet required. Mr. Atkins clarified the property currently has a duplex on it and not a single family home. The new structure would also be a duplex. Mr. Truhlar wanted clarification the variance was for lot coverage only, Mr. Atkins stated that was correct. Mr. Moreland advised if this were a standard sized lot, the coverage would only be 35%. Mr. Cummings asked if the breezeway needed to be 10 feet. Mr. Atkins said yes, per the fire code.

Public Hearing:
The following sent communication (on file) opposing the application:

- Jennifer Fortune, 1807 3rd Street North

The following spoke in support of the application:

- Will Smith, 1930 1st Street North, Jacksonville Beach
- Scott Glawe, 217 18th Avenue North, Jacksonville Beach
- Peter Hill, 1818 2nd Street North, Jacksonville Beach
- Sandra Gasbarro, 192 18th Avenue North, Jacksonville Beach
- Charlene Shirt, 2112 1st Street, Neptune Beach
  Vivan and Richard Smith, 1924 1st Street North, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: Mr. Atkins stated he spoke with Ms. Fortune before the meeting. He noted she was unaware he was only seeking an additional 1.7% in lot coverage. Mr. Truhlar asked Mr. Atkins to share his requirements to deal with drainage. Mr. Atkins advised these homes would both be guttered, have underground drainage to the street, and no fill dirt would be brought in that would raise the lot level.

Mr. Truhlar liked that full driveways were being put in verses strips or pavers. Mr. Cummings noted what is being requested is quite common for the neighborhood.

Motion: It was moved by Mr. Moreland seconded by Ms. Osewalt, to approve BOA#20-1000025 & BOA#20-100026, as presented and discussed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Jeff Truhlar, Scott Cummings, and Francis Reddington
The motion was unanimously approved.

G. Case Number: **BOA#20-100029**
Applicant/Owner: Janet L. Austin
Property Address: 1125 14th Avenue North
Parcel ID: 175314-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336 (e)(1)c.2, for a westerly side yard of 8.3 feet and an easterly side yard of 9.5 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 29 feet in lieu of 30 feet required; 34-336(e)(1)d, for no garage in lieu of a required one-car garage; and 34-373(a)(1), for off-street parking 7 feet wide in lieu of 9 feet minimum to rectify existing non-conformities and to allow for a substantial improvement to an existing single-family dwelling.

Owner: Janet L. Austin, 1125 14th Avenue North, Jacksonville Beach, stated her hardship was the existing dwelling does not conform to code, which prevents her from doing renovations to the home. Ms. Austin advised she had lived in the home for 25 years with no garage, only a carport. Her plans for the home include converting the carport to add living space, tearing down the back room and rebuilding it with a new roofline. Mr. Knight clarified this is considered a substantial renovation, over 50%, which requires a variance to rectify the existing non-conformities. Ms. Austin also reiterated they are seeking the variance to preclude them from having to build a garage or carport as required by the Land Development Code. Mr. Cummings asked for clarification of the off-street parking. Mr. Knight stated this was part of rectifying existing non-conformities as the driveway is only 7 feet wide and should be 9 feet at a minimum.

Public Hearing:
No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:
Mr. Cummings noted they were basically authorizing what's already on the property based on the Land Development Code. Mr. Truhlar asked if two cars could fit in the driveway and Ms. Austin said yes.

Motion: It was moved by Mr. Cummings seconded by Mr. Truhlar, to approve BOA#20-1000029, as written and described.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings, and Francis Reddington
Nays – Sylvia Osewalt and John Moreland
The motion was approved 3-2.

H. Case Number: **BOA#20-100031**
Applicant/Owner: Brad L. & Angela Smith
Property Address: 3516 1st Street South
Parcel ID: 181458-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for side yard setbacks of 7 feet in lieu of 10 feet minimum and 34-336(e)(1)e, for 48% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Owner: Brad Smith, 3516 1st Street South, Jacksonville Beach, stated his hardship was a nonconforming, undersized lot. The Board agreed the lot was substantially undersized. Mr. Smith provided an aerial view of the street and letters from eight different neighbors (on file) who are in

support of his variance request. He further advised his request of an additional 3,388 square feet would still be under the 35% maximum lot coverage if his lot was conforming in size.

Public Hearing:
Mr. Cummings read into record letters (on file) from the following people, who support the application:

- Larue Benson, 128 35th Avenue South, Jacksonville Beach
- Louise Ponder, 50 35th Avenue South, Jacksonville Beach
- Lisa Distefano, 3524 1st Street South, Jacksonville Beach
- Karen Deloach, 3523 1st Street South, Jacksonville Beach
- Brand and Amelia Sterling, 3510 South 1st Street, Jacksonville Beach
- Peter Lasfer, 3507 South 1st Street, Jacksonville Beach
- Jacqueline Hurd, 3502 1st Street South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:
Discussion ensued, and the Board Members agreed this was a reasonable request as the lot is undersized.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#20-100031, as presented and discussed.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings, John Moreland, Sylvia Osewalt, and Francis Reddington
The motion was unanimously approved.

I. Case Number: BOA#20-100032
Applicant/Owner: Michael & Mallorey Smith
Property Address: 528 10th Avenue South
Parcel ID: 176669-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.2, for an easterly side yard of 6.5 feet in lieu of 7.5 feet required and total side yards of 14 feet in lieu of 15 feet required; 34-338(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet required; and 34-338(e)(1)e, for 46.2% lot coverage in lieu of 35% maximum to allow for a patio expansion and pergola addition to an existing single-family dwelling.

Owner: Michael Smith, 528 10th Avenue South, Jacksonville Beach, stated the hardship is the property was purchased with 45% existing lot coverage and the width of the property is less than the required minimum. He was requesting the additional 1% in order to replace the existing patio slab, extending it slightly to accommodate the new pergola covering. Mr. Smith said he spoke to his neighbors, who are in support of his variance request. Mr. Moreland asked if it were possible to downsize some of the current lot coverage instead of seeking a variance for the additional 1% being requested. Mr. Smith stated it was not.

Public Hearing:
Mr. Cummings read into the record an email from the following in support of the application:

- Vernon Johnson, 1107 6th Street South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:
There was no additional discussion by the Board.

Motion: It was moved by Mr. Truhlar seconded by Mr. Moreland, to approve BOA# 20-100032, as written and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Jeff Truhlar, and Francis Reddington
Nays – Sylvia Osewalt
The motion was approved 4-1.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, July 7, 2020.** There are 8 scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:45 P.M.

Submitted by: Sheila Boman
Office Assistant

Approval:

_____
Chairperson

_____
Date

DRAFT

APPLICATION FOR VARIANCE

20-100039

BOA No. 20-100039

HEARING DATE 4-21-20

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. Accurate, to-scale boundary survey prepared by a registered land surveyor, certified within the past two calendar years. All proposed additions and/or improvements, including actual dimensions, relevant setbacks from property lines, and lot coverage calculations shall be added to the boundary survey, 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 **$500.00** (due at the time of application submittal).
5. Completed application.

RECEIVED
MAR - 6 2020
PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: John Atkins
Telephone: (904) 465-3749
Mailing Address: PO Box 51262, Jacksonville Beach, Fl. 32240
E-Mail: atkinsbuilders@hotmail.com

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

Landowner Name: Ernest G. Lott Revocable Family Trust
Telephone: (904) 881-4707
Mailing Address: 1331 N. 1st St. #503, Jacksonville Beach, Fl. 32250
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 Real Estate Number: 118 13th Ave. S. RE # 176251-0000

Legal description of property (Attach copy of deed): Lot 3 Block 132, Pablo Beach, Plat Book 3, Page 28.

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Side yard setback of 5' in lieu of 10' required. Lot coverage of 47.3% in lieu of 35% required.

AFFIDAVIT

I, John Atkins, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE | John Atkins PRINT APPLICANT NAME | 3/6/20 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

Sworn to and signed before me this 6th day of March, 2020 by John Atkins, who is personally known to me ~~or has produced _____ as identification~~.

NOTARY PUBLIC SIGNATURE | CATHERINE MARTINICH PRINT NOTARY NAME

CATHERINE MARTINICH
Notary Public – State of Florida
Commission # GG 165390
My Comm. Expires Mar 24, 2022
Bonded through National Notary Assn.

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-2 **FLOOD ZONE:** AE/X

CODE SECTION (S):
34-340(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet minimum; 34-340(e)(1)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum; 34-340(e)(1)f., for 47.4% lot coverage in lieu of 35% maximum; 34-340(e)(1)h, for an accessory structure (walkway) setback of 1 foot in lieu of 2 feet minimum to allow for construction of a new two-family dwelling.

20-100095
20-100039

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

Variances can be requested for the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the LDC, except that a height variance is not permitted in any zoning district.

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.

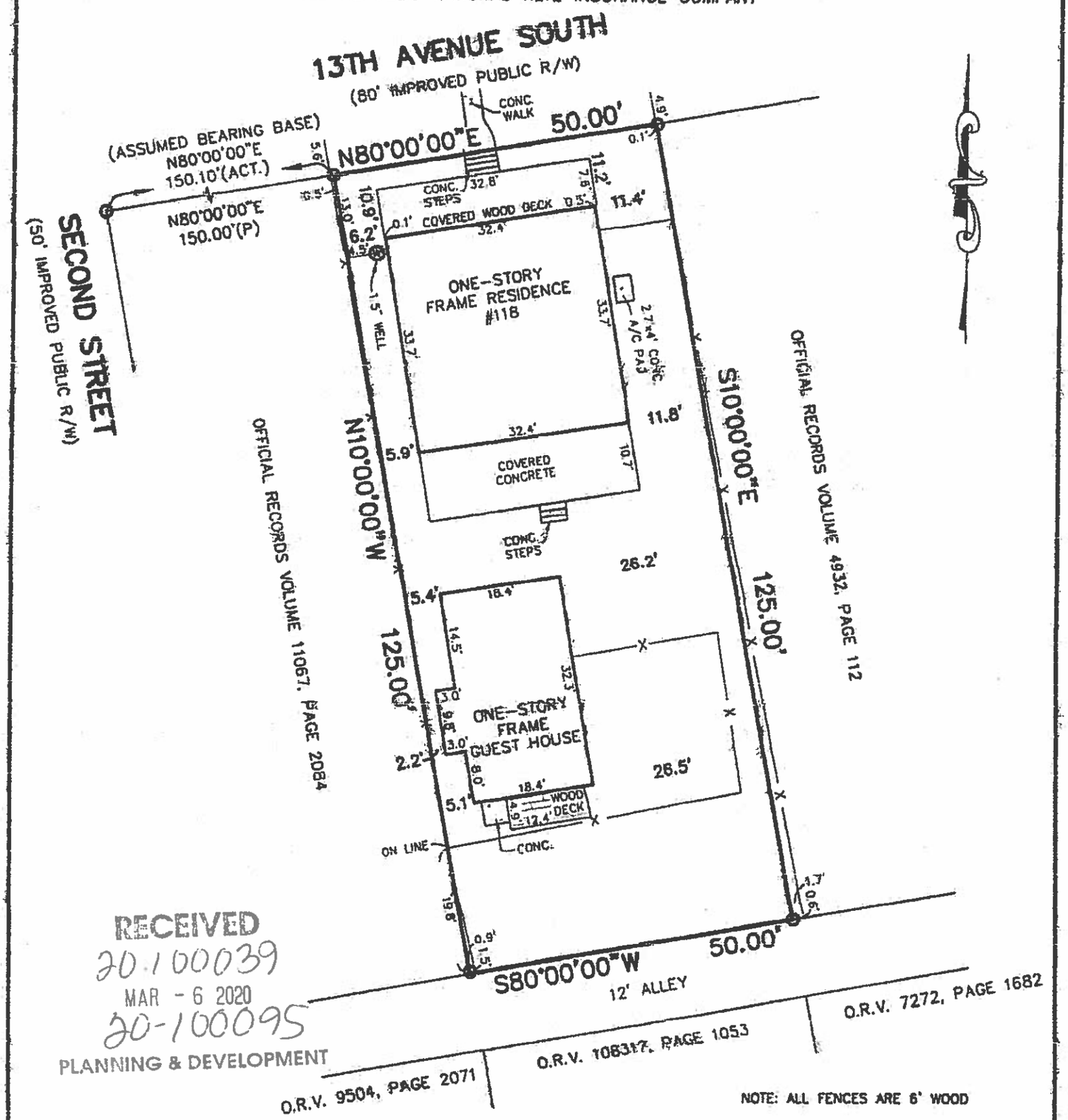
Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes	Lot is undersized. Lots in RM-2 zoning must be a minimum of 60 feet wide. Lot is only 50 feet wide
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Lot was platted as is.
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	Same or more generous variances have been granted to parcels in the same area.
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	Applicant has reduced number of allowable units from 3 units to 2 units.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	If the applicant was to build 3 units on the property allowable lot coverage is 65% in the RM-2 Zoning district.
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 enhance the neighborhood.

MAP SHOWING BOUNDARY SURVEY OF LOT 3 BLOCK 132 AS SHOWN ON MAP OF PABLO BEACH

EXISTING

AS RECORDED IN PLAT BOOK 3 PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: ERNEST G. LOTT & RITA R. LOTT / PATTERSON & ANDERSON, P.A. / OLD REPUBLIC NATIONAL TILTE INSURANCE COMPANY



RECEIVED
20.100039
MAR - 6 2020
20-100095
PLANNING & DEVELOPMENT

NOTE: ALL FENCES ARE 6' WOOD

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

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0002 D FOR THE CITY OF JACKSONVILLE BEACH, FLORIDA, F.I.R.M. DATE 04-17-88

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS – 6820 SOUTHPOINT PARKWAY, SUITE 1 – JACKSONVILLE, FLORIDA, 32216 – 904/279-0088 – LICENSED LAND BUSINESS NO. 3857

Legend

FND.	= FOUND	F.F.E.	= FINISH FLOOR ELEVATION
ESM'T	= EASEMENT	COV.	= COVERED
CONC	= CONCRETE	JWL	= JURISDICTIONAL WETLANDS LINE
MON.	= MONUMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT
I.P.	= IRON PIPE	P.T.	= POINT OF TANGENCY
I.R.	= IRON ROD	P.C.P.	= PERMANENT CONTROL POINT
Δ	= DELTA ANGLE	P.C.	= POINT OF CURVE
CH	= CHORD	P.R.C.	= POINT OF REVERSE CURVE
A	= ARC LENGTH	P.C.C.	= POINT OF COMPOUND CURVE
R	= RADIUS	B.R.L.	= BUILDING RESTRICTION
(ACT.)	= ACTUAL	F.P.&L.	= FLORIDA POWER & LIGHT
(CALC.)	= CALCULATED	U.D.E	= UNOBSTRUCTED DRAINAGE EASEMENT
(D)	= DEED	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
(P)	= PLAT	NAVD	= NORTH AMERICAN VERTICAL DATUM
(R)	= RADIAL LINE	P.I.	= POINT OF INTERSECTION
℄	= CENTER LINE	EOW	= EDGE OF WATER
R/W	= RIGHT-OF-WAY	TOB	= TOP OF BANK
—x—	= FENCE		
(W)	= WITNESS		

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

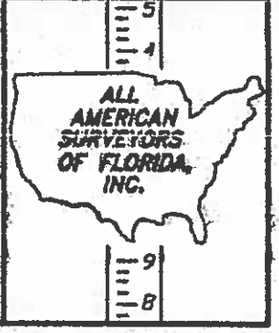
JAMES D. HARRISON, JR., No. 2847
CHARLES E. PORTER, SR., No. 4257

SCALE 1"=20'

DATE 03-03-08

3/14/08

FLORIDA REGISTERED SURVEYOR AND MAPPER



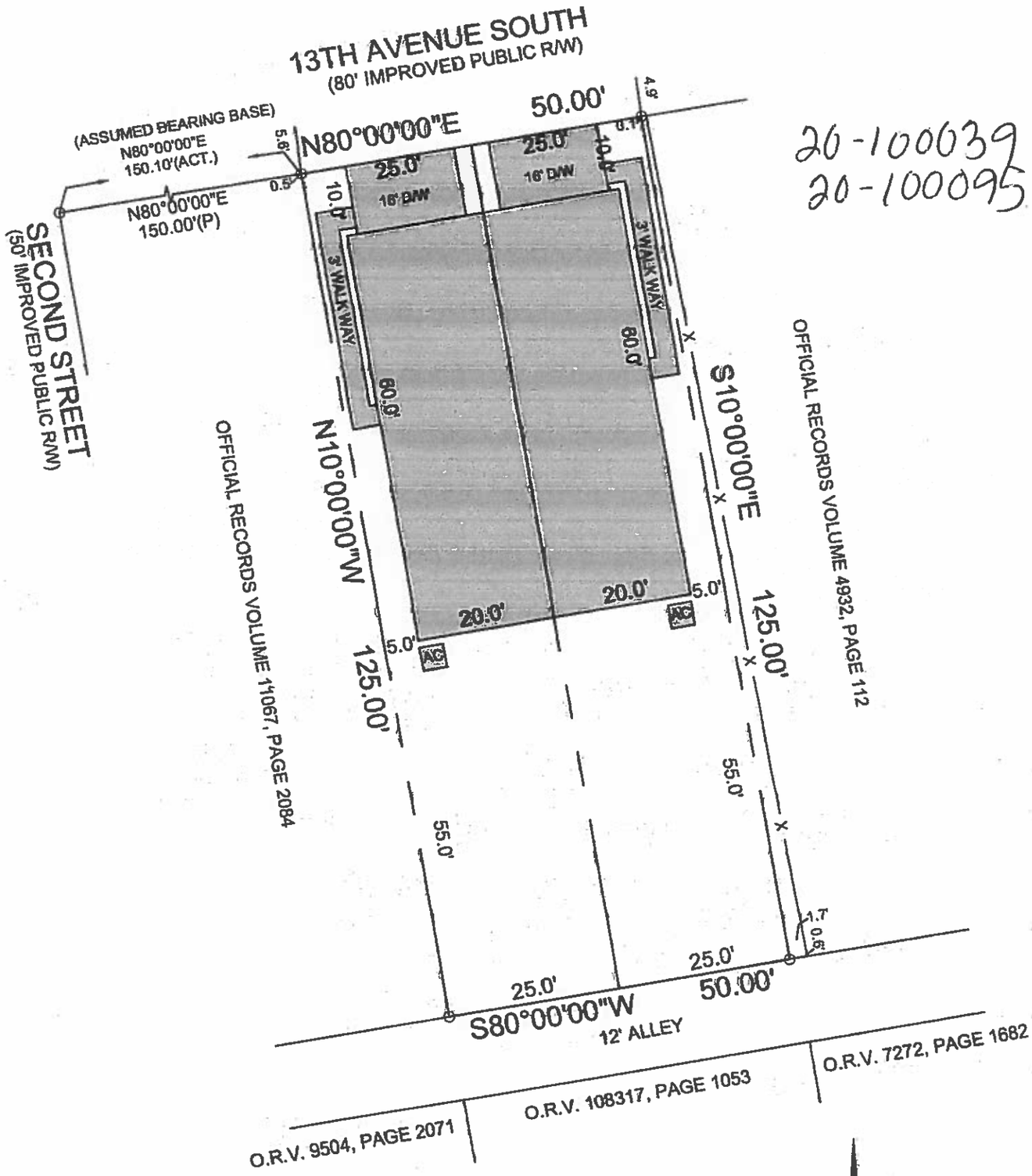
F.B. 1069 PG 15 DR. BY JMR DIR. P:\2008\ FILE 08-126 ORDER NO. 2008-126

Proposed

MAP SHOWING SURVEY OF

LOT 3, BLOCK 132 AS SHOWN ON MAP OF
PABLO BEACH
RECORDED IN PLAT BOOK 3 PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: ERNEST G. LOTT & RITA R. LOTT / PATTERSON & ANDERSON, P.A. /
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

20-100039
20-100095



DATA SUMMARY

POST-DEVELOPMENT DRAINAGE DATA:	
SITE AREA:	±6,250 SF
IMPERVIOUS AREA:	
BUILDINGS:	2,400 SF
CONCRETE PAVEMENT:	557.5 SF
TOTAL:	2,957.5 SF
PERCENT IMPERVIOUS:	
2,957.50 SF/ 6,250 SF	47.32%

GRAPHIC SCALE

0 20 40

(IN FEET)
1 inch = 20 ft.

CHECKED BY: RKP DRAWN BY: DB FILE: 1000-20	13th AVE. SOUTH LOT 3, BLOCK 132 JACKSONVILLE BEACH, FL ~~POST-DEVELOPMENT~~	**Atkins Builders**	DATE: MAR 2020 SHEET 2 OF 2

04-100327
REFERENCE ONLY
20-100039 & 20-1000

City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

October 26, 2004

John Atkins
P O Box 51262
Jacksonville Beach, FL 32240

RE: BOA 04-100327
118 South 13th Avenue

Dear Mr. Atkins:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on October 19, 2004 to consider your variance application.

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

- 34-340 (e)(3) c.1: for a front yard of 10 feet in lieu of 20 feet required
- 34-340 (e)(3) c.2: for side yards of 8 feet in lieu of 10 feet required

To allow for a new multi-family dwelling.

The results of the meeting were:

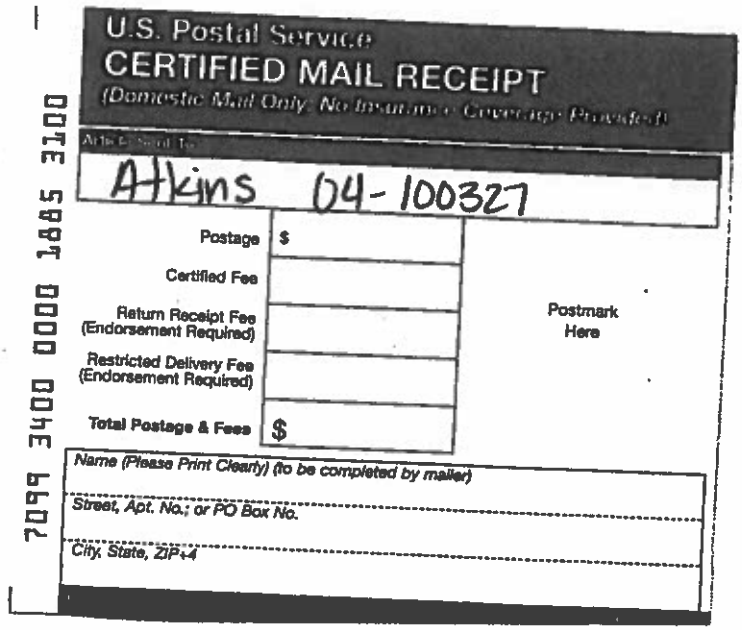
- Denied.

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,

Jonathan Hays. CBO
Building Department

JCH/jmv



06-100125
Reference Only
20-100039 & 20-100095

City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

June 21, 2006

Mr. John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32250

RE: BOA #06-100125
118 South 13th Avenue

Dear Mr. Atkins:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on June 20, 2006 to consider your variance application.

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

- 34-340 (e)(3) c.1, for a front yard of 10 feet in lieu of 20 feet required,
- 34-340 (e)(3) c.3, for a rear yard of 20 feet in lieu of 30 feet required, and
- 34-373 (d) for 0 feet in lieu of 5 feet minimum parking area set back adjacent to 2 parking spaces

The results of the meeting were; ***amended and approved for:***

- 34-340 (e)(3) c.1, for a front yard of 10 feet in lieu of 20 feet required

To allow for a new multi-family dwelling.

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

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

Sincerely,

Jon Hays, CBO
Building Department

JCH/ct

From: Stephen Reedberry
To: Planning Division
Subject: Public Notice BOA#20-100039 & BOA#20-100095 Response from Neighbor
Date: Monday, July 13, 2020 8:50:16 AM

---

118 13th Avenue South is on my street, I live at 1301 1st Street South. I can see it from my home and walk by this property often. It is somewhat dilapidated and I look forward to a nice new house there.

However, the variance requested would not be so. Almost 50% lot coverage is insane for this neighborhood, where houses are already stacked on top of one another. I can hardly walk my neighborhood without having to go out into the street for cars parked in their driveways, but on blocking sidewalks. Whereas there is currently a single family home there, now two houses would be jammed into the same land. This adds traffic for local residents to fight and strain to city resources.

Side yard set backs proposed to be cut in half. Why do we even have standards if we are going to waive them every time a builder wants to maximize his profit?

I'm been living in this neighborhood for almost 20 years, and the quality of life is being steadily diminished by waiving city standards just like this.

There's no reason a builder can't simply replace the old home with a new one, except greed. Please put jax beach residents

Re: Public notice for property located at 118 13th Avenue south

Public Hearing date: Tuesday July 21, 2020 at 7:00, Council Chambers @ 11 North 3rd Street

BOA#20-100039

BOA#20-100095

Dear City Council members,

I, Lillian Park, own the property at 112 13th Avenue South, Jacksonville Beach which is located east of 118 13th Avenue South. I have owned the property since the 1970s. I overwhelmingly object to the variances requested for the construction.

The front variance of 10 feet will place the new building too close to the street and not be visually appealing with other homes that are at the current set back. The side variance of 5 feet will also place the new construction immensely close to my home. This can result in a fire hazard as my home is constructed entirely of wood as well as cedar shakes surrounding the exterior of the home. This fire hazard can potentially overtake not only my wood constructed home, but other nearby homes as well. The 5-foot variance provides zero privacy for my home and my swimming pool. The height will cause obstruction of sunlight on my pool and private backyard. I also am concerned that residents in this two-family dwelling will have a direct view from their windows into my back yard and pool area. The current variances are in place to protect nearby structures, privacy and maintain a welcoming feel without disturbing long-term residents of this community. Asking for 47.4 % lot coverage in lieu of 35% maximum lot coverage should extend the concern of the fire hazard and poor curb appeal. After looking at the posted property plans, additional setbacks should not be necessary if the back half of the lot will be unused.

Our beaches are becoming entirely too packed with new constructed homes, apartments, condos and hotels. Bringing in another two-family dwelling to the area is not a priority especially when there is not ample parking now for visitors when needed. The historic homes in Jacksonville Beach need to be preserved or re-modeled with the existing setbacks to keep our local community thriving. It saddens me and many other Jacksonville beach residents to see our beaches community transform from a local community to a tourist community. There are many vacancies at the beach already which is a true indicator that we do not need more multi-family dwellings. Please consider how this will affect residents that have lived in this area for 50+ years. City council members, please consider how this would affect you if this were your privacy and property being invaded by new dwellings.

The current home that sits at 118 13th Ave South is a beautiful older home. It is not an unsafe building and the costs of repairs do not exceed the value of the home and therefore should not be torn down. This home was built in 1924, has stood through the test of time due to its well-built foundation and is apart of our history here. We can not continue to tear down homes that have contributed to our community's growth and is doing no harm staying in its place.

I have no intent to sell my property and neither do my heirs. I ask that you deny all the variances for this property in Jacksonville Beach to maintain the safety of older homes and privacy for our long-term residents.

– Lillian Park 904-330-7006

APPLICATION FOR VARIANCE

BOA NO. 20-100061

HEARING DATE 7-7-2020

7.21.2020

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

20-100096 - 20-100097 20-100098

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing ~~to scale~~ (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of **$500.00** (due at the time of application submittal).
7. Completed application.

RECEIVED

APR 13 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: BCEL 8A LLC **Telephone:** (904) 677-6777

Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208, Jacksonville, FL 32256 **E-Mail:** alex@jwbcompanies.com

Agent Name: _____ **Telephone:** _____

Mailing Address: _____ **E-Mail:** _____

Landowner Name: BCEL 8A, LLC **Telephone:** (904) 677-6777

Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208, Jacksonville, FL 32256 **E-Mail:** alex@jwbcompanies.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.

RE # 177344-0000

VARIANCE DATA

Street address of property and Real Estate Number: 432 10th St S; Jacksonville Beach, FL 32250

Legal description of property (Attach copy of deed): Beach Heights, Block 12, Lots 5 and 6

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

20' rear yard instead of a 30' rear yard

~~Re #177344-0000~~

AFFIDAVIT

I, Alex Sifakis, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

ALEX SIFAKIS
PRINT APPLICANT NAME

4/14/2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of April, 20 20, by Alex Sifakis, who is personally known to me or produced n/a as identification.

Katherine Derringer
NOTARY PUBLIC SIGNATURE

Katherine Derringer
PRINT NOTARY NAME

KATHERINE DERRINGER
MY COMMISSION # GG 156813
EXPIRES: December 2, 2021
Bonded Thru Notary Public Underwriters

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 **FLOOD ZONE:** X

CODE SECTION (S):
34-339(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of a four unit townhouse development.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100061

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.

20-100096
20-100097

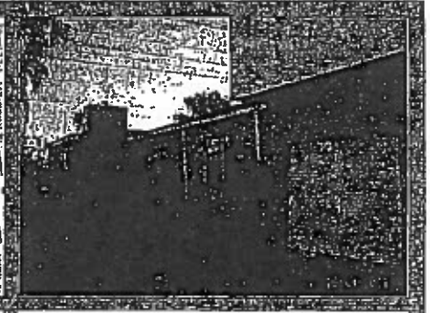
Section 34-286. **Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

20-100098

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 non-conforming lot of record
Special circumstances and conditions do not result from the actions of the applicant.	Yes	
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	RECEIVED APR 13 2020
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	PLANNING & DEVELOPMENT

Ordered By:

Rels



PROPERTY ADDRESS: 432[illegible] 10th Street, JACKSONVILLE, Florida 32250

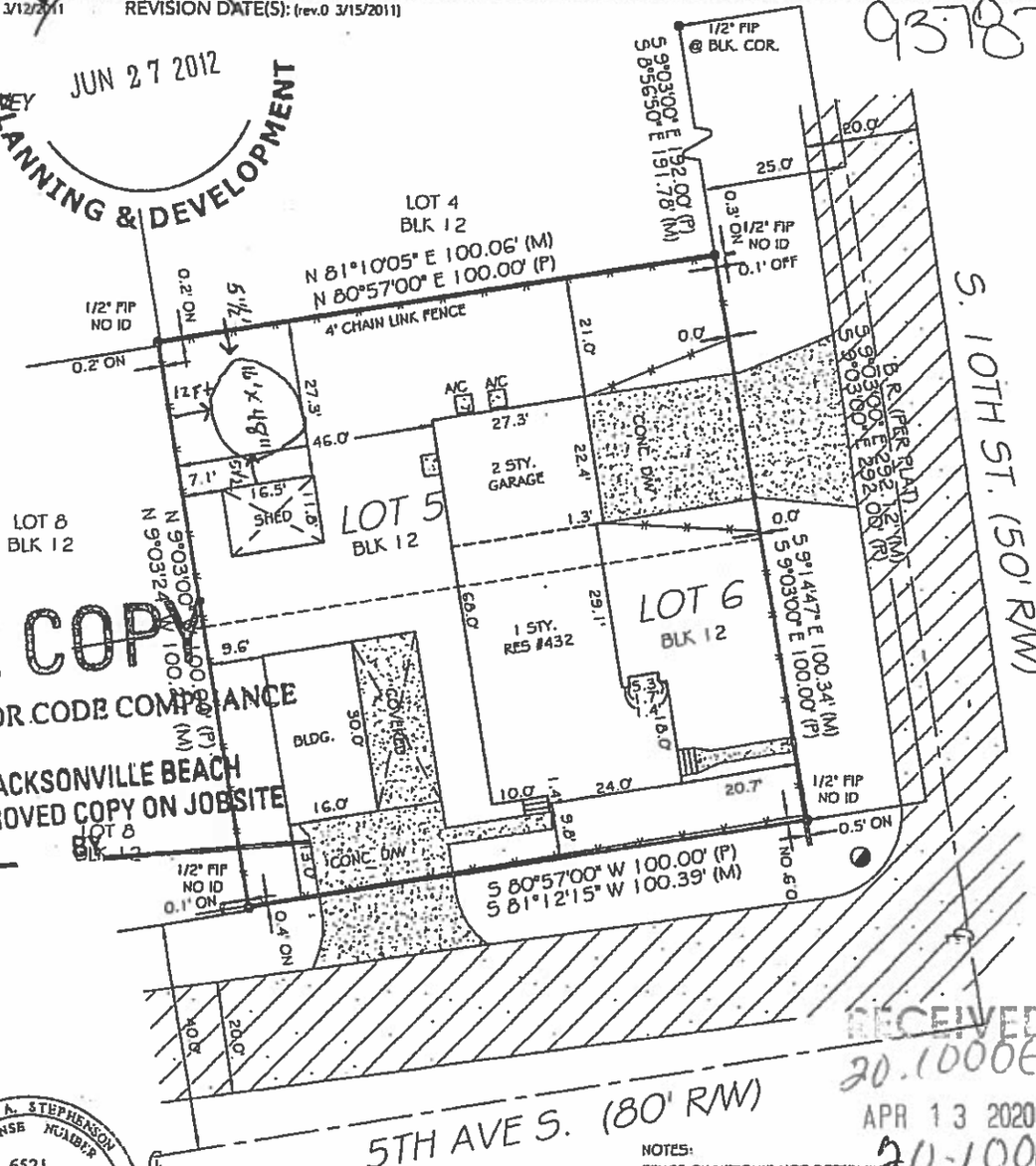
SURVEY NUMBER: FL1103.0807

FIELD WORK DATE: 3/12/2011 REVISION DATE(S): (rev.0 3/15/2011)

937879

FL 1103.0807
BOUNDARY SURVEY
DUVAL COUNTY

RECEIVED
JUN 27 2012
PLANNING & DEVELOPMENT



FILE COPY

REVIEWED FOR CODE COMPLIANCE
AS NOTED ☐
CITY OF JACKSONVILLE BEACH
RETAIN APPROVED COPY ON JOBSITE
DATE_____

RECEIVED
20.100061
APR 13 2020
PLANNING & DEVELOPMENT

20-100096
20-100097
20-100098

NOTES:
FENCE OWNERSHIP NOT DETERMINED

KEITH A. STEPHENSON
LICENSE NUMBER
6521
STATE OF FLORIDA
SURVEYOR & MAPPER

I hereby certify that this Sketch of Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors as described in Chapter 5J-17 of the Florida Administrative Code.

KEITH A. STEPHENSON
State of Florida Professional Surveyor and Mapper
License No. 6521

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

N

Use of This Survey for Purposes other than 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 Certified.

POINTS OF INTEREST: None Visible

FLOOD INFORMATION:
By performing a search at www.fema.gov, the property appears to be located in zone X (with a Base Flood Elevation of N/A). This Property was found in CITY OF JACKSONVILLE BEACH, community number 120078, dated 04/17/89.

CLIENT NUMBER: 937879 DATE: 3/15/2011

BUYER: JUSTINA BACHMAN

SELLER: WELLS FARGO BANK NA

CERTIFIED TO: JUSTINA BACHMAN; RELS TITLE ; FIRST AMERICAN TITLE INSURANCE CO; BANK OF AMERICA; ITS SUCCESSORS. AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

This is page 1 of 2 and is not valid without all pages.

Florida Land Title Association
AFFILIATE MEMBERS

EXACTA
LAND SURVEYORS
Exacta Land Surveyors, Inc. : LB # 7337
12220 Towne Lake Drive, Suite 55
Ft. Myers, FL 33913
P: 866.735.1916
F: 866.744.2882
www.exactaland.com

This document is copyrighted and may only be used by the parties to which it is certified.

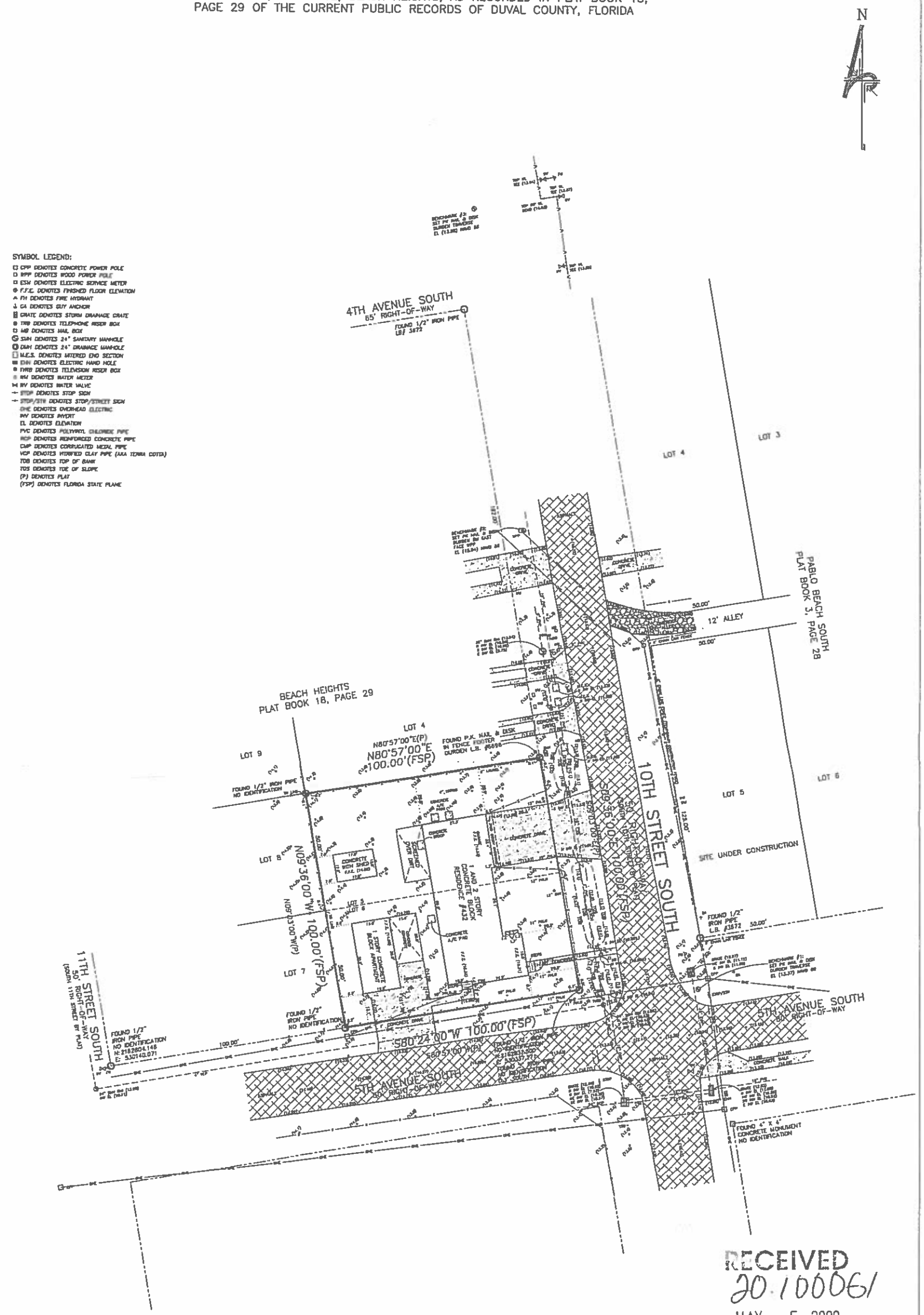
MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

LOTS 5 AND 6, BLOCK 12, BEACH HEIGHTS, AS RECORDED IN PLAT BOOK 18, PAGE 29 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

N

SYMBOL LEGEND:

- CPP DENOTES CONCRETE POWER POLE
- WPP DENOTES WOOD POWER POLE
- ESM DENOTES ELECTRIC SERVICE METER
- F.F.E. DENOTES FINISHED FLOOR ELEVATION
- FH DENOTES FIRE HYDRANT
- GA DENOTES GUY ANCHOR
- GRATE DENOTES STORM DRAINAGE GRATE
- TRB DENOTES TELEPHONE RISER BOX
- MB DENOTES MAIL BOX
- SMH DENOTES 24" SANITARY MANHOLE
- DMH DENOTES 24" DRAINAGE MANHOLE
- M.E.S. DENOTES MITERED END SECTION
- EHH DENOTES ELECTRIC HAND HOLE
- TVRB DENOTES TELEVISION RISER BOX
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- STOP DENOTES STOP SIGN
- STOP/STR DENOTES STOP/STREET SIGN
- OHE DENOTES OVERHEAD ELECTRIC
- INV DENOTES INVERT
- EL DENOTES ELEVATION
- PVC DENOTES POLYVINYL CHLORIDE PIPE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- VCP DENOTES VITRIFIED CLAY PIPE (AKA TERRA COTTA)
- TOB DENOTES TOP OF BANK
- TOS DENOTES TOE OF SLOPE
- (P) DENOTES PLAT
- (FSP) DENOTES FLORIDA STATE PLANE



NOTICE:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, CITY OF JACKSONVILLE BEACH COMMUNITY No. 125097B, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF 10TH STREET SOUTH AS BEING S 09°03'00" E (PER PLAT) AND S 09°36'00" E (PER FLORIDA STATE PLANE)

FLORIDA STATE PLANE COORDINATES SHOWN HEREON AS THUS N: 2182804.146 E: 530140.071 AND ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. FEET, NORTH AMERICAN DATUM (N.A.D.) OF 1983

ELEVATIONS SHOWN AS THUS (13.83) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

N.T.S. DENOTES NOT TO SCALE

NO BUILDING RESTRICTION LINE BY PLAT

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 12

—X— DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED

—/— DENOTES 6' WOOD FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

UNDERGROUND UTILITY NOTE:

SUNSHINE 811 WAS CONTACTED, 05/11/2015, TO LOCATE & FLAG UNDERGROUND UTILITIES ON SITE. HOWEVER THERE WAS NO EVIDENCE THAT THEY HAD EVER FLAGGED ANY UTILITIES OR UNDERGROUND AT TIME OF SURVEY.

Sunshine811

CERTIFIED TO:

CITY OF JACKSONVILLE BEACH

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20-100061
MAY 5 2020
20-100096
PLANNING & DEVELOPMENT
20-100097
20-100098

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-8822 FAX 853-8825
LICENSED BUSINESS NO. 6696

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT SECTION 472.027 FLORIDA STATUTES, AND CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE.

FLORIDA REGISTERED SURVEYOR NO. 4707
R. BRUCE DURDEN JR.

SIGNED: APRIL 17, 2020
SCALE: 1" = 20'
CAD FILE NO. L566, B-12&32 12TH ST S)-DWG
WORK ORDER NUMBER: 20100 FILE NUMBER B-2562

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

APPLICATION FOR VARIANCE

BOA No. 20-100064

HEARING DATE 7/21/2020

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. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of $500.00 (due at the time of application submittal).
7. Completed application.

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MAY - 4 2020
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APPLICANT INFORMATION

Applicant Name: Stephen Carroll — **Telephone:** 904-553-7216
Mailing Address: 1013 24th St. N. Jacksonville Beach, FL 32250 — **E-Mail:** chriscarroll_31@yahoo.com

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

Landowner Name: Stephen Carroll — **Telephone:** _____
Mailing Address: (same as above) — **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.

RE # 179209-9900

VARIANCE DATA

Street address of property and Real Estate Number: 1013 24th St. N. Jacksonville Beach 32250
Legal description of property (Attach copy of deed): 18-33 38-2S-29E .117 SEC A Jacksonville Beach Lot 1 BLK 89
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Requesting variance in lot coverage of 48.2% in lieu of 35% maximum to allow for the addition of a pool and paver patio to an existing single family dwelling

AFFIDAVIT

I, STEPHEN C. CARROLL, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Stephen C Carroll — APPLICANT SIGNATURE
STEPHEN C. CARROLL — PRINT APPLICANT NAME
5/4/20 — DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ✓ physical presence or ☐ online notarization, this 4 day of MAY, 2020, by STEPHEN C. CARROLL, who is personally known to me or produced FL DRIVERS LICENSE as identification.

Susan H. Butler — NOTARY PUBLIC SIGNATURE
SUSAN H. BUTLER — PRINT NOTARY NAME

SUSAN H. BUTLER
Notary Public - State of Florida
Commission # GG 244040
My Comm. Expires Sep 3, 2022
Bonded through National Notary Assn.

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 — **FLOOD ZONE:** X shaded

CODE SECTION (S):
34-337(e)(1)e, for 48.2% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100064

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	Sub Standard Lot Size. Parcel is zoned RS2 for 7,500 Ft². The lot is substantially smaller at 5095 Ft².
Special circumstances and conditions do not result from the actions of the applicant.	Yes	RECEIVED MAY - 4 2020
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	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	Other lots similarly zoned within this neighborhood have been approved to exceed impervious lot coverage percentage.
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	

Proposed

MAP SHOWING SKETCH OF

Lot 1, Block 89 of SECTION "A" JACKSONVILLE BEACH, according to the plat thereof as recorded in Plat Book 18, Page(s) 33, of the Public Records of Duval County, Florida.

CERTIFIED TO:

Christopher Carroll and Chelsea Carroll

For Complete Boundary Survey for the subject property see the Survey map by this surveyor.

File #: B-354

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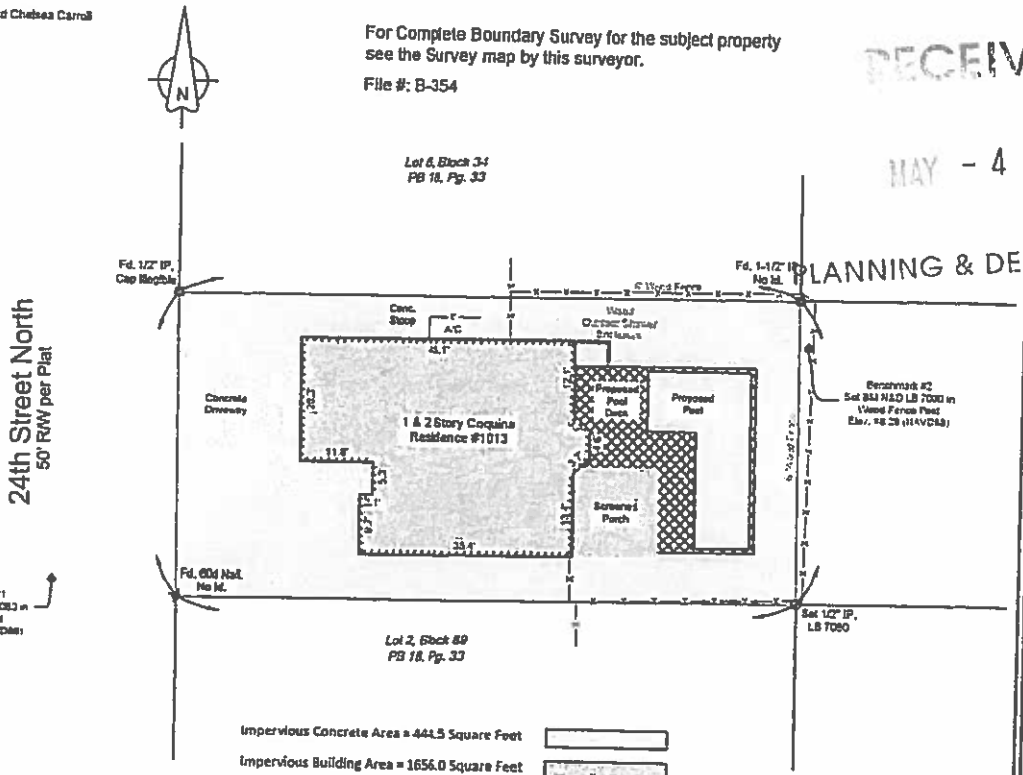


Impervious Concrete Area = 441.5 Square Feet

Impervious Building Area = 1656.0 Square Feet

Total Impervious Area = 2100.5 Square Feet

Total Pervious Area = 2994.5 Square Feet

Total Property Area = 5095.0 Square Feet

Total Proposed Impervious with the addition of the Proposed Pool Deck (Doesn't count Pool itself). Subject to change by pool builder. Surveyor calculation only based on provided information and no liability resulting therefrom is the responsibility of the undersigned.
= 2454.3 Square Feet

Abbreviations
BM - Denotes Benchmark
Elev. - Denotes Elevation
gs - Denotes Ground Topo Survey
id - Denotes Identification
IP - Denotes Iron Pipe
IR - Denotes Iron Pin or Rebar
LB - Denotes Licensed Business
NAVD88 - North American Vertical Datum of 1988
ng - Denotes Natural Ground Elevation
(P) - Denotes Plat Dimension shown on recorded Plat
PB - Denotes Plat Book
Pg. - Denotes Page
Pgs. - Denotes Pages
PSM - Denotes Professional Surveyor and Mapper
R/W - Denotes Right of Way
tc - Denotes proposed top of Concrete Pool Deck

Revision # 2 Date: 4/29/2020 - Revised to change pool design.
Revision # 1 Date: 4/14/2020 - Revised to change pool design.

General Notes

1. This is a map showing sketch of Lot Impervious Areas (Existing and Proposed).
2. Elevations and Benchmarks shown hereon are based upon North American Vertical Datum of 1988 (NAVD88) and the unit of U.S. Survey feet.
3. Reference Benchmark used for this survey was by the means of a Static GPS observation uploaded to the OPUS web site established on site on Benchmark #1 as shown hereon. The static observation file was a rapid-static observation taken on 3/31/2020 at 6:26pm. The OPUS service returned an acceptable solution utilizing the following PID/Designation sites:
   - 3.1. DP5346/GASA Savannah State
   - 3.2. DE5012/PLTK Palatka
   - 3.3. DE5352/JAX1 Jacksonville
   - 3.4. DQ7065/FLWE Wedgefield
   - 3.5. DE5005/GNVL Gainesville
   - 3.6. DL2078/GATF Tifton

   The OPUS observation file elevation was independently checked by using the RTK network rover connected to the Trimble VRS Now system. The Trimble web site published that the accuracies of the VRS now network are within 2 centimeters (1").
4. The recommended vertical relative positional accuracy published in Table A-3 by the Federal Geographic Data Committee Geospatial Positional Accuracy Standards are as follows: topographic features (0.1'-0.3') and utility features (0.01'-0.1'). This survey has a vertical relative positional accuracies of 0.1' or below for all topographic features and utility features. However, all hard surface elevations shown hereon are to nearest 0.01' and all ground elevations were rounded to the nearest 0.1'.
5. A combination of field equipment was utilized in conducting this topographic survey. A Cadson CR2 robotic total station, a Carlson BRX5 GPS rover, a Leica NA 2 survey level and a Faro 3D Lasar scanner were utilized in collecting the survey elevations as shown on this map.
6. This survey shows only the above ground indicia, no underground utilities, footers, structures, or improvements are shown on this map.
7. The proposed pool, pool deck and pool proposed elevations were provided from a sketch completed by the clients pool contractor (Pools by John Garner). the undersigning surveyor has drawn the proposed design on this topographical map for information purposes only and no liability resulting from the use of the proposed pool design is the responsibility of the surveyor.
8. For complete boundary survey see JW Cannady Surveying Inc. survey boundary map file number B-354 with a signed date of 4/8/2020.

DRAWING PATH: \Team Drives\Current Projects\20-101_1013 24th Street North\DWG	
JOB NUMBER: 20-101	SCALE: 1" = 20'
FIELD BOOK: 233 PAGE: 45	FIELD DATE: March 31, 2020
DRAWN BY: JWCJ	MAP FILE NUMBER: B-354-A
CHECKED BY: JWC	SHEET NUMBER: 3 OF 3

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

2988 Plummer Cove Road
Jacksonville, Florida 32223
Phone: (904) 647-6943
Licensed Business No.: 7080
EMAIL: wes@cannadysurvey.com
JW Cannady SURVEYING INC.

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, FloridaA dministrative Code, pursuant to Section 472.027, Florida Statutes.

JAMES WESLEY CANNADY
License Number 5586
ELECTRONIC SIGNATURE
2020.05.01 09:13:00-04'00'
STATE OF FLORIDA
Professional Surveyor and Mapper

By: _____

James W. Cannady, Professional Surveyor & Mapper, Certificate No. 5586, State of Florida

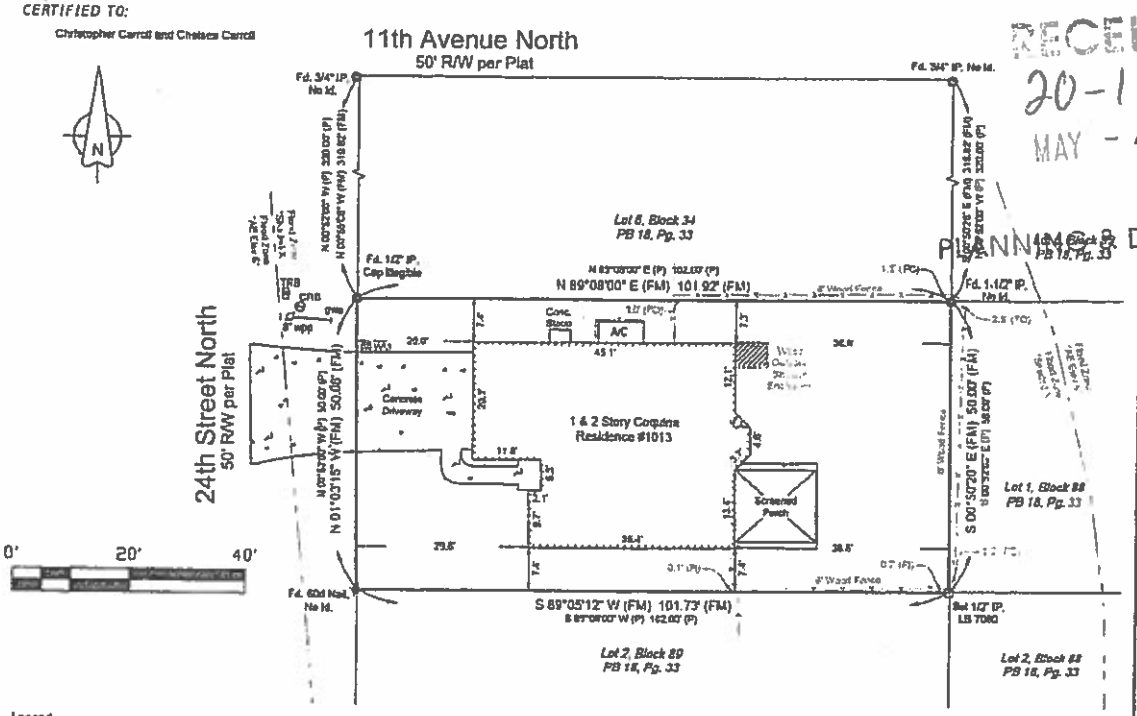
Existing

MAP SHOWING BOUNDARY SURVEY OF

Lot 1, Block 89 of SECTION "A" JACKSONVILLE BEACH, according to the plat thereof as recorded in Plat Book 18, Page(s) 33, of the Public Records of Duval County, Florida.

CERTIFIED TO:

Christopher Carroll and Chelsea Carroll



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Legend

- Fd. IP size noted - No Id. U.O.N.
- Set 1/2" IP Cannady LB # 7080
- Fd. IP size noted - No Id. U.O.N.
- Nail and Disk as noted
- Found Nail No Identification
- Denotes Field Measured Boundary Line
- Denotes Property Line Not Surveyed
- Denotes Overhead Electric Line
- Denotes Easement Line
- Denotes Fence Line
- Denotes Line not to Scale
- Denotes Building Line
- Denotes Concrete Area

Abbreviations

A/C - Denotes Air Conditioner
B/L - Denotes Building Restriction Line
(C) - Denotes Calculated per Plat
Conc. - Denotes Concrete
C.L.F. - Denotes Chain link Fence
CRB - Denotes Cable Riser Box
Fd. - Denotes Found
(FN) - Denotes Fence Line inside of subject property line
(FO) - Denotes Fence Line outside of subject property line
(FOL) - Denotes Fence Line on subject property line
(FM) - Denotes Measured Dimension made in field or indemnified by Field Traverse measurements
gms - Denotes Gary Mike Sanders
Id - Denotes Identification
IP - Denotes Iron Pipe
IR - Denotes Iron Pin or Rebar
JEA - Denotes Jacksonville Electric Authority Easement
JEA-E. - Denotes Jacksonville Electric Authority Electric Easement
JEA-E.E. - Denotes Jacksonville Electric Authority Equipment Easement
LB - Denotes Licensed Business
MF Fence - Denotes Metal Rail Fence
(MR) - Denotes Plat Dimension shown on recorded Map Book
MB - Denotes map Book
ORB - Denotes Official Records Book
ORV - Denotes Official Records Volume
(P) - Denotes Plat Dimension shown on recorded Plat
PB - Denotes Plat Book
P.I. - Denotes Point of Intersection
P.C. - Denotes Point of Curve
P.R.C. - Denotes Point of Reverse Curve
Pg. - Denotes Page
Pgs. - Denotes Pages
P.S.M. - Denotes Professional Surveyor and Mapper
P.T. - Denotes Point of Tangent
Pt. - Denotes Point
R - Denotes Radius Distance
R.P. - Denotes Radius Point
Ref. - Denotes Reference
R/W - Denotes Right of Way
TRB - Denotes Telephone Riser Box
wpp - Denotes Wood Power Pole

General Notes

1. This is a Map showing Boundary Survey.
2. Bearings are based on the Northerly Property Line of Lot 1, Block 89, being the Assumed Bearing of N 89° 08' 00" E, as per Record Plat.
3. There may be Restrictions or Easements that are not shown on this map that may be found in the Public Records of this County or evidenced by Title examination.
4. This survey was prepared without the benefit of a title commitment.
5. The Property shown hereon embraced by heavy lines is based on a Legal Description provided by Client.
6. This Survey does not reflect or determine Ownership.
7. This Survey shows only the Above Ground Indicia, No underground Utilities, Footers, Structures, or Improvements are shown on this map.
8. By Graphic Plotting only, the property shown hereon lies within zone: "Shaded-X" as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community Panel Number: 120078-0416J, Map revised date: November 2, 2018.
9. The maximum allowable Horizontal Relative Positional Accuracy for an American Land Title Association / National Society of Professional Surveyors Land Title Survey is 0.07' plus 50 parts per million (based on the direct distance between the two points being accuracy tested). This survey meets or exceeds the Horizontal Relative Positional Accuracy of 0.07' plus 50 parts per million for all control points, boundary monuments, building corners and fence corners.

DRAWING PATH: \Team Drives\Current Projects\20-101_1013 24th Street North\DWG	
JOB NUMBER: 20-101	SCALE: 1" = 20'
FIELD BOOK: 233 PAGE: 45	FIELD DATE: March 31, 2020
DRAWN BY: JWC	MAP FILE NUMBER: B-354
CHECKED BY: JWC	SHEET NUMBER: 1 OF 1

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

2988 Plummer Cove Road
Jacksonville, Florida 32223
Phone: (904) 647-6943
Licensed Business No.: 7080
EMAIL: wes@cannadysurvey.com
JW Cannady SURVEYING INC.

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, FloridaA dministrative Code, pursuant to Section 472.027, Florida Statutes.

JAMES WESLEY CANNADY
License Number 5586
ELECTRONIC SIGNATURE
2020.04.03 17:23:56-04'00'
STATE OF FLORIDA
Professional Surveyor and Mapper

By: _____

James W. Cannady, Professional Surveyor & Mapper, Certificate No. 5586, State of Florida

APPLICATION FOR VARIANCE

BOA No. 20-100066-057

HEARING DATE 7/7/2020

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. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing to scale (only 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of **$500.00** (due at the time of application submittal).
7. Completed application.

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APPLICANT INFORMATION

Applicant Name: Robert E. Barnes, Sr. /Barnes Construction LLC **Telephone:** (904) 424-9678
Mailing Address: 3317 Royal Palm Drive **E-Mail:** barnesconstruction@bellsouth.net
Jacksonville Beach, Fl 32250

Agent Name: Robert E. Barnes, Sr **Telephone:** (904) 424-9678
Mailing Address: 3317 Royal Palm Drive **E-Mail:** barnesconstruction@bellsouth.net
Jacksonville Beach, Fl, 32250

Landowner Name: MCBB 51614 S. LLC / Robert E. Barnes, Sr **Telephone:** (904) 424-9678
Mailing Address: 3317 Royal Palm Drive **E-Mail:** barnesconstruction@bellsouth.net
Jacksonville Beach, Fl 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: (723 & 725) 2th Ave S, Jax Bch, Fl 32250 - 176753.0200 & 176753.0150
Legal description of property (Attach copy of deed): Lot 10, Blk 118 Oceanside Park, Jax Bch, Fl 32250
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Front Yard setback of 16' in lieu of 20' for a balcony overhang on the second floor. Lot coverage from 35% to 37% for the balcony. Permits were applied for and granted. Units were built per plans submitted. The balconies were missed by error in all departments. There are no neighbors in front of these units as they were built to overlook the waterfront & park.

AFFIDAVIT

I, Robert E. Barnes, Sr., being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE — Robert E. Barnes, Sr (PRINT APPLICANT NAME) — DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of May, 2020, by Robert Barnes, who is personally known to me or produced FL D as identification.

NOTARY PUBLIC SIGNATURE
Nick Koster
PRINT NOTARY NAME

NICK KOSTER
State of Florida-Notary Public
Commission # GG 146249
My Commission Expires
September 26, 2021

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X

CODE SECTION (S):
34-338(e)(1)c.1, for a front yard setback of 16 feet in lieu of 20 feet minimum for second floor balconies and 34-338(e)(1)e, for 37% lot coverage in lieu of 35% maximum to rectify existing non-conformities resulting from the construction of a two – family dwelling.

MAP SHOWING SURVEY OF

LOT 10, EXCEPT THE WEST 25', BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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20-100066 LG7
MAY 20 2020
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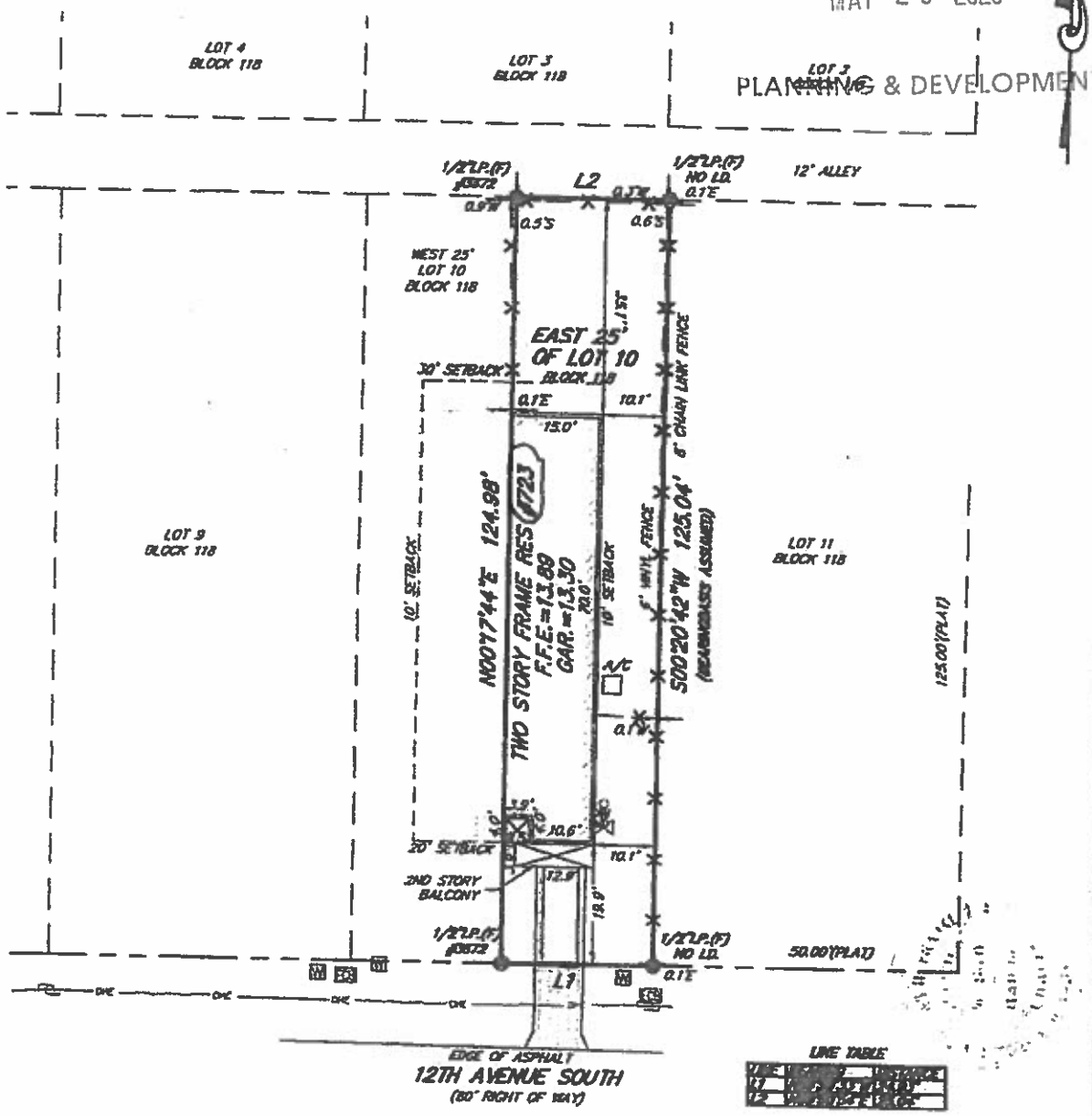

LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.–	NORTH AMERICAN VERTICAL DATUM	+	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET		– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM #4830)		– WELL
	– WOOD POWER POLE	OHE	– OVERHEAD ELECTRIC
	– TELEPHONE RISER		– WATER VALVE
	– ELECTRIC CONTROL BOX		– ELECTRIC METER
sq. ft.	– SQUARE FEET		– BACK FLOW PREVENTOR
F.F.E.	– FINISH FLOOR ELEVATION	GAR.	– GARAGE FLOOR ELEVATION

IMPERVIOUS CALCULATIONS:
LOT AREA=3,131 sq. ft.
HOUSE AREA=1,053 sq. ft.
CONCRETE AREA=44 sq. ft.
TOTAL IMPERVIOUS=33%

AREA =0.07 ± ACRES
OR 3,131 ± sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey meets without benefit of an abstract of title, the right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not examined title, parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not furnish liens for the assistance of any such claims.
- Use of this survey for purposes other than that which it was intended, without written authorization, will be at the user's sole risk and without liability to this surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those this survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Data of plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The opposite angles implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY BY ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTY IN

- According to the Federal Emergency Management Agency Flood Map No. 12031C0478J effective date 6/19/2000, the property described hereon appears to lie in Zone X.
- Basis of bearing structure: GRAPHIC BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	FIELD WORK DATE	SCALE	FB / PAGE	DWG. NO.	DWG. BY
20-0438	04/09/07	1" = 20'	356/62	N/A	N.A.R.

TYPE SURVEY

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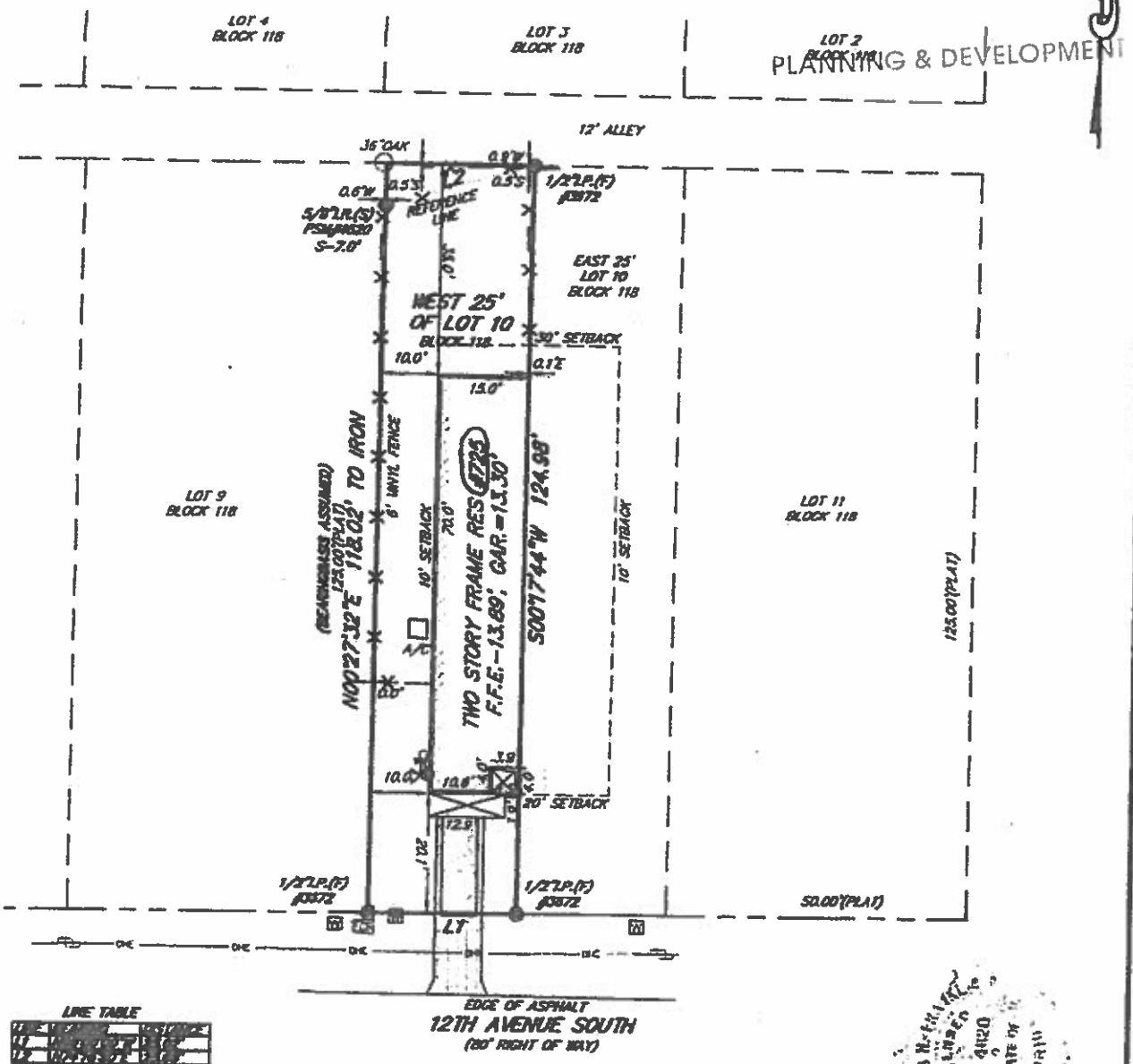
NICOLAS E. FRANKLIN
5170 A1A SOUTH #318

MAP SHOWING SURVEY OF

LOT 10, EXCEPT THE WEST 25', BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RECEIVED
20-100066
MAY 20 2020
PLANNING & DEVELOPMENT



LINE TABLE

L1			
L2			
L3			

LEGEND

A/C	– AIR CONDITIONER PAD	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.–	NORTH AMERICAN VERTICAL DATUM	≠	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND	CONC.	– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND	C/A	– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM #4920)	W	– WELL
	– WOOD POWER POLE	OHE	– OVERHEAD ELECTRIC
	– TELEPHONE RISER	WV	– WATER VALVE
	– ELECTRIC CONTROL BOX	E	– ELECTRIC METER
		DFPO	– BACK FLOW PREVENTOR

IMPERVIOUS CALCULATIONS:
LOT AREA=3,131 sq. ft.
HOUSE AREA=1,053 sq. ft.
CONCRETE AREA=41 sq. ft.
TOTAL IMPERVIOUS=35%

AREA =0.07 ± ACRES
OR 3,131 ± sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title, the right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence evidence at the time this survey was prepared.
- This office has not determined this parcel of land for any recorded claims of title, encumbrances or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- 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 this surveyor. Nothing hereon shall be intended to give any rights or benefits to anyone other than those this survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- The undersigned structures, utilities or improvements were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments in areas hereon are not shown unless noted otherwise.
- This survey is certified to the last field date.
- This survey does not indicate or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTICE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS.

- According to the Federal Emergency Management Agency Web Map the FLOOD ZONE(S) effective date(s) 1/6/2016 the property described hereon appears to be in Zone X
- Basis of bearing elevations: ASSUMED BASIS ASSUMED

SALES	CONSTRUCTION	SCALE	FIELD	DRAWN	CHECKED
20-0439	05/20/20	1" = 20'	05/5/20	JUAN	R.LE

TYPE: BOUNDARY

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NICHOLAS E. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

Nicholas E. Franklin

NICHOLAS E. FRANKLIN LICENSED No. 6420 STATE OF FLORIDA

APPLICATION FOR VARIANCE

BOA NO. 20-100068/69

HEARING DATE 7-21-2020

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. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of $500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

MAY 20 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Robert E. Barnes, Sr. /Barnes Construction LLC **Telephone:** (904) 424-9678
Mailing Address: 3317 Royal Palm Drive **E-Mail:** barnesconstruction@bellsouth.net
Jacksonville Beach, Fl 32250

Agent Name: Robert E. Barnes, Sr **Telephone:** (904) 424-9678
Mailing Address: 3317 Royal Palm Drive **E-Mail:** barnesconstruction@bellsouth.net
Jacksonville Beach, Fl, 32250

Landowner Name: MCBB 51614 S, LLC/ Robert E. Barnes, Sr **Telephone:** (904) 424-9678
Mailing Address: 3317 Royal Palm Drive **E-Mail:** barnesconstruction@bellsouth.net
Jacksonville Beach, Fl 32250

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

VARIANCE DATA

Street address of property and Real Estate Number: 729 & 731 12th Ave S, Jax Bch, Fl 32250 - 176753.0100 & 176753.0050
Legal description of property (Attach copy of deed): Lot 9, Blk 118 Oceanside Park, Jax Bch, Fl 32250
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Front Yard setback of 16' in lieu of 20' for a balcony overhang on the second floor. Lot coverage from 35% to 37% for the balcony. Permits were applied for and granted. Units were built per plans submitted. The balconies were missed by error in all departments. There are no neighbors in front of these units as they were built to overlook the waterfront & park.

AFFIDAVIT

I, Robert E. Barnes, Sr., being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE — Robert E. Barnes, Sr (PRINT APPLICANT NAME) — DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of May, 2020, by Robert Barnes, who is personally known to me or produced FLID as identification.

NOTARY PUBLIC SIGNATURE

Nick Koster
PRINT NOTARY NAME

NICK KOSTER
State of Florida-Notary Public
Commission # GG 146249
My Commission Expires
September 26, 2021

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X

CODE SECTION (S):
34-338(e)(1)c.1, for a front yard setback of 16 feet in lieu of 20 feet minimum for second floor balconies, and 34-338(e)(1)e, for 37% lot coverage in lieu of 35% maximum to rectify existing non-conformities resulting from the construction of a two – family dwelling.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100069 20-100068

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.

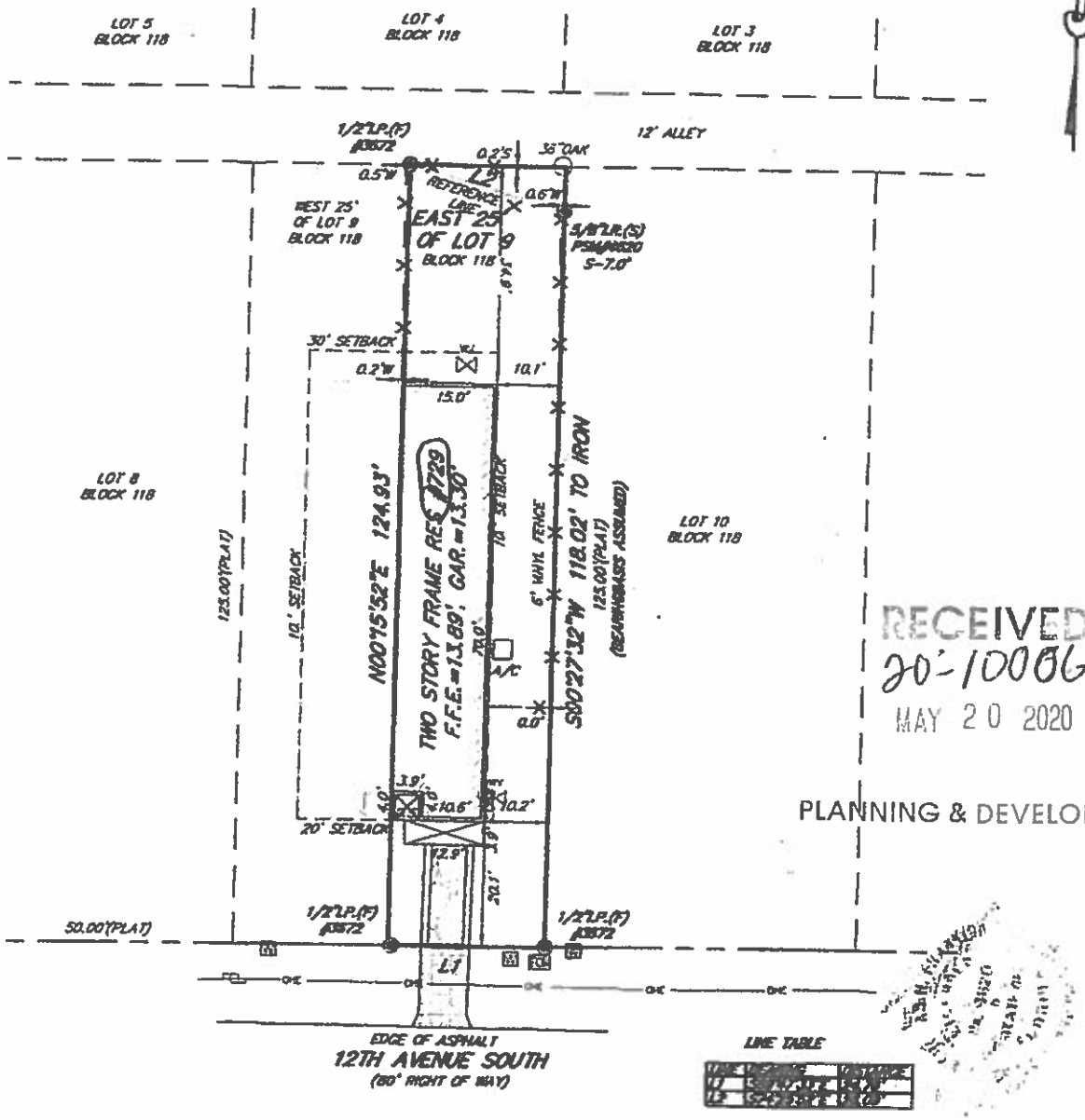
Section 34-286. **Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

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	Lots are substandard in this area
Special circumstances and conditions do not result from the actions of the applicant.	YES	Plans were approved, permitted and built per permitted plans.
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	RECEIVED MAY 20 2020
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	PLANNING & DEVELOPMENT

MAP SHOWING SURVEY OF

LOT 9, EXCEPT THE WEST 25', BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
BARNES CONSTRUCTION, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ST. JOHNS LAW GROUP



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°32'28"E	50.00'
L2	N89°32'28"W	50.00'

RECEIVED
20-100068/69
MAY 20 2020
PLANNING & DEVELOPMENT

LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	∠	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET		WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM #4820)		WELL
	WOOD POWER POLE	OHE	OVERHEAD ELECTRIC
	TELEPHONE RISER		WATER VALVE
	ELECTRIC CONTROL BOX		ELECTRIC METER
			BACK FLOW PREVENTOR

IMPERVIOUS CALCULATIONS:
LOT AREA=3,131 sq. ft.
HOUSE AREA=1,053 sq. ft.
CONCRETE AREA=44 sq. ft.
TOTAL IMPERVIOUS=33%

AREA =0.07 ± ACRES
OR 3,131 ± sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title, the right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This survey does not attempt to determine title of land or any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- 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 this surveyor, nothing herein shall be intended to give any rights or benefits to anyone other than those this survey was prepared for.
- All disputes here under must be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments at street horizon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last date note.
- The survey does not reflect or determine ownership.
- The specific rights created by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
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- According to the Federal Emergency Management Agency FIRM Map No. 12031C0435J effective date 7/17/2018, the property described hereon appears to be in Zone X.
- Basis of bearing structure: BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	DATE FIELD WORK	SCALE	FB & PAGE	CHK. BY	DWG. BY
20-0430	04/20/20	1" = 20'	788/11	N.H.F.	R.L.E.

TYPE BOUNDARY

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6878

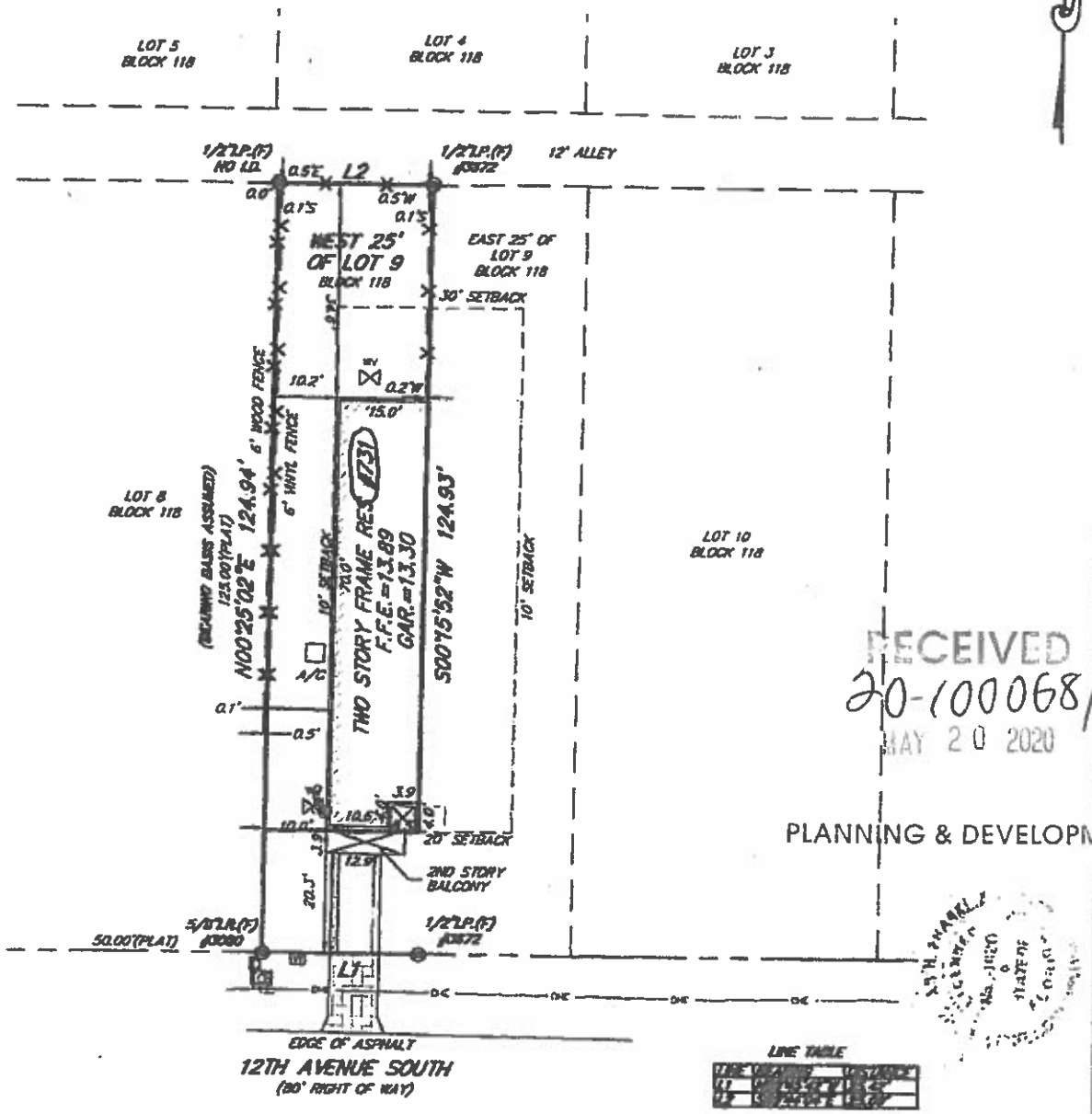
This map is not complete and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4820

MAP SHOWING SURVEY OF

LOT 9, EXCEPT THE EAST 25', BLOCK 118, OCEANSIDE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 13, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CYRILLE FOURNIER & MARIA FOURNIER
PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ST. JOHNS LAW GROUP



LINE TABLE

RECEIVED
20-100068/69
MAY 20 2020
PLANNING & DEVELOPMENT

LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
I.D.	IDENTIFICATION	℄	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	±	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET		WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (PSM #4630)		WELL
	WOOD POWER POLE	-OHE-	OVERHEAD ELECTRIC
	TELEPHONE RISER		WATER VALVE
	ELECTRIC CONTROL BOX		ELECTRIC METER
F.F.E.	FINISH FLOOR ELEVATION		BACK FLOW PREVENTOR
GAR.	GARAGE FLOOR ELEVATION		

IMPERVIOUS CALCULATIONS:
LOT AREA=3,134 sq. ft.
HOUSE AREA=1,034 sq. ft.
CONCRETE AREA=64 sq. ft.
TOTAL IMPERVIOUS=35%

AREA =0.07 ± ACRES
OR 3,131 ± sq. ft.

GRAPHIC SCALE
20 0 10 20
1"=20'

GENERAL NOTES:
- This survey made without benefit of an abstract of title, the right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not instructed this parcel of land for any recorded claims of title, encumbrances or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- 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 this surveyor; nothing herein shall be intended to give any rights or benefits to anyone other than those this survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
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- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
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- According to the Federal Emergency Management Agency Flood map no. 12031C0478J effective date 11/02/2018, the property described hereon appears to be in Zone X
- Basis of bearing structure: BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE	F.B. PAGE	DRAWN BY	CHKD. BY
20-0433	04/20/20	1"= 20'	706/61	N.H.F.	R.J.R.

TYPE SURVEY:

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NICHOLAS H. FRANKLIN
5170 A1A SOUTH#316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6878

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NICHOLAS H. FRANKLIN, P.L.S. #4630

APPLICATION FOR VARIANCE

BOA NO. 20-100070

HEARING DATE 7/21/20

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.

RECEIVED

MAY 26 2020

PLANNING & DEVELOPMENT

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of $500.00 (due at the time of application submittal).
7. Completed application.

APPLICANT INFORMATION

Applicant Name:	Marc Angelo, Mgr	**Telephone:**	904-545-4585
Mailing Address:	1283 Ponte Vedra Blvd Ponte Vedra Beach, FL 32082	**E-Mail:**	marc@angelogroup.com
Agent Name:	Doug Skiles	**Telephone:**	904-881-6145
Mailing Address:	4446-1A Hendricks Ave, Suite 406 Jacksonville, FL 32207	**E-Mail:**	doug@envisionplusjax.com
Landowner Name:	127 1ST AVENUE NORTH, LLC	**Telephone:**	904-545-4585
Mailing Address:	1283 Ponte Vedra Blvd Ponte Vedra Beach, FL 32082	**E-Mail:**	marc@angelogroup.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 127 1st Avenue North (174018-0000) and 131 1st Avenue North (174017-0010)

Legal description of property (Attach copy of deed): SEE ATTACHED

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Reduction of rear yard setback from 10 feet to 1 foot.

AFFIDAVIT

I, Marc Angelo, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE	PRINT APPLICANT NAME	DATE
	Marc Angelo	5-22-2020

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of May, 2020, by Marc Angelo, who is personally known to me or produced Florida Drivers License as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME: John E Nardi

JOHN E NARDI
Commission # GG 106787
Expires May 25, 2021
Bonded Thru Budget Notary Services

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: CBD

FLOOD ZONE: X shaded

CODE SECTION (S):
34-345(e) Table 1.0, for a rear yard setback of 1 foot in lieu of 10 feet minimum to allow for construction of a new mixed-use building.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100070

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

MAY 26 2020

PLANNING & DEVELOPMENT

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 property is a corner lot with 2 front yards and no conventional rear yard. Designation of 1st AVE N as the front yard requires that the north boundary becomes the rear yard. However, the rear yard fronts the alley.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The applicant did not plat the lot.
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 condition is unique to corner lots.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes	Other developed properties on corners in the CBD do not have rear yard setbacks.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Providing an additional setback would further minimize the size of the lot for development of a blighted building.
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	Redevelopment of the property will enhance adjacent properties.

MAP SHOWING SURVEY OF

LOT 5 AND THE WEST 36 FEET OF LOT 6, BLOCK 22, PABLO BEACH NORTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SITE DEVELOPMENT SUMMARY:

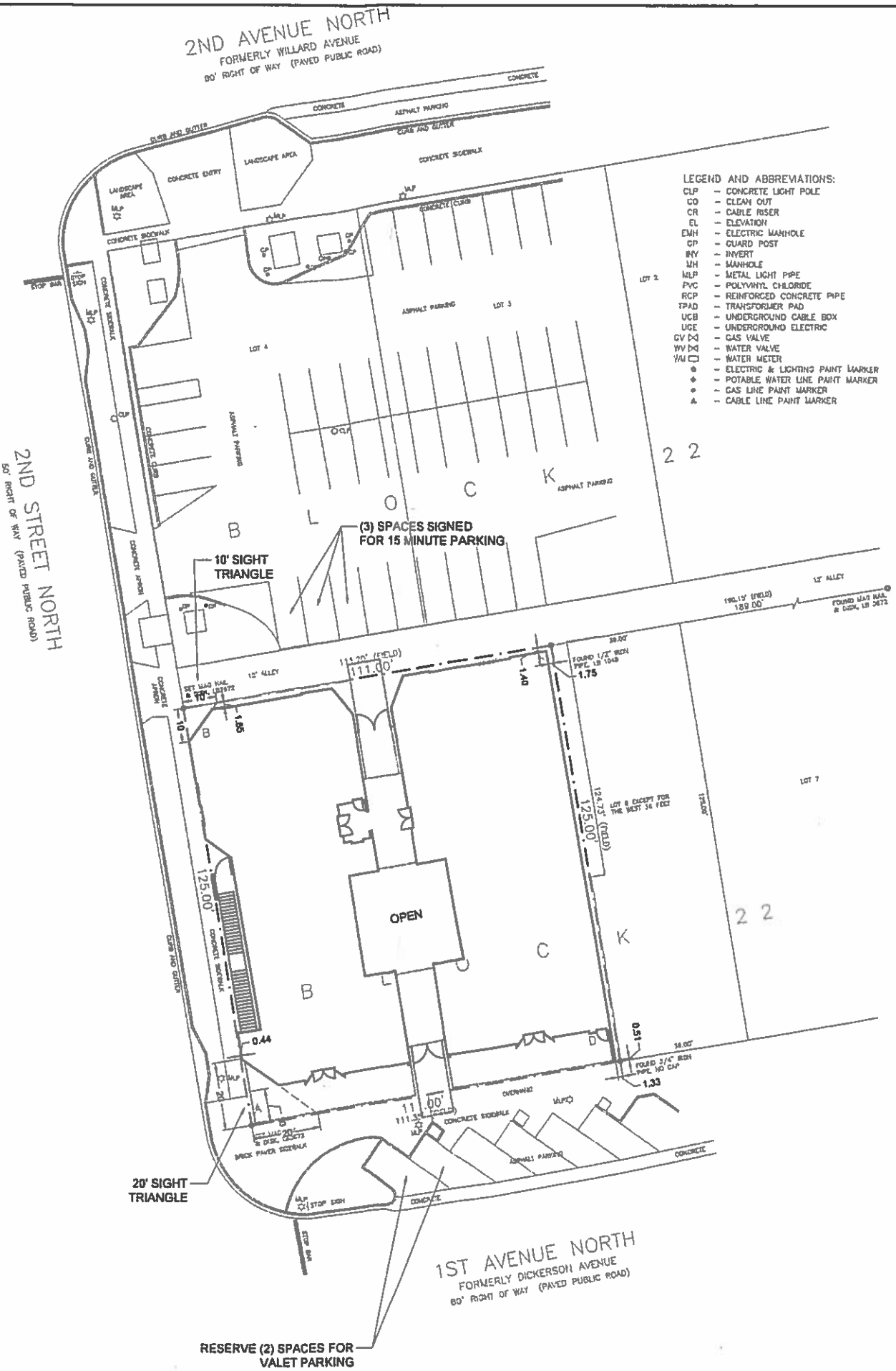
SITE AREA =	0.32 ACRES
RE #s:	174017-0010 & 174018-0000
ZONING =	CBD
STREET TYPE =	PEDESTRIAN ORIENTED (1ST AVENUE NORTH) TYPE B (2ND STREET NORTH)
BUILDING AREA =	15,108 SF
LOT COVERAGE =	88.7% (90% MAX. ALLOWED)
SETBACKS:	
FRONT (S)	0.51 FT (MAX. 10 FT)
SIDE (W)	0.00 FT
SIDE (E)	1.33 FT
REAR (N)	1.40 FT

PARKING:

OFFICE	3,544	SF / 200 SF =	18 SPACES
COMMERCIAL	4,920	SF / 400 SF =	13 SPACES
RESTAURANT	7,644	SF / 100 SF =	77 SPACES
TOTAL	16,108	SF	108 SPACES

RETAINED PARKING RIGHTS BY PREVIOUS BLDGS:

127 1ST AVE (REST.)	7,308	SF / 100 SF =	73 SPACES
131 1ST AVE (REST.)	6,100	SF / 100 SF =	61 SPACES
TOTAL	13,408	SF	134 SPACES



PROPOSED SITE PLAN

NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. INTERIOR ANGLES AS PER FIELD SURVEY.
   A: 89°44'15"
   B: 90°07'18"
   C: 89°56'46"
   D: 90°11'43"
3. NO BUILDING RESTRICTION LINES AS PER PLAT.
4. NORTH PROTRACTED FROM PLAT.
5. BENCHMARK USED IS SET MAG NAIL & DISK, LB 3672 IN SIDEWALK ON WEST SIDE OF 2 STREET NORTH, APPROXIMATELY 23 FEET NORTHWEST OF THE SANITARY SEWER MANHOLE AT THE ALLEY WAY BETWEEN 1 AVENUE NORTH AND 2 AVENUE NORTH. ELEVATION = 8.91 (NAVD 1988).
6. BENCHMARK ESTABLISHED BY GPS OBSERVATION IN NAVD 1988 DATUM.
7. GPS RUN USING SPECTRA PRECISION EPOCH 80 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - SHADED (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417J, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.

N W E S

0 20 40

20-100070

RECEIVED

MAY 05 2020

PLANNING & DEVELOPMENT

ENVISION
4448-1A Hendricks Ave, #406
Jacksonville, FL 32207
(904)881-8145
www.envisionplusjax.com
CA Lic. No. 29561

127 First Avenue North
Jacksonville Beach, FL

ISSUE/DESCRIPTION	DATE
Variance Application	05/21/2020

Site Geometry Plan

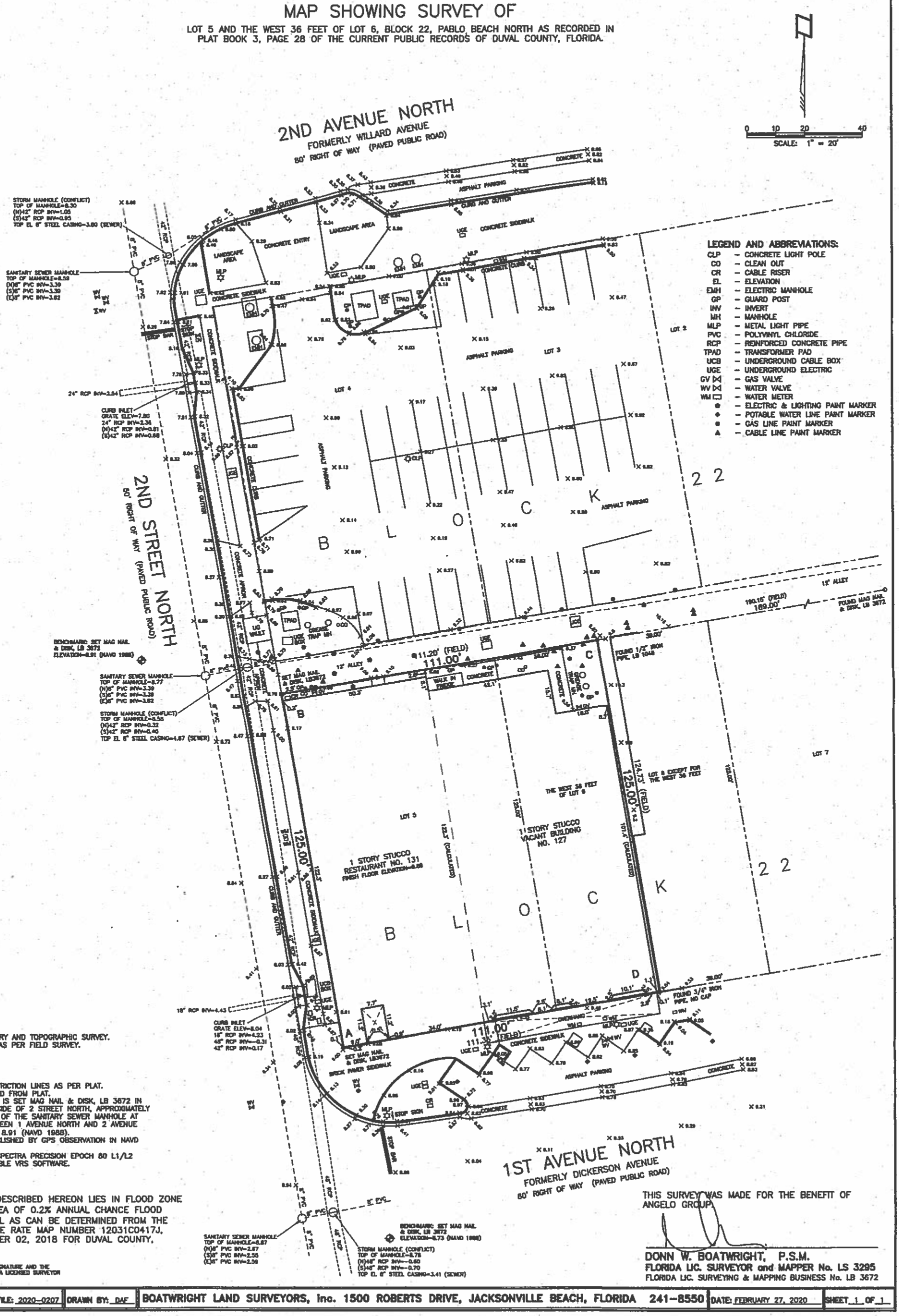
C-2.0

SURVEY

20-100070

MAP SHOWING SURVEY OF

LOT 5 AND THE WEST 36 FEET OF LOT 6, BLOCK 22, PABLO BEACH NORTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



LEGEND AND ABBREVIATIONS:

CLP	– CONCRETE LIGHT POLE
CO	– CLEAN OUT
CR	– CABLE RISER
EL	– ELEVATION
EMH	– ELECTRIC MANHOLE
GP	– GUARD POST
INV	– INVERT
MH	– MANHOLE
MLP	– METAL LIGHT PIPE
PVC	– POLYVINYL CHLORIDE
RCP	– REINFORCED CONCRETE PIPE
TPAD	– TRANSFORMER PAD
UCB	– UNDERGROUND CABLE BOX
UGE	– UNDERGROUND ELECTRIC
GV	– GAS VALVE
WV	– WATER VALVE
WM	– WATER METER
	– ELECTRIC & LIGHTING PAINT MARKER
	– POTABLE WATER LINE PAINT MARKER
	– GAS LINE PAINT MARKER
	– CABLE LINE PAINT MARKER

NOTES:
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. INTERIOR ANGLES AS PER FIELD SURVEY.
   A: 89°44'15"
   B: 90°07'16"
   C: 89°56'46"
   D: 90°11'43"
3. NO BUILDING RESTRICTION LINES AS PER PLAT.
4. NORTH PROTRACTED FROM PLAT.
5. BENCHMARK USED IS SET MAG NAIL & DISK, LB 3672 IN SIDEWALK ON WEST SIDE OF 2 STREET NORTH, APPROXIMATELY 23 FEET NORTHWEST OF THE SANITARY SEWER MANHOLE AT THE ALLEY WAY BETWEEN 1 AVENUE NORTH AND 2 AVENUE NORTH. ELEVATION = 8.91 (NAVD 1988).
6. BENCHMARK ESTABLISHED BY GPS OBSERVATION IN NAVD 1988 DATUM.
7. GPS RUN USING SPECTRA PRECISION EPOCH 80 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X"–SHADED (AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417J, REVISED NOVEMBER 02, 2018 FOR DUVAL COUNTY, FLORIDA.

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

THIS SURVEY WAS MADE FOR THE BENEFIT OF ANGELO GROUP

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

CHECKED BY:	FILE: 2020-0207	DRAWN BY: DAF	BOATWRIGHT LAND SURVEYORS, Inc. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: FEBRUARY 27, 2020	SHEET 1 OF 1

RECEIVED

MAY 26 2020

PLANNING & DEVELOPMENT

APPLICATION FOR VARIANCE

BOA NO. 20-100071

HEARING DATE 7/21/20

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.

20-100099

RECEIVED

20-100100

MAR 26 2020

20-100101

PLANNING & DEVELOPMENT

20-100102

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of $500.00 (due at the time of application submittal).
7. Completed application.

APPLICANT INFORMATION

Applicant Name: Alex Sifakis **Telephone:** 904 677 6777

Mailing Address: 7563 Philips Hwy Bldg 100, Jacksonville FL 32256 **E-Mail:** alex@jaxbrompaiups.com

Agent Name: _____ **Telephone:** _____

Mailing Address: _____ **E-Mail:** _____

Landowner Name: Sparkle Homes LLC **Telephone:** 904 677 6777

Mailing Address: 7563 Philips Hwy Bldg 100, Jacksonville FL 32256 **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 Real Estate Number: c 8th St S, 176011 0010 (part of)

Legal description of property (Attach copy of deed): Lot 4, W 25' of Lot 3

Description of requested variance (example: front yard setback of 17ft in lieu 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

front yard 10' in lieu of 20' for most westerly building only.

AFFIDAVIT

I, Alexander (Alex) Sifakis being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

Alexander Sifakis
PRINT APPLICANT NAME

3/10/2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 10th day of March, 20 20, by Alex Sifakis, who is personally known to me or produced n/a as identification.

Katherine Derringer
NOTARY PUBLIC SIGNATURE

Katherine Derringer
PRINT NOTARY NAME

KATHERINE DERRINGER
MY COMMISSION # GG 156613
EXPIRES: December 2, 2021
Bonded Thru Notary Public Underwriters

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X

CODE SECTION (S):
34-339(e)(4)c.1, for a front yard setback of 10 feet in lieu of 20 feet minimum and 34-339(e)(4)h, for accessory structure (detached garage) setbacks of 4 feet on the easterly side of Lot 1, 1 foot on the westerly side and 3 feet on the easterly side of Lot 2, 2 feet on both sides of Lot 3, 3 feet on the westerly side and 1 foot on the easterly side of Lot 4 and 4 feet on the westerly side of Lot 5, all in lieu of 5 feet minimum to allow for construction of a five unit townhouse development with rear detached garages

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100071

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.

20-100099
20-100100

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.

20-100101
20-100102

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.	Y	there is a group of four guy wires in front of the property that stop front entry. Applicant will pave rear alley and not to a front garage, but needs the additional space to make the site plan work.
Special circumstances and conditions do not result from the actions of the applicant.	Y	was there before applicant bought property. Guy wires owned by beaches energy
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.	Y	
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.	Y	
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Y	RECEIVED MAR 26 2020
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.	Y	PLANNING & DEVELOPMENT

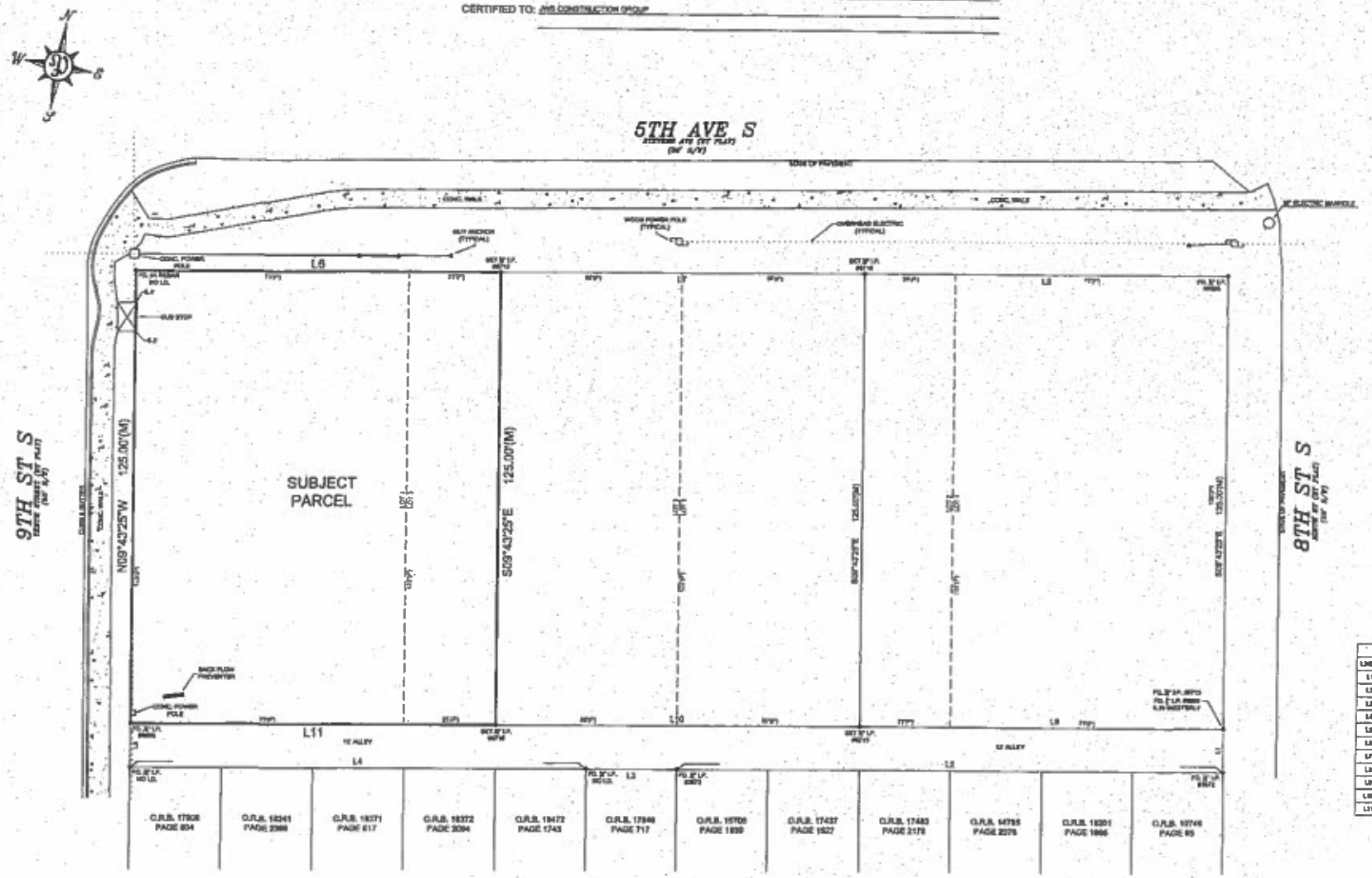
MAP SHOWING BOUNDARY SURVEY OF

LOT 4 & THE WEST 25 FEET OF LOT 3 BLOCK 59 AS SHOWN ON MAP OF

PABLO BEACH SOUTH

AS RECORDED IN PLAT BOOK 3 PAGES 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO: JWS CONSTRUCTION GROUP



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.00'	S09°43'25"E
L2	100.00'	S09°43'25"W
L3	25.00'	S09°43'25"W
L4	125.00'	S09°43'25"W
L5	12.00'	N09°43'25"W
L6	100.00'	N09°43'25"E
L7	100.00'	N09°43'25"E
L8	100.00'	N09°43'25"E
L9	100.00'	S09°43'25"W
L10	100.00'	S09°43'25"W
L11	100.00'	S09°43'25"W

RECEIVED
20-100071
MAR 26 2020
20-100099
PLANNING & DEVELOPMENT

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 – (904) 805-0030

GENERAL NOTES:

(1) BEARINGS SHOWN HEREON ARE BASED ON NBS°12'00"E FOR THE SOUTH RIGHT OF WAY LINE OF 5TH AVE S, MADE (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.

(2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, CONSTRAINTS, RESTRICTIONS.

(3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.

(4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12031-0417-E DATED 11-03-2016.

LEGEND

SCALE 1"=20'

03-19-2019

DATE OF FIELD SURVEY

NATHAN F. PERRET, FLA. CERT. NO. 5900

LB – 6715

F.B. 823 PG. 10-11

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2019-2498

NOTE:

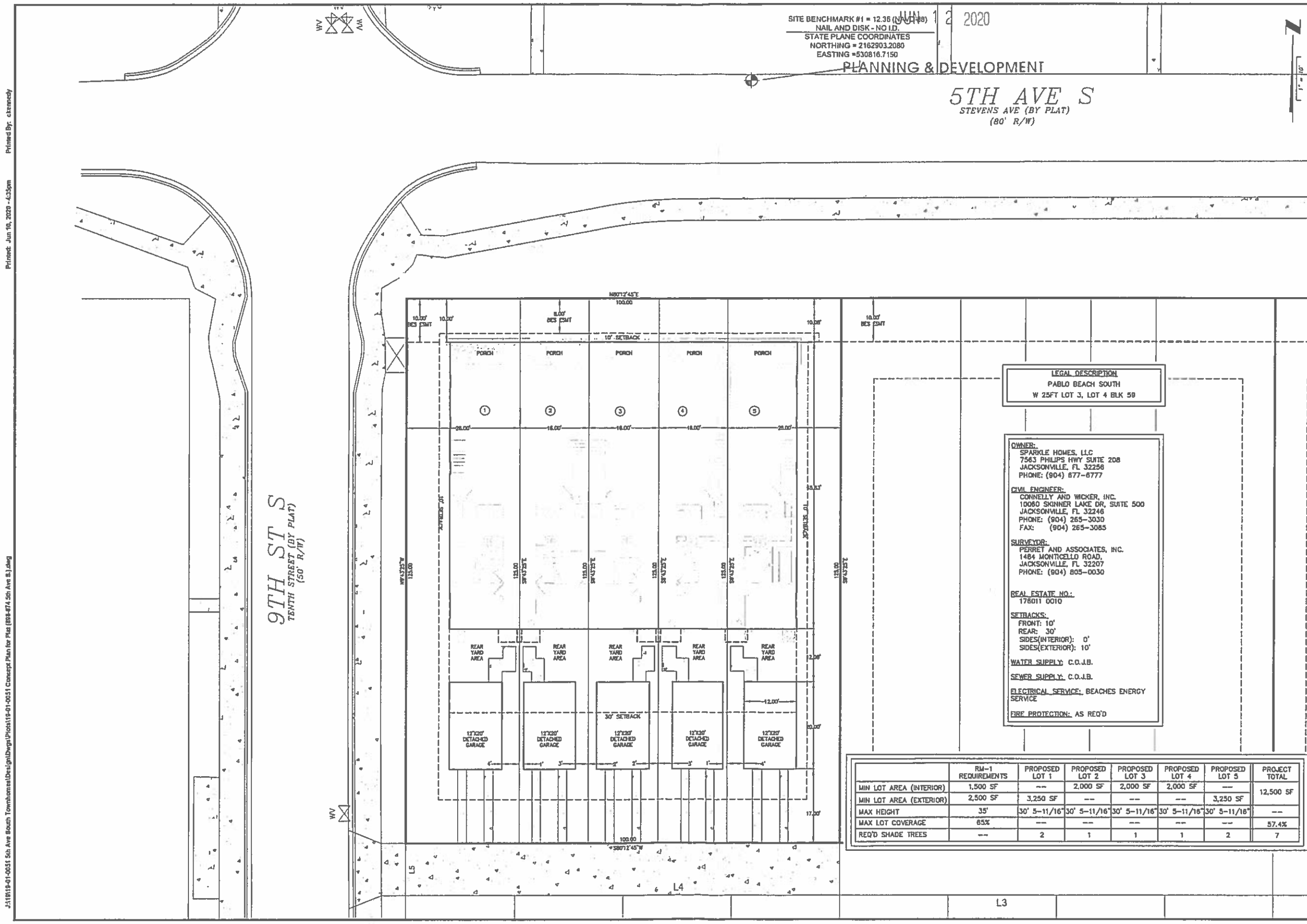
1) SOME INTERIOR IMPROVEMENTS NOT SHOWN PER CLIENT'S REQUEST.

20-100100, 100101 & 100102

RECEIVED 20-100071, 99, 100, 101 & 102

JUN 12 2020

PLANNING & DEVELOPMENT



LEGAL DESCRIPTION
PABLO BEACH SOUTH
W 25FT LOT 3, LOT 4 BLK 59

OWNER:
SPARKLE HOMES, LLC
7563 PHILIPS HWY SUITE 208
JACKSONVILLE, FL 32256
PHONE: (904) 677-6777

CIVIL ENGINEER:
CONNELLY AND WICKER, INC.
10060 SKINNER LAKE DR, SUITE 500
JACKSONVILLE, FL 32246
PHONE: (904) 265-3030
FAX: (904) 265-3085

SURVEYOR:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD,
JACKSONVILLE, FL 32207
PHONE: (904) 805-0030

REAL ESTATE NO.:
176011 0010

SETBACKS:
FRONT: 10'
REAR: 30'
SIDES(INTERIOR): 0'
SIDES(EXTERIOR): 10'

WATER SUPPLY: C.O.J.B.

SEWER SUPPLY: C.O.J.B.

ELECTRICAL SERVICE: BEACHES ENERGY SERVICE

FIRE PROTECTION: AS REQ'D

	RM-1 REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROJECT TOTAL
MIN LOT AREA (INTERIOR)	1,500 SF	--	2,000 SF	2,000 SF	2,000 SF	--	12,500 SF
MIN LOT AREA (EXTERIOR)	2,500 SF	3,250 SF	--	--	--	3,250 SF	
MAX HEIGHT	35'	30' 5-11/16"	30' 5-11/16"	30' 5-11/16"	30' 5-11/16"	30' 5-11/16"	--
MAX LOT COVERAGE	65%	--	--	--	--	--	57.4%
REQ'D SHADE TREES	--	2	1	1	1	2	7

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By

SITE PLAN

898-874 5TH AVE.S.
TOWNHOMES
JACKSONVILLE BEACH, FL
PREPARED FOR
SPARKLE HOMES, LLC

CHARLES E. KENNEDY, P.E.
P.E. NUMBER:81717
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.: 19-01-0051
Designed: CEK
Drawn: SMJ
Checked: JEW
D.C.: RCW
Date: June 10, 2020
Scale: 1" = 10'
Sheet 1

J:\19\19-01-0051 5th Ave South Townhomes\Design\Dwgs\Plots\19-01-0051 Concept Plan for Plat (898-874 5th Ave S).dwg
Printed: Jun 10, 2020 - 4:35pm
Printed By: ckennedy

APPLICATION FOR VARIANCE

BOA No. 20-100072

HEARING DATE 7-21-20

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.

20-100103

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of **$500.00** (due at the time of application submittal).
7. Completed application.

RECEIVED
20-100104
JUN - 1 2020
20-100105
PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: BCEL 10A LLC **Telephone:** (904) 677-6777
Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208, Jacksonville, FL 32256 **E-Mail:** alex@jwbcompanies.com

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

Landowner Name: BCEL 10A, LLC **Telephone:** (904) 677-6777
Mailing Address: 7563 Philips Hwy Bldg 100 Ste 208, Jacksonville, FL 32256 **E-Mail:** alex@jwbcompanies.com

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

VARIANCE DATA

Street address of property and Real Estate Number: 0 11th St S & 0 11 St S; Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): Bch Heights Lot 11 Blk 8 & Lot 12 Blk 8
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
19'6" rear yard instead of a 30' rear yard

Re #177334-0000 and 177333-0000

AFFIDAVIT

I, Alex Sifakis, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE — ALEX SIFAKIS, PRINT APPLICANT NAME — 4/9/2020, DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 20 20, by Alex Sifakis, who is personally known to me or produced n/a as identification.

Katherine Derringer
NOTARY PUBLIC SIGNATURE

Katherine Derringer
PRINT NOTARY NAME

KATHERINE DERRINGER
MY COMMISSION # GG 156613
EXPIRES: December 2, 2021
Bonded Thru Notary Public Underwriters

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 **FLOOD ZONE:** X

CODE SECTION (S):
34-339(e)(4)c.3, for a rear yard setback of 19.5 feet in lieu of 30 feet minimum to allow for construction of a new four unit townhouse development.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100072

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.

20-100103
20-100104

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.

20-100105

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 non-conforming lot of record
Special circumstances and conditions do not result from the actions of the applicant.	Yes	RECEIVED JUN - 1 2020
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	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	
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	

PROPOSED

	RM-1 REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROJECT TOTAL
MIN LOT AREA (INTERIOR)	1,500 SF	--	1,999 SF	1,999 SF	--	9,994 SF
MIN LOT AREA (EXTERIOR)	2,500 SF	2,998 SF	--	--	2,998 SF	
MAX. HEIGHT	35'	30'	30'	30'	30'	--
CONDITIONED AREA	1,500 SF MIN	2,080 SF	2,080 SF	2,080 SF	2,080 SF	--
No. BEDROOMS	--	4	3	3	4	--
PARKING	2 SP / UNIT	2 SP	2 SP	2 SP	2 SP	8 SP
MAX LOT COVERAGE	65%	--	--	--	--	54%
REQ'D SHADE TREES	1 SHADE TREE / 3,000SF	1	1	1	1	4

RECEIVED
20-100072
JUN 1 2020
20-100103
PLANNING & DEVELOPMENT
20-100104
20-100105

OWNER:
BCEL 10A, LLC
7563 PHILIPS HIGHWAY SUITE 208
JACKSONVILLE, FL 32256
PHONE: (904) 677-6777

CIVIL ENGINEER:
CONNELLY AND WICKER, INC.
10060 SKINNER LAKE DR, SUITE 500
JACKSONVILLE, FL 32246
PHONE: (904) 265-3030
FAX: (904) 265-3085

SURVEYOR:
PERRET AND ASSOCIATES, INC
1484 MONTICELLO ROAD
JACKSONVILLE, FL 32207
PHONE: (904) 805-0030

REAL ESTATE NO.:
177333 0000/ 177334 0000

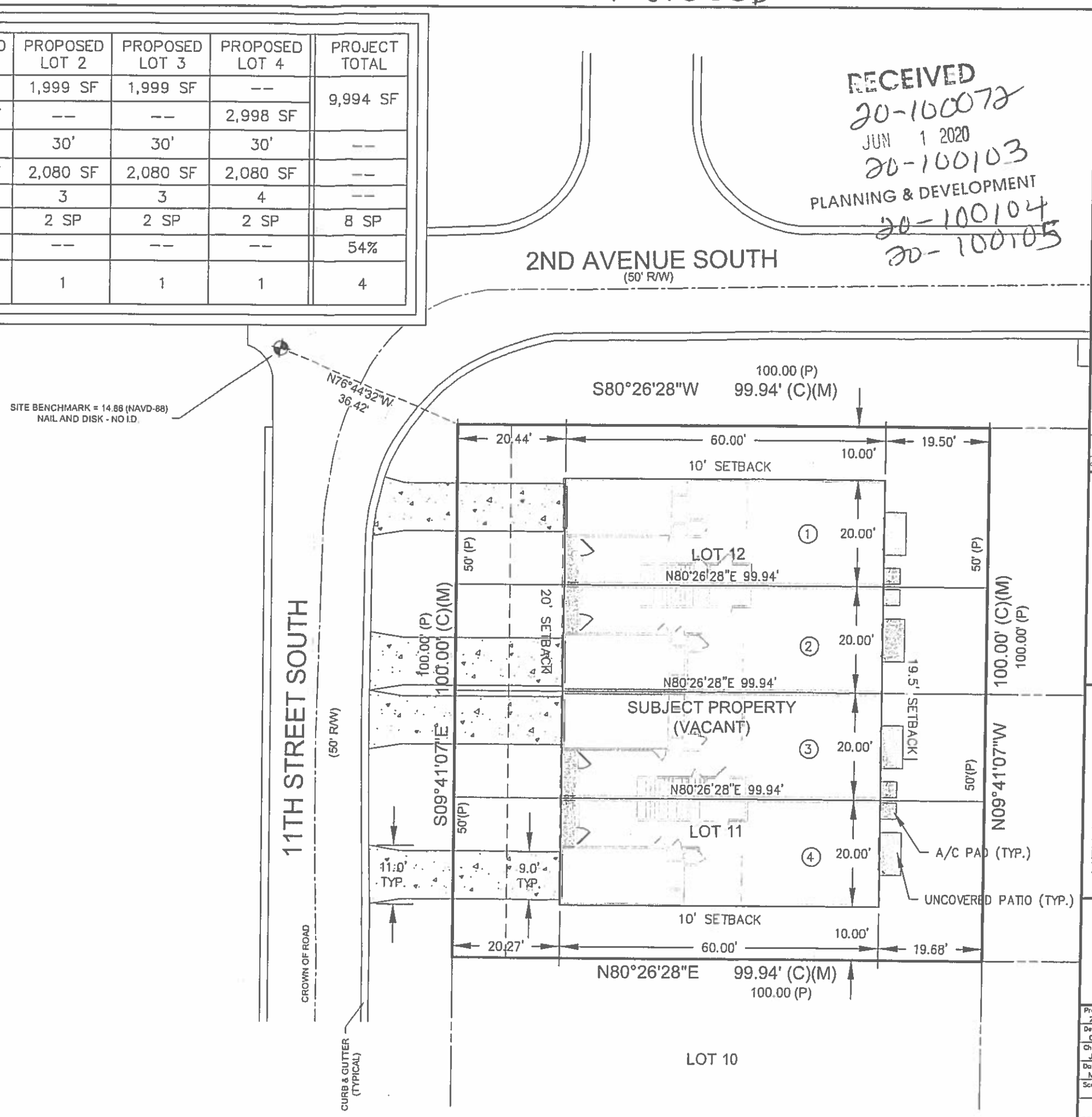
SETBACKS:
FRONT: 20'
REAR: 19.5'
SIDES(INTERIOR): 0'
SIDES(EXTERIOR): 10'

WATER SUPPLY: C.O.J.B.

SEWER SUPPLY: C.O.J.B.

ELECTRICAL SERVICE: BEACHES ENERGY SERVICE

FIRE PROTECTION: AS REQ'D



Connelly & Wicker Inc.
Engineering · Landscape Architecture · Planning
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By

SITE PLAN

11TH STREET SOUTH TOWNHOMES
JACKSONVILLE, FLORIDA
PREPARED FOR
BCEL 10A, LLC

CHARLES E. KENNEDY, P.E.
P.E. NUMBER: 81717
Reg. Engineer

Project No.: 20-01-0040	
Designed: CEK	Drawn: JAB
Checked: JEW	Q.C.: RCW
Date: May 31, 2020	
Scale: 1" = 20'	
Sheet 1 OF 1	

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: May 31, 2020 - 8:53pm Printed By: ckennedy
J:\20\20-01-0040 11th St\Design\Drwgs\Plots\20-01-0040 Concept Plan for Plat.dwg

EXISTING

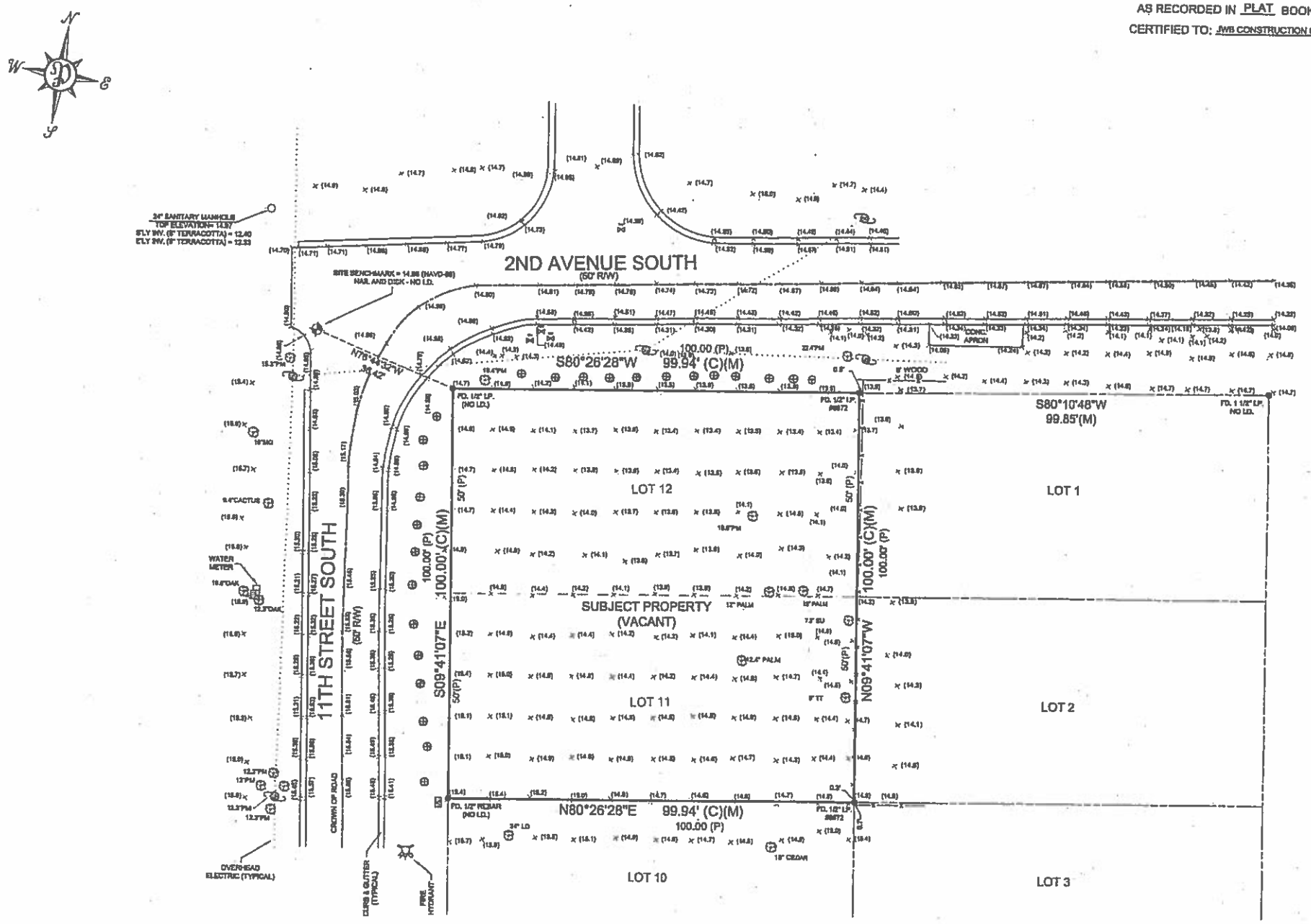
MAP SHOWING BOUNDARY, TREE AND TOPOGRAPHIC SURVEY

LOT 11 AND 12 BLOCK 8 AS SHOWN ON MAP OF **BEACH HEIGHTS**

AS RECORDED IN PLAT BOOK 18 PAGES 29 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: JWB CONSTRUCTION GROUP

RECEIVED
20-100072
JUN 1 2020
20-100103
PLANNING & DEVELOPMENT
20-100104
20-100105



NOTES:

1.) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD-88.
2.) ALL TREES NOT LABELED "LO" ARE NOT LIVE OAKS.
3.) ALL LIVE OAKS AND LONG LEAF PINES ARE LABELED AS SUCH.
4.) ALL OTHER OAK TREES ARE SCRUB, WATER OR LAUREL.
5.) ALL OTHER PINE TREES ARE SLASH OR POND.
6.) ALL TREES LABELED "MYRTLE" ARE CRAPE MYRTLE.
7.) THE TREES SHOWN HEREON WERE NOT IDENTIFIED BY A CERTIFIED ARBORIST.
8.) SOME INTERIOR IMPROVEMENTS NOT LOCATED PER CLIENT'S REQUEST.
9.) ALL FENCES ARE 4' CHAIN LINK FENCE UNLESS NOTED OTHERWISE.

TREE LEGEND	
ABBREVIATION	TYPE
TT	TALLOW
SU	SUGAR BERRY
LO	LIVE OAK

UTILITY LEGEND	
	CABLE BOX
	UTILITY POLE
	WATER VALVE
	AT&T RISER
	4"x4" WOOD POST

ADD ADDITIONAL TOPOGRAPHICAL INFORMATION: 05-18-2020, W.O.#2020-175-4
ADD ADDITIONAL TOPOGRAPHICAL INFORMATION: 03-27-2020, W.O.#2020-175-3

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207, (904) 396-0030

GENERAL NOTES:

(1) BEARINGS SHOWN HEREON ARE BASED ON S09°41'07"E FOR THE E'LY R/W LINE OF 11TH STREET SOUTH, BLOCK 8 PER NAD 83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.

(2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.

(3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.

(4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" BY F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12031F-0417J, DATED 11-03-2016.

LEGEND AND ABBREVIATIONS

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.M.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
C.L.F.	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
OH	OH LINE
	BRIDGE LINE
F.F.E.	FINISHED FLOOR ELEVATION

SCALE 1"=30'

03-14-2020
DATE OF FIELD SURVEY

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

LB - 6715

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2020-175-2

APPLICATION FOR VARIANCE

BOA No. 20-100086

HEARING DATE 7/21/20

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. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of $500.00 (due at the time of application submittal).
7. Completed application.

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MAY 22 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Craig J. Ansell, Everything is Pawsible, Inc. **Telephone:** (716) 864-6770

Mailing Address: 925 8th Avenue South, Jacksonville Beach, FL 32250 **E-Mail:** cansell@ansellbuffington.com

Agent Name: _____ **Telephone:** _____

Mailing Address: _____ **E-Mail:** _____

Landowner Name: Greg Wagner of Wagner Realty Services, Inc. **Telephone:** (904) 962-8312

Mailing Address: 1201 Kings Road, Neptune Beach, FL 32266 **E-Mail:** gregwagner32@comcast.net

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

RE: 176596-0000

VARIANCE DATA

Street address of property and Real Estate Number: 925 8th Avenue South, Jacksonville Beach, FL 32250

Legal description of property (Attach copy of deed): Lots 7-8-9, Blk 80 Ocean Side Park

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

~~Request allowance of 10 parking spaces which by analysis previously supplied is more than enough to support the dog kennel business while providing ample space for the dogs to play in a fenced in yard to be constructed outside with trees and a water spout.~~

AFFIDAVIT

I, Craig J. Ansell, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Craig J. Ansell — Craig J. Ansell — 5/22/20

APPLICANT SIGNATURE — PRINT APPLICANT NAME — DATE

STATE OF FLORIDA, COUNTY OF DUVAL ST JOHNS

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May, 2020, by CRAIG J. ANSELL, who is personally known to me or produced Valid Florida Driver License as identification.

Dana Lynn Workman — NOTARY PUBLIC SIGNATURE

DANA Lynn Workman — PRINT NOTARY NAME

Dana Lynn Workman
State of Florida
My Commission Expires 09/29/2021
Commission No. GG 145375

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: I-1 FLOOD ZONE: X

CODE SECTION (S):
34-373(d), for a parking area setback of zero feet in lieu of 5 feet minimum; 34-377, for 10 parking spaces in lieu of 26 required; and 34-425(b)(1), for no right-of-way adjacent landscape buffer in lieu of 5 feet required, all to allow for a change of use for a new dog boarding (kennel) business.

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100086

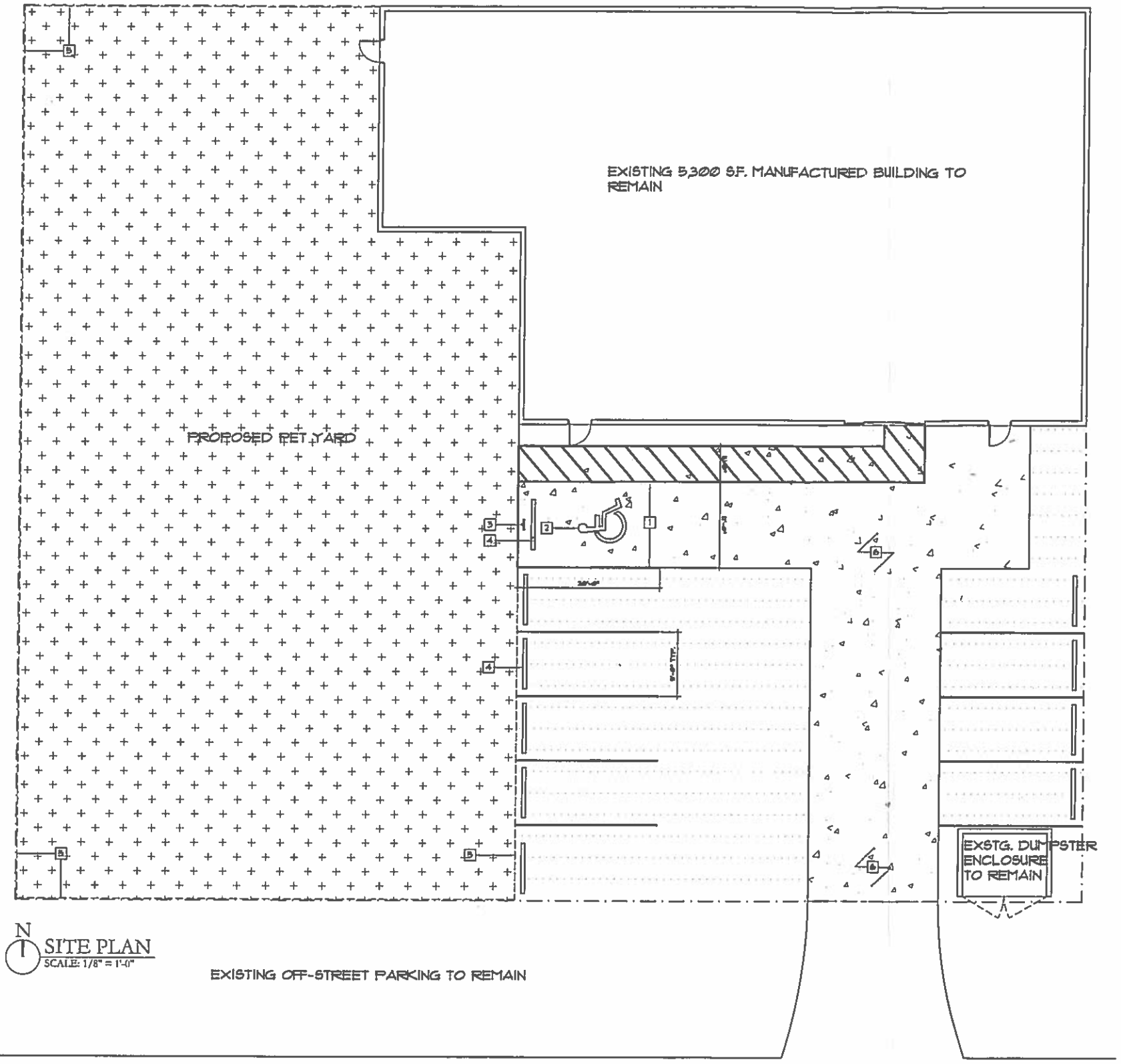
Section 34-281 **Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

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

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	NO	RECEIVED MAY 22 2020 PLANNING & DEVELOPMENT
Special circumstances and conditions do not result from the actions of the applicant.	YES	
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	The majority of adjacent properties utilize off-site, on-street parking as a regular practice.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	The parking regulation is excessive for the intended use of the property simply because there is no definitive similar description of the use in the Land Development Code.
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	

proposed

10th STREET SOUTH



N
SITE PLAN
SCALE: 1/8" = 1'-0"

8th AVENUE SOUTH

SITE DATA & TABULATIONS

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS AND GOVERNING AUTHORITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
FLORIDA BUILDING CODE (2017 EDITION)
FLORIDA BUILDING CODE - EXISTING BUILDING (2017 EDITION)
FLORIDA PLUMBING CODE (2017 EDITION)
FLORIDA MECHANICAL CODE (2017 EDITION)
NATIONAL ELECTRIC CODE NEC (2017 EDITION)
LIFE SAFETY CODE NFPA 101 (2012 EDITION)

EXISTING ZONING CLASSIFICATION, ZONING DISTRICT "COMMERCIAL"
OCCUPANCY CLASSIFICATION - GROUP B, BUSINESS - KENNEL
PROJECT CLASSIFIED AS ADDITION & LEVEL 2 ALTERATION TO EXISTING CONSTRUCTION.
SCOPE OF WORK INVOLVES MINOR ALTERATION TO SITE, MAJOR ALTERATION & ADDITION TO EXISTING OFFICE FACILITY.

SITE DATA:

EXISTING LOT AREA:	.43 ACRES (18,780 S.F. (100%)
EXISTING LOT COVERAGE:	5,300 S.F. (28.2%)
EXISTING PERVIOUS AREA:	1,141 S.F. (29.5%)
EXISTING IMPERVIOUS AREA:	7,602 S.F. (40.3%)

SITE PLAN GENERAL NOTES

1. NEW C.I.P. CONC. ACCESSIBLE PARKING SPACES & ACCESS AISLES TO HAVE CROSS SLOPE NOT IN EXCESS OF 1:48.
2. EXISTING PARKING LOT TO BE PERVIOUS MATERIAL ACCEPTABLE TO THE CITY OF JACKSONVILLE BEACH COMMUNITY DEVELOPMENT STANDARDS. COORDINATE MATERIAL w/ CITY REQUIREMENTS. PARKING SPACE STRIPING SHOWN FOR PURPOSES OF PROVIDING PARKING COUNT FOR TYPICAL 9 FOOT x 20 FOOT SPACES.
3. EXISTING CHAIN LINK FENCE, GATES & ALL ASSOCIATED HARDWARE & COMPONENTS TO BE REMOVED.

SITE PLAN KEYNOTES

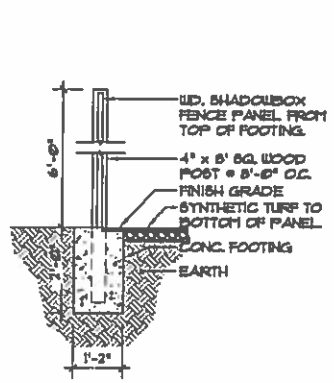
1. NEW TYPICAL 4" WIDE ACCESSIBLE PARKING SPACE STRIPING & ACCESS AISLE TO COMPLY w/ F.A.C. 2012, A.D.A. & STATE OF FL. D.O.T. ESTABLISHED STANDARDS ("D.O.T. BLUE").
2. NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE STRIPED IN COMPLIANCE w/ F.A.C. 2012, A.D.A. & STATE OF FL. D.O.T. ESTABLISHED STANDARDS ("D.O.T. BLUE").
3. NEW ACCESSIBLE PARKING SPACE SIGN & POST TO BE INSTALLED PER F.A.C. 5G2.6.1. PROVIDE "VAN ACCESSIBLE" SIGN @ ONE ACCESSIBLE SPACE (COORD. w/ OWNER). SEE SECTION 1/SP1.1
4. TYPICAL NEW 7'-0" WIDE PRECAST CONC. W.STOP TO BE INSTALLED. PROVIDE STEEL DOWEL INTO ASPHALT 4" (MIN) EMBED. ENSURE DOWEL DOES NOT PROJECT ABOVE TOP OF W.STOP.
5. NEW 6' HIGH WOOD STOCKADE FENCE TO BE INSTALLED. SEE SECTION 2/SP1.1
6. EXISTING CAST-IN-PLACE CONCRETE PAD TO REMAIN.

SITE PLAN LEGEND NOTES

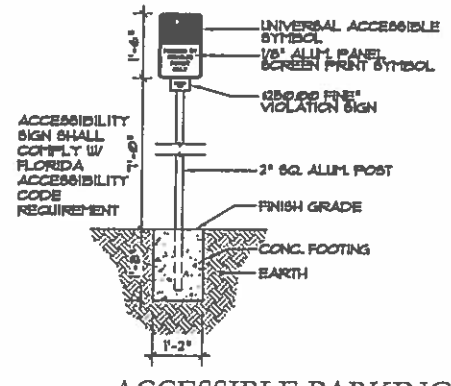
NEW PERVIOUS SYNTHETIC TURF SURFACE TO BE INSTALLED.

NEW ACCESSIBLE PARKING SPACES & ACCESS AISLE @ EXISTING C.I.P. CONCRETE PAD & EXISTING CONCRETE DRIVEWAY.

EXISTING PERVIOUS PARKING LOT MATERIAL TO REMAIN.



FENCE POST SECTION
SCALE: 1/2" = 1'-0"



1 ACCESSIBLE PARKING SIGN SECTION
SCALE: 1/2" = 1'-0"

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Seal:
Kevin P. Connors, AIA
FL Lic. # AR93257

CDG ARC
• ARCHITECTURE •
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CONNORS DESIGN GROUP LLC
830-13 A1A N. Suite 118
Ponte Vedra Beach, FL • 32082
Phone: 904-464-8559
kevin@cdgarc.com
FL LIC. #AA26001433

Everything is Pawsible

925 8th Avenue South
Jacksonville Beach, Florida
32250

Revisions:

Progress Set

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Consultant:

CDG Project #: 19.18
Site Plan
Scale: 1" = 10'-0"

Date: 02.28.20
Drawn By: KPC
Drawing Number:
SP1.1

Existing

LOTS 7, 8, AND 9, BLOCK 80, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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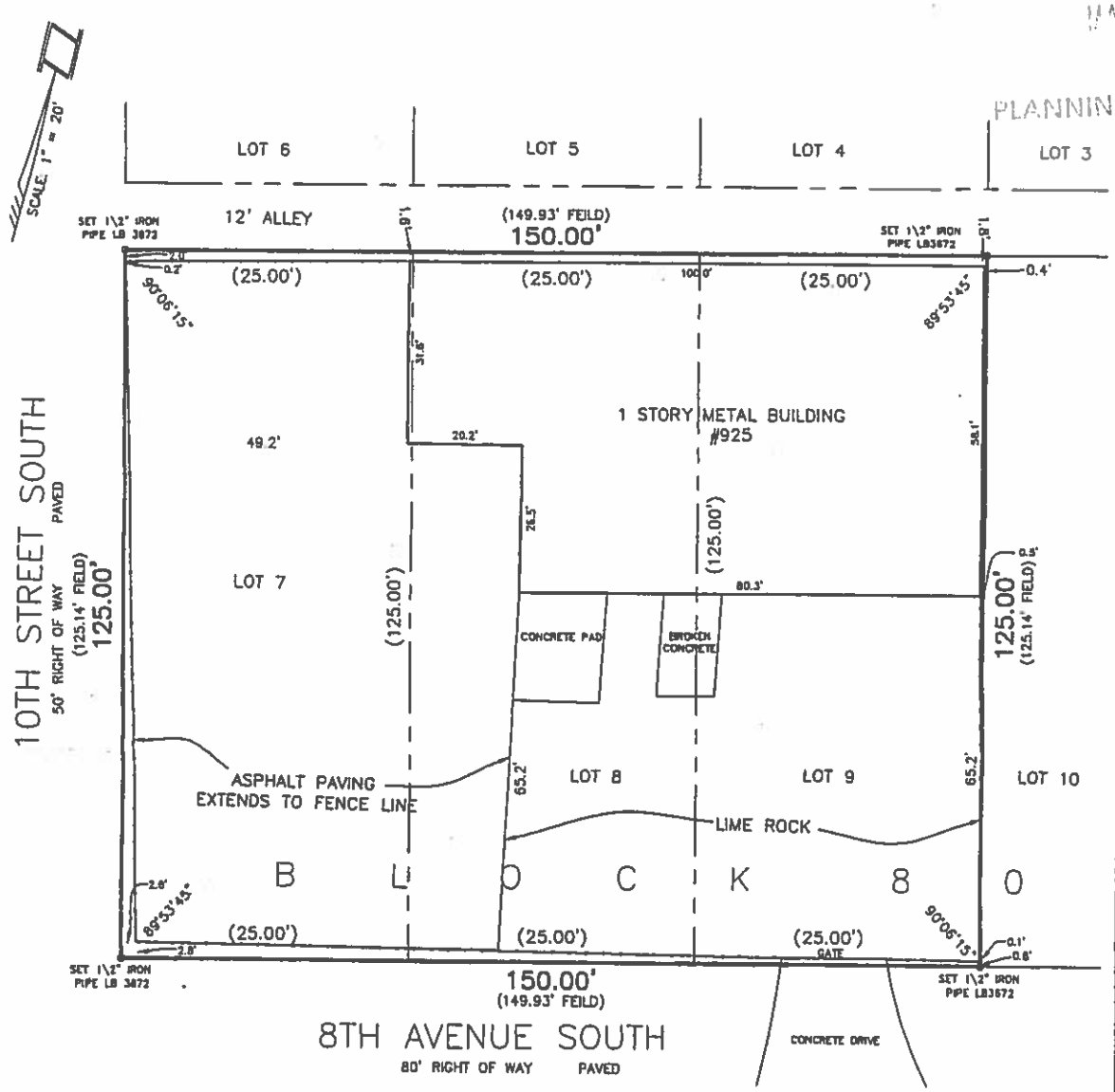

NOTES:

THIS IS A BOUNDARY SURVEY.
ANGLES AS PER FIELD SURVEY.
NO BUILDING RESTRICTION LINE AS PER PLAT.
NORTH PROTRACTED FROM PLAT.
ALL FENCES SHOWN ARE 6' CHAIN LINK.

THE PROPERTY SHOWN HEREON APPEARS TO LIE FLOOD ZONE "X" (AREA OUTSIDE 500-YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 120078 0002 D REVISED APRIL 17, 1989 FOR JACKSONVILLE BEACH, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF WAGNER REALTY SERVICES, INC.; COMMONWEALTH LAND TITLE INSURANCE CO.; CENTER BANK OF JACKSONVILLE, NA; AND BUSCHMAN, AHERN, PERSONS & BANKSTON.

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

CERTIFICATION REVISED JUNE 20, 2003

Maxine C. Clarke

MAXINE C. CLARKE, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3117
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: ____ DRAWN BY: CSK FILE: 2003-499	**BOATWRIGHT LAND SURVEYORS, INC.** 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550	DATE: MAY 7, 2003 SHEET 1 OF 1

B 2003-499